

**DRAWING LEGEND**

	SUBJECT SITE		BUILDABLE AREA		EXISTING TREES
	ZONING BOUNDARY		LANDSCAPED AREA		EXISTING HEDGE
	LOT LINE		FLOOD PLAIN LIMIT		EXISTING DECIDUOUS TREE
	ZONING SETBACK		NEW PRIVATE ROAD		NEW DECIDUOUS TREE
	EASEMENT		NEW 20'X12' DECK		NEW CONIFEROUS TREE
	RAILWAY SETBACK		NEW SINGLE DETACHED HOUSE (House size depicted for illustration purposes only.)		
	TOP OF STABLE SLOPE				
	TOE EROSION SETBACK				
	ACCESS ALLOWANCE				
	WATERCOURSE SETBACK				
	OVERHEAD WIRES				
	EXISTING FENCE				
	UTILITY POLE				
	TOP OF SLOPE				
	BOTTOM OF SLOPE				
	NEW CHAIN LINK FENCE				
	DWELLING UNIT MAIN ENTRY				

**PROPOSED ZONING - R1XX** - No variances required from R1XX zoning

Minimum Lot Width (m)	Minimum Lot Area (m <sup>2</sup> )	Maximum Building Height (m)	Minimum Front Yard Setback (m)	Minimum Corner Side Yard Setback (m)	Minimum Rear Yard Setback (m)	Minimum Interior Side Yard Setback (m)
9	240	9.5	4.5	3	6	1.8 total, 0.6 min. for one side yard

\* Minimum front yard setback is 6.0 m for any attached garage (By-law 2020-288)

LOT	LOT AREA	LOT WIDTH	BUILDABLE AREA	STREET FRONTAGE
LOT 1	1163m <sup>2</sup>	11.53m	115m <sup>2</sup> (1238 ft <sup>2</sup> )	29 ft.
LOT 2	2795m <sup>2</sup>	17.08m	268m <sup>2</sup> (2885 ft <sup>2</sup> )	54 ft.
LOT 3	887.9m <sup>2</sup>	13.62m	240m <sup>2</sup> (2583 ft <sup>2</sup> )	64 ft.
LOT 4	952.9m <sup>2</sup>	15.24m	372m <sup>2</sup> (4004 ft <sup>2</sup> )	52 ft.
LOT 5	965.5m <sup>2</sup>	15.24m	387m <sup>2</sup> (4166 ft <sup>2</sup> )	50 ft.
LOT 6	971.8m <sup>2</sup>	15.24m	393m <sup>2</sup> (4230 ft <sup>2</sup> )	50 ft.
LOT 7	924m <sup>2</sup>	16.84m	260m <sup>2</sup> (2799 ft <sup>2</sup> )	78ft.
LOT 8	895.9m <sup>2</sup>	--	--	--
LOT 9	748.9m <sup>2</sup>	--	--	--
LOT 10	12.9m <sup>2</sup>	--	--	--
LOT 11	984.8m <sup>2</sup>	--	--	--

**EXISTING ZONING - R1E**

	REQUIRED		EXISTING PROVIDED	
	2013	2009	2013	2009
Min. Lot Width:	19.8m	46.45m	46.45m	31.34m
Min. Lot Area:	1190m <sup>2</sup>	6461.09m <sup>2</sup>	6461.09m <sup>2</sup>	4600.4m <sup>2</sup>
Min. Front Yard Setback:	7.5m	93.84m	93.84m	114.80m
Min. Rear Yard Setback:	12m	48.06m	48.06m	26.70m
Min. Interior Yard Setback:	0.9m, 1.2m	1.39m	1.39m	5.18m
Max. Lot Coverage:	15%	N/A	N/A	N/A
Max. Building Height:	8.5m	N/A	N/A	N/A

\*Minimum lot area is 930 m<sup>2</sup> for lots connected to a piped municipal water supply  
\*\*Maximum lot coverage is 25% for a lot connected to a piped municipal water supply

**Survey Info**  
Surveys completed by Farley, Smith & Denis Surveying Limited on December 10, 2020 and July 11, 2022 which were revised on November 24, 2022.  
(Updated property boundaries and topographic info is taken from R-PLAN 404 by Farley, Smith & Denis Surveying Limited on June 13, 2023.)

**SECTION 139**  
Front Yard and Corner Side Yard Landscaping  
Minimum Soft Landscaped Area:  
lot width > 12 m = 40%  
lot width > 8.25 < 12 = 35%

Driveway width  
lot width > 15 m < 18 = 3m to 5.5m  
lot width > 8.25 < 15 = 3m  
+ 0.15m landscape strip from side lot line.  
Garage or carport setback 0.6m further from applicable lot line

**SECTION 144**  
Rear Yards on Interior or Through Lots  
Minimum rear yard area for lots with a front yard setback of 4.5m or less:  
lot depth < 23.5m = 25% of lot depth  
lot depth > 23.5m < 25.0m = lot depth minus 17.5m  
lot depth > 25.0m = 30% of the lot depth

**PERMITTED PROJECTIONS**  
- No building or structure, including any part of a sewage system, which does not require plan of subdivision, or site plan control approval, shall be located closer than 30 m to the normal high-water mark of any watercourse or waterbody  
- No building within 30m of a railway right-of-way is to be used for a residential use building

**GENERAL NOTES**

- Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
- Do not scale from drawings.
- All work to comply with the Ontario Building Code and municipal regulations.
- This drawing to be read in conjunction with all material relevant to this project.

no.	date	revision
3	2023-12-20	REVISED SUBMISSION
2	2023-06-29	ISSUED FOR PLAN OF SUBDIVISION
1	2023-06-29	ISSUED FOR ZONING BYLAW AMENDMENT



**PROPERTY OWNER**  
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scale	1:300
job no.	2112
project	2009 / 2013 Prince of Wales Ottawa, ON
date	December 20, 2023
drawing	CONCEPT SITE PLAN
designed	JT, ED
drawn	ED, IC, AH
checked	JT, ED
dwg no.	A101

