

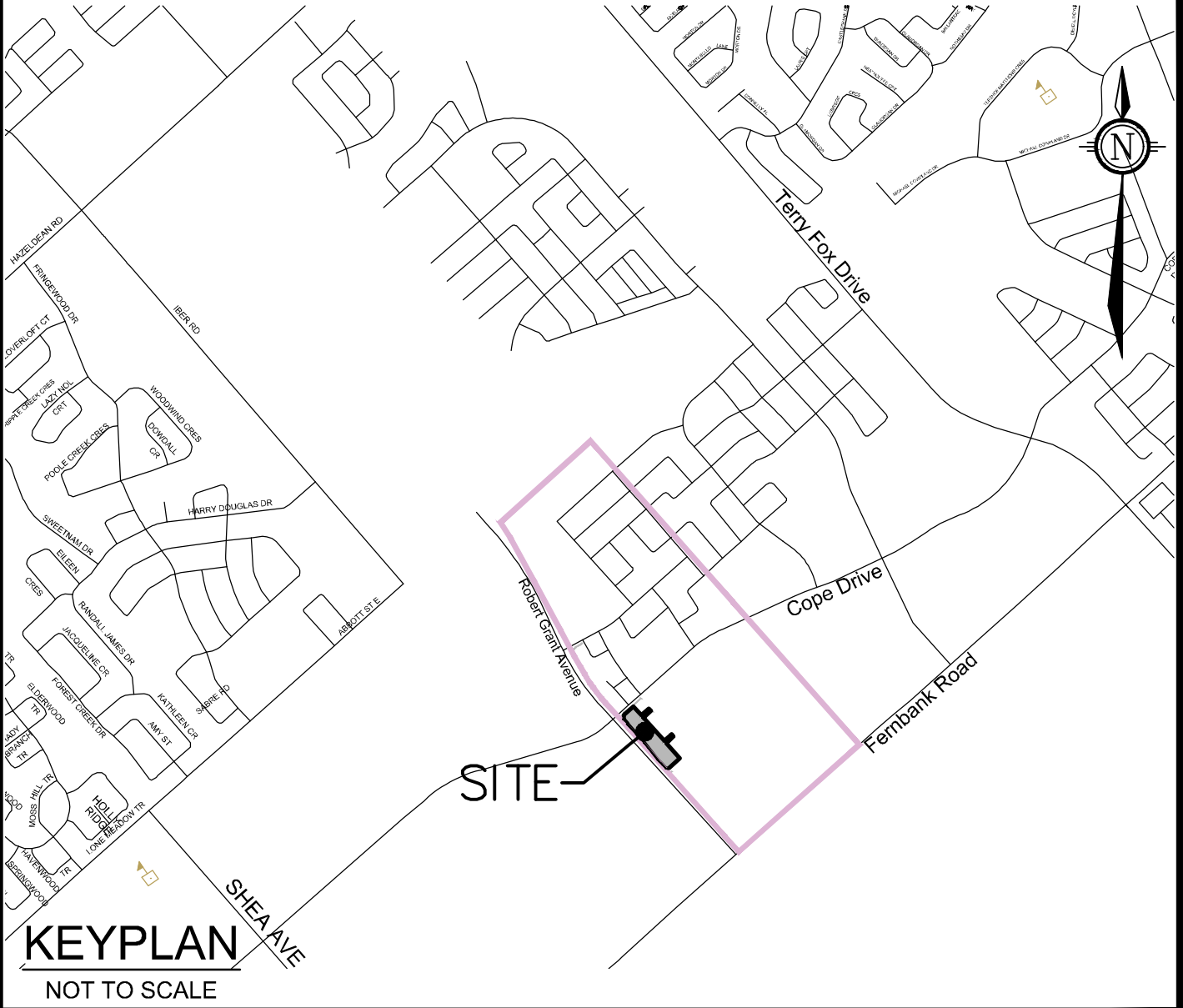
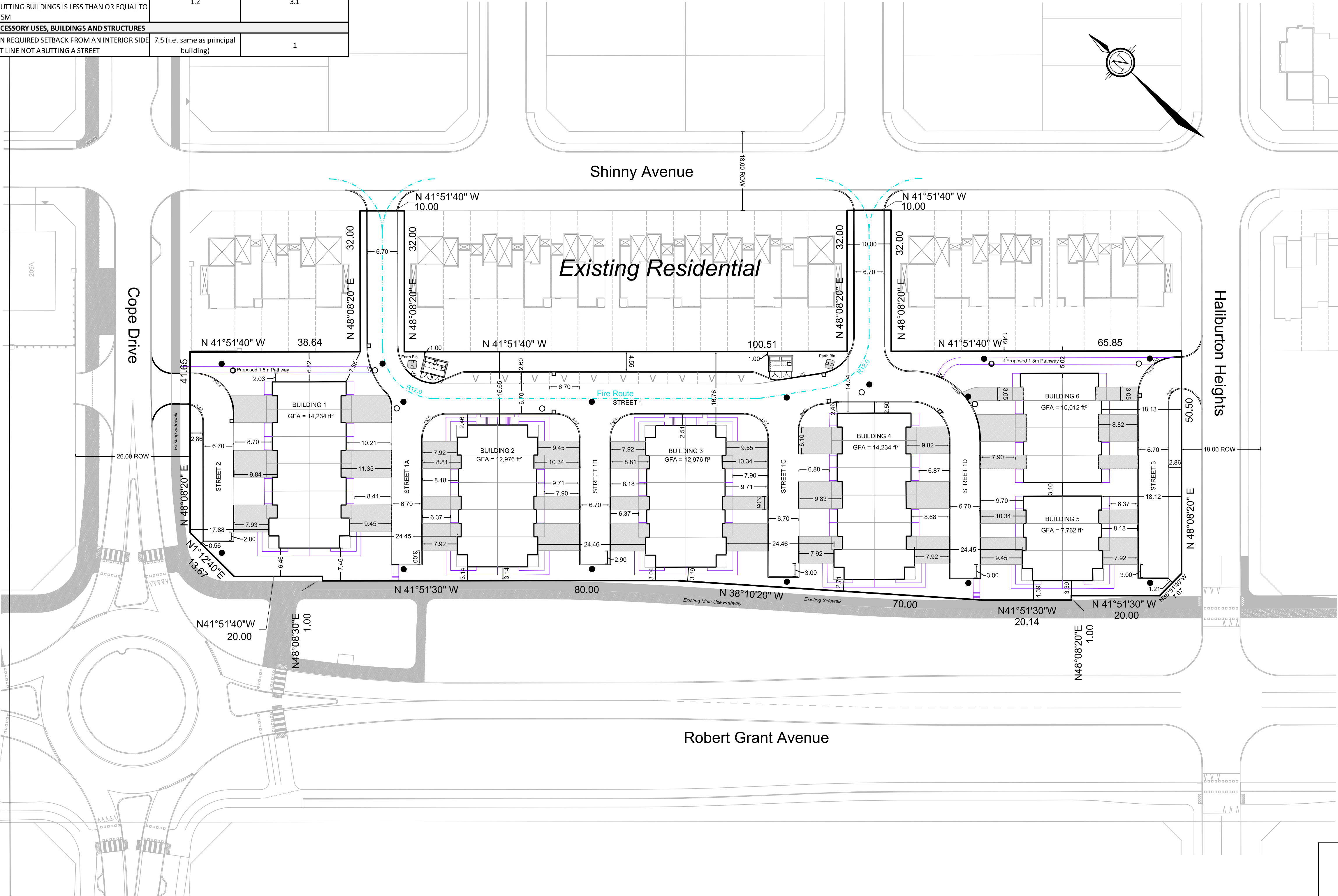
ZONING PROVISIONS – R4M [2124]		
PROVISION	REQUIRED	PROPOSED
RESIDENTIAL FOURTH DENSITY, SUBZONE M (R4M [2124])		
MIN LOT WIDTH	N/A	N/A
MIN LOT AREA	1,400	12,582
MAX BUILDING HEIGHT	11	10.10
MIN FRONT YARD SETBACK	32	39.55
MIN CORNER SIDE YARD SETBACK	3	17.88
MIN REAR YARD SETBACK	7.5	2.71
MIN INTERIOR SIDE YARD SETBACK	7.5	5.02
EXCEPTION 2124		
• A maximum of 65% of the area of the front yard may be used as driveway		
• the front yard is defined as that area measured from the front lot line to a depth of 32 metres.		
• minimum required rear yard setback for an apartment dwelling low-rise within a planned unit development: 3m		
PARKING RATES		
MIN PARKING SPACE RATE	1 per dwelling unit	1 per dwelling unit
MIN VISITOR PARKING SPACE RATE	0.2 per dwelling unit	1 per dwelling unit (in driveway) + 10 additional spaces
PLANNED UNIT DEVELOPMENT		
MIN WIDTH OF PRIVATE WAY	6	6
MIN SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY	1.8	2.46
MIN SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY	5.2	6.37
MIN SEPARATION AREA BETWEEN BUILDINGS WITHIN A PUD – WHERE THE HEIGHT OF ABUTTING BUILDINGS IS LESS THAN OR EQUAL TO 14.5M	1.2	3.1
ACCESSORY USES, BUILDINGS AND STRUCTURES		
MIN REQUIRED SETBACK FROM AN INTERIOR SIDE LOT LINE NOT ABUTTING A STREET	7.5 (i.e. same as principal building)	1

LEGEND

- SANITARY MANHOLE
○ STORM MANHOLE
HYD ○ HYDRANT
□ ROAD CATCHBASIN
□ ROAD CATCHBASIN WITH ICD

NOTE:

WASTE STORAGE ACCESSORY BUILDING DETAIL TO BE PROVIDED SEPARATELY.



SITE PLAN

BLOCK 135

PART OF LOT 28
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF GOULBOURN
Now CITY OF OTTAWA
BLOCK 135, PLAN 4M-1551

Owner/Applicant:

Fernbank Crossing Regional Inc.
1737 Woodward Drive, 2nd Floor
Ottawa, Ontario K2C 0P9

Builder/Developer:

1737 Woodward Drive
Ottawa, Ontario K2C 0P9

Surveyor:

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Architect:

Rosaline J. Hill Architect Inc.
414 Churchill Ave. N. Ottawa,
ON K1E 5G6 • (613) 853-3422
www.rjh.ca • rosahill@rjh.ca

Planner/Engineer:

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

0 5 10 15 20 25 50 metres

SCALE 1:500

2	ISSUED FOR SITE PLAN RESUBMISSION	JUNE 12/19	GLW
1	ISSUED FOR SITE PLAN SUBMISSION	MAR 22/19	GLW
No.	REVISION	DATE	BY

APPROVED ☐ REFUSED ☐

THIS ____ DAY OF _____, 20__

DERRICK MOODIE, MANAGER
DEVELOPMENT REVIEW WEST,
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

ISSUED

JUNE, 2019

PROJECT No.

117089

DRAWING No.

117089-SP

NOTE:
THIS PLAN HAS BEEN COMPILED USING LEGAL INFORMATION OBTAINED FROM
ANNIS, O'SULLIVAN, VOLLEBEKK LTD., ONTARIO LAND SURVEYORS
PLAN OF SUBDIVISION (4M-1551); DATED JANUARY 13, 2016.
JOB No. 15474-14

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