

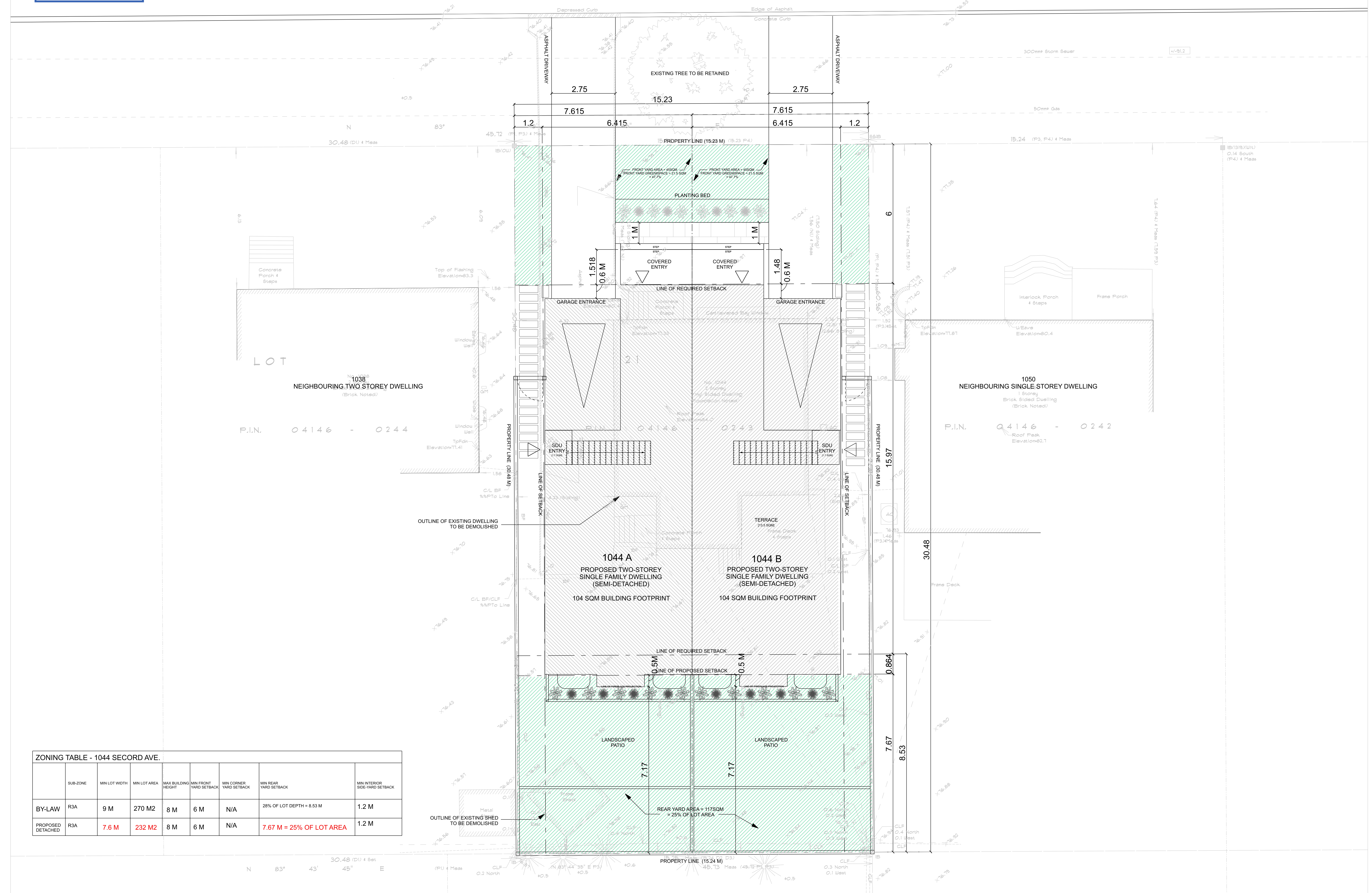
Committee of Adjustment
Received | Reçu le
2023-04-05
City of Ottawa | Ville d'Ottawa
Comité de dérogation

(REGISTERED PLAN 527)
SECORD AVE.
P.I.N. 04146 - 0264

THIS DRAWING IS NOT INTENDED FOR REPRODUCTION
LOCATION
1044 second ave.
OTTAWA ONTARIO CANADA

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Justin Seguin

DRAWING NOTES
SITE PLAN TO BE VIEWED IN CONJUNCTION WITH ARBORIST'S TREE DISCLOSURE AND PLANTING PLAN



ZONING TABLE - 1044 SECORD AVE.

	SUB-ZONE	MIN LOT WIDTH	MIN LOT AREA	MAX BUILDING HEIGHT	MIN FRONT YARD SETBACK	MIN CORNER YARD SETBACK	MIN REAR YARD SETBACK	MIN INTERIOR SIDE-YARD SETBACK
BY-LAW	R3A	9 M	270 M ²	8 M	6 M	N/A	28% OF LOT DEPTH = 8.53 M	1.2 M
PROPOSED DETACHED	R3A	7.6 M	232 M ²	8 M	6 M	N/A	7.67 M = 25% OF LOT AREA	1.2 M

revisions

no.	description	date
4		
3		
2	issued for minor variance application	march 3 2023
1	issued for client review	may 16 2022

DEVELOPER / BUILDER
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VSC Limited
design build manage

PLANNING FIRM
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DRAWING INFORMATION
PROPOSED SITE PLAN
SCALE 1:75

drawn by J.S.	checked by J.S.	drawing no. SK1
project no. 2022 - 04		