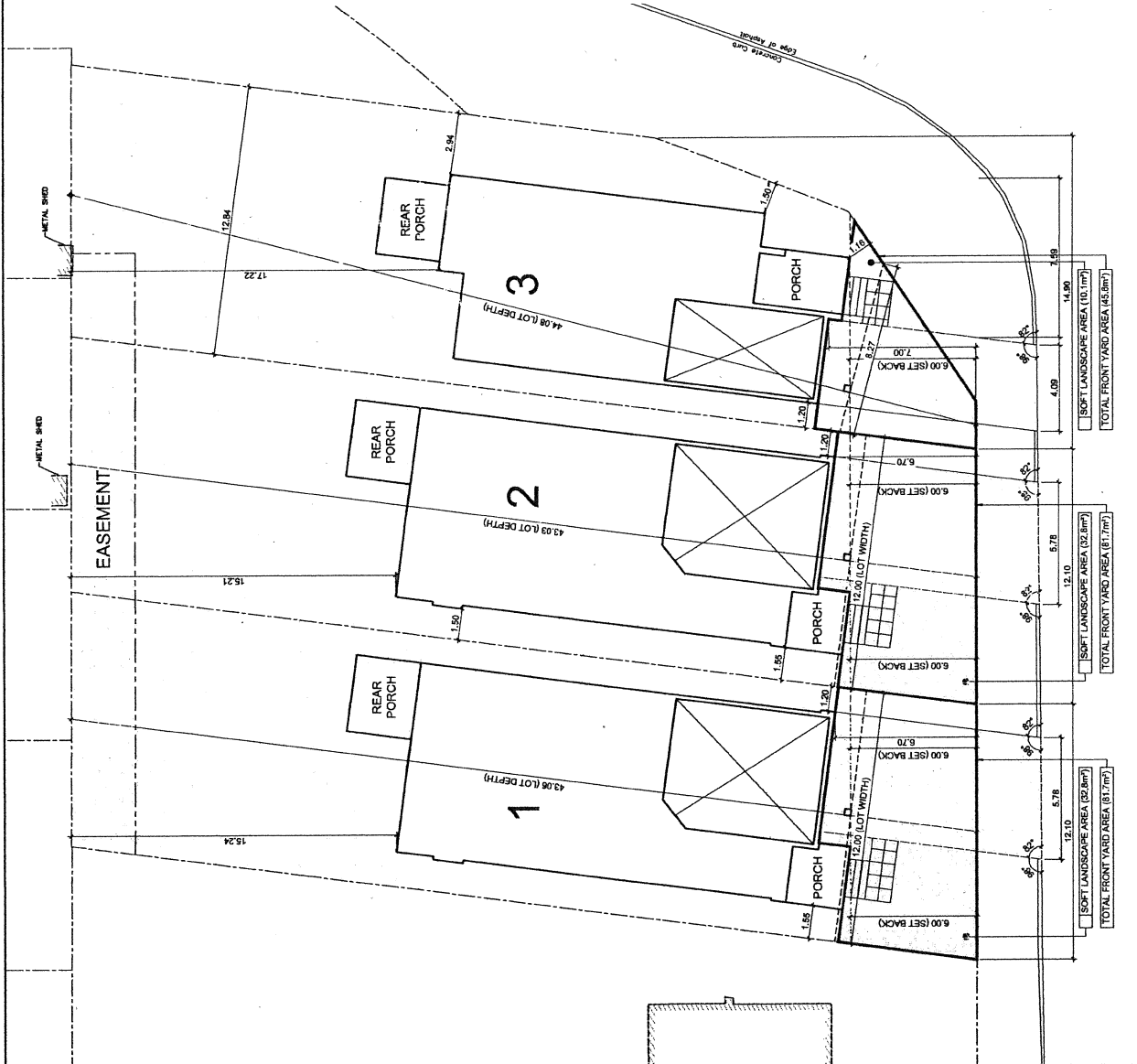


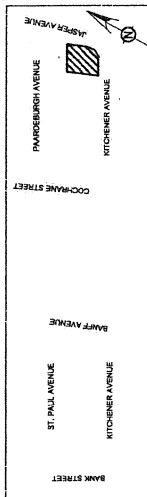


Committee of Adjustment
AUG 02 2022
City of Ottawa

- LEGEND**
- DRIVEWAY
 - PROPERTY LINE
 - EASEMENT
 - PROPOSED BUILDING
 - LOT DEPTH AREA
 - EXISTING BUILDINGS

DEVELOPMENT STANDARDS - R1S SUBZONE

ITEM	SITE PROVISIONS	REQUIREMENTS	PROVIDED
1	MIN LOT WIDTH (M)	12.00M	12.00M
2	MIN LOT AREA (M ²)	360M ²	518.7M ²
3	MAX BUILDING HEIGHT (M)	8.00M	7.22M
4	MIN FRONT YARD SETBACK	6.00M	6M
5	MIN CORNER SIDE YARD SETBACK	2.48M	N/A
6	LOT DEPTH	N/A	43.08M
7	MIN REAR YARD SETBACK (FOR PROPERTIES > 33M IN DEPTH)	12.00M 12.01M 13.22M	15.21M
8	MIN INTERIOR SIDE YARD SETBACK	1.20M	1.20M
9	MAX LOT COVERAGE	N/A	35%
10	CORNER LOT MIN DISTANCE OF DRIVEWAY TO INTERSECTION	6.00M	N/A
11	DRIVEWAY WIDTH BY-LAW 2022-288 TABLE 19 (3)	3.00M	5.78M
12	MINIMUM REQUIRED AGGREGATED SOFT LANDSCAPED AREA (% OF THE FRONT / REAR / CORNER SIDE YARD SETBACK / FRONT / CORNER SIDE YARD SETBACK)	40% 40% 35%	40.2% 40.2% 35%



BULAT HOMES
202-11 GIFFORD STREET
NEPEAN, ONTARIO K2E 7S3
TEL: 725-1008 FAX: 727-4209
HARVEY KALP REALTY INC. AND
ACCEPT RESPONSIBILITY FOR THE
DESIGN.
INDIVIDUAL BCIN: 100892

STRUCTURAL REVIEW

- GENERAL NOTES:**
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO BULAT HOMES, INC. PRIOR TO CONSTRUCTION IN COMPLIANCE WITH ALL CODES, REGULATIONS AND BY-LAWS.
 - FOOTINGS DESIGNED FOR 2009 BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED PRIOR TO POURING CONCRETE.
 - DO NOT SCALE DRAWINGS.

PROJECT NAME:
N/A

AREA: N/A

LOCATION: 1357/1361 KITCHENER AVENUE

SHEET TITLE:
SITE PLAN

SCALE: 1/200
DWG. NO. S1.1
DRAWN: R. LAROQUE
DATE: 29/04/2021
PRINT DATE: 13/07/2022 - 11:58am