



724 DESIGN  
3-108 BRIDGE ST  
PICTON, ON AKOK 2T0  
613-890-0781  
AMANDA@724DESIGN.CA

Committee of Adjustment  
Received | Reçu le

2023-04-13

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



# 102 LANIGAN CRES

FILE #: BEC001  
ADDRESS: 102 LANIGAN CRES  
STITTSVILLE, ON K2S 1B3  
HOME OWNER: BELISSA BECIROVIC





**724 DESIGN**  
 3-108 BRIDGE ST  
 PICTON, ON AKOK 2T0  
 613-890-0781  
 AMANDA@724DESIGN.CA

## 102A LANIGAN CRES (SEVERED)

CURRENT ZONING: R1D

**CURRENT USE:**

SINGLE FAMILY DWELLING

**PROPOSED USE:**

SINGLE FAMILY DWELLING

**ZONING CHART:**

	REQUIRED	PROVIDED
LOT AREA	600 M <sup>2</sup>	683.43 M <sup>2</sup>
FRONTAGE	20 M	16.065 M
FRONT YARD	6.0 M	6.4M
SIDE YARD	1.0 M	1.2 M & 1.3 M
REAR YARD	9.0 M	16.5 M
COVERAGE	40%	35.00%

**LOT COVERAGE**

BUILDING FOOTPRINT: 239.43 M<sup>2</sup>

LOT AREA: 683.46 M<sup>2</sup>

PERCENTAGE: 35%

**RELIEF REQUIRED**

TO PERMIT A LOT FRONTAGE OF 16.065

WHEREARE THE BY-LAW REQUIRES 20M

## 102 LANIGAN CRES (RETAINED)

CURRENT ZONING: R1D

**CURRENT USE:**

SINGLE FAMILY DWELLING

**PROPOSED USE:**

SINGLE FAMILY DWELLING

**ZONING CHART:**

	REQUIRED	PROVIDED
LOT AREA	600 M <sup>2</sup>	683.43 M <sup>2</sup>
FRONTAGE	20 M	16.065 M
FRONT YARD	6.0 M	6.01 M
SIDE YARD	1.0 M	1.21 M
REAR YARD	9.0 M	15.54 M
COVERAGE	40%	38.90%

**LOT COVERAGE**

BUILDING FOOTPRINT: 266.04 M<sup>2</sup>

LOT AREA: 683.46 M<sup>2</sup>

PERCENTAGE: 38.9%

**RELIEF REQUIRED**

TO PERMIT A LOT FRONTAGE OF 16.065

WHEREARE THE BY-LAW REQUIRES 20M

**ACESSORY STRUCTURES**

**PERMITTED HEIGHT:**

3.6M

**REAR YARD COVERAGE:**

SHED FOOTPRINT: 22.38 M<sup>2</sup>

REAR YARD AREA: 239.43 M<sup>2</sup>

PERCENTAGE: 9.3%

**LOT COVERAGE**

BUILDING FOOTPRINT: 22.38 M<sup>2</sup>

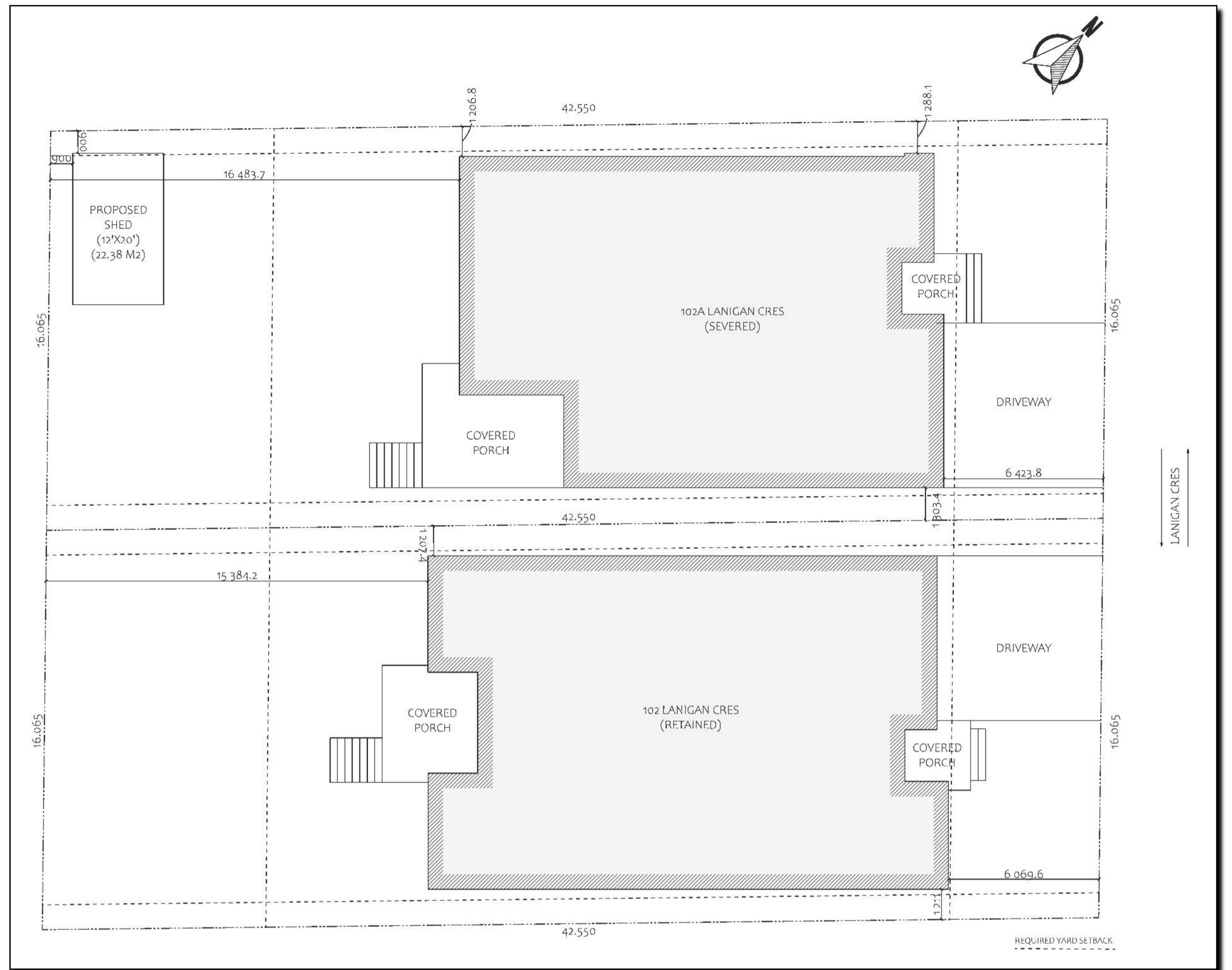
LOT AREA: 683.46 M<sup>2</sup>

PERCENTAGE: 3.3%

TOTAL PERCENTAGE: 38.3%

**RELIEF REQUIRED**

NONE.



### SITE PLAN

SCALE: 1:200



I, AMANDA SANFORD, HEREBY  
 DECLARE THAT I AM THE OWNER OF  
 THE REGISTERED FIRM, AND THAT I  
 RESPONSIBLE FOR DESIGN  
 ACTIVITIES.

SIGNATURE

DATE

INDIVIDUAL BCIN: 108075  
 FIRM BCIN: 118785

## 102 LANIGAN CRES

FILE #: BEC001

ADDRESS: 102 LANIGAN CRES  
 STITTSVILLE, ON K2S 1B3

HOME OWNER: BELISSA BECIROVIC

DRAWING REVISION:

NO: 4

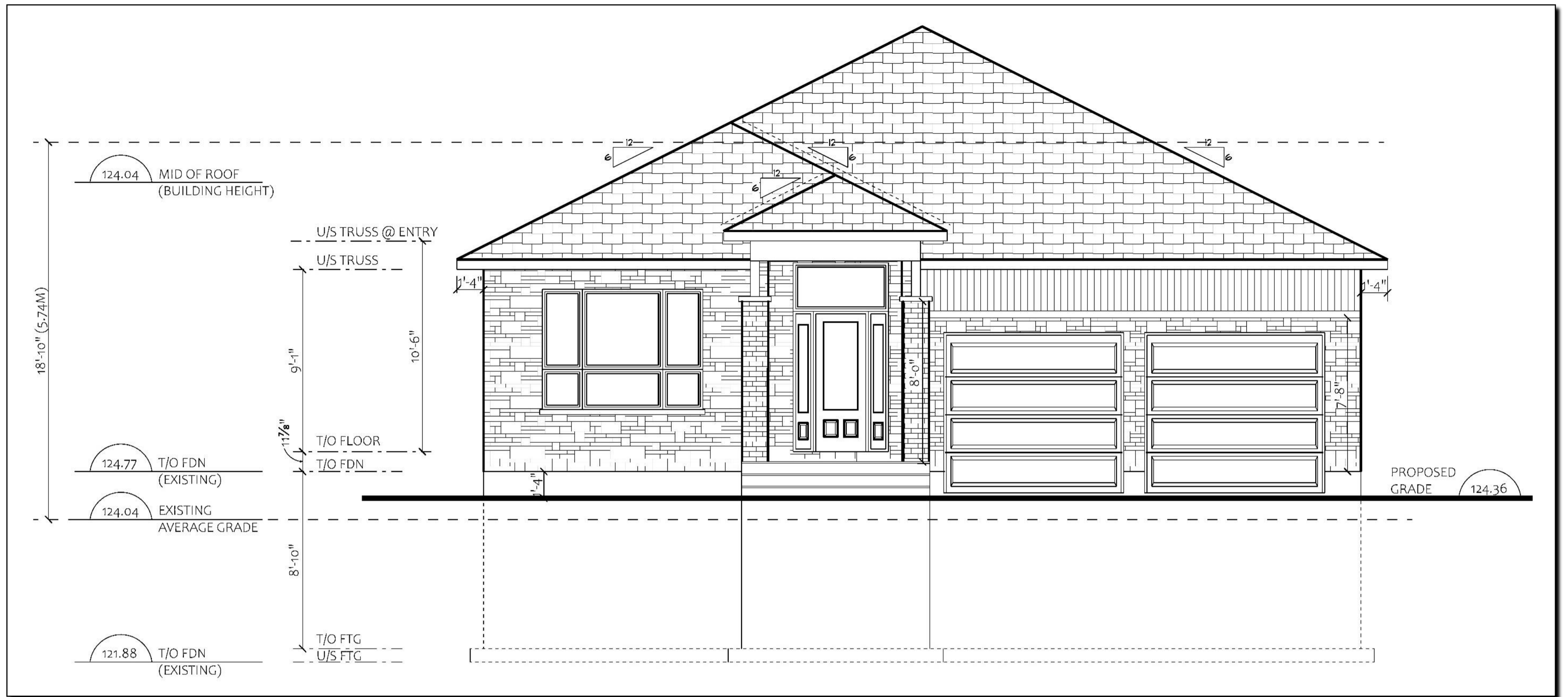
DATE: 28-FEB-2023

A1/7



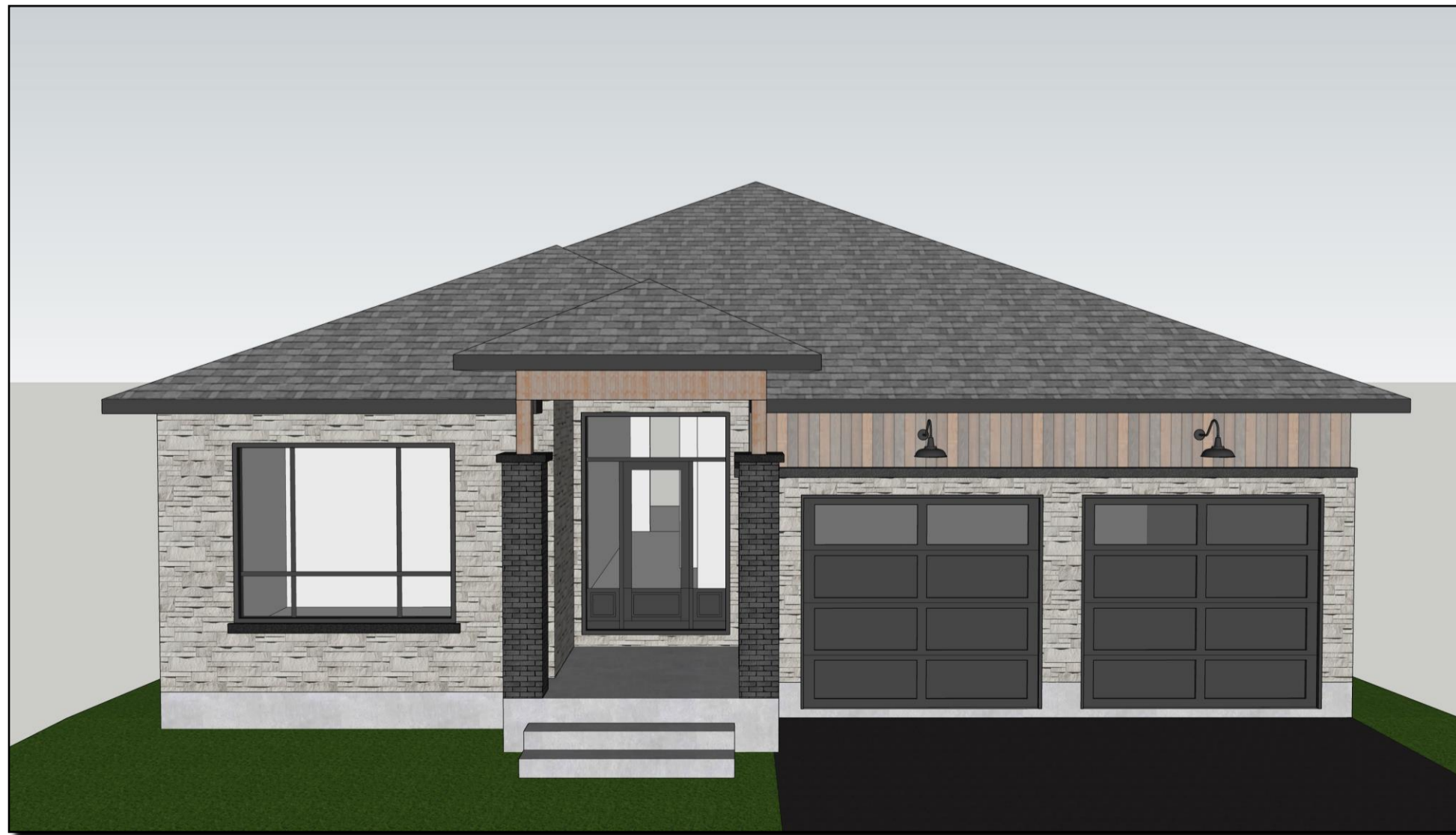


724 DESIGN  
 3-108 BRIDGE ST  
 PICTON, ON AKOK 2T0  
 613-890-0781  
 AMANDA@724DESIGN.CA



## FRONT ELEVATION

SCALE: 1/4" = 1'-0"



102 LANIGAN CRES

FILE #: BEC001  
 ADDRESS: 102 LANIGAN CRES  
 STITTSVILLE, ON K2S 1B3  
 HOME OWNER: BELISSA BECIROVIC

I, AMANDA SANFORD, HEREBY  
 DECLARE THAT I AM THE OWNER OF  
 THE REGISTERED FIRM, AND THAT I  
 AM RESPONSIBLE FOR DESIGN  
 ACTIVITIES.

SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 INDIVIDUAL BCIN: 108075  
 FIRM BCIN: 118785

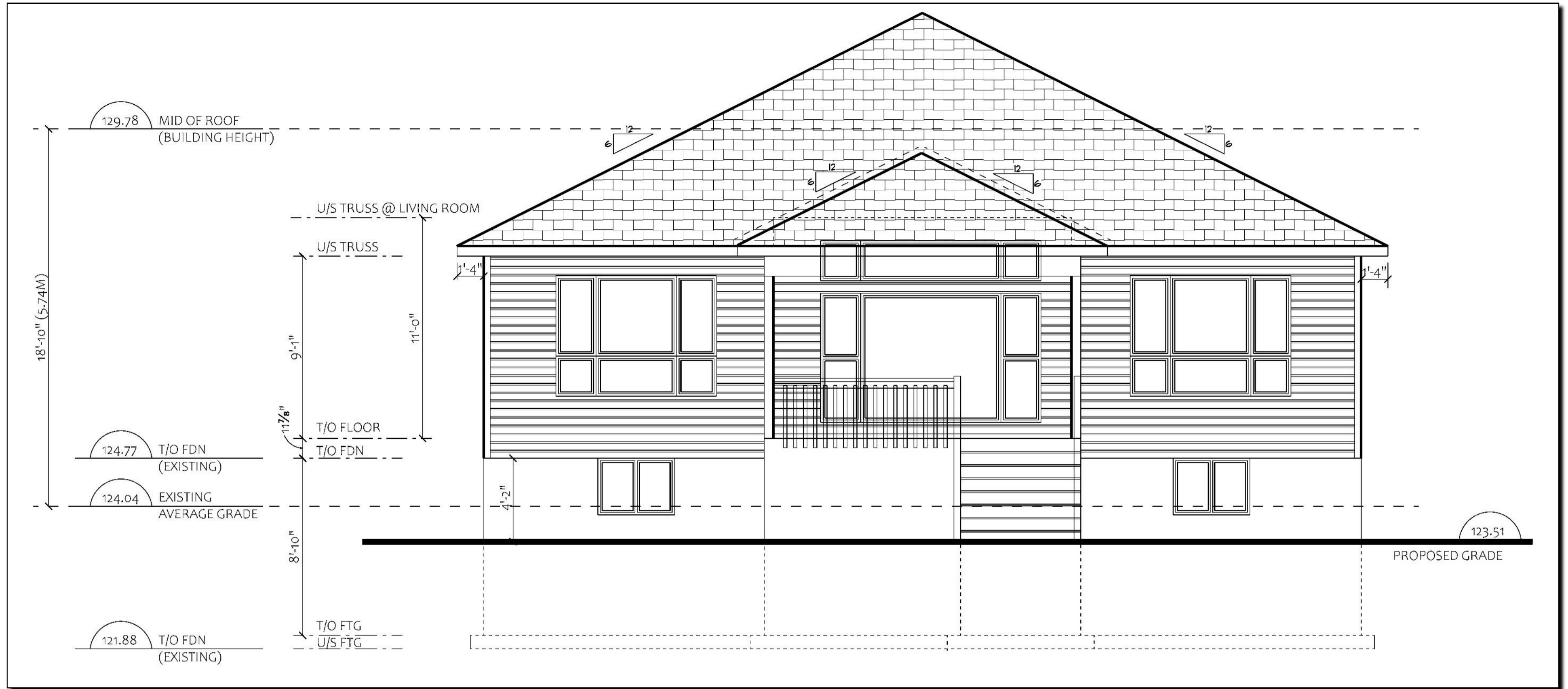
DRAWING REVISION:  
 NO: 4  
 DATE: 28-FEB-2023

**A2/7**





724 DESIGN  
 3-108 BRIDGE ST  
 PICTON, ON AKOK 2T0  
 613-890-0781  
 AMANDA@724DESIGN.CA



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



I, AMANDA SANFORD, HEREBY  
 DECLARE THAT I AM THE OWNER OF  
 THE REGISTERED FIRM, AND THAT I  
 RESPONSIBLE FOR DESIGN  
 ACTIVITIES.

SIGNATURE

DATE

INDIVIDUAL BCIN: 108075  
 FIRM BCIN: 118785

**102 LANIGAN CRES**

FILE #: BEC001  
 ADDRESS: 102 LANIGAN CRES  
 STITTSVILLE, ON K2S 1B3  
 HOME OWNER: BELISSA BECIROVIC

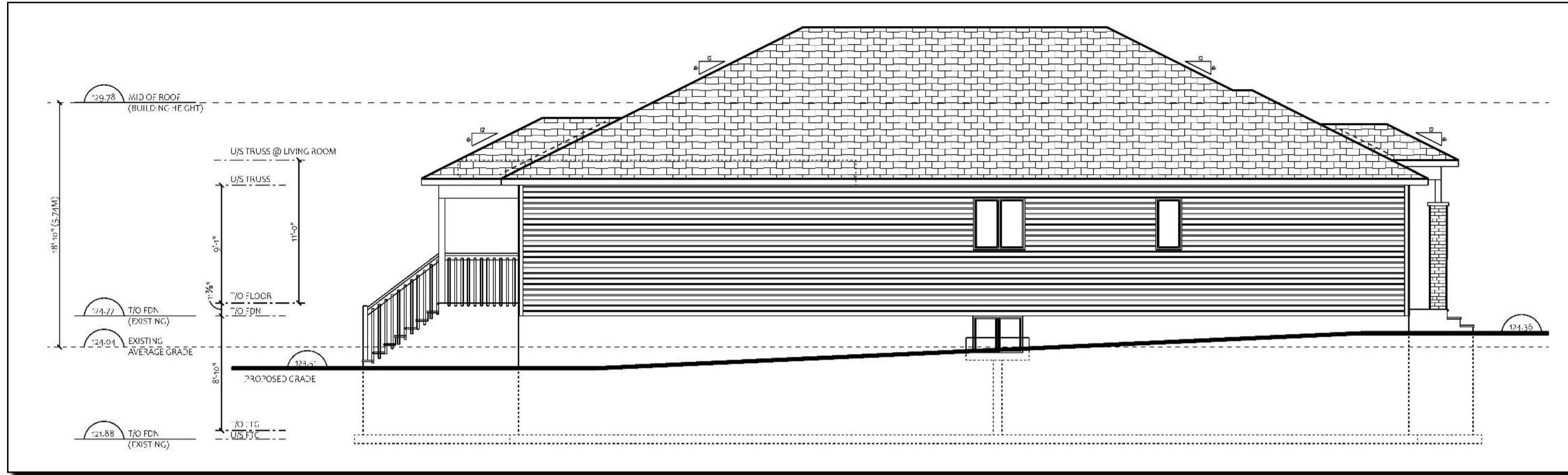
DRAWING REVISION:  
 NO: 4  
 DATE: 28-FEB-2023

**A3/7**



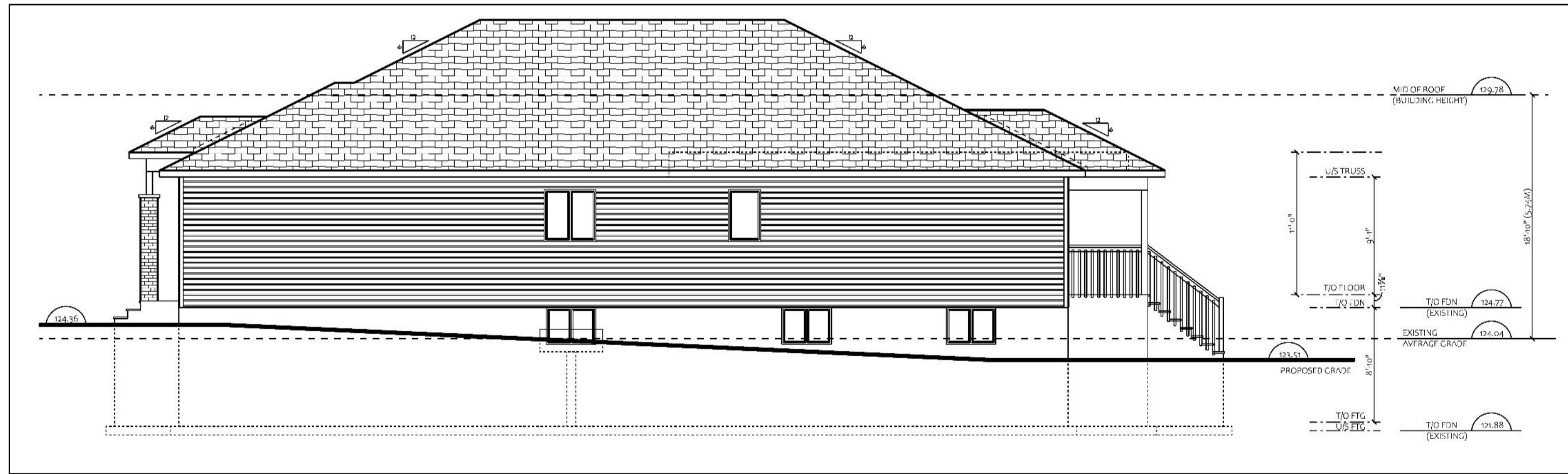


**724 DESIGN**  
 3-108 BRIDGE ST  
 PICTON, ON AKOK 2T0  
 613-890-0781  
 AMANDA@724DESIGN.CA



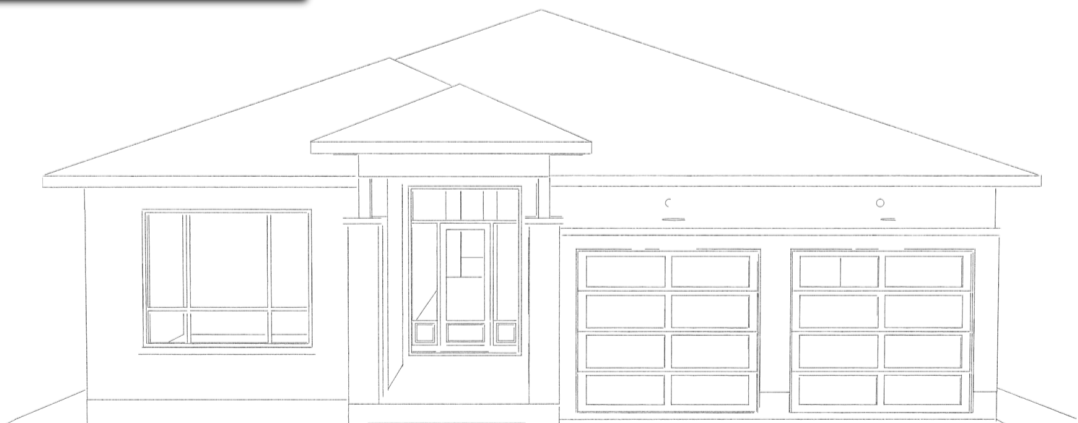
**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"



I, AMANDA SANFORD, HEREBY  
 DECLARE THAT I AM THE OWNER OF  
 THE REGISTERED FIRM, AND THAT I  
 AM RESPONSIBLE FOR DESIGN  
 ACTIVITIES.  
 \_\_\_\_\_  
 SIGNATURE  
 \_\_\_\_\_  
 DATE  
 INDIVIDUAL BCIN: 108075  
 FIRM BCIN: 118785

**102 LANIGAN CRES**

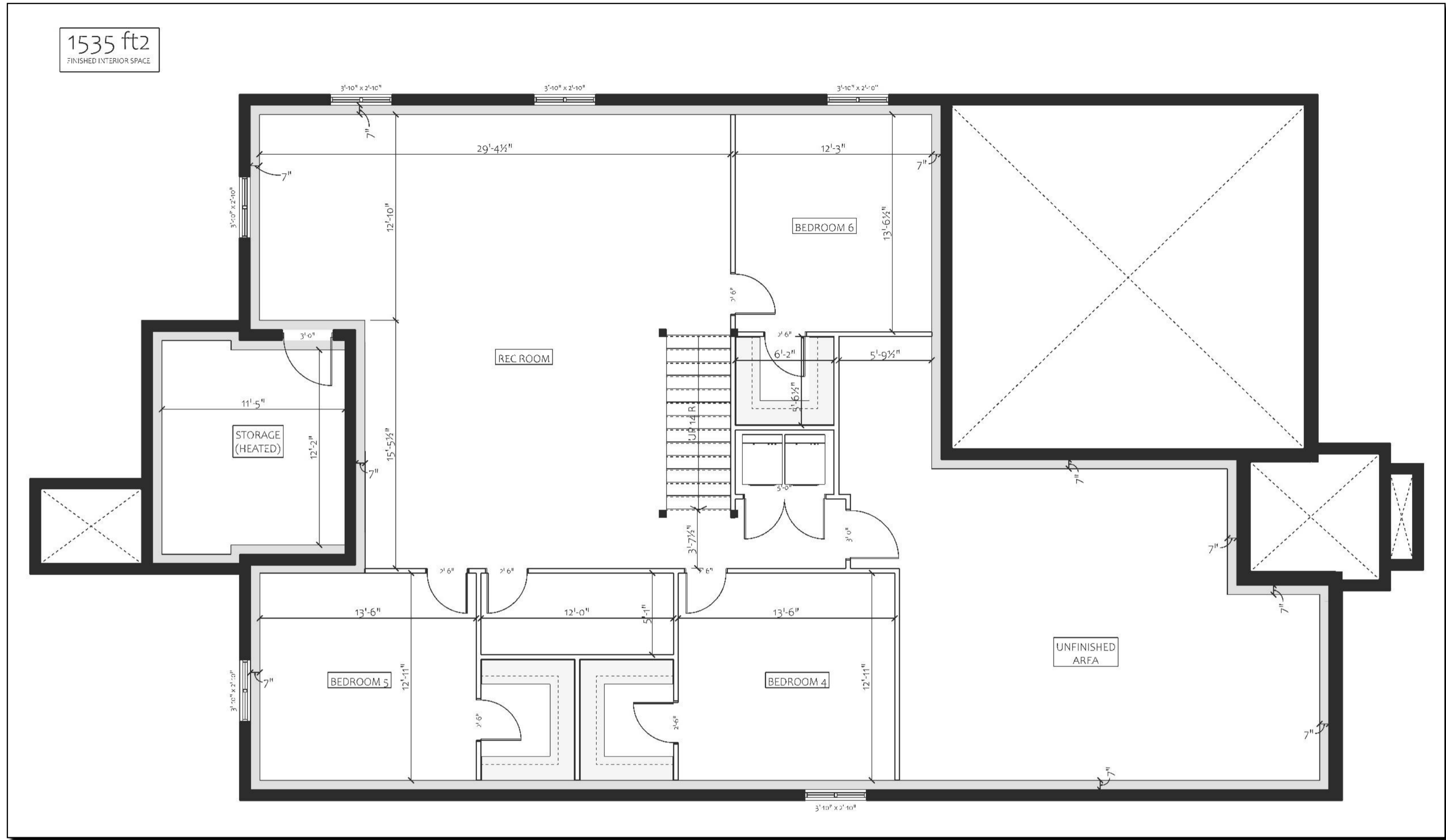
FILE #: BEC001  
 ADDRESS: 102 LANIGAN CRES  
 STITTSVILLE, ON K2S 1B3  
 HOME OWNER: BELISSA BECIROVIC

DRAWING REVISION:  
 NO: 4  
 DATE: 28-FEB-2023

**A4/7**



724 DESIGN  
 3-108 BRIDGE ST  
 PICTON, ON AKOK 2T0  
 613-890-0781  
 AMANDA@724DESIGN.CA



**FINISHED BASEMENT PLAN**  
 SCALE: 3/16" = 1'-0"

ROOM CHART	AREA	LIGHTING
REC ROOM	670 FT <sup>2</sup> (32.52 M <sup>2</sup> )	32.52 FT <sup>2</sup> (4.8%)
BEDROOMS 4 & 5	175 FT <sup>2</sup> (16.26 M <sup>2</sup> )	10.83 FT <sup>2</sup> (6.2%)
BEDROOMS 6	170 FT <sup>2</sup> (15.79 M <sup>2</sup> )	10.83 FT <sup>2</sup> (6.4%)



I, AMANDA SANFORD, HEREBY  
 DECLARE THAT I AM THE OWNER OF  
 THE REGISTERED FIRM, AND THAT I  
 RESPONSIBLE FOR DESIGN  
 ACTIVITIES.

SIGNATURE

DATE

INDIVIDUAL BCIN: 108075  
 FIRM BCIN: 118785

**102 LANIGAN CRES**

FILE #: BEC001  
 ADDRESS: 102 LANIGAN CRES  
 STITTVILLE, ON K2S 1B3  
 HOME OWNER: BELISSA BECIROVIC

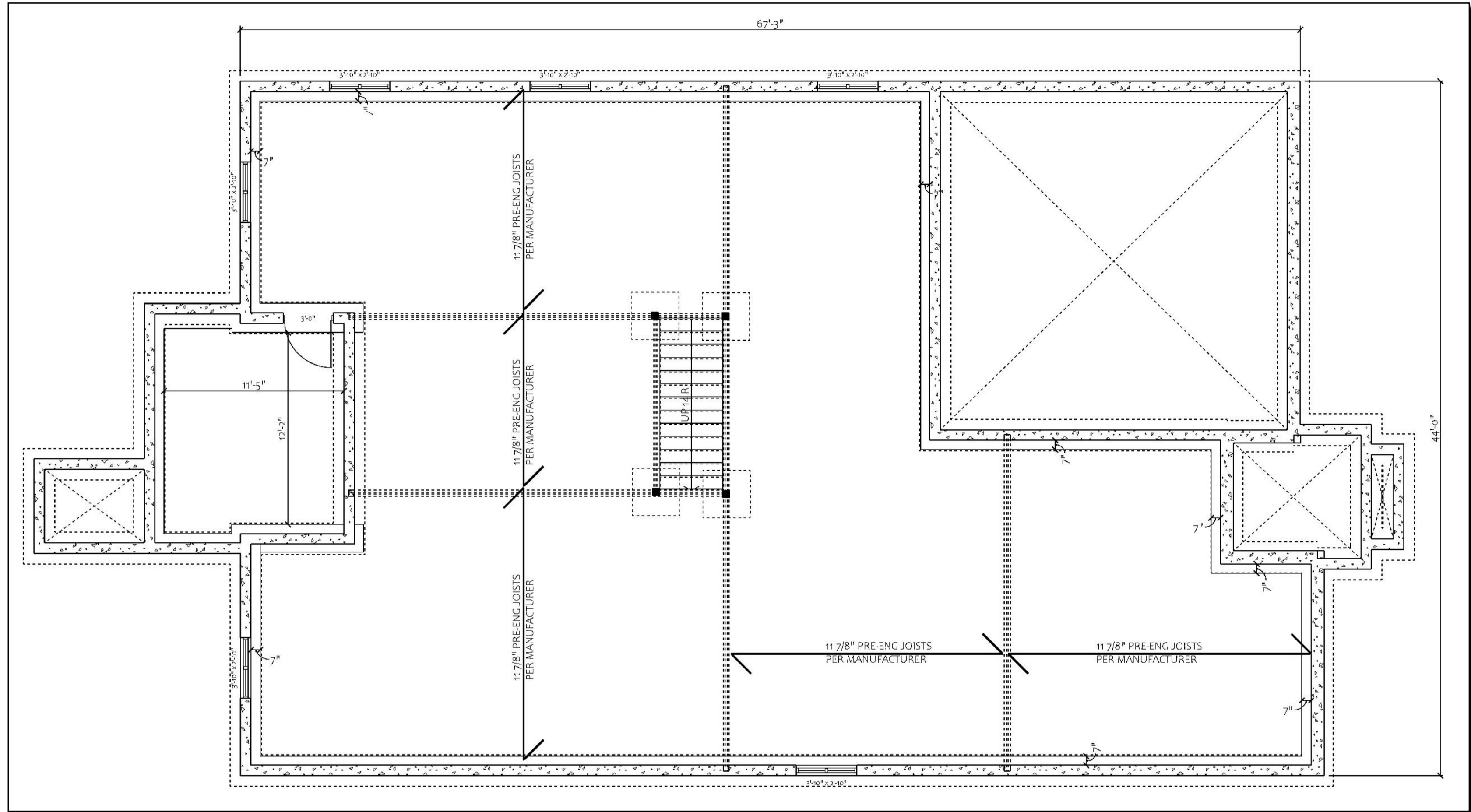
DRAWING REVISION:  
 NO: 4  
 DATE: 28-FEB-2023

**A5/7**

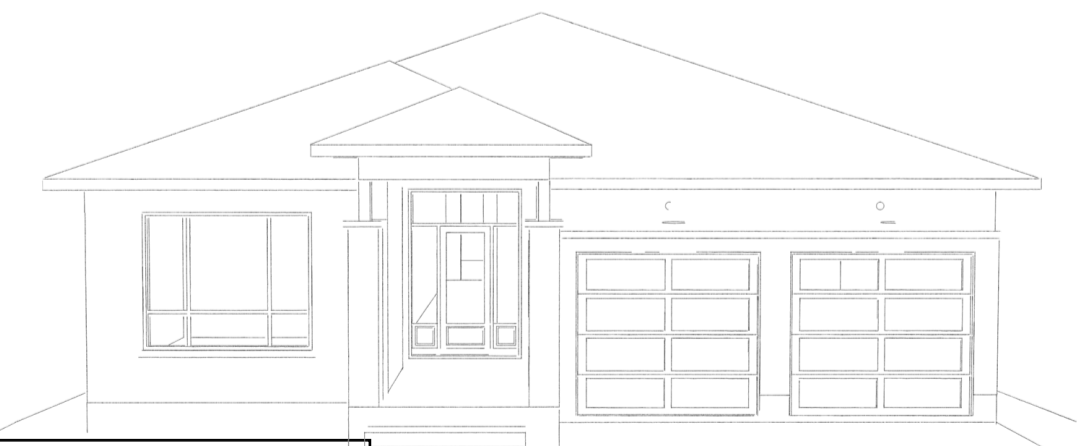




724 DESIGN  
3-108 BRIDGE ST  
PICTON, ON AKOK 2T0  
613-890-0781  
AMANDA@724DESIGN.CA



**FOUNDATION PLAN**  
SCALE: 3/16" = 1'-0"



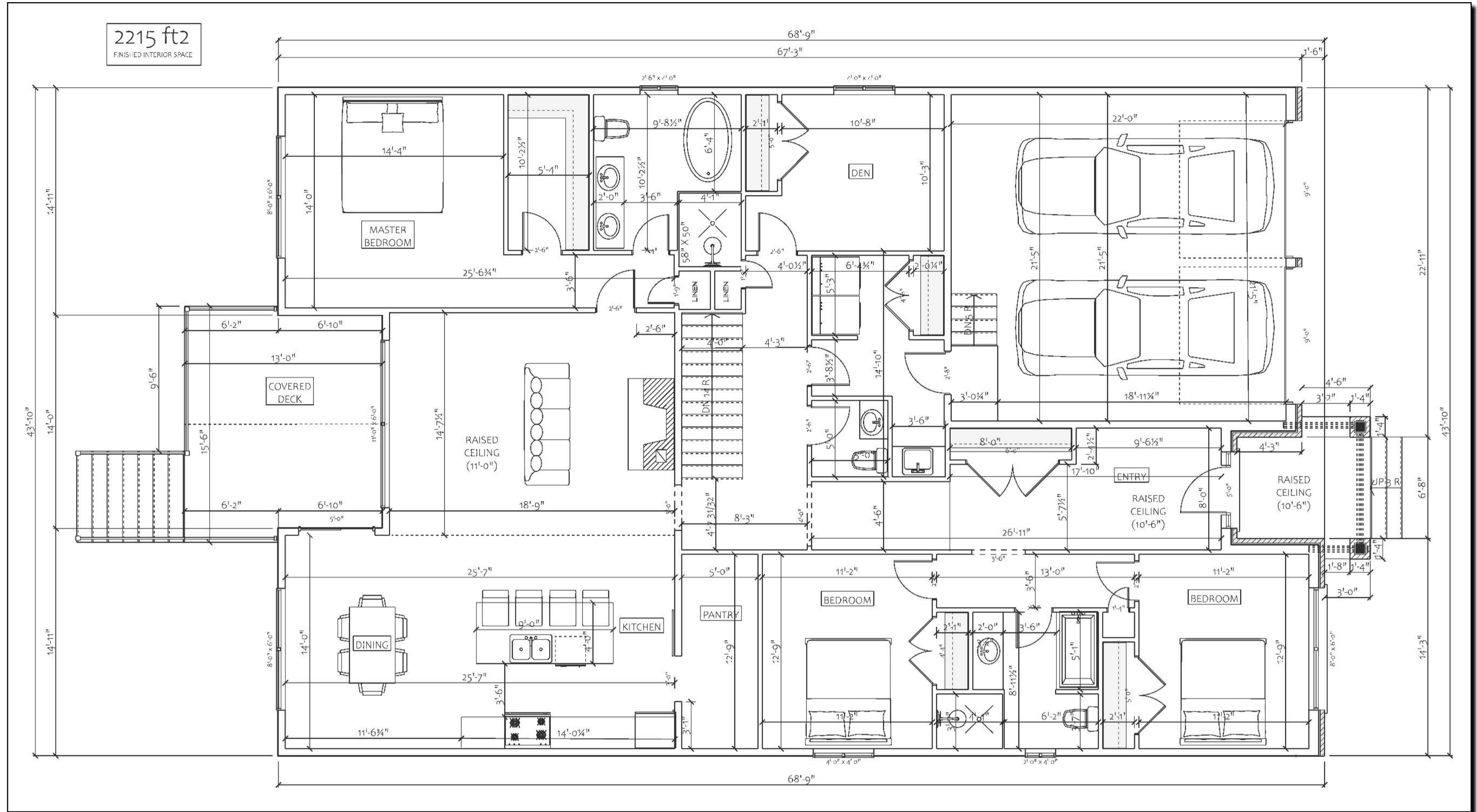
I, AMANDA SANFORD, HEREBY  
DECLARE THAT I AM THE OWNER OF  
THE REGISTERED FIRM, AND THAT I  
RESPONSIBLE FOR DESIGN  
ACTIVITIES.  
  
SIGNATURE  
  
DATE  
INDIVIDUAL BCIN: 108075  
FIRM BCIN: 118785

**102 LANIGAN CRES**  
FILE #: BEC001  
ADDRESS: 102 LANIGAN CRES  
STITTSVILLE, ON K2S 1B3  
HOME OWNER: BELISSA BECIROVIC

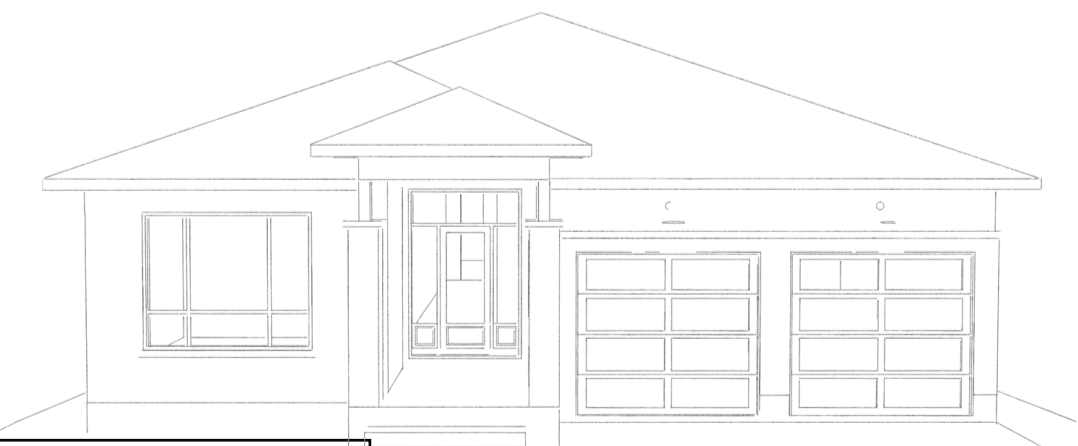
DRAWING REVISION:  
NO: 4  
DATE: 28-FEB-2023 **A6/7**



**724 DESIGN**  
 3-108 BRIDGE ST  
 PICTON, ON AKOK 2T0  
 613-890-0781  
 AMANDA@724DESIGN.CA



**MAIN FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



I, AMANDA SANFORD, HEREBY  
 DECLARE THAT I AM THE OWNER OF  
 THE REGISTERED FIRM, AND THAT I  
 RESPONSIBLE FOR DESIGN  
 ACTIVITIES.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

INDIVIDUAL BCIN: 108075  
 FIRM BCIN: 118785

**102 LANIGAN CRES**

FILE #: BEC001  
 ADDRESS: 102 LANIGAN CRES  
 STITTSVILLE, ON K2S 1B3  
 HOME OWNER: BELISSA BECIROVIC

DRAWING REVISION:  
 NO: 4  
 DATE: 28-FEB-2023

**A7/7**