

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

PROPOSED ZONING - R1XX							
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 for one side yard	

\* Minimum front yard setback is 6 m for any attached garage (By-law 2020-288)

	LOT AREA	LOT WIDTH	BUILDABLE AREA	STREET FRONTAGE
LOT 1	389m <sup>2</sup> (behind stable slope) 1163m <sup>2</sup> (entire lot)	11.53m	310m <sup>2</sup> (3337 ft <sup>2</sup> )	29 ft.
LOT 2	861m <sup>2</sup> (behind stable slope) 2795m <sup>2</sup> (entire lot)	17.08m	538m <sup>2</sup> (5791 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	
Min. Lot Width:	19.8m	46.45m	31.34m
Min. Lot Area:	*1390m <sup>2</sup>	6461.09m <sup>2</sup>	4600.4m <sup>2</sup>
Min. Front Yard Setback:	7.5m	93.84m	114.80m
Min. Rear Yard Setback:	12m	48.06m	26.70m
Min. Interior Yard Setback:	0.9m, 1.2m	1.39m	5.18m
Max. Lot Coverage:	*15%	N/A	N/A
Max. Building Height:	8.5m	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.

**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

**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

no.	date	revision
2	2023-06-29	ISSUED FOR PLAN OF SUBDIVIS...
1	2023-06-29	ISSUED FOR ZONING BYLAW AM...



**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.

existing driveway

2 STOREY BRICK SIDED DWELLING # 2005

FRAME DECK & STEPS TO REMAIN

1 STOREY BRICK SIDED DWELLING # 2009 TO REMAIN

shore line

existing steps to remain

existing dock to remain

RVCA 100 year floodplain limit per RVCA integrative mapping tool

top of slope

stable slope allowance

water course setback



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scale 1:300

job no. 2112

project 2009 / 2013 Prince of Wales  
 Ottawa, ON

date June 28, 2023

drawing CONCEPT SITE PLAN

designed JT, ED

drawn ED, IC, AH

checked JT, ED

dwg no. A101