

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹	V Minimum Lot Area (m ²) ²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
R4-UA (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies4	1.2/0.6	10, 11, 12, 13
		Linked-detached	7.5	225	10	4.5	4.5	varies4	1.2/0.6	10, 11, 12, 13
		Semi-detached	6	180	10	4.5	4.5	varies4	1.2	10, 11, 12, 13
		Long Semi-detached	10	300	10	4.5	4.5	varies4	1.2/0.6	11, 12, 13
		Duplex	7.5	225	10	4.5	4.5	varies4	1.2/0.6	11, 12, 13
		Townhouse	4.5	135	10	4.5	4.5	varies4	1.2	10, 11, 12, 13
		Three Unit	10	300	11	4.5	4.5	varies4	1.2	11, 12, 13
		Stacked	14	420	11	4.5	4.5	varies4	1.5	11, 12, 13
		Low-rise Apartment, maximum of 8 units	12	360	11	4.5	4.5	varies4	1.5	11, 12, 13
	PUD	NA	1,400	as per dwelling unit	4.5	4.5	varies4	varies1	1,10,11, 12, 13	

Table 144A – Rear Yard Requirements For Lots with a FrontYard Setback of 4.5 m or Less

Table 140A - Rear Yard Requirements for lots with a front yard setback of 4.5 or less

I
Lot Depth
 II
Minimum Rear Yard
 (i) **23.5 metres or less**
25 per cent of the lot depth

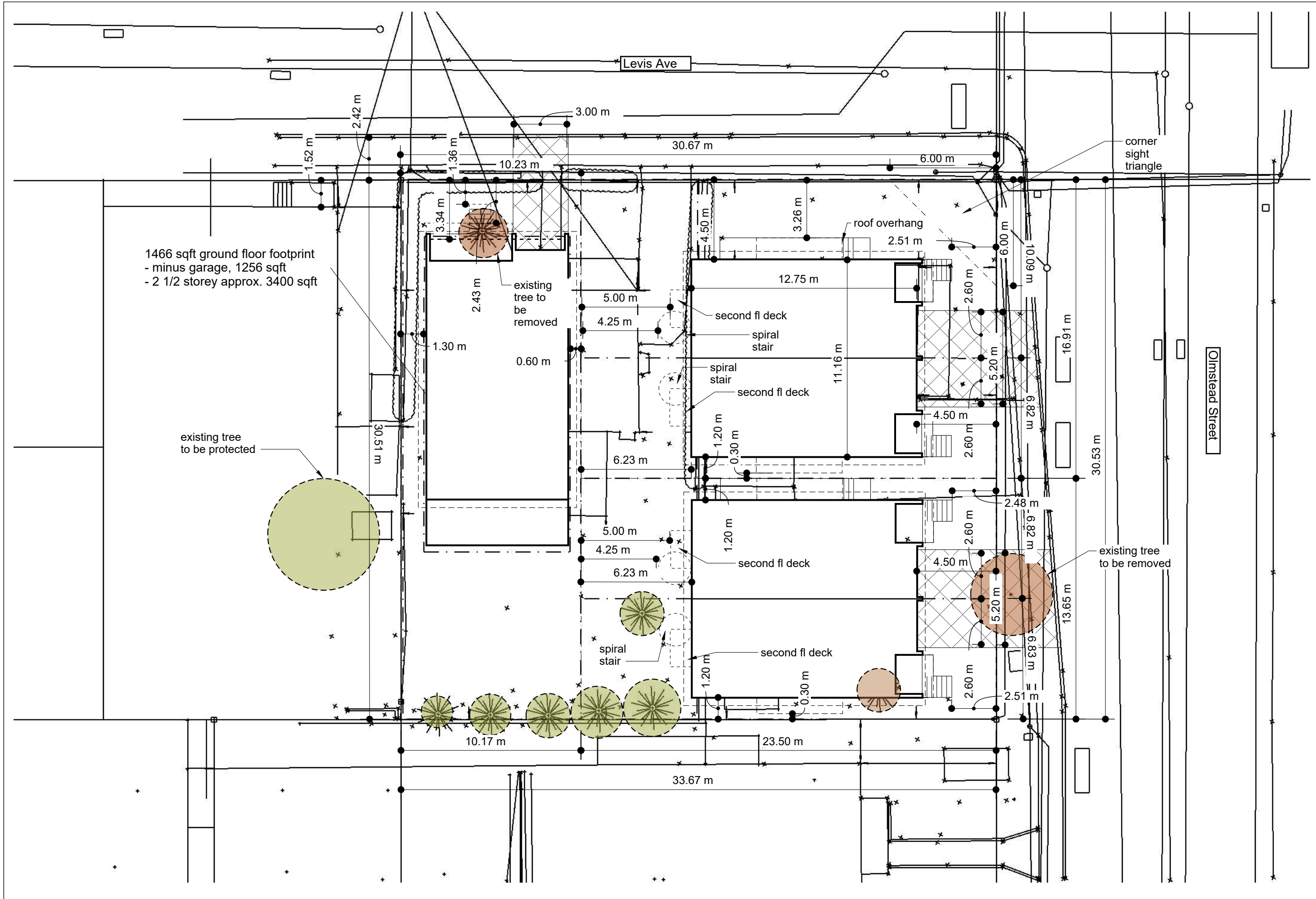
(ii)
 Greater than 23.5 but not more than 25 metres

the lot depth minus 17.5metres
 (iii)
greater than 25 metres

30 per cent of the lot dept

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





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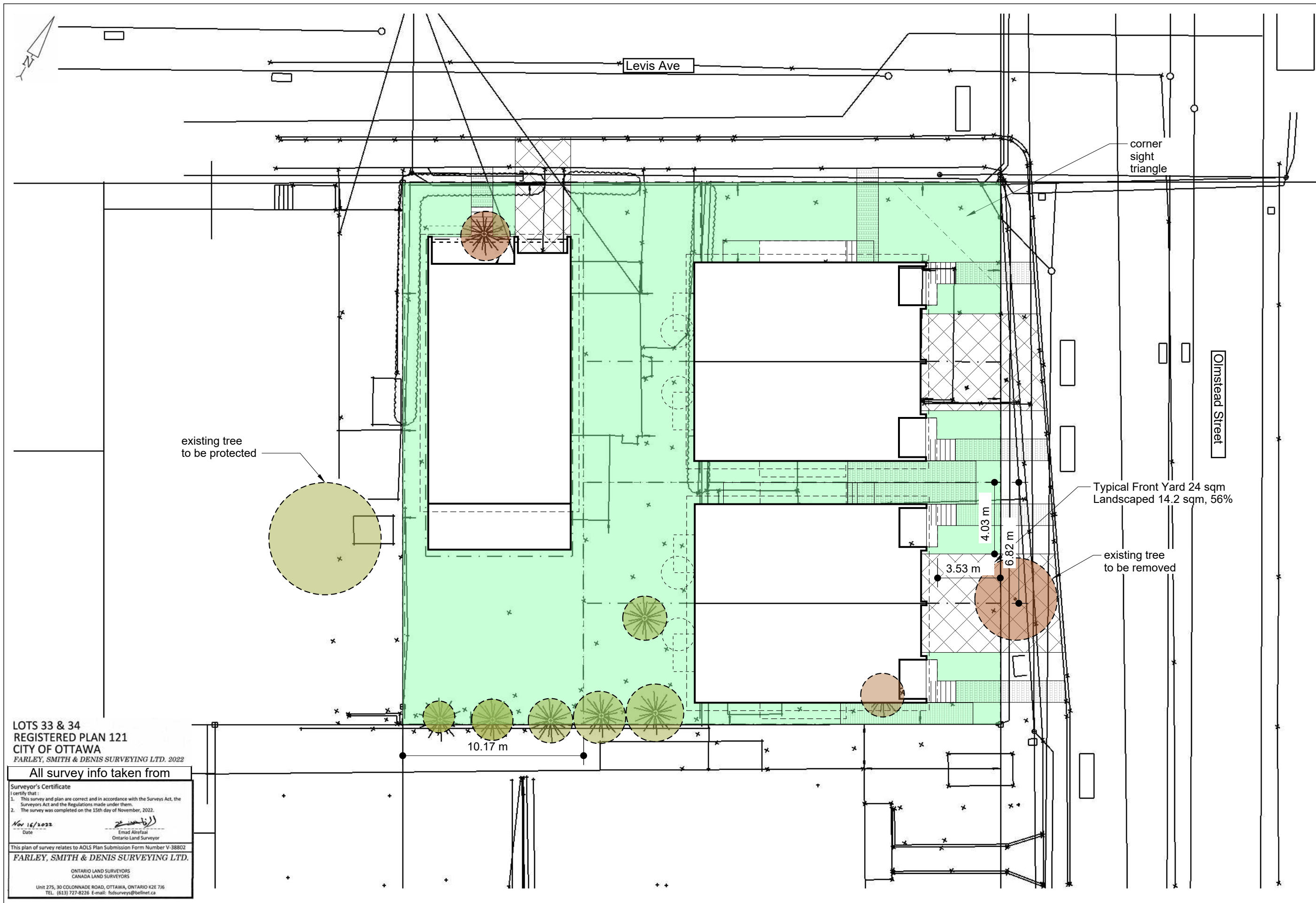
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April 2, 2023
Site Plan

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LOTS 33 & 34
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 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2022

All survey info taken from

Surveyor's Certificate
 I certify that:
 1. This survey and plan are correct and in accordance with the Surveys Act, the
 Surveyors Act and the Regulations made under them.
 2. The survey was completed on the 15th day of November, 2022.

Nov 16/2022
 Date
 Emad Alrefaai
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-38802

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 ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
 TEL: (613) 727-8226 E-mail: fidsurveys@bellnet.ca



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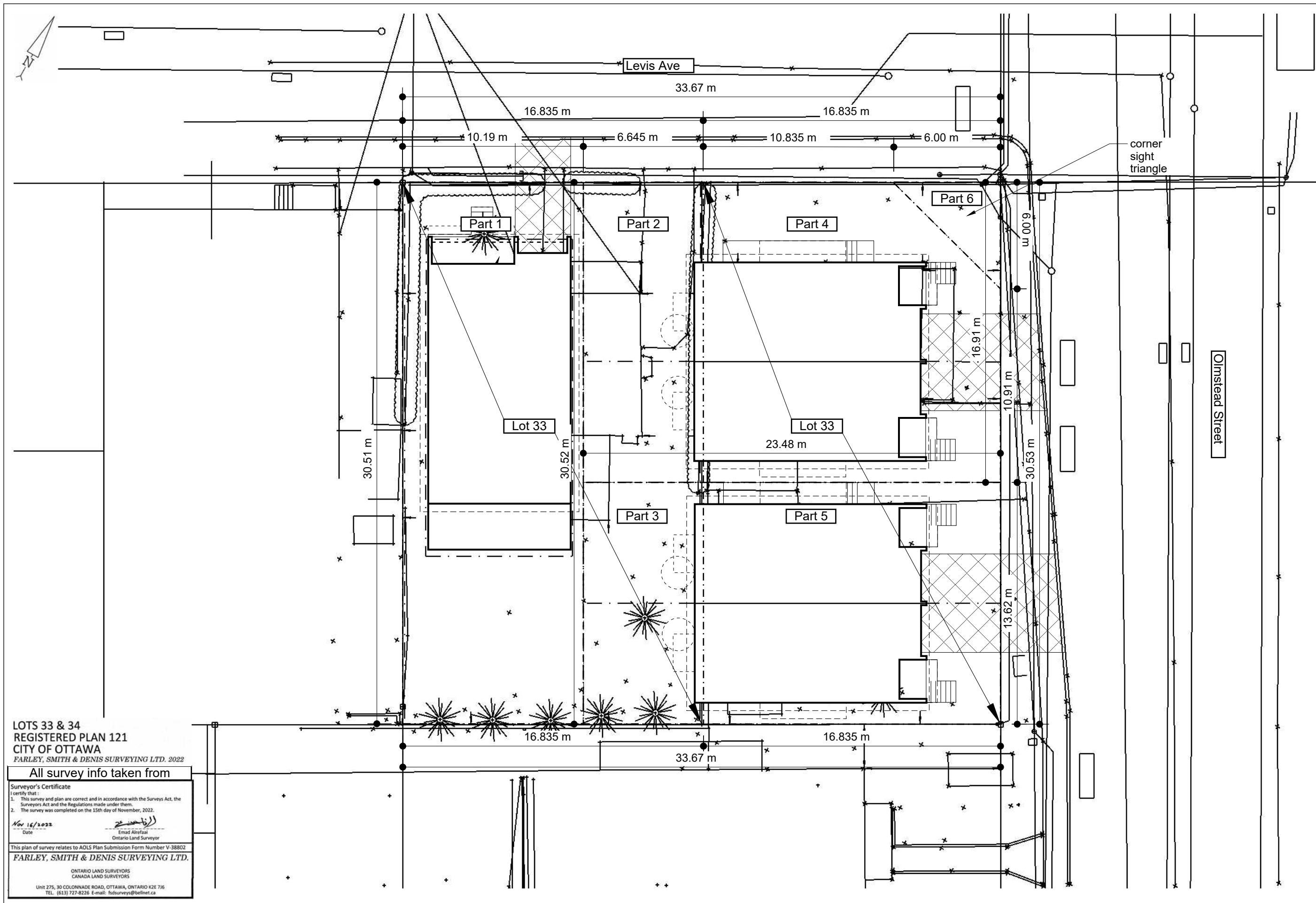
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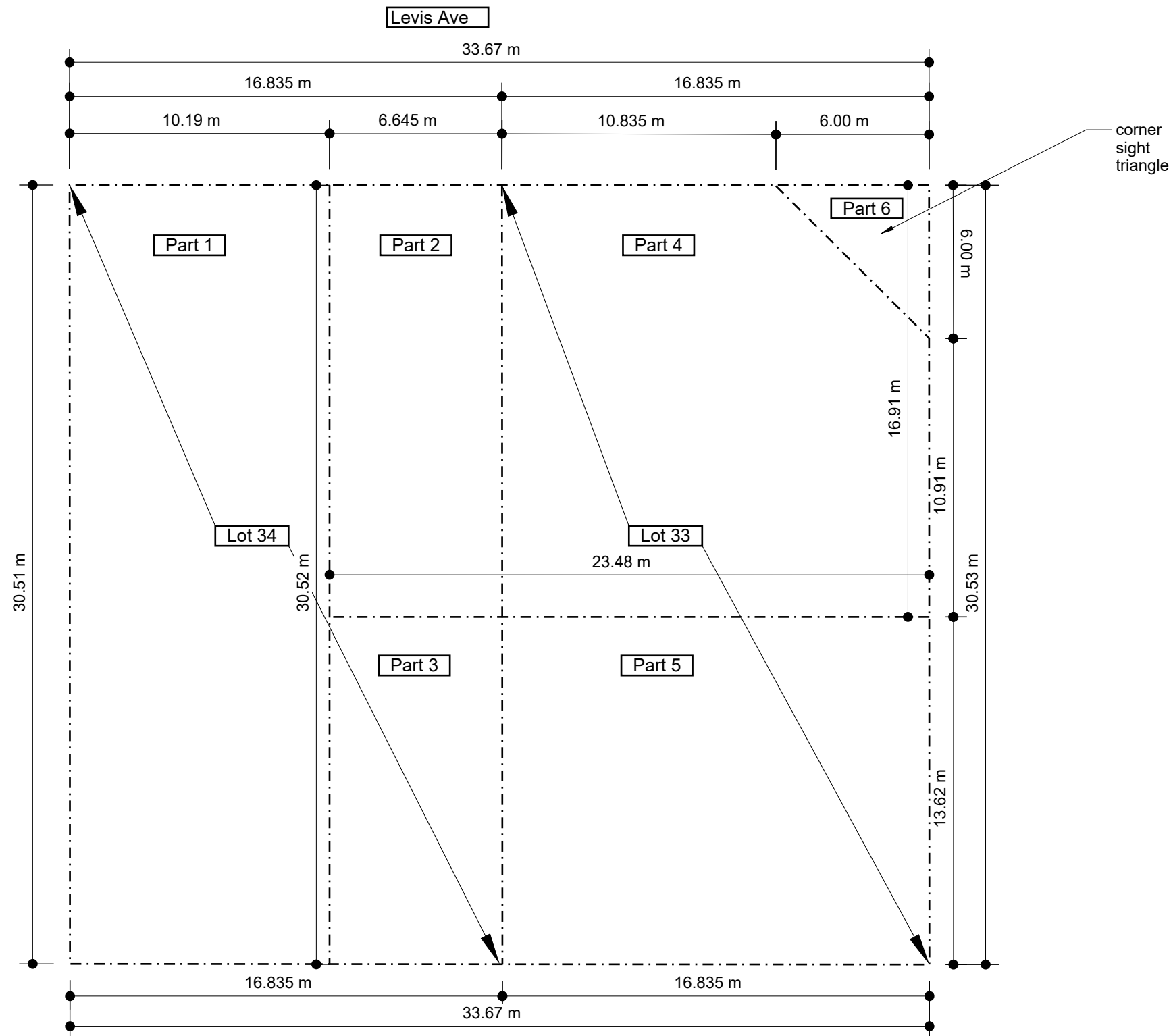
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 Lots

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Olmstead Street

corner sight triangle

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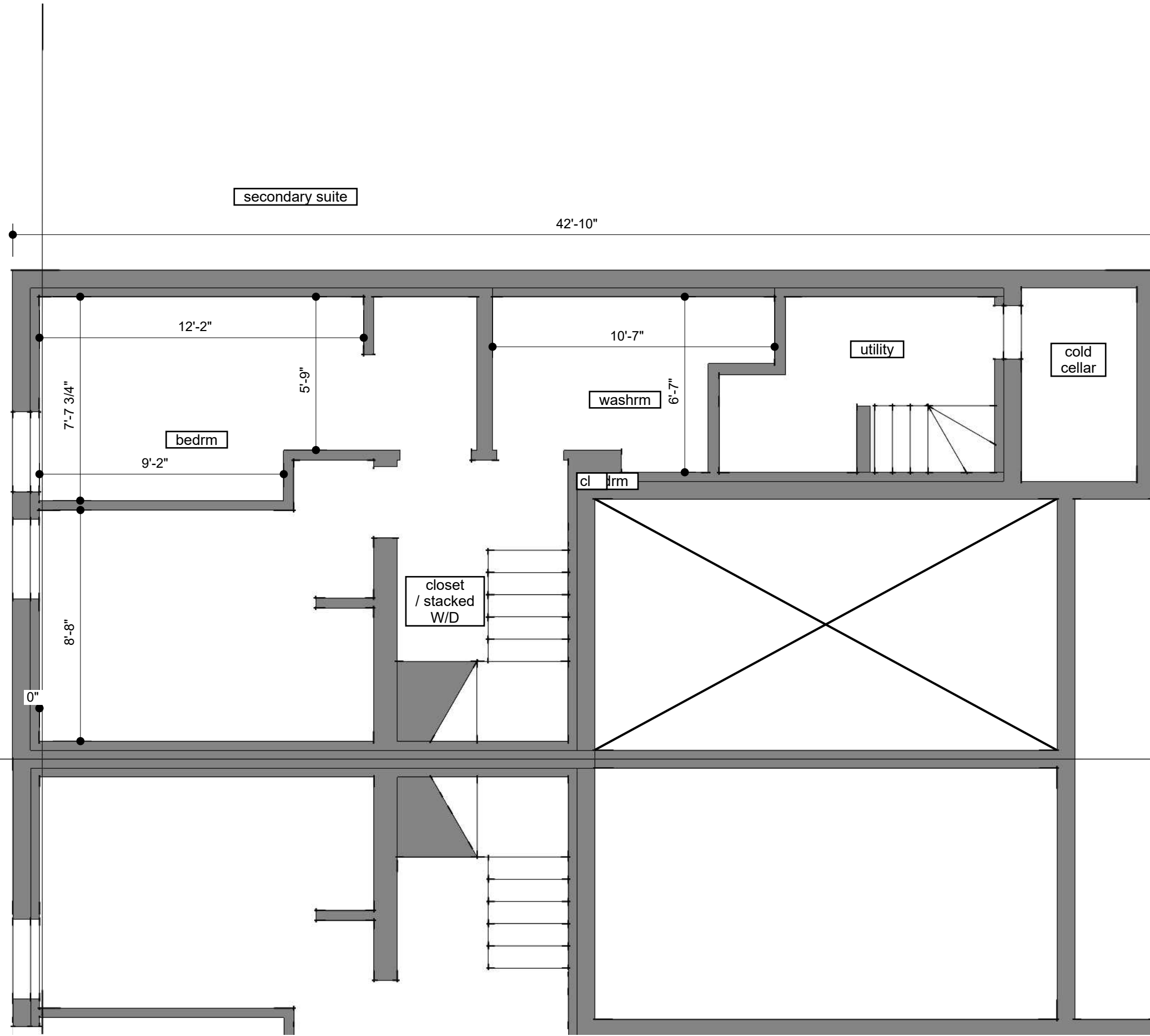
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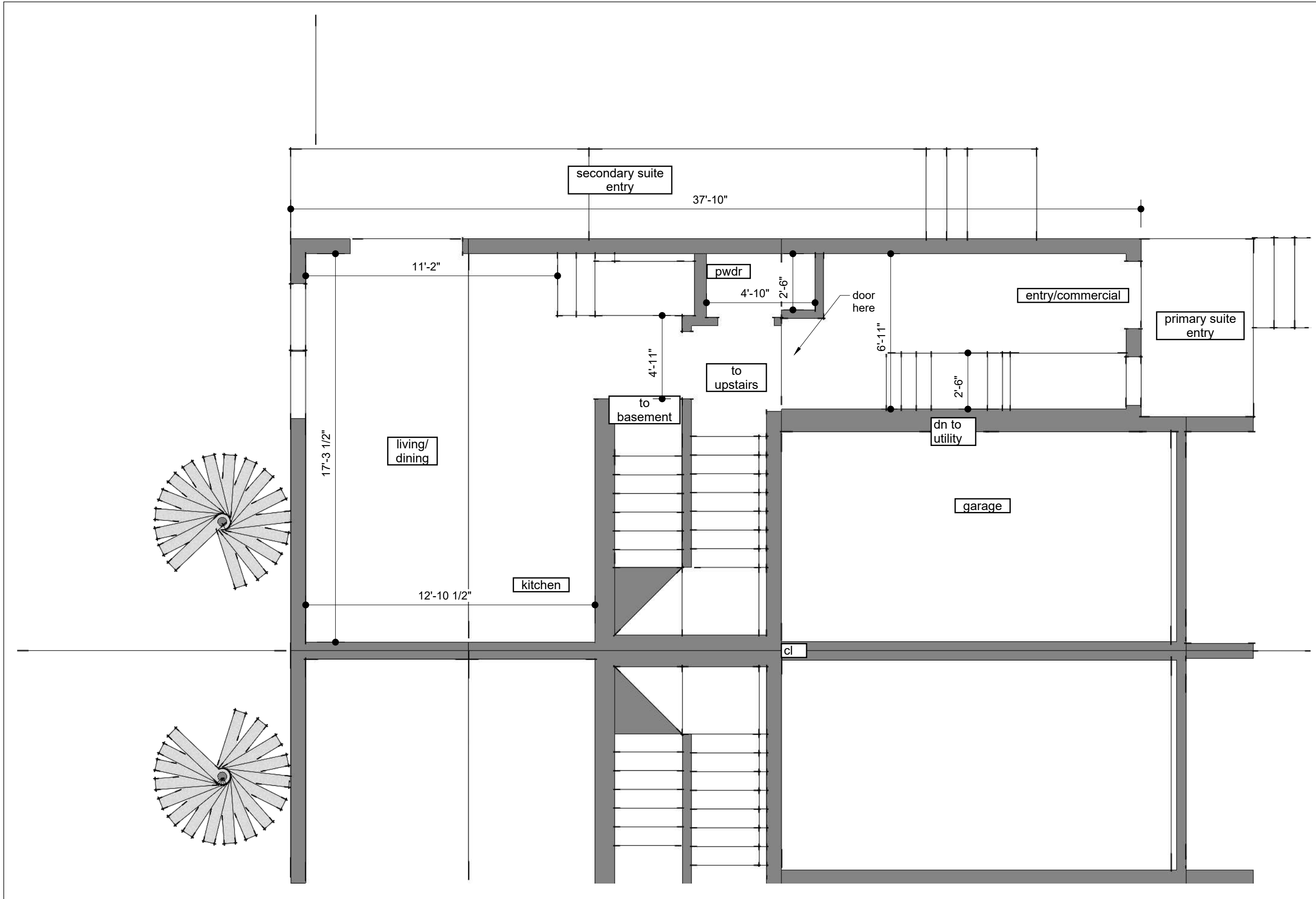


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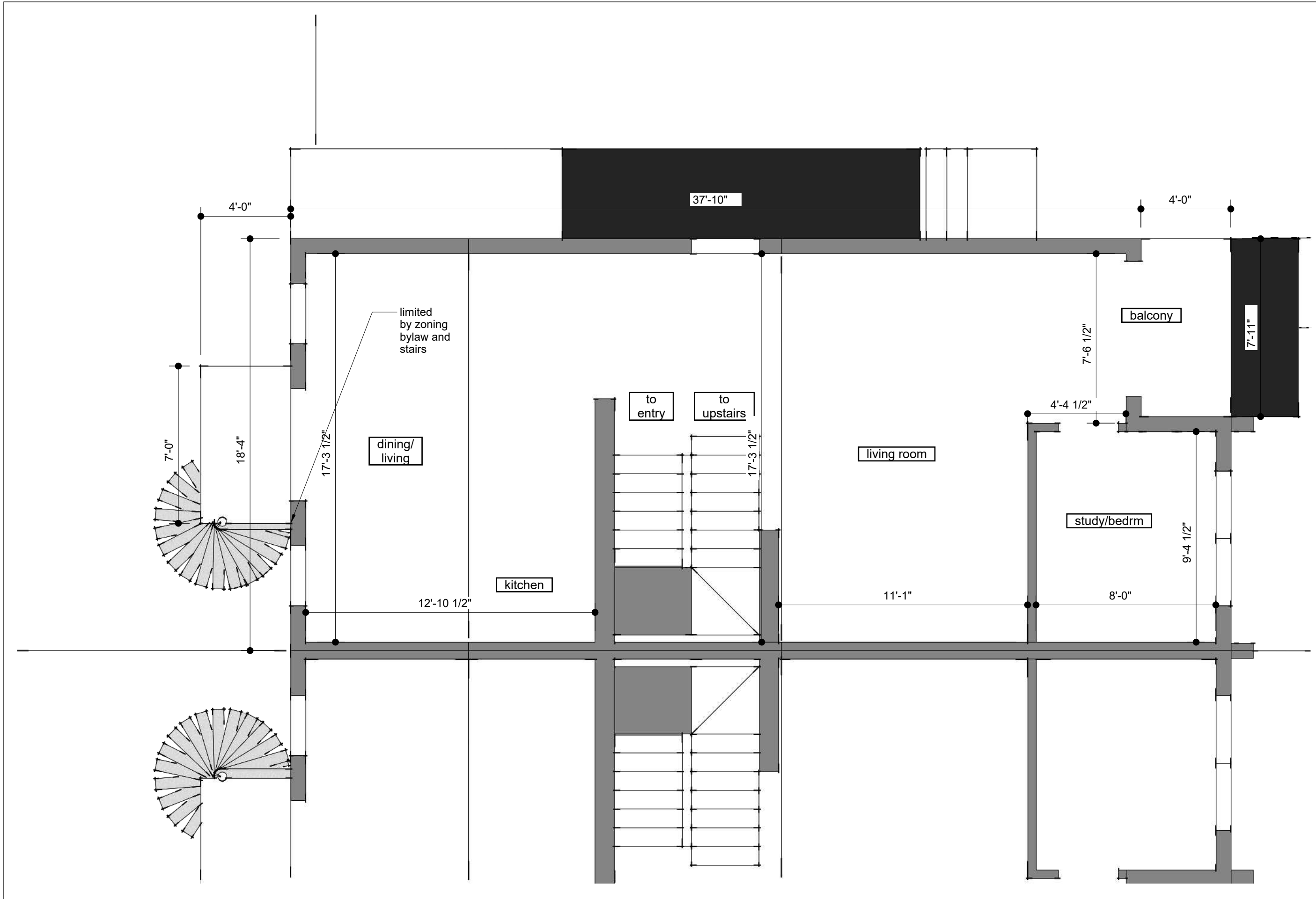
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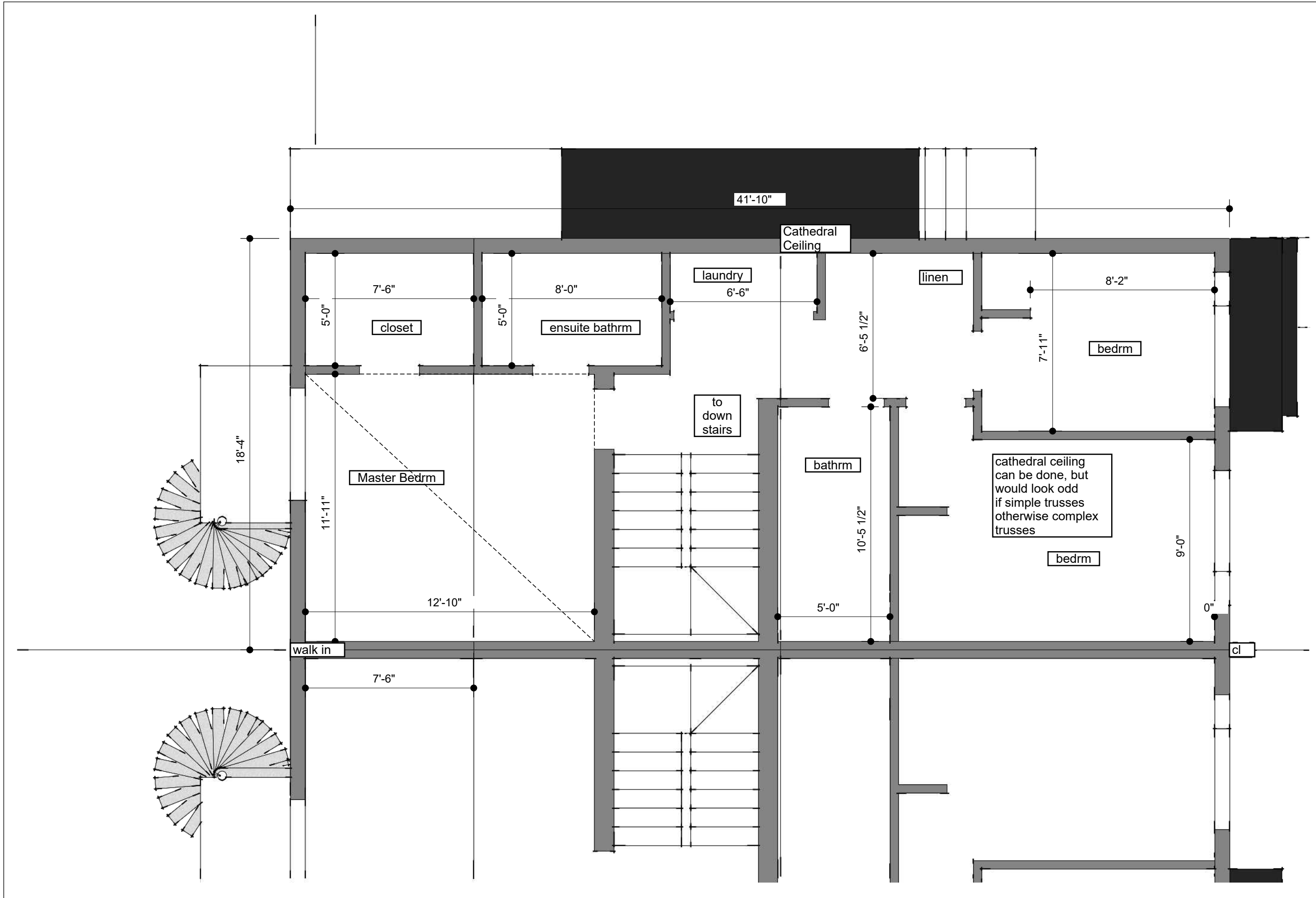
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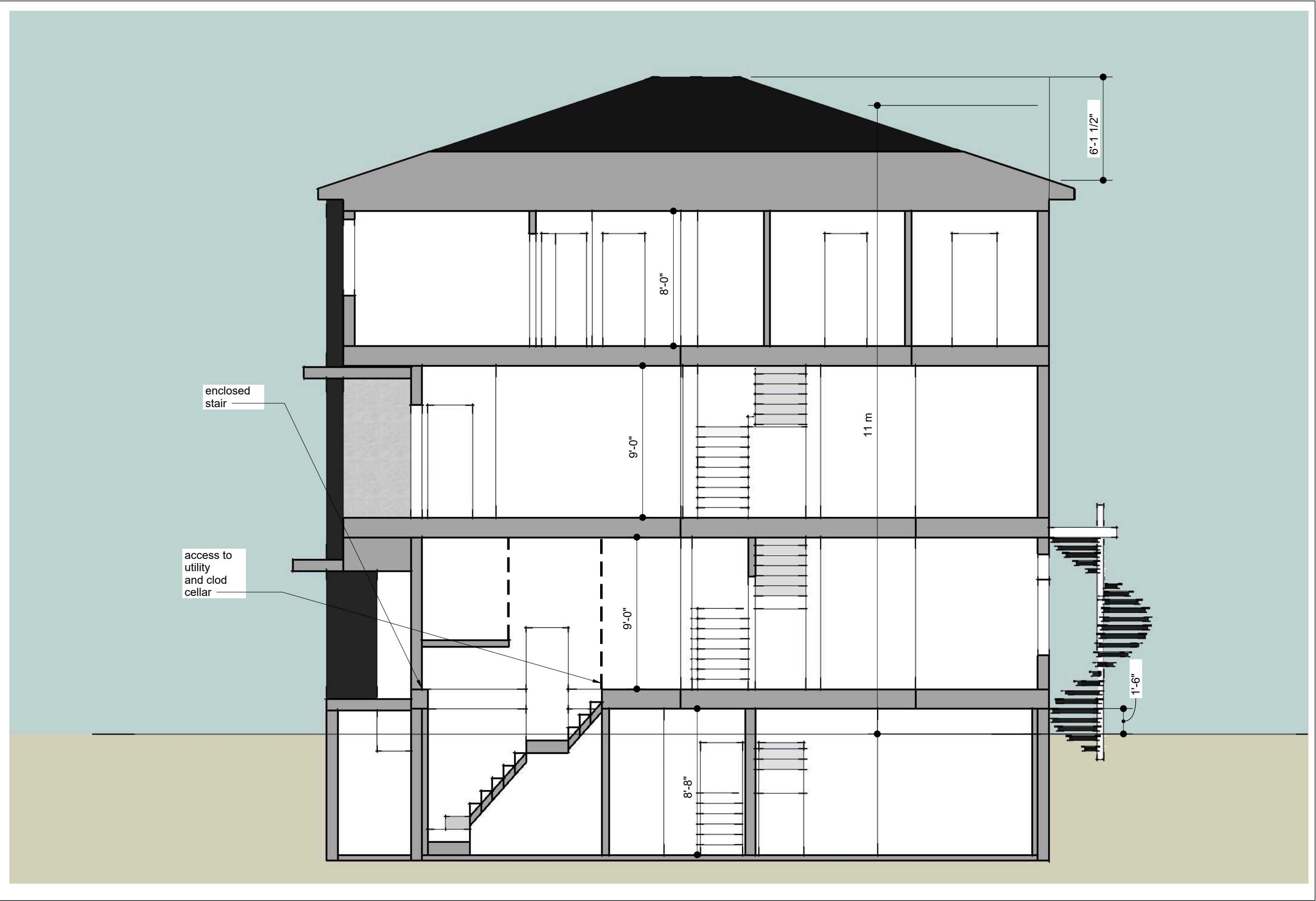
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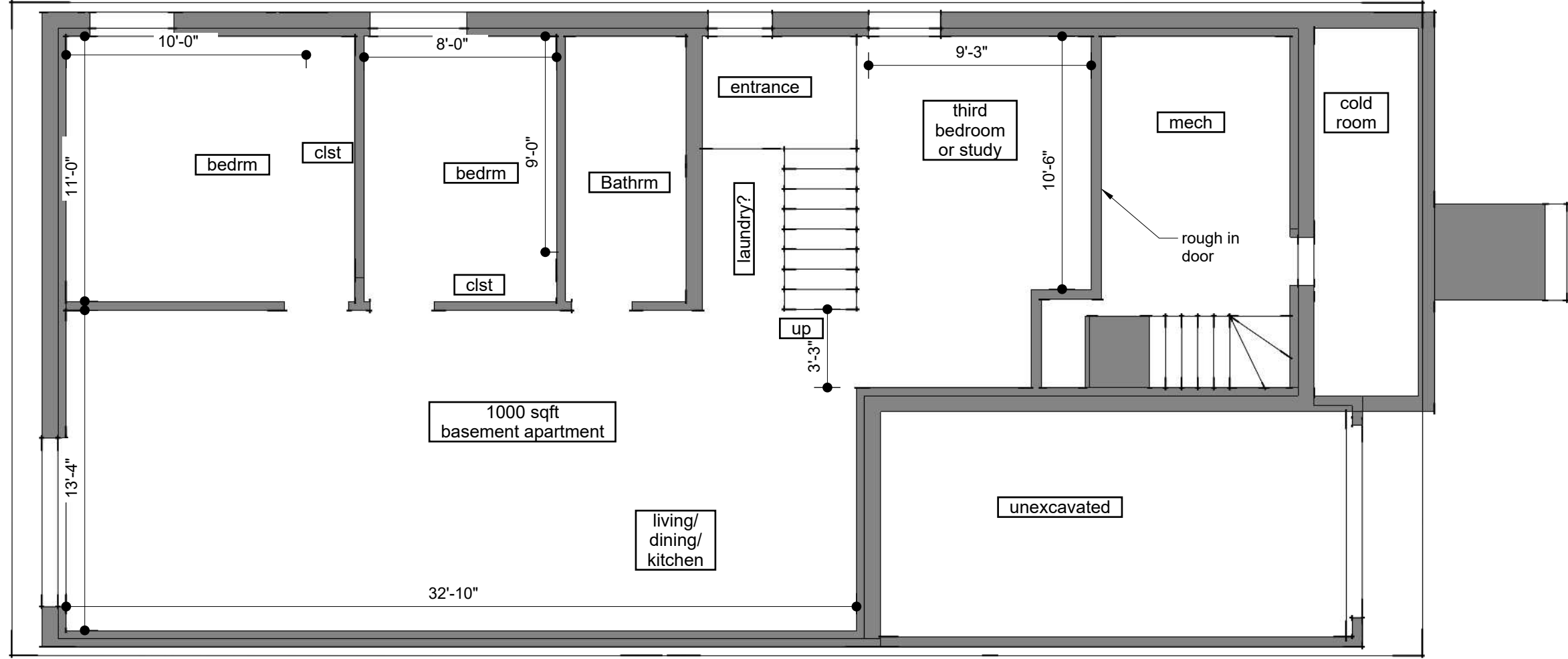
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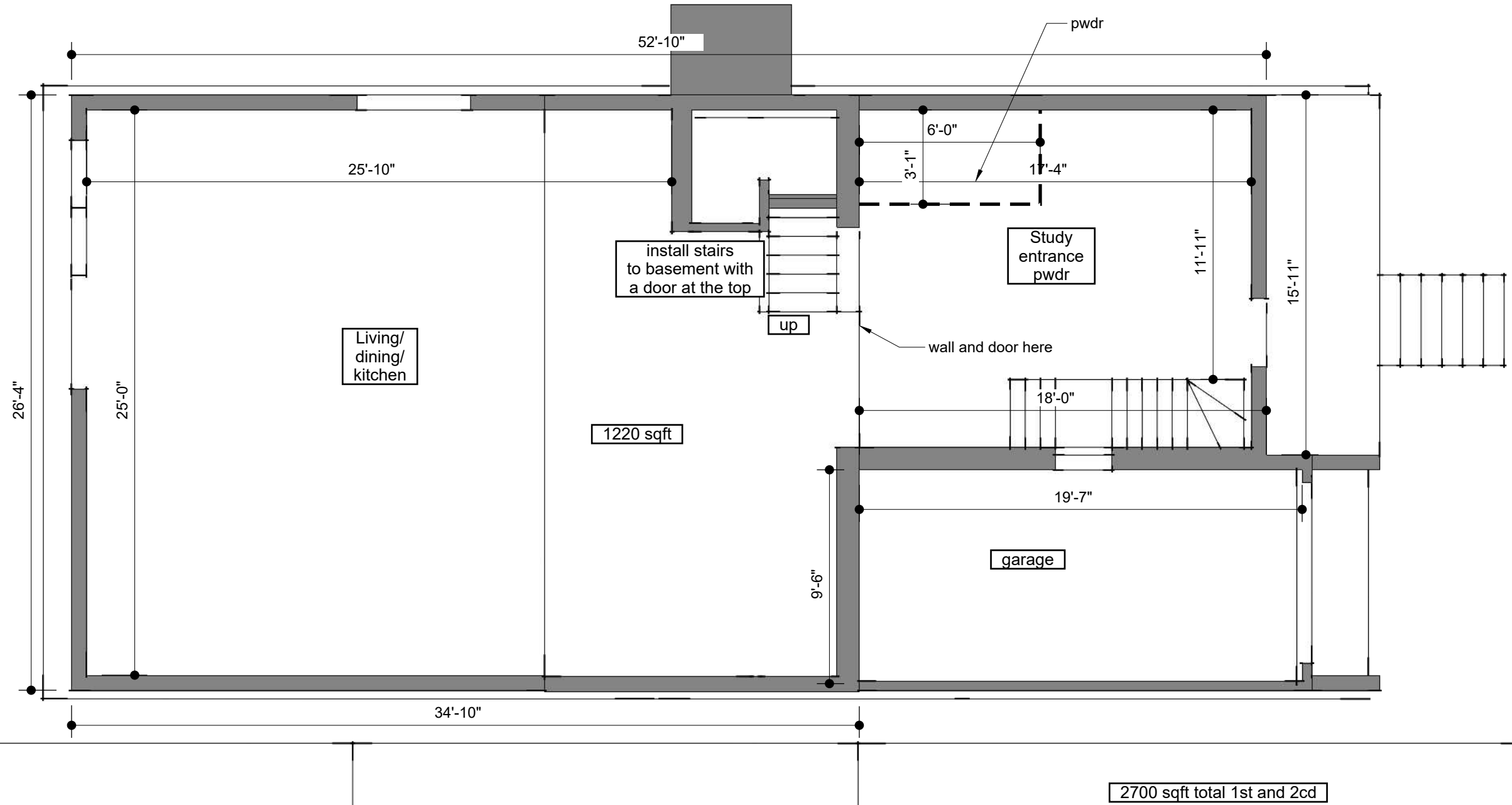
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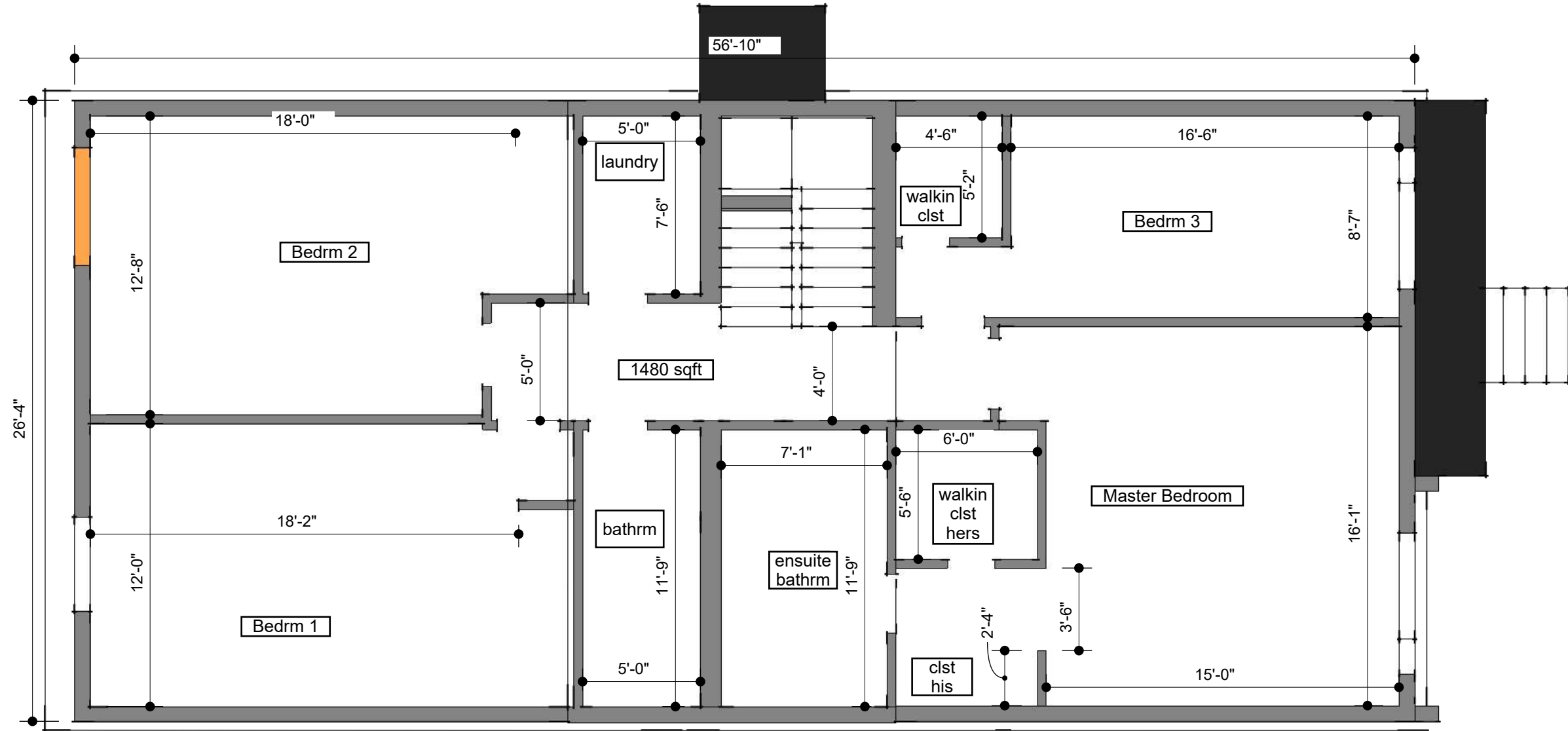
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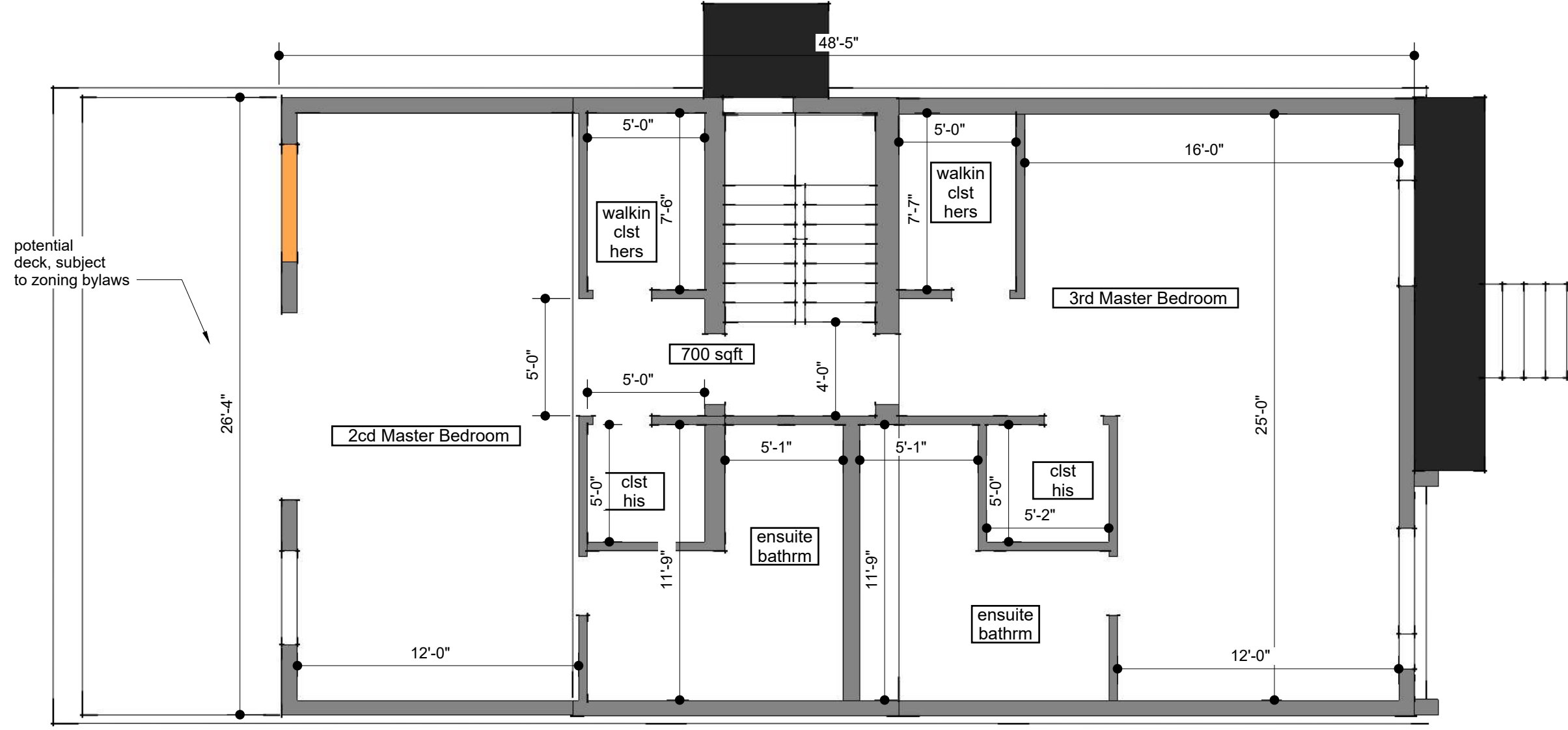
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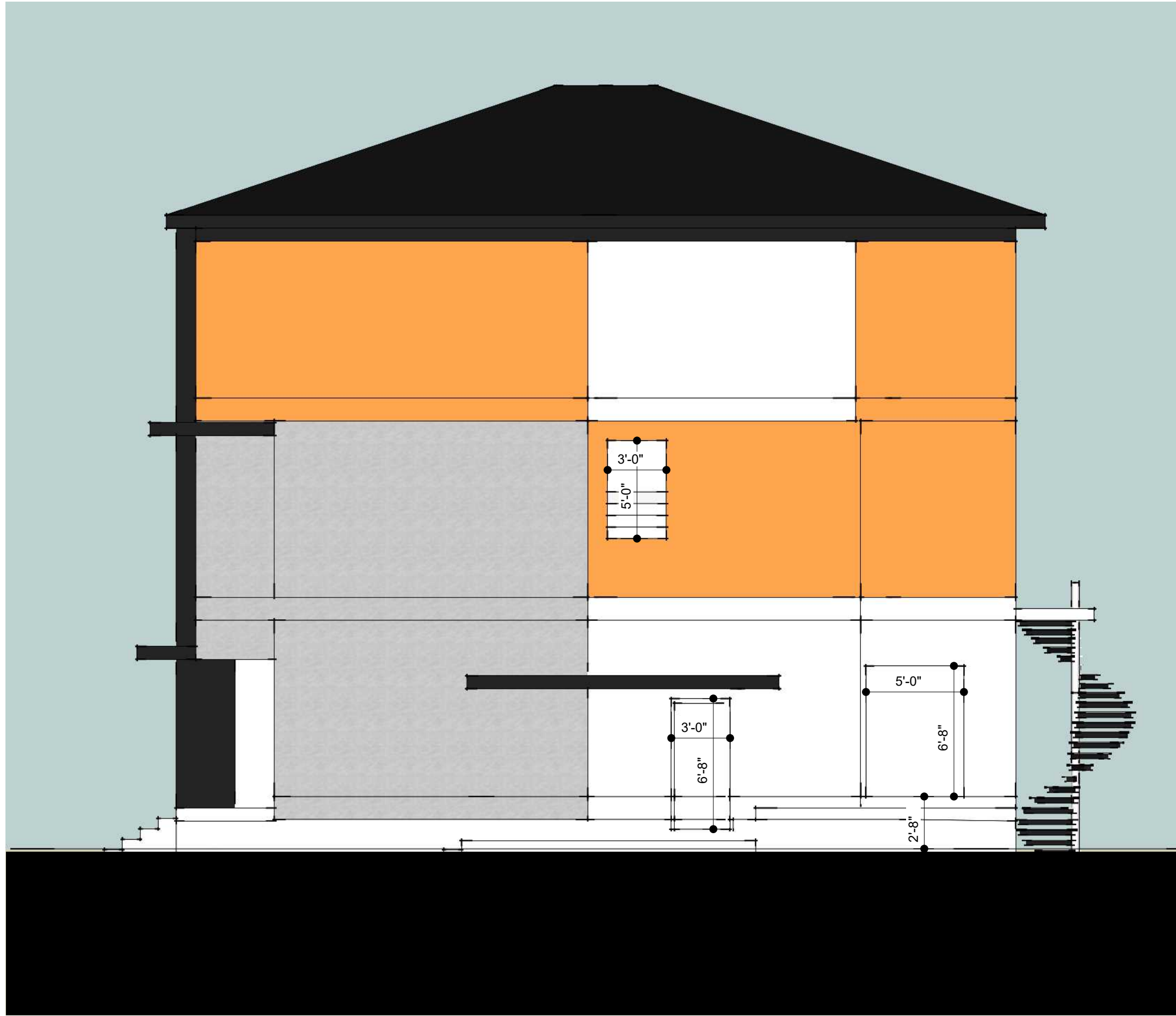
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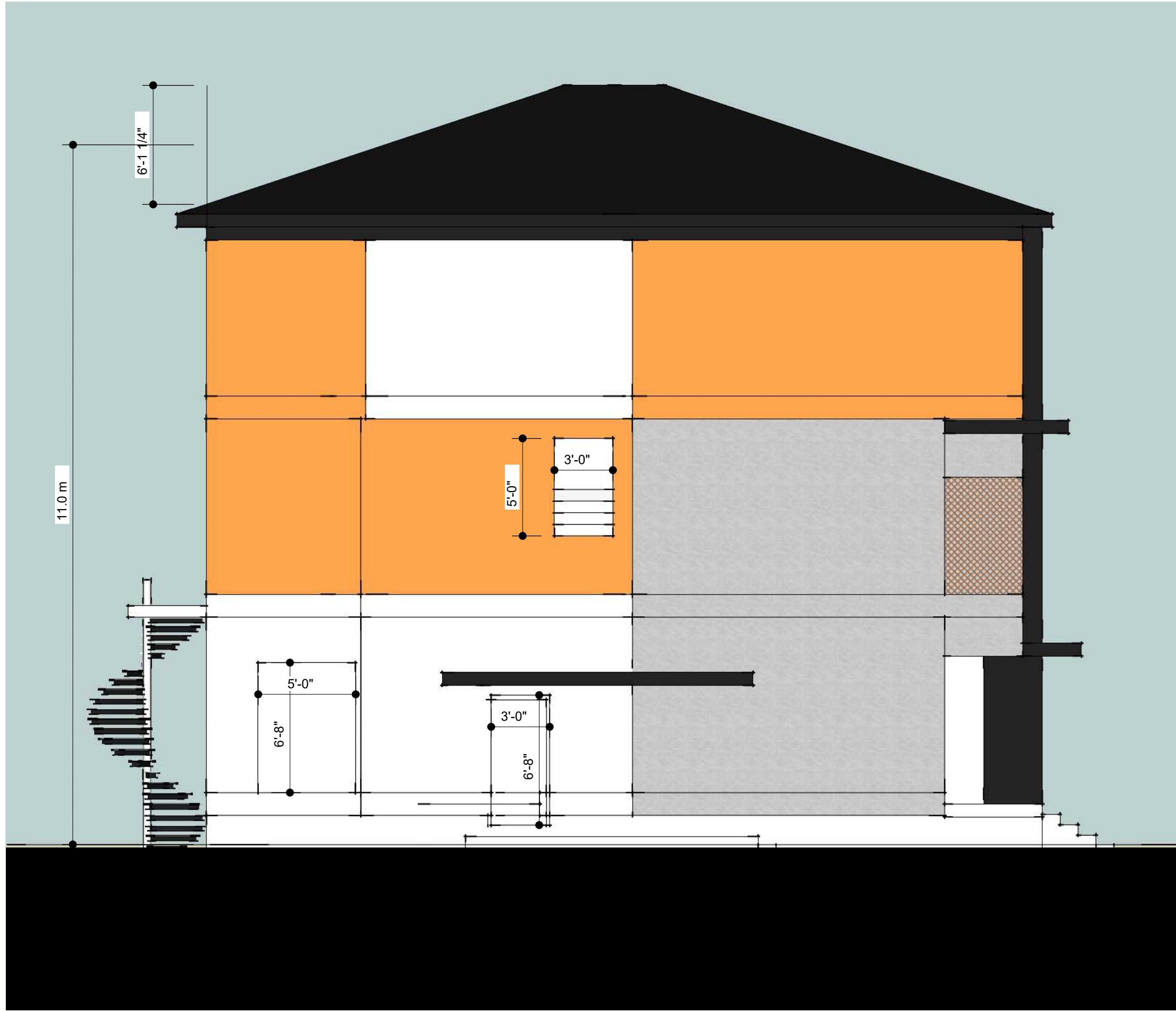
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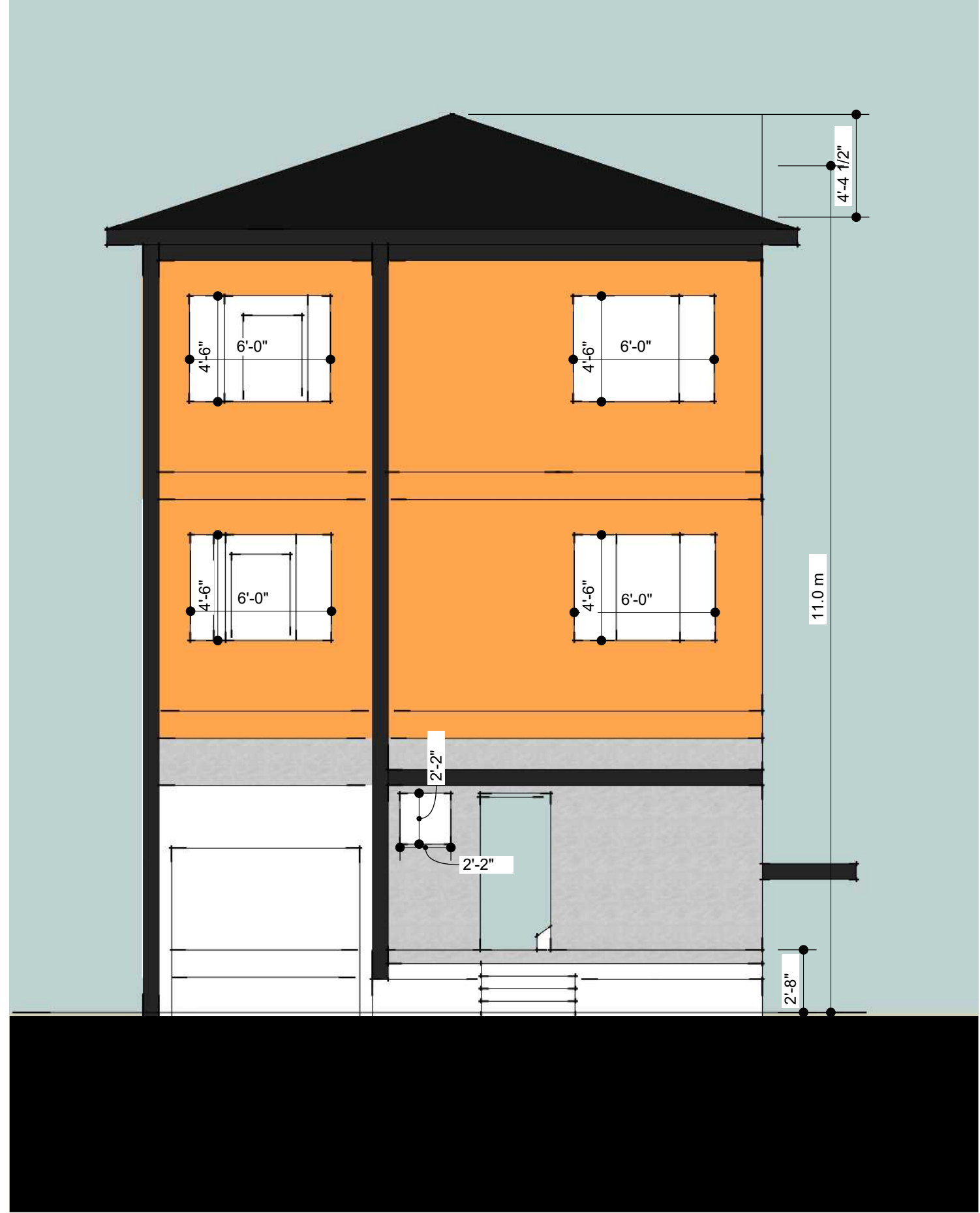
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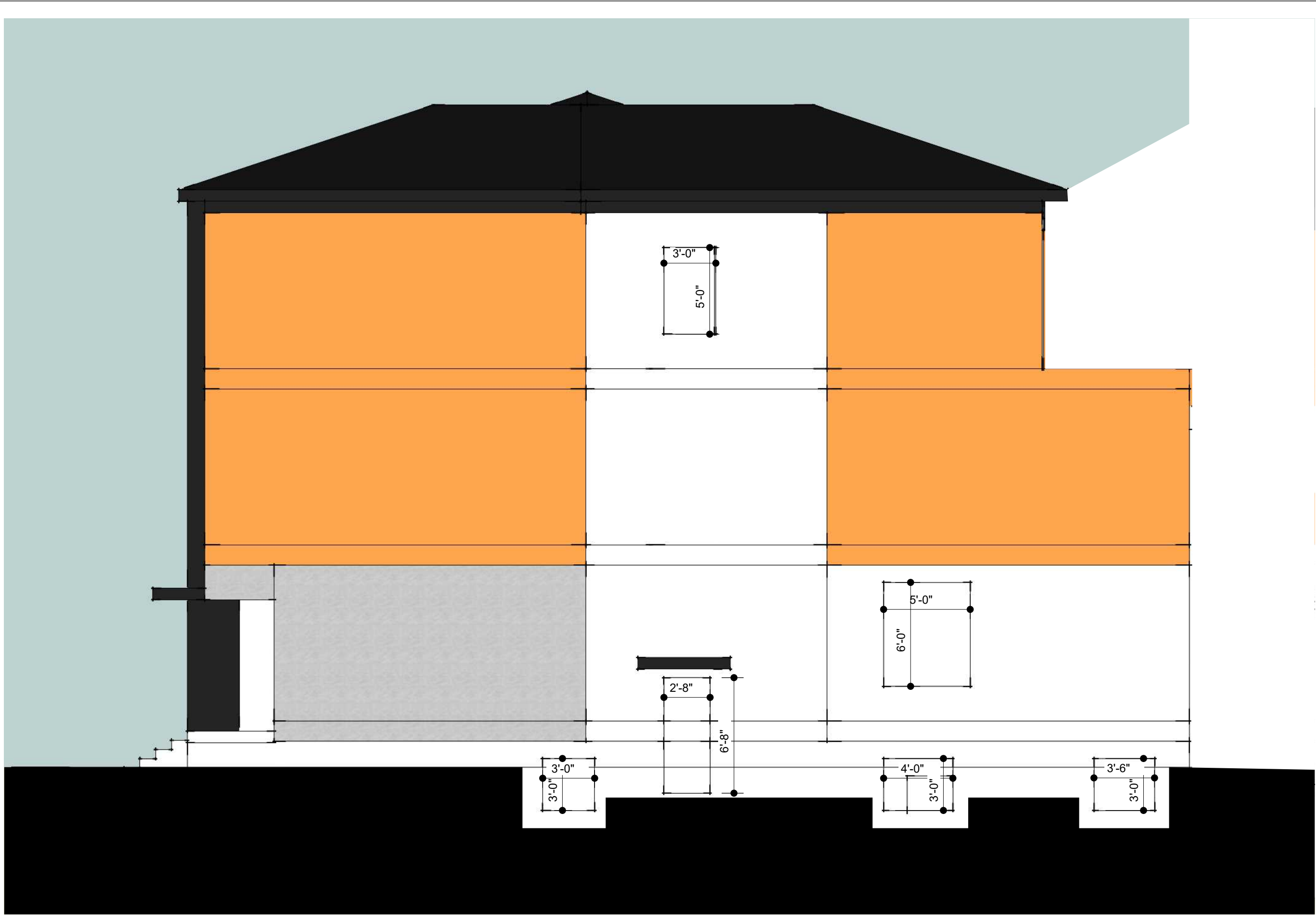
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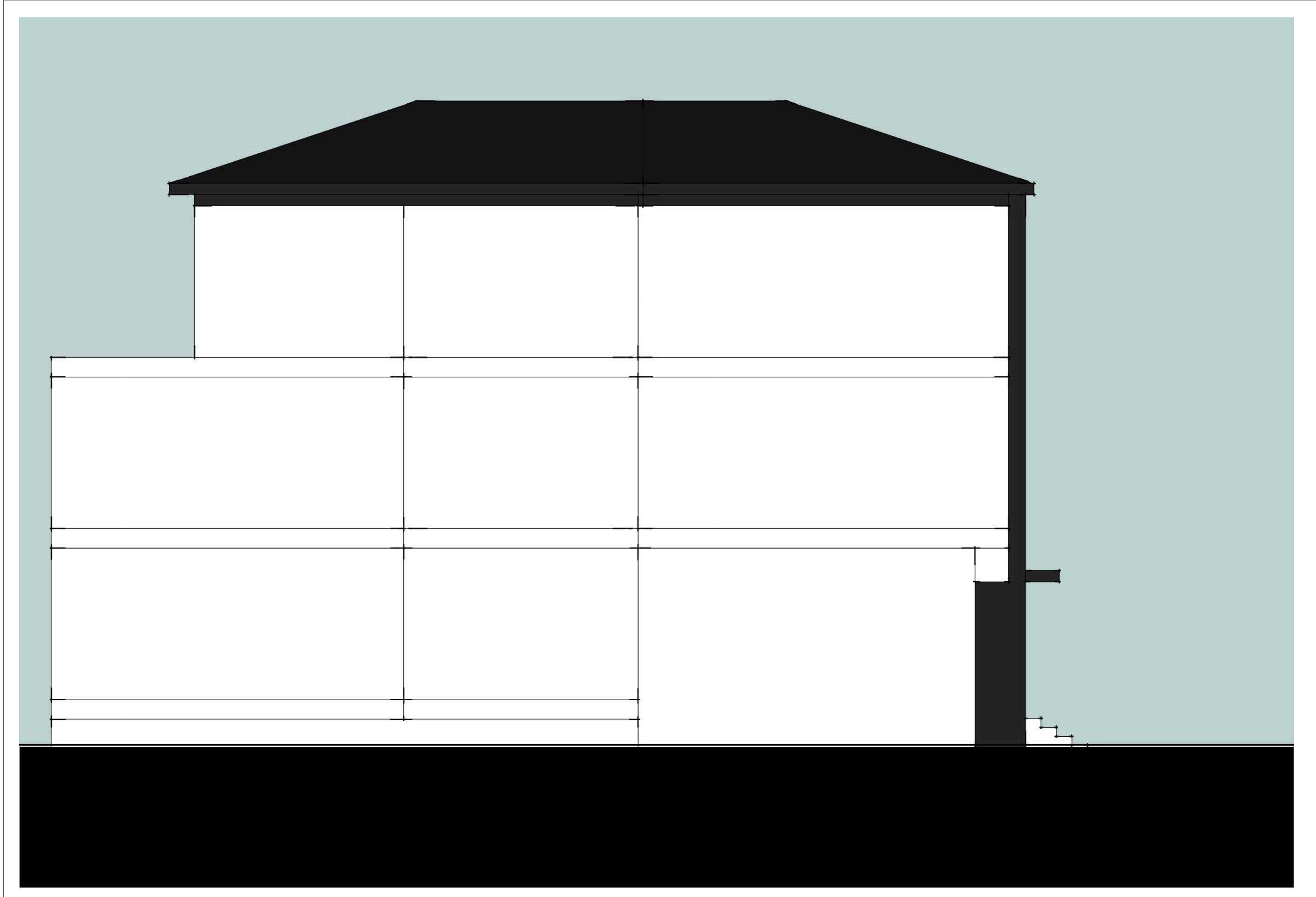
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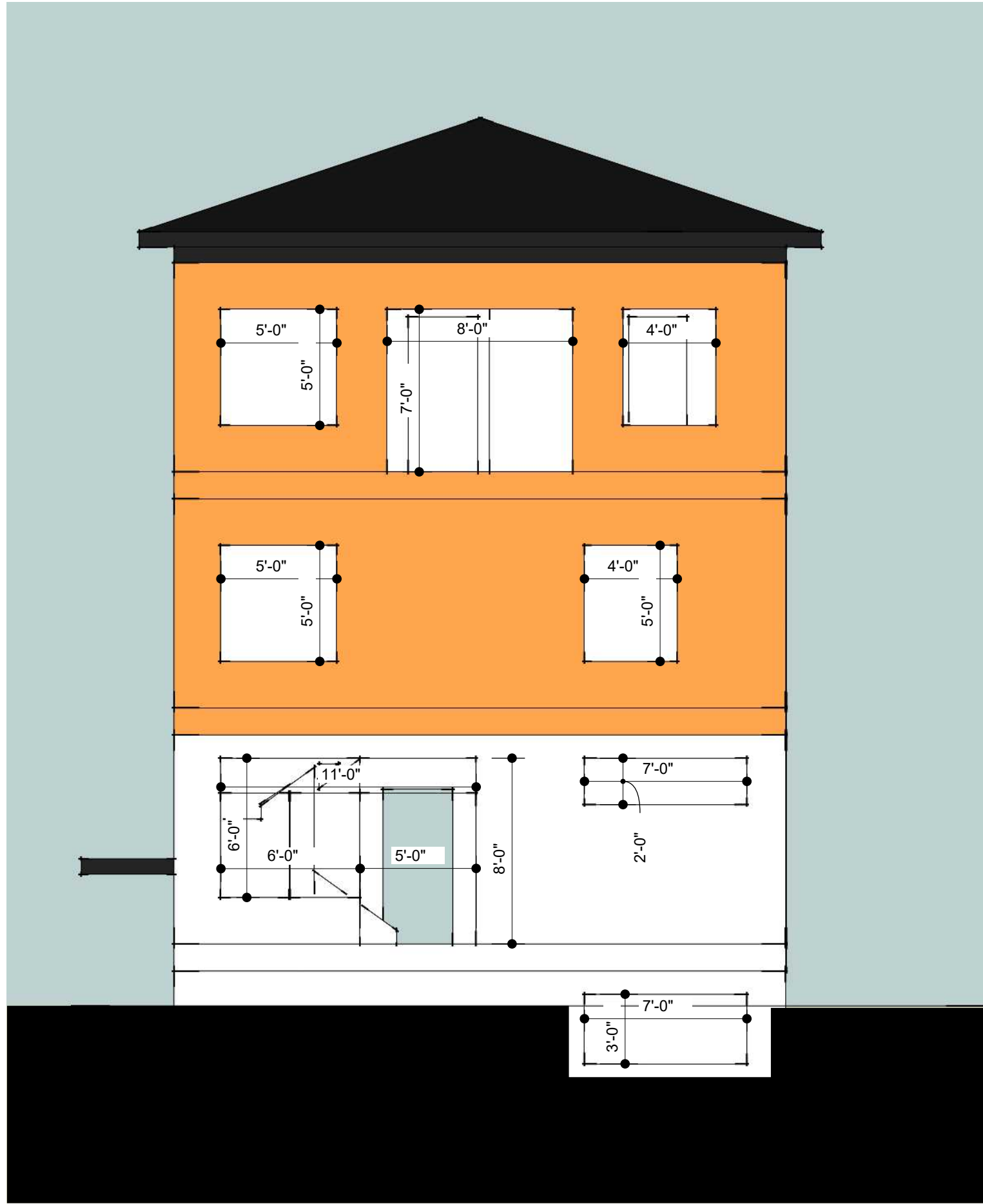
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deck with access to grade stairs and windows located to maximize privacy

barbeque deck



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potential deck subject to zoning bylaws



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