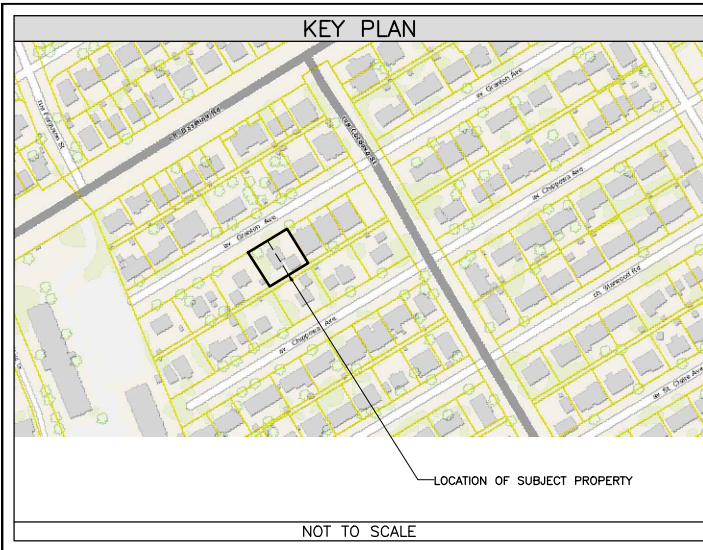


**MD**  
**MIROCA DESIGN**  
 INCORPORATED SINCE 1986  
 CUSTOM HOME DESIGN  
 PROJECT MANAGEMENT

30 CONDOURSE GATE  
 UNIT 47  
 OTTAWA, ONTARIO  
 K2E 7V7  
 TEL: 613-274-2653  
 FAX: 613-274-7085  
 CONTACT@MIROCADESIGN.COM  
 WWW.MIROCADESIGN.COM



**PROJECT INFORMATION**

ADDRESS: 112 GRANTON AVENUE, NEPEAN, ON, K2G 1X5

LEGAL DESCRIPTION: PART OF LOT 2274, 2275, 2276, 2277 REGISTERED PLAN 375 PIN: 04691-0179 CITY OF OTTAWA

ZONING: ZONING BYLAW 2008-250 | R1FF[632] SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS			
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED UNIT 1	PROVIDED UNIT 2
MIN. LOT WIDTH	19.5m	15.25m	15.25m
LOT DEPTH	28.93m	28.93m	28.93m
MIN. LOT AREA	600m <sup>2</sup>	441.3m <sup>2</sup>	441.3m <sup>2</sup>
MAX. BUILDING HEIGHT	8.5m	7.90m	7.90m
MIN. FRONT YARD SETBACK	6m	6.05m	6.05m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	30% (8.68m)	30% (8.72m)	30% (8.72m)
MIN. REAR YARD AREA	25% (110.33m <sup>2</sup> )	30% (132.85m <sup>2</sup> )	30% (132.85m <sup>2</sup> )
MIN. INTERIOR YARD SETBACK	TOTAL IS 2.1m WITH ONE YARD, NO LESS THAN 0.9m	1.38m + 1.37m = 2.75m	1.38m + 1.37m = 2.75m
MAX. LOT COVERAGE	45%	39.40%	39.40%
PERMITTED PROJECTION	2.0m	1.98m	1.98m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	46.96%	43.85%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	40%	N/A	N/A
MINIMUM DRIVEWAY WIDTH	5.5m DOUBLE	4.88m	5.33m

**NOTES**

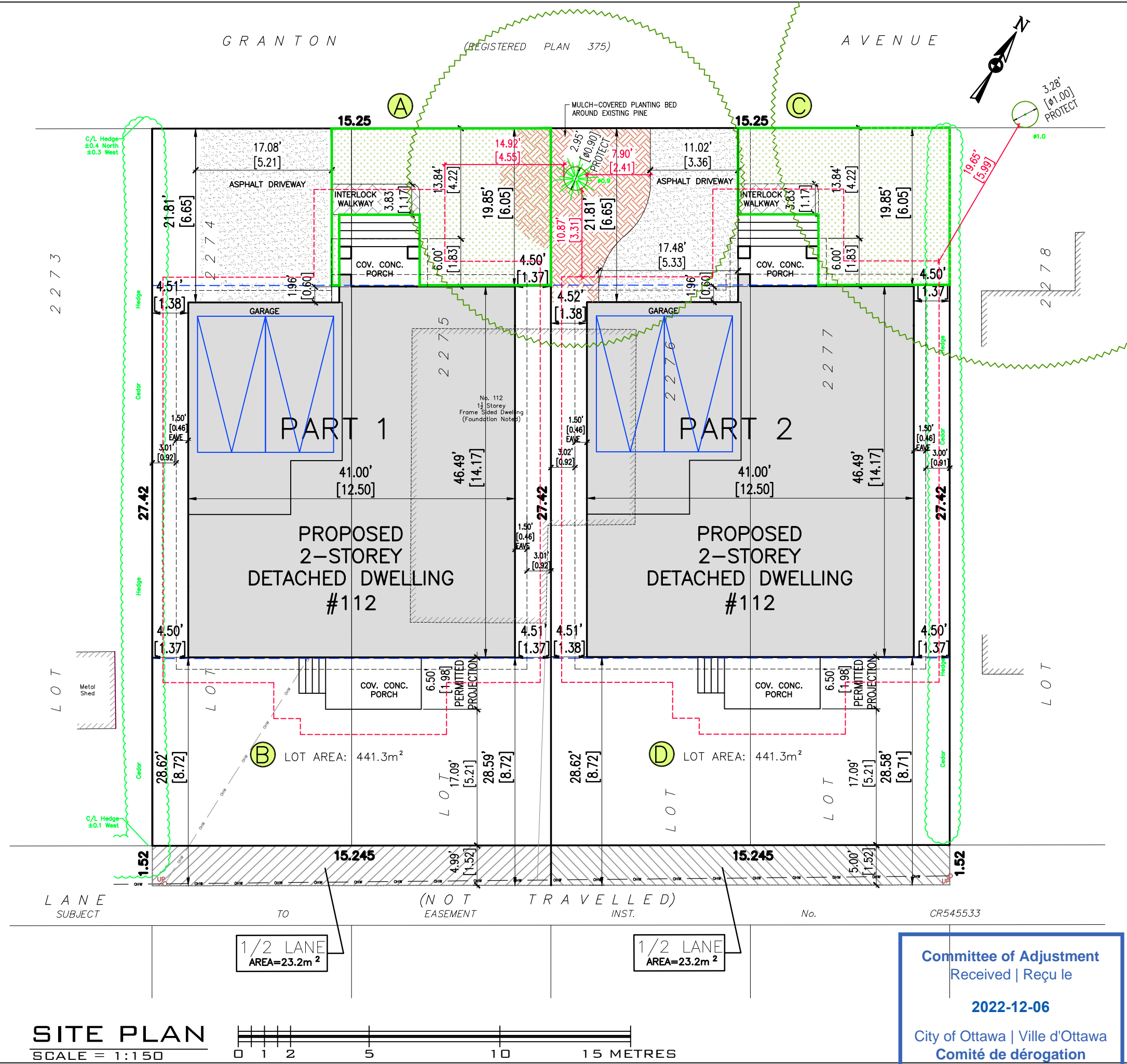
**MINOR VARIANCES REQUESTED**

UNIT 1  
 A) To permit a reduced lot width of 15.25 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A]  
 B) To permit an reduced lot area of 441.3 square metres, whereas the By-law permits a lot area of 600 square metres. [Table 156A]

UNIT 2  
 C) To permit a reduced lot width of 15.25 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A]  
 D) To permit an reduced lot area of 441.3 square metres, whereas the By-law permits a lot area of 600 square metres. [Table 156A]

**LEGEND**

PROPOSED BUILDING	[Symbol]	SOFT LANDSCAPING AREA	[Symbol]
DRIVEWAY	[Symbol]	LINE OF REQUIRED SETBACK	[Symbol]
WALKWAY	[Symbol]	OVERHEAD WIRES	[Symbol]
SOD	[Symbol]	EXISTING TO BE DEMOLISHED	[Symbol]
MULCH-COVERED PLANTING BED	[Symbol]	EXCAVATION OFFSET	[Symbol]
PERMEABLE PAVERS	[Symbol]	FENCE	[Symbol]



**GENERAL NOTES:**

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.

2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.

3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE PERMITTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.

4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

**JOB TITLE:**  
 112 GRANTON AVE. PART 1 & 2 OTTAWA, ON. PROPOSED 2-STORY SINGLE FAMILY DWELLINGS

**SHEET TITLE:**  
 PROPOSED SITE PLAN KEY PLAN ZONING INFORMATION MINOR VARIANCES REQUESTED

**SCALE:** AS SHOWN DWG NO. A.G.  
 CHECKED: S1.1  
 DATE: NOVEMBER 2022  
 PRINT DATE:

Committee of Adjustment  
 Received | Reçu le  
 2022-12-06  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation