



CITY OF OTTAWA OFFICIAL PLAN - SCHEDULE B3

NOT TO SCALE

TRANSIT POLICY AREA / ZONE D'INTERET DU TRANSIT

LEGEND

DESIGNATIONS / DESIGNATIONS

TRANSIT

LAND USE LEGEND

SITE INFORMATION

EXISTING ZONING: R1E (1722)
SITE AREA: 3851.32m² (0.385ha) (0.952A)
EXCEPTION 1722: MIN. LOT WIDTH 30m

R1E MIN. LOT AREA = 1390m²
R1E MAX. BUILDING HEIGHT = 8.5m per schedule 342/11m per R1E
R1E MIN. FRONT YARD SETBACK = 7.5m
R1E MIN. CORNER YARD SETBACK = 4.5m
R1E MIN. REAR YARD SETBACK = 12m
R1E MIN. INTERIOR SIDEYARD = 0.9m ONE SIDE/ 1.2m OTHER SIDE
R1E MAX. LOT COVERAGE = 15%

PROJECT STATISTICS

TOTAL PROPOSED DETACHED DWELLING UNITS = 9
TOTAL BUILDING AREA ON SITE = 1225m²
DENSITY: 23.4 Dwelling Units per ha

LOTS 1 THRU 6 PROPOSED R1E

MIN. PROPOSED FRONT YARD SETBACK = 7.907m
MIN. PROPOSED CORNER YARD SETBACK = 3.0m
MIN. REAR YARD SETBACK = 1.2m
MIN. INTERIOR SIDEYARD = 6m
MAX. LOT COVERAGE = 50%

(NOTE: LOTS 7, 8 & 9 IN A PROPOSED PDU WITH R3[] ZONING - SEE BELOW)

D.U. No. 1 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 194m²
LOT AREA = 621.5m²

D.U. No. 2 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 186m²
LOT AREA = 388.33m²

D.U. No. 3 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 186m²
LOT AREA = 388.50m²

D.U. No. 4 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 150m²
LOT AREA = 324.60m²

D.U. No. 5 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 186m²
LOT AREA = 388.50m²

D.U. No. 6 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 186m²
LOT AREA = 388.50m²

PLANNED UNIT DEVELOPMENT ZONING BYLAW PART 5/ SECTION 131
- LOTS 7, 8 & 9 PROPOSED R3[] ZONING.

RE: SCHEDULE 342 PDU IS WITHIN AREA A
PUD LOT AREA = 1382.2m² (INCLUDES 14.6m² LAND AT MAILBOX)
PRIVATE WAY MIN. WIDTH = 4m
MIN. DRIVEWAY LENGTH FROM PRIVATE WAY TO GARAGE = 5.2m
MIN. PROPOSED CORNER YARD SETBACK = 4m
MIN. PROPOSED REAR YARD SETBACK = 6m
MIN. PROPOSED INTERIOR SIDEYARD = 1.2m BOTH SIDES & 6.0m
MIN. SETBACK FOR ANY WALL OF A D.U. TO A PRIVATE WAY = 1.8m

D.U. No. 7 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 153m²

D.U. No. 8 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 153m²

D.U. No. 9 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 153m²

PARKING
PROPOSED VISITOR PARKING ON DRIVEWAY FRONT YARD

PROPOSED VISITOR PARKING ON DRIVEWAY FRONT YARD

SCALE

0 20m 30m

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GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

REFER TO SITE SERVICING AND GRADING PLANS BY EXP DATED DEC 17, 2025
REFER TO LANDSCAPE PLAN L-1 BY JAMES B. LENNOX & ASSOC. DATED DEC 18, 2025

SEAL

12.	11.	10.	9.	8.	7.	6.	5.	4.	3.	2.	1.
17/12/25	25/11/25	25/11/25	30/09/25	24/09/25	31/07/25	09/07/25	04/07/25	17/06/25	06/06/25	30/01/25	
UPDATE FOR RETAINING WALL DESIGN	UPDATE FOR SITE PLAN APPLICATION	MERIVALE RD. DESIGN PER 37.5m ROW	FOR SPA AS PER CITY COMMENTS	UPDATE FOR SITE PLAN APPLICATION	FOR SITE PLAN APPLICATION	FOR SITE PLAN APPLICATION CO-ORD	REVISE LOT 2 FOR STORM LATERAL	FOR CONSULTANT CO-ORDINATION	FOR REVIEW		
KB	KB	KB	KB	KB	KB	KB	KB	KB	KB		
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE		
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION		
INT.	INT.	INT.	INT.	INT.	INT.	INT.	INT.	INT.	INT.		

PROJECT: CASSONE COURT RESIDENTIAL INFILL PROJECT
2028 MERIVALE ROAD
OTTAWA, ONTARIO

CUSTOMER: PEGASUS DEVELOPMENTS
1914 MERIVALE ROAD, OTTAWA K2G 1E8

DRAWING TITLE: SITE PLAN

DATE: JAN 2025

SCALE: 1 : 300

SHEET NO. / REV. NO.: SP-1b