

April 18, 2023

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Lily Xu at 2:45 pm, Oct 11, 2023

Bylaw Section	Zoning Mechanism	Zoning Standard	Provided
GM (S187)	Min Front Yard	3m	3m
	Min Corner Yard	3m	3m
	Min Interior Yard	1.2m	1.2m
	Min Rear Yard	3m-abutting street 7.5m - abutting residential zone 0m - all other cases	3m 7.5m
	Min width of landscaped area abutting a street, residential zone	3m	3m
	Max Height	18 m	12 m
PUD (S131)	Min width of private way	6m	6m
	Min setback for any wall of a residential use building to a private way	1.8m	1.8m
	Min setback for any garage from a private way	5.2m	5.2m
	Minimum separation area between buildings within a PUD	1.2m	1.2m
S-101	Parking	1 per unit	1 provided
S-106	Parking space provisions	Width 2.6m - 3.1m Length 5.2m (parallel parking 6.7m)	2.6 m width 5.2m Length

SITE PLAN OF BLOCK 178 (FINDLAY CREEK VILLAGE)

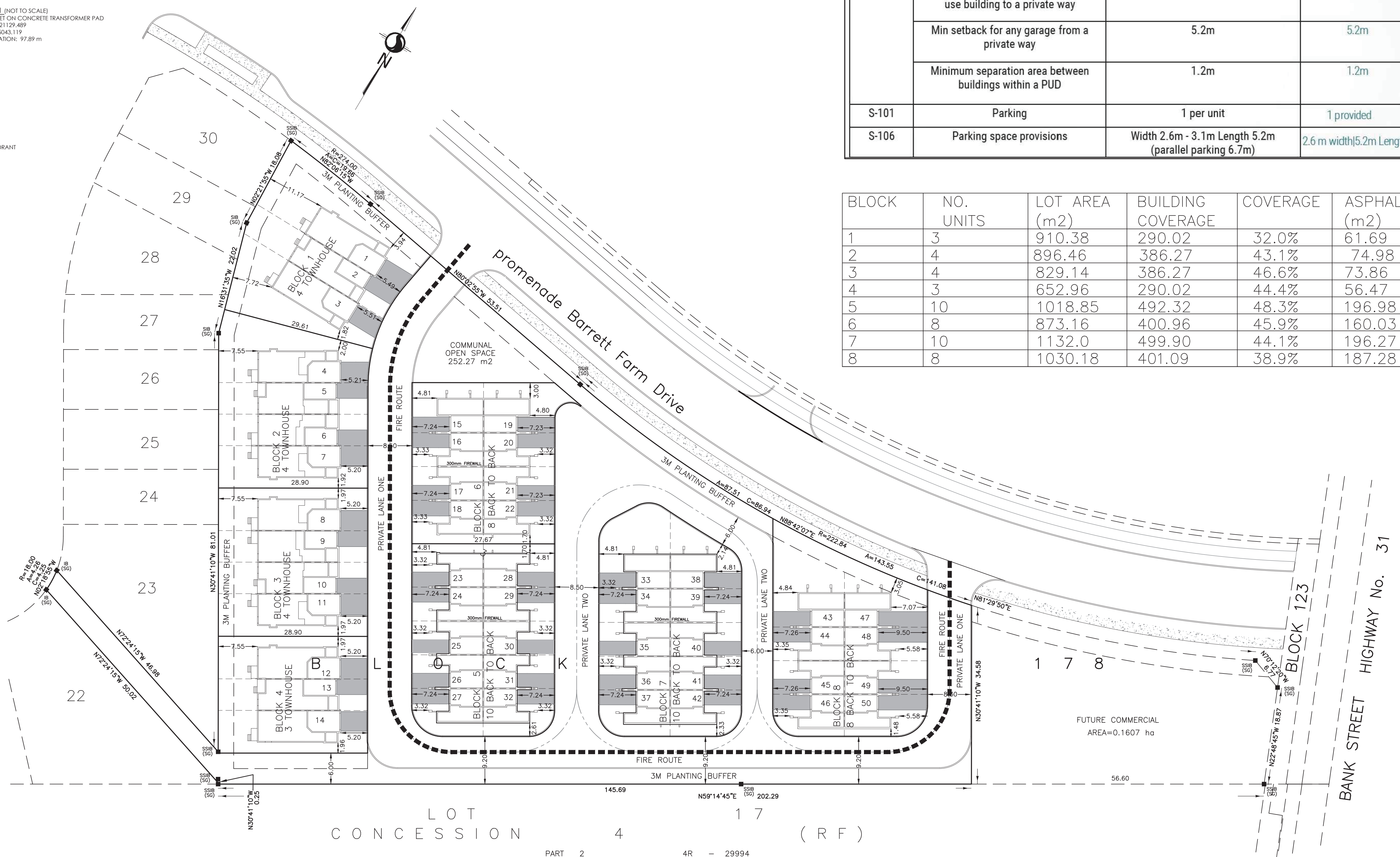
PART OF LOT 16
CONCESSION 4
(RIDEAU FRONT)
 (GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

PIN 04328-5768



BM 1 (NOT TO SCALE)
 CC SET ON CONCRETE TRANSFORMER PAD
 N: 5021129.489
 E: 375043.119
 ELEVATION: 97.89 m

BM 2 (NOT TO SCALE)
 TOP OF SPINDLE ON FIRE HYDRANT
 N: 5021086.432
 E: 375006.205
 ELEVATION: 98.13 m



BLOCK	NO. UNITS	LOT AREA (m2)	BUILDING COVERAGE	COVERAGE	ASPHALT (m2)
1	3	910.38	290.02	32.0%	61.69
2	4	896.46	386.27	43.1%	74.98
3	4	829.14	386.27	46.6%	73.86
4	3	652.96	290.02	44.4%	56.47
5	10	1018.85	492.32	48.3%	196.98
6	8	873.16	400.96	45.9%	160.03
7	10	1132.0	499.90	44.1%	196.27
8	8	1030.18	401.09	38.9%	187.28

Barrett Farm Development

Designer / Owner - Barrett Co-Tenancy and Tamarack Homes
 3187 Albion Rd. S., Ottawa, Ontario
 K1V 8Y3

Engineer - IBI Group
 Suite 500, 333 Preston Street
 Ottawa, Ontario
 K1S 5N4

Transportation Engineer - IBI Group
 Suite 500, 333 Preston Street
 Ottawa, Ontario
 K1S 5N4

landscape Architect - James B. Lennox & Associates Inc. Landscape Architects
 3332 Carling Ave.
 Ottawa, Ontario K2H 5A8

Planning & Development Services - Melissa Cote / Peter Hume
 3187 Albion Rd. S., Ottawa, Ontario
 K1V 8Y3

TOTAL No. UNITS 50
BLOCK SIZE 1.2988 Ha

Revision		
Date	Details	No.
2023-05-10	For City Review	1

NOTE:
 THE PLAN DATA IS COMPILED FROM OFFICE RECORDS OF STANTEC GEOMATICS LTD.
 AND HAS BEEN VERIFIED BY FIELD MEASUREMENTS ON SITE.

Version: SP-1

Stantec Geomatics Ltd.
 CANADA LANDS SURVEYORS
 ONTARIO LAND SURVEYORS
 1331 CLYDE AVENUE, SUITE 300
 OTTAWA, ONTARIO K2C 3G4
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 stantec.com

DRAWN: ME CHECKED: * PM: FL FIELD: * PROJECT No.: 161614242-140
 FILE # D07-12-22-0112
 PLAN # 18826