

**DRAWING LEGEND**

	SUBJECT SITE		BUILDABLE AREA
	ZONING BOUNDARY		LANDSCAPED AREA
	LOT LINE		FLOOD PLAIN LIMIT
	ZONING SETBACK		NEW PRIVATE ROAD
	EASEMENT		NEW 20'x12' DECK
	RAILWAY SETBACK		NEW SINGLE DETACHED HOUSE (House size depicted for illustration purposes only.)
	TOP OF STABLE SLOPE		SNOW STORAGE
	TOE EROSION SETBACK		DWELLING UNIT MAIN ENTRY (Entrance depicted for illustration purposes only.)
	ACCESS ALLOWANCE & WATERCOURSE SETBACK		LIGHT POST
	FUTURE ROAD EXPANSION		
	OVERHEAD WIRES		
	UTILITY POLE		
	FIRE HYDRANT		
	TOP OF SLOPE		
	BOTTOM OF SLOPE		
	NEW CHAIN LINK FENCE		

**PROPOSED ZONING - R3B1XXXX1 PUD (ONE LOT FOR ZONING PURPOSES)** - No Variances Required

**REQUIRED PROVISIONS**

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)
N/A	1400	As per dwelling type	3.0	N/A	7.5m *	1.2m and 1.8m **

As per dwelling type:  
 Detached, Duplex, Semi-Detached and Townhouse: 10m  
 or 11m if a bldg has a peaked roof 4/12 or steeper  
 Three Unit: 10.7m

**Section 131 - PUD provisions:**  
 min. width of private way: 5.0m;  
 min. setback for any wall of a residential use building to a private way: notwithstanding any front yard setback requirement associated with any zone or subzone, the min. setback for any wall of a residential use building to a private way is 1.8m;  
 min. separation for any garage or carport entrance from a private way: 5.2m;  
 min. separation area between buildings within a planned unit development: 1.2m where the height of abutting buildings within the PUD is less than or equal to 14.5m;  
**Landscaping and Parking:**  
 a) In the case of a PUD consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport;  
 b) In no case may any dwelling unit or oversize dwelling unit located within a PUD that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2m is permitted;  
 c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a PUD in an R1, R2, R3 or R4 Zone with Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140.

LOT AREA	BUILDABLE AREA
LOT 1	1163m <sup>2</sup> 130m <sup>2</sup> (1400 ft <sup>2</sup> )
LOT 2	2795m <sup>2</sup> 311m <sup>2</sup> (3355 ft <sup>2</sup> )
LOT 3	887.9m <sup>2</sup> 291m <sup>2</sup> (3135 ft <sup>2</sup> )
LOT 4	952.9m <sup>2</sup> 431m <sup>2</sup> (4640 ft <sup>2</sup> )
LOT 5	965.5m <sup>2</sup> 443m <sup>2</sup> (4770 ft <sup>2</sup> )
LOT 6	971.8m <sup>2</sup> 448m <sup>2</sup> (4830 ft <sup>2</sup> )
LOT 7	924m <sup>2</sup> 298m <sup>2</sup> (3200 ft <sup>2</sup> )
LOT 8	895.9m <sup>2</sup> Storm Water Management
LOT 9	748.9m <sup>2</sup> Future Street Widening
LOT 10	12.9m <sup>2</sup> Future Street Widening
LOT 11	984.8m <sup>2</sup> Private Road & Common Elements

**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.

no.	date	revision
4	2024-07-16	REVISED SUBMISSION
3	2023-12-20	REVISED SUBMISSION
2	2023-06-29	ISSUED FOR PLAN OF SUBDIVISION
1	2023-06-29	ISSUED FOR ZONING BYLAW AMENDMENT

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

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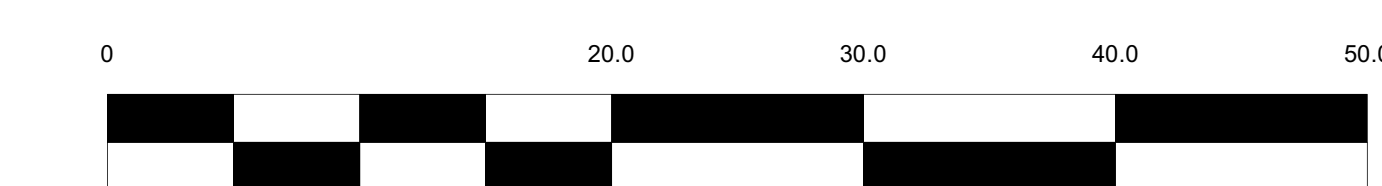
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scale 1:300  
 job no. 2112  
 project 2009 / 2013 Prince of Wales  
 Ottawa, ON  
 date July 16, 2024  
 drawing CONCEPT SITE PLAN  
 designed JT, ED  
 drawn ED, IC, AH  
 checked JT, ED  
 dwg no. A101



1 CONCEPT SITE PLAN  
 A101



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