

DRAWING LEGEND

SUBJECT SITE

ZONING BOUNDARY

LOT LINE

ZONING SETBACK

EASEMENT

RAILWAY SETBACK

TOP OF STABLE SLOPE

TOE EROSION SETBACK

ACCESS ALLOWANCE & WATERCOURSE SETBACK

FUTURE ROAD EXPANSION

OVERHEAD WIRES

UTILITY POLE

FIRE HYDRANT

TOS

BOS

BOTTOM OF SLOPE

NEW CHAIN LINK FENCE

BUILDABLE AREA

LANDSCAPED AREA

FLOOD PLAIN LIMIT

NEW PRIVATE ROAD

NEW 20'X12' DECK

NEW SINGLE DETACHED HOUSE  
(House size depicted for illustration purposes only.)

EXAMPLE OF FUTURE 2 STOREY SINGLE DETACHED DWELLING  
1500 FT² + GARAGE + 18'X10' DECK OUTSIDE WATER COURSE SETBACK  
(OR 2400 SQ.FT. OVER 3 STORIES)

SNOW STORAGE

DWELLING UNIT MAIN ENTRY  
(Entrance depicted for illustration purposes only.)

DC

DEPRESSED CURB

LP

EXISTING TREES

EXISTING HEDGE

NEW TREE

PROPOSED ZONING - R3B[XXXX] PUD (ONE LOT FOR ZONING PURPOSES) - No Variances Required

REQUIRED PROVISIONS

Minimum Lot Width(m)

Minimum Lot Area (m2)

Maximum Building Height (m)

As per dwelling type  
Detached, Duplex, SemiDetached and Townhouse: 10m  
or 11m if a bldg has a peaked roof 4/12 or steeper  
Three Unit: 10.7m

Minimum Front Yard Setback (m)

3.0

Minimum Corner Side Yard Setback (m)

N/A

Minimum Rear Yard Setback (m)

7.5m \*

Minimum Interior Side Yard Setback (m)

1.2m and 1.8m \*\*

Section 131 - PUD provisions:

min. width of private way: 6.0m;

min. setback for any wall of a residential use building to a private way: notwithstanding any front yard setback requirement associated with any zone or subzone, the min. setback for any wall of a residential use building to a private way is 1.8m;

min. setback for any garage or carport entrance from a private way: 5.2m;

min. separation area between buildings within a planned unit development: 1.2m where the height of abutting buildings within the PUD is less than or equal to 14.5m;

Landscaping and Parking:

a) In the case of a PUD consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport;

b) In no case may any dwelling unit or oversize dwelling unit located within a PUD that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2m is permitted;

c) Despite a) and b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a PUD in an R1, R2, R3 or R4 Zone with Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140.

\* Subject to Water Course Setback

\*\* Subject to 30m Railway Setback

	LOT AREA	BUILDABLE AREA
LOT 1	1163m²	130m² (1400 ft²)
LOT 2	2795m²	311m² (3355 ft²)
LOT 3	887.9m²	291m² (3135 ft²)
LOT 4	952.9m²	431m² (4635 ft²)
LOT 5	965.5m²	430m² (4625 ft²)
LOT 6	971.8m²	416m² (4480 ft²)
LOT 7	924m²	254m² (2730 ft²)
LOT 8	895.9m²	Storm Water Management
LOT 9	748.9m²	Future Street Widening
LOT 10	12.9m²	Future Street Widening
LOT 11	984.8m²	Private Road & Common Elements

Survey Info

Surveys completed by Farley, Smith & Denis Surveying Limited on December 10, 2020 and July 11, 2022 which were revised on November 24, 2022. Updated property boundaries and topographic info is taken from R-PLAN 404 by Farley, Smith & Denis Surveying Limited on June 13, 2023.

no.	date	revision
6	2025-04-14	REVISED SUBMISSION
5	2025-02-14	REVISED SUBMISSION
4	2024-07-16	REVISED SUBMISSION
3	2023-12-20	REVISED SUBMISSION
2	2023-06-29	ISSUED FOR PLAN OF SUBDIVISION
1	2023-06-29	ISSUED FOR ZONING BYLAW AMENDMENT

GENERAL NOTES

1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.

2. Do not scale from drawings.

3. All work to comply with the Ontario Building Code and municipal regulations.

4. This drawing to be read in conjunction with all material relevant to this project.

The site plan illustrates a proposed development within a PUD (Planned Unit Development) zone, specifically R3B[XXXX]. The plan shows 11 lots, with Lot 11 being a private road. The development is bounded by Prince of Wales Drive to the west and the Rideau River and Canal to the east. Key features include:   
 - \*\*Setbacks and Easements:\*\* Various setbacks (front, side, rear) and easements (watercourse, railway, flood plain) are clearly marked.   
 - \*\*Landscaping and Snow Storage:\*\* Areas for landscaping and snow storage are designated, with specific dimensions and materials (e.g., 360L black cart, 240L green cart) specified.   
 - \*\*Infrastructure:\*\* The plan shows existing and proposed infrastructure, including a steel bridge, concrete bridge abutment, and a temporary working easement for future bridge expansion.   
 - \*\*Topography and Slopes:\*\* The plan includes topographic information, such as the top of stable slope, toe erosion setback, and bottom of slope from survey.   
 - \*\*Regulatory Limits:\*\* The plan shows the RVCA 100 year floodplain limit and the RVCA regulation limit.   
 - \*\*Other Features:\*\* The plan also shows existing trees, hedges, and a new tree, as well as a new Canada Post community mailbox and a new retaining wall.   
 - \*\*Scale and Orientation:\*\* The plan includes a scale bar (0 to 50.0 m) and a north arrow.

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A101  
CONCEPT SITE PLAN

PROPERTY OWNER

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scale	1:300
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date	April 14, 2025
drawing	CONCEPT SITE PLAN
designed	JT, ED
drawn	ED, IC, AH
checked	JT, ED
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