

# ZONING INFORMATION:

ZONING = R1F

MIN. FRONT SETBACK =

7.5m

MIN. REAR SETBACK =

25% OF LOT DEPTH (AVERAGE 23.5m)

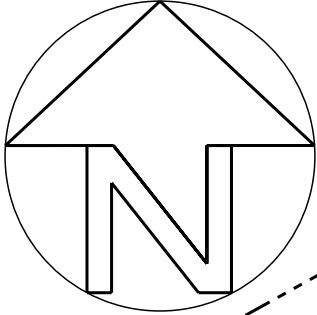
5.9m (AS PER PT. 5, SEC. 144B,  
OTTAWA ZONING BYLAW)

MIN. CORNER SIDE SETBACK =

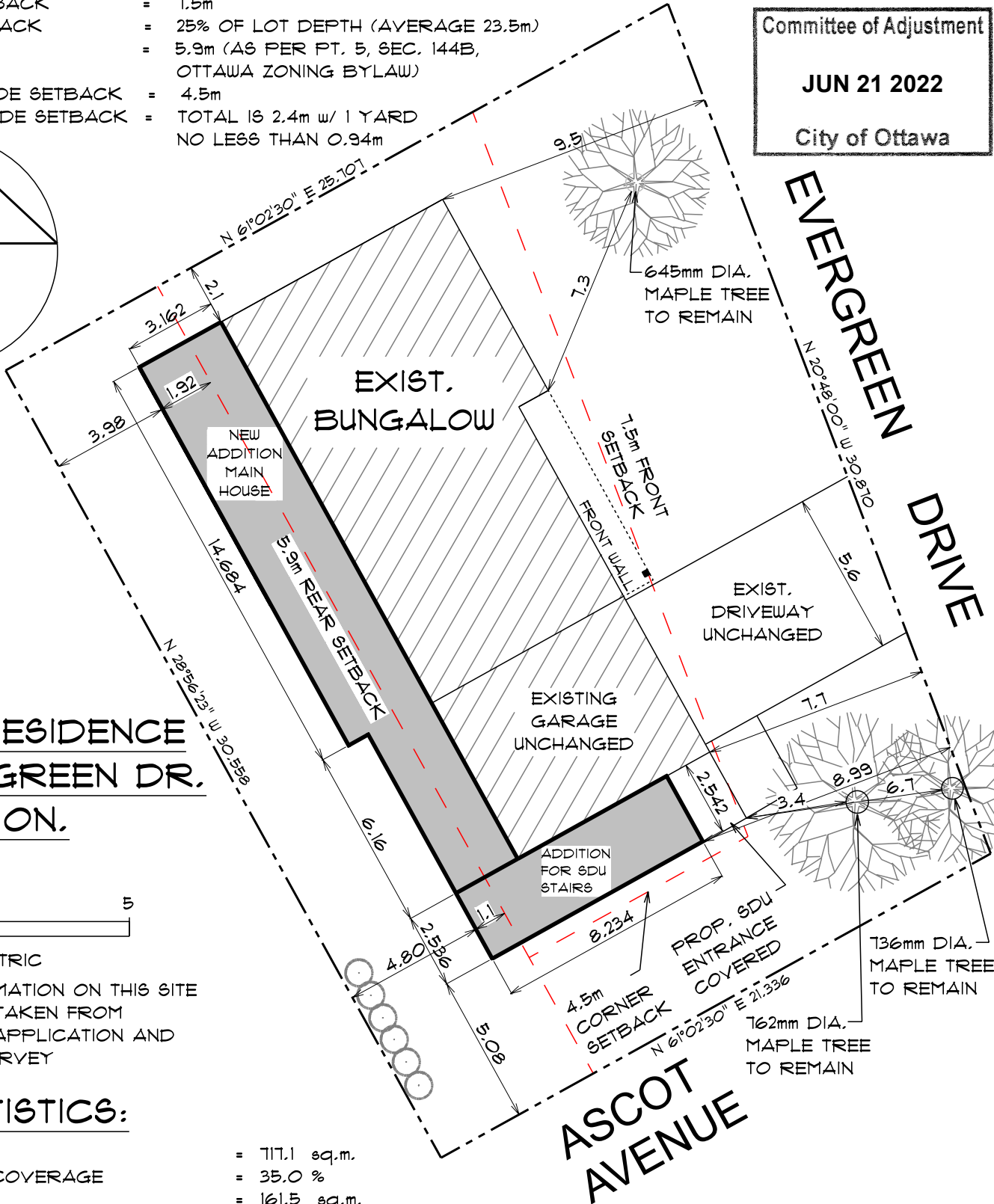
4.5m

MIN. INTERIOR SIDE SETBACK =

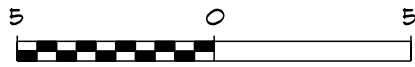
TOTAL IS 2.4m w/ 1 YARD  
NO LESS THAN 0.94m



Committee of Adjustment  
**JUN 21 2022**  
City of Ottawa



**NOBLE RESIDENCE**  
**26 EVERGREEN DR.**  
**NEPEAN, ON.**  
**K2H 6C7**



SCALE: 1:200 METRIC

NOTE: ALL INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM THE geoOTTAWA APPLICATION AND ARNETT & KIHL SURVEY

## SITE STATISTICS:

|                          |               |
|--------------------------|---------------|
| LOT AREA                 | = 717.1 sq.m. |
| ALLOWABLE LOT COVERAGE   | = 35.0 %      |
| EXIST. BUNGALOW          | = 161.5 sq.m. |
| EXIST. LOT COVERAGE      | = 22.5 %      |
| PROPOSED ADDITION & SDU  | = 82.8 sq.m.  |
| PROPOSED TOTAL BLDG AREA | = 243.5 sq.m. |
| PROPOSED LOT COVERAGE    | = 34.0 %      |

### SDU AREA STATISTICS

|   |               |
|---|---------------|
| PROPOSED MAIN HOUSE AREA INCLUDING BASEMENT | = 347.0 sq.m. |
| PROPOSED MAIN & SECOND FLOOR SDU            | = 131.4 sq.m. |
| PROPOSED SDU PERCENTAGE OF MAIN HOUSE       | = 38.4%       |

(NOTE: THIS PLAN IS NOT TO BE USED AS A LEGAL SURVEY)