

**Permitted Residential Uses**

1. The following residential uses are permitted subject to:

0. the provisions of subsections 189(3), (4) and (5);

1. a maximum of ten guest bedrooms in a bed and breakfast apartment **dwelling**, low rise

**bed and breakfast**, see Part 5, Section 121

**dwelling** unit

**group home**, see Part 5, Section 125

**home-based business**, see Part 5, Section 127

home-based day care, see Part 5, Section 129

**planned unit development**, see Part 5, Section 131

**retirement home, converted**

**retirement home**, see Part 5, Section 122

**rooming house**

**stacked dwelling**, see Part 5, Section 138 (By-law 2010-307) (2008-341)

**townhouse dwelling**, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

I Exception Number	II Applicable Zones	III Exception Provisions - Additional Land Uses Permitted	IV Exception Provisions - Land Uses Prohibited	V Exception Provisions - Provisions
772 (By-law 2009-302)	multiple	<ul style="list-style-type: none"> <li>drive-through facility</li> </ul>		

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard setbacks		3 m
(d) Minimum interior side yard setbacks	(i) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a lot line abutting a residential zone	5 m
	(ii) for a residential use building	1.2 m
	(iii) other cases	No minimum
(e) Minimum rear yard setbacks	(i) abutting a street	5 m
	(ii) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a rear lot line abutting a residential zone	7.5 m
	(iii) for a residential use building	7.5 m
	(iv) other cases	No minimum
(f) Maximum building height		12.5 m
(g) Maximum floor space index		No maximum
(h) Minimum width of landscaped area around a parking lot	(i) abutting a street	3 m
	(ii) other cases	No minimum
(i) minimum width of landscaped area around a parking lot		see Section 110 – Landscaping Provisions for Parking Lots

**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2023-12-07**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Address: 243-245-247 Bradford Street				
Zoning LC[772], SCHEDULE 1 AREA: AREA 'B', SCHEDULE 1A AREA: AREA 'C', Part 1				
6 Door Townhouse development				
Zoning Mechanism	Requirement	Proposed	Comments	
Minimum Lot Frontage	none	31.29	comply	
Minimum Lot Area	none	823 sqm	comply	
Minimum Front Yard Setback	3 metres	3m	comply	
Minimum Rear Yard Setback	7.5m	12.20m	comply	
Minimum Interior Side Yard Setback	1.2 metres	1.21, 0.92	Do not comply	
Minimum Exterior Side Yard Setback	NA	NA		
Maximum Building Height	12.5 metres	11.00	comply	
Amenity Area	NA	NA		
Front Aggregate Landscaping	NA	NA		
Maximum Lot Coverage	NA	NA		
First Floor Habitable Space	NA	NA		
Rear Landscaped				
Front facing windows in front facade	25%	50%	comply	
Street façade recessed 0.6m or porch/decks	20%,	Decks on each floor	comply	
Transportation				
Parking	Townhouse parking	1 per Townhouse	6	comply
	Visitor parking	0.2 per (1.2) Townhouse	1	comply
Bicycles	0.5 per dwelling unit	5	10	comply
Private Approach (By-law No. 2003-447)	width	Min 2.6		comply
	grade	2% within 6m of road edge		comply
Waste Collection				
Solid Waste Management (By-law No. 2012-370)	Path	NA	NA	comply
	Garbage Room Size Based on unit count	NA	3.2 sqm linear	

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772 (By-law 2009-302)	multiple	<ul style="list-style-type: none"> <li>drive-through facility</li> </ul>		

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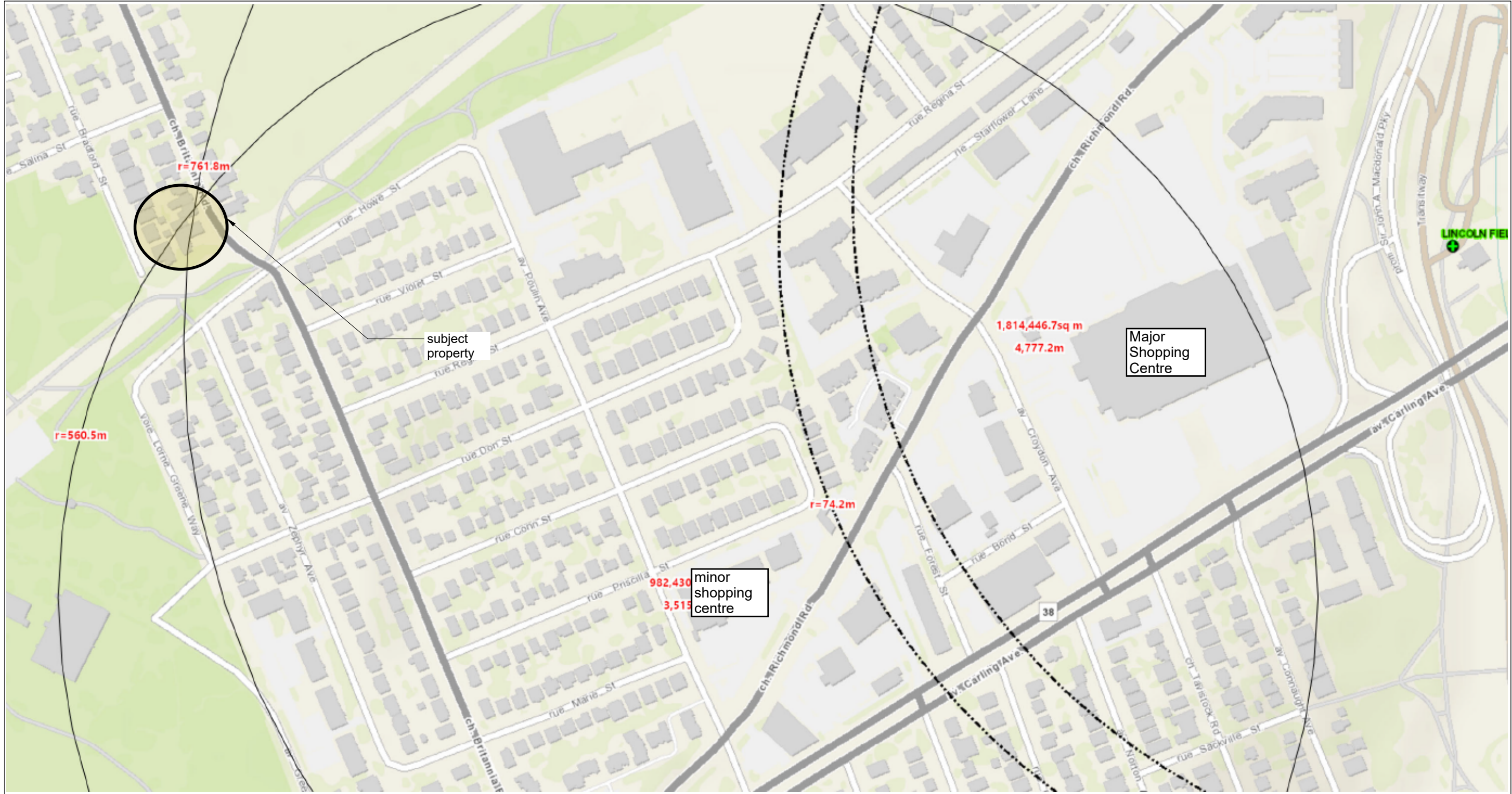
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December 7,  
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Zoning

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Area





All lot information from survey noted below

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

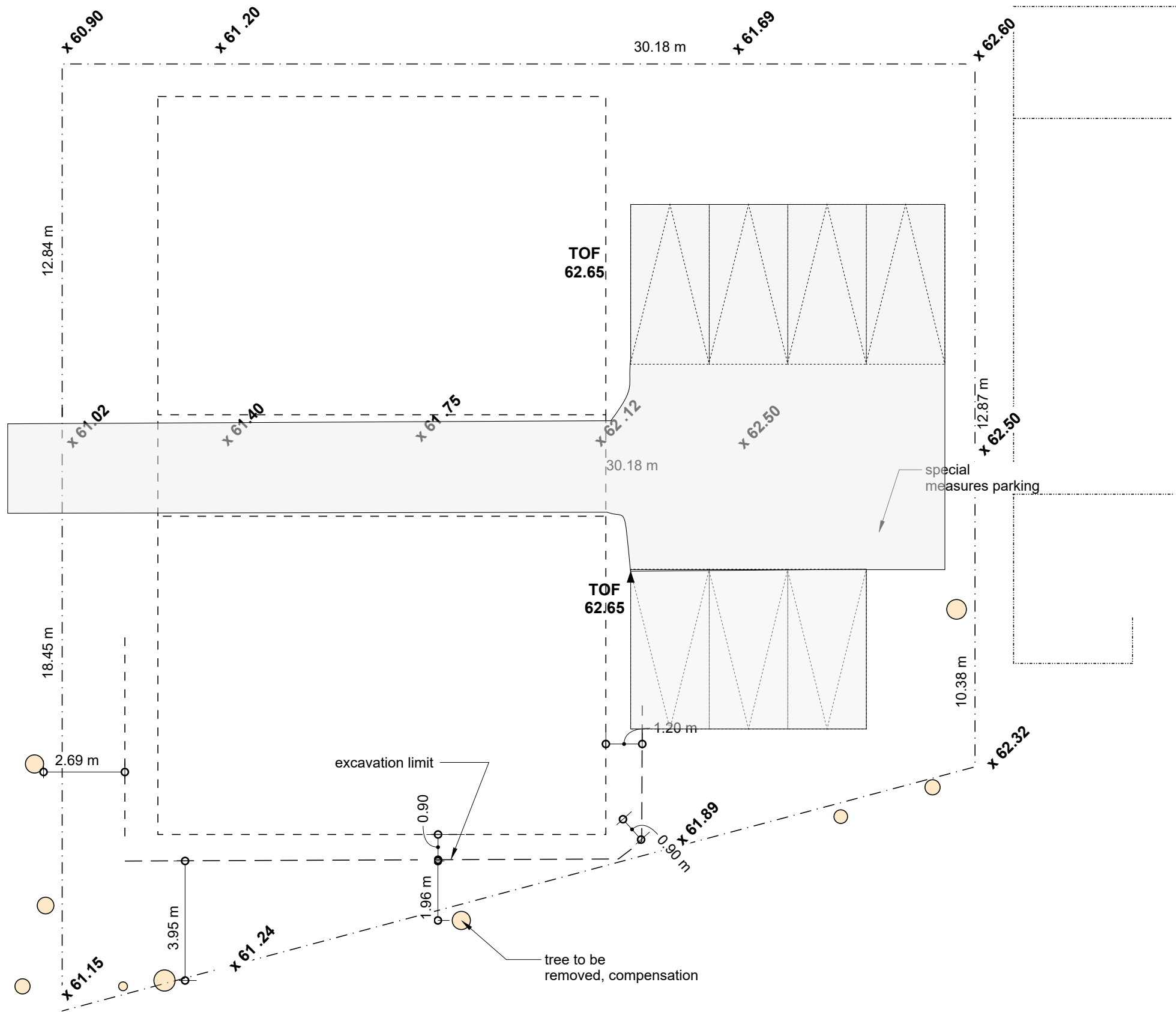
2. THE SURVEY WAS COMPLETED ON

2023/03/27  
 DATE

JOHN H. GUTHRIE  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER Y-\*\*\*\*\*

<b>Fairhall Moffatt &amp; Woodland</b> <small>L I N E S</small> <small>CHARTERED LAND SURVEYORS</small> <small>Surveying and Land Information Services</small> <small>100-602 BERRY FOX DRIVE, KANATA, ONTARIO K2L 4K6</small> <small>TEL: (613) 591-2500 FAX: (613) 591-1492</small> <small>www.fmw.on.ca</small>	JOB NO. AC20000
	E 359923 , NS025324
REFERENCE No. 2(a) - 284 NP	31 LAB051AC000012040
<small>dp200ac.dwg (bnd)</small>	



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 Trees/Grade

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Hazard Limit

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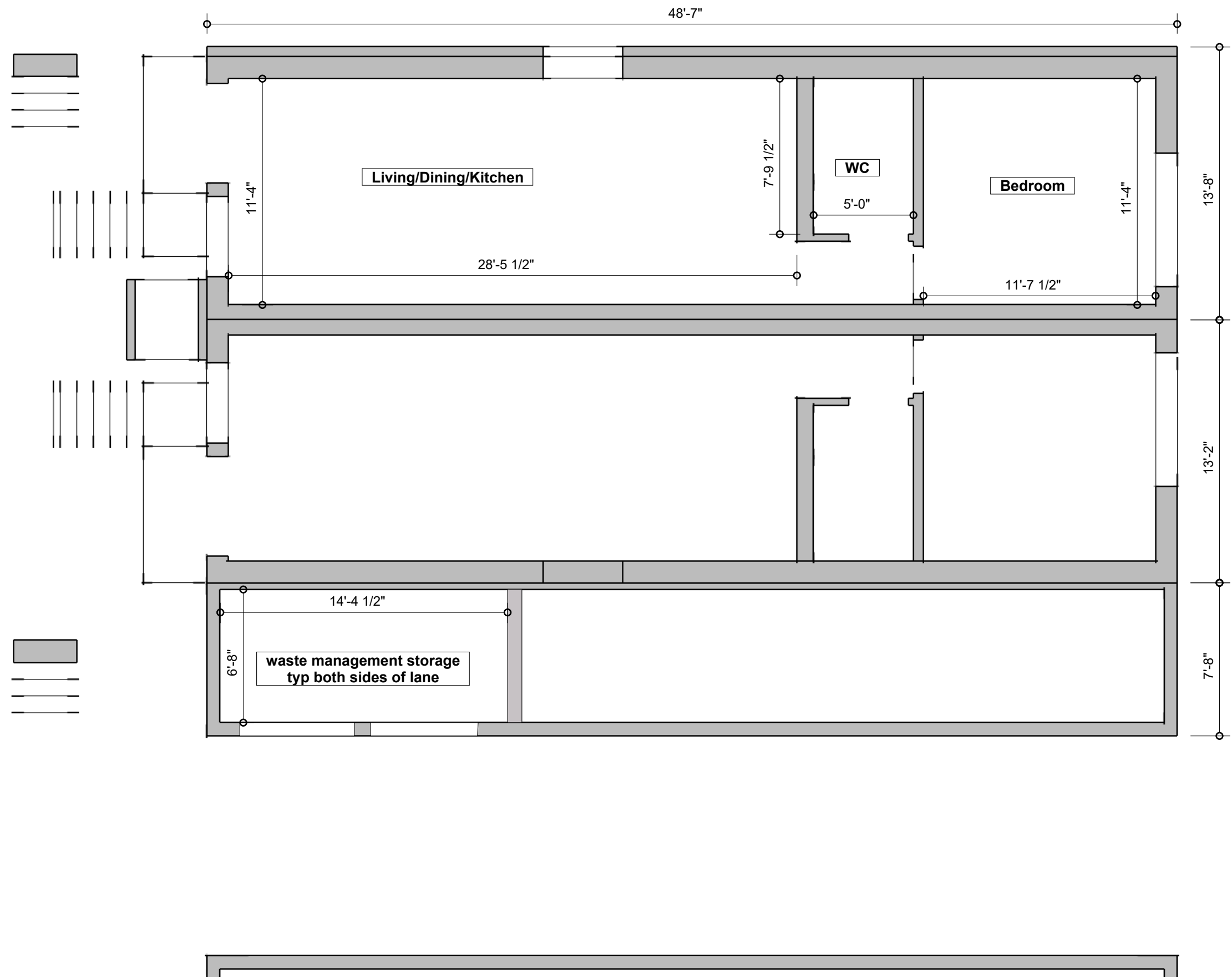
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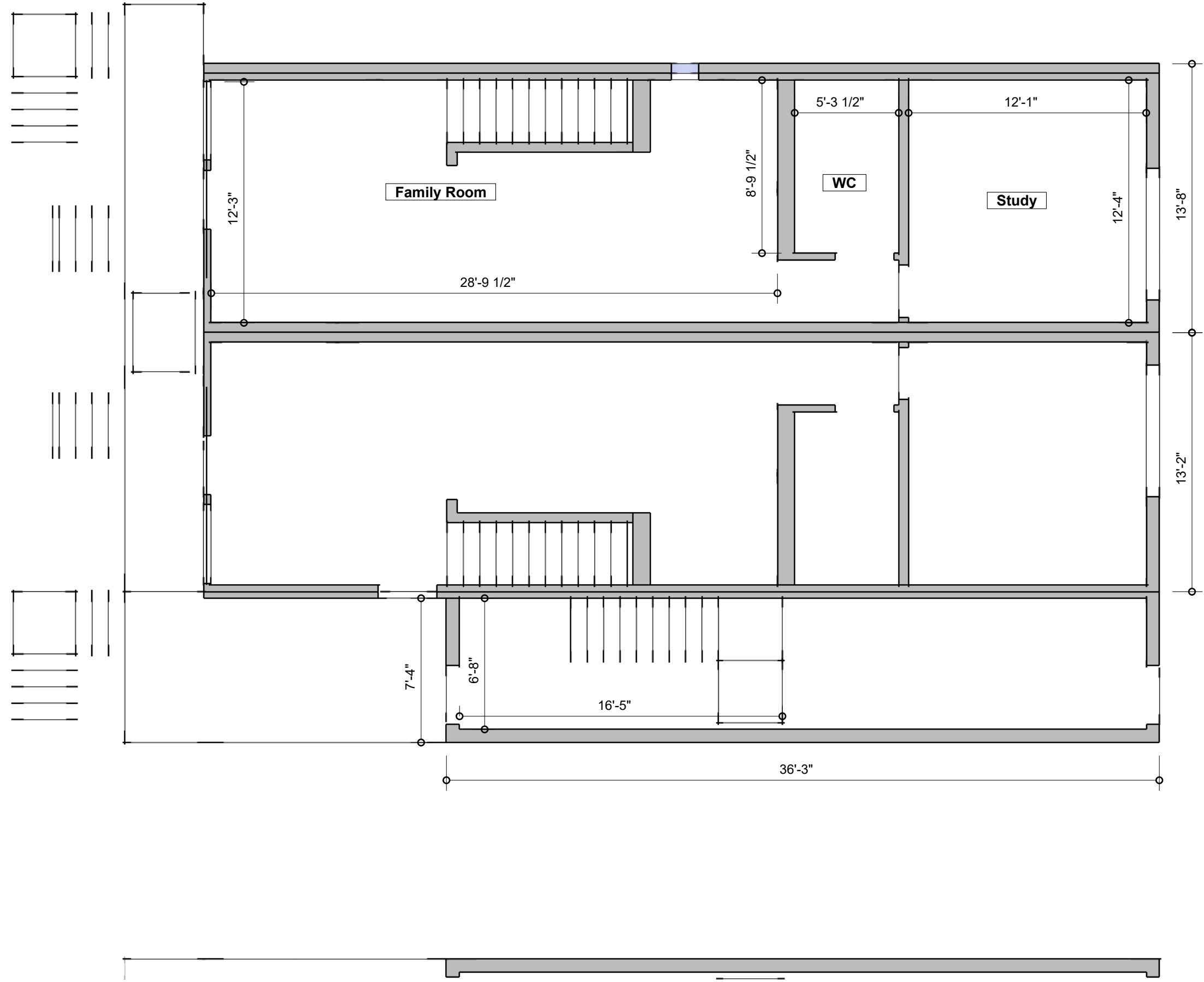
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Basement

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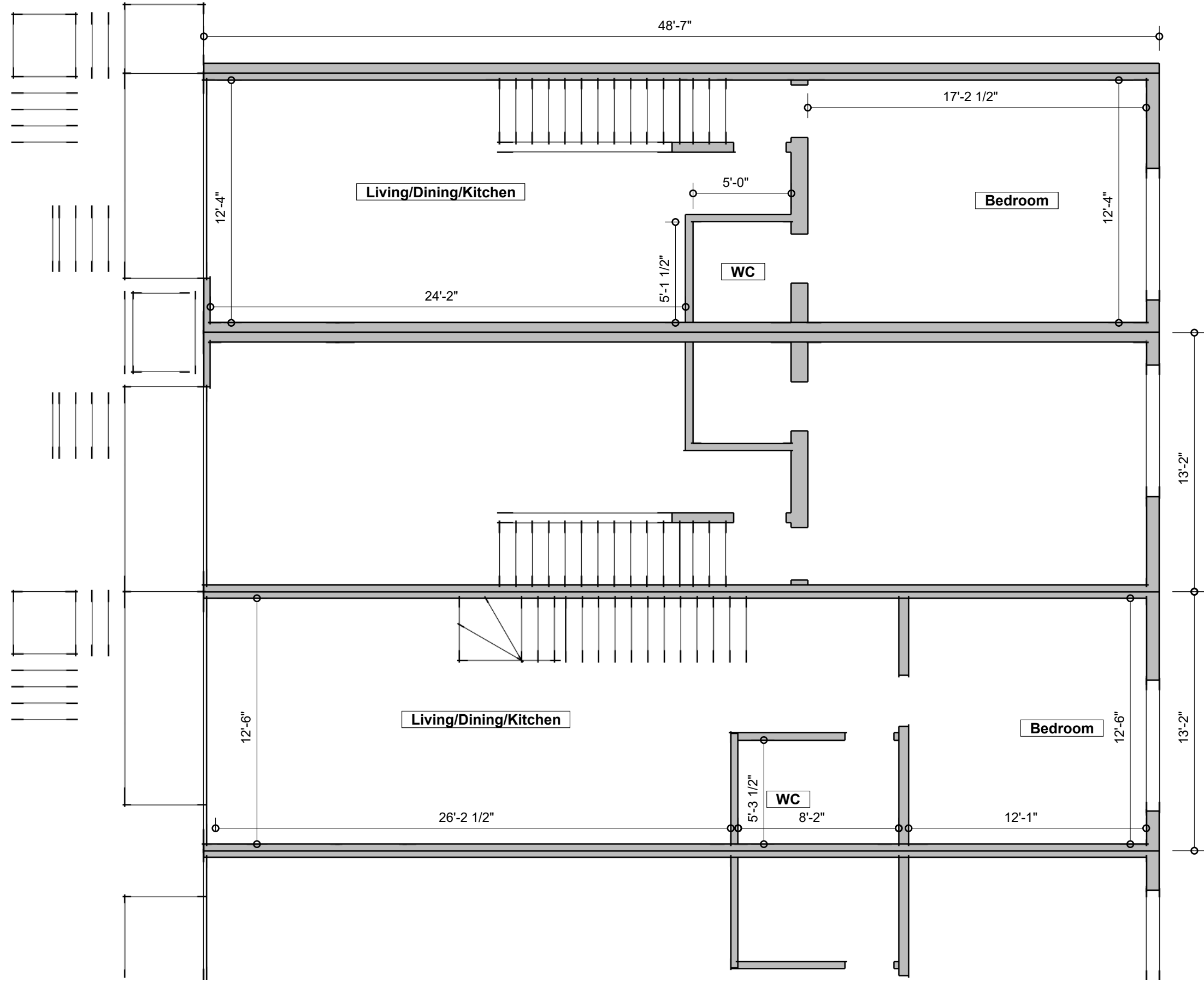
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First Floor

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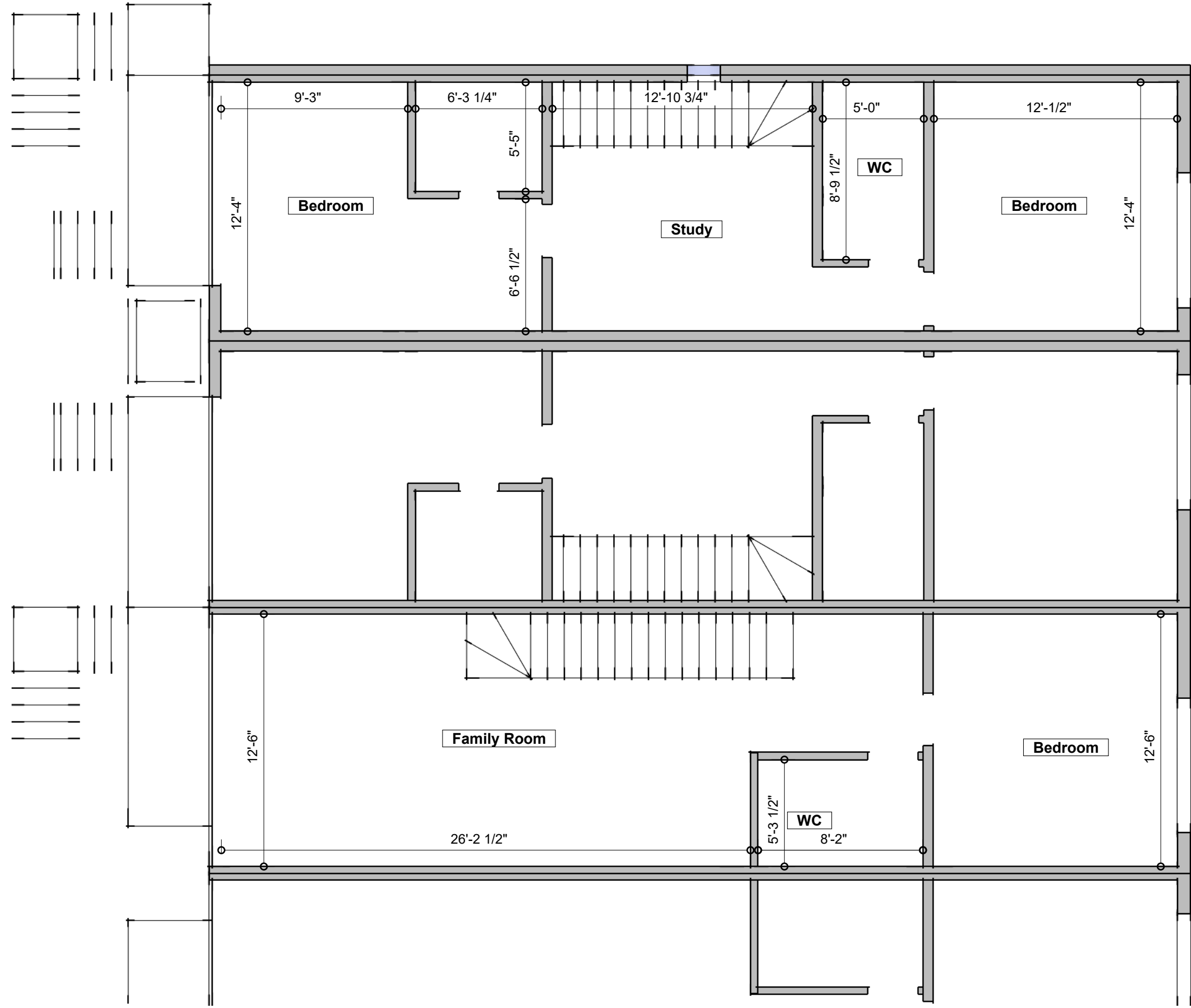
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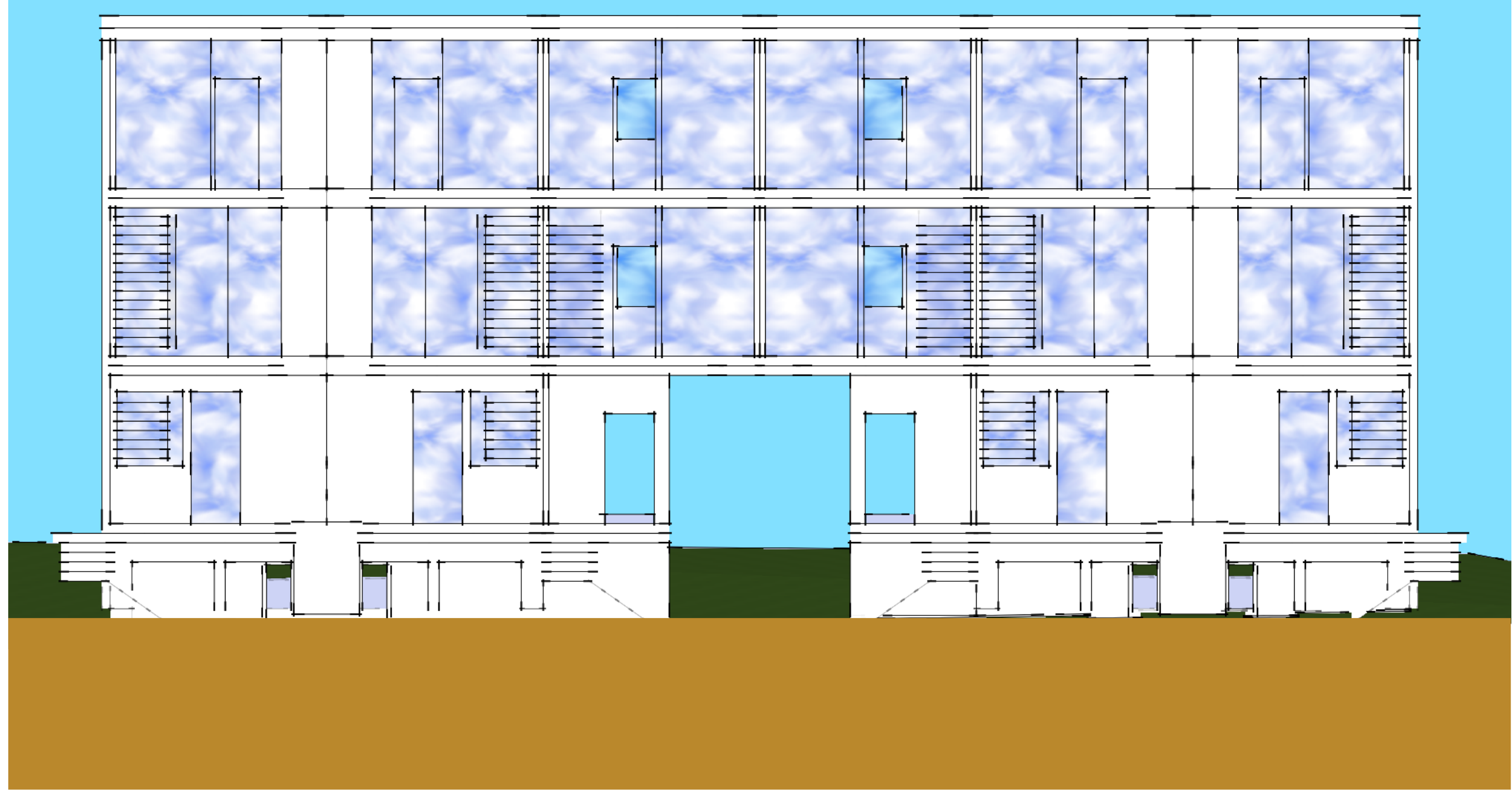
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Third Floor

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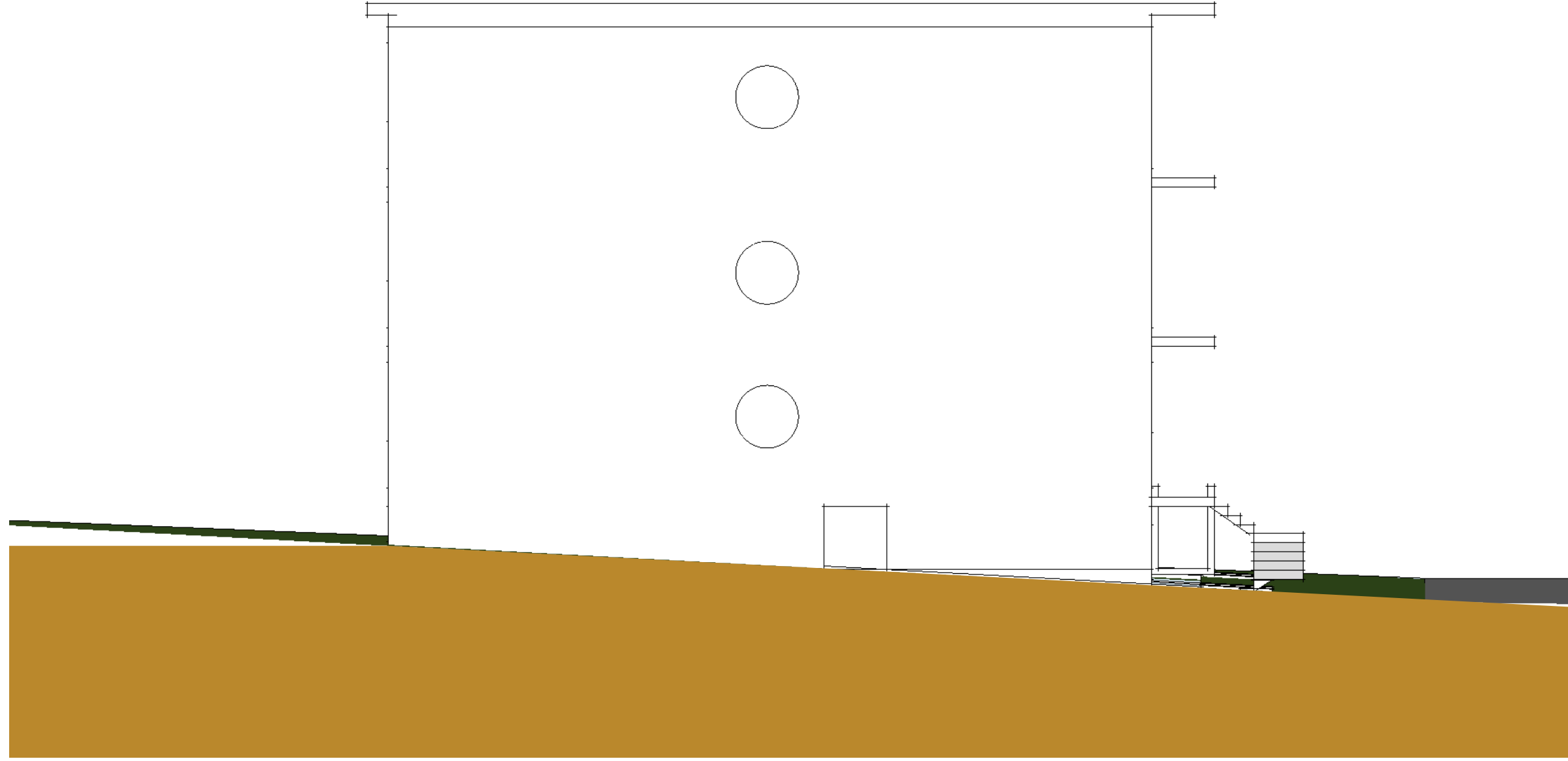
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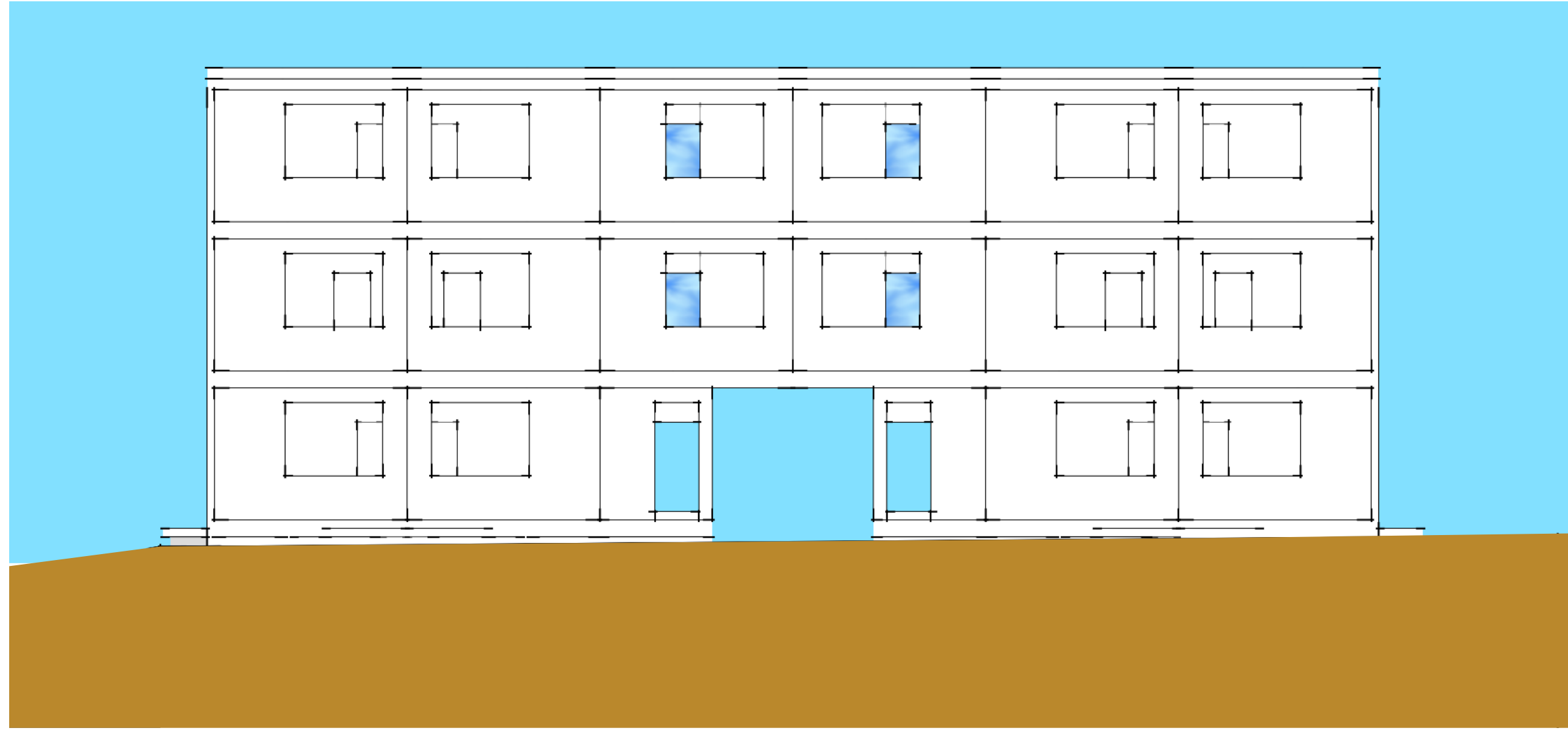
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North Elev

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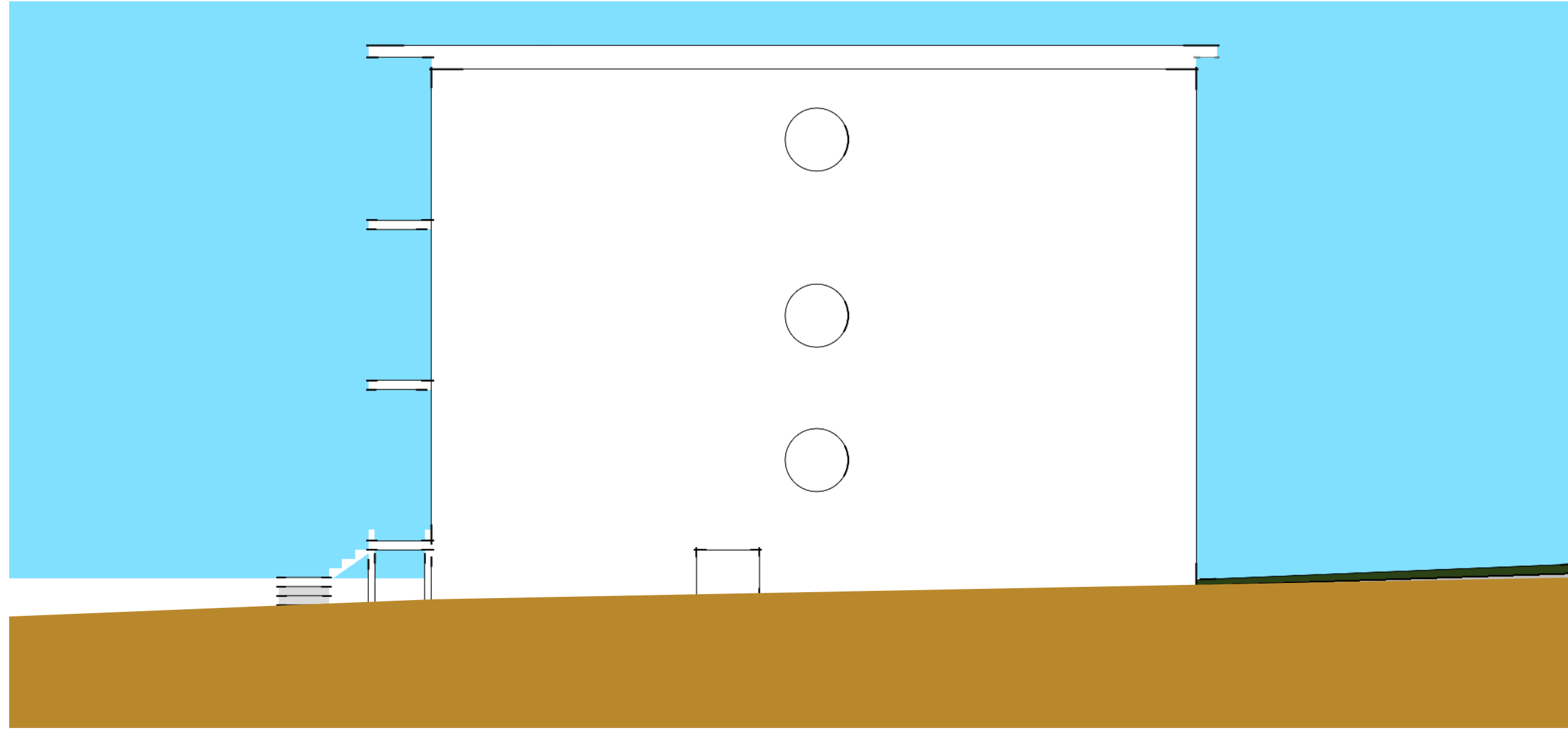
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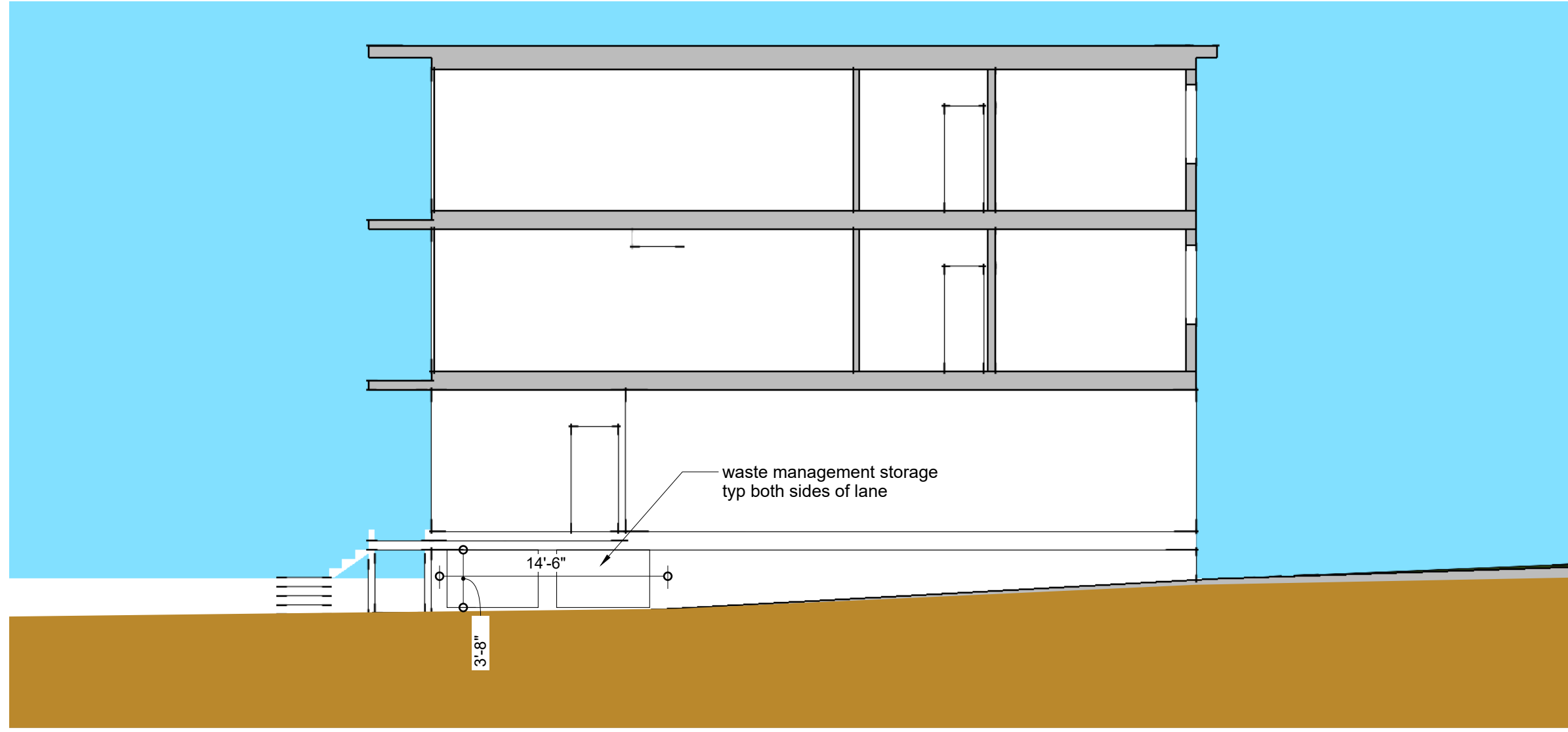
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Interior Elev

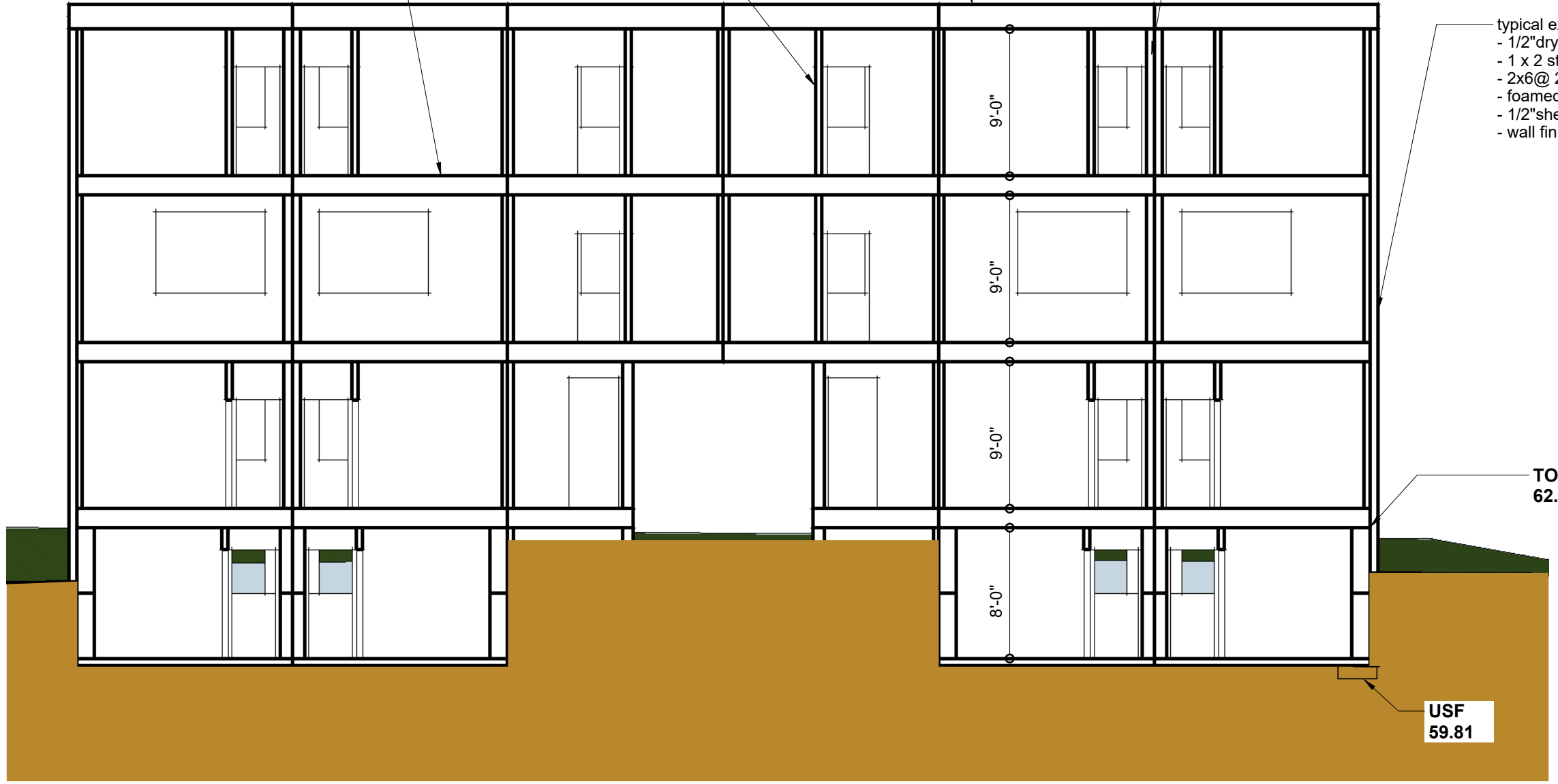
typical floor 1'4"  
 - floor sheathing 5/8" plywood t&g  
 - open web joist@ 16"o.c.  
 - foamed if fire separation  
 - Z bar  
 - 1/2" drywall or 2 layers 1/2" fire code

typical roof max 20"  
 - roof membrane  
 - sloped insulation  
 - roof sheathing  
 - 16" deep open web joist  
 - 10" foamed insulation under roof sheathing  
 - 1x3 strapping 16" o.c.  
 - 2 layers - 1/2" drywall

typical interior wall 4 1/2"  
 - 1/2" drywall  
 - 2x4 @ 16"o.c.  
 - 1/2"drywall

typical Party Wall  
 - 5/8" typ C fire code drywall  
 - z bar 16" o.c.  
 - 3 1/2" safe and sound insulation  
 - 2x4@ 16"/ 12" o.c..  
 - 1/2" air space  
 - 2x4@ 16"/ 12" o.c.  
 - 3 1/2" safe and sound insulation  
 - z bar 16" o.c.  
 - 5/8" typ C fire code drywall

typical exterior wall  
 - 1/2"drywall  
 - 1 x 2 strapping horizontal 16" o.c.  
 - 2x6@ 24" o.c.  
 - foamed insu  
 - 1/2"sheathing  
 - wall finish nic



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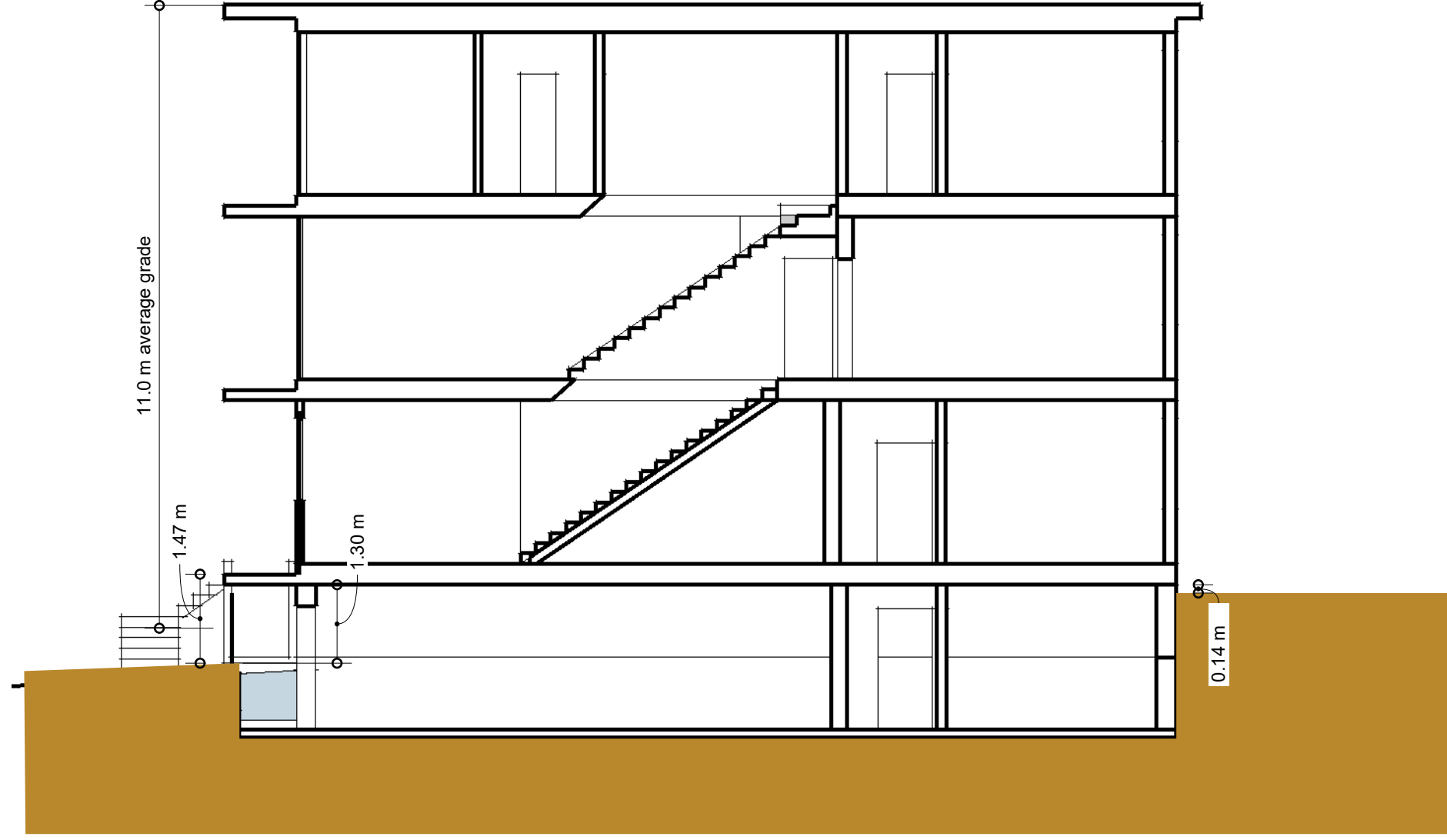
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section B

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