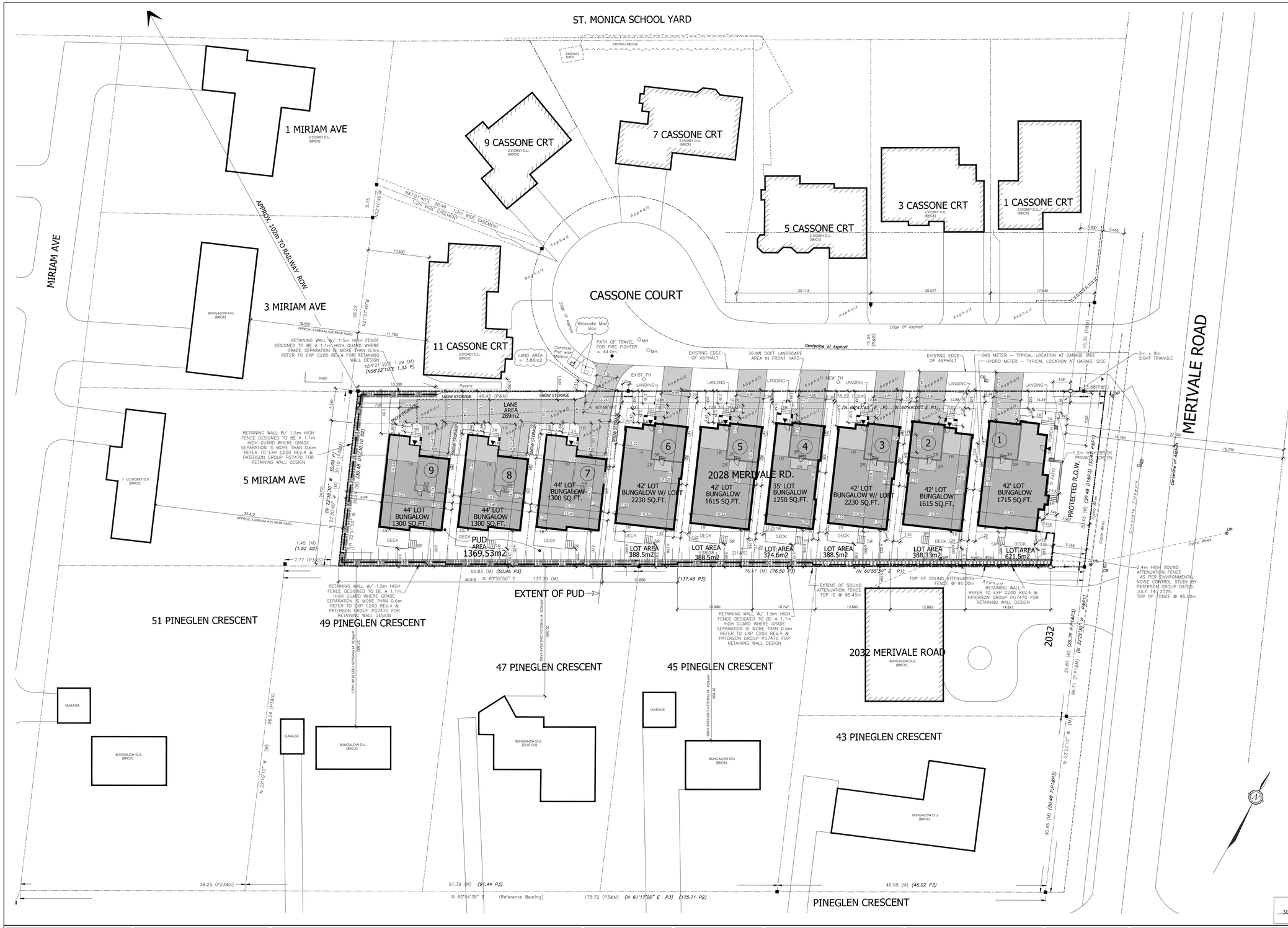

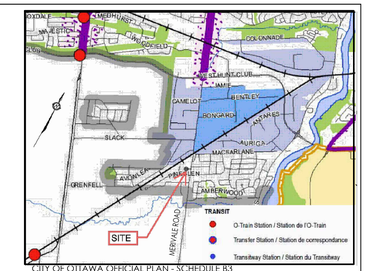

CITY OF OTTAWA OFFICIAL PLAN - SCHEDULE B3

NOT TO SCALE

TRANSIT POLICY AREA / SECTEUR STRATÉGIQUE DU TRANSNIT
Inner Urban / Urbain intérieur

OVERLAYS / APPLICATION SUPPLÉMENTAIRE
Existing Neighbourhood / Quartier en évolution

DESIGNATIONS / DÉNOMINATIONS
Hub / Carrefour
Corridor - Mainstreet / Couloir - Rue principale
Corridor - Minor / Couloir - Rue principale mineure
Mixed Industrial / Industrie Mixte
Greenspace / Espace vert
Neighbourhood / Quartier

TRANSIT
O-Train Station / Station de l'O-Train
Transfer Station / Station de correspondance
Transitway Station / Station du Transitway

LAND USE LEGEND

SITE INFORMATION

EXISTING ZONING : R1E (1722)
SITE AREA: 3851.32m² (0.385Ha) (0.952A)
EXCEPTION 1722: MIN. LOT WIDTH 30m

R1E MIN. LOT AREA = 1390m²
R1E MAX. BUILDING HEIGHT = 8.5m per schedule 342/ 11m per R1E
R1E MIN. FRONT YARD SETBACK = 7.5m
R1E MIN. CORNER YARD SETBACK = 4.5m
R1E MIN. REAR YARD SETBACK = 12m
R1E MIN. INTERIOR SIDEYARD = 0.9m ONE SIDE/ 1.2m OTHER SIDE
R1E MAX. LOT COVERAGE = 15%

PROJECT STATISTICS

TOTAL PROPOSED DETACHED DWELLING UNITS = 9
TOTAL BUILDING AREA ON SITE =1225m²
DENSITY: 23.4 Dwelling Units per ha

LOTS 1 THRU 6 PROPOSED R1[ ]
MIN. PROPOSED FRONT YARD SETBACK = 7.907m
MIN. PROPOSED CORNER YARD SETBACK = 3.0m
MIN. REAR YARD SETBACK = 1.2m
MIN. INTERIOR SIDEYARD = 6m
MAX. LOT COVERAGE = 50%

(NOTE: LOTS 7,8 & 9 IN A PROPOSED PDU WITH R3[ ] ZONING - SEE BELOW)

D.U. No. 1 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 194m²
LOT AREA = 621.5m²

D.U.No. 2 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 186m²
LOT AREA = 388.33m²

D.U.No. 3 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 186m²
LOT AREA = 388.50m²

D.U.No. 4 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 150m²
LOT AREA = 324.60m²

D.U.No. 5 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 186m²
LOT AREA = 388.50m²

D.U.No. 6 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 186m²
LOT AREA = 388.50m²

PLANNED UNIT DEVELOPMENT ZONING BYLAW PART 5/ SECTION 131 - LOTS 7, 8 & 9 PROPOSED R3[ ] ZONING.

RE: SCHEDULE 342 PUD IS WITHIN AREA A
PUD LOT AREA = 1382.2m² (INCLUDES 16.6m² LAND AT MAILBOX)
PRIVATE WAY MIN. WIDTH = 4m
MIN. DRIVEWAY LENGTH FROM PRIVATE WAY TO GARAGE = 5.2m
MIN. PROPOSED CORNER YARD SETBACK = N/A
MIN. PROPOSED REAR YARD SETBACK = 6m
MIN. PROPOSED INTERIOR SIDEYARD = 1.2m BOTH SIDES & 6.0m
MIN. SETBACK FOR ANY WALL OF A D.U. TO A PRIVATE WAY = 1.8m

D.U.No. 7 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 153m²

D.U.No. 8 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 153m²

D.U.No. 9 - DETACHED BUNGALOW
HEIGHT = MAX. 8.5m
BUILDING AREA (Footprint) = 153m²

PARKING

PROPOSED PARKING SPACE WITHIN GARAGE
PROPOSED VISITOR PARKING ON DRIVEWAY FRONT YARD

3.200 × 5.600 — PARKING SPACE AND VISITOR PARKING SPACE SIZE AS PER BY-LAW 2008-250 SECTION 106

SURVEYOR'S REAL PROPERTY REPORT – PART 1
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 24
CONCESSION 1 (RIDEAU FRONT)
CITY OF OTTAWA
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS
AUG 30, 2024

SITE TOPOGRAPHIC INFO

SCALE 0 — 20m — 30m

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 k2E 6Z9

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE

REFER TO SITE SERVICING AND GRADING PLANS BY EXP DATED JULY 3, 2026
REFER TO LANDSCAPE PLAN L-1 BY JAMES B. LENNOX & ASSOC. DATED JULY 15, 2026
REFER TO RETAINING WALL PLAN PG7470 BY PATERSON GROUP. DATED JULY 13, 2026

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — M. DAVID BLAKELY — LICENCE 3658

No.	DATE	DESCRIPTION	INIT.
12.	23/07/26	ADD HYDRO & GAS METER LOCATIONS	KB
11.	15/07/26	UPDATE FOR SITE PLAN APPLICATION	KB
10.	28/05/26	LOT 7,8 & 9 DRIVEWAY PER CITY COMMENTS	KB
9.	17/12/25	UPDATE FOR RETAINING WALL DESIGN	KB
8.	25/11/25	UPDATE FOR SITE PLAN APPLICATION	KB
7.	24/09/25	FOR SPA AS PER CITY COMMENTS	KB
6.	31/07/25	UPDATE FOR SITE PLAN APPLICATION	KB
5.	09/07/25	FOR SITE PLAN APPLICATION	KB
4.	04/07/25	FOR SITE PLAN APPLICATION CO-ORD	KB
3.	17/06/25	REVISE LOT 2 FOR STORM LATERAL	KB
2.	06/06/25	FOR CONSULTANT CO-ORDINATION	KB
1.	30/01/25	FOR REVIEW	KB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			

REVISIONS

A — DETAIL NUMBER
B — SHEET NUMBER (DETAIL REQUIRED)
C — SHEET NUMBER (DETAIL LOCATION)

PROJECT: CASSONE COURT RESIDENTIAL INFILL PROJECT
2028 MERIVALE ROAD
OTTAWA, ONTARIO

CLIENT: PEGASUS DEVELOPMENTS
1914 MERIVALE ROAD, OTTAWA K2G 1E9

DRAWING TITLE: SITE PLAN

DATE:	SCALE:	SHEET No. REV No.:
JAN 2025	1 : 300	SP-1
DRAWN BY: KB	CHECKED: MDB	