

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"> drive-through facility 		

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 : 2023-10-26

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				
Low Rise Apartment Building, 10 Units Building Gross Floor Area 520 sqm				
Zoning Mechanism	Requiremen	tProposed	Comments	
Minimum Lot Frontage	none	12.84	comply	
Minimum Lot Area	none	388 sqm	comply	
Minimum Front Yard Setback	3 metres	3m	comply	
Minimum Rear Yard Setback	7.5m	8.11m	comply	
Minimum Interior Side Yard Setback	1.2 metres	1.21, 1.21	comply	
Minimum Exterior Side Yard Setback	NA	NA		
Maximum Building Height	11.0 metres	10.75	comply	
Amenity Area	6 sqm per unit	Total 72 sqm,	Comply, 38 sqm communal, 5 x 3 sqm decks 15 sqm, 2 x 9.75 decks 19.5 sqm total 34.5sqm	
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%	30.2 %	26.1 / 86.374 m2 = 30.2% comply	
Street façade recessed 0.6m or porch/decks	20%,	Decks on each floor	comply	
Transportation				
Parking	Dwelling Units parking	1.2 per unit 12	3	Does not comply
	Visitor parking	0.2 per unit 2	0	Does not 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	1.2 metres	Easement 3.0m	comply
	Garbage Room Size Based on unit count	See comments	3.2 sqm linear	Residential Properties of Six (6) or More Units Per Building For residential properties with six (6) units or more the collection Schedule shall be containerized collection as outlined in Schedule "C". complies

Address: 243-245-247 Bradford Street				
Zoning LC[772], SCHEDULE 1 AREA: AREA 'B', SCHEDULE 1A AREA: AREA 'C', Part 2				
Low Rise Apartment Building, 10 Units, Building Gross Floor Area 520 sqm				
Zoning Mechanism	Requiremen	tProposed	Comments	
Minimum Lot Frontage	none	17.1	comply	
Minimum Lot Area	none	435 sqm	comply	
Minimum Front Yard Setback	3 metres	3m	comply	
Minimum Rear Yard Setback, 30%	7.5m	8.11m	comply	
Minimum Interior Side Yard Setback	1.2 metres	0.92, 1.21	Does not comply	
Minimum Exterior Side Yard Setback	NA	NA		
Maximum Building Height	14m	10.76	comply	
Amenity Area	6 sqm per unit	Total 70 sqm,	Comply, 36 sqm communal, 5 x 3 sqm decks 15 sqm, 2 x 9.75 decks 19.5 sqm total 34.5sqm	
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%	30.2 %	26.1 / 86.374 m2 = 30.2% comply	
Street façade recessed 0.6m or porch/decks	20%,	Decks on each floor	comply	
Transportation				
Parking	Dwelling Units parking	1.2 per unit 12	3	Does not comply
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October 25,
2023
Zoning

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ELEVATIONS	WALL AREA	UNPROTECTED OPENINGS: WINDOW & DOORS	ALLOWABLE MAX. % OPGS @ LIMITING DISTANCES for <3L:1H
WEST facing Front	10.363m x 6.8068m + 9.754m x (1.217+.4064)m = 70.539m ² + 15.835 m ² =86.374m ²	Total Windows: 3.8 m ² x 3 + 1.8 x 3 + 1.5 x 3 + 1.7 x 2 + 1.4 = 26.1m	5m setback is <6m L.Dist. Total area 86.374 is < 100 m ² 26.1 / 86.374 m ² = 30.2% opg is < 34% allowable
SOUTH facing Interior SIDE	17.069m x (10.617+9.449)m /2 = 171.25m ²	Total Windows: 0.7 x 2 + 1.5 x 3 + 1.2 =7.1 m ² + Door 1.857 m ² = 8.957 m ²	1.2m setback min. L. Dist Total area 171.25 m ² > 100 m ² 8.957 / 171.25 = 5.23% opg is < 7% allowable
EAST facing REAR yard	10.363m X 6.807m + 9.754m X 3.7443m= 70.541m + 36.509m = 107.05m ²	Total Windows: 1.5m ² x 3 = 4.5 m ² + 0.5+ 1.7 + 1.4 m ² = 3.6 m ² PatioDoors; 3.8 m ² x 6 = 20.8 m ² Total unprotected ogs.: 28.9 m ²	8m < 8.11m setback <10m min LD Total area 107.05 >100 m ² 28.9 / 107.05 m ² = 27% is <40% allowable
NORTH facing Exterior SIDE yard	17.069 m x 10.033m = 171.25 m ²	Total Windows: 0.7 m ² x 2 = 1.4m ² Total Doors: 1.857 m ² x 3 = 5.572 m ² Total unprotected ogs.: 6.972 m ²	1.2 setback min. L. D. Total area 171.25 m ² > 100 m ² 6.972 / 171.25 = 4 % is less than the 7% allowable

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Unprotected
Openings

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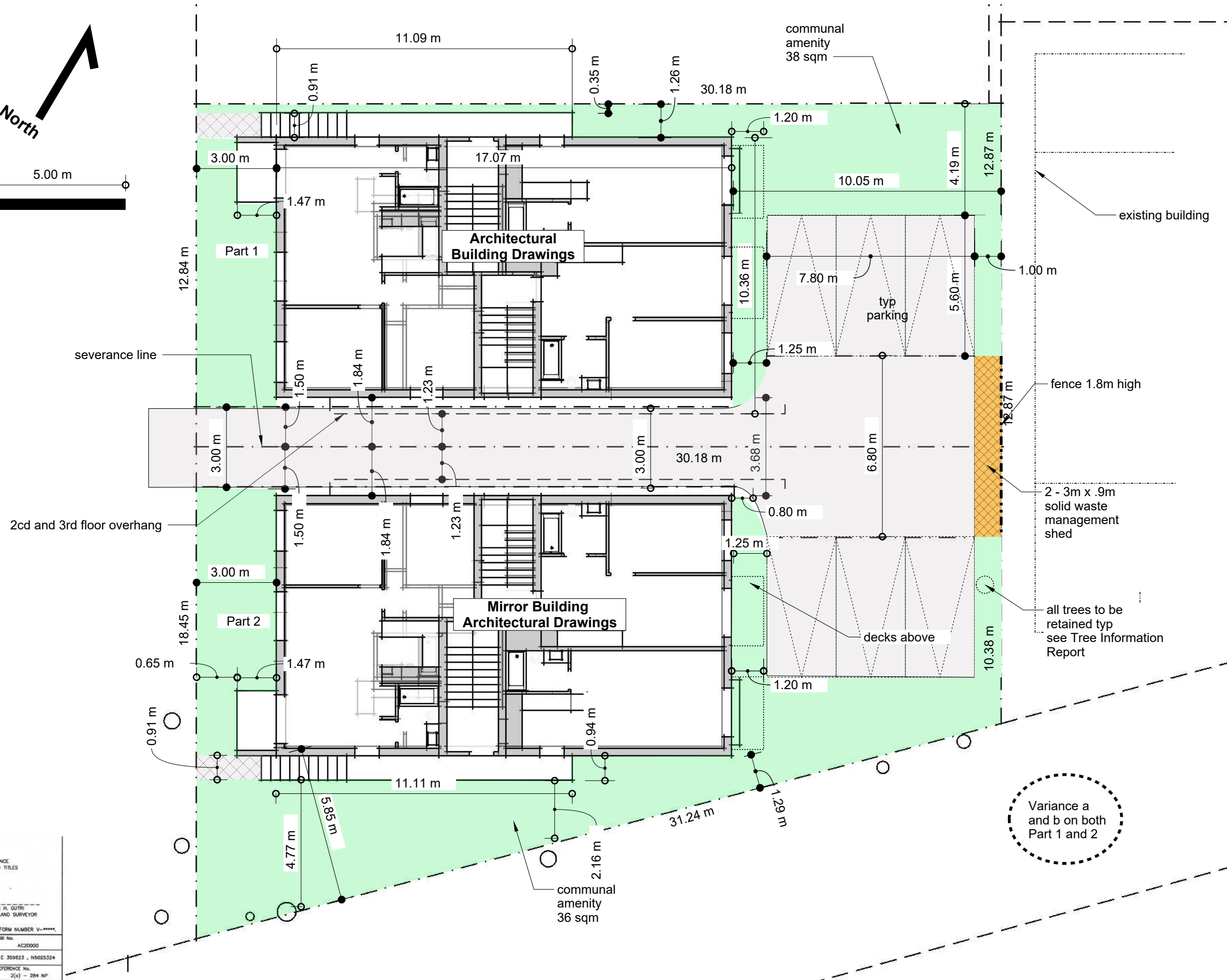
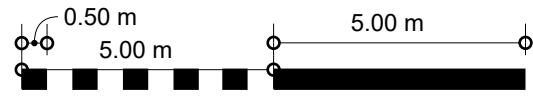
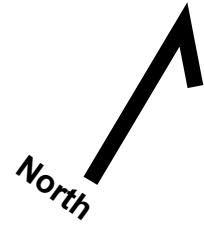
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Area

A.03



All lot information from survey noted below

SURVEYOR'S CERTIFICATE

1. 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

2023/05/27
 DATE

JOHN H. GUTHRIE
 ONTARIO LAND SURVEYOR

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

Fairhall Moffatt & Woodland <small>L.T.S.T.E.S.</small> <small>CHARTERED LAND SURVEYORS</small> <small>Surveying and Land Information Services</small> <small>100-600 BERRY FOR DRIVE, KANATA, ONTARIO K2L 4K6</small> <small>TEL: (613) 591-7500 FAX: (613) 591-1482</small> <small>www.fmw.com</small>	JOB No. AC20000
	E 359823, N5025324
	REFERENCE No. 2(a) - 284 NP
	01/14/2023/AC20000/200 dp200ac.dwg (brd)

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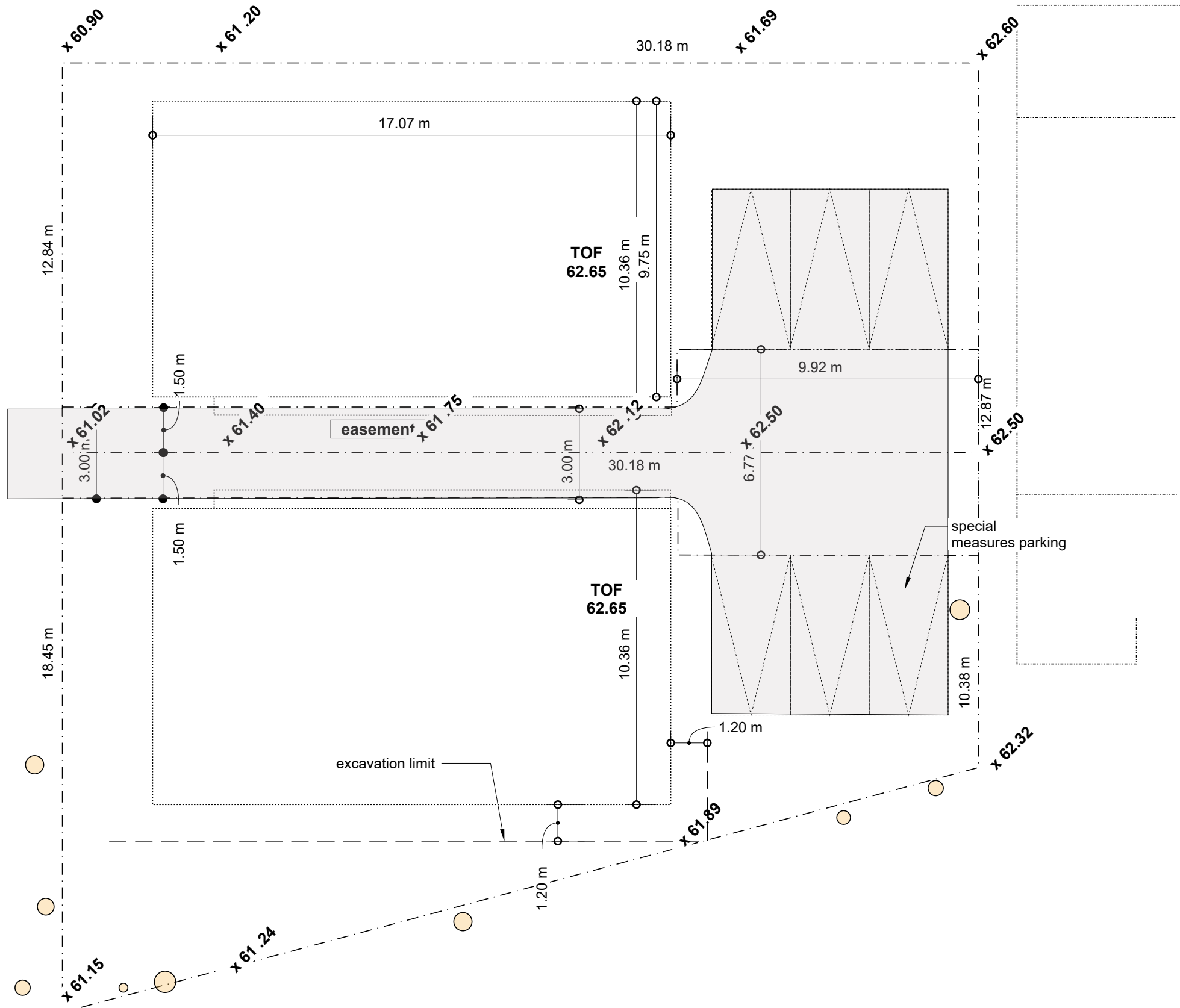
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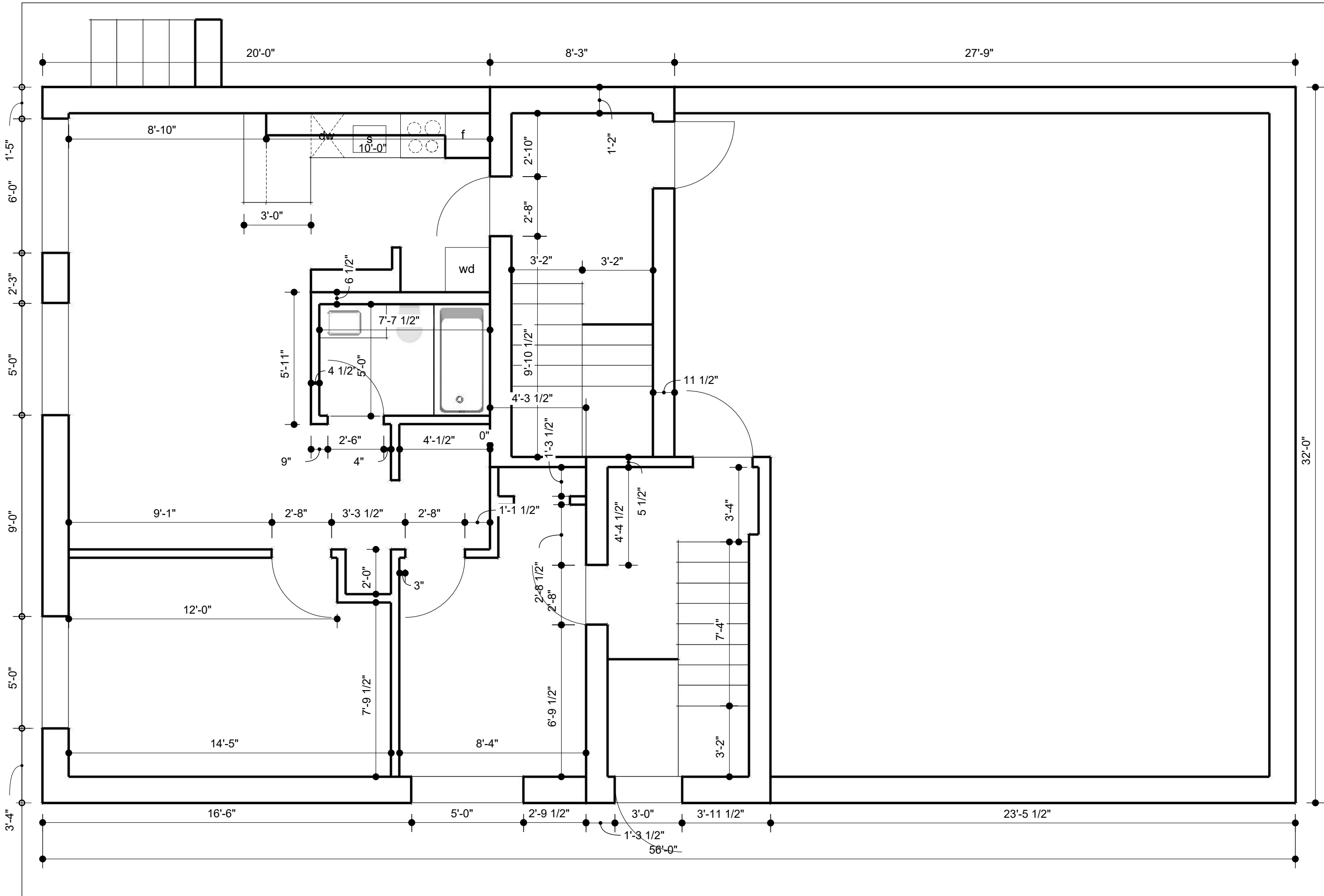
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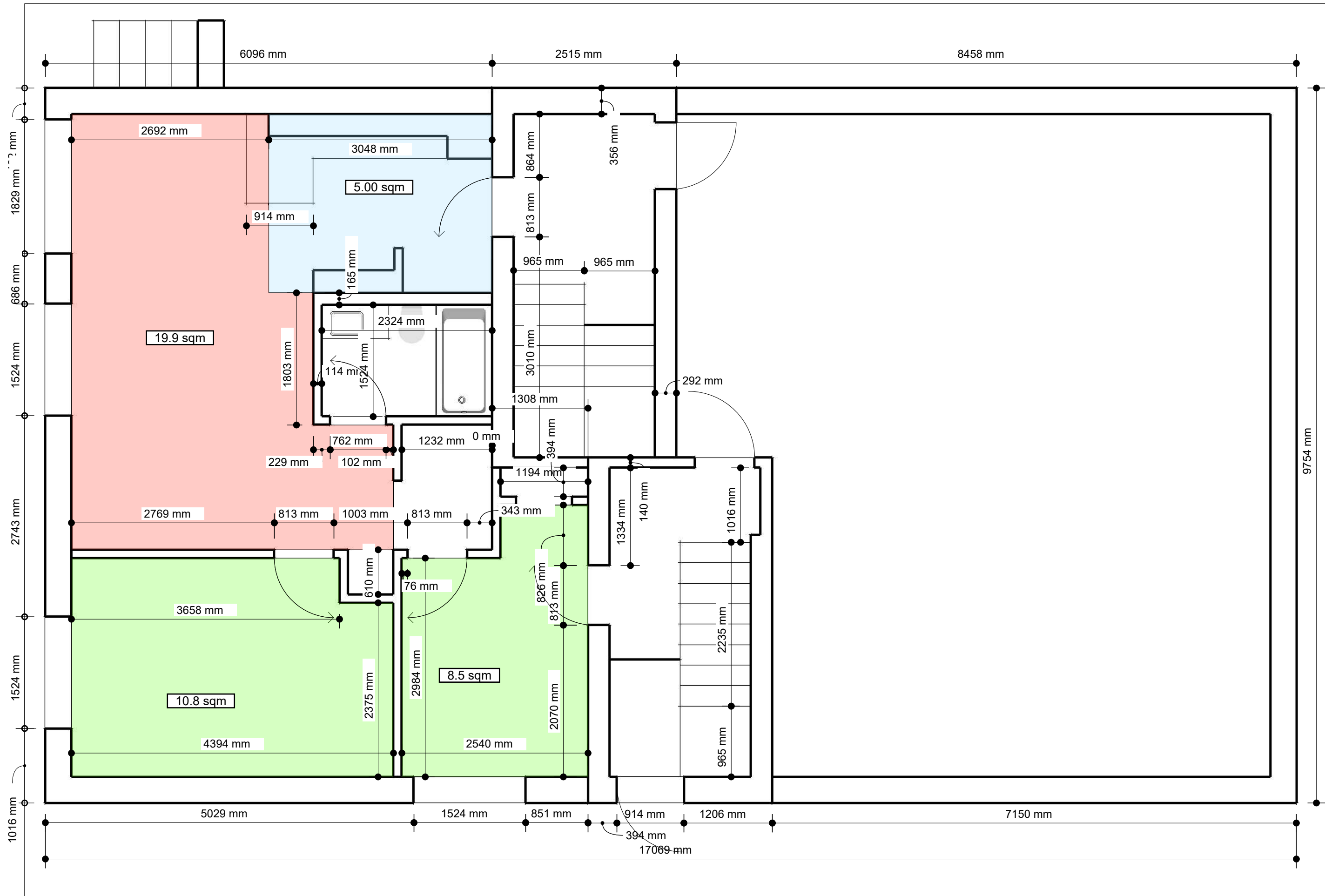
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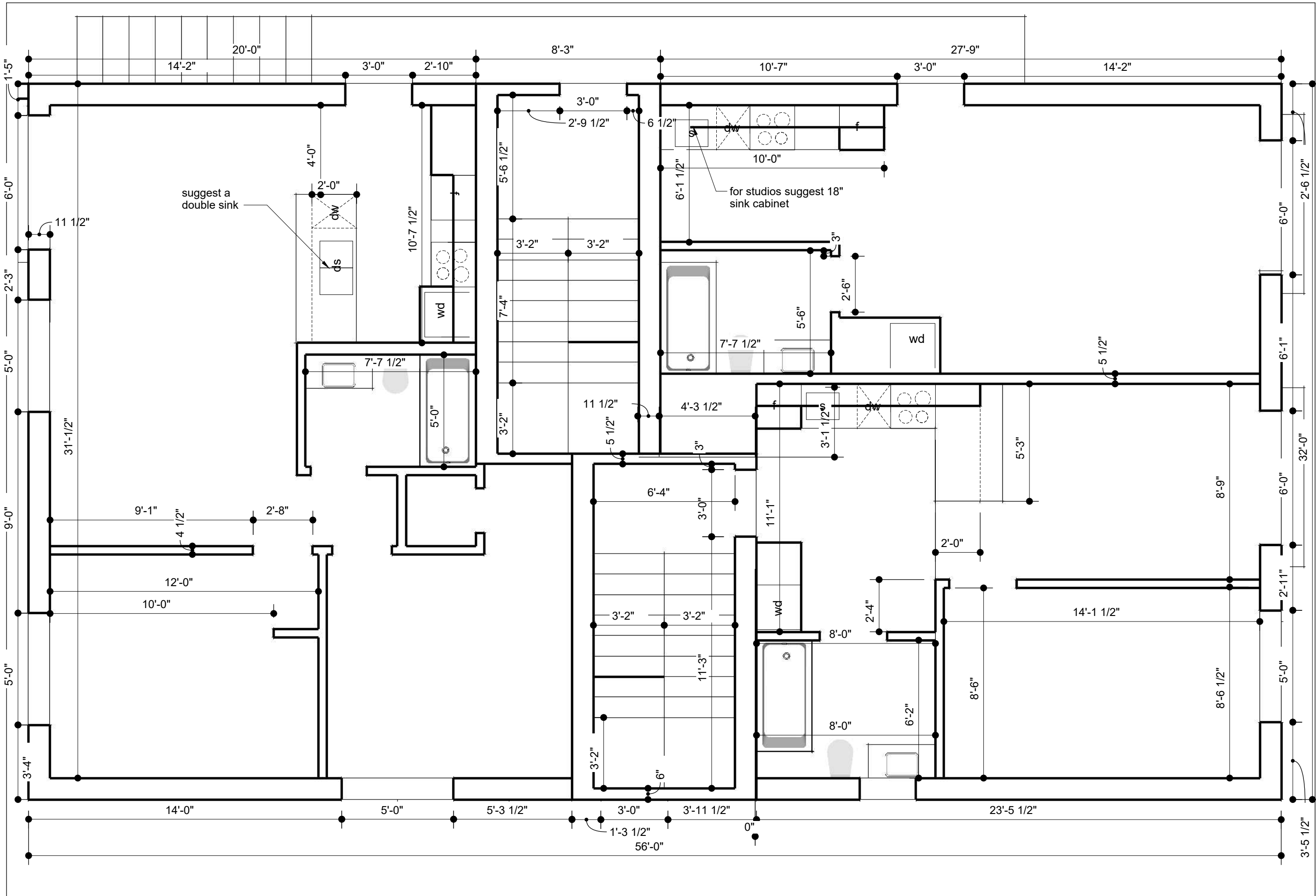
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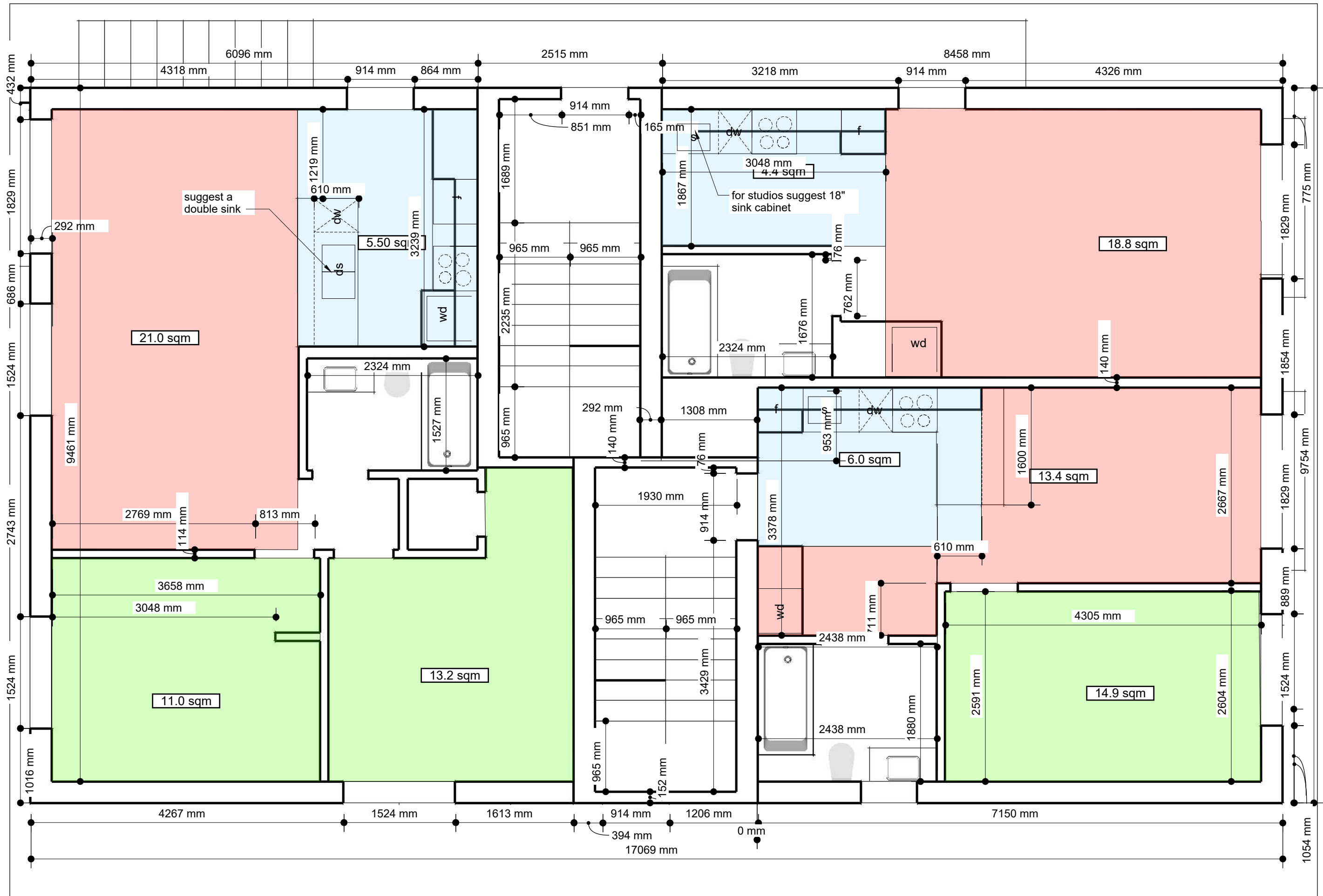
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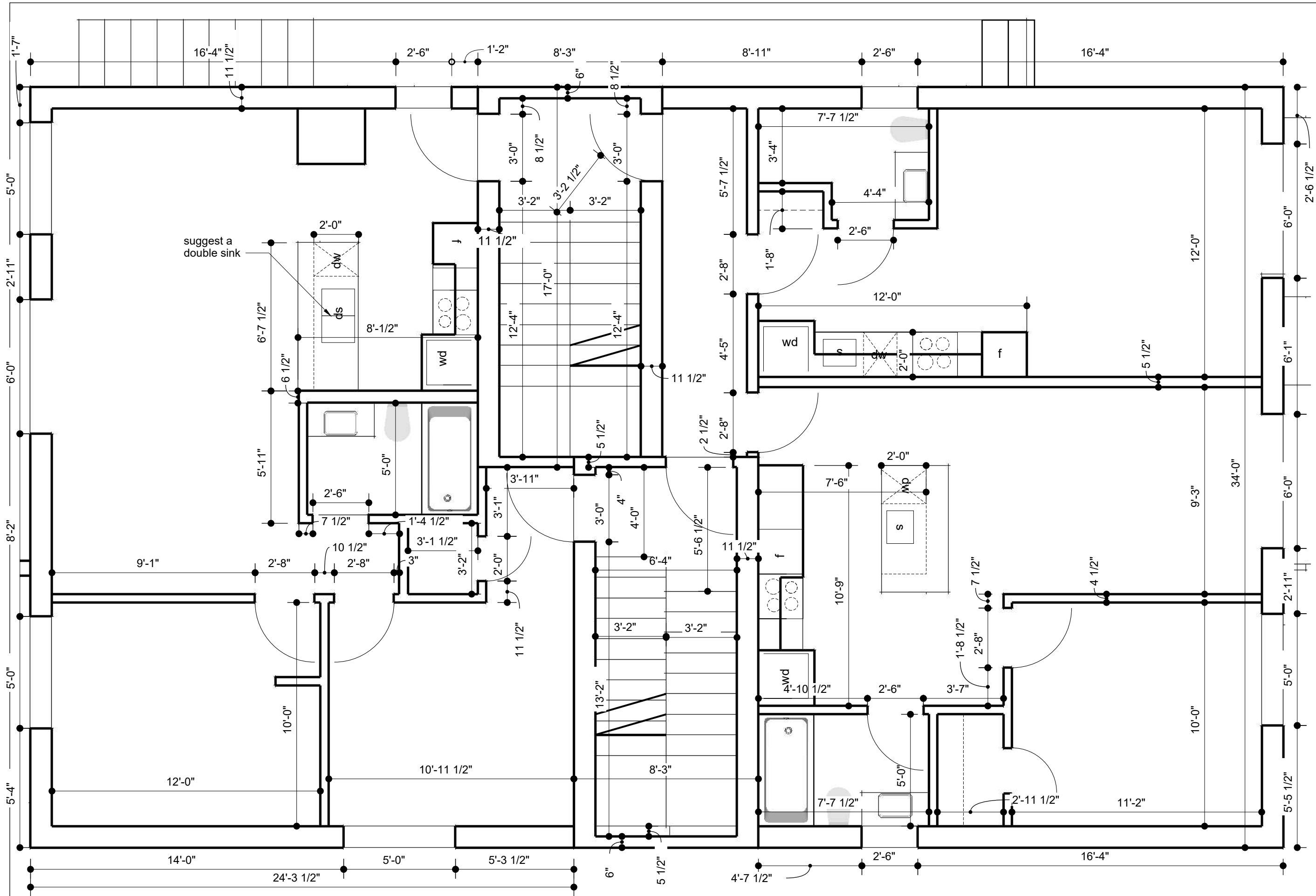
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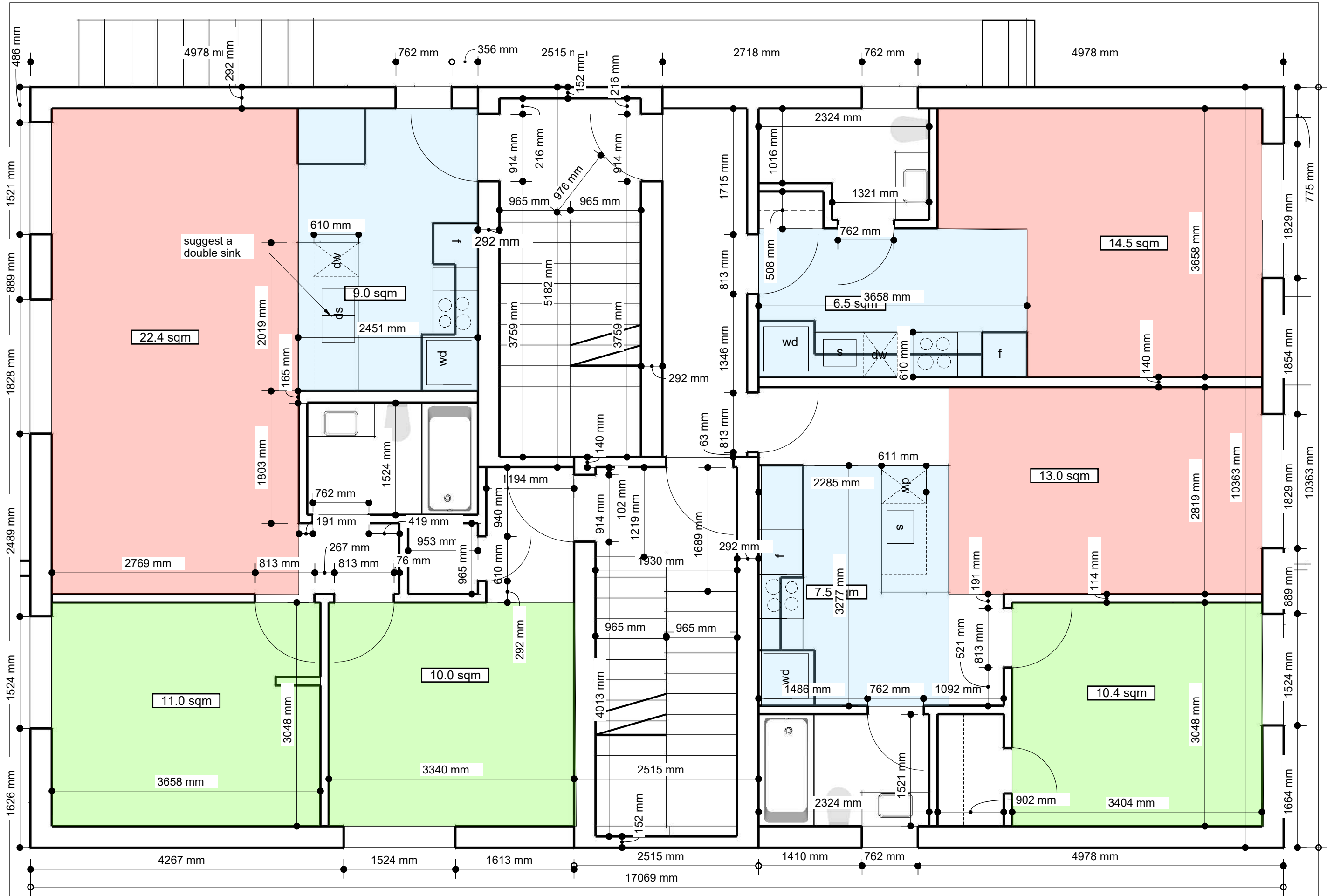
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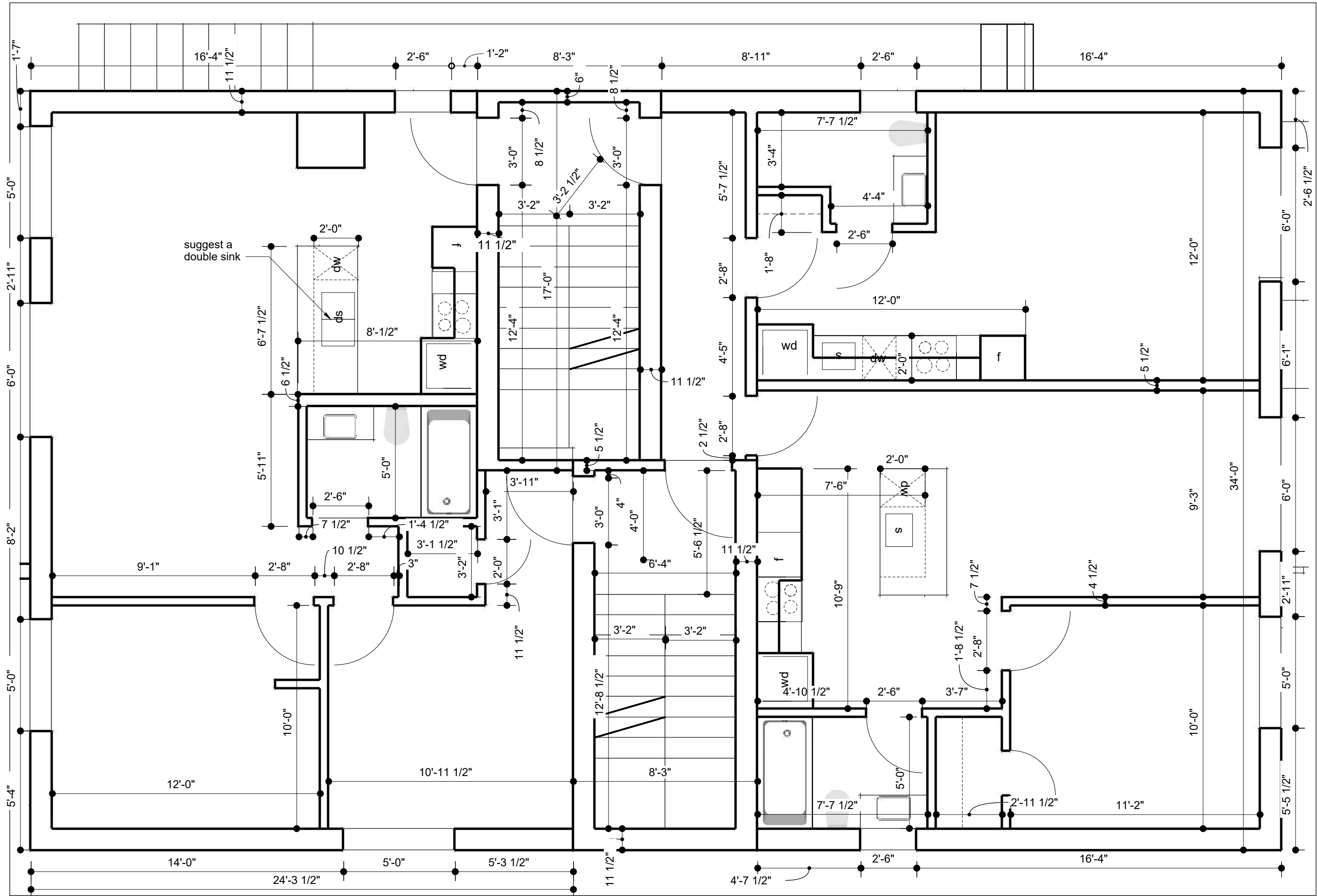
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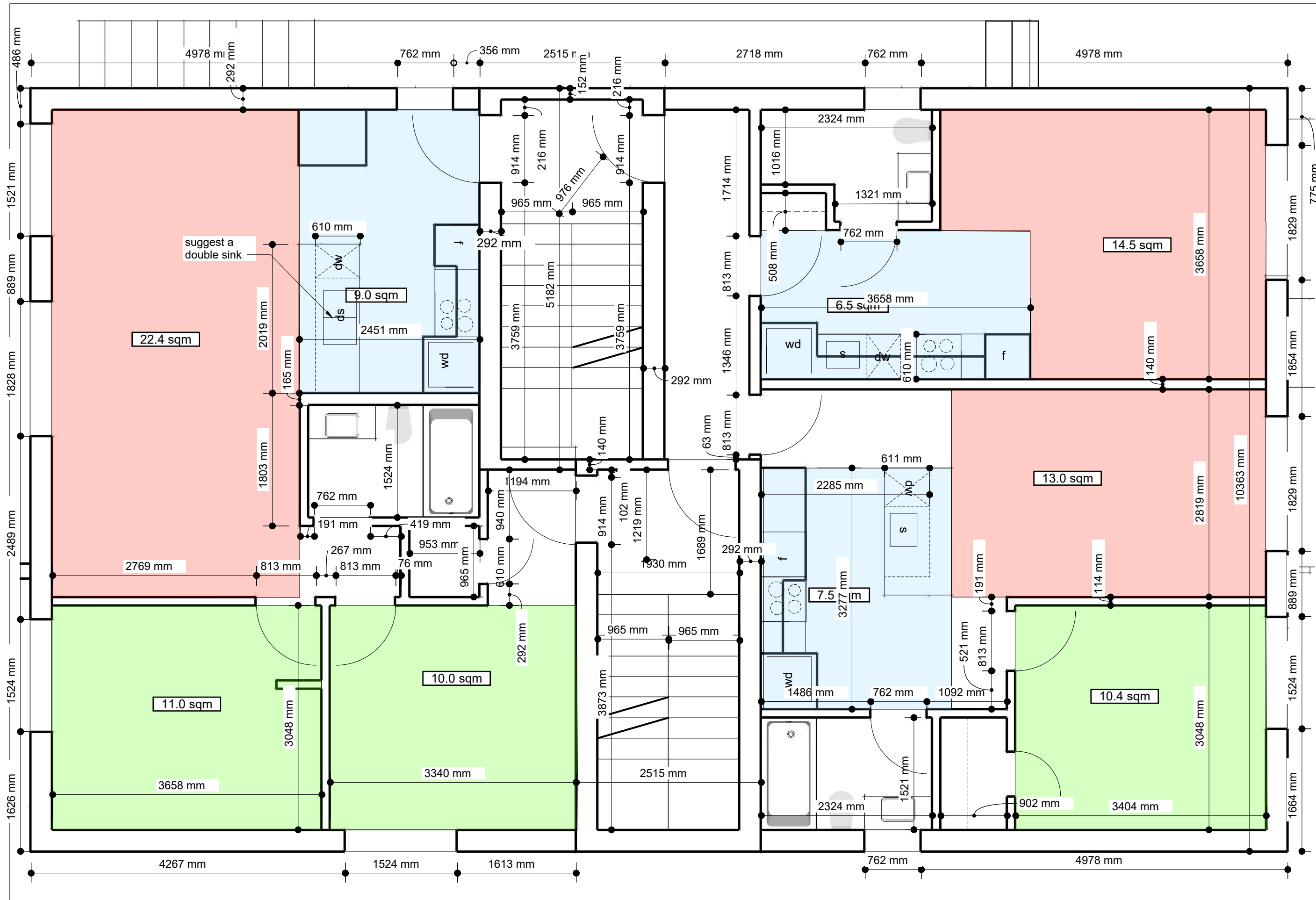
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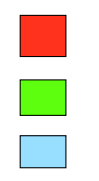
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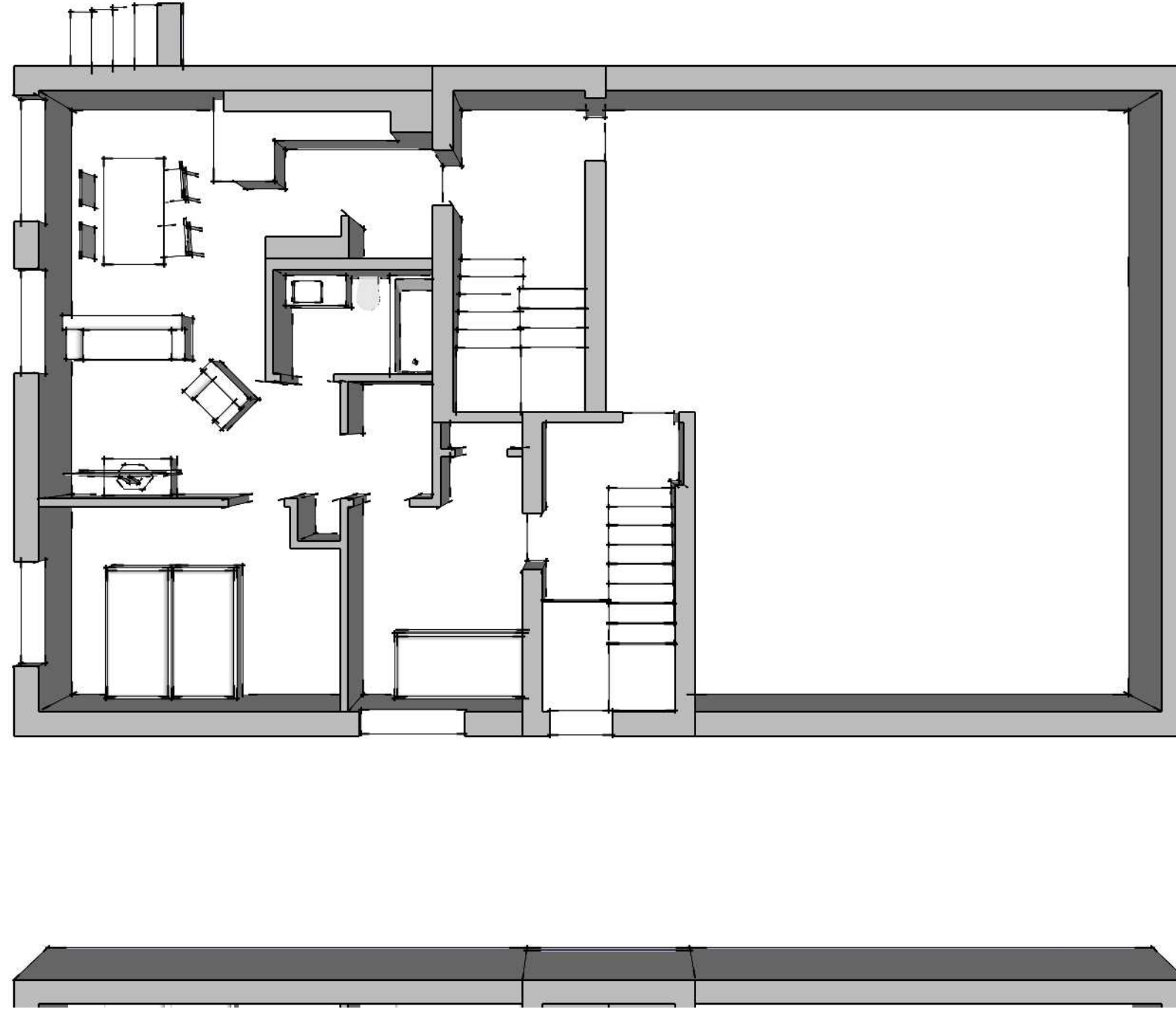
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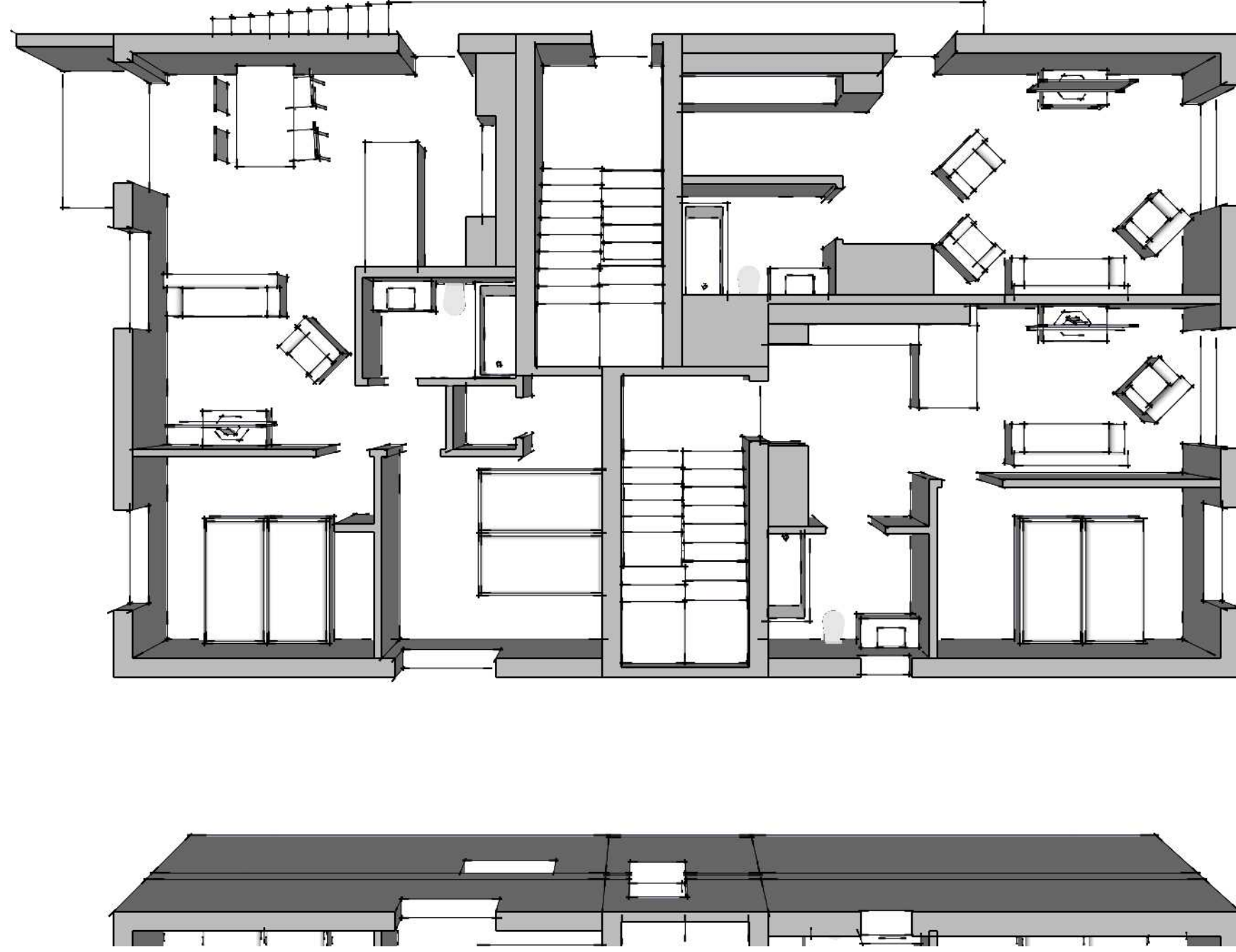
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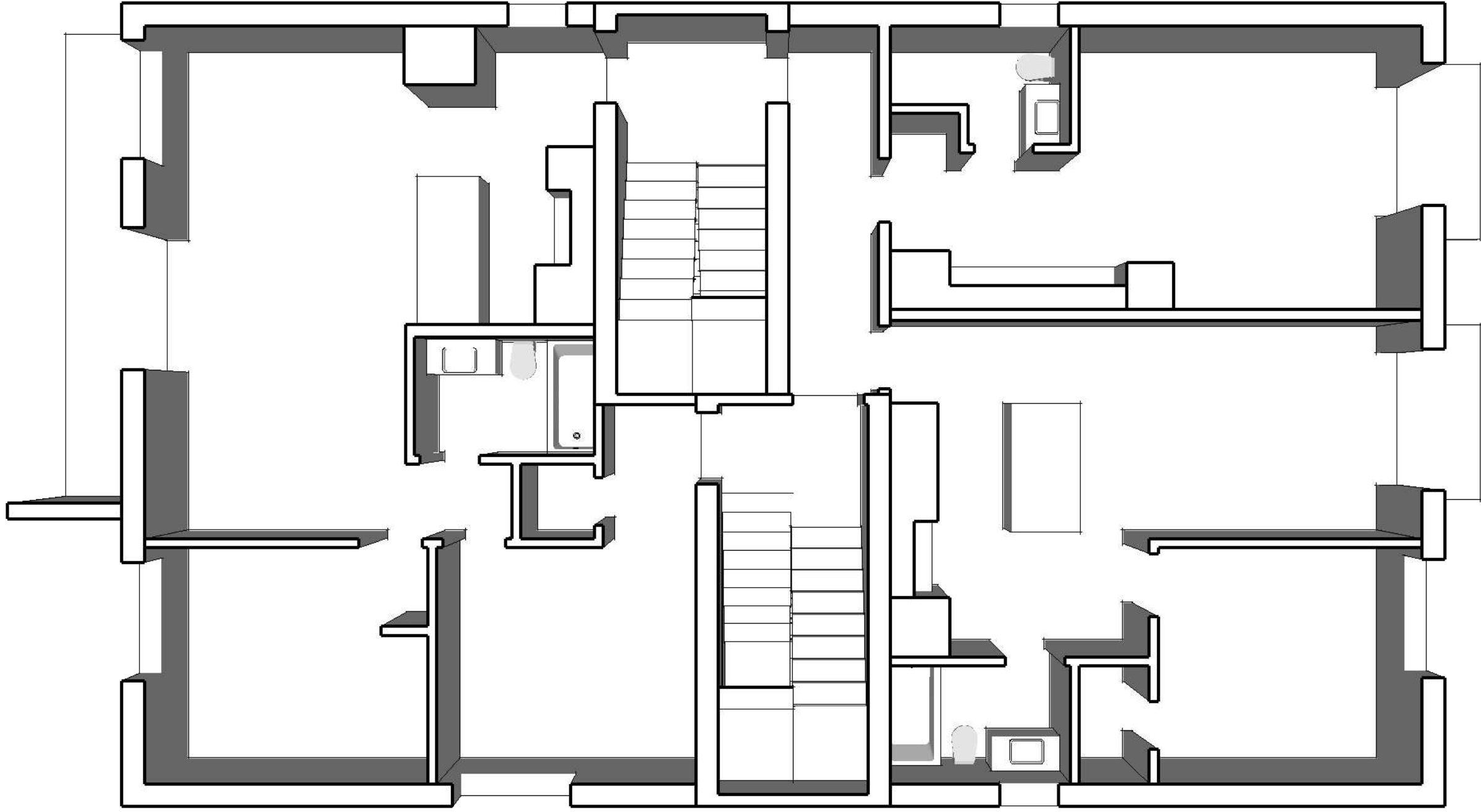
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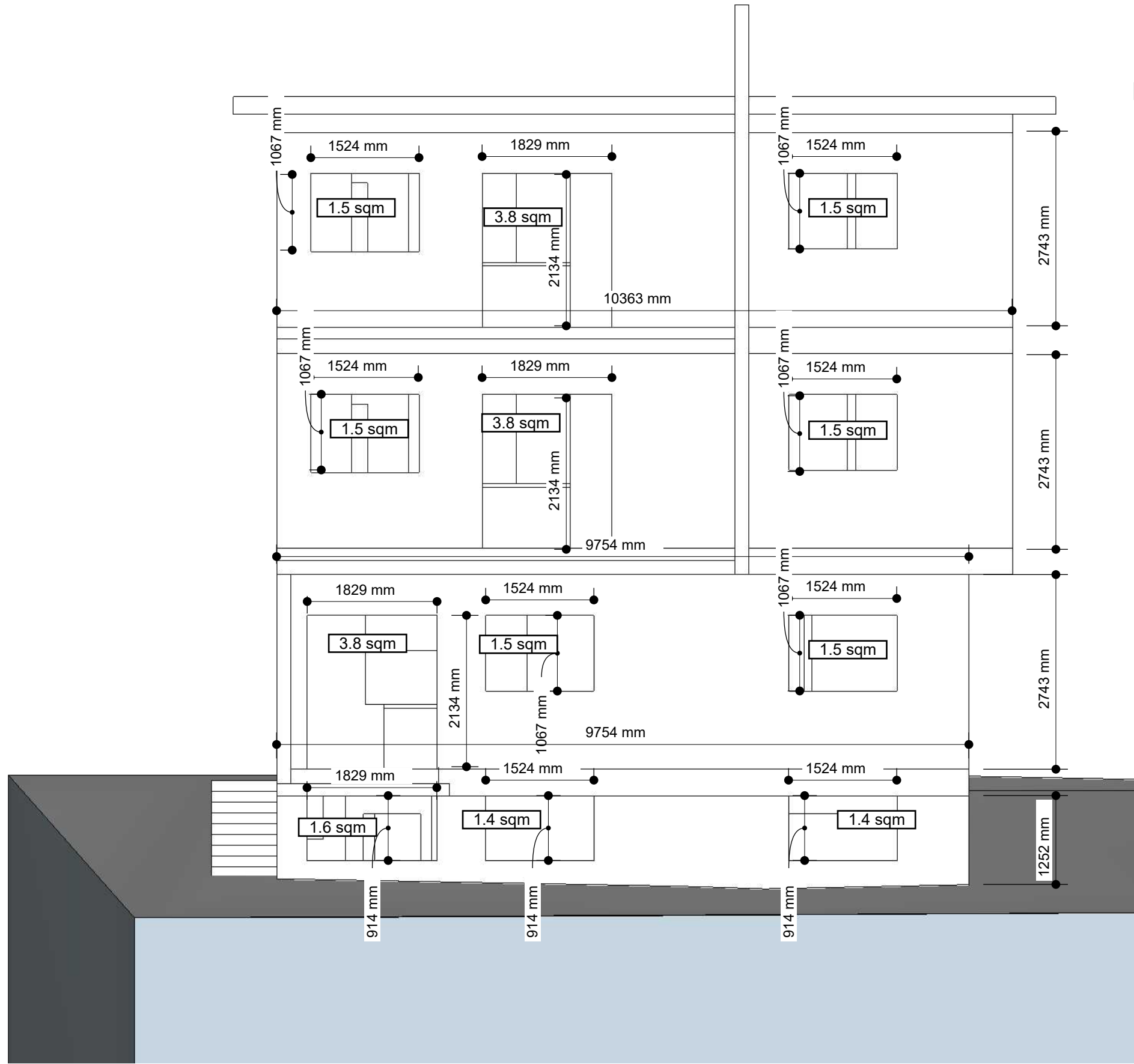
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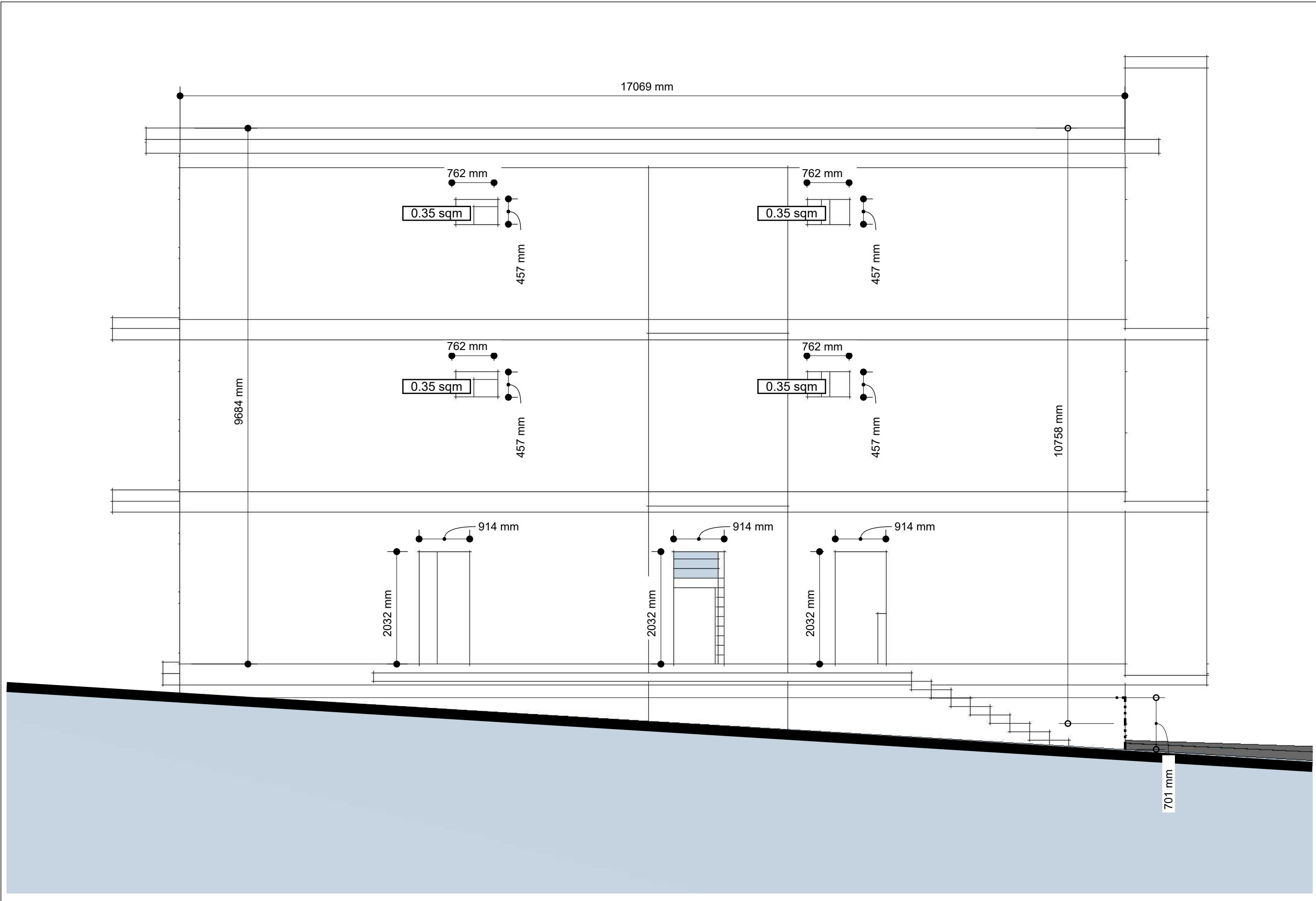
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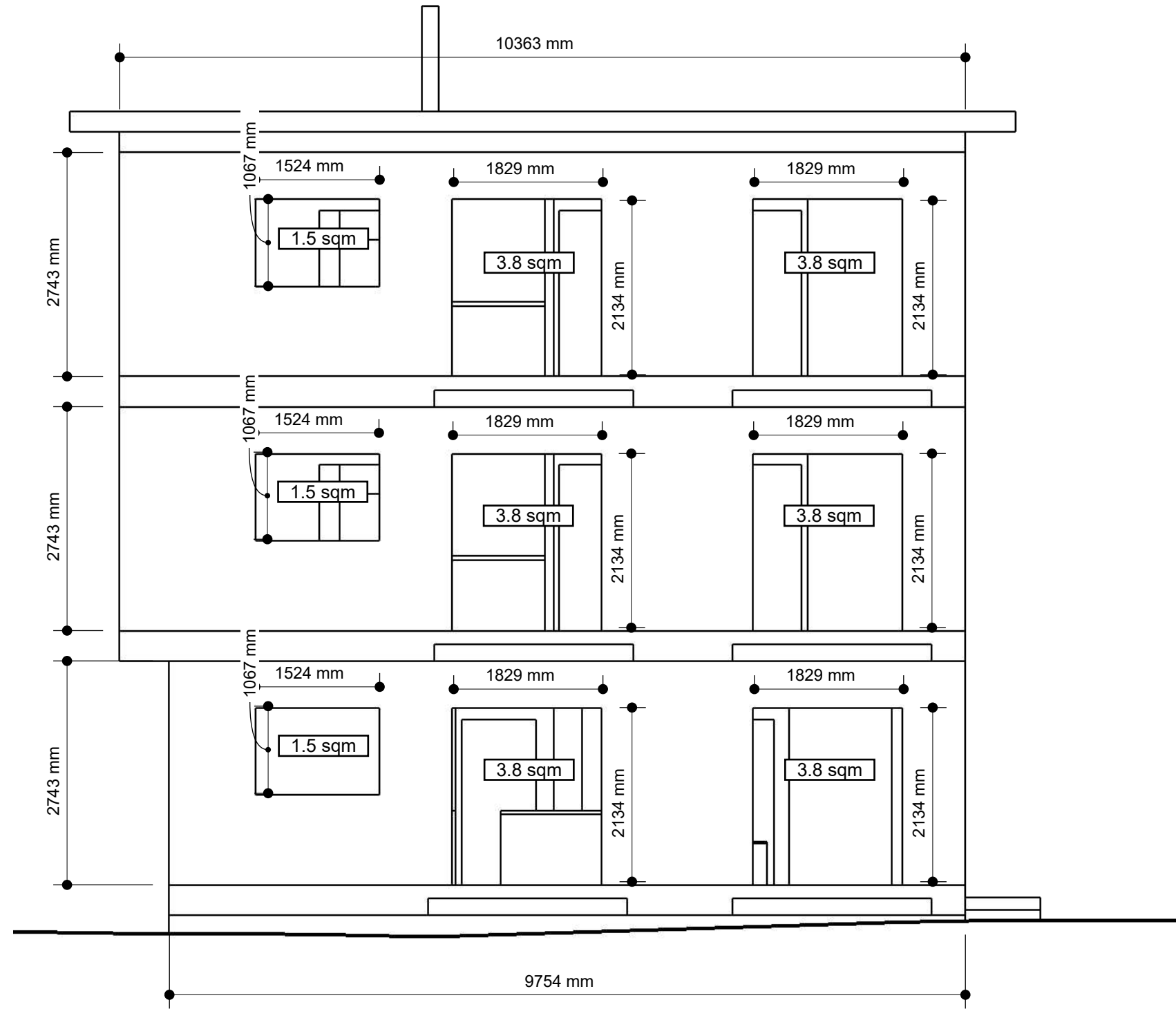
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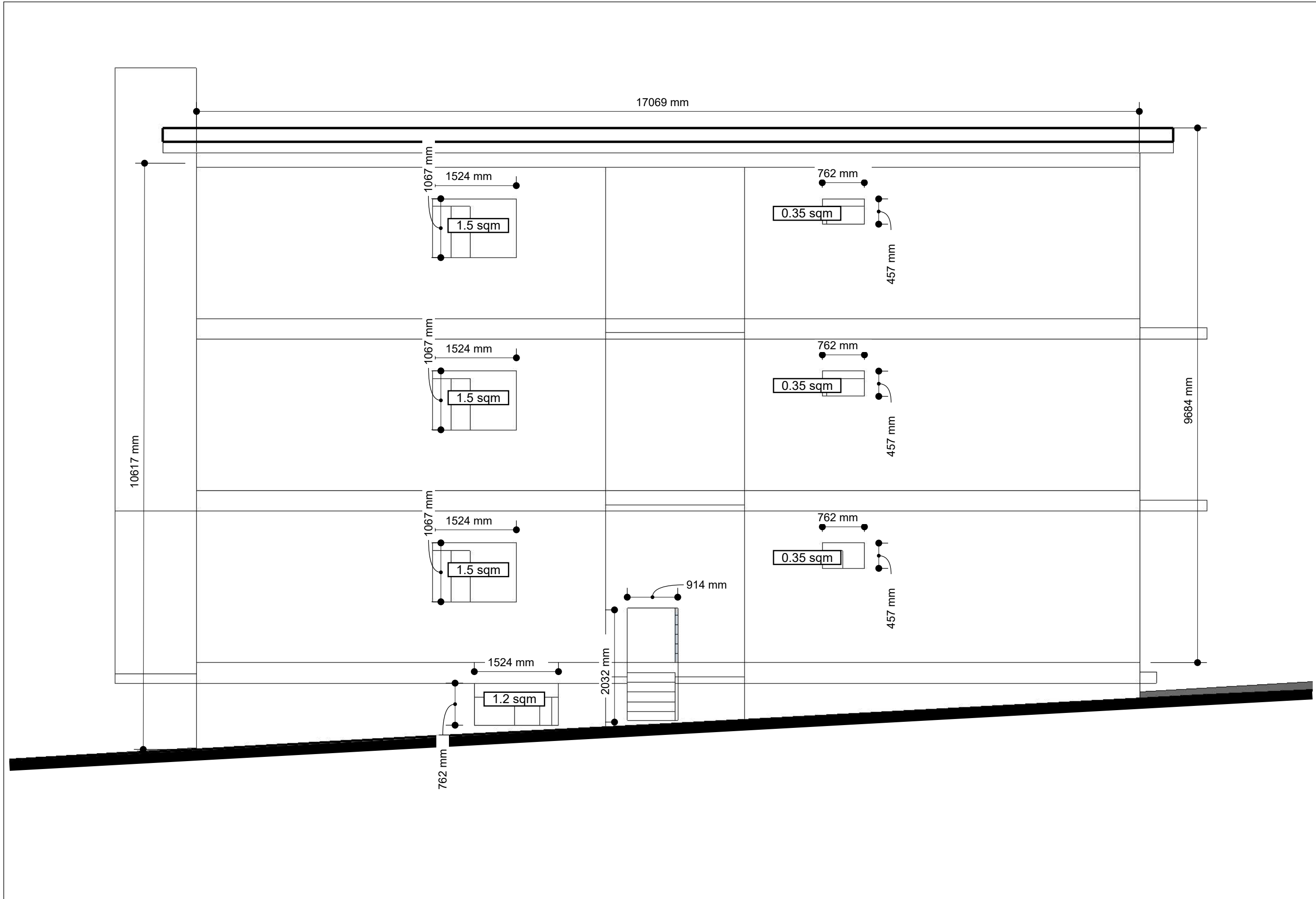
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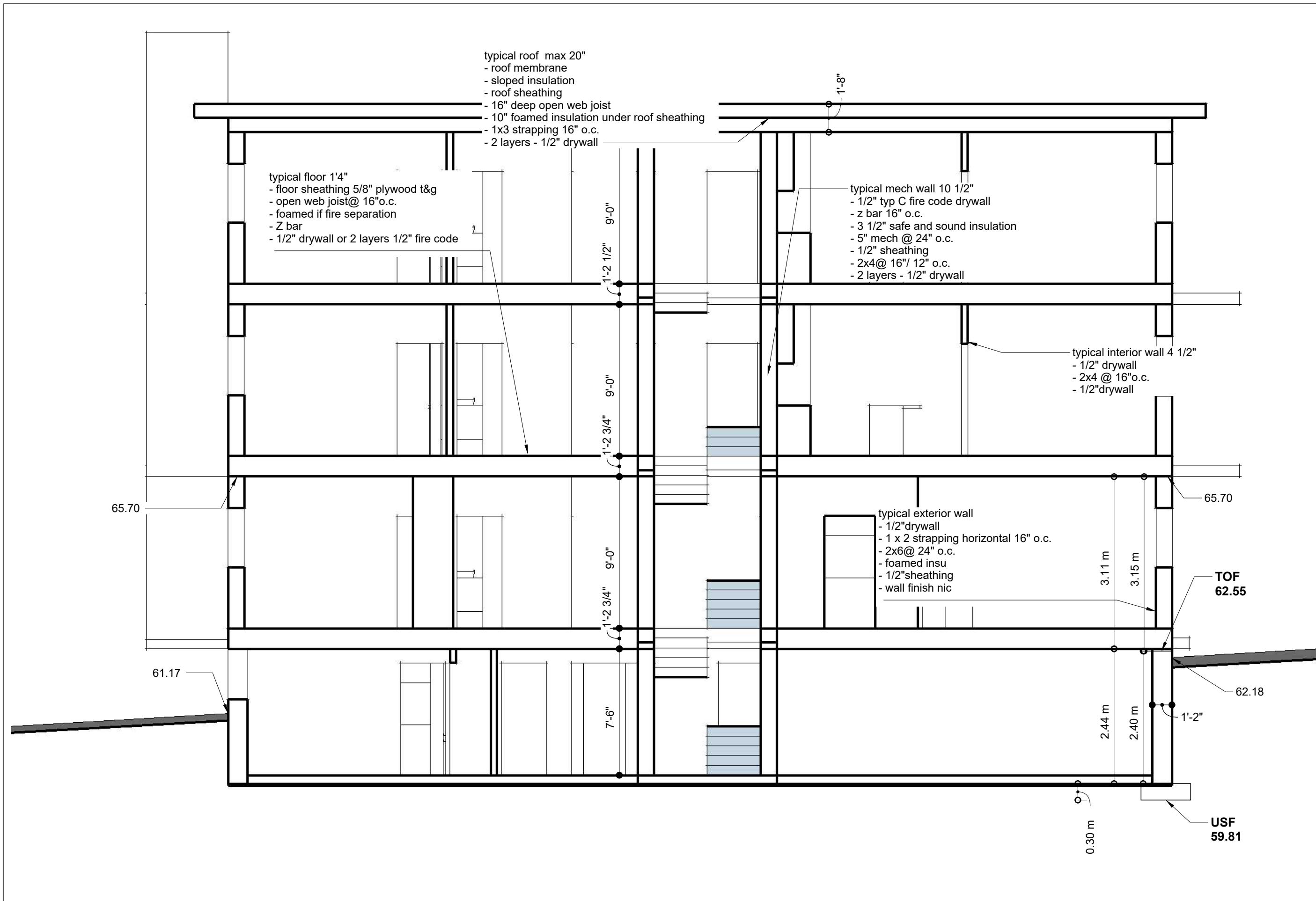
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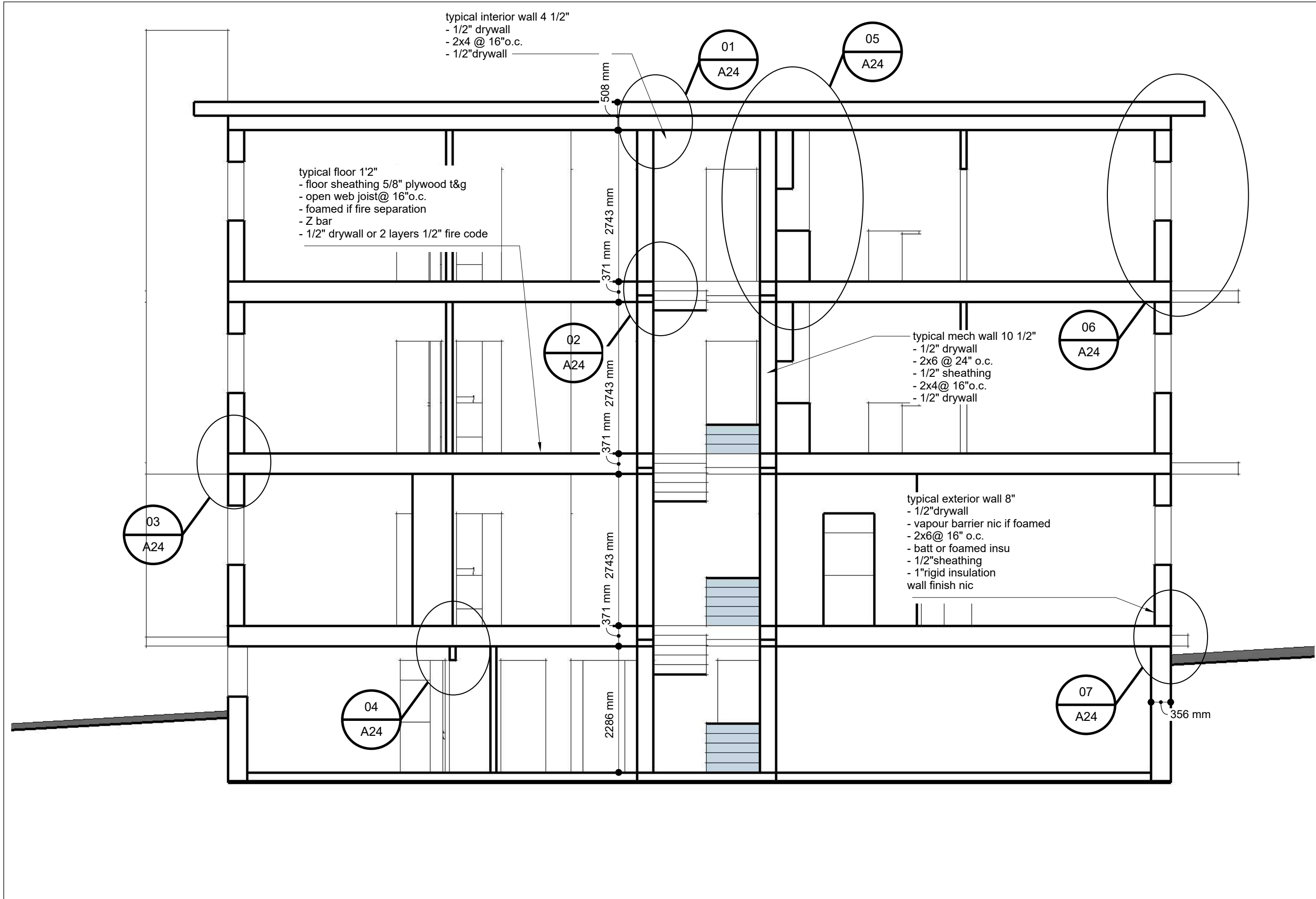
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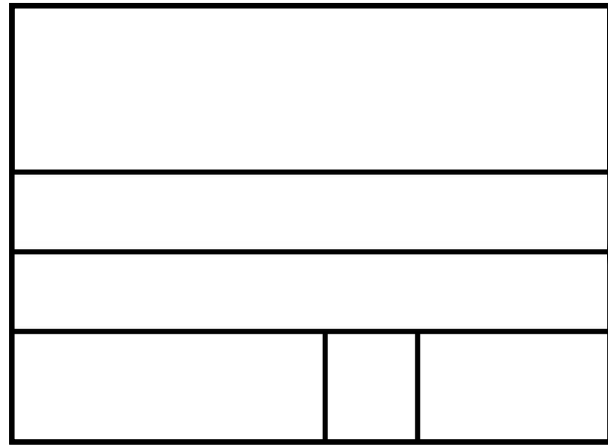
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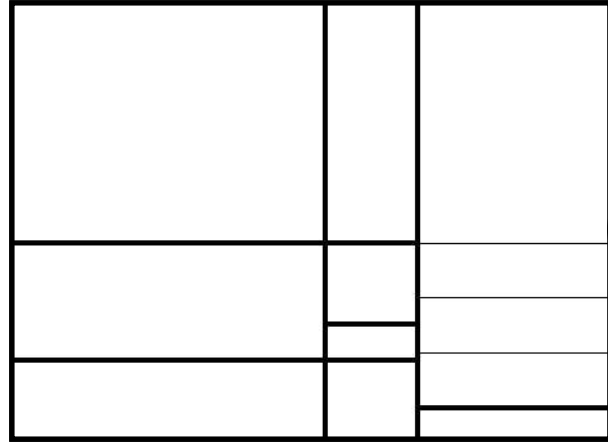
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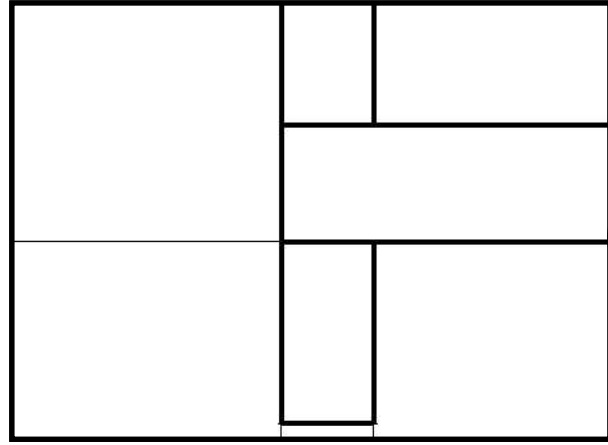
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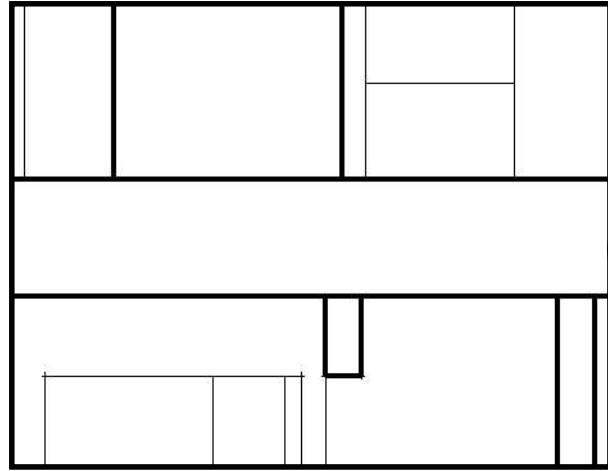
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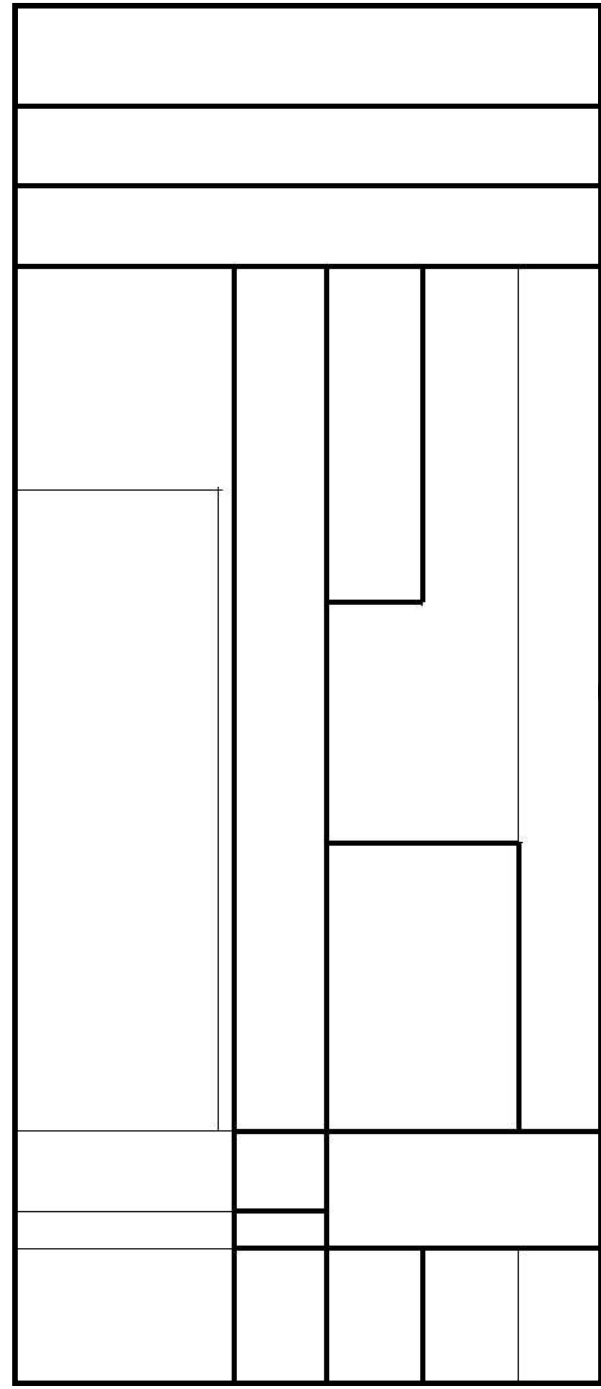
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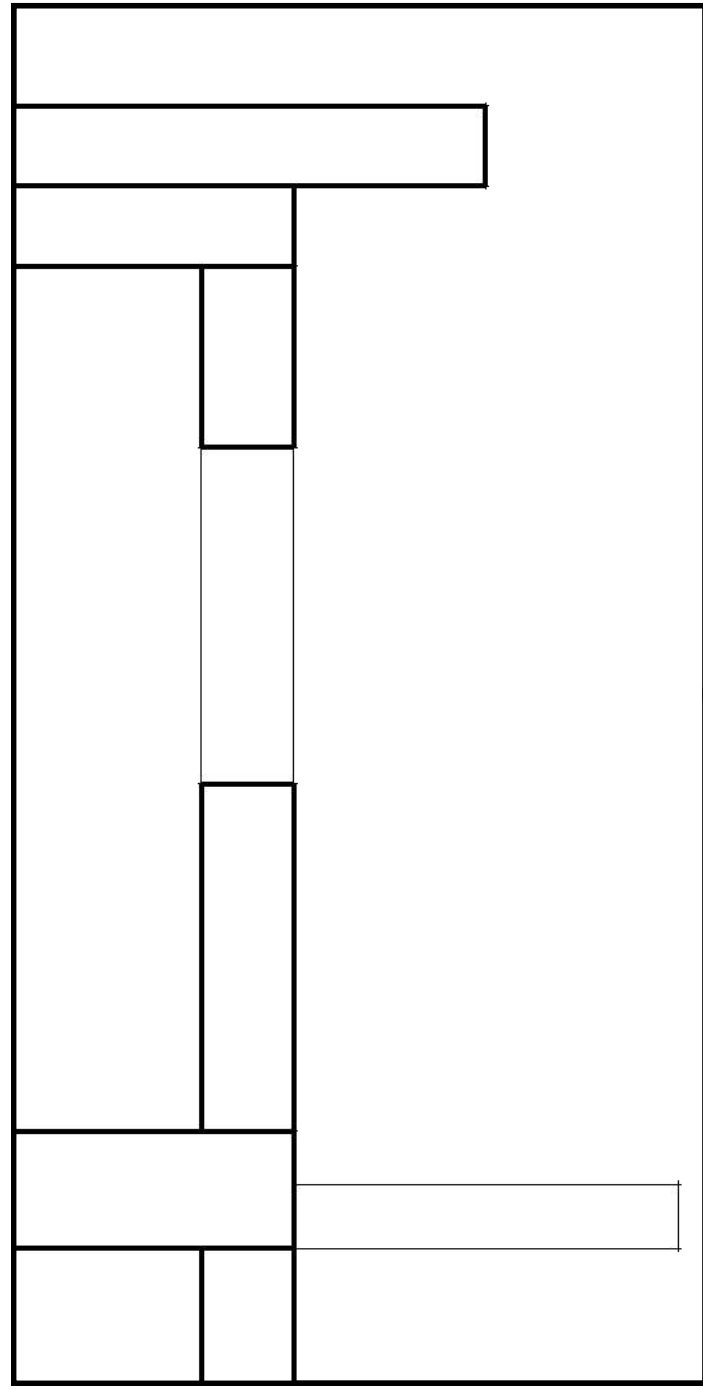
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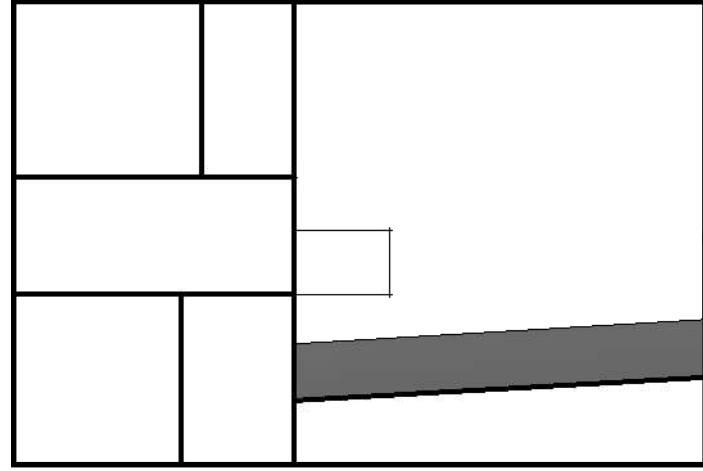
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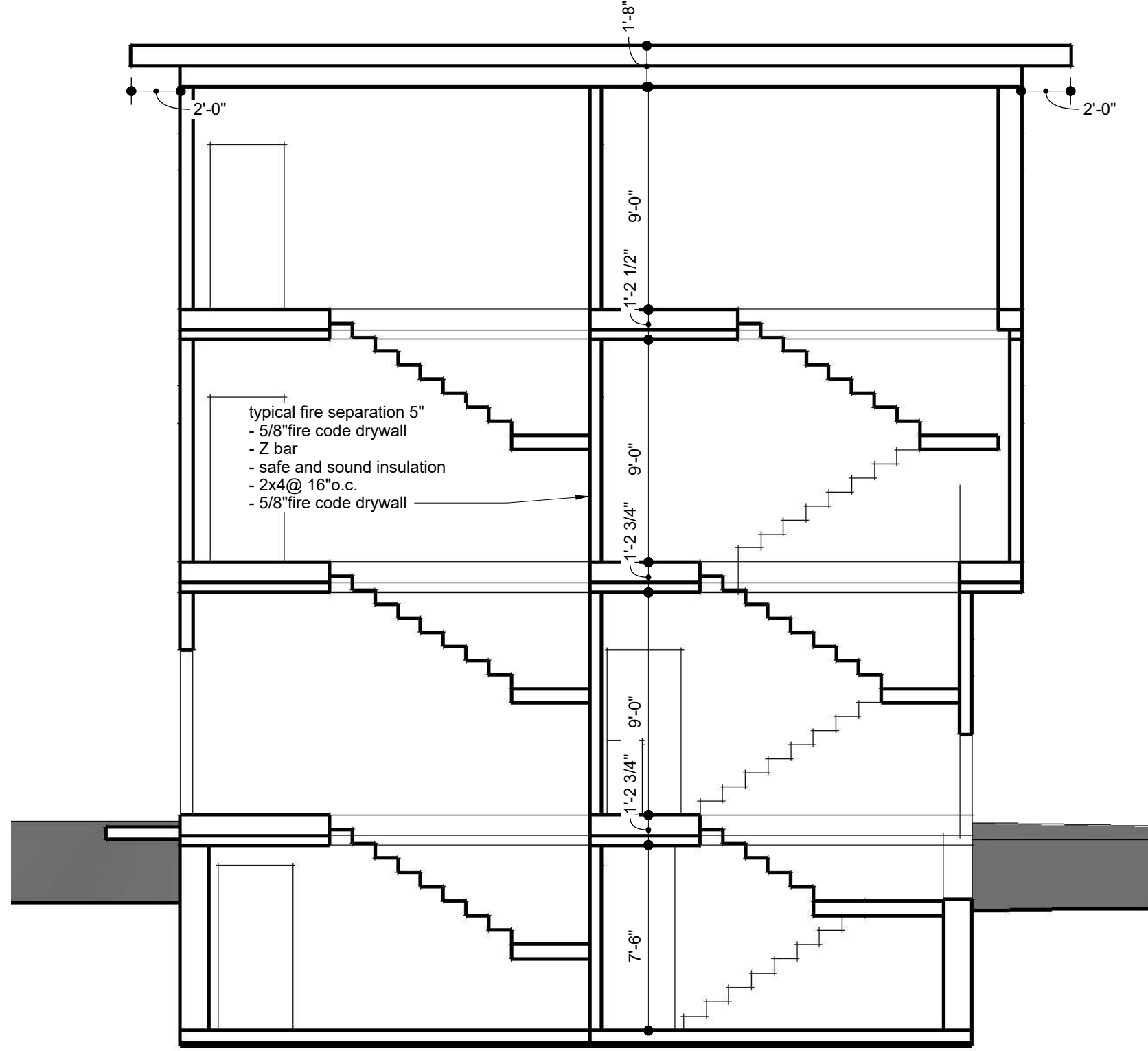
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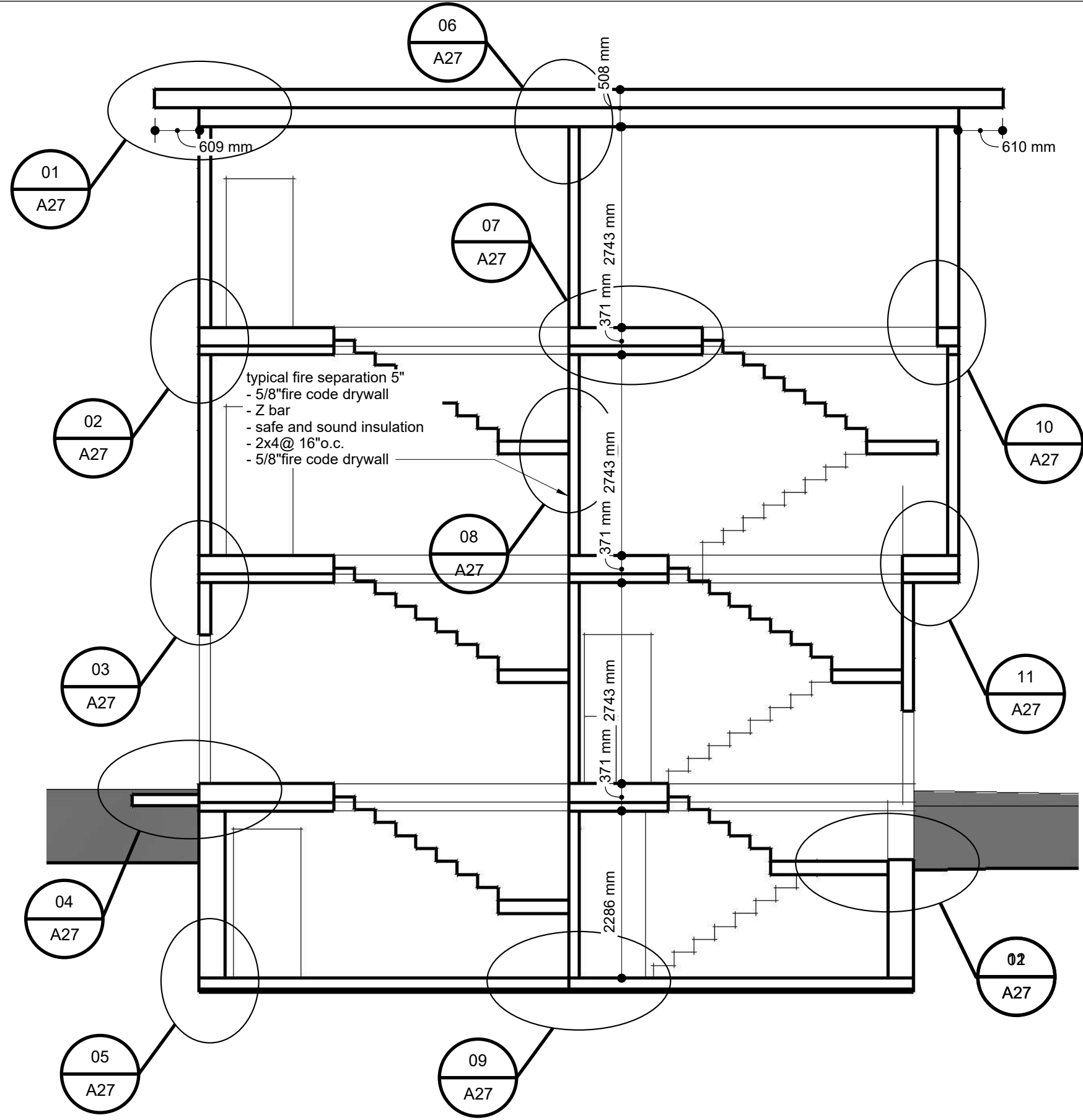
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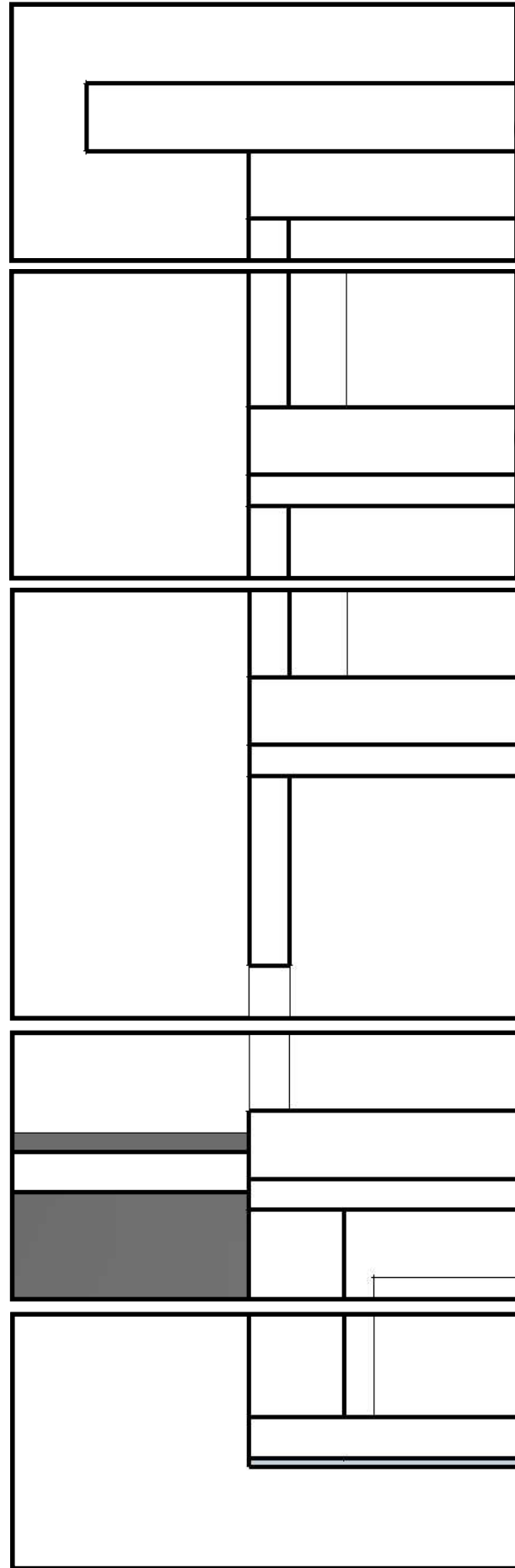
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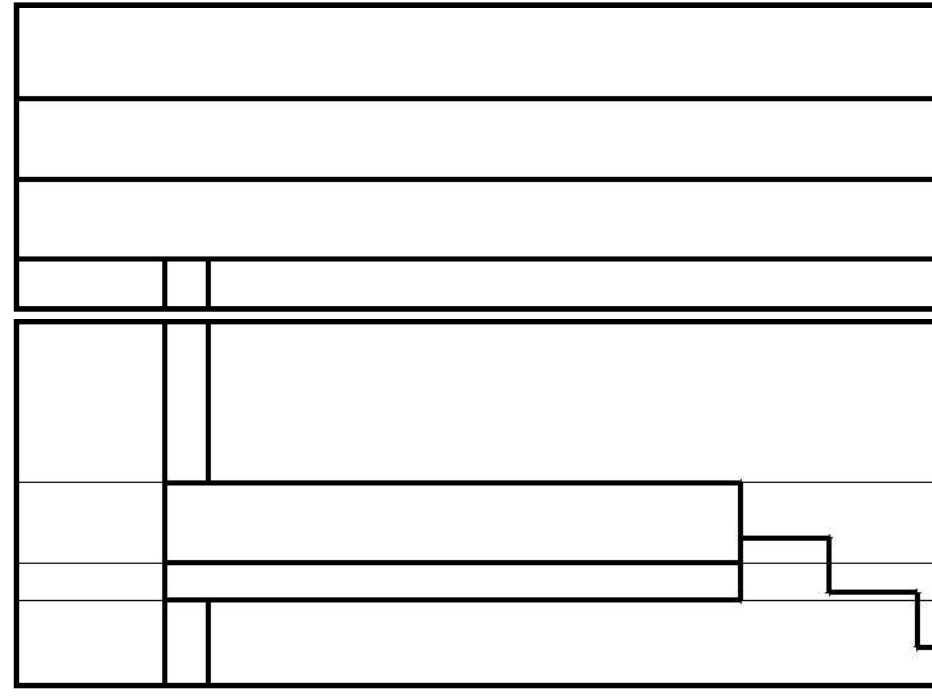
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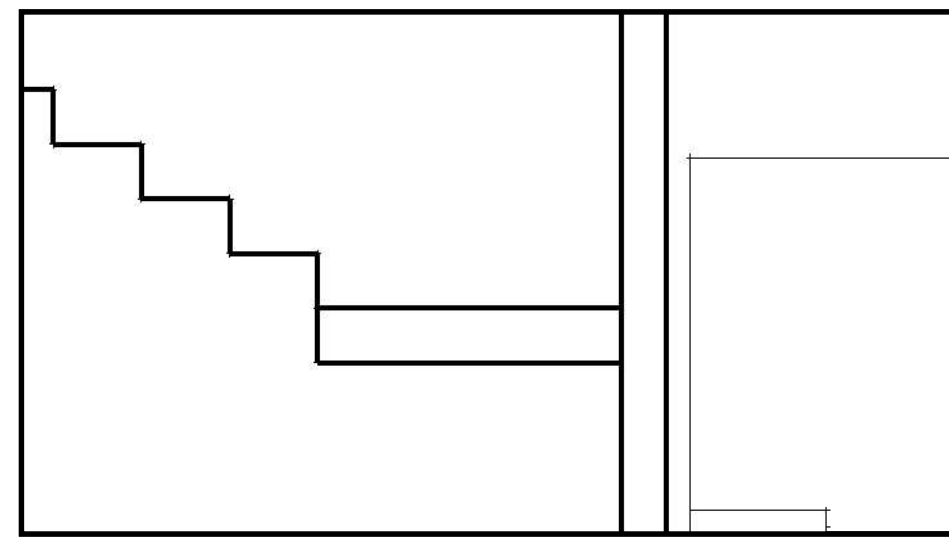
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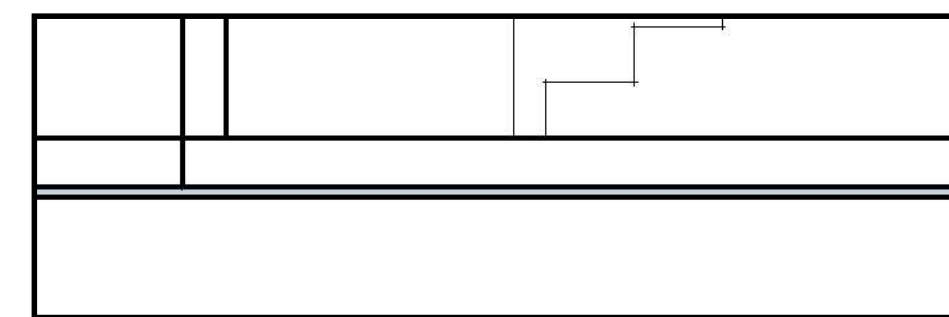


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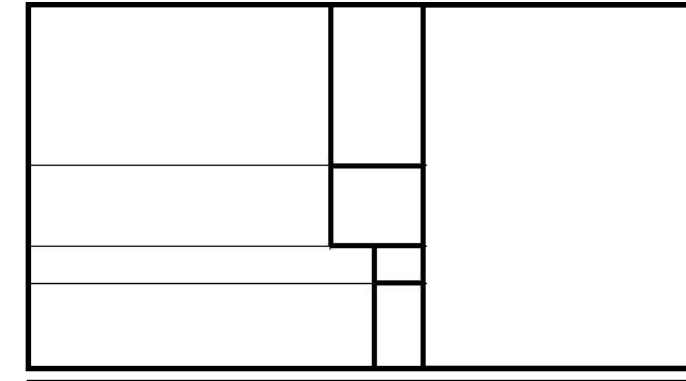
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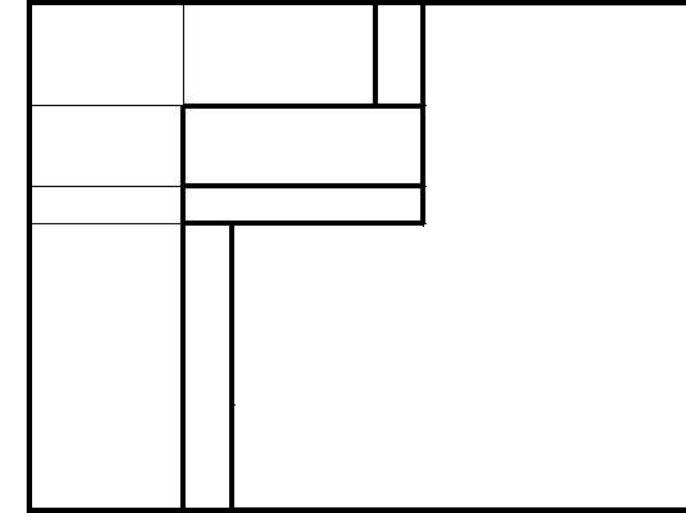
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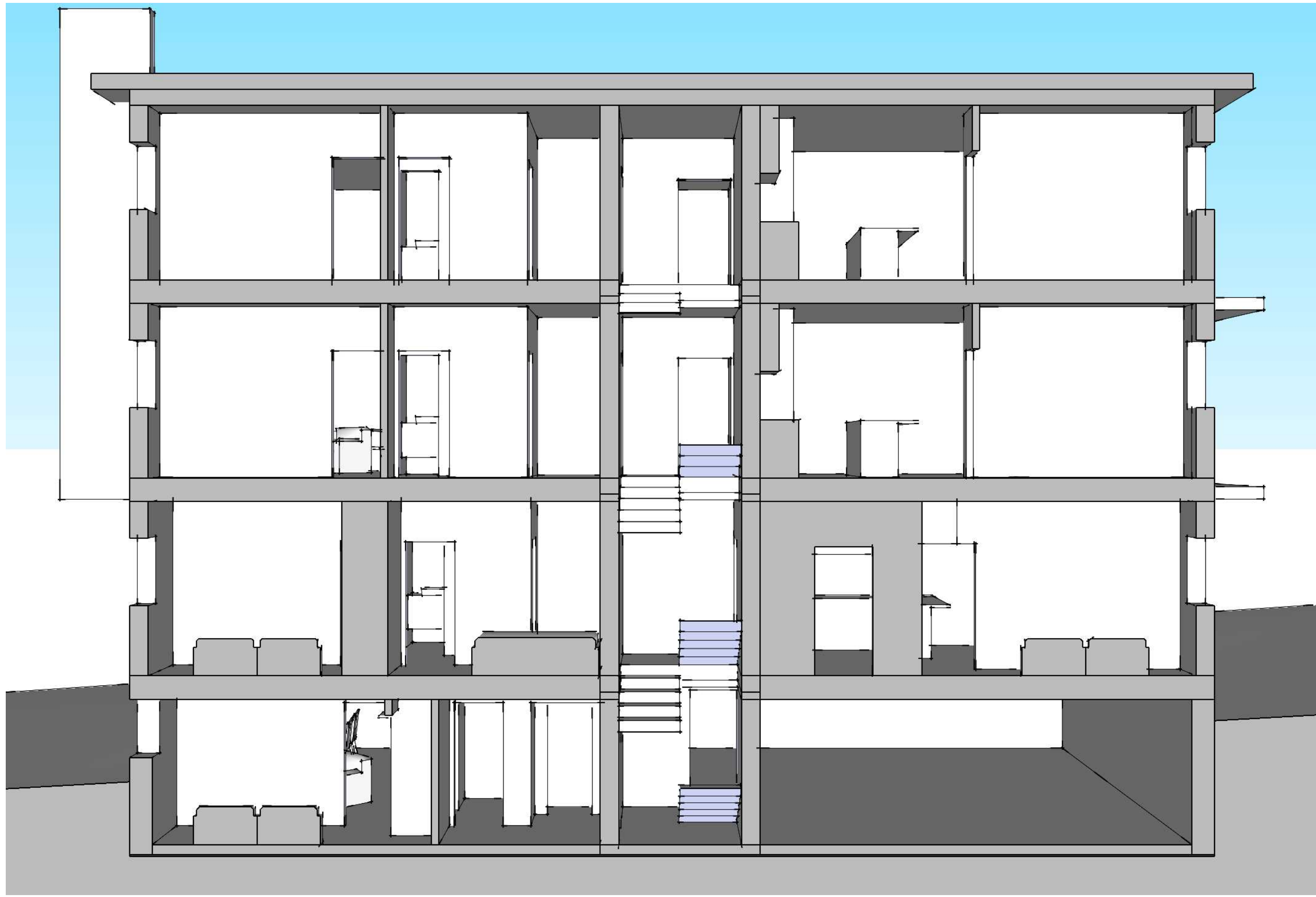
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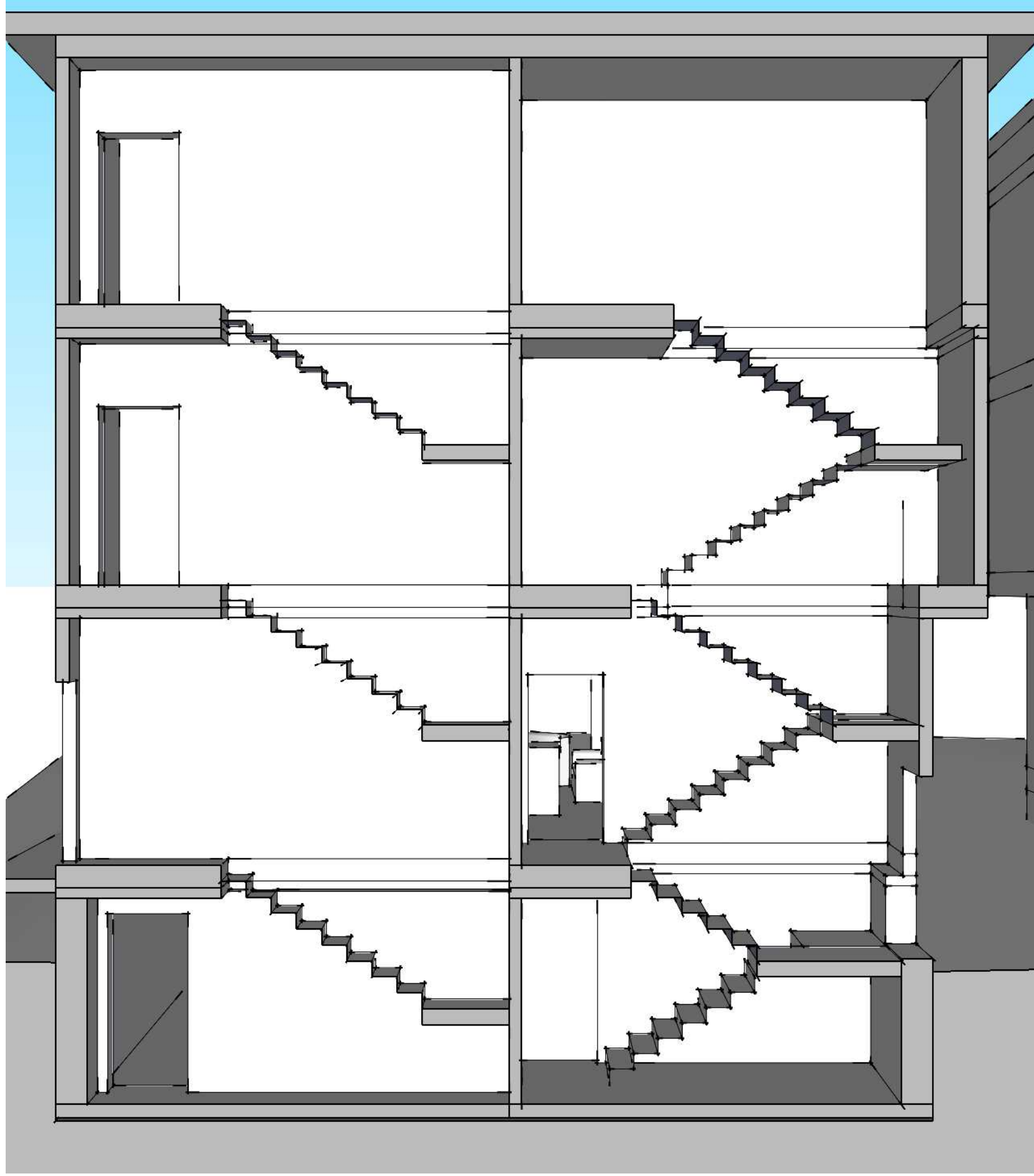
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