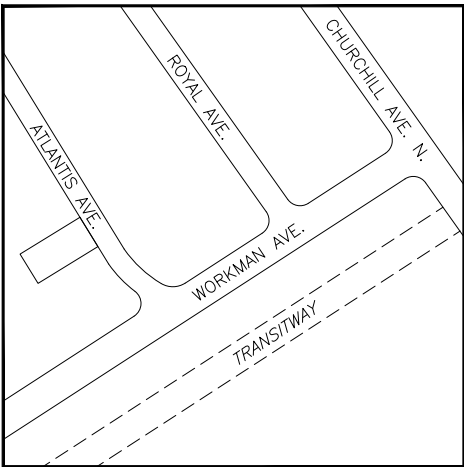
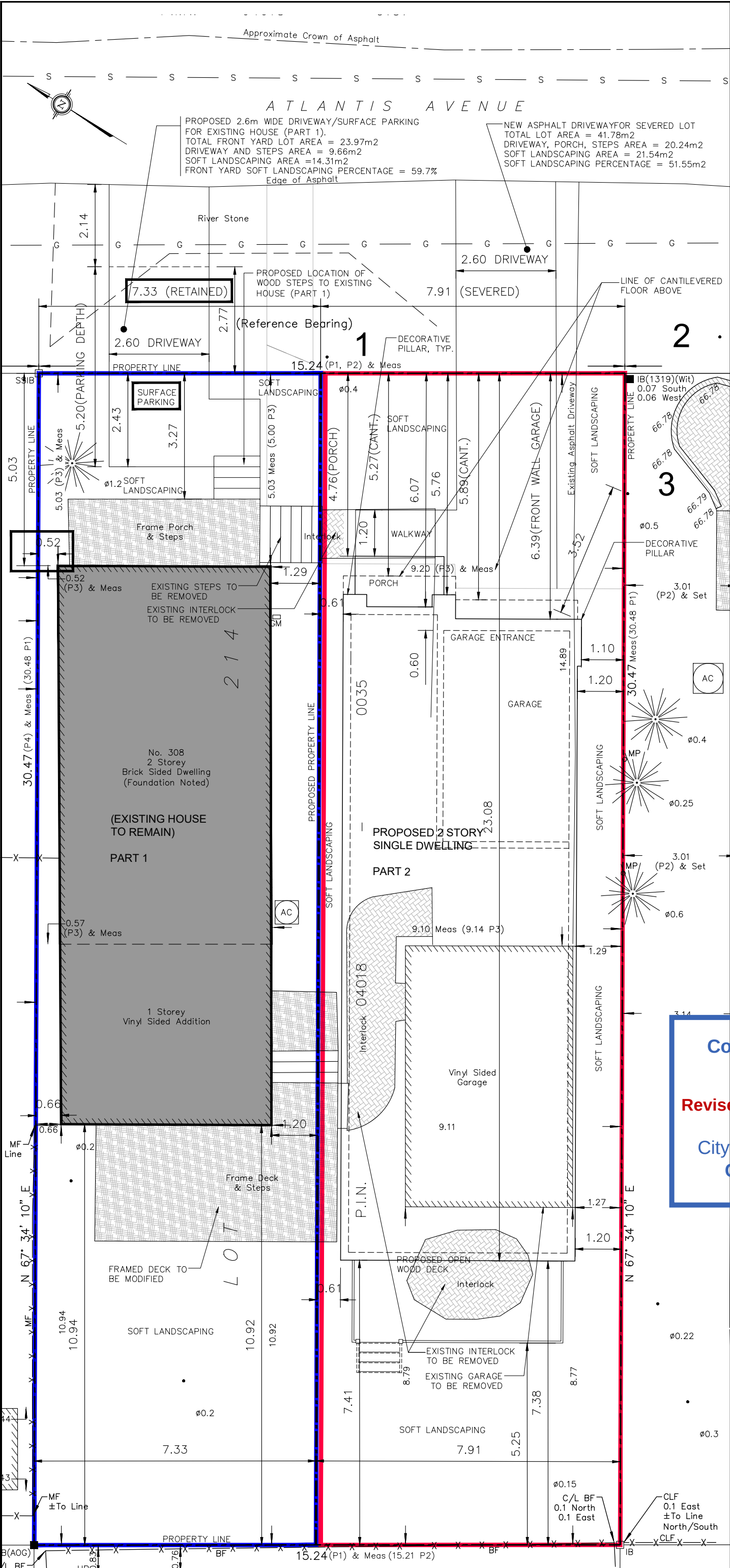




2 LOCATION MAP
A0 NOT TO SCALE

SITE STATISTICS:

LEGAL DESCRIPTION: LOT 214 REG.PLAN 4M-28
CITY OF OTTAWA
CIVIC ADDRESS: 308 ATLANTIS AVE. OTTAWA

ZONING: R3E, RESIDENTIAL THIRD DENSITY ZONE
PERMITTED USE: DETACHED DWELLING...
ZONING PROVISIONS AND MINIMUM REQUIREMENTS

MINIMUM LOT WIDTH	15 m
MINIMUM LOT AREA	450 m ²
MAXIMUM BUILDING HEIGHT	8 m
MINIMUM FRONT YARD SETBACK	3 m
MINIMUM CORNER SIDE YARD SETBACK	3 m
MINIMUM REAR YARD SETBACK	28% OF LOT DEPTH=8.53 m
MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m
MAX. LOT COVERAGE	N/A
REQUIRED PARKING SPACE	NOT REQUIRED

PART 1, RETAINED LOT INFORMATION:

EXISTING USE & LOT CONDITION:
EXISTING OVERSIZED LOT PROPOSED TO BE SEVERED WITH
EXISTING SINGLE DWELLING TO REMAIN ON RETAINED LOT.

LOT WIDTH	7.33 m
LOT DEPTH	30.47 m
LOT AREA	233.4 m ²
BUILDING HEIGHT	±6.05 m
FRONT YARD SETBACK	5.03 m
REAR YARD SETBACK	10.92 m
SIDE YARD SETBACKS	0.52 m AND 1.2 m
PARKING SPACE	SURFACE PARKING/DRIVEWAY (2.6m WIDE X 5.2m DEPTH)

MINOR VARIANCE REQUEST FOR PART 1, RETAINED LOT:
1. LOT WIDTH FROM 15m TO 7.33m
2. LOT AREA FROM 450m² TO 233.4m²
3. NORTH SIDE YARD IS EXISTING AT 0.52m.
4. SURFACE PARKING FRONT OF EXISTING DWELLING

LEGEND:

- PART 1 - RETAINED LOT
- PART 2 - SEVERED LOT

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2022-09-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

00	JUN13-22	REVISED WALKWAY, ADDED PARKING
00	APR18-22	FOR SEVERANCE & MINOR VARIANCE
No.	Date	Revision

PROJECT:
CONSENT & MINOR VARIANCE APPLICATION
308 ATLANTIS AVE. OTTAWA

DRAWING TITLE:
ARCHITECTURAL SITE PLAN
PART 1, RETAINED LOT

DESIGNED: S.D.	DRAWN: S.D.	APPROVED:
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SCALE: AS SHOWN	SHEET NO:
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DATE:
JULY 2021

A01