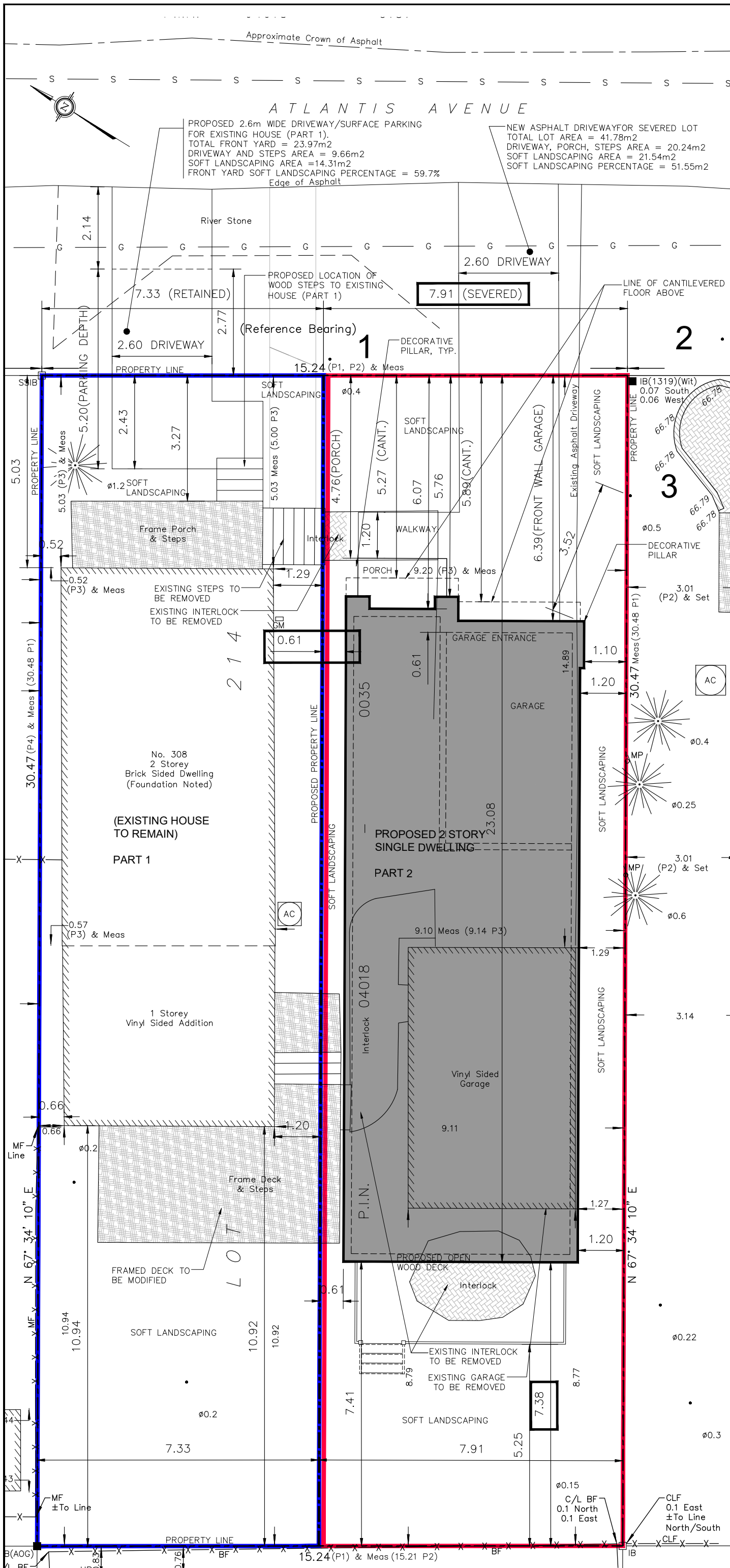
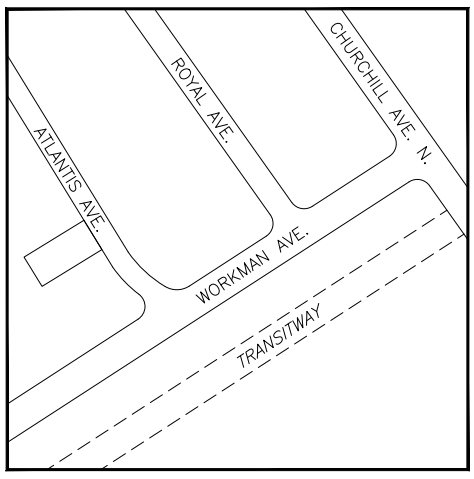


1 A0 SITE PLAN
SCALE: 1:100



2 A0 LOCATION MAP
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 m²
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 REAR YARD AREA	60.25 m2
MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m
MAX. LOT COVERAGE	N/A
REQUIRED PARKING SPACE	NOT REQUIRED

PART 2, SEVERED LOT INFORMATION:

PROPOSED 2 STOREY SINGLE DWELLING WITH ATTACHED SINGLE GARAGE

LOT WIDTH	7.91 m
LOT DEPTH	30.47 m
LOT AREA	241 m²
BUILDING HEIGHT	7.67 m, FROM E.A.G. TO MID-HEIGHT OF ROOF
FRONT YARD SETBACK	5.27 m (AVERAGE OF 5.03m AND 5.51m)
REAR YARD SETBACK	7.38 m
REAR YARD LOT AREA	58.37 m
SIDE YARD SETBACKS	0.61 m AND 1.20 m
PARKING SPACE	1 INDOOR PARKING SPACE. MAX. 2.6m. WIDE DRIVEWAY

MINOR VARIANCE REQUEST FOR PART 2, SEVERED LOT:
1. LOT WIDTH FROM 15m TO 7.91m
2. LOT AREA FROM 450m2 TO 241m2
3. NORTH SIDE YARD FROM 1.2m TO 0.61m.
4. REAR YARD SETBACK FROM 8.53m TO 7.38m
5. REAR YARD LOT AREA FROM 60.25 m2 TO 58.37m2

LEGEND:

PART 1 - RETAINED LOT

PART 2 - SEVERED LOT

No.	Date	Revision
00	JUN13-22	REVISED SETBACKS DUE TO TREE#3
00	APR18-22	FOR SEVERANCE & MINOR VARIANCE

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

DRAWING TITLE:
ARCHITECTURAL SITE PLAN
PART 2, SEVERED LOT

DESIGNED: S.D.
DRAWN: S.D.
APPROVED:

SCALE: AS SHOWN
SHEET NO: A02

DATE: JULY 2021