

Committee of Adjustment
Received | Reçu le
2025-06-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT 5
REGISTERED PLAN 473

No.520
(Foundation Noted)

5.90 (P2) Meas.

LOT 1

BLOCK 3
REGISTERED PLAN 43

BLOCK 3
REGISTERED PLAN 42

N66°56'00"E Meas. (N66°54'00"E PI)
29.58 Meas. (28.65 PI)

59.06 Meas. (59.13 PI)
30.48 (PI) Meas.

No.530
(Foundation Noted)

5.74 (P2) Meas.

15.24 (PI) Meas.

LOT 33

LOT 34

16.22 (PI) Meas.

4.21 (P2) Meas.

No.531
(Foundation Noted)

16.22 (PI) Meas.

7.42 (P2) Meas.

No.533
(Foundation Noted)

LOT 35
PIN 04015 - 0114

LOT 36

HIGHCROFT AVENUE

N22°57'40"W Meas. (N23°02'00"W PI)

22.62 (PI) Meas.

LOT 37
PIN 04015 - 0117

N66°56'00"E Meas. (N66°54'00"E PI)
14.31 (Prop) (14.325 PI)

0.12 West
Wood Shed
(Siding Noted)

0.11 West
Wood Shed
(Siding Noted)

Deck
±0.1 East

0.66
Wood Shed
(Siding Noted)

0.67
C/L Hedge
±0.5 East

Grass

0.53
C/L Hedge
±0.5 East

Deck
0.10 East

Flagstone
0.35 East

C/L Hedge
±0.8 East

Flagstone
0.30 East

Flagstone
0.19 West

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LOT 38
PIN 04015 - 0118

No.305
2 Storey
Stone and Shucco
Dwelling
(Foundation Noted)

Concrete Porch

Interlock

Grass

14.60 (PI) Meas.

N78°11'30"E Meas. (N78°05'00"E PI)

CLARE STREET
PIN 04015 - 0170

REGISTERED

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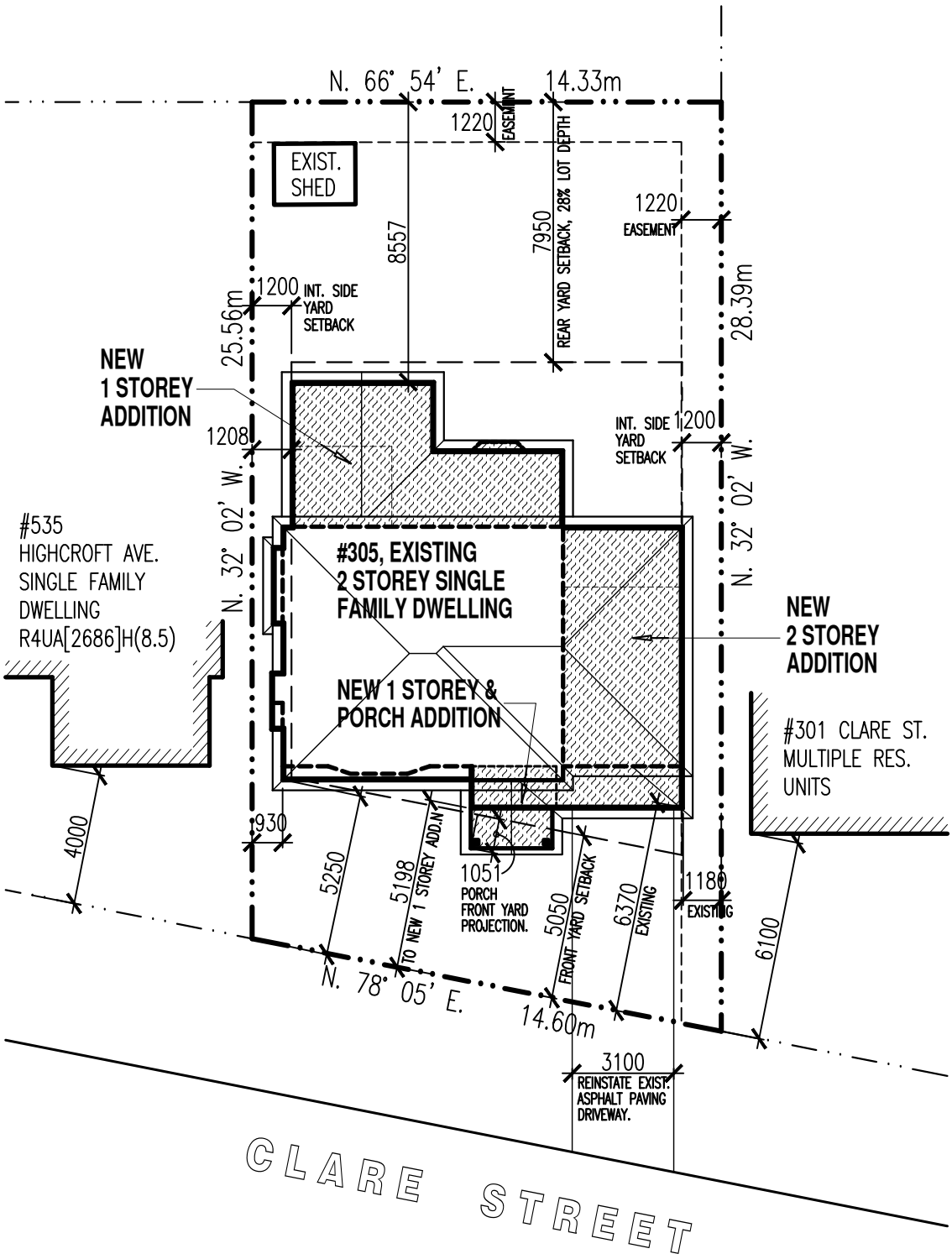
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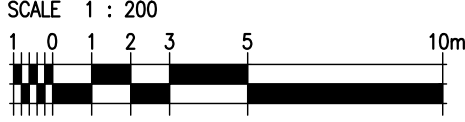
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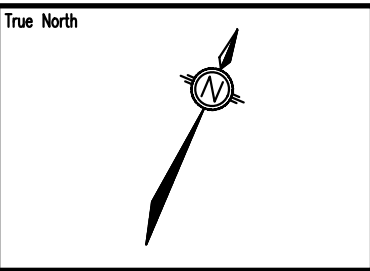
SITE PLAN



PARTS OF LOTS 3, 4 & 5 ON PLAN 42
SAID PLAN BEING A SUBDIVISION OF LOT 31
CONCESSION 1 (O.F.) NEPEAN TOWNSHIP
NOW WITHIN THE LIMITS OF THE CITY OF OTTAWA

ZONING : R3R[2687]H(8.5)		
- MATURE NEIGHBOURHOODS OVERLAY		
- NO SECONDARY DWELLING UNIT IS PERMITTED		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT WIDTH	12.00 M.	14.33 M.
MIN. LOT AREA	360.00 SQ.M.	386.39 SQ.M.
MAX. BUILDING HEIGHT	8.50 M.	6.994 M.
MIN. FRONT YARD	5.05 M. (AVERAGE)	5.198 M. TO 1 STOREY ADDITION
MIN. CORNER SIDE YARD	N/A	N/A
MIN. REAR YARD	28% = 7.95 M.	8.557 M. TO ADDITION
MIN. INTERIOR SIDE YARD	1.20 M.	1.235 M. & 1.073 M. TO ADDITION
MAX. LOT COVERAGE	N/A	127.33 SQ.M. = 32.95 %

#	Revision / Issued	Date
1	-	-
2		
3		
4		
5		



Notes :
1- DO NOT SCALE THIS DRAWING.
2- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO CHECK & VERIFY ALL DIMENSIONS, NOTES AND RELATED DETAILS PRIOR TO COMMENCING WORK ON SITE.

PRELIMINARY
FOR REVIEW ONLY
APR. 9, 2025

Project Title :
GLYNN RESIDENCE NEW ADDITION & RENOVATIONS
305 CLARE ST., OTTAWA, ON

Drawing Title :
NEW PROPOSED SITE PLAN

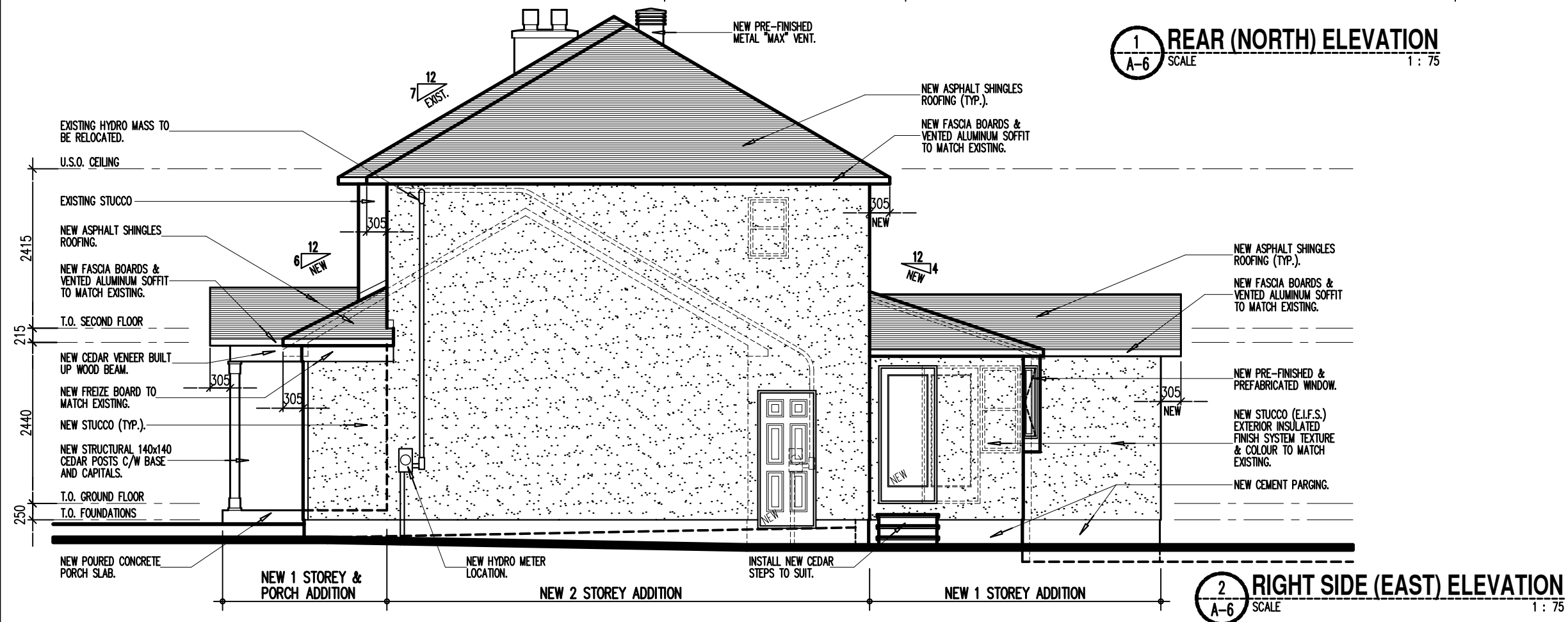
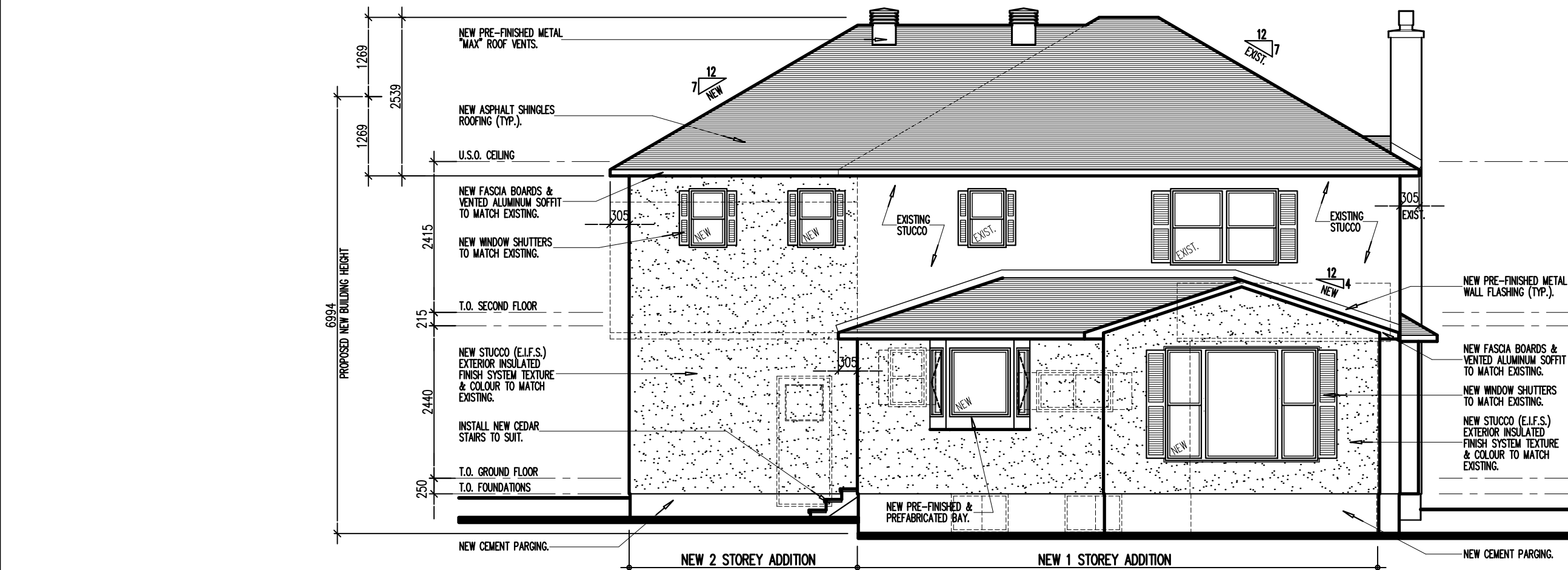
Date:	JAN. 2025	Drawing No.:	A-1
Scale:	1 : 200		
Drawn:	-		
Job No.:	-		

Of ? Sheets

#	Revision / Issued	Date
1	-	-
2		
3		
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PRELIMINARY
FOR REVIEW ONLY
APR. 9, 2025

Project Title :
**GLYNN RESIDENCE NEW
ADDITION & RENOVATIONS**
305 CLARE ST., OTTAWA, ON

Drawing Title :
**NEW PROPOSED
REAR (NORTH) & RIGHT
SIDE (EAST) ELEVATIONS**

Date:	JAN. 2025
Scale:	1 : 75
Drawn:	—
Job No.:	—

Drawing No.:
A-6
Of ? Sheets