

LEGEND

- PROPOSED FIRE ROUTE
- HYDRANT CW VALVE & LEAD
- CATCH BASIN
- CATCH BASIN MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ROGERS PEDESTAL
- BELL PEDESTAL
- REAR YARD DRAIN
- STREET LIGHT
- TRANSFORMER
- COMMUNITY MAILBOX
- DEPRESSED CURB
- PROPOSED ASPHALT SURFACE

Pathways at Findlay Creek, Block 60 - Zoning Table

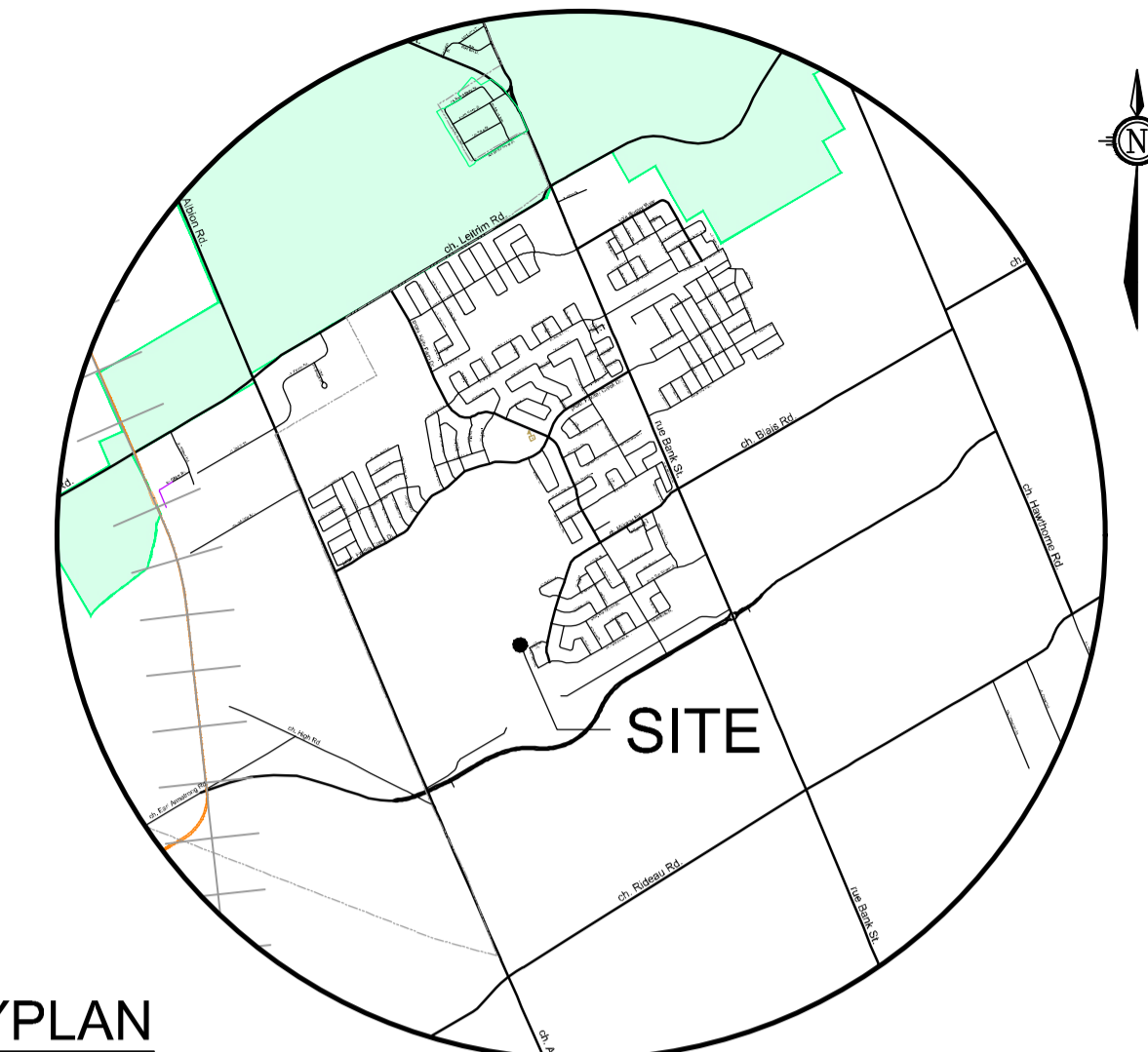
ZONING PROVISIONS - City of Ottawa Zoning By-law 2008-250

PROVISION	REQUIRED	PROPOSED
RESIDENTIAL FOURTH DENSITY, SUBZONE Z (R4Z) (2370)		
MIN LOT WIDTH (m)	18	10
MIN LOT AREA (m ²)	1,400	9514.78
MAX BUILDING HEIGHT (m)	11	9.75
MIN FRONT YARD SETBACK (m)	3	33.81
MIN CORNER SIDE YARD SETBACK (m)	3	N/A
MIN REAR YARD SETBACK (m)	6	6
MIN INTERIOR SIDE YARD SETBACK (m)	6	1.8
PARKING RATES		
MIN PARKING SPACE RATE	1 per dwelling unit	1 per dwelling unit
MIN VISITOR PARKING SPACE RATE	0.2 per dwelling unit	1 per dwelling unit
PLANNED UNIT DEVELOPMENT		
MIN WIDTH OF PRIVATE WAY (m)	6	6.7
MIN SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8	6.52
MIN SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m)	5.2	5.39
MIN SEPARATION AREA BETWEEN BUILDINGS WITHIN A PUD - WHERE THE HEIGHT OF ABUTTING BUILDINGS IS LESS THAN OR EQUAL TO 14.5M (m)	1.2	3.73

APPROVED
By Sean Moore at 3:59 pm, Dec 09, 2021

SM

SEAN MOORE
(A) MANAGER, SOUTH BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



KEYPLAN
NOT TO SCALE

SITE PLAN

BLOCK 60

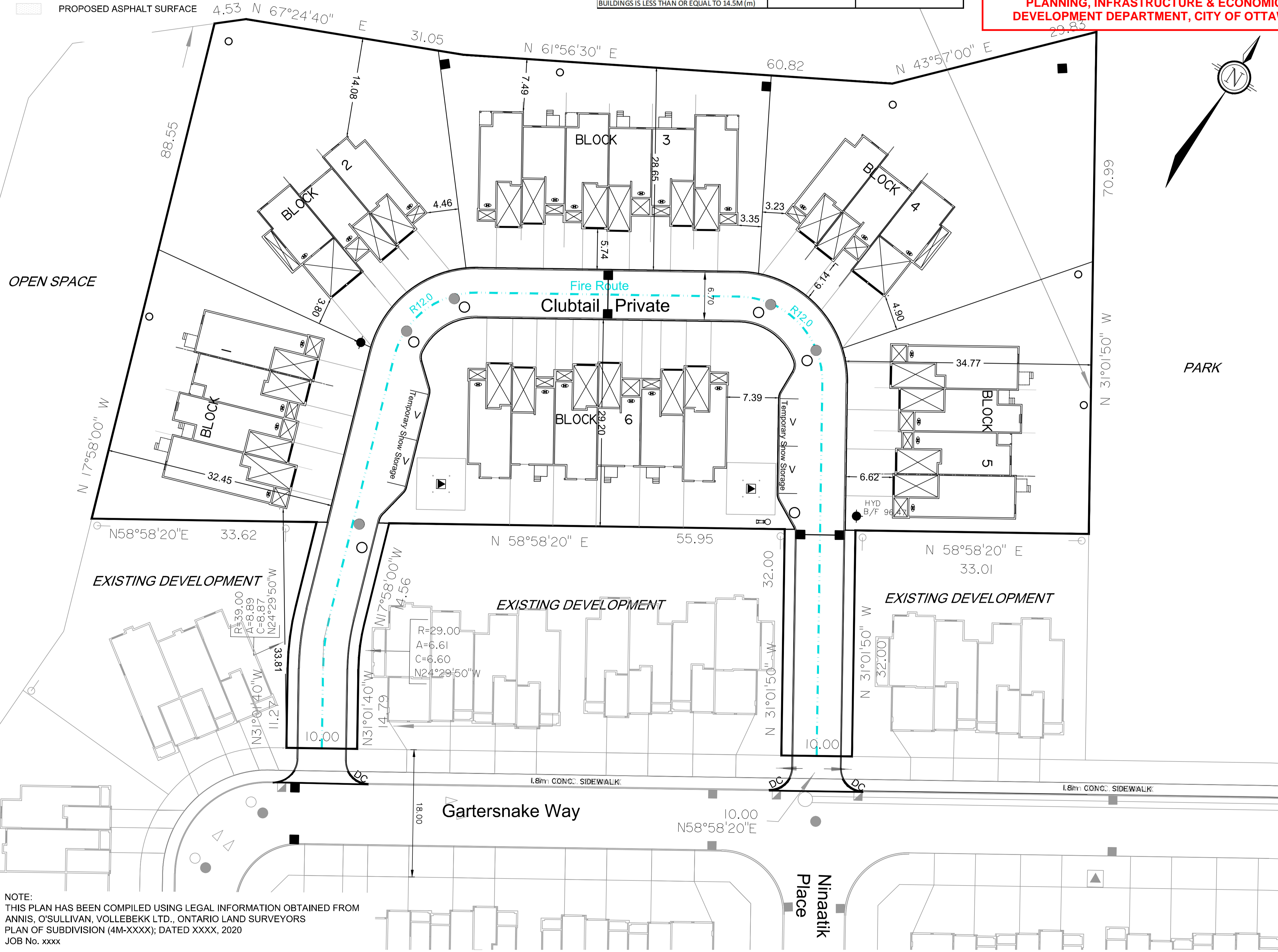
PART OF LOTS 21 & 22
CONCESSION 4 (Rideau Front)
TOWNSHIP OF GLOUCESTER
Now CITY OF OTTAWA
BLOCK 60, PLAN 4M-XXXX



No.	REVISION	DATE	BY
4	REVISED PER CITY COMMENTS	JULY 15/21	JL
3	UPDATED UNITS	MAR 30/21	JL
2	UPDATED UNITS	FEB 10/21	JL
1	ISSUED FOR COORDINATION	DEC 18/20	JL

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ISSUED: JULY, 2021
PROJECT No.: 120015
DRAWING No.: 120015-SP



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 XXXX, 2020 JOB No. xxxx

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