THIS DRAWING IS NOT INTENDED FOR REPRODUCTION **Committee of Adjustment** LOCATION (REGISTERED PLAN 527) Received | Reçu le E C O R D A V E. 2023-04-05 1044 secord ave. City of Ottawa | Ville d'Ottawa Comité de dérogation DISCLAIMER 300mm¢ Storm Sewer DRAWING NOTES EXISTING TREE TO BE RETAINED 2.75 2.75 SITE PLAN TO BE VIEWED IN CONJUNCTION WITH ARBORIST'S TREE 7.615 7.615 DISCLOSURE AND PLANTING PLAN 6.415 45.72 (PI, P3) & Mea 15.24 (P3, P4) # Meas 15.PROPERTY LINE (15.23 M) (15.23 P4) 30.48 (DI) \$ Meas | IB(1319)(Wit) IB(OU) O.14 South (P4) # Meas 1.518 0.6 M COVERED® ENTRY Concrete Porch \$ Steps Top of Flashing -Elevation=83.3 LINE OF REQUIRED SETBACK Interlock Porch GARAGE ENTRANCE GARAGE ENTRANCE # Steps Parch # Cartile rered Bay I U/Eave Elevation=80,4 LOT NEIGHBOURING TWO STOREY DWELLING NEIGHBOURING SINGLE STOREY DWELLING //2/5kp/94// 1 Storey Brick Sided Dwelling hyl Sided Dwelling/ (Brick Noted) P.I.N. 94146 - 0242 P.I.N. 04146 - 0244 Elevation=82.7 Elevation=17.41 OUTLINE OF EXISTING DWELLING TO BE DEMOLISHED TERRACE 1044 A 1044 B PROPOSED TWO-STOREY PROPOSED TWO-STOREY SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING (SEMI-DETACHED) (SEMI-DETACHED) 104 SQM BUILDING FOOTPRINT 104 SQM BUILDING FOOTPRINT C/L BF/CLF 2 issued for minor variance application march 3 2023 may 16 2022 1 issued for client review date no. description DEVELOPER / BUILDER PLANNING FIRM LANDSCAPED LANDSCAPED (613) 812-1726 jessica@jdplan.ca ZONING TABLE - 1044 SECORD AVE. DRAWING INFORMATION MIN LOT WIDTH MIN LOT AREA MAX BUILDING MIN FRONT HEIGHT YARD SETBACK YARD SETBACK SUB-ZONE PROPOSED SITE PLAN SCALE 1:75 28% OF LOT DEPTH = 8.53 M BY-LAW R3A 1.2 M 270 M2 8 M REAR YARD AREA = 117SQM = 25% OF LOT AREA OUTLINE OF EXISTING SHED _ TO BE DEMOLISHED PROPOSED R3A 7.67 M = 25% OF LOT AREA 232 M2 8 M 6 M DETACHED checked by J.S. 30.48 (DI) \$ Set PROPERTY LINE (15.24 M) CLF | B | 6 | N | 83 | 44 | 35 | E | P3 | +0.6 N 83° 43' 45" E project no. SK1 O.1 West 2022 - 04