

DRAWING LEGEND

	SUBJECT SITE		BUILDABLE AREA		EXISTING TREES
	ZONING BOUNDARY		LANDSCAPED AREA		EXISTING HEDGE
	LOT LINE		FLOOD PLAIN LIMIT		NEW DECIDUOUS TREE
	ZONING SETBACK		NEW PRIVATE ROAD		NEW CONIFEROUS TREE
	EASEMENT		NEW 20'X12' DECK		
	RAILWAY SETBACK		NEW SINGLE DETACHED HOUSE (House size depicted for illustration purposes only.)		
	WATERCOURSE SETBACK				
	TOP OF STABLE SLOPE				
	OVERHEAD WIRES				
	EXISTING FENCE				
	UTILITY POLE				
	TOP OF SLOPE				
	BOTTOM OF SLOPE				
	NEW CHAIN LINK FENCE				

PROPOSED ZONING - R1XX

	Minimum Lot Width (m)	Minimum Lot Area (m2)	Maximum Building Height (m)	Minimum Front Yard Setback (m)	Minimum Corner Side Yard Setback (m)	Minimum Rear Yard Setback (m)	Minimum Interior Side Yard Setback (m)
	9	240	9.5	4.5 *	3	6	1.8 total, 0.6 for one side yard

* Minimum front yard setback is 6 m for any attached garage (By-law 2020-288)

	LOT AREA	LOT WIDTH	BUILDABLE AREA	STREET FRONTAGE
LOT 1	389m ² (behind stable slope) 1163m ² (entire lot)	11.53m	310m ² (3337 ft ²)	29 ft.
LOT 2	861m ² (behind stable slope) 2795m ² (entire lot)	17.08m	538m ² (5791 ft ²)	54 ft.
LOT 3	887.9m ²	13.62m	240m ² (2583 ft ²)	64 ft.
LOT 4	952.9m ²	15.24m	372m ² (4004 ft ²)	52 ft.
LOT 5	965.5m ²	15.24m	387m ² (4166 ft ²)	50 ft.
LOT 6	971.8m ²	15.24m	393m ² (4230 ft ²)	50 ft.
LOT 7	924m ²	16.84m	260m ² (2799 ft ²)	78ft.
LOT 8	895.9m ²	--	--	--
LOT 9	748.9m ²	--	--	--
LOT 10	12.9m ²	--	--	--
LOT 11	984.8m ²	--	--	--

EXISTING ZONING - R1E

	REQUIRED	EXISTING PROVIDED	
		2013 Survey by Farley, Smith & Denis	2002 Survey by Farley, Smith & Denis
Min. Lot Width:	19.8m	46.45m	31.34m
Min. Lot Area:	*1390m ²	6461.09m ²	4600.4m ²
Min. Front Yard Setback:	7.5m	93.84m	114.80m
Min. Rear Yard Setback:	12m	48.06m	26.70m
Min. Interior Yard Setback:	0.9m, 1.2m	1.39m	5.18m
Max. Lot Coverage:	*15%	N/A	N/A
Max. Building Height:	8.5m	N/A	N/A

*Minimum lot area is 930 m² for lots connected to a piped municipal water supply
 **Maximum lot coverage is 25% for a lot connected to a piped municipal water supply

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.

PERMITTED PROJECTIONS

- No building or structure, including any part of a sewage system, which does not require plan of subdivision, or site plan control approval, shall be located closer than 30 m to the normal high-water mark of any watercourse or waterbody

- No building within 30m of a railway right-of-way is to be used for a residential use building

SECTION 139
Front Yard and Corner Side Yard Landscaping
 Minimum Soft Landscaped Area:
 lot width > 12 m = 40%
 lot width > 8.25 < 12 = 35%

Driveway width
 lot width > 15 m < 18 = 3m to 5.5m
 lot width > 8.25 < 15 = 3m
 + 0.15m landscape strip from side lot line.
 Garage or carport setback 0.6m further from applicable lot line

no.	date	revision
2	2023-06-29	ISSUED FOR PLAN OF SUBDIVISION
1	2023-06-29	ISSUED FOR ZONING BYLAW AMENDMENT



GENERAL NOTES

- Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
- Do not scale from drawings.
- All work to comply with the Ontario Building Code and municipal regulations. This drawing to be read in conjunction with all material relevant to this project.

ONTARIO ASSOCIATION OF ARCHITECTS
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scale	1:300
job no.	2112
project	2009 / 2013 Prince of Wales Ottawa, ON
date	June 28, 2023
drawing	CONCEPT SITE PLAN
designed	JT, ED
drawn	ED, IC, AH
checked	JT, ED
dwg no.	A101