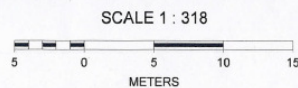




## 153 Rivington Street, Carp

Total Land Area:  
549sqm. (274.5sqm/DU)  
Total Frontage:  
18m (9m/DU)  
Total Developable Footprint:  
202.3 sqm (101.2sqm/DU)



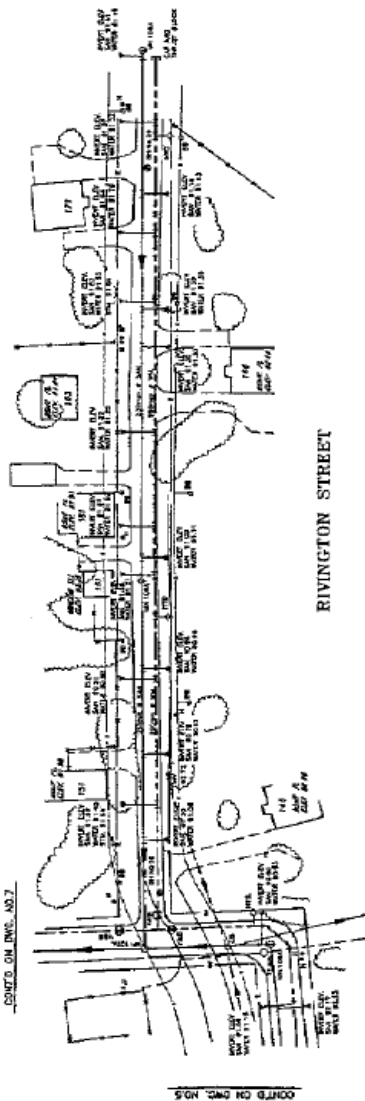
59 x 100ft residential building lot in developing neighbourhood of Carp. Many potential uses with the V3B zoning. Build a single detached, duplex, linked-detached or semi-detached dwelling. Services available.



**Andy Oswald**  
DIRECT: 613-295-2456  
[www.AndyOswald.ca](http://www.AndyOswald.ca)  
email: [andy@andyoswald.ca](mailto:andy@andyoswald.ca)  
Royal LePage Gale Real Estate

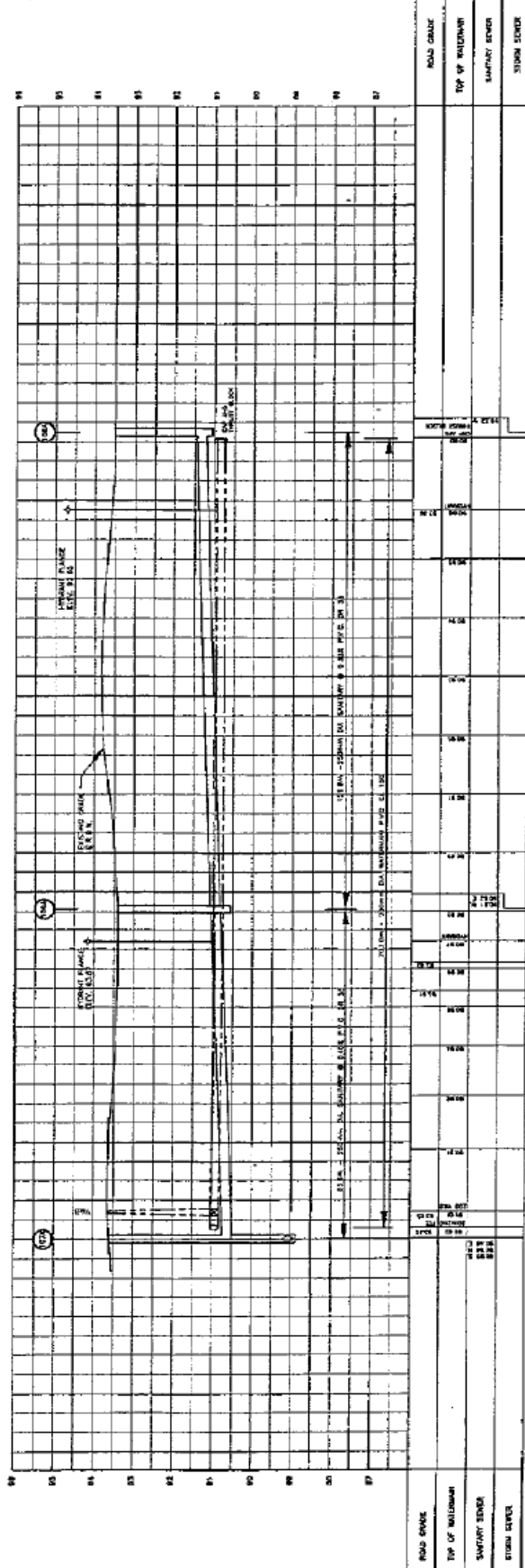


Service Plan



RIVINGTON STREET

NOTE: ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 1995 EDITION, AS AMENDED, AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND WATER MAINS CONSTRUCTION, 1995 EDITION, AS AMENDED, BOTH PUBLISHED BY THE MINISTRY OF HIGHWAYS.

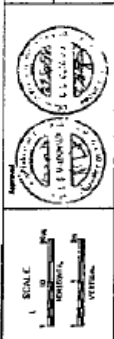


RECORD DRAWING

Regional Municipality of Ottawa - Carleton  
 Environmental Services Department  
 Township of West Carleton  
 Date: MAY 1, 1998  
 Drawing No. 2316/17 - 5

Village of Corp  
 Communal Water Supply and Sewage Systems  
 RIVINGTON STREET  
 STA. 1+315.0 TO STA. 1+322.5

KOSTUCH ENGINEERING LIMITED  
 CONSULTING ENGINEERS  
 OTTAWA - BRICKVILLE



NO.	REVISION	DATE	BY	CHECKED
1	AS PER PERMITS			
2	AS PER PERMITS			
3	AS PER PERMITS			

## Zoning By-Law Information

### V3-Village Residential Third Density Zone (Sections 235-236)

#### Purpose of the Zone

The purpose of the V3 - Village Residential Third Density Zone is to,

- (1) permit a range of low and medium density housing types in areas designated as **Village** in the Official Plan;
- (2) restrict the building form to low rise, medium density, based on existing development patterns;
- (3) allow a limited range of compatible uses, and
- (4) regulate development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.

235. In the V3 Zone:

#### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 235(4);
  - (b) a maximum of three guest bedrooms is permitted in a bed and breakfast;
  - (c) a maximum of 10 residents is permitted in a group home, a retirement home, converted or a retirement home; and
  - (d) a maximum of seven rooming units or one dwelling unit and six rooming units are permitted in a rooming house, converted;
  - (e) a maximum of four dwelling units is permitted in a converted dwelling;

**bed and breakfast**, see Part 5, Section 121  
**community garden**, see Part 3, Section 82  
**converted dwelling**, see Part 5, Section 122  
**detached dwelling**  
**duplex dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**group home**, see Part 5, Section 125  
**home-based business**, see Part 5, Section 127  
**home-based daycare**, see Part 5, Section 129  
**linked-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**multiple attached dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**park**  
**planned unit development**, see Part 5, Section 131 and Subsection 235(2)  
**retirement home, converted**, see Part 5, Section 122  
**rooming house, converted**, see Part 5, Section 122  
**semi-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**secondary dwelling unit**, see Part 5, Section 133  
**three unit dwelling**
- (2) Despite Section 235(1), a **planned unit development** is permitted only in the Villages of Carp, Richmond and Manotick.
- (3) Despite subsection 235(1), in the V3E, V3G, V3H and V3I subzones the following uses are also permitted:

apartment dwelling, low rise  
retirement home  
rooming house  
stacked dwelling (Subject to By-law 2010-307)

### Zone Provisions

- (4) The zone provisions are set out in Table 236 below.
- (5) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions, Part 4- Parking, Queuing and Loading Provisions and Part 5 – Residential Provisions.

### V3 SUBZONES

236. In the V3 Zone, the following subzones apply subject to the provisions of Table 236:

**Table 236: V3 SUBZONE PROVISIONS**

I Subzone	II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	XI Maximum Density (units per hectare)	
(a) V3A	200 per dwelling unit	6.5 per dwelling unit	6	2	4.5	7.5	30	40	11	40	
(b) V3B	240 per dwelling unit	6 per dwelling unit	6	3	6	7.5	30	30	11	No maximum	
(c) V3C	1000	10	6	6	6	6	No minimum	No maximum	11	10	
(d) V3D	230 per dwelling unit	15	9	6	9	10	30	40	11	35	
(e) V3E	900	24	9	3.5	9	11	25	25	15	99	
(f) V3 F	(i) Multiple attached dwelling	5000	40	7	2	4.5	7.5	No minimum	25	11	No maximum
	(ii) Apartment dwelling, low rise; stacked dwelling	7500	40								16
	(iii) Retirement home	10000	75								25
	(iv) Rooming House	2000	35								No maximum
	(v) Other uses	4000	35								No maximum