

LEGEND

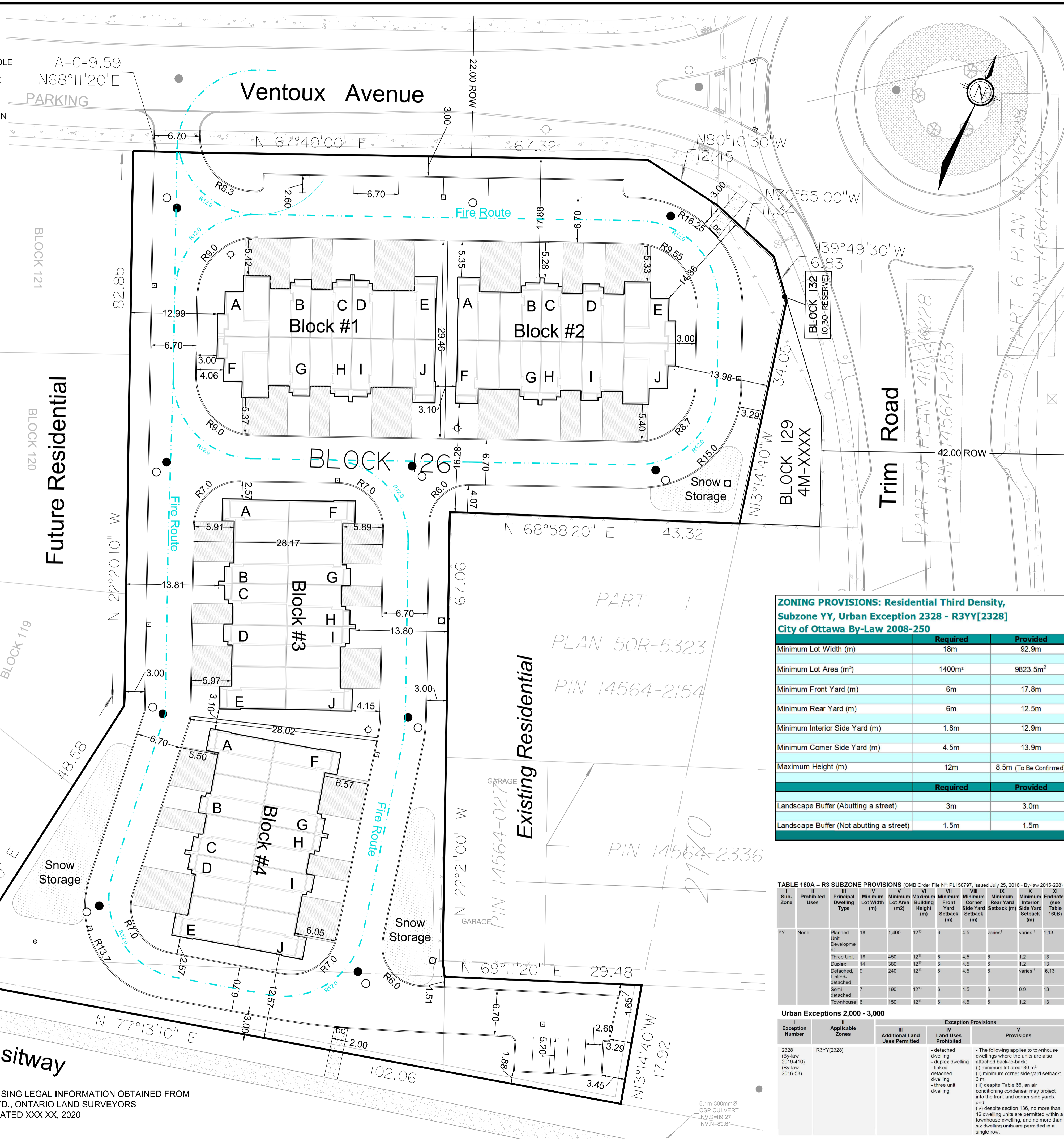
- SANITARY MANHOLE
- STORM MANHOLE
- HYD ○ HYDRANT
- ROAD CATCHBASIN

Socca Crescent

Future Residential

Existing Residential

Future Transitway



KEYPLAN
NOT TO SCALE

SITE PLAN BLOCK 126

PART OF LOT 2
CONCESSION 9
TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA



**ZONING PROVISIONS: Residential Third Density,
Subzone YY, Urban Exception 2328 - R3YY[2328]
City of Ottawa By-Law 2008-250**

	Required	Provided
Minimum Lot Width (m)	18m	92.9m
Minimum Lot Area (m ²)	1400m ²	9823.5m ²
Minimum Front Yard (m)	6m	17.8m
Minimum Rear Yard (m)	6m	12.5m
Minimum Interior Side Yard (m)	1.8m	12.9m
Minimum Corner Side Yard (m)	4.5m	13.9m
Maximum Height (m)	12m	8.5m (To Be Confirmed)
	Required	Provided
Landscape Buffer (Abutting a street)	3m	3.0m
Landscape Buffer (Not abutting a street)	1.5m	1.5m

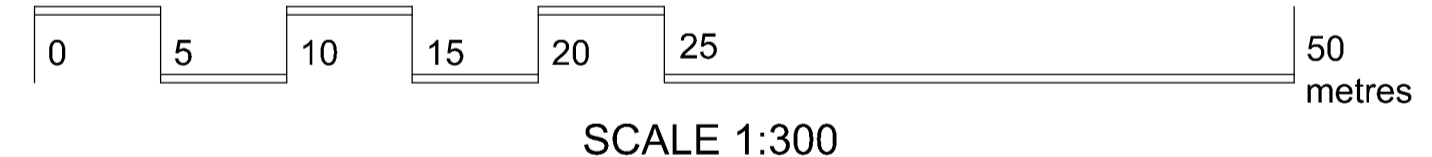


TABLE 160A - R3 SUBZONE PROVISIONS (OMB Order File No: PL150757, issued July 25, 2016 - By-law 2015-238)

Sub-Zone	Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Minimum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Minimum Enduses (see Table 160B)
YY	None	Planned Unit Development	18	1,400	12 ⁽¹⁾	6	4.5	varies ⁽¹⁾	varies ⁽¹⁾	1, 13
		Three Unit	18	450	12 ⁽¹⁾	6	4.5	6	1.2	13
		Duplex	14	380	12 ⁽¹⁾	6	4.5	6	1.2	13
		Detached, Linked, Detached	9	240	12 ⁽¹⁾	6	4.5	6	varies ⁽¹⁾	6, 13
		Semi-detached	7	190	12 ⁽¹⁾	6	4.5	6	0.9	13
		Townhouse	6	150	12 ⁽¹⁾	6	4.5	6	1.2	13

Urban Exceptions 2,000 - 3,000

Exception Number	II Applicable Zones	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Exception Provisions
2328 (By-law 2016-410) (By-law 2016-58)	R3YY[2328]		- detached dwelling - duplex dwelling - linked detached dwelling - three unit dwelling	- The following applies to townhouse dwellings where the units are also attached back-to-back: (i) minimum lot area: 80 m ² ; (ii) minimum corner side yard setback: 3 m; (iii) despite Table 65, an air conditioning condenser may project into the front and corner side yards; and, (iv) despite section 136, no more than 12 dwelling units are permitted within a townhouse dwelling, and no more than six dwelling units are permitted in a single row.

NOTE:
THIS PLAN HAS BEEN COMPILED USING LEGAL INFORMATION OBTAINED FROM
ANNIS, O'SULLIVAN VOLLEBEKK LTD., ONTARIO LAND SURVEYORS
PLAN OF SUBDIVISION (4M-XXXX), DATED XXX XX, 2020
JOB No. 22023-20

No.	REVISION	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	JUNE 26, 20	RT
1	ISSUED FOR SITE PLAN SUBMISSION	JUNE 12, 20	RT

ISSUED
JUNE, 2020

PROJECT No.
120057

DRAWING No.
120057-SP

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