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
- o/h wires OVERHEAD WIRES
- UP UTILITY POLE
- FH FIRE HYDRANT
- TOS TOP OF SLOPE
- 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.)
- LP LIGHT POST
- EXISTING TREES
- EXISTING HEDGE
- NEW TREE
- DC DEPRESSED CURB

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)	Minimum Front Yard Setback (m)	Minimum Corner Side Yard Setback (m)	Minimum Rear Yard Setback (m)	Minimum Interior Side Yard Setback (m)
N/A	1400 (10,540.8 provided)	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	3.0	N/A	7.5m *	1.2m and 1.8m **

* Subject to Water Course Setback
** Subject to 30m Railway Setback

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 locted 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.

	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 SUBDIVIS...
1	2023-06-29	ISSUED FOR ZONING BYLAW AM...

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.

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scale	1:300
job no.	2112
project	2009 / 2013 Prince of Wales Ottawa, ON
date	April 14, 2025
drawing	CONCEPT SITE PLAN
designed	JT, ED
drawn	ED, IC, AH
checked	JT, ED
dwg no.	A101

D07-16-23-0009

#19253

1 A101 CONCEPT SITE PLAN