



SINGLE DETACHED DWELLING (a) [PARTS 5 + 6 + 7]  
ZONING: R4U-UA [2686]H(8.5), R3R[2687]H(8.5)

	REQUIRED	PROVIDED (a)
MIN. LOT WIDTH	10m	12.67m
MIN. LOT AREA	300 sq/m	319 sq/m
MIN. FRONT YARD SETBACK	4.5m	4.5m
MIN. CORNER SIDE YARD SETBACK	N/A	N/A
MIN. INTERIOR SIDE YARD SETBACK	1.5m	1.5m / 1.2m
MIN. REAR YARD SETBACK	30% OF LOT DEPTH (7.9m)	14% OF LOT DEPTH (3.9m)
REAR YARD SOFT LANDSCAPE BUFFER	4.5m	0m
MAX. BUILDING HEIGHT	8.5m	9.87m
MIN. REAR YARD AREA	25% OF LOT AREA (80sq/m)	13% OF LOT AREA (43sq/m)
MAX. DECK PROJECTION ABOVE 1ST FLOOR	0m	N/A

SINGLE DETACHED DWELLING (b) [PARTS 3 + 4]  
ZONING: R4U-UA [2686]H(8.5), R3R[2687]H(8.5)

	REQUIRED	PROVIDED (b)
MIN. LOT WIDTH	10m	11.15m
MIN. LOT AREA	300 sq/m	225 sq/m
MIN. FRONT YARD SETBACK	4.5m	4.5m
MIN. CORNER SIDE YARD SETBACK	N/A	N/A
MIN. INTERIOR SIDE YARD SETBACK	1.5m	1.3m / 0.6m
MIN. REAR YARD SETBACK	25% OF LOT DEPTH (5.06m)	25% OF LOT DEPTH (5.16m)
REAR YARD SOFT LANDSCAPE BUFFER	4.5m	0m
MAX. BUILDING HEIGHT	8.5m	10.33m
MIN. REAR YARD AREA	25% OF LOT AREA (57sq/m)	26% OF LOT AREA (59sq/m)
MAX. DECK PROJECTION ABOVE 1ST FLOOR	0m	1.5m

SINGLE DETACHED DWELLING (c) [PARTS 1 + 2]  
ZONING: R4U-UA [2686]H(8.5), R3R[2687]H(8.5)

	REQUIRED	PROVIDED (c)
MIN. LOT WIDTH	10m	12.04m
MIN. LOT AREA	300 sq/m	241 sq/m
MIN. FRONT YARD SETBACK	4.5m	4.5m
MIN. CORNER SIDE YARD SETBACK	3.3m	1.5m
MIN. INTERIOR SIDE YARD SETBACK	1.5m	1.2m
MIN. REAR YARD SETBACK	1.2m	5.13m
REAR YARD SOFT LANDSCAPE BUFFER	4.5m	0.2m
MAX. BUILDING HEIGHT	8.5m	10.58m
MIN. REAR YARD AREA	N/A	N/A
MAX. DECK PROJECTION ABOVE 1ST FLOOR	0m	1.5m

#### GENERAL NOTES

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THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A  
BUILDING PERMIT IS GRANTED

#### DRAWING NOTES

PROPOSED AVERAGE GRADE:  
(a) = 66.97  
(b) = 66.83  
(c) = 66.69

#### REVISIONS

NO.	DESCRIPTION	DATE
6	ISSUED FOR MINOR VARIANCE	9 SEPT 2022
5	ISSUED FOR MINOR VARIANCE	7 SEPT 2022
4	ISSUED FOR MINOR VARIANCE	23 AUG 2022
3	ISSUED FOR PRECONSULTATION	18 MAY 2022
2	ISSUED FOR PLANNING REVIEW	8 MAR 2022
1	ISSUED FOR PLANNING REVIEW	28 FEB 2022

PLANNING CONSULTANT

NOVATECH

DEVELOPER / BUILDER

parkriver  
PROPERTIES

DESIGN FIRM

ARDINGTON  
ASSOCIATES  
DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.  
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PROJECT INFORMATION

432 RAVENHILL AVENUE  
OTTAWA ONTARIO CANADA

DRAWING INFORMATION

ARCHITECTURAL SITE PLAN  
SCALE = 1:100

DRAWN BY

S.A.

S.A.

DRAWING NO.

PROJECT NO.

A1