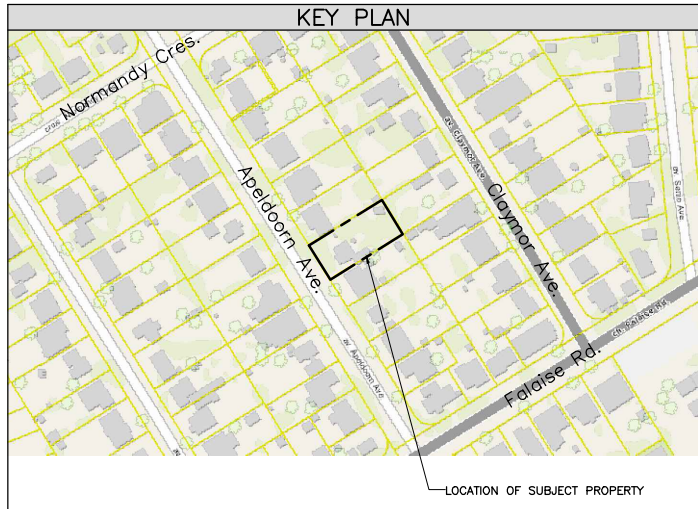




| PROJECT INFORMATION |                                                                                                                                                                                                                                                                                                                               |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS             | 1611 APELDOORN AVENUE<br>OTTAWA, ON<br>K2C 1V4                                                                                                                                                                                                                                                                                |
| LEGAL DESCRIPTION   | PART OF LOT 57<br>REGISTERED PLAN 455<br>PIN: 04079-0075                                                                                                                                                                                                                                                                      |
| ZONING              | ZONING BYLAW 2008-250   R1GG<br>SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT<br>SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY<br>SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT |

| SITE PROVISIONS            | DEVELOPMENT STANDARDS<br>BY-LAW REQUIREMENTS      | PROVIDED                 |
|----------------------------|---------------------------------------------------|--------------------------|
| MIN. LOT WIDTH             | 18m                                               | 23.02m                   |
| LOT DEPTH                  |                                                   | 48.98m                   |
| MIN. LOT AREA              | 665m <sup>2</sup>                                 | 1127.52m <sup>2</sup>    |
| MAX. BUILDING HEIGHT       | 8m                                                | 7.97m                    |
| MIN. FRONT YARD SETBACK    | 6m                                                | 6m                       |
| MIN. CORNER YARD SETBACK   | 4.5m                                              | N/A                      |
| MIN. REAR YARD SETBACK     | 30% (14.69m)                                      | 30% (14.74m)             |
| MIN. REAR YARD AREA        | 25% (281.9m <sup>2</sup> )                        | 30% (338m <sup>2</sup> ) |
| MIN. INTERIOR YARD SETBACK | TOTAL IS 3.6m,<br>WITH ONE YARD NO LESS THAN 1.2m | 1.2m + 1.2m = 2.4m       |
| MAX. LOT COVERAGE          | N/A                                               | N/A                      |
| PERMITTED PROJECTION       | 2m                                                | 3m                       |

|                                               |           |        |
|-----------------------------------------------|-----------|--------|
| MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA  | 40%       | 51.90% |
| MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA |           | N/A    |
| MAXIMUM DRIVEWAY WIDTH                        | 6m DOUBLE | 5.99m  |
| NOTES                                         |           |        |

MINOR VARIANCES REQUESTED

A) To permit a reduced total side yard setback of 2.4 metres, whereas the By-Law requires a minimum total side yard setback of 3.6 metres.

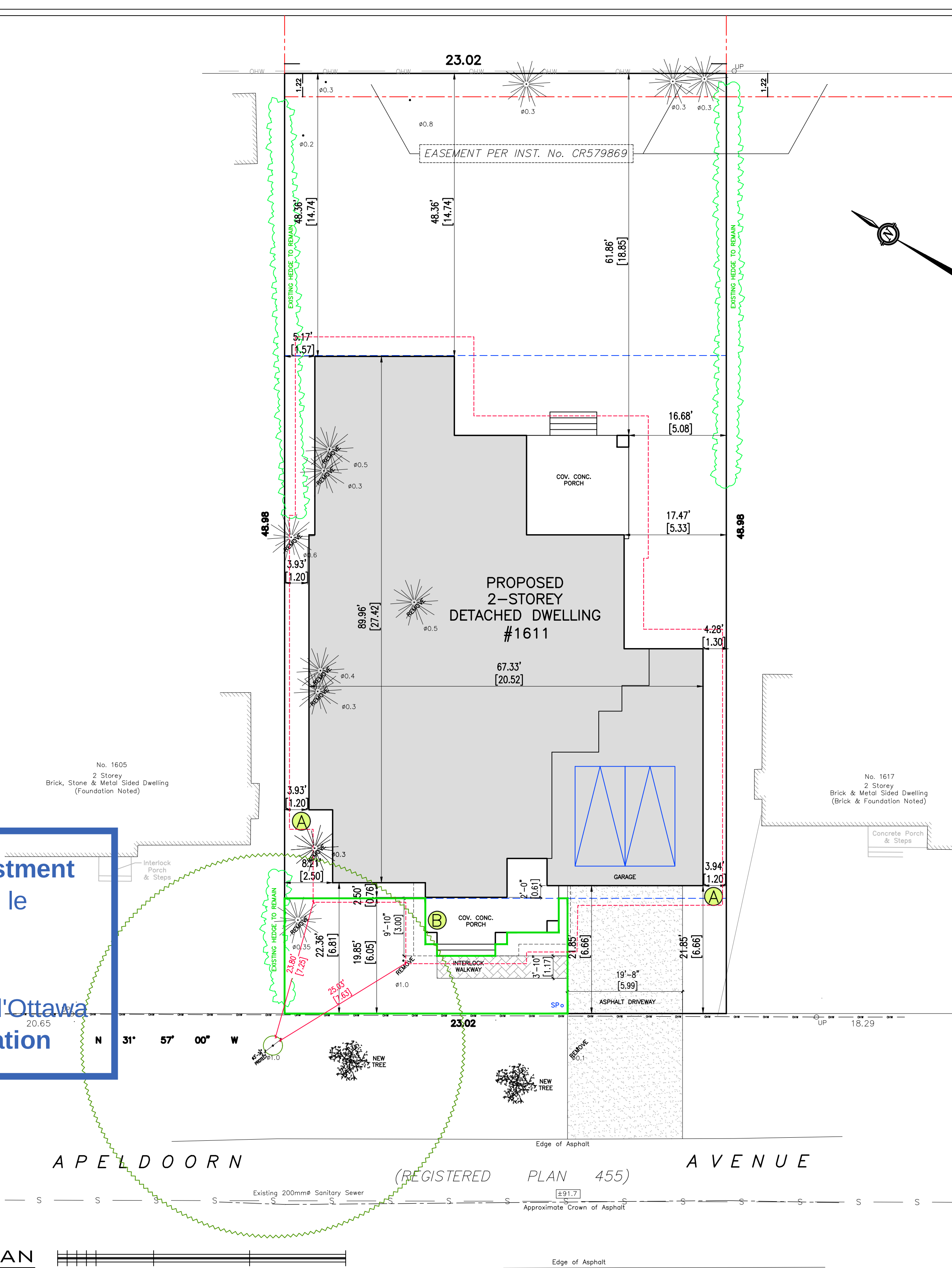
B) To permit an increased front porch projection of 3.0 metres, whereas the By-Law permits a maximum projection of 2.0 metres.

| LEGEND             |  |                           |  |
|--------------------|--|---------------------------|--|
| PROPOSED BUILDING  |  | SOFT LANDSCAPING AREA     |  |
| DRIVEWAY           |  | LINE OF REQUIRED SETBACK  |  |
| WALKWAY            |  | OVERHEAD WIRES            |  |
| SOD                |  | EXISTING TO BE DEMOLISHED |  |
| OTHER INTERLOCKING |  | EXCAVATION OFFSET         |  |
| PERMEABLE PAVERS   |  | FENCE                     |  |

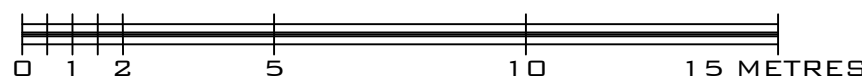
Committee of Adjustment  
Received | Reçu le

2022-10-19

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



SITE PLAN  
SCALE = 1:150



GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.

2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.

3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.

4. DO NOT SCALE THE DRAWINGS.

| NO.       | DESCRIPTION & DATE |
|-----------|--------------------|
| 1         |                    |
| REVISIONS |                    |

JOB TITLE:

1611 APELDOORN  
OTTAWA, ON.  
2-STORY  
DETACHED DWELLING

SHEET TITLE:

SITE PLAN

SCALE: AS SHOWN DWG NO.

DRAWN: A.G.

CHECKED:

DATE: OCTOBER 2022

PRINT DATE:

S1.1