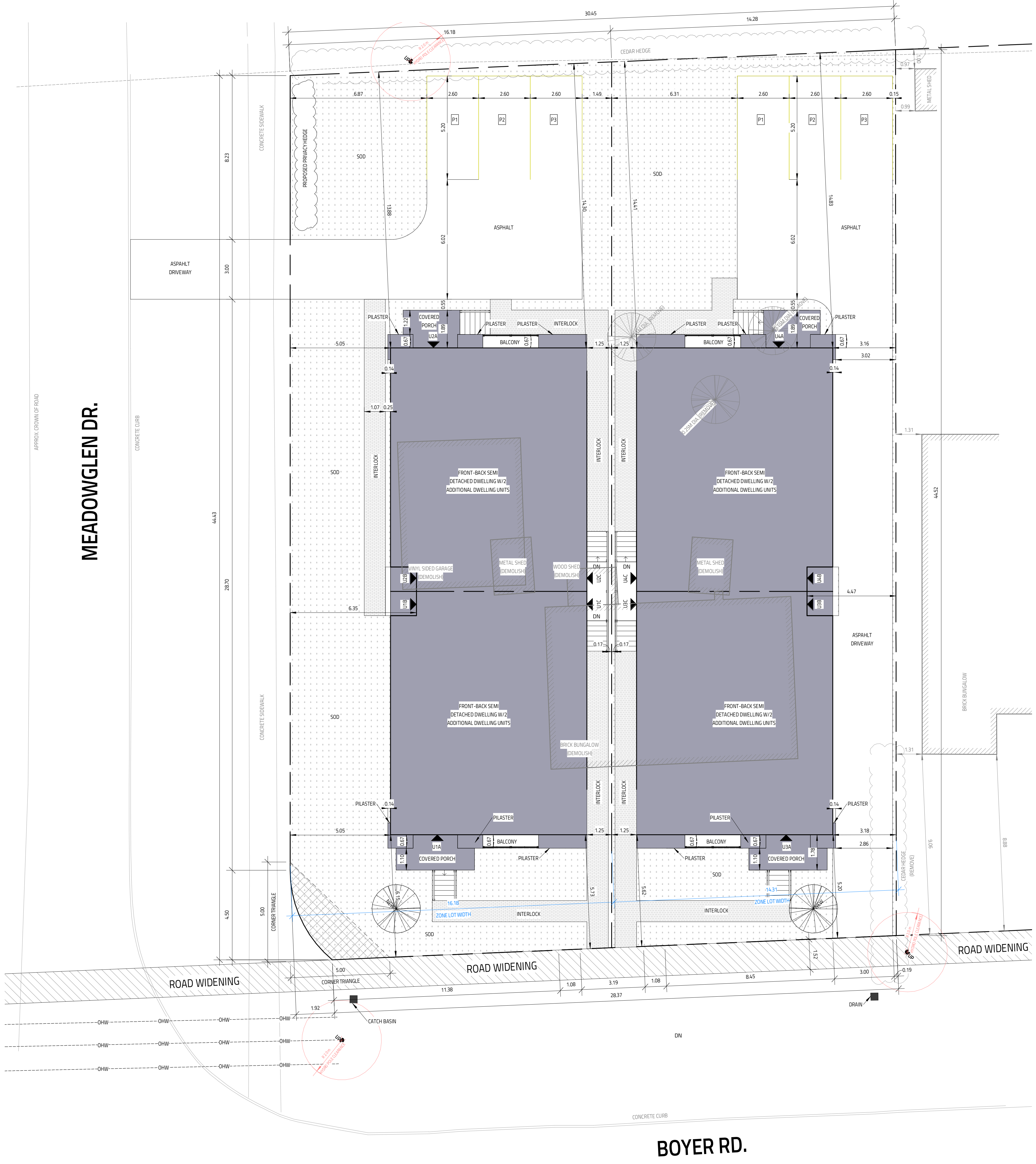


Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2024-07-15
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



ZONING ASSESSMENT			
SEMI-DETACHED 3 UNITS (DWELLING CORNER LOT)			
BY-LAW SECTION	ZONING MECHANISM	REQUIRED	PROVIDED
TABLE 158(B)	MIN LOT WIDTH:	9M	16.18M
	MIN LOT AREA:	270 SQ.M.	776.50 M.
	MIN FRONT YARD:	5M	5.05M
	MIN CORNER YARD:	5M	5.05M
	MIN REAR YARD:	7M	13.88M
	MIN SIDE YARD:	1M	1.25M
	MAX BUILDING HEIGHT:	11M	-8.5M

ZONING ASSESSMENT			
TWO - FRONT BACK SEMI-DETACHED 3 UNITS (DWELLING)			
BY-LAW SECTION	ZONING MECHANISM	REQUIRED	PROVIDED
TABLE 158(B)	MIN LOT WIDTH:	10M	14.27M
	MIN LOT AREA:	300 SQ.M.	637.50 M.
	MIN FRONT YARD:	5M	5.05M
	MIN CORNER YARD:	5M	5.05M
	MIN REAR YARD:	7M	14.74M
	MIN SIDE YARD:	1M	1.25M
	MAX BUILDING HEIGHT:	11M	-8.5M

GENERAL NOTES:
 - E. & O.E.
 - THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
 INDIVIDUAL BCIN: 41176

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

NO.	REVISION	DATE
4	SITE PLAN REVISED FOR EXTRA FOOTPRINT	JUNE 13, 2024
3	SITE PLAN REVISED FOR 2 BUILDINGS	MAY 24, 2024
2	SITE FOOTPRINTS FINALIZED	MAY 1, 2024
1	CD ISSUED	APRIL 19, 2024

PROJECT: 2094 BOYER RD.
 TWO - 6 UNIT FRONT-BACK SEMI-DETACHED DWELLINGS
 OTTAWA, ON



DRAWING TITLE	
SITE PLAN	
DATE DRAWN: 05/06/2024	SCALE: 1"=50'
DRAWN BY: MV	FILE NAME: 423-00102
CHECKED BY: SS	DWG. NO.: A0.1

