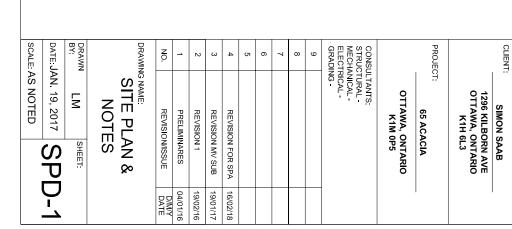




distance equal to the lot depth minus 17.5 metres which must comprise at least 25	ш		pt re	where the rear lot line abuts R1, R2, R3, i) D and R4 zones, and where the minimum ii) L			** Alternative Setbacks for Urban Areas  ** / (OMB Order File No: PL150797, issued (ON	B) BICYCLE PARKING	J) VEHICULE PARKING	A	I) AMENITY AREA	H) ** MAXIMUM BUILDING HEIGHT		G) * MINIMUM REAR YARD SET BACK (SEE BY-LAW PROVISION AMENDMENTS ACCOUNT INFO RELOW)	NTS	E) MINIMUM INTERIOR SIDE YARD SETBACK	D) MINIMUM FRONT YARD SET BACK	C) MINIMUM LOT DEPTH	MINIMUM LOT WIDTH @ 3m	B) MINIMUM LOT WIDTH	A) MINIMUM LOT AREA	ZONING MECHANISMS	R4P - RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; SUBJECT TO OMB ORDER FILE DWELLING TYPE: 4 STOREY LOW RISE APPARTMENT BUILDING	REGISTERED PLAN 46666, CITY OF OT	SITE PLAN OF SURVEY LOT 25,PART 1,
	Schedule 342 have a maximum building height as per Column VI above. (OMB Order File No 150797, issued July 25, 2016 -By-law 2015-228)	a slope of 1 in 3 (4/12 pitch) or steeper, in which case the maximum building height is as per Column VI above.  All other permitted uses in Area A of	<ul> <li>III) Semi-detached dwelling,</li> <li>iv) Duplex dwelling, and</li> <li>v) Townhouse dwelling.</li> <li>Unless the building has a peaked roof having</li> </ul>	<ol> <li>i) Linked-detached dwelling,</li> </ol>	permitted uses have a maximum building height of 10.0 metres:	25, 2016 - By-law 2015-228) In Area A of Schedule 342 the following	** Alternative Height Limits for Urban Areas (OMB Order File No: PL 150797, issued July			ADDITIONAL 4 UNITS	1ft 8 UNITS (COMMUNAL @ REAR)		ר איני איני איני איני איני איני איני אינ	SEE ZONE PROVISIONS ACCORDING TO OMB DEPTH	SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797								EC. 161-162) CITY OF OTTAWA; SUBJI MENT BUILDING	AN 46666, CITY	JRVEY LOT 25,
FOURTH FLOOR	THIRD FLOOR  BUILDING AREA G.F.A	as BUILDING AREA G.F.A		G.F.A	BASEMENT  BUILDING AREA		BUILDING AREAS AND	6	0	24 m²	120 m²	14.5 m	1000	5.38 m 25% OF 21.51 m	126.76 m² 25% of 507.04 m²	1.5 m	3.0 m	N/A	N/A	15.0 m	450.0 m²	REQUIREMENT		A	ס
	277.0 m <sup>2</sup> L 211.1 m <sup>2</sup> L	277.0 m² L 211.1 m² L	277.0 m <sup>2</sup> L 211.1 m <sup>2</sup> L	0 m²	273.1 m²	UNIT 1	ID G.F.A.	8	4	24.9 m² (FRONT YARD)	126.76 m² (REAR YARD)	12.48 m		4.62 m	117.7 m²	1.52 m	1.37 m	21.51 m	N/A	27.88 m	507.04 m <sup>2</sup>	PROVIDED	NO. PL150797, issued July 25, 2016	WA	Z
UNIT 10: 46.6 m <sup>2</sup>	UNIT 7: 55.4 m² UNIT 8: 72.1 m² UNIT 9: 83.6 m²	UNIT 4: 55.4 m² UNIT 5: 72.1 m² UNIT 6: 83.6 m²	UNIT 1: 55.4 m² UNIT 2: 72.1 m² UNIT 3: 83.6 m²			UNIT GFA				)	D)		<u> </u>		M.V.		M. <	AVG. DEPTH				NOTES	2016		
	THE WINTER	PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW THROUGHOUT	GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN A PUBLIC ROOM (AS PER THE BASEMENT PLANS) AND REMOVED PRIVATELY DURING COLLECTION	GARBAGE REQUIREMENT	REAR YARD SETBACKS, AT THE INTERIOR PROPERTY LINES  (71.40m + 70.55m + 70.81m + 71.32m) /4 =	AVERAGE GRADE:  CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE	ASPHALT 3.2%	HARD LANDSCAPING	COVERAGE:	SOFT LANDSCAPING	PROPOSED STOREYS:	MAXIMUM BUILDING HEIGHT:	PARKING SPACES:	NEW GROSS FLOOR AREA:	DEVELOPMENT INFO.  LOT AREA:	PROPOSED SITE	FIELD WORK COMPLETED AUG. 23, 2017	PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.	CITY OF OTTAWA	REGISTERED PLAN 189537	LOTS 10 & 11	SURVEY INFO TAKEN FROM	SURVEY INFO		
		RESPONSIBLE FOR THE SNOW THROUGHOUT	COMPOSTING BLIC ROOM (AS ) AND REMOVED TION		THE INTERIOR SIDE 71.32m) /4 = 71.02m			75 m²	99 m²	99 m²	4	T: 12.48 m	12.48		<b>UNIT 1 EMPTY</b> 507.04 m <sup>2</sup>		JG. 23, 2017	TH & DENIS SURVEYING LTD.				Λ			
									7	1										·	·			(+)	+
			OVERHEAD HYDRO LINES	PROPERTY LINE	EX. CHAINED LINK/BOARD FENCE		EX. UTILITY POLE	TROTOSED/EXISTING ENTRY/EXIT		TREE PROTECTION FENCING	PROPOSED RETAINING WALL			PROPOSED SHRUB	EXISTING BUILDING TO BE DEMOLISHED		PROPOSED BUILDING FOOTPRINT		DENOTES HARD LANDSCAPING		DENOTES SOFT LANDSCAPING		EX. TREE TO REMAIN	EX. TREE TO BE REMOVED	PROPOSED TREE



65 ACACIA AVE.
2 NEW 3 STOREY SEMI-DETACHED DWELLINGS
LOT DIVISION

