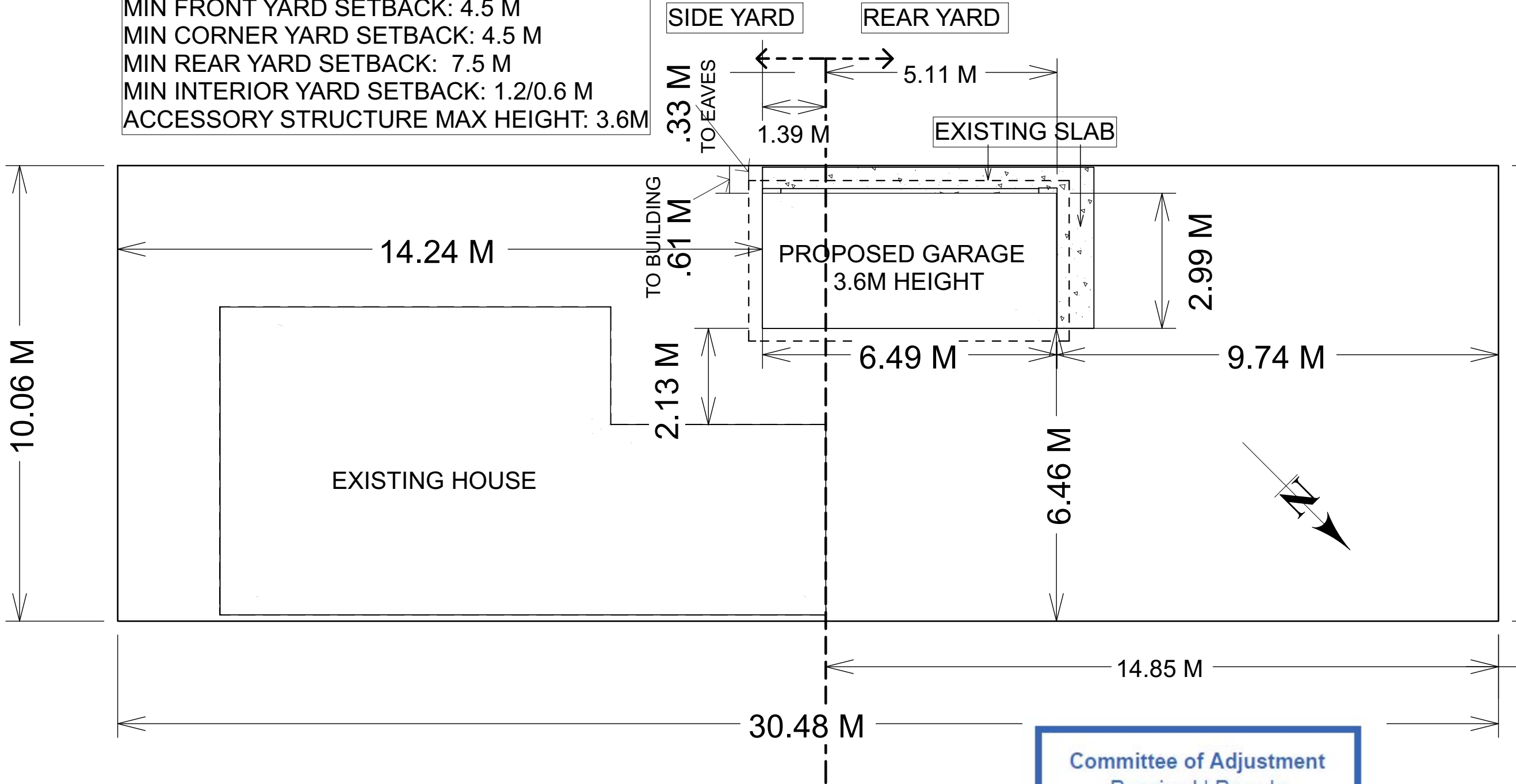


ZONE: R4UB
PRINCIPAL DWELLING TYPE: DETACHED
MIN LOT WIDTH: 7.5M
MIN LOT AREA: 225 SQ.M.
MAX BUILDING HEIGHT: 10 M
MIN FRONT YARD SETBACK: 4.5 M
MIN CORNER YARD SETBACK: 4.5 M
MIN REAR YARD SETBACK: 7.5 M
MIN INTERIOR YARD SETBACK: 1.2/0.6 M
ACCESSORY STRUCTURE MAX HEIGHT: 3.6M

AGGREGATE AREA OF ACCESSORY BUILDINGS

GARAGE AREA IN REAR YARD: 5.11M X 3M = **15.33M²**
REAR YARD AREA: 14.85M X 10.06M = **149.40M²**
PERCENTAGE OF REAR YARD COVERAGE: (15.33/149.40)X100 = **10.26%**



Committee of Adjustment
Received | Reçu le

2025-08-01

City of Ottawa | Ville d'Ottawa
Comité de dérogation

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

RYAN BOURGON
BCIN# 46879
FIRM BCIN# 117473

SIGNATURE:
Ryan Bourgon

-DO NOT SCALE DRAWINGS
-ALL DIMENSIONS TO BE CHECKED AND VERIFIED
-DESIGN IS IN ACCORDANCE WITH LOCAL BUILDING BYLAWS AND THE LATEST EDITION OF THE 2024 ONTARIO BUILDING CODE
-TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR CONTRACTORS SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER ARE MADE AT THE OWNER'S AND/OR CONTRACTOR'S EXPENSE AND RESPONSIBILITY
-THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT

5 LADOUCEUR STREET
OTTAWA, ONTARIO
K1Y 2S9

DETACHED GARAGE ON EXISTING
SLAB

DRAWING

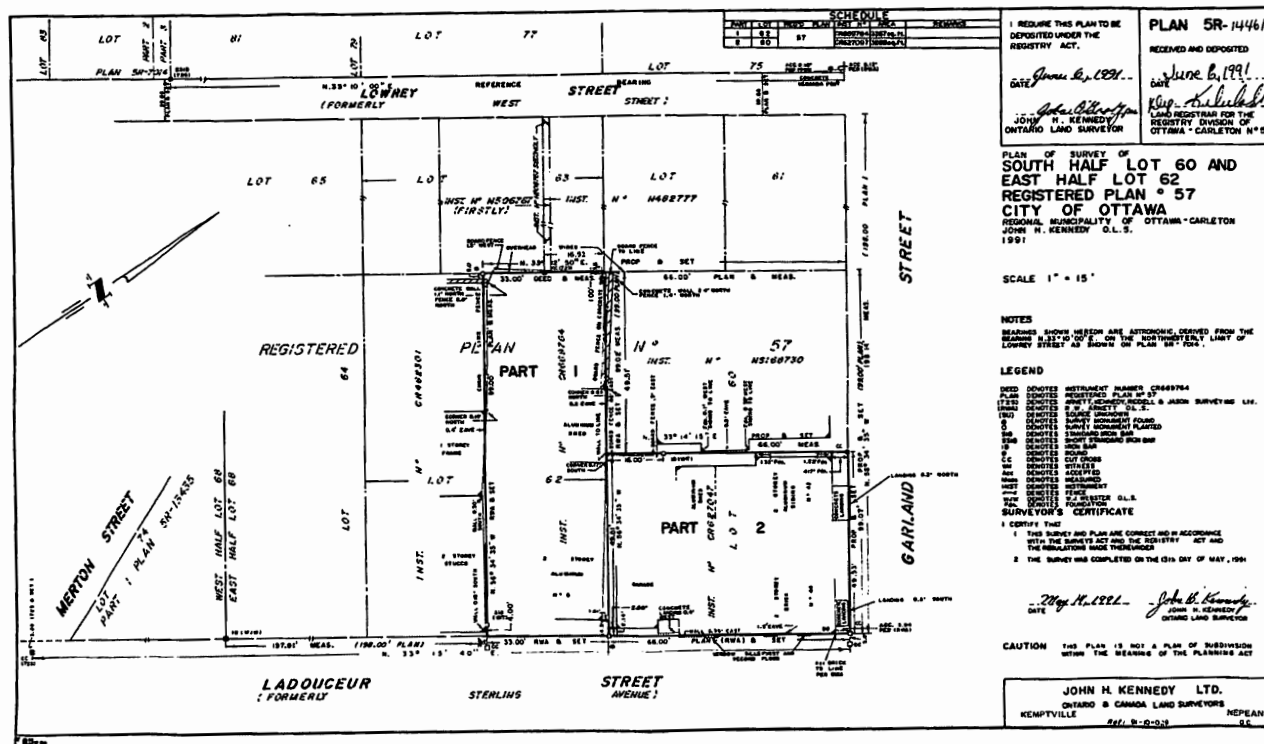
SITE PLAN

SCALE
NTS
DRAWN BY
RB

DATE
FEBRUARY 5 2025
SHEET
A3

Received | Reçu le

City of Ottawa | Ville d'Ottawa
Comité de dérogation



24x

REGISTERED
64

PLAN
PART

CR 462301

LOT

INST.

2 STOREY STUCCO

WALL 0.15' SOUTH

N. 56° 34' 35" W

RWA & SET

49.51'

1.61'

2.00'

CONCRETE LANDING 0.4'

WALL 0.35' EAST

1.5' EAVE

WINDOW SILLS FIRST AND SECOND FLOOR

ACC. 3.94 PER (RWA)

ACC. BRICK TO LINE

CONCRETE LANDING

2 STOREY BRICK

N. 44'

2 STOREY ALUMINUM SIDING

N. 42'

1.32' Fdn.

1.22' Fdn.

417' Fdn.

18 (WIT)

16.00'

33° 14' 15" E

BOARD FENCE 0.8' EAST

ALUMINUM SHED

CORNER 0.17' SOUTH

WALL TO LINE

BOARD FENCE 0.2' EAST

RWA & SET

49.51'

99.02' MEAS.

100'

BOARD FENCE ON CONCRETE WALL

CR 669764

1

INST.

N. 33° 15' 40" E.

33.00' RWA & SET

197.91' MEAS.

198.00' PLAN

198.14' MEAS.

198.00'

STREET

GARILAND

LOT

57

INST.

N. 57° 34' 35" W

PROP. & SET

8" SET

198.00' PLAN

198.14' MEAS.

CONCRETE WALL 2.4' NORTH

FENCE 1.4' NORTH

66.00' PLAN & MEAS.

PROP. & SET

66.00' MEAS.

33° 14' 15" E

BOARD FENCE 0.8' EAST

ALUMINUM SHED

CORNER 0.63' NORTH

0.2' EAVE

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8" SET

198.00' PLAN

198.14

REGIONAL
JOHN H.
1991

SCALE

NOTES

BEARINGS S
BEARING N.3
LOWREY ST

LEGEND

DEED	DENOT
PLAN	DENOT
(725)	DENOT
(RWA)	DENOT
(SU)	DENOT
●	DENOT
○	DENOT
SIB	DENOT
SS18	DENOT
18	DENOT
●	DENOT
CC	DENOT
Wt	DENOT
Acc	DENOT
Meas	DENOT
INST	DENOT
←	DENOT
WJW	DENOT
Fdn.	DENOT
SURVEYOR	

1 CERTIFY THAT
1 THIS STATEMENT
WITH THE
THE REASON
2 THE STATE

DATE 7/1

CAUTION