



***ARCHITECTURAL SITE PLAN PREPARED USING SURVEY PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. SIGNED AND DATED FEBRUARY 22, 2024 ***

ARBORIST TREE INFORMATION REPORT SUPERCEDES ALL TREE INFORMATION SHOWN ON THIS SITE PLAN

ZONING ASSESSMENT			
TOWNHOUSE DWELLING			
SCHEDULE 342 & 343			
BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
		RULC	
	MIN LOT WIDTH:	4.3M	
	MIN LOT AREA:	135 SQ.M	
S-144(1) (B)	MIN FRONT YARD:	4.3M	6.18M NEIGHBOURS AVERAGE
S-144 (TABLE 144A)	MIN CORNER YARD:	-	30% LOT DEPTH
	MIN REAR YARD:	0.30M	
	MIN SIDE YARD:	1.2M	
	MAX BUILDING HEIGHT:	11M	ROOF SLOPE <= 4/12
S-130(1)	MIN FRONT YARD LANDSCAPING:	30%	
S-143(1)(a)	GARAGE STRG. AREA	YES	BLDGS. >200 SQ.M. TOTAL FLR AREA
S-143(2)	GARAGE STRG. LOCATION	EXTERIOR	
S-143(3)	MIN. GTR. RE. IN REAR YARD/UP EXT.		
	GARAGE STORAGE SIZE:	MIN 3.5 m ³ VOLUME, MIN 2.0 SQ.M	
S-130 (TABLE 130B)	PERMITTED DRIVEWAY TYPE:	N/A	
S-130(1)	PERMITTED DRIVEWAY WIDTH:	N/A	
S-130(2)	MIN GARAGE WALL SETBACK:	N/A	
S-130(4)(i)	MAX WALKWAY WIDTH:	1.2M	AT FRONT
S-130(4)(j)	MAX WALKWAY WIDTH (GTRG/STRG.)	2.2M	
S-101	PARKING AREA:	AREA 'X'	
S-107	MIN DRIVE WALK WIDTH:	N/A	
S-102(4)	PARKING SPACE PROVISIONS:	N/A	
S-111	MIN BICYCLE PARKING:	N/A	WITHIN AREA 'B' (SCHEDULE 1)
S-111 (TABLE 111B)	BICYCLE PARKING PROVISIONS:	0.6M X 1.8M	

QUEEN MARY STREET

APPROX. CROWN OF ROAD

EDGE OF ASPHALT



GENERAL NOTES:
- E. & O.E.
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
- DRAWINGS MUST BE VIEWED & PRINTED FULL COLOUR
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE W/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

NO.	REVISION	DATE
10	REVISED TO MATCH LANDSCAPE DESIGN	MAY 15, 2025
9	SITE PLAN CONTROL REQUESTS APPLIED	APRIL 30, 2025
8	CLIENT/CITY CHANGES APPLIED	MARCH 11, 2025
7	CLIENT CHANGES APPLIED	DECEMBER 6, 2024
6	CITY COMMENTS APPLIED	NOVEMBER 10, 2024
5	ISSUED FOR PERMIT V2	SEPTEMBER 26, 2024
4	REVISION	

PROJECT:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON



SITE PLAN			
DATE: MARCH 14, 2024	SCALE: 1" = 10'	FILE NAME: R23-00306	DATE: A0.1
DRAWN BY: MW			
CHECKED BY: P			