

APPROVED
By Allison Hamlin at 7:53 pm, Jan 25, 2023

Allison Hamlin

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

NOTES & LEGEND

Property information and Zoning Compliance Matrix 585 Bobolink Ridge		
Property Size	1.19 hectares	
Lot Width	65.88 metres	
Lot Depth	141.1 metres	
Unit Count	72	
Zoning Compliance	Standard	Provided
Minimum width of private way - Section 131	6 metres	6 metres
Minimum setback for any wall of a residential use building to a private way - Section 131	1.8 metres	3.38 metres
Minimum separation area between buildings within a PUD with height below 14.5m - Section 131	1.2 metres	3.8 metres
Front Yard Setback - R4Z	3 metres	11.94 metres
Rear Yard - PUD - an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres	6 metres	11.38 metres
Height Limit - R4Z	11 metres	11 metres
Rear Yard Setback - R4Z	6 metres	11.38 metres
Exterior Side Yard Setback	3 metres	3.05 metres
Parking - 1 per dwelling Unit	72	72
Visitor Parking - Not Required - Section 102 Subsection (4)	0	8

END NOTES (SEE TABLE 162A)

1. DESPITE THE DEFINITIONS OF REAR YARD AND INTERIOR SIDE YARD, BUILDINGS IN A PUD MUST BE LOCATED SO THAT THEY ARE SET BACK:

(A) AN AMOUNT EQUAL TO THE MINIMUM REQUIRED REAR YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A REAR YARD ON AN ABUTTING LOT BUT NEED NOT EXCEED 7.5 METRES,

(B) AN AMOUNT EQUAL TO THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A SIDE YARD ON AN ABUTTING LOT FOR THE FIRST 18 METRES BACK FROM THE STREET AND 25 PERCENT OF THE LOT DEPTH FOR THE REMAINDER, TO A MAXIMUM 7.5 METRES, AND

(C) IN THE CASE OF AN ABUTTING VACANT LOT, A MINIMUM REQUIRED INTERIOR SIDE YARD OF 1.8 METRES, AND A MINIMUM REQUIRED REAR YARD SETBACK BASED ON THE MINIMUM REAR YARD SETBACK APPLICABLE TO THE DWELLING TYPE PROPOSED TO BE LOCATED WITHIN THE PUD ADJACENT TO THE REAR LOT LINE.

10. THE MINIMUM SETBACK BETWEEN THE VEHICULAR ENTRANCE TO A PRIVATE GARAGE OR CARPORT AND AN EXISTING OR PLANNED SIDEWALK IS 6.2 M. NO PORTION OF A PRIVATE GARAGE OR CARPORT SHALL BE LOCATED MORE THAN 2.5 M CLOSER TO A STREET LOT LINE THAN THE CLOSER OF:

i) A BUILDING WALL OR SIDEWALK, OR

ii) A COVERED PORCH OR VERANDA THAT IS AT LEAST 2.5 METRES WIDE

20. DESPITE THE DEFINITION OF GRADE IN SECTION 54, THE EXISTING AVERAGE GRADE WILL BE USED FOR DEVELOPMENT IN AREA A ON SCHEDULE 342 AND WILL BE AS FOLLOWS:

EXISTING AVERAGE GRADE MUST BE CALCULATED PRIOR TO ANY SITE ALTERATION AND BASED ON THE AVERAGE OF GRADE ELEVATIONS TAKEN ALONG BOTH SIDE LOT LINES AT THE MINIMUM REQUIRED FRONT YARD SETBACK AND AT THE MINIMUM REQUIRED REAR YARD SETBACK OF THE LOT IN WHICH THE LOT IS LOCATED. (OMB ORDER FILE NO 150797, ISSUED JULY 25, 2016 - BY-LAW 2015-238)

ZONE PROVISIONS

(3) WHERE A PLANNED UNIT DEVELOPMENT IS PERMITTED ON A LOT IN THE SUBZONE, THE PROVISIONS OF SECTION 131 APPLY, AND THE ASSOCIATED SUBZONE PROVISIONS IDENTIFIED IN TABLE 162A AFFECTING PERMISSIBLE USES, MINIMUM LOT WIDTHS AND LOT AREAS, AS WELL AS MINIMUM REQUIRED SETBACKS APPLY TO THE WHOLE OF THE LOT, WHILE THE MAXIMUM HEIGHT APPLIES TO EACH PERMITTED DWELLING TYPE WITHIN THE PLANNED UNIT DEVELOPMENT.

(8) EXCEPT FOR A LOT OF LESS THAN 450 SQUARE METRES IN AREA IN THE R4-UA, R4-UB, R4-UC AND R4-UD ZONES, THIRTY PERCENT OF THE LOT AREA MUST BE PROVIDED AS LANDSCAPED AREA FOR A LOT CONTAINING AN APARTMENT DWELLING, LOW RISE, STACKED DWELLING, OR RETIREMENT HOME, OR A PLANNED UNIT DEVELOPMENT THAT CONTAINS ANY ONE OR MORE OF THESE DWELLING TYPES. (BY-LAW 2020-290).

(10) MINIMUM LOT WIDTH, LOT AREA AND PARKING REQUIREMENTS FOR UNDETACHED DWELLING, SEMI-DETACHED DWELLING AND TOWNHOUSE DWELLING SHALL APPLY TO EACH PORTION OF A LOT ON WHICH EACH INDIVIDUAL DWELLING UNIT IS LOCATED, WHETHER OR NOT THAT PARCEL IS TO BE SEVERED. (BY-LAW 2012-334)

SECTION 131 PLANNED UNIT DEVELOPMENT

(1) PLANNED UNIT DEVELOPMENT IS PERMITTED ONLY IF:

(A) IT IS IN A ZONE OR SUB-ZONE IN WHICH A PLANNED UNIT DEVELOPMENT IS A PERMITTED USE;

(B) IT CONSISTS ONLY OF USES THAT ARE PERMITTED IN THE ZONE OR SUB-ZONE; AND

(C) THE ENTIRE PLANNED UNIT DEVELOPMENT COMPLIES WITH ALL APPLICABLE SECTIONS OF THE BY-LAW, THE PROVISIONS SET OUT IN THIS SECTION AND TABLE 131, HOWEVER, ANY DEVELOPMENT PARCELS WITHIN THE PLANNED UNIT DEVELOPMENT THAT ARE SEVERED NEED NOT COMPLY WITH THE DWELLING TYPE-SPECIFIC PROVISIONS INDICATED IN PART 6 OTHER THAN MAXIMUM PERMITTED BUILDING HEIGHT. (SUBJECT TO BY-LAW 2020-289).

TABLE 131 PROVISIONS FOR PLANNED UNIT DEVELOPMENT

(1) MINIMUM WIDTH OF PRIVATE WAY - 6 METRES

(2) MINIMUM SETBACK TO PRIVATE WAY - 1.8 METRES

(3) MINIMUM SETBACK FOR ANY GARAGE OR - 5.2 METRES CARPORT ENTRANCE FROM A PRIVATE WAY.

(4) MINIMUM SEPARATION BETWEEN - 1.2 METRES BUILDINGS (HEIGHT LESS THAN OR EQUAL TO 14.5M)

SECTION 135: THROUGH LOTS IN RESIDENTIAL ZONES

(1) IN THE CASE OF A RESIDENTIALLY-ZONED THROUGH LOT, OR CORNER THROUGH LOT, THE MINIMUM REQUIRED FRONT YARD SETBACK APPLIES TO BOTH THE FRONT AND REAR LOT LINES, IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL ZONE OR ZONES IN WHICH SUCH LOT IS LOCATED AND THE MINIMUM REQUIRED REAR YARD SETBACK DOES NOT APPLY.

(2) IN THE CASE OF A CORNER THROUGH LOT, THE MINIMUM REQUIRED CORNER SIDE YARD SETBACK APPLIES TO THE STREET THAT IS MOSTLY PERPENDICULAR TO THE OTHER TWO STREETS, IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL ZONE OR ZONES IN WHICH SUCH LOT IS LOCATED (BY-LAW 2010-377)

SECTION 136: MAX. NUMBER OF ATTACHED DWELLING UNITS IN A TOWNHOUSE DWELLING

(1) NO MORE THAN EIGHT TOWNHOUSE DWELLING UNITS MAY BE IN A SINGLE ROW AND THE MAXIMUM NUMBER OF ATTACHED TOWNHOUSE DWELLING UNITS IS 16. (BY-LAW 2019-41)

SECTION 137 AMENITY AREA

(1) AMENITY AREA IS NOT REQUIRED FOR A TOWNHOUSE.

SECTION 100: PARKING (AREA C ON SCHEDULE 1A)

(1) TOWNHOUSE DWELLING - 1.0 PER DWELLING UNIT

(2) PLANNED UNIT DEVELOPMENT - AS PER DWELLING TYPE

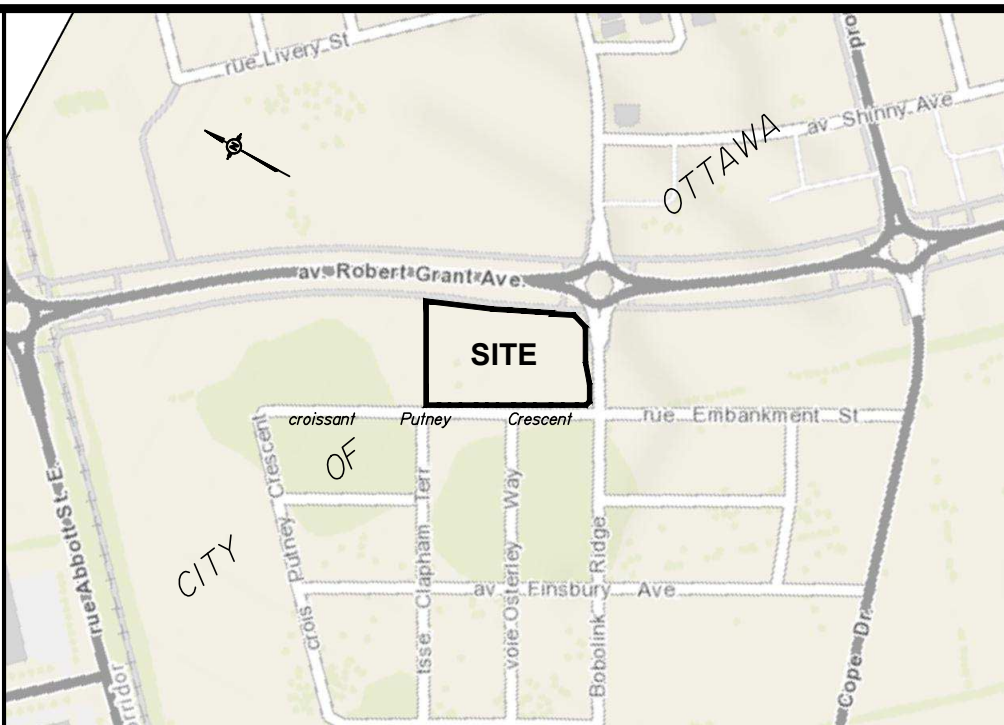
SECTION 102 - MINIMUM VISITOR PARKING SPACES

(4) IN THE CASE OF A TOWNHOUSE DWELLING OR STACKED DWELLING, WHERE EACH DWELLING UNIT HAS A DRIVEWAY ACCESSING A GARAGE OR CARPORT LOCATED ON THE SAME LOT AS THAT DWELLING UNIT, AND IN THE CASE OF A PLANNED UNIT DEVELOPMENT, WHERE A DWELLING UNIT HAS A DRIVEWAY ACCESSING ITS OWN GARAGE OR CARPORT, NO VISITOR PARKING IS REQUIRED FOR THAT DWELLING UNIT.

TABLE 102: MINIMUM VISITOR PARKING SPACE RATES

TOWNHOUSE DWELLING - 0.2 PER DWELLING UNIT

WINTER MAINTENANCE NOTE - SITE HAS LIMITED SNOW STORAGE AREAS - AS A RESULT SNOW ACCUMULATIONS WILL BE REMOVED FROM THE SITE ON A REGULAR BASIS



KEY MAP
NOT TO SCALE

SITE PLAN

585 cote Bobolink Ridge,
Ottawa, Ontario K2S 2P4

SHEET 1 OF 1

BLOCK 343
REGISTERED PLAN 4M-1619
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250

10 7.5 5.0 2.5 0 5 10 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

WESTWOOD DEVELOPMENT
TAMARACK
CITY OF OTTAWA

Designer / Owner - Tamarack Homes
3187 Albion Rd. S., Ottawa, Ontario
K1V 8Y3

NOTES & LEGEND

TOTAL BACK TO BACK UNITS = 72

Snow to be trucked off site
For fence details see Landscape Plan

TOWNHOUSE REQUIREMENTS

Minimum width of private way 6.0
Minimum setback to private way 1.8
Minimum side yard setback 1.2
Minimum front yard setback 3.0
Minimum rear yard setback 6.0
Maximum height limit 11.0
Minimum exterior side yard 3.0

Engineer - David Schaeffer Engineering Limited
120 Iber Road, Suite 103 Ottawa, Ontario
K2S 1E9

Transportation Engineer - CGH Transportation Inc.
13 Markham Avenue, Ottawa, Ontario
K2G 3Z1

Landscape Architect - GJA Inc.
110 Didsbury Road, Unit No. 9, Ottawa, Ontario
K2T 0C2

11	PHASE LIMITS ADDED	DEC. 22, 2022	N
10	REVISIONS	NOV. 29, 2022	ISW
9	REVISIONS	OCT. 19, 2022	N
8	REVISIONS	AUG. 25, 2022	N
7	REVISIONS	JUNE 21, 2022	N
6	REVISIONS	MAY 17, 2022	N
5	REVISIONS	DEC. 13, 2021	N
4	REVISIONS	AUG. 25, 2021	N
3	REVISIONS	AUG. 25, 2021	N
2	REVISIONS	AUG. 16, 2021	N
1	PLAN PREPARED	JUNE 9, 2021	N
NO.	REVISION	DATE	

DWG. No. 18642

D07 No. D07-12-21-0230

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: hopen@anniss.com

Ontario
Land Surveyors

Job No. 22111-21 Tamarack Bk 343 4M-1619 SP D11