

Unit Zoning Setbacks

PUD Zoning Setbacks



I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
W	Three Unit	Planned Unit Development	na	1,400	As per dwelling type ¹³	3	3	varies ¹	varies ¹	1,13
		Detached, Duplex, Linked-detached	9	270	8 ¹³	3	3	6	0.3	13
		Semi-Detached	5.6	165	8 ¹³	3	3	6	0.3	13
		Townhouse	5.6	165	11 ^{12,13}	3	3	6	0.3	13

TABLE 160B – ADDITIONAL ZONING PROVISIONS

I	Endnote Number		II	Additional Zoning Provisions
	1			<p>Despite the definitions of rear yard and interior side yard, buildings in a planned unit development (PUD) must be located so that they are set back,</p> <p>(a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,</p> <p>(b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot,</p> <p>(c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.</p>
	13			<p>Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows:</p> <p>Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located. (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)</p>

NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

I.	REVISED UNIT FOOTPRINTS		MAR 20/20		
No	REVISION		DATE	B	

SCALE

1:250 (A1) /
1:500 (11x17)

DESIGN	XXX
CHECKED	XXX
DRAWN	WLS
CHECKED	XXX
APPROVED	XXX

FOR REVIEW ONLY



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CITY of OTTAWA

2112 BEL-AIR DRIVE

DRAWING NAME

CONCEPT PLAN 7
27 Townhome Units

OBJECT No.

119000-00

REV #1

119000-CP7