

**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 <sup>2</sup> )	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 <sup>2</sup>	11.53m	115m <sup>2</sup> (1238 ft <sup>2</sup> )	29 ft.
LOT 2	2795m <sup>2</sup>	17.08m	268m <sup>2</sup> (2885 ft <sup>2</sup> )	54 ft.
LOT 3	887.9m <sup>2</sup>	13.62m	240m <sup>2</sup> (2583 ft <sup>2</sup> )	64 ft.
LOT 4	952.9m <sup>2</sup>	15.24m	372m <sup>2</sup> (4004 ft <sup>2</sup> )	52 ft.
LOT 5	965.5m <sup>2</sup>	15.24m	387m <sup>2</sup> (4166 ft <sup>2</sup> )	50 ft.
LOT 6	971.8m <sup>2</sup>	15.24m	393m <sup>2</sup> (4230 ft <sup>2</sup> )	50 ft.
LOT 7	924m <sup>2</sup>	16.84m	260m <sup>2</sup> (2799 ft <sup>2</sup> )	78ft.
LOT 8	895.9m <sup>2</sup>	--	--	--
LOT 9	748.9m <sup>2</sup>	--	--	--
LOT 10	12.9m <sup>2</sup>	--	--	--
LOT 11	984.8m <sup>2</sup>	--	--	--

**EXISTING ZONING - R1E**

	REQUIRED		EXISTING PROVIDED	
	2013	2009	2013	2009
Min. Lot Width:	19.8m	46.45m	46.45m	31.34m
Min. Lot Area:	1190m <sup>2</sup>	6461.09m <sup>2</sup>	6461.09m <sup>2</sup>	4600.4m <sup>2</sup>
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 m<sup>2</sup> 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