

2 LOCATION MAP
A0 NOT TO SCALE

SITE STATISTICS:
 LEGAL DESCRIPTION: PART OF LOT 1 (RUCS-C)
 REGISTERED PLAN 102
 CITY OF OTTAWA
 CMC ADDRESS: 248 MAIN STREET
 ZONING: M17 (2182) TRADITIONAL MAIN STREET ZONE.
 EXCEPTION 2182: EASTING RESIDENTIAL USE, PERMITTED
 ZONING PROVISIONS & MIN. REQUIREMENTS FOR DUPLEX

MINIMUM LOT WIDTH	9 m
MINIMUM LOT AREA	270 m ²
MAXIMUM BUILDING HEIGHT	11 m
MINIMUM FRONT YARD SETBACK	3 m
MINIMUM CORNER SIDE YARD SETBACK	3 m
MINIMUM REAR YARD SETBACK	30% OF LOT DEPTH
MINIMUM REAR YARD SETBACK	25% OF LOT AREA
MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m - 0.60 m (TOTAL - 1.8m)
MINIMUM REQUIRED FRONT YARD SOFT LANDSCAPING	10.54m ²

PROPOSED TWO STORY DUPLEX DWELLING
 (EXISTING TWO STORY DUPLEX TO BE DEMOLISHED)

LOT WIDTH	10.04 m
LOT DEPTH	30.18 m
LOT AREA	303 m ²
BUILDING HEIGHT	8.28m
FRONT YARD SETBACK	3 m
REAR YARD SETBACK	6.25 m
REAR YARD AREA	62.88 m ²
SIDE YARD SETBACKS	0.60 m AND 1.20 m
FRONT YARD SOFT LANDSCAPING	21.61m ²
NEW BUILDING FOOTPRINT	161.39m ²

MINOR VARIANCE REQUESTS:
 1. TO PERMIT A REDUCED REAR YARD SETBACK OF 6.25 m FROM THE REAR YARD SETBACK OF 9.0 m. A MINIMUM SETBACK OF 0.60 m OF LOT DEPTH OR 0.60 m OF LOT DEPTH.
 2. TO PERMIT A REAR YARD SETBACK OF 6.25 m FROM THE REAR YARD SETBACK OF 9.0 m. A MINIMUM SETBACK OF 0.60 m OF LOT DEPTH OR 0.60 m OF LOT DEPTH.
 3. TO PERMIT A REAR YARD SETBACK OF 6.25 m FROM THE REAR YARD SETBACK OF 9.0 m. A MINIMUM SETBACK OF 0.60 m OF LOT DEPTH OR 0.60 m OF LOT DEPTH.

NO	Date	Revision
00	NOV28-22	PRELIMINARY VARIANCE APPLICATION
00	OCT25-22	PRELIMINARY FOR REVIEW

PROJECT:
 PROPOSED TWO STORY DUPLEX
 248 MAIN STREET, OTTAWA

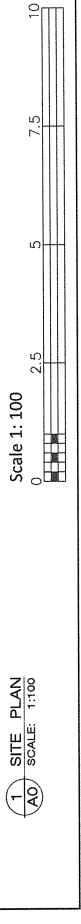
DRAWING TITLE:
 SITE PLAN

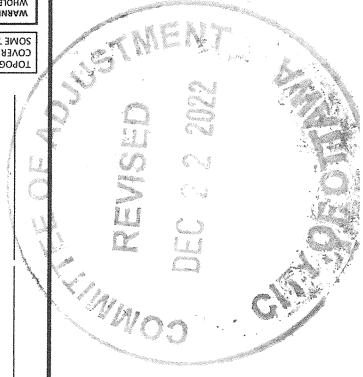
DESIGNED:
 S.I.D.

SCALE:
 AS SHOWN

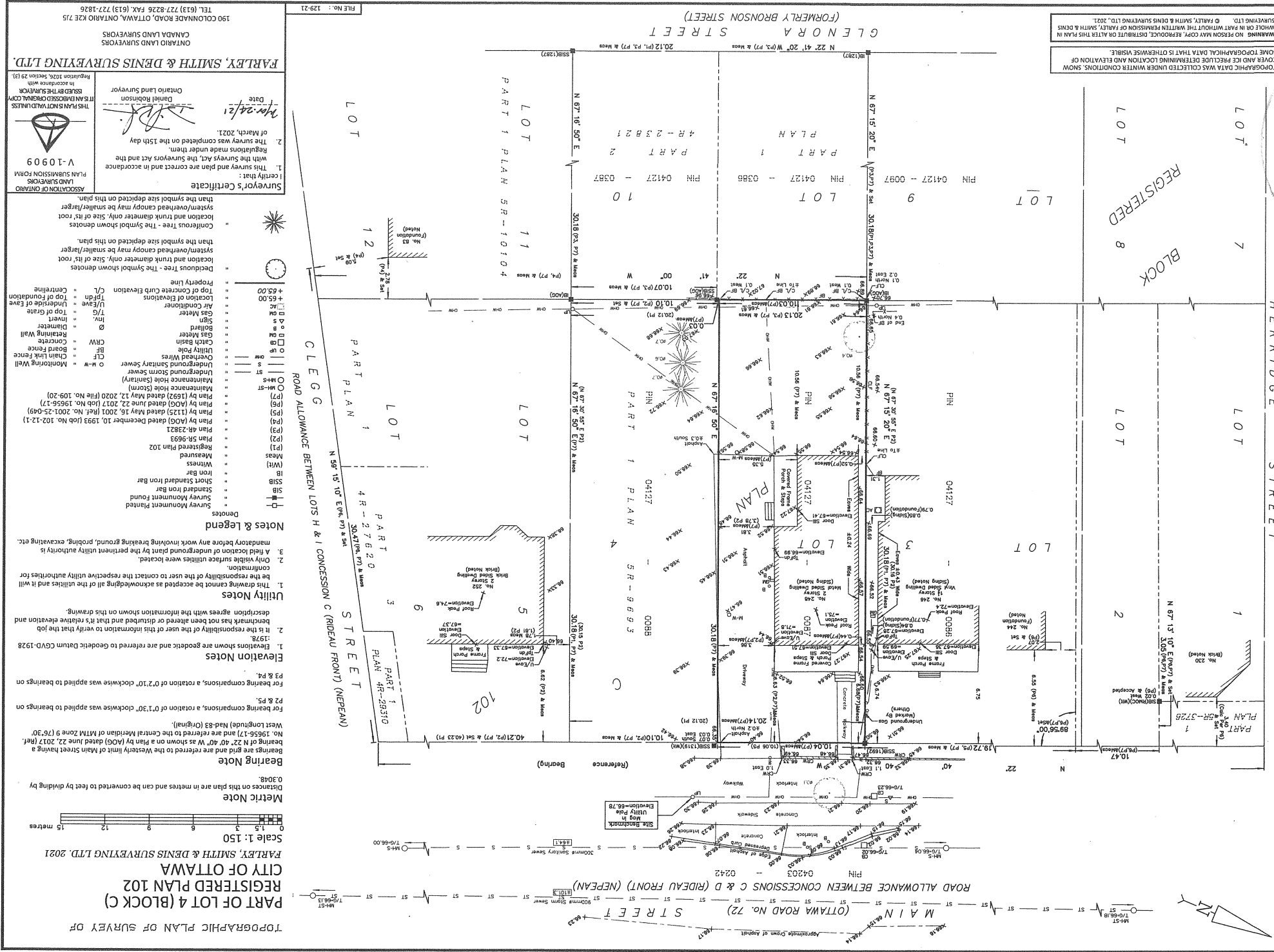
DATE:
 SEPTEMBER, 2022

SHEET NO:
 A0





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Surveyor's Certificate: I certify that: 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them. 2. The survey was completed on the 15th day of March, 2021.

- Notes & Legend: Denotes symbols for Survey Monument Planted, Survey Monument Found, Standard Iron Bar, etc. Utility Notes: 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.

Metric Note: Distances on this plan are in metres and can be converted to feet by dividing by 0.3048. Bearing Note: Bearings are given and referred to the Western limit of Main Street having a bearing of N 22° 40' 40" as shown on a plan by (AOC) dated June 22, 2017 (Job No. 19565-17) and are referred to the Central Meridian of NAD 83 Zone 9 (76-30 West Longitude) NAD 83 (Original).

Scale 1:150. CITY OF OTTAWA REGISTERED PLAN 102 PART OF LOT 4 (BLOCK C) FARLEY, SMITH & DENNIS SURVEYING LTD. 2021

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