

DRAWING LEGEND

- SUBJECT SITE
- ZONING BOUNDARY
- LOT LINE
- ZONING SETBACK
- EASEMENT
- RAILWAY SETBACK
- TOP OF STABLE SLOPE
- TOE EROSION SETBACK
- ACCESS ALLOWANCE
- WATERCOURSE SETBACK
- OVERHEAD WIRES
- EXISTING FENCE
- UTILITY POLE
- TOP OF SLOPE
- BOTTOM OF SLOPE
- NEW CHAIN LINK FENCE
- DWELLING UNIT MAIN ENTRY
- 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.)
- EXISTING TREES
- EXISTING HEDGE
- NEW DECIDUOUS TREE
- NEW CONIFEROUS TREE

PROPOSED ZONING - R1XX - No variances required from R1XX zoning

Minimum Lot Width (m)	Minimum Lot Area (m ²)	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 min. for one side yard

* Minimum front yard setback is 6.0 m for any attached garage (By-law 2020-288)

LOT	LOT AREA	LOT WIDTH	BUILDABLE AREA	STREET FRONTAGE
LOT 1	1163m ²	11.53m	115m ² (1238 ft ²)	29 ft.
LOT 2	2795m ²	17.08m	268m ² (2885 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	2009	2013	2009
Survey by Farley, Smith & Denis	19.8m	46.45m	46.45m	31.34m
Min. Lot Area:	1190m ²	6461.09m ²	6461.09m ²	4600.4m ²
Min. Front Yard Setback:	7.5m	93.84m	93.84m	114.80m
Min. Rear Yard Setback:	12m	48.06m	48.06m	26.70m
Min. Interior Yard Setback:	0.9m, 1.2m	1.39m	1.39m	5.18m
Max. Lot Coverage:	15%	N/A	N/A	N/A
Max. Building Height:	8.5m	N/A	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.
 *Updated property boundaries and topographic info is taken from R-PLAN 404 by Farley, Smith & Denis Surveying Limited on June 13, 2023.

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

SECTION 144
 Rear Yards on Interior or Through Lots
 Minimum rear yard area for lots with a front yard setback of 4.5m or less:
 lot depth < 23.5m = 25% of lot depth
 lot depth > 23.5m < 25.0m = lot depth minus 17.5m
 lot depth > 25.0m = 30% of the lot depth

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

no.	date	revision
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

- 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.

PROPERTY OWNER
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scale	1:300
job no.	2112
project	2009 / 2013 Prince of Wales
	Ottawa, ON
date	December 20, 2023
drawing	CONCEPT SITE PLAN
designed	JT, ED
drawn	ED, IC, AH
checked	JT, ED
dwg no.	A101