

April 18, 2023

*Lily Xu*

LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Lily Xu at 2:45 pm, Oct 11, 2023

Bylaw Section	Zoning Mechanism	Zoning Standard	Provided
GM (S187)	Min Front Yard	3m	3m
	Min Corner Yard	3m	3m
	Min Interior Yard	1.2m	1.2m
	Min Rear Yard	3m-abutting street 7.5m - abutting residential zone 0m - all other cases	3m   7.5m
	Min width of landscaped area abutting a street, residential zone	3m	3m
	Max Height	18 m	12 m
PUD (S131)	Min width of private way	6m	6m
	Min setback for any wall of a residential use building to a private way	1.8m	1.8m
	Min setback for any garage from a private way	5.2m	5.2m
	Minimum separation area between buildings within a PUD	1.2m	1.2m
S-101	Parking	1 per unit	1 provided
S-106	Parking space provisions	Width 2.6m - 3.1m Length 5.2m (parallel parking 6.7m)	2.6 m width   5.2m Length

SITE PLAN OF BLOCK 178 (FINDLAY CREEK VILLAGE)

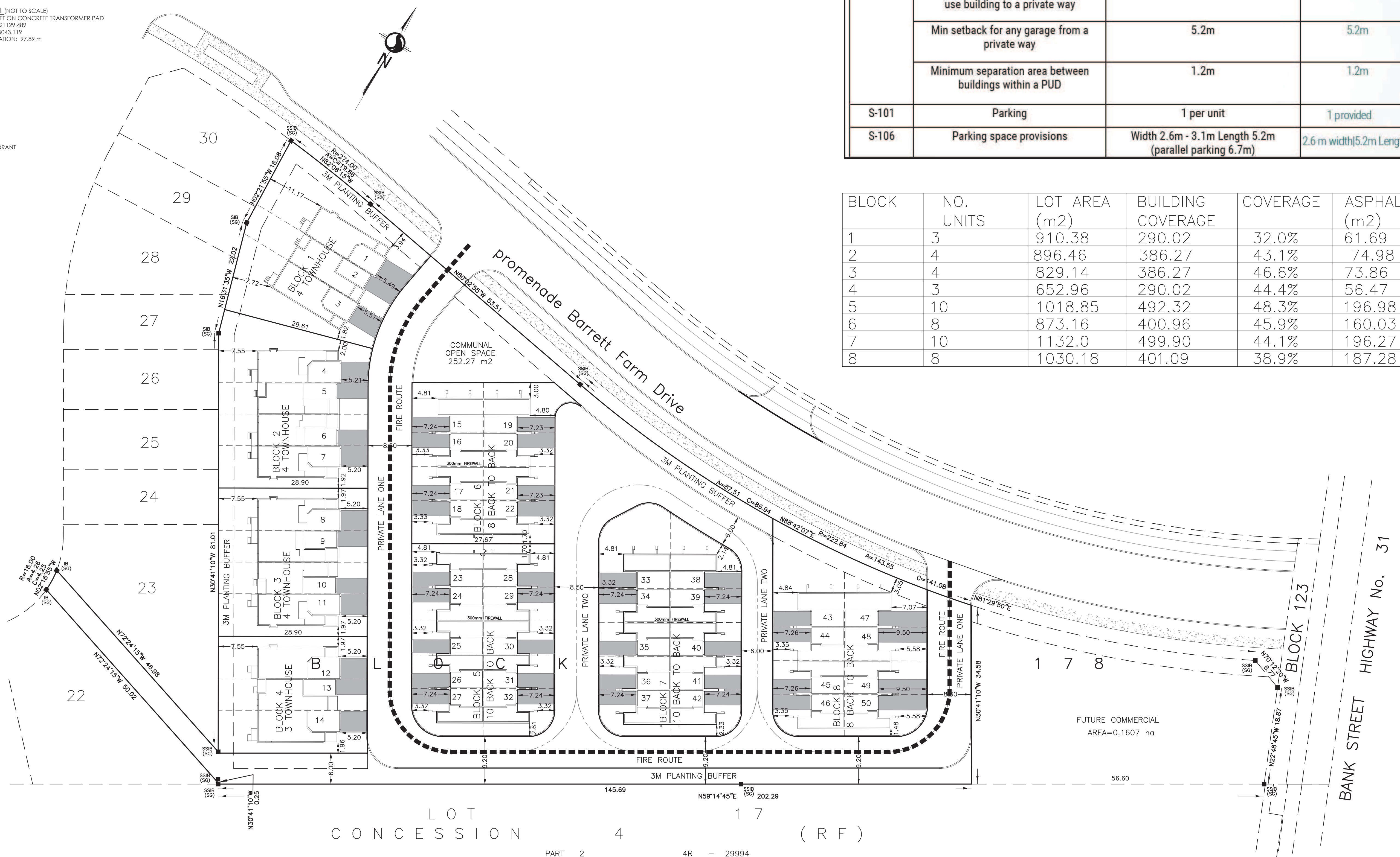
**PART OF LOT 16  
CONCESSION 4  
(RIDEAU FRONT)**  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA)

PIN 04328-5768



BM 1 (NOT TO SCALE)  
CC SET ON CONCRETE TRANSFORMER PAD  
N: 5021129.489  
E: 375043.119  
ELEVATION: 97.89 m

BM 2 (NOT TO SCALE)  
TOP OF SPINDLE ON FIRE HYDRANT  
N: 5021086.432  
E: 375006.205  
ELEVATION: 98.13 m



BLOCK	NO. UNITS	LOT AREA (m2)	BUILDING COVERAGE	COVERAGE	ASPHALT (m2)
1	3	910.38	290.02	32.0%	61.69
2	4	896.46	386.27	43.1%	74.98
3	4	829.14	386.27	46.6%	73.86
4	3	652.96	290.02	44.4%	56.47
5	10	1018.85	492.32	48.3%	196.98
6	8	873.16	400.96	45.9%	160.03
7	10	1132.0	499.90	44.1%	196.27
8	8	1030.18	401.09	38.9%	187.28

**Barrett Farm Development**

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

Engineer - IBI Group  
Suite 500, 333 Preston Street  
Ottawa, Ontario  
K1S 5N4

Transportation Engineer - IBI Group  
Suite 500, 333 Preston Street  
Ottawa, Ontario  
K1S 5N4

landscape Architect - James B. Lennox & Associates Inc. Landscape Architects  
3332 Carling Ave.  
Ottawa, Ontario K2H 5A8

Planning & Development Services - Melissa Cote / Peter Hume  
3187 Albion Rd. S., Ottawa, Ontario  
K1V 8Y3

**TOTAL No. UNITS 50  
BLOCK SIZE 1.2988 Ha**

Revision		
Date	Details	No.
2023-05-10	For City Review	1

NOTE:  
THE PLAN DATA IS COMPILED FROM OFFICE RECORDS OF STANTEC GEOMATICS LTD.  
AND HAS BEEN VERIFIED BY FIELD MEASUREMENTS ON SITE.

Version: SP-1

**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO K2C 3G4  
TEL: 613.722.4400  
stantec.com

DRAWN: ME    CHECKED: \*    PM: FL    FIELD: \*    PROJECT NO.: 161614242-140