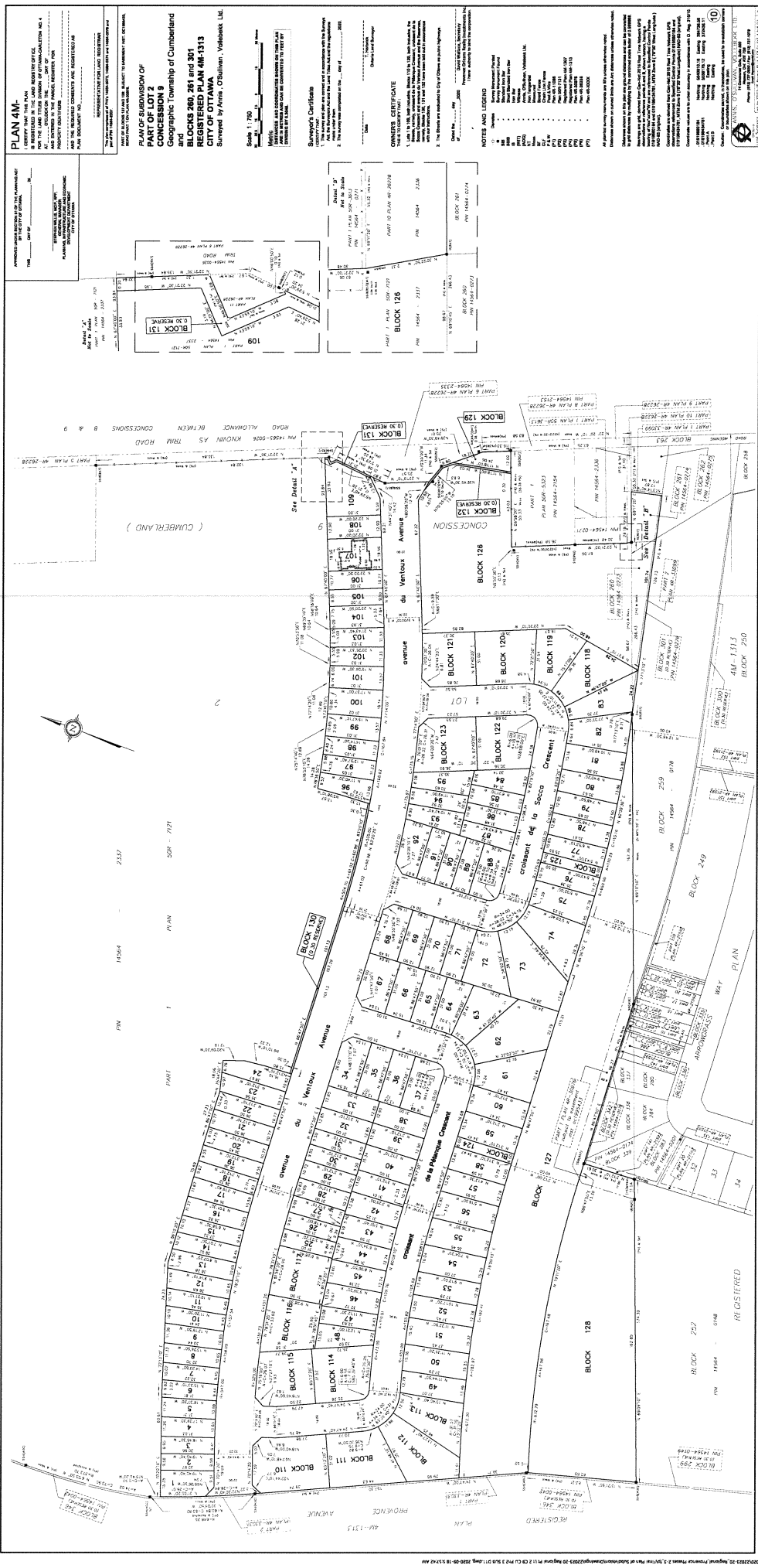


Committee of Adjustment
City of Ottawa
OCT 19 2020



PLAN AM-
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO AND THAT I AM A MEMBER OF THE ENGINEERING COUNCIL OF ONTARIO.

PLAN OF SUBDIVISION OF PART OF LOT 2 CONCESSION 9 Geographic Township of Cumberland BLOCKS 280, 281 and 301 REGISTERED PLAN AM-1313 CITY OF OTTAWA
 Surveyed by JAMES O'SULLIVAN, Professional Engineer.

Surveyor's Certificate
 1. The survey was conducted in accordance with the provisions of the Survey Act and the Survey Regulations.
 2. The survey was conducted in accordance with the provisions of the Survey Act and the Survey Regulations.
 3. The survey was conducted in accordance with the provisions of the Survey Act and the Survey Regulations.

PLANNING DEPT. DATE
 THIS IS BLOCK 128
 1. This block is shown on the map of the City of Ottawa as Block 128.
 2. The plan is subject to the City of Ottawa's Planning and Zoning By-law.

NOTES AND LEGEND
 1. The plan is subject to the City of Ottawa's Planning and Zoning By-law.
 2. The plan is subject to the City of Ottawa's Planning and Zoning By-law.
 3. The plan is subject to the City of Ottawa's Planning and Zoning By-law.

REGISTERED PLAN AM-1313
 1. This plan is registered in the City of Ottawa as Plan AM-1313.
 2. This plan is registered in the City of Ottawa as Plan AM-1313.
 3. This plan is registered in the City of Ottawa as Plan AM-1313.

Committee of Adjustment

OCT 19, 2020

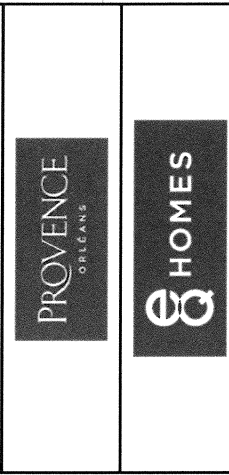
City of Ottawa

KEYPLAN
NOT TO SCALE

SITE BENCHMARK
REFERENCE TO LOCAL
MOUNTAIN MEAN SEA LEVEL
N. DATUM 1984
U.T.M. PROJECTION 18N

SITE PLAN BLOCK 126

PART OF LOT 2
CONCESSION 9
TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA



SCALE 1:300

0 5 10 15 20 25 30 35 40 45 50 metres

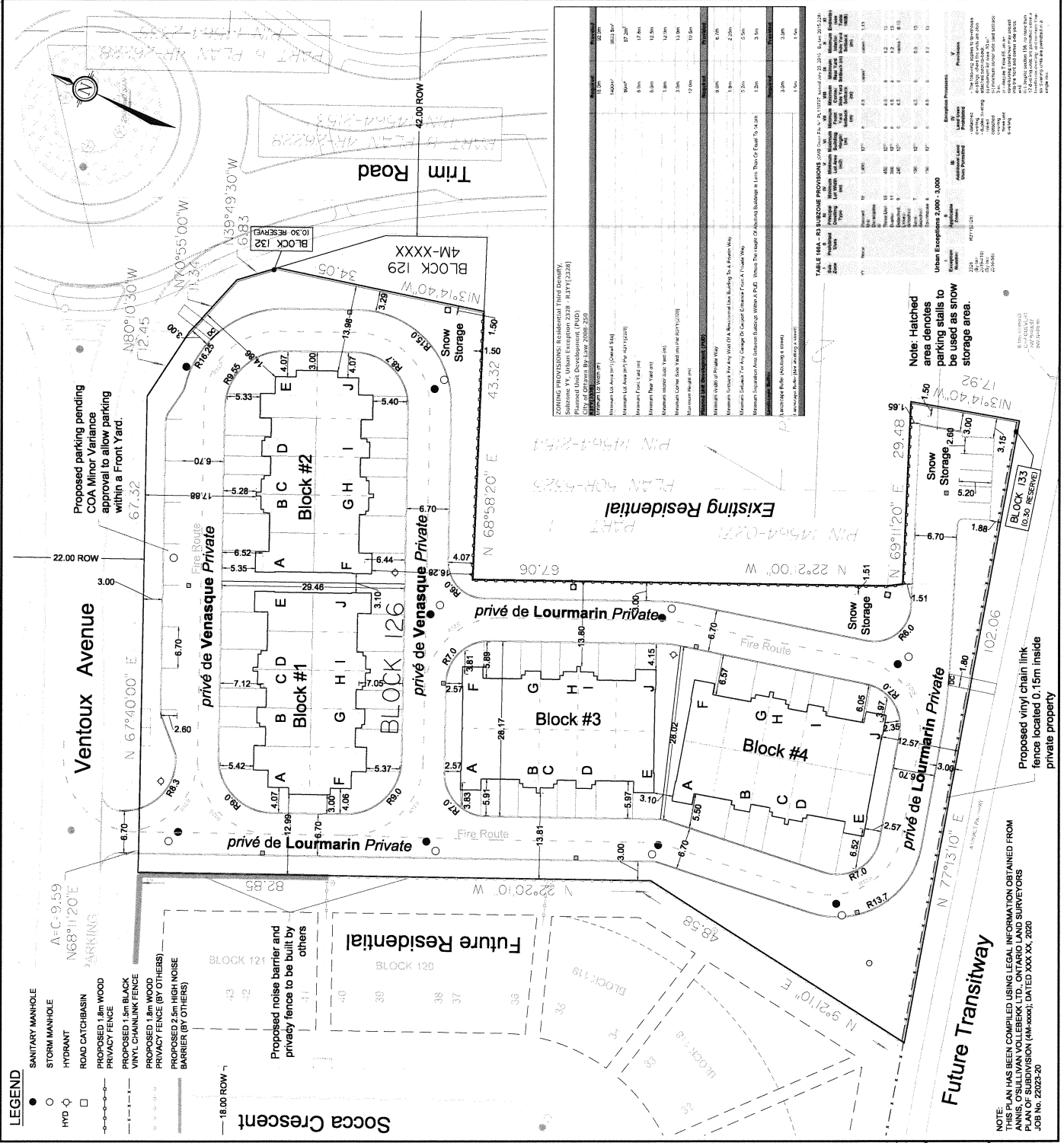
No.	REVISION	DATE	BY
3	REVISED PER COMMENTS	SEPT 17/20	RT
2	ISSUED FOR SITE PLAN APPROVAL	JUNE 26, 20	RT
1	ISSUED FOR SITE PLAN SUBMISSION	JUNE 12, 20	RT

NOVATECH
Engineer, Planner & Landscape Architect
Suite 208, 240 McLeod Corporate Drive
Ottawa, Ontario, Canada K1H 3M4
Tel: 453-7447
Fax: 453-7447
www.novatech-eng.com

ISSUED: SEPTEMBER, 2020

PROJECT No. 120057

DRAWING No. 120057-SP



LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- HYDRANT
- ROAD CATCHBASIN
- PROPOSED 1.8m WOOD PRIVACY FENCE
- PROPOSED 1.5m BLACK VINYL CHAINLINK FENCE
- PROPOSED 2.5m HIGH NOISE BARRIER (BY OTHERS)
- Proposed noise barrier and privacy fence to be built by others

ZONING PROVISIONS, Residential Third Density, Subzone Y1, Urban Exception 2328 - R3.Y1(2328)

Planned Unit Development (PUD)

Item	Requirement
Maximum Lot Area (per Corner Lot)	10,000 sq. m
Maximum Lot Area (per Full Lot)	17,000 sq. m
Maximum Floor Area Ratio	0.6
Maximum Height (per Lot)	12.5m
Maximum Corner Lot Area (per Lot)	10,000 sq. m
Maximum Height (per Lot)	12.5m
Maximum Lot Area (per Corner Lot)	10,000 sq. m
Maximum Lot Area (per Full Lot)	17,000 sq. m
Maximum Floor Area Ratio	0.6
Maximum Height (per Lot)	12.5m

TABLE 10A - R3 SUBZONE PROVISIONS

Item	Requirement
Minimum Lot Area (per Corner Lot)	10,000 sq. m
Minimum Lot Area (per Full Lot)	17,000 sq. m
Maximum Floor Area Ratio	0.6
Maximum Height (per Lot)	12.5m
Maximum Corner Lot Area (per Lot)	10,000 sq. m
Maximum Height (per Lot)	12.5m
Maximum Lot Area (per Corner Lot)	10,000 sq. m
Maximum Lot Area (per Full Lot)	17,000 sq. m
Maximum Floor Area Ratio	0.6
Maximum Height (per Lot)	12.5m

Note: Hatched area denotes parking stalls to be used as snow storage area.

Proposed vinyl chain link fence located 0.15m inside private property

NOTE: THIS PLAN HAS BEEN COMPILED USING LEGAL INFORMATION OBTAINED FROM ANNIS, O'SULLIVAN VOLLEBEK LTD., ONTARIO LAND SURVEYORS PLAN OF SUBDIVISION (444-xxxx), DATED XXX XX, 2020 JOB No. 220253-20