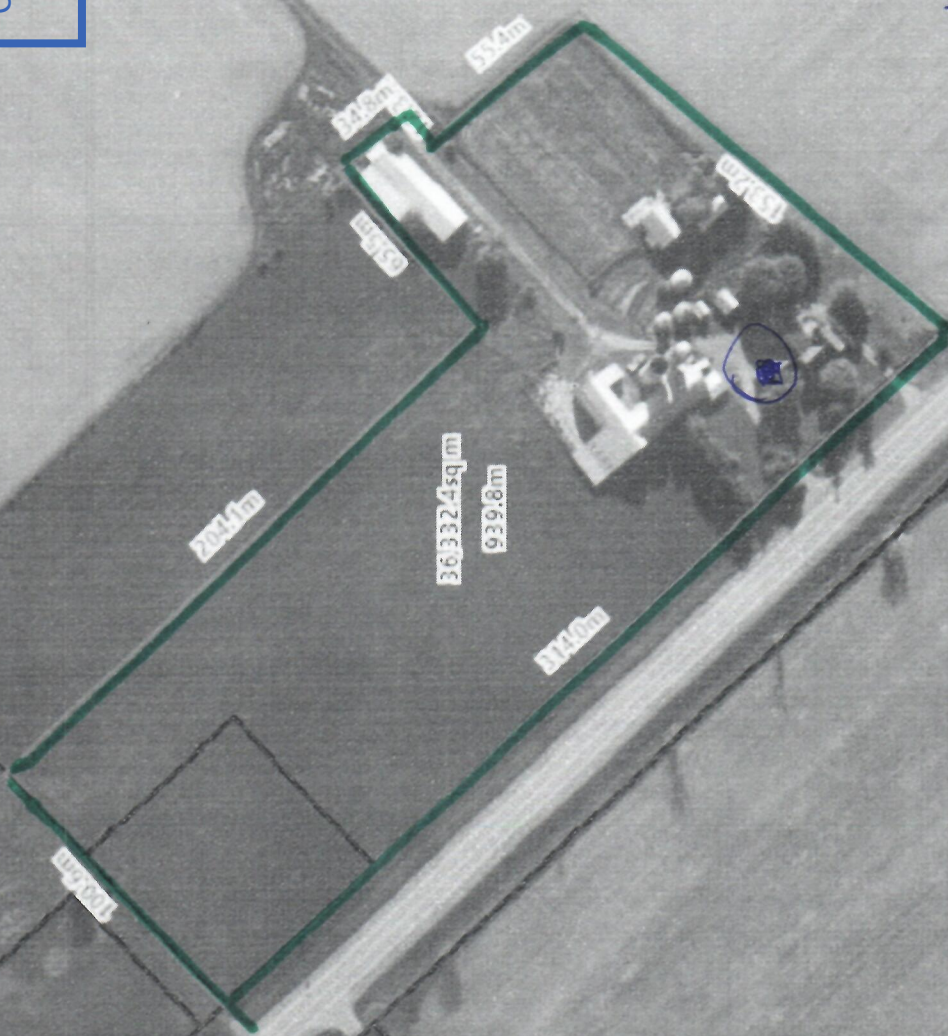


well

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well Location
Inside the
Farm House.

House to Road 20m
House to South 85m
House to North 221m
House to West 50m

4997

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Septic

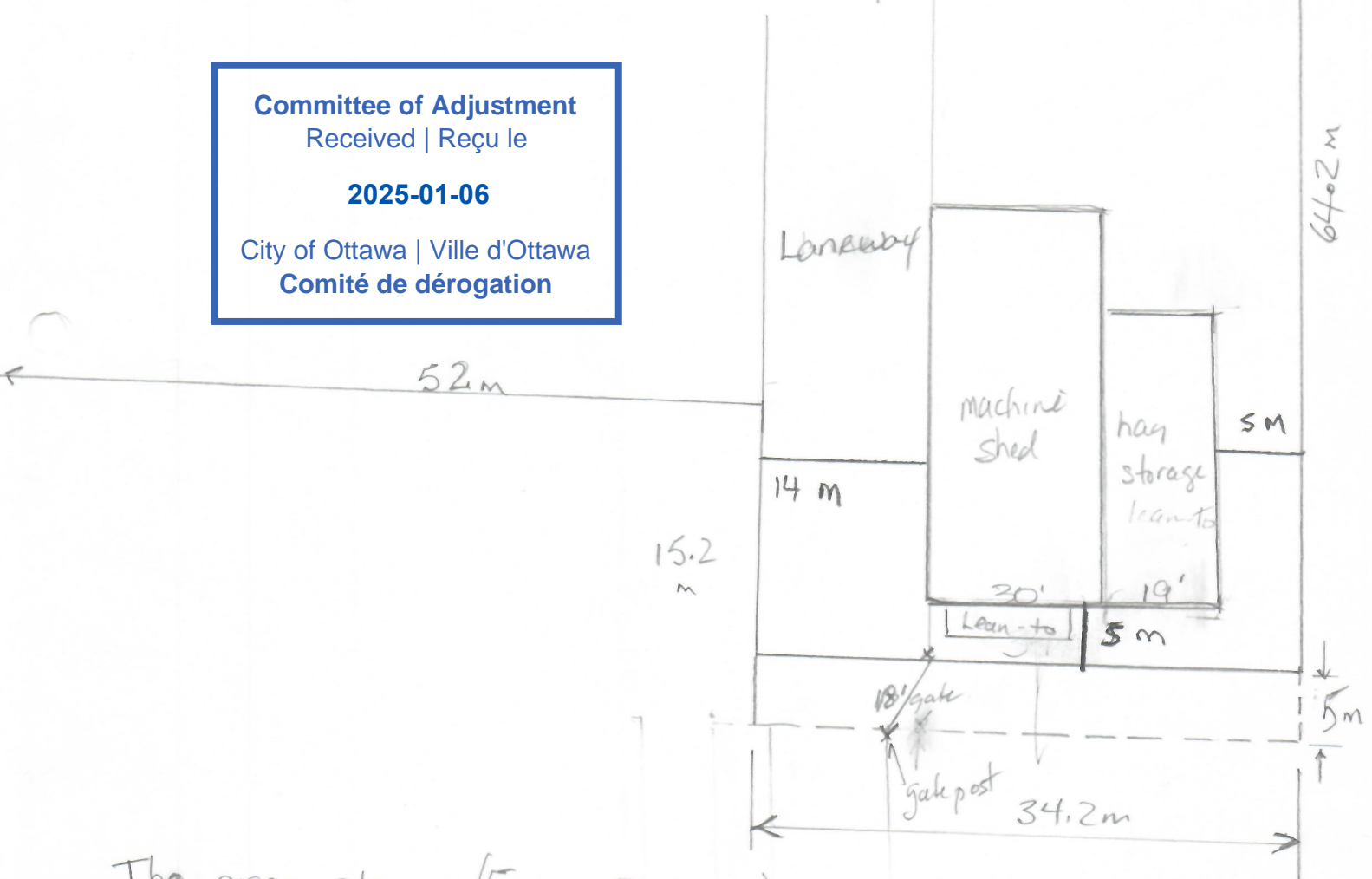


Set Back Building to Dec. 6
Lot Line Friday

Talked to Anne: Bill
present. Sent 3 photos

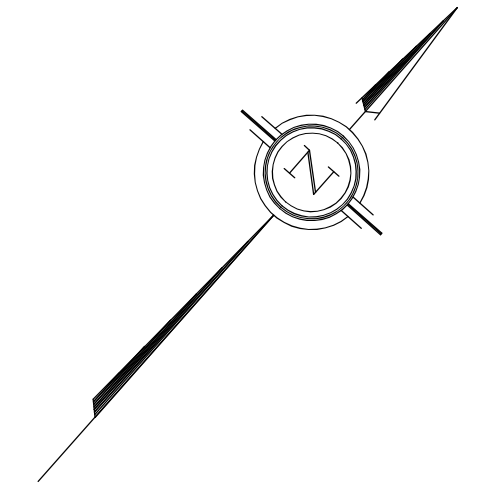
This view is an enlargement of the area at the far end of machine shed to ensure an adequate set back from the proposed new lot line and the existing buildings. The total area would be 5m by 34.2m long, or 171m². It would also act as space at entrance to the hay storage area.

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The area shown (5m x 34.2m) could be added to meet the set back requirements from the proposed new lot line. This area is an area where it was used as a laneway to get hay to shed

EXISTING CONDITIONS: SCALE = 1:2,500



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ZONING INFORMATION:

Zoning Mechanisms	Provisions		
	II Agricultural use, equestrian establishment and forestry	III Kennel	IV Other Uses
(a) Minimum Lot Width (m)	90	see Part 3, Section 84	30
(b) Minimum Lot Area (ha)	36		0.2, see ss. 21(1) (By-law 2008-497)
(c) Minimum Distance Separation	see Part 2, Section 62		
(d) Minimum Front Yard Setback (m)	(i) 10 (ii) 6 for a farm produce outlet with a floor area of 28 m ² or less		10
(e) Minimum Rear Yard Setback (m)	10		10
(f) Minimum Interior Side Yard Setback (m)	5		5
(g) Minimum Corner Side Yard Setback (m)	10		10
(h) Maximum Height (m)	12		12
(i) Maximum Lot Coverage (%)	20		20

PROPOSED LEGEND:

EXISTING CONDITIONS: SCALE = 1:500



Benchmarks:
BM 1:

No.	Revision/Issue	Date
1	Issued for Review	Jan 13, 25

Check and verify all dimensions before proceeding with the work Do not scale drawings

Client:
Anne Winch
KW Realty

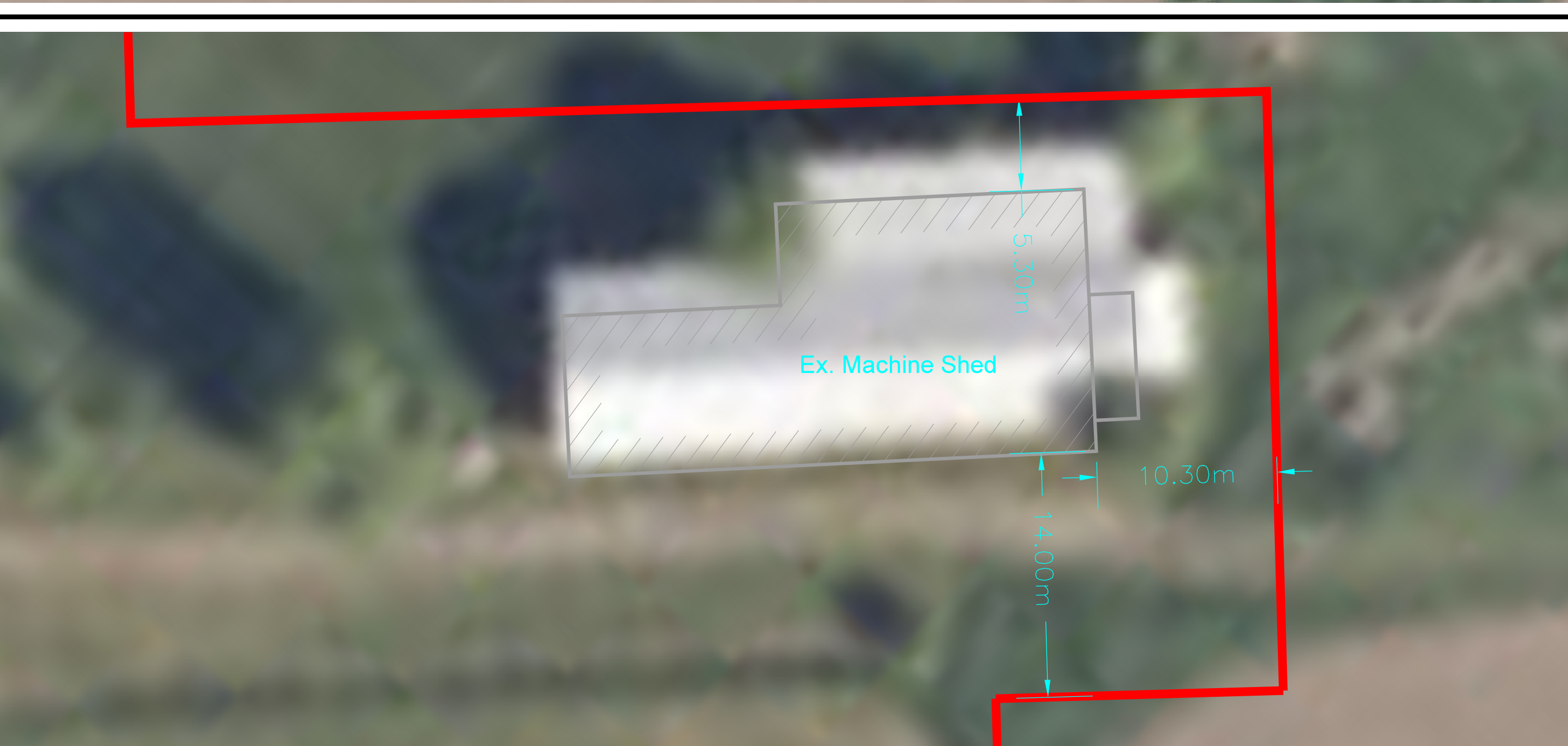
Drawing Title:
Proposed Lot Line Adjustment – Existing

Drawn by: TW	Project:
Designed by: TW	4056 Old Hwy 17
Checked by: AW	Lot Line Adjustment
Scale: 1:2,500 & 1:500	Drawing Number:
Date: Jan 13, 2025	SHEET 1 of 2 C1.1

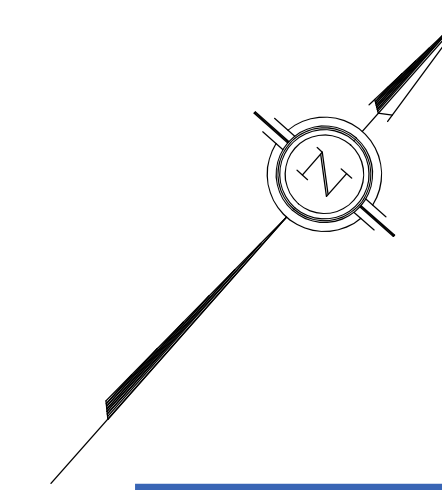




PROPOSED: SCALE = 1:750



PROPOSED: SCALE = 1:250



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2025-01-16
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ZONING INFORMATION:

Zoning Mechanisms	Provisions		
	II Agricultural use, equestrian establishment and forestry	III Kennel	IV Other Uses
(a) Minimum Lot Width (m)	90	see Part 3, Section 84	30
(b) Minimum Lot Area (ha)	36		0.2, see ss. 21(1) (By-law 2008- 497)
(c) Minimum Distance Separation	see Part 2, Section 62		
(d) Minimum Front Yard Setback (m)	(i) 10 (ii) 6 for a farm produce outlet with a floor area of 28 m ² or less		10
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(f) Minimum Interior Side Yard Setback (m)	5		5
(g) Minimum Corner Side Yard Setback (m)	10		10
(h) Maximum Height (m)	12		12
(i) Maximum Lot Coverage (%)	20		20

PROPOSED LEGEND:

Benchmarks:
 BM 1:

No.	Revision/Issue	Date
1	Issued for Review	Jan 13, 25

Check and verify all dimensions before proceeding with the work Do not scale drawings

Client:
 Anne Winch
 KW Realty

Drawing Title:
 Proposed Lot Line Adjustment

Drawn by: TW	Project:
Designed by: TW	4056 Old Hwy 17
Checked by: AW	Lot Line Adjustment
Scale: 1:750 & 1:250	Drawing Number:
Date: Jan 13, 2025	SHEET 2 of 2 C1.2

