

"Boundary information derived from plan of survey prepared by FARLEY, SMITH & DENIS SURVEYING LTD. D.L.S., dated 2nd day of September, 2021"

TOPOGRAPHIC PLAN OF SURVEY OF

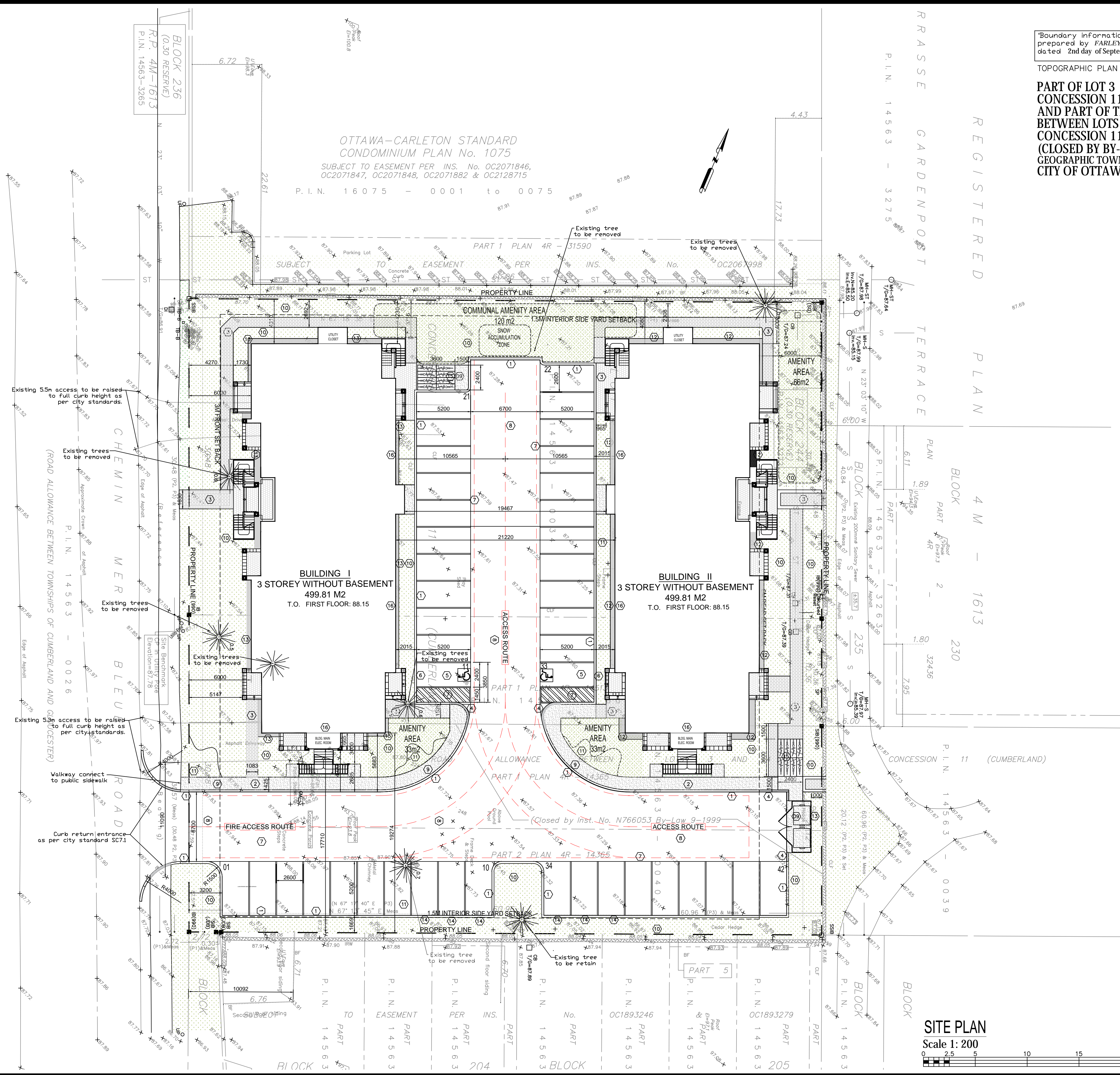
**PART OF LOT 3  
CONCESSION 11  
AND PART OF THE ROAD ALLOWANCE  
BETWEEN LOTS 3 AND 4  
CONCESSION 11  
(CLOSED BY BY-LAW N766053)  
GEOGRAPHIC TOWNSHIP OF CUMBERLAND  
CITY OF OTTAWA**

CURRENT ZONING DR TO BE CHANGED FOR R4-Z (By-law 2021-111) TABLE 162A-R4 SUBZONE Z, OUTSIDE OF AREA A OF SCHEDULE 342		
DESCRIPTION	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	1,400m <sup>2</sup>	3 719.96m <sup>2</sup>
MINIMUM LOT WIDTH	18m	61.05m
FRONT YARD AND CORNER SIDE YARD	3m	6m
MINIMUM REAR YARD	6m	6m
MINIMUM INTERIOR SIDE YARD	1.5m	2.3m & 17.7m
MAXIMUM BUILDING HEIGHT	11m	11m
MAXIMUM FLOOR SPACE INDEX	n/a	0.73
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT ABUTTING A STREET	3m	3.2m
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT NOT ABUTTING A STREET	1.5m	min. 1.6m

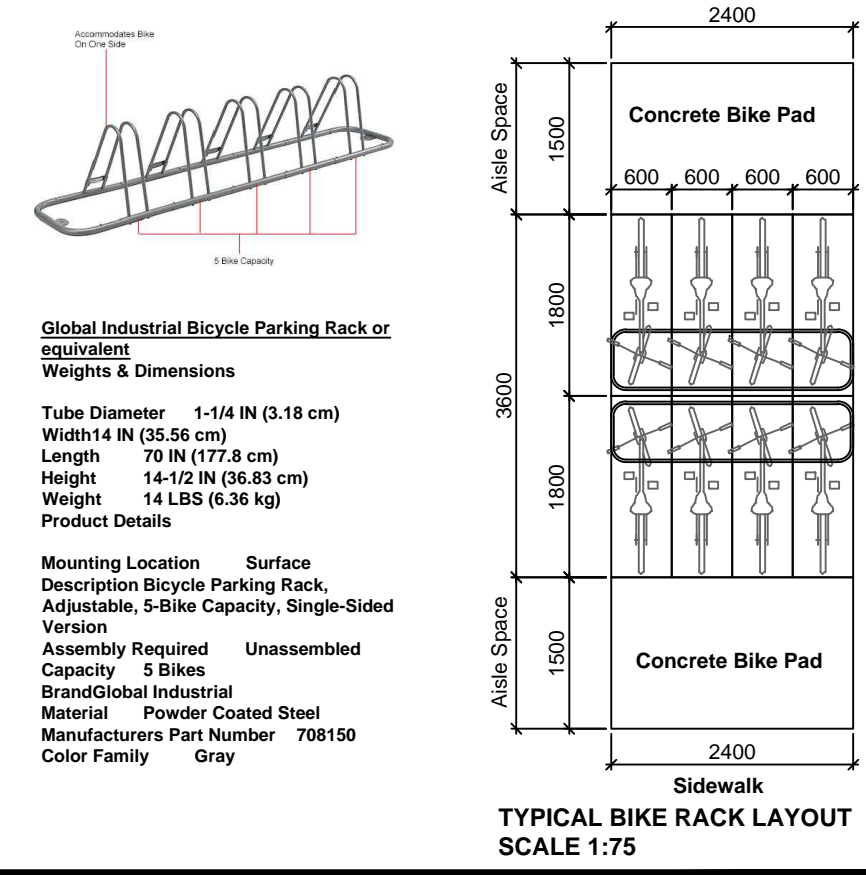
SECTION 131 - PLANNED UNIT DEVELOPMENT		
DESCRIPTION	REQUIREMENTS	PROVIDED
MINIMUM WIDTH OF PRIVATE WAY	6m	6.7m
MINIMUM SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY	1.8m	Min. 2.01m
MINIMUM SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (BY-LAW 2012-33)	5.2m	n/a
MINIMUM SEPARATION AREA BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT	1.2m	19.4m
MINIMUM REAR YARD FOR AN ABUTTING LOT	6m	6m
PARALLEL VISITOR PARKING ON A PRIVATE WAY	Permitted for 8.5m private way	n/a

DESCRIPTION	REQUIREMENTS	PROVIDED
AMENITY AREA: 15m <sup>2</sup> PER DWELLING UNIT UP TO EIGHT UNITS, PLUS 6M <sup>2</sup> PER UNIT IN EXCESS OF 8.	(15x8) 120 m <sup>2</sup> (6m <sup>2</sup> x 22) 132 m <sup>2</sup>	252m <sup>2</sup>
BALCONIES & PATIOS		75.6m <sup>2</sup>
COMMUNAL AMENITY AREA :100% OF THE AMENITY AREA REQUIRED FOR THE FIRST EIGHT UNITS.	120 m <sup>2</sup>	120 m <sup>2</sup>
Min. PARKING SPACE 1.2 PER DWELLING		36
Min. ACCESSIBLE PARKING: 1 PARKING SPACE TYPE B, FOR 13-25 SPACES	36	Include 2 accessible
Min. VISITOR PARKING 0.2 PER DWELLING	6	6
BICYCLE PARKING SPACE REQUIRED: 0.5 PER DWELLING	15	16

LEGEND	
① CONCRETE CURB.	⑨ CONCRETE SLAB ON GROUND.
② CONCRETE WALKWAY.	⑩ GRASS.
③ INTERLOCK SIDEWALK.	⑪ LANDSCAPED AREA.
④ DEPRESSED SIDEWALK.	⑫ RIVER ROCK FOR LANDSCAPING AROUND THE EXTERIOR BUILDING WALL
⑤ PARKING SPACE FOR DISABLED.	⑬ 1.8m HEIGHT TRASH ENCLOSURE.
⑥ MUNICIPAL SIGN FOR DISABLED PARKING.	⑭ VISITOR PARKING SIGN.
⑦ PAINT MARKS.	⑮ 8 OUTDOOR BICYCLE STALLS.
⑧ ASPHALT.	⑯ WALL MOUNTED LIGHTING ON BUILDING.



**SITE PLAN**  
Scale 1: 200  
0 5 10 15 20 metres



ISSUED FOR			
No	DATE	DESCRIPTION	App.
	2021.04.01	PRELIMINARIES	P.T.
	2022.02.28	SITE PLAN CONTROL APPLICATION & ZONING CHANGE	P.T.

REVISION			
No	DATE	DESCRIPTION	App.

Stamps

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Project **PLANNED UNIT DEVELOPMENT  
30 DWELLING UNITS  
2345 & 2351 Mer-Bleue, Orléans, ON.**

Title **SITE PLAN**

Date: 2022/02/28 Drawn: / A. Aldu. Drawing No. A-100  
Revision: 0 Verify: / P. Tabet

Scale: 1:200  
Sheet: 1 of 2