

**PROPOSED SEVERANCE DETAILS**

ZONING BY-LAW: R1FF [632]

**PROPOSED LOT SEVERANCE DETAILS:**

**PART 1**

LOT WIDTH: 19.0m (by-law requirement: 19.5m)  
 LOT AREA: 552.8sq.m. (by-law requirement: 600sq.m.)

**PROPOSED DEVELOPMENT:**

FRONT YARD SETBACK: 6m  
 (BY-LAW REQUIREMENT: 6m)

INTERIOR SIDE YARDS: 1.3m & 0.965m  
 (BY-LAW REQUIREMENT: Max. TOTAL INTERIOR SIDE YARD SETBACK IS 2.1m, WITH ONE MINIMUM YARD, NO LESS THAN 0.9m)

REAR SETBACK: 8.13m  
 (BY-LAW REQUIREMENT: MINIMUM REAR YARD SETBACK IS 28% OF THE LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT)

REAR YARD AREA: 155.06sq.m. or 28% of lot area  
 (BY-LAW REQUIREMENT: MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT)

LOT COVERAGE: 43%  
 (BY-LAW REQUIREMENT: 45% or Less)

**PART 2**

LOT WIDTH: 19.0m (by-law requirement: 19.5m)  
 LOT AREA: 552.8sq.m. (by-law requirement: 600sq.m.)

**PROPOSED DEVELOPMENT:**

FRONT YARD SETBACK: 6m  
 (BY-LAW REQUIREMENT: 6m)

INTERIOR SIDE YARDS: 1.256m & 0.91m  
 (BY-LAW REQUIREMENT: Max. TOTAL INTERIOR SIDE YARD SETBACK IS 2.1m, WITH ONE MINIMUM YARD, NO LESS THAN 0.9m)

REAR SETBACK: 8.13m  
 (BY-LAW REQUIREMENT: MINIMUM REAR YARD SETBACK IS 28% OF THE LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT)

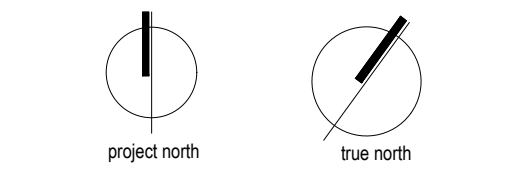
REAR YARD AREA: 154.2sq.m. or 37% of lot area  
 (BY-LAW REQUIREMENT: MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT)

LOT COVERAGE: 37%  
 (BY-LAW REQUIREMENT: 45% or Less)

LOT PART	LOT AREA (Sq.m.)	HOUSE FOOTPRINT (Sq.m.)	LOT COVERAGE
PART 1	522.1 Sq.m. + 37.45	235.1 Sq.m.	43%
PART 2	522.2 Sq.m. + 37.45	206.7 Sq.m.	37%

Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2023-03-06  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

All drawings and related documents are the copyright of Muzaiko Architecture and must be returned upon request. Reproduction of drawings and related documents in part or whole is unlawful and forbidden without the written permission of Muzaiko Architecture.



issue	description	date
G		
F		
E		
D		
C	RE-ISSUED FOR MINOR VARIANCES	2023.02.17
B	ISSUED FOR REVIEW	2023.02.13
A	ISSUED FOR MINOR VARIANCES	2022.12.19

The Tavares Residence  
 31 STARWOOD  
 Ottawa, Ontario

**SITE PLAN**

drawn by \_\_\_\_\_ P.A.  
 scale 1"=16'  
 date 2022.08.23  
 project number \_\_\_\_\_  
 drawing number \_\_\_\_\_