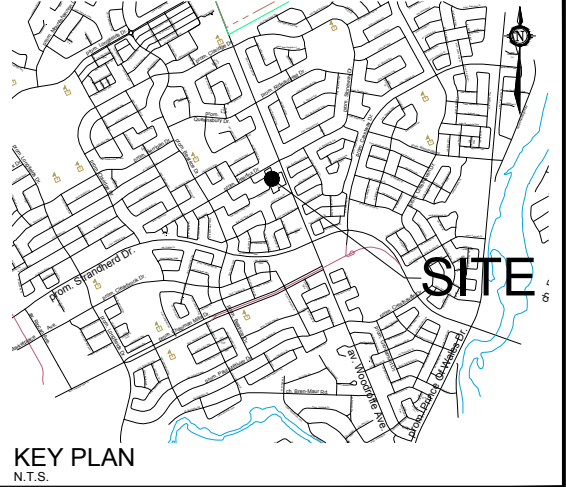
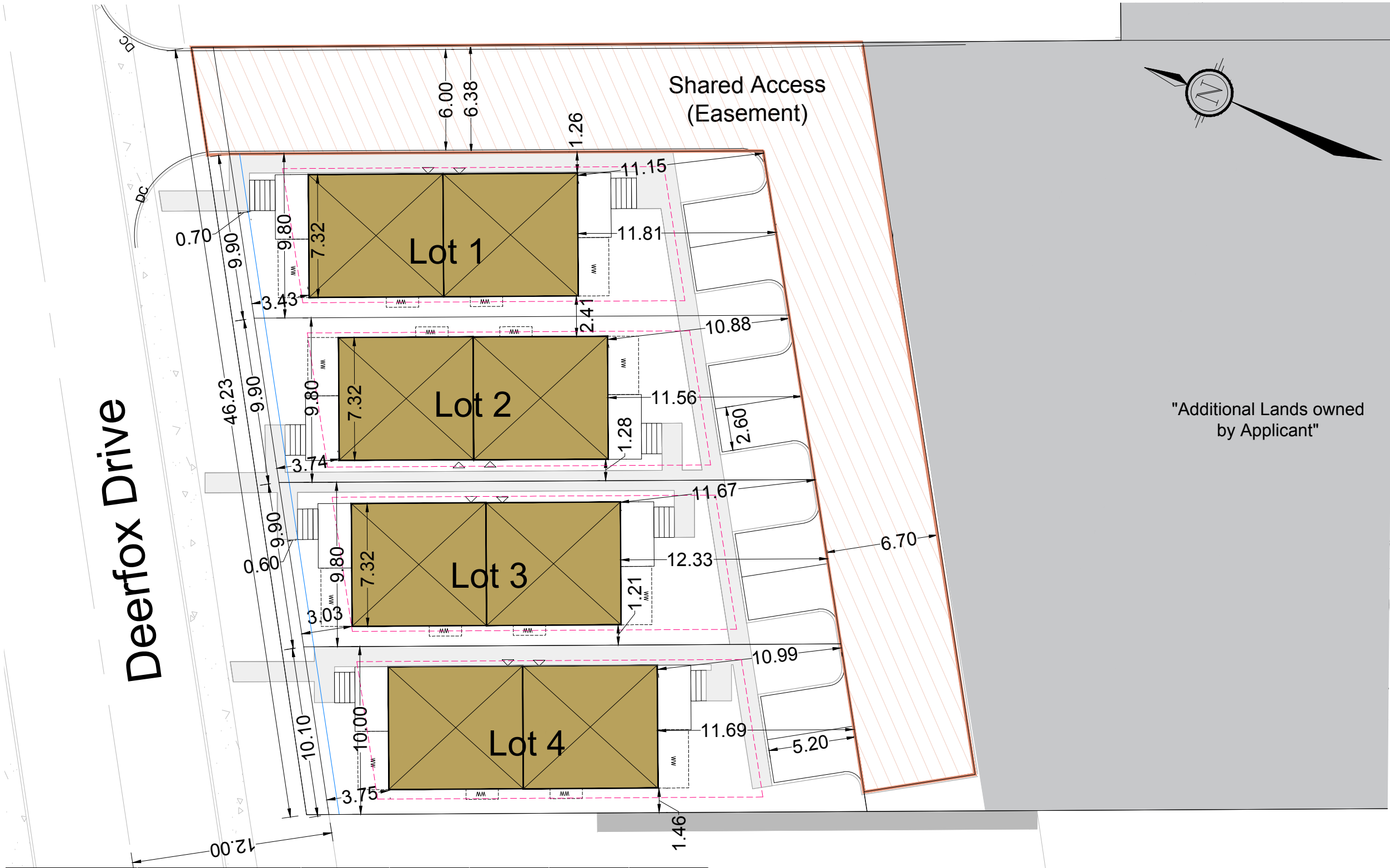


M:\2021\121096\CAD\Planning\Concept Plans\121096-CP5.dwg, CP (COA), Apr 23, 2025 - 11:08am, wsl0ss



CONCEPTUAL SITE PLAN

15 DEERFOX DRIVE

CITY OF OTTAWA

1 : 250

ZONING PROVISIONS: R2V[2050]-h, Long Demi-Detached City of Ottawa By-Law 2008 - 250					
	Required	Provided - Lot 1	Provided - Lot 2	Provided - Lot 3	Provided - Lot 4
*Minimum Lot Width (m)	10.0 m	9.8m	9.8m	9.8m	10.0m
*Minimum Lot Area (m²)	260 m²	312m²	313m²	313m²	320m²
*Minimum Front Yard Setback (m)	3.0 m	3.4m	3.7m	3.0m	3.7m
*Minimum Rear Yard Setback (m) see endnote 8	6.0m	11.0m	10.8m	11.6m	10.9m
*Minimum Interior Side Yard Setback (m)	1.8m total, 0.6m for one side	2.46m (1.2m / 1.26m)	2.48m (1.2m / 1.28m)	2.48m (1.2m / 1.28m)	2.66m (1.2m / 1.46m)
Maximum Building Height (m)	9.5m	11.0m	11.0m	11.0m	11.0m
Parking Requirements					
	Required (per lot)				
Minimum Parking Spaces (Table 101, Row R7, Column IV) - 1 space / dwelling unit	2	2	2	2	2
Part 4, Sec 101 - Schedule 1A: Area "C" - Suburban					
*NOTE: All measurements taken using Bluebeam Revu based on GeoOttawa information and should be considered approximate values					
Endnote 8: Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288).					

Committee of Adjustment
Received | Reçu le

2025-06-25

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Ryland Street

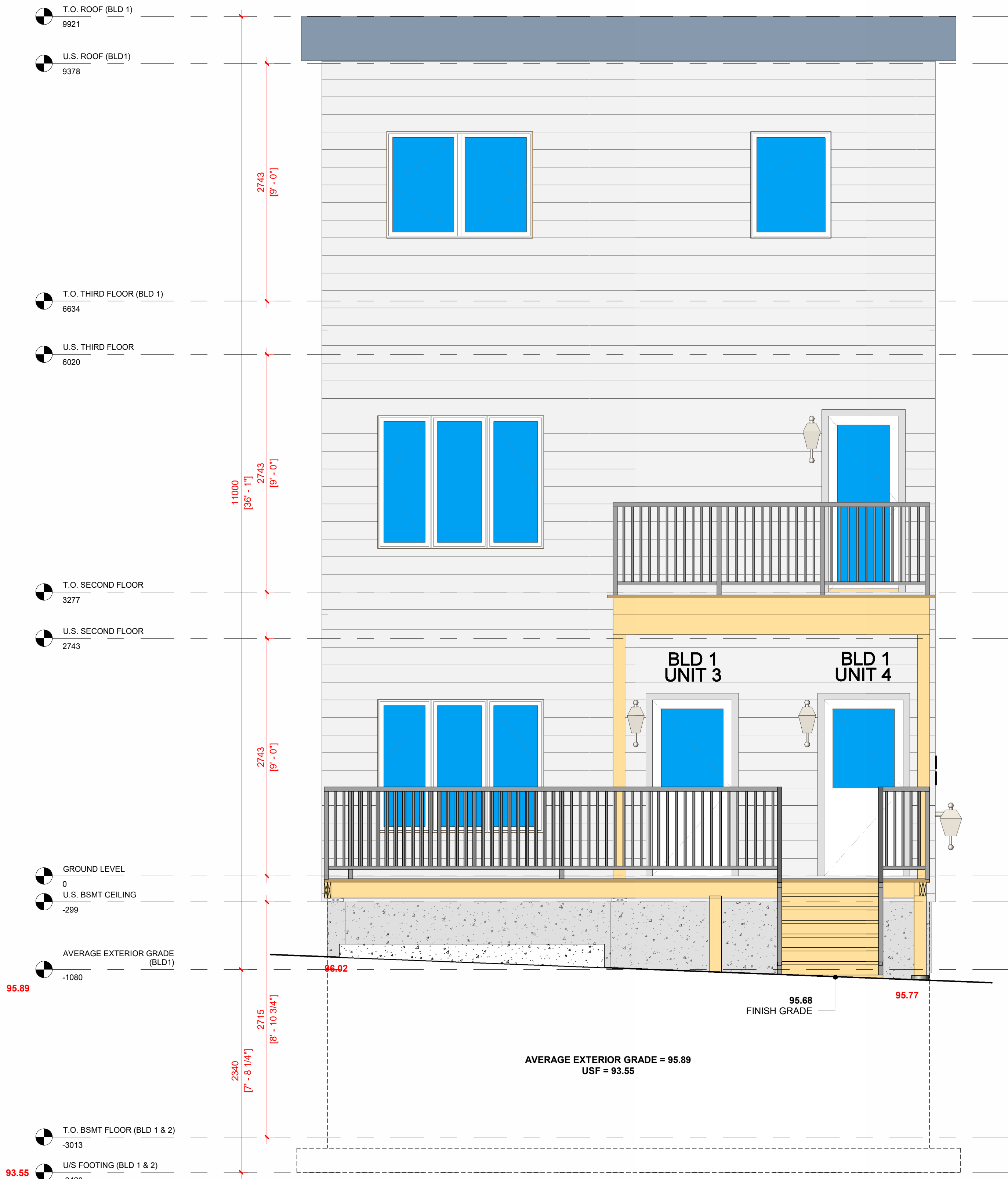
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
APRIL, 2025
PROJECT No.
121096
DRAWING No.
121096-CP5

Committee of Adjustment
Received | Reçu le

2025-06-25

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

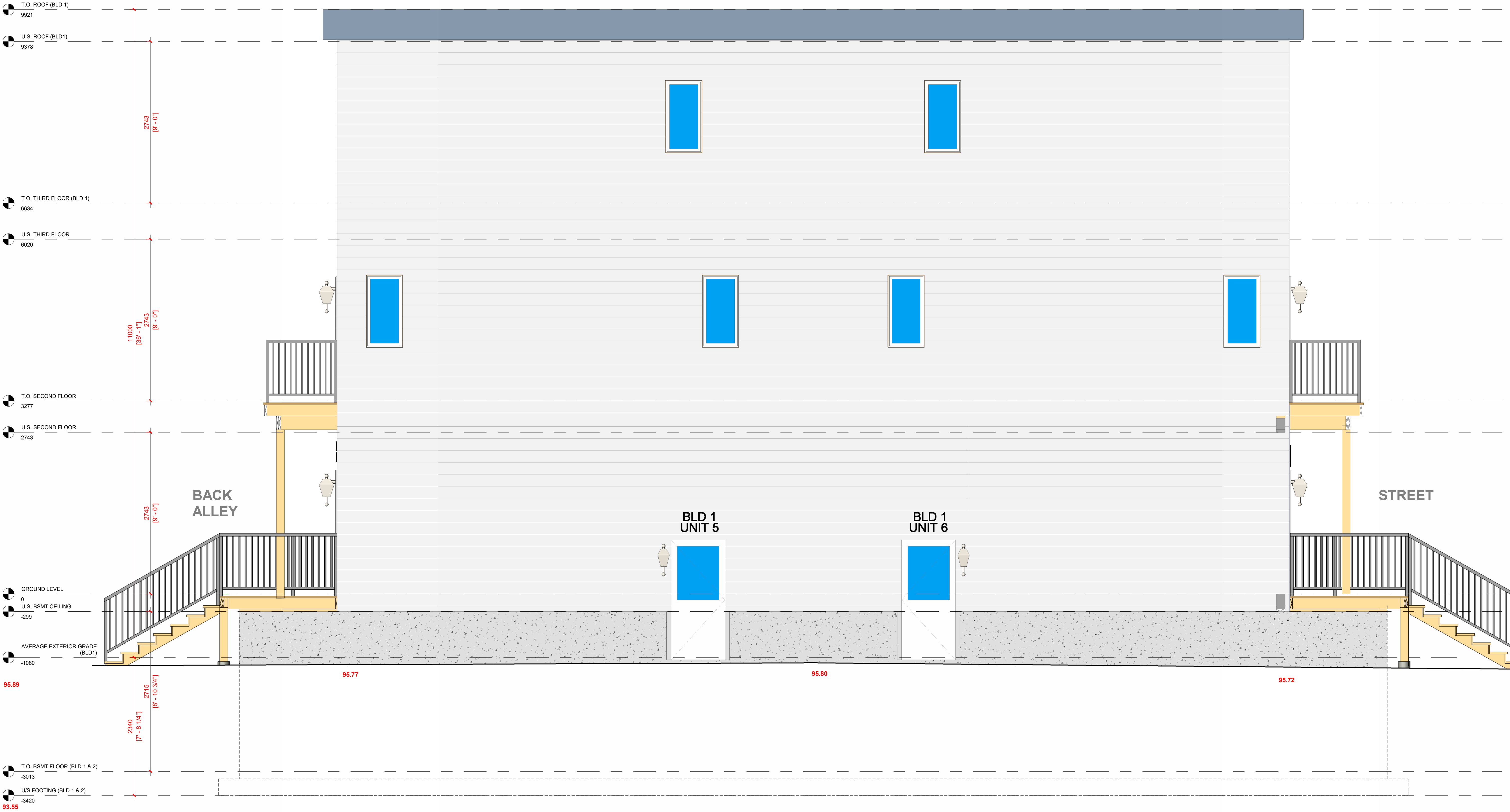
DRAWING TITLE:

**FRONT & REAR
ELEVATIONS
BUILDING 1**

PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:
A100

C:\Users\mabyc\My Drive\2500-Antilia Homes\15 Deerfox Drive\Revit\15 Deerfox Drive - COA Application.rvt



1 Side Alley Elevation BLD 1
A101 SCALE: 1 : 32

Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

DRAWING TITLE:

**SIDE ALLEY
ELEVATION
BUILDING 1**

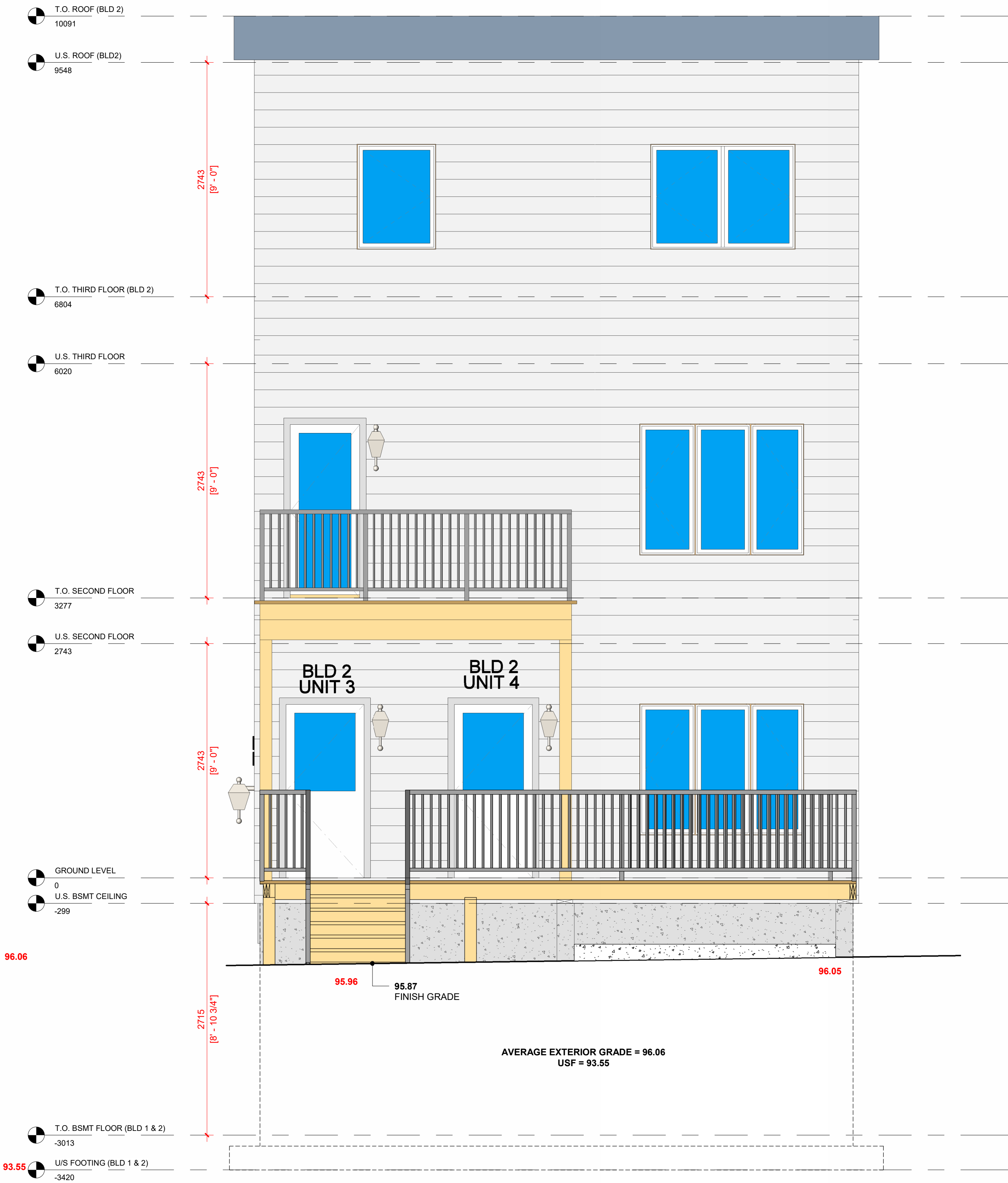
PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A101



1 Front Elevation BLD 2



2 Rear Elevation BLD 2

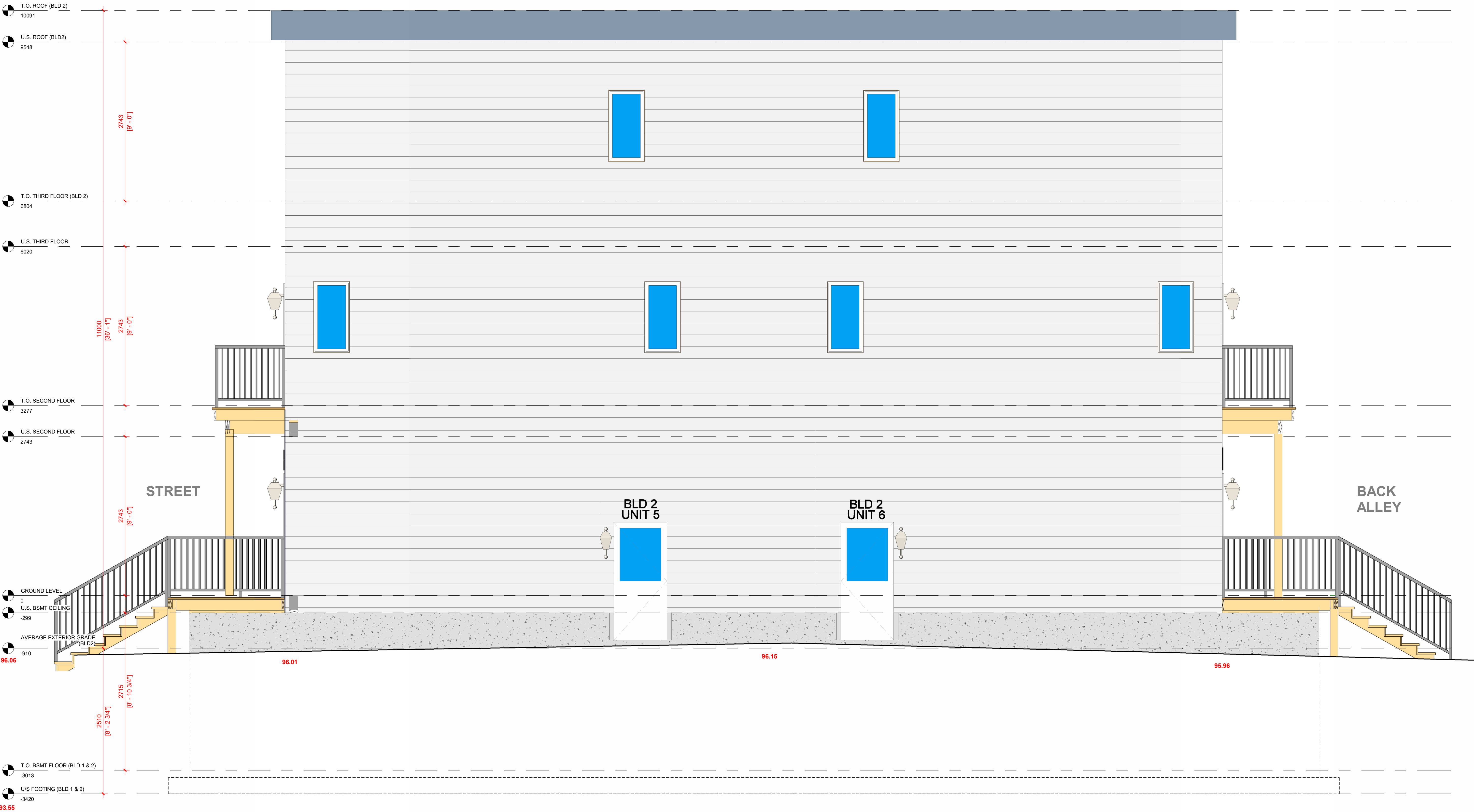
Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

**FRONT & REAR
ELEVATIONS
BUILDING 2**

PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A200



1 Side Alley Elevation BLD 2

A201 SCALE: 1 : 32

Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

DRAWING TITLE:

**SIDE ALLEY
ELEVATION
BUILDING 2**

PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A201



1 Side Elevation BLD 2

A202 SCALE: 1 : 32

Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

DRAWING TITLE:

**SIDE ELEVATION
BUILDING 2**

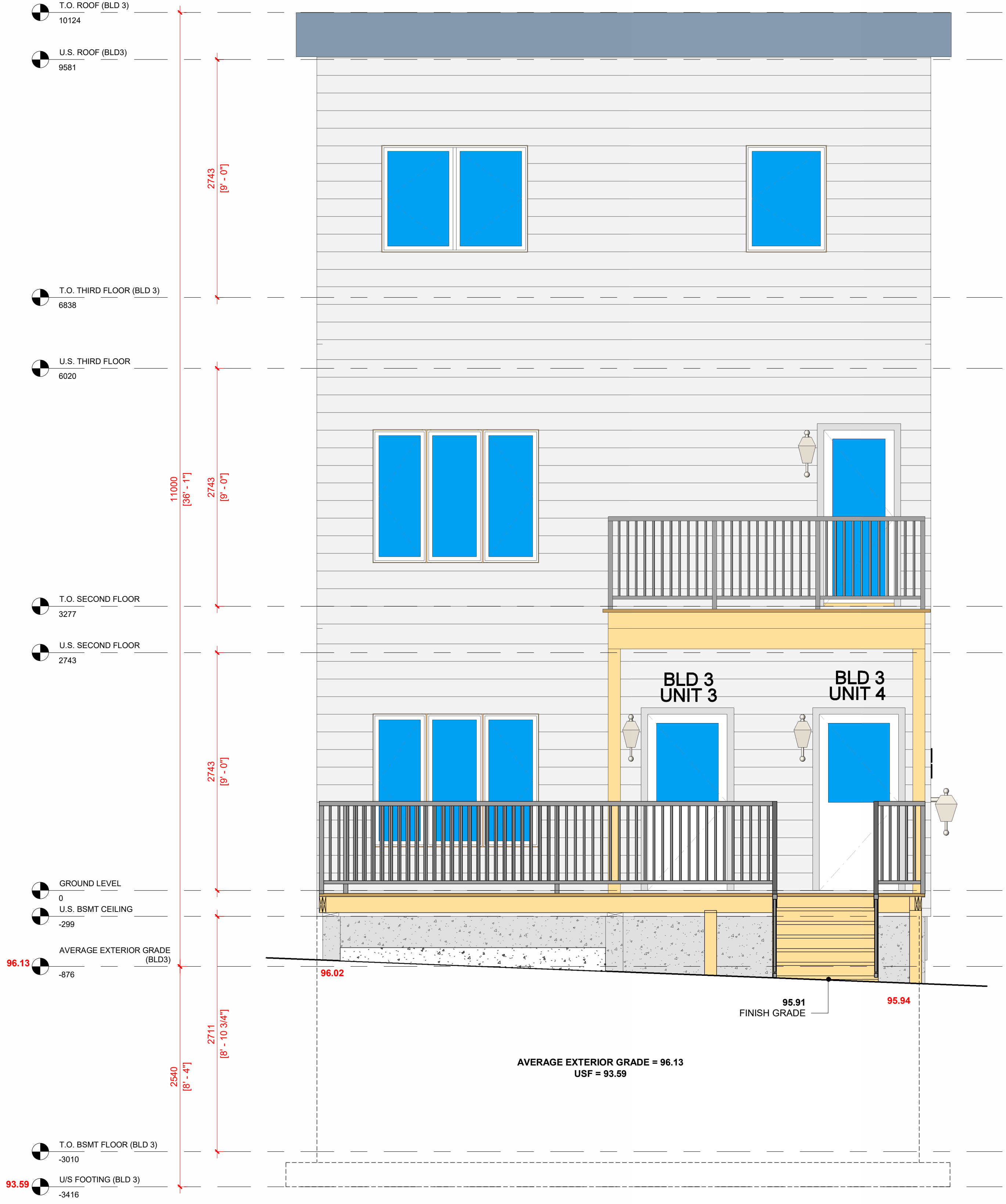
PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A202



1 Front Elevation BLD 3



2 Rear Elevation BLD 3

Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

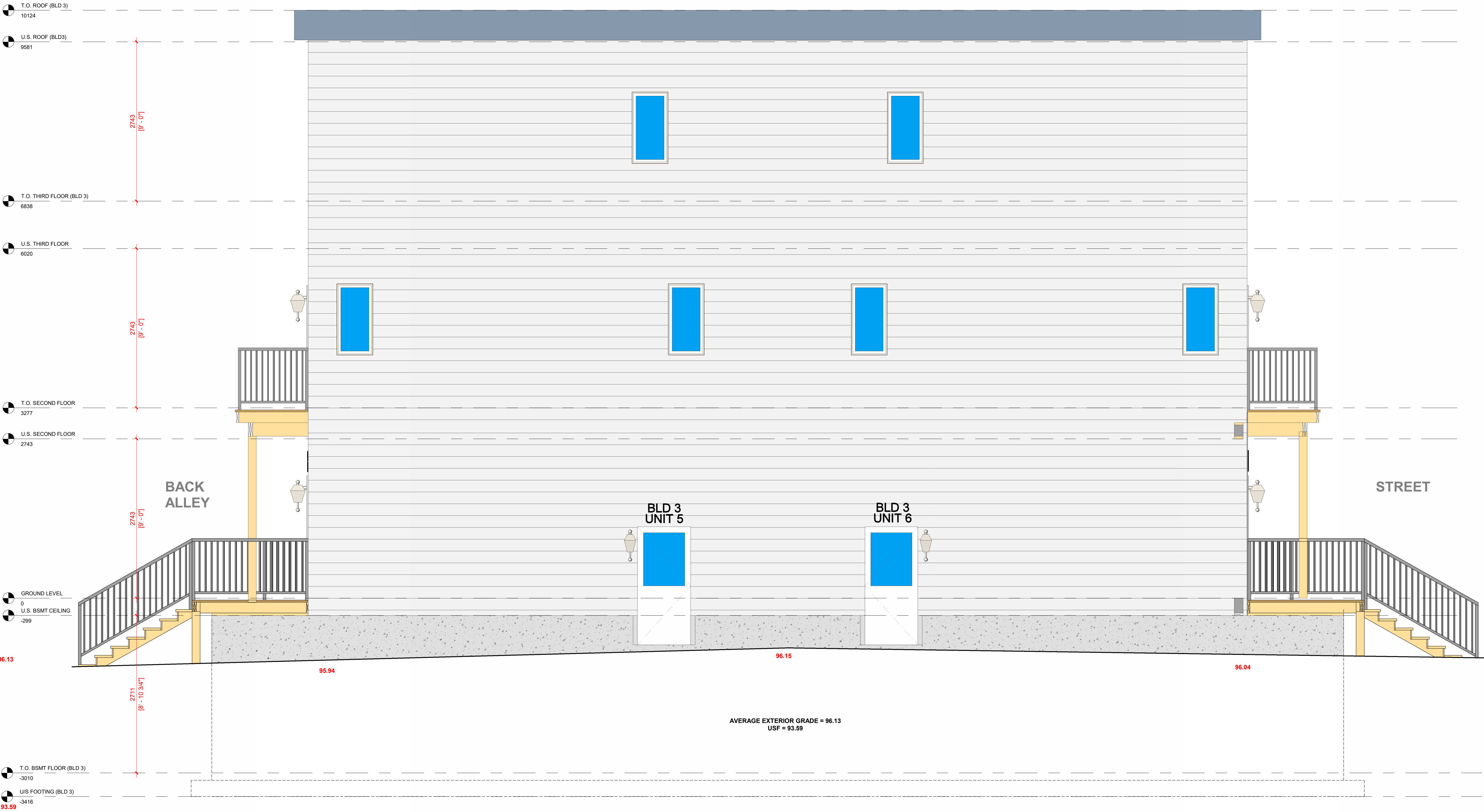
DRAWING TITLE:

**FRONT & REAR
ELEVATIONS
BUILDING 3**

PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A300



1 Side Alley Elevation BLD 3

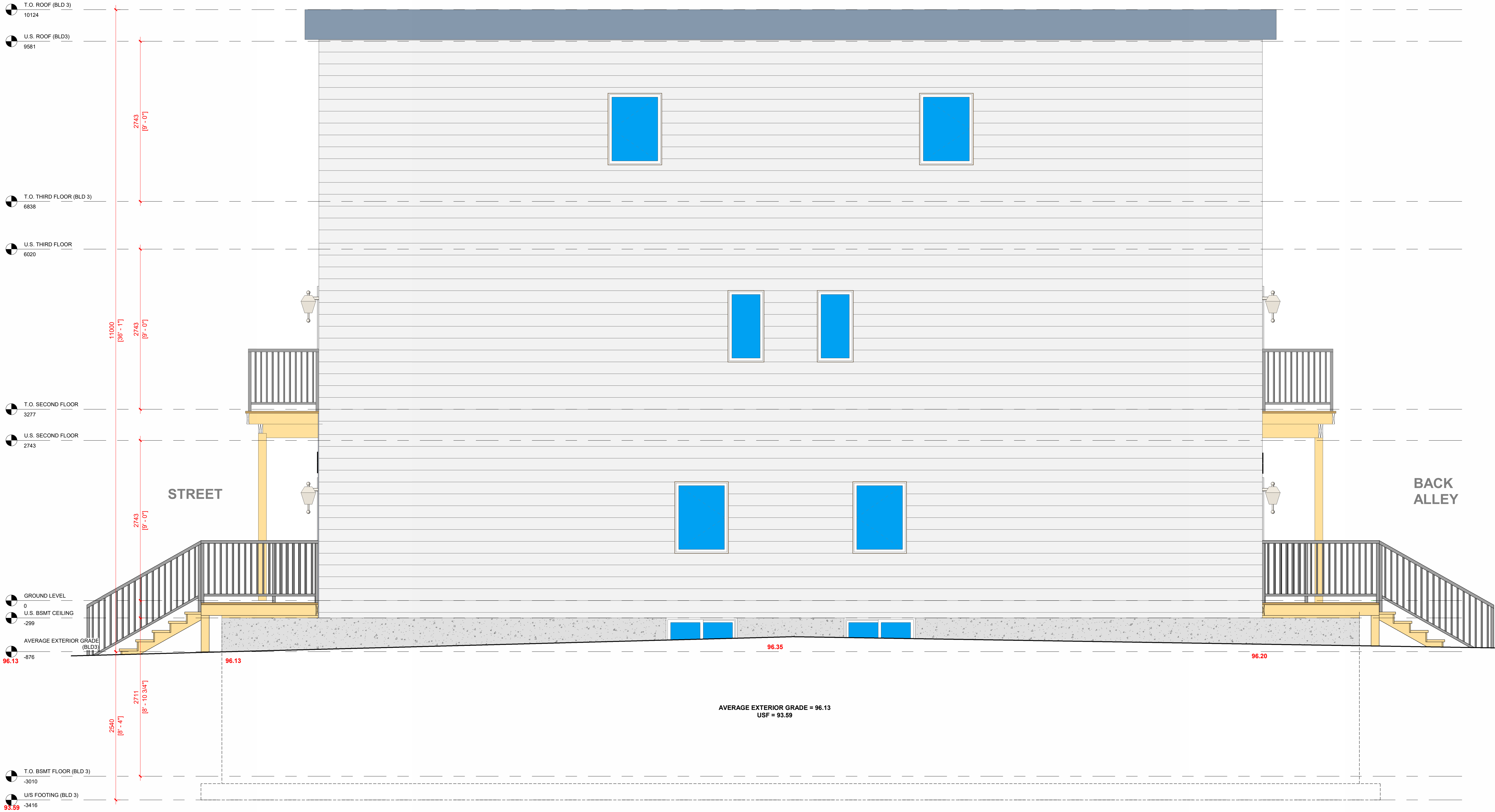
Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

**SIDE ALLEY
ELEVATION
BUILDING 3**

PROJECT NO: 2025-03
SCALE: 1:32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A301



1 Side Elevation BLD 3
A302 SCALE: 1 : 32

Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

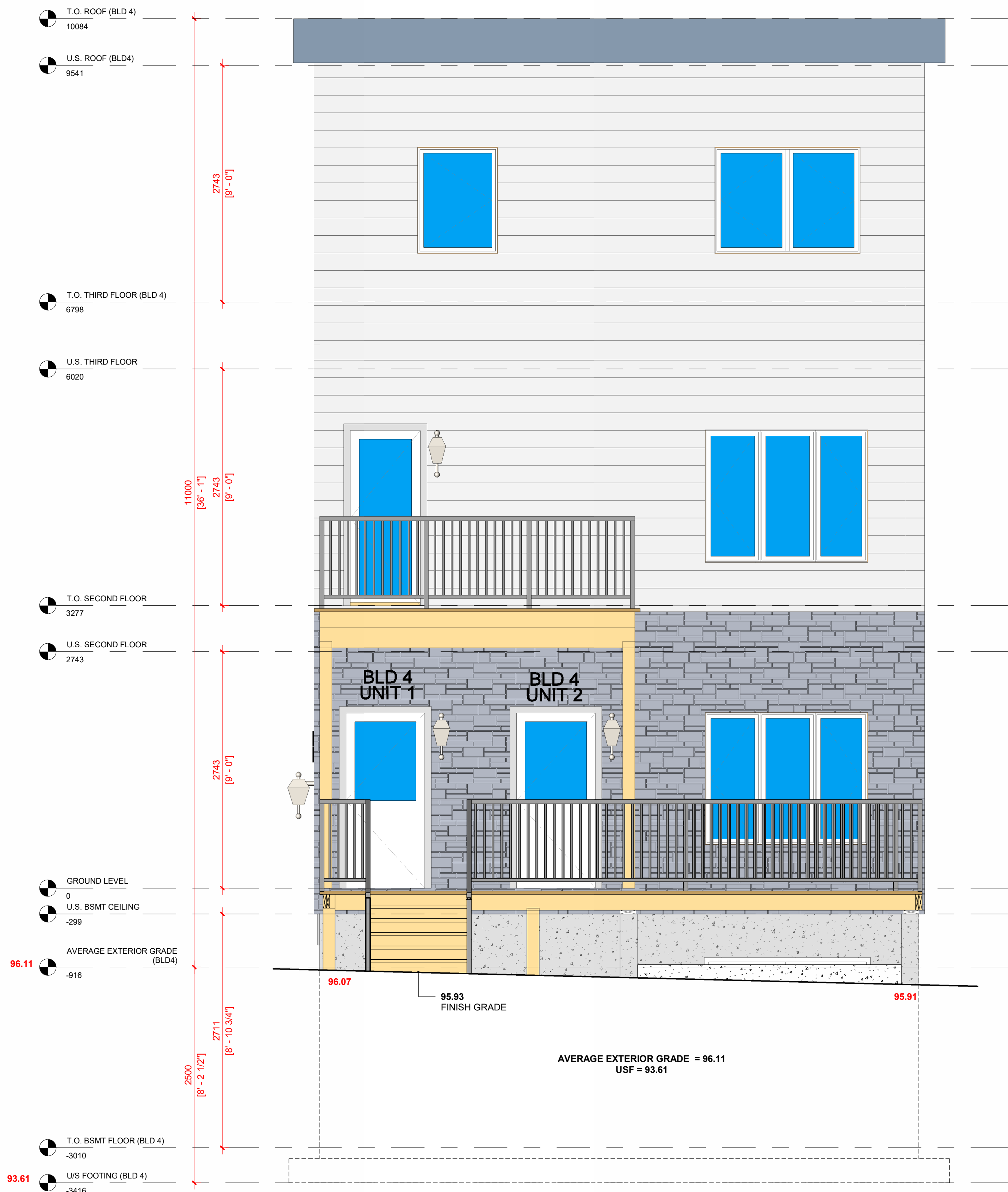
DRAWING TITLE:

**SIDE ELEVATION
BUILDING 3**

PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A302



1 Front Elevation BLD 4

A400 SCALE: 1 : 32



2 Rear Elevation BLD 4

A400 SCALE: 1 : 32

Antilia Homes

15 DEERFOX DRIVE

Ottawa, Ontario

DRAWING TITLE:

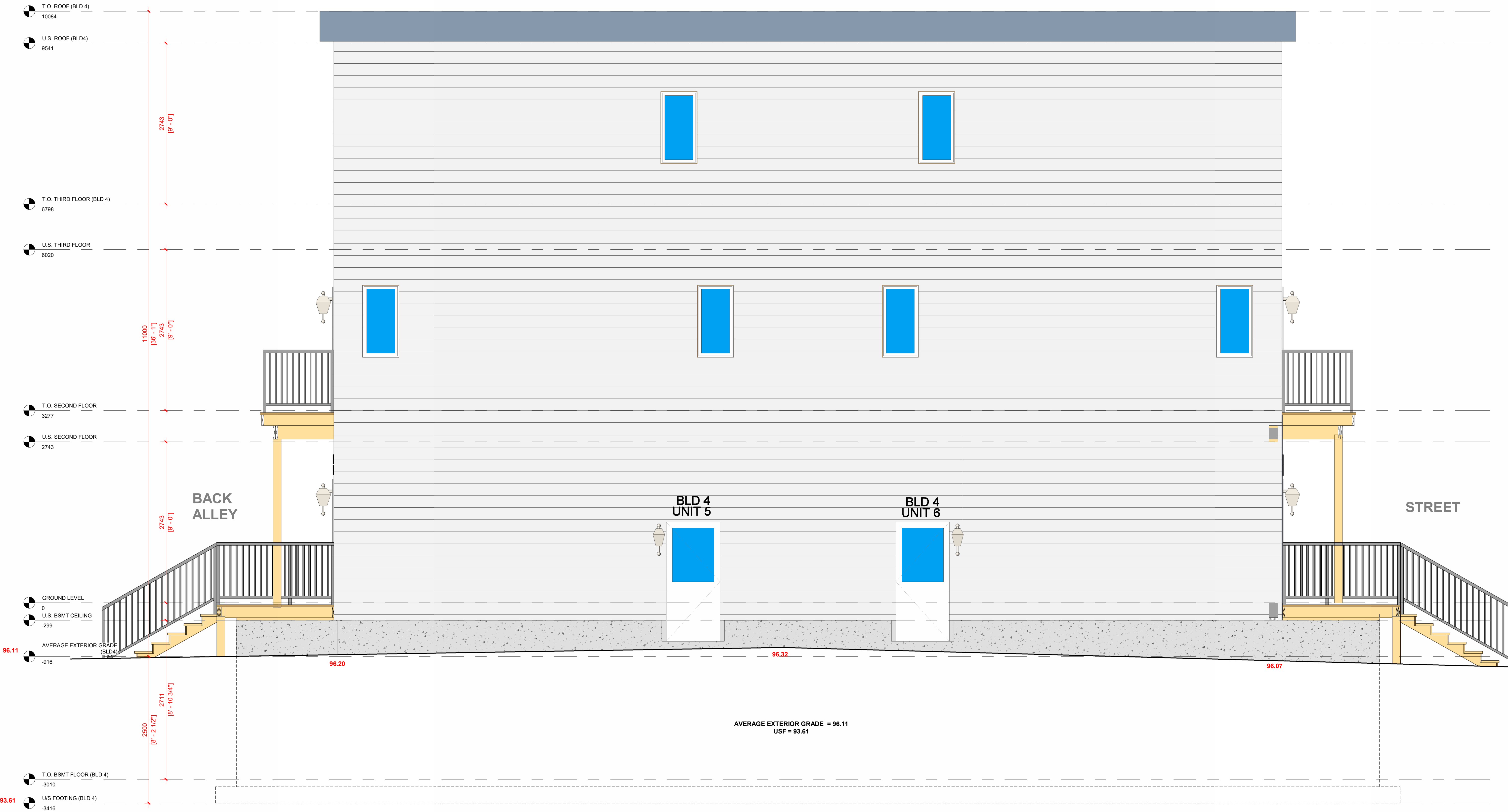
FRONT & REAR
ELEVATIONS
BUILDING 4

PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A400

C:\Users\mabyc\My Drive\2500-Antilia Homes\15 Deerfox Drive\Revit\15 Deerfox Drive - COA Application.rvt



1 Side Alley Elevation BLD 4

A401 SCALE: 1 : 32

Antilia Homes

15 DEERFOX DRIVE

Ottawa, Ontario

DRAWING TITLE:

SIDE ALLEY
ELEVATION
BUILDING 4

PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A401



1 Side Elevation BLD 4
A402 SCALE: 1 : 32

Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

DRAWING TITLE:

**SIDE ELEVATION
BUILDING 4**

PROJECT NO: 2025-03
SCALE: 1 : 32
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A402



1 ALL ELEVATIONS
A500 SCALE: 1 : 50

Antilia Homes
15 DEERFOX DRIVE
Ottawa, Ontario

DRAWING TITLE:
ALL ELEVATIONS

PROJECT NO: 2025-03
SCALE: 1 : 50
DRAWN BY: MC
CHECKED BY: MC

SHEET:
A500