

LEGEND:

| | |
|--|-----------------------|
| | PROPOSED CONSTRUCTION |
| | GRASS |
| | ASPHALT |
| | MINOR VARIANCE |

CHURCHILL AVENUE

| NO. | REVISIONS | DATE |
|-----|---------------------------|------------|
| 6 | ISSUED FOR MINOR VARIANCE | 09/02/2023 |
| 5 | ISSUED FOR CHANGES | 20/12/2022 |
| 4 | ISSUED FOR CHANGES | 25/11/2022 |
| 3 | ISSUED FOR APPROVAL | 21/11/2022 |
| 2 | ISSUED FOR CHANGES | 10/11/2022 |
| 1 | ISSUED FOR PRELIMINARY | 02/08/2022 |

LAVOIE
DESIGN & DRAFTING INC.
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EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

| | |
|---|------------------------|
| PROJECT NAME | |
| PROPOSED SEMI-DETACHED WITH SECONDARY UNITS FOR ERIC EINAGEL 661 CHURCHILL AVENUE, OTTAWA, ONTARIO | |
| PROJECT NO. | 2022-0044 |
| DRAWINGS NO. | SP1 |
| DRAWN BY | B.D-SOLWAY L.LAVOIE |
| VERIFIED BY | L.LAVOIE |
| | SP2 |

Committee of Adjustment
Received | Reçu le
2023-02-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT 27
REGISTERED PLAN 4460
CITY OF OTTAWA

SITE LINE AS PER
SURVEY FROM
FARLEY, SMITH & DENIS
SURVEYING LTD.

EXISTING GRADES TO REMAIN.
NO EXCESS DRAINAGE WILL BE
DIRECTED TOWARDS THE NEIGHBOURING
AND AFFECTS PROPERTIES DURING
AND AFTER CONSTRUCTION
EXISTING DITCHES & SWALES WILL BE USED

ALL EXISTING TREES AND
SHRUBS TO REMAIN

SITE PLAN
SCALE: 1/100

← WESTHILL AVENUE →

DATA

PROJECT : PROPOSED SEMI-DETACHED WITH SECONDARY UNITS

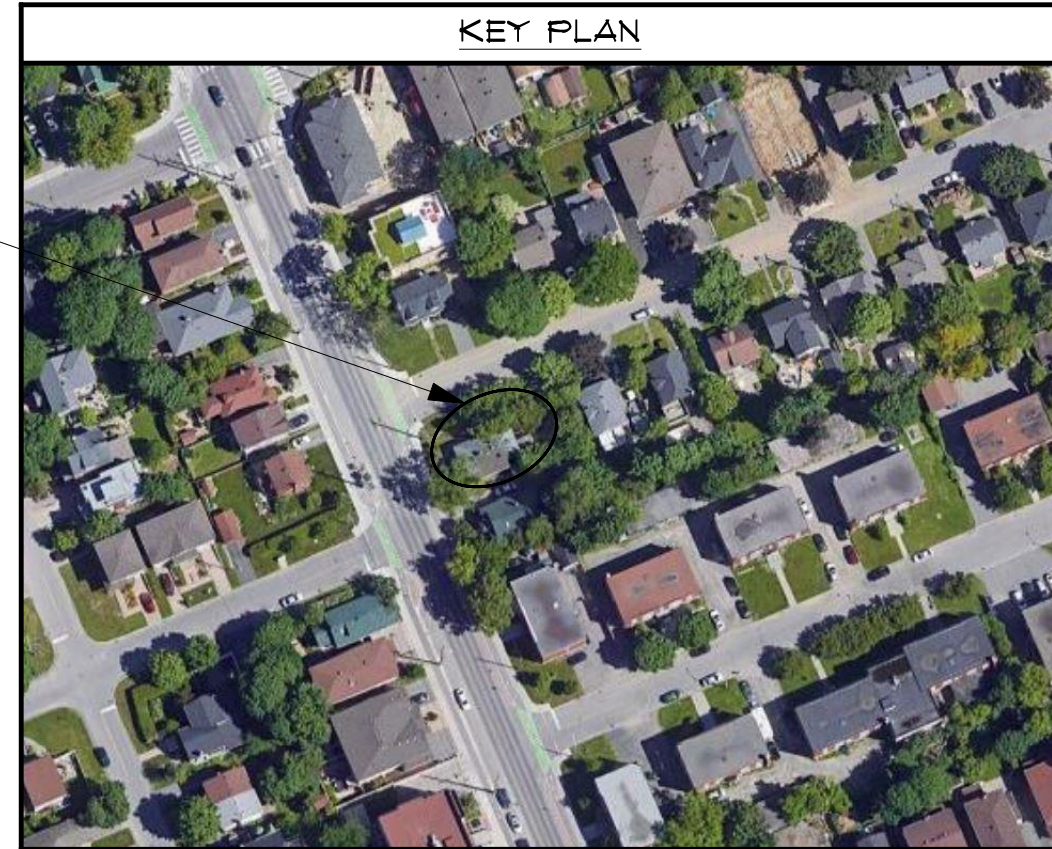
ZONING - R36

BUILDING SIZE - 25.43M X 7.44M

BUILDING AREA - 189.2 SQ.M

| | | |
|------|---|--|
| I | LOT WIDTH (M) - MIN. LOT WIDTH REQ'D - | 31.7 M 5.6 M |
| II | LOT AREA (SQ. M) - MIN. LOT AREA REQ'D - | 478.35 SQ.M 165 SQ.M |
| III | BUILDING HEIGHT (M) - MAX. BUILDING HEIGHT | 7.395 M 8 M |
| IV | FRONT YARD SETBACK (M) - MIN. FRONT YARD REQ'D - | 5.04 M 5.01 M |
| V | CORNER SIDE YARD SETBACK (M) - MIN. CORNER SIDE YARD REQ'D - | 4.73 M 4.73 M |
| VI | REAR YARD SETBACK (M) - MIN. REAR YARD REQ'D - | 1.22 M 1.2 M |
| VII | INTERIOR SIDE YARD SETBACK (M) - MIN. INTERIOR SIDE YARD REQ'D - | 2.92 M 1.2 M |
| VIII | FRONT YARD LANDSCAPING (%) - MIN. FRONT YARD LANDSCAPING (%) - | 76.59 SQ.M 40% OF 149.82 SQ.M = 59.93 SQ.M |
| IX | CORNER YARD LANDSCAPING (%) - MIN. CORNER YARD LANDSCAPING (%) - | 40.49 SQ.M 40% OF 51.04 SQ.M = 20.42 SQ.M |

SUBJECT
PROPERTY



KEY PLAN

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PROJECT NAME
PROPOSED SEMI-DETACHED
with
SECONDARY UNITS
FOR
ERIC EINAGEL
661 CHURCHILL AVENUE, OTTAWA, ONTARIO

| | | |
|-------------|------------------------|--------------|
| PROJECT NO. | 2022-0044 | DRAWINGS NO. |
| DRAWN BY | B.D-SOLWAY L.LAVOIE | SP2 |
| VERIFIED BY | L.LAVOIE | SP2 |