

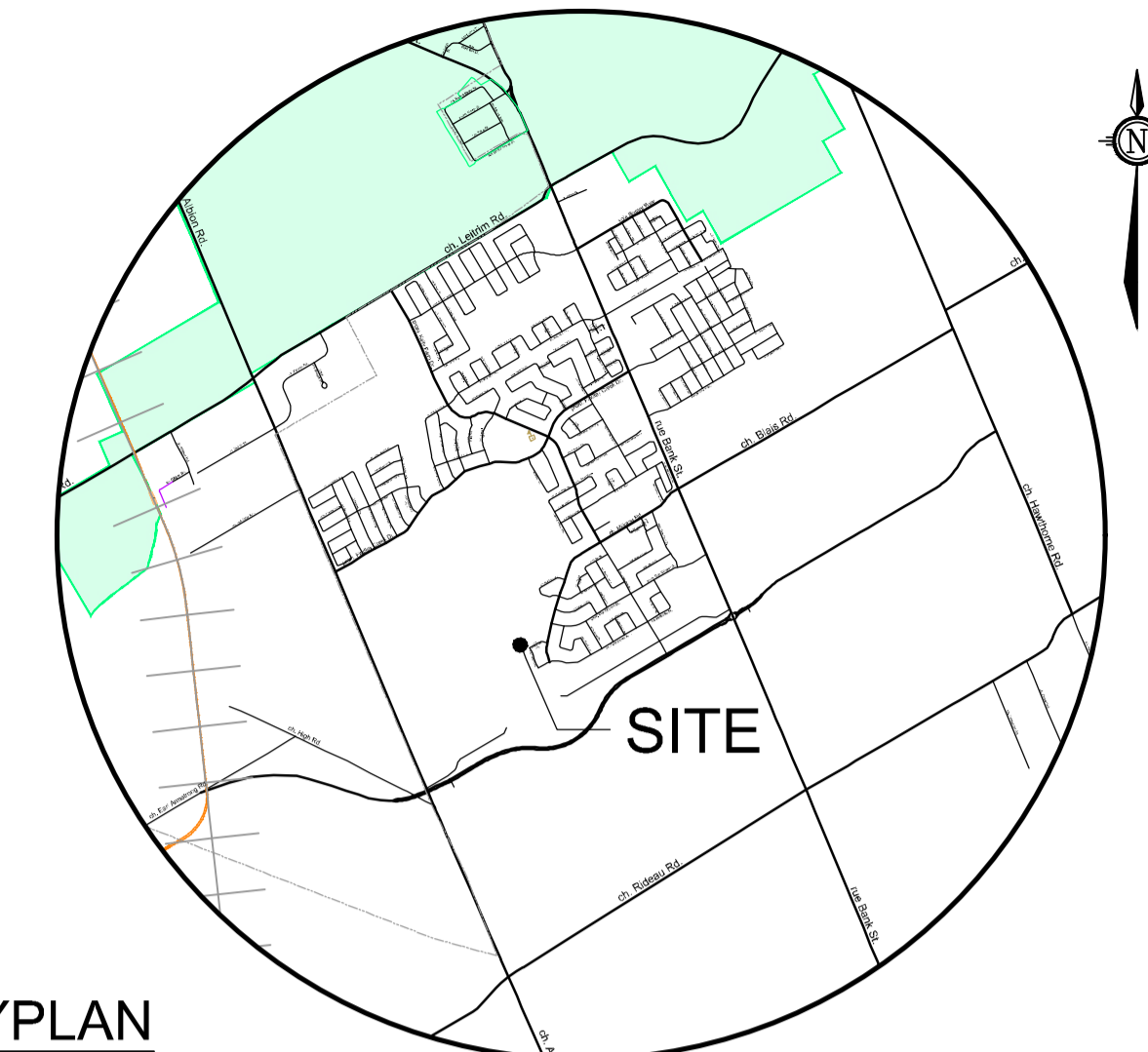
**LEGEND**

- 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
<b>RESIDENTIAL FOURTH DENSITY, SUBZONE Z (R4Z (2370))</b>		
MIN LOT WIDTH (m)	18	10
MIN LOT AREA (m <sup>2</sup> )	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
<b>PARKING RATES</b>		
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
<b>PLANNED UNIT DEVELOPMENT</b>		
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



KEYPLAN  
NOT TO SCALE

# SITE PLAN

## BLOCK 60

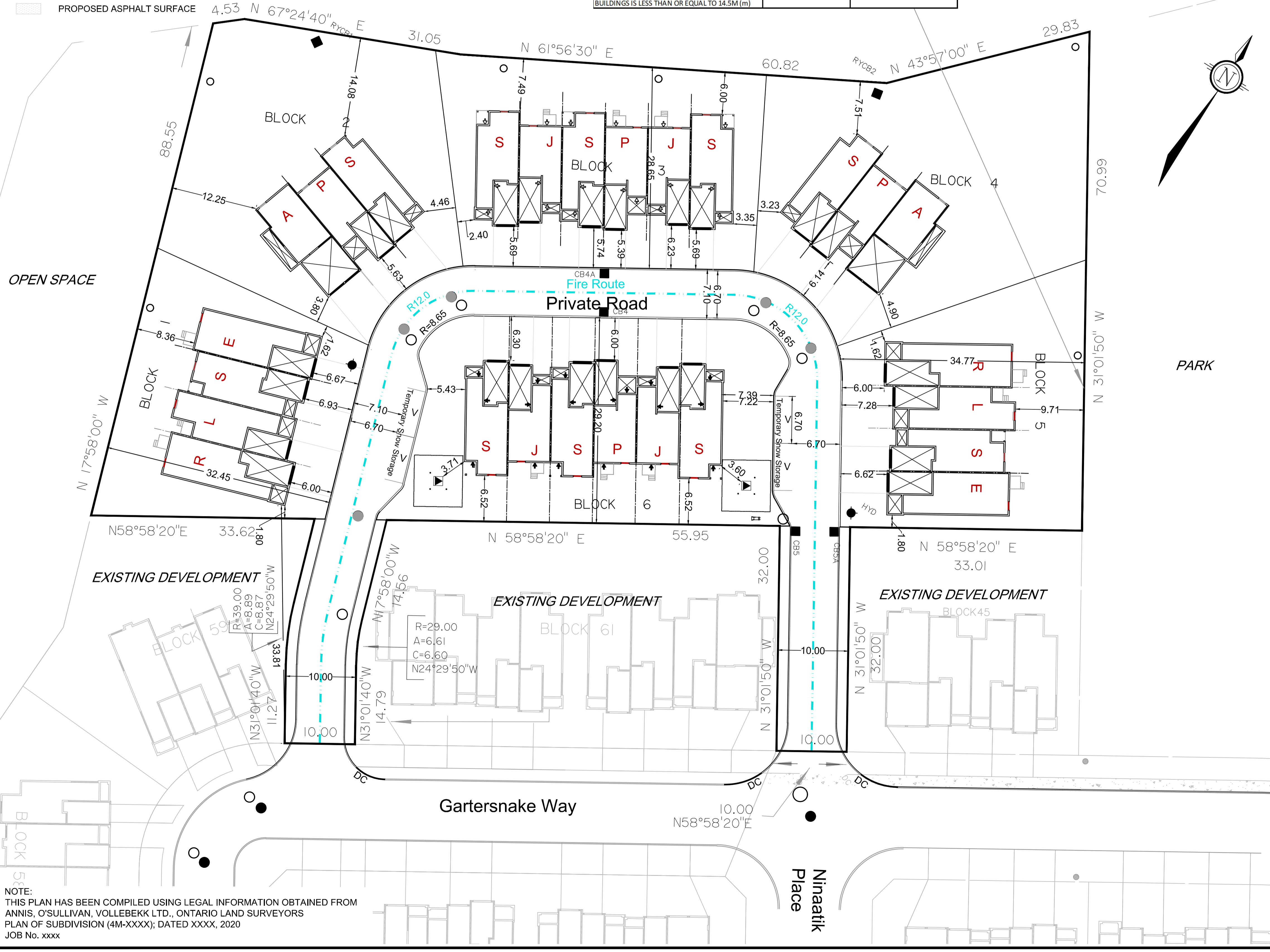
PART OF LOTS 21 & 22  
CONCESSION 4 (Rideau Front)  
TOWNSHIP OF GLOUCESTER  
Now CITY OF OTTAWA  
BLOCK 60, PLAN 4M-XXXX



No.	REVISION	DATE	BY
3	UPDATED UNITS	MAR 30/21	JL
2	UPDATED UNITS	FEB 10/21	JL
1	ISSUED FOR COORDINATION	DEC 18/20	JL

**NOVATECH**  
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Website: www.novatech-eng.com

ISSUED	APRIL, 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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