



ARCHITECTURAL SITE PLAN PREPARED USING SURVEYING PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. SIGNED AND DATED FEBRUARY 22, 2024.

ARBORIST TREE INFORMATION REPORT SUPERSEDES ALL TREE INFORMATION SHOWN ON THIS SITE PLAN

ZONING ASSESSMENT			
TOWNHOUSE DWELLING			
SCHEDULE 342 & 343			
BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
	MIN LOT WIDTH:	4.5M	
	MIN LOT AREA:	193 SQ.M.	
S-144(1) (B)	MIN FRONT YARD:	4.5M	6.18M NEIGHBOURS AVERAGE
S-144 (TABLE 144A)	MIN CORNER YARD:	-	30% LOT DEPTH
	MIN REAR YARD:	8.2M	
	MIN SIDE YARD:	1.2M	
	MAX BUILDING HEIGHT:	11M	ROOF SLOPE <= 1/12
S-139(1)	MIN FRONT YARD LANDSCAPING:	10%	
S-143(1)(B)	GARAGE STRG. AREA:	YES	BLDG. >200 SQ.M. TOTAL FLR AREA
S-143(2)	GARAGE STRG. LOCATION:	EXTERIOR	
S-143(3)	MIN. DIST. BE. IN REAR YARD/F. EXT. GARAGE STORAGE SIZE:	MIN 3.5 m ³ VOLUME, MIN 2.0 SQ.M	
S-139 (TABLE 139B)	PERMITTED DRIVEWAY TYPE:	N/A	
S-139(1)	PERMITTED DRIVEWAY WIDTH:	N/A	
S-139(1)	MIN GARAGE WALL SETBACK:	N/A	
S-139(4)(1)	MAX WALKWAY WIDTH:	1.2M	AT FRONT
S-139(4)(2)	MAX WALKWAY WIDTH (GRG/STRG.):	2.2M	
S-101	PARKING AREA:	AREA 'X'	
S-107	MIN PARKING:	N/A	
S-107	MIN DRIVE WALK WIDTH:	N/A	
S-107A	PARKING SPACE PROVISIONS:	N/A	
S-107B	MIN VISITOR PARKING:	N/A	
S-111	MIN BICYCLE PARKING:	N/A	WITHIN AREA 'X' (SCHEDULE 1)
S-111 (TABLE 111B)	BICYCLE PARKING PROVISIONS:	0.6M X 1.8M	

QUEEN MARY STREET

GENERAL NOTES:
 - E. & O.E.
 - THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
 - DRAWINGS MUST BE VIEWED & PRINTED FULL COLOUR
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE W/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES



NO.	REVISION	DATE
10	TREE REV TO MATCH LANDSCAPE DESIGN	APR 18, 2025
9	SITE PLAN CONTROL REQUESTS APPLIED	APRIL 30, 2025
8	CLIENT CITY CHANGES APPLIED	MARCH 11, 2025
7	CLIENT CHANGES APPLIED	DECEMBER 6, 2024
6	CITY COMMENTS APPLIED	NOVEMBER 18, 2024
5	ISSUED FOR PERMIT v2	SEPTEMBER 26, 2024
4	REVISION	DATE

PROJECT: 342,344,348,350 QUEEN MARY STREET
 8 ROW TOWNHOUSE BLOCK
 3 UNITS/ROW
 OTTAWA, ON



SITE PLAN	
DATE: 04/18/2024	SCALE: 1" = 10'
DRAWN BY: MV	FILE NAME: 423-00306
CHECKED BY: PS	DWG. NO.: A0.1