

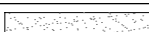





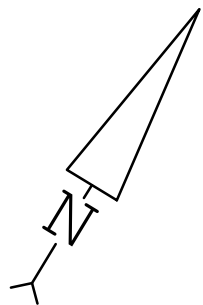
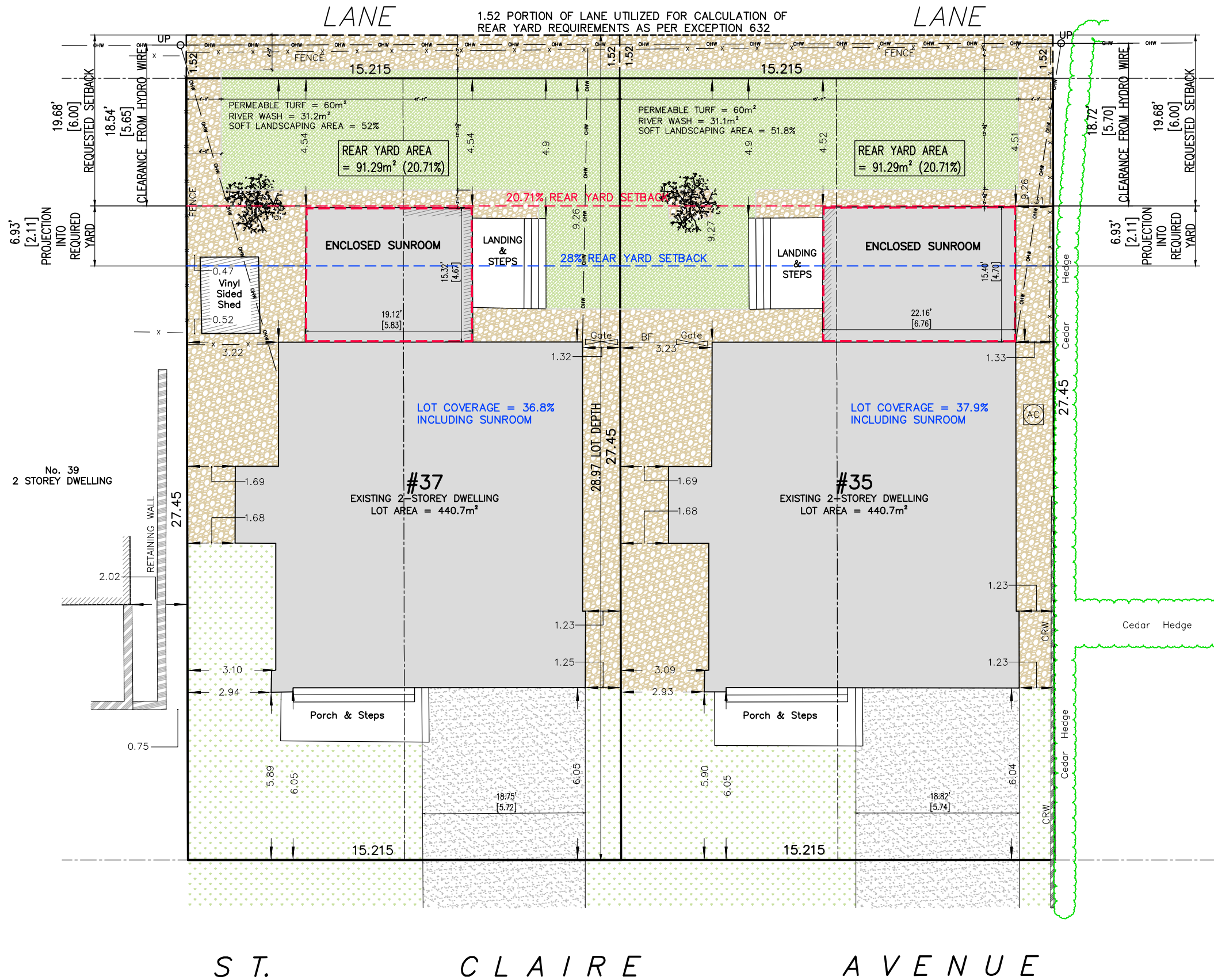


| MINOR VARIANCES REQUESTED | |
|--|--|
| <u>#35 St. Claire Avenue</u> | |
| a) To permit a reduced rear yard setback of 20.71% of the lot depth (6.0 metres), whereas the By-law requires a minimum rear yard setback of 28% of the lot depth (8.11m metres). [Sec. 144(3), Table 144B] | |
| b) To permit a reduced rear yard area of 20.71% of the area of the lot (91.29 square metres), whereas the By-law requires a minimum rear yard area of 25% of the area of the lot (110.19 square metres). [Sec. 144(3), Table 144B] | |
| <u>#37 St. Claire Avenue</u> | |
| a) To permit a reduced rear yard setback of 20.71% of the lot depth (6.0 metres), whereas the By-law requires a minimum rear yard setback of 28% of the lot depth (8.11m metres). [Sec. 144(3), Table 144B] | |
| b) To permit a reduced rear yard area of 20.71% of the area of the lot (91.29 square metres), whereas the By-law requires a minimum rear yard area of 25% of the area of the lot (110.19 square metres). [Sec. 144(3), Table 144B] | |

| LEGEND | | | |
|-------------------|---|--------------------------|---|
| EXISTING BUILDING |  | RIVER WASH |  |
| DRIVEWAY |  | LINE OF REQUIRED SETBACK |  |
| PERMEABLE TURF |  | OVERHEAD WIRES |  |
| SOD OR PLANTINGS |  | FENCE |  |



SITE PLAN

SCALE = 1:150



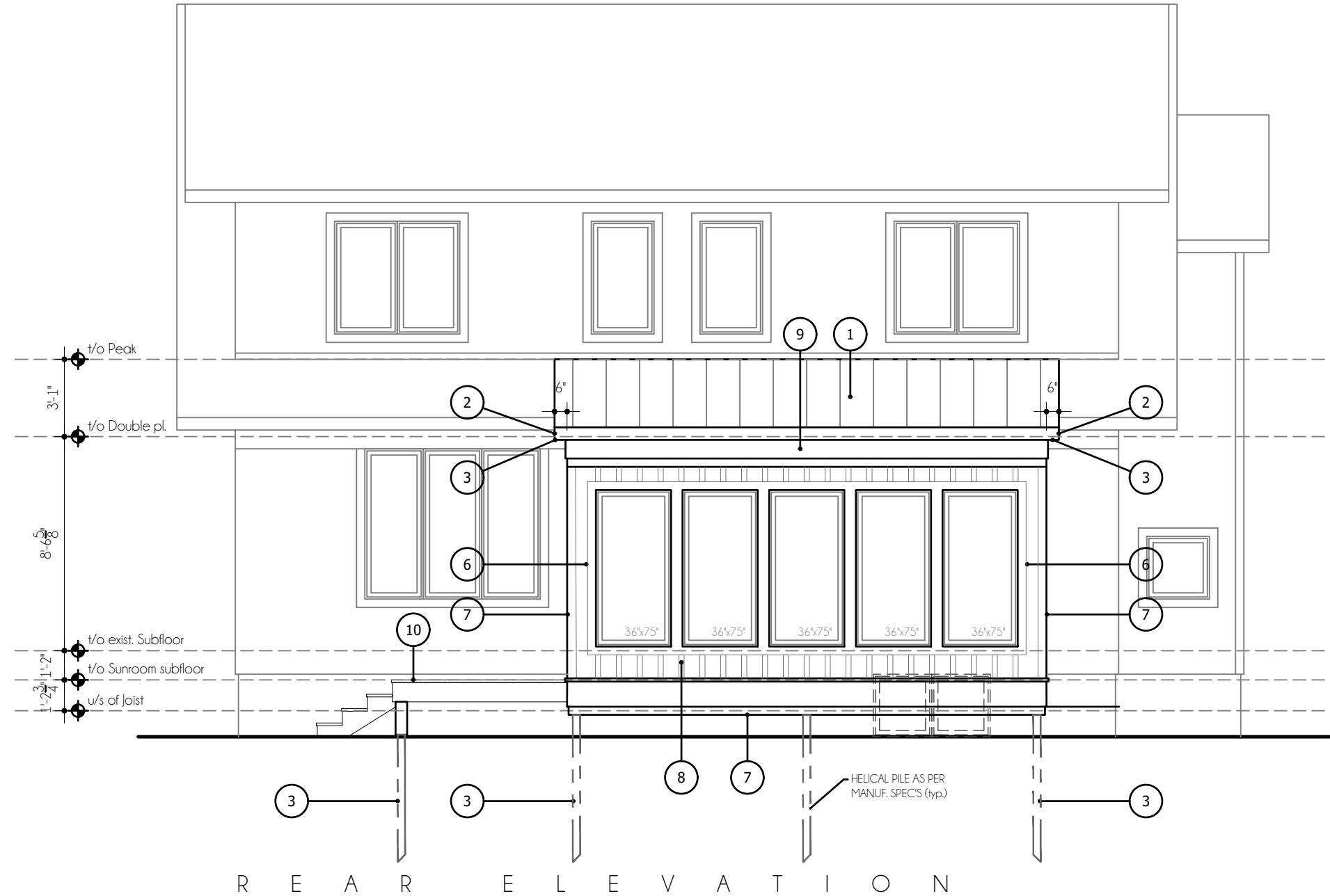
DESIGN • BUILD

| ISSUED FOR APPLICATION TO COMMITTEE OF ADJUSTMENT 2025-06-25 | DESCRIPTION & DATE | REVISIONS |
|--|--------------------|-----------|
| | | |

| | |
|-----|------|
| WN: | M.D. |
|-----|------|

2025-MAY

DATE: 2025-JUN-25



- ELEVATION NOTES
1.

STADNING SEAM METAL ROOFING

2.

PREFIN. METAL FASCIA

3.

VENTED SOFFIT

4.

SCREW PILES

5.

OUTLINE OF FDN. WALLS

6.

BOARD & BATTEN SIDING

7.

4" WOOD TRIM

8.

6" WOOD TRIM

9.

12" WOOD TRIM

10.

5/4"x6" WOOD DECKING

11.

FLASHING

12.

WOOD CLAD POST
- POINT-TO-SCALE DRAWING:
IT IS THE RESPONSIBILITY OF THE
APPROPRIATE CONTRACTOR TO CHECK
AND VERIFY ALL DIMENSIONS ON SITE
AND REPORT ALL ERRORS AND/OR
OMISSIONS. ALL CONTRACTORS MUST
WORK IN ACCORDANCE WITH ALL LAWS,
REGULATIONS AND BY-LAWS HAVING
JURISDICTION.

A. DETAIL NUMBER

B. LOCATION/DRAWING

C. DRAWING NUMBER

Notes:
- Committee of Adjustment

Received | Reçu le

2025-07-04

City of Ottawa | Ville d'Ottawa

Comité de dérogation
- Project Name

CRAFT GROUP LTD.

Project Location

#37 ST. CLAIRE AVENUE, NEPEAN ONTARIO

Sheet Title

REAR ELEVATIONS

Revisions

1

2

3

Rev. 12/25

Added window door

Drawn By:

Rev. By:

Date:

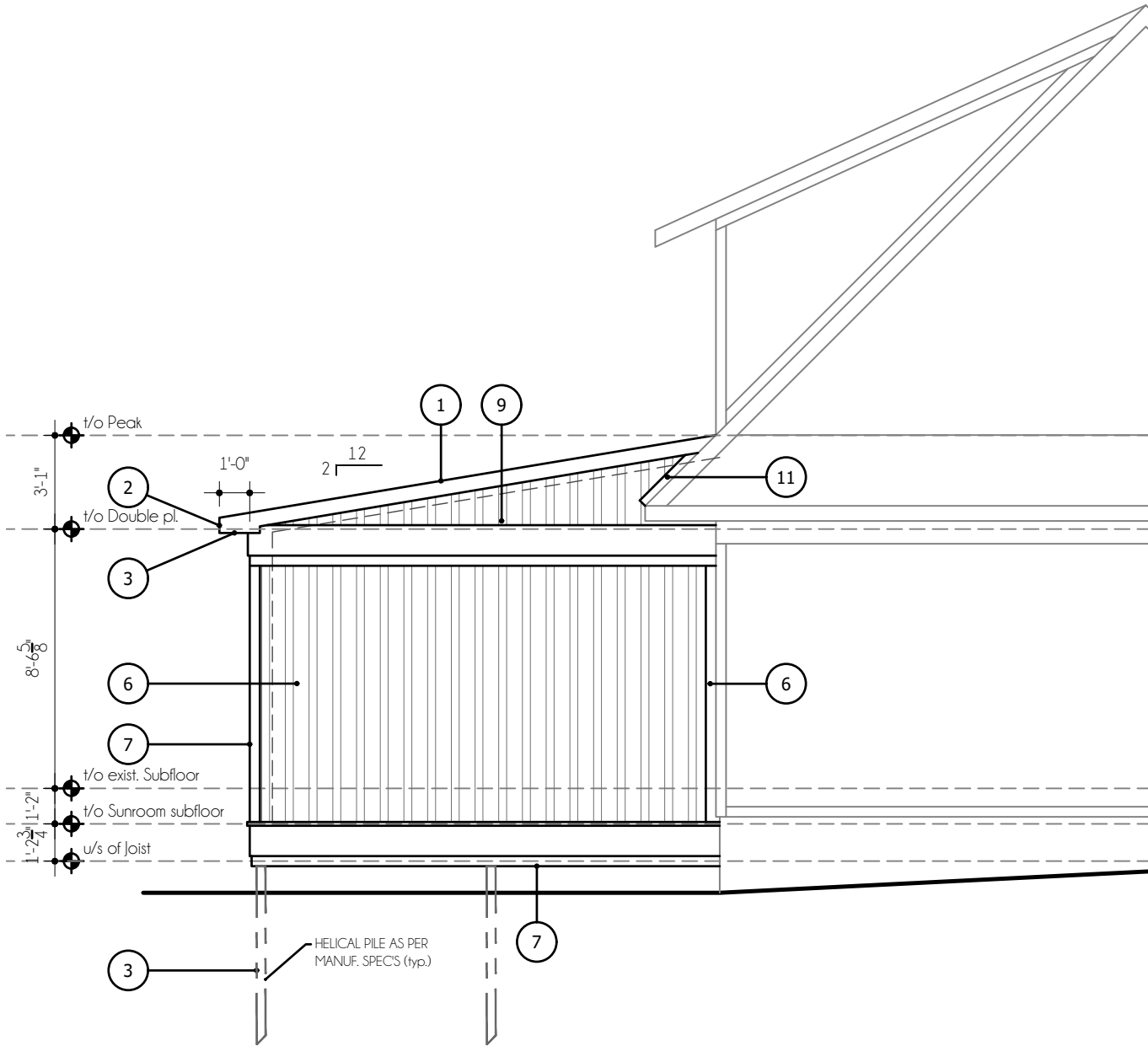
May 15/25

Scale:

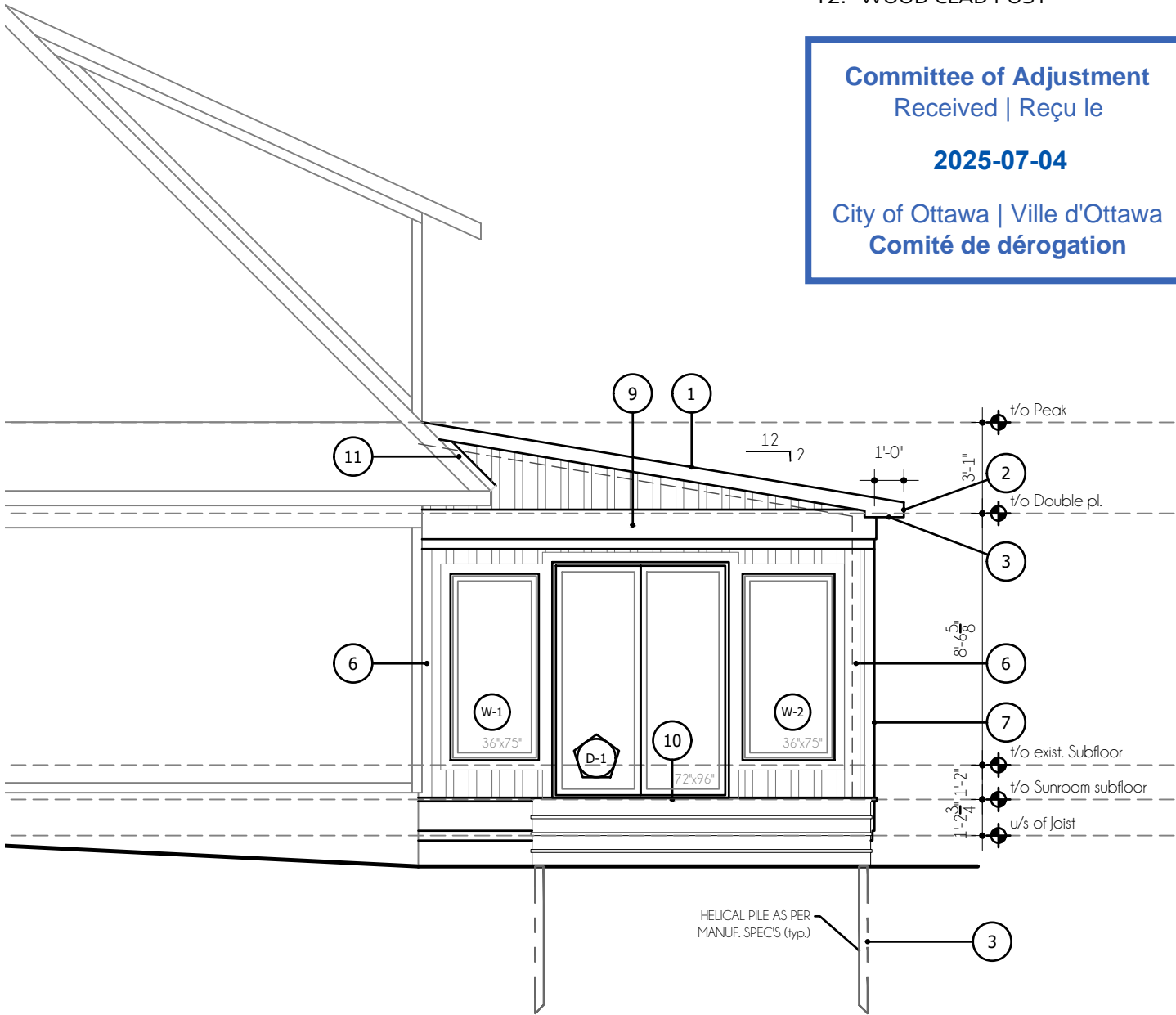
3/16"=1'-0"

Drawing No.

A2.0



R I G H T S I D E E L E V A T I O N



L E F T S I D E E L E V A T I O N

ELEVATION NOTES

1. STADNING SEAM METAL ROOFING
2. PREFIN. METAL FASCIA
3. VENTED SOFFIT
4. SCREW PILES
5. OUTLINE OF FDN. WALLS
6. BOARD & BATTEN SIDING
7. 4" WOOD TRIM
8. 6" WOOD TRIM
9. 12" WOOD TRIM
10. 5/4"x6" WOOD DECKING
11. FLASHING
12. WOOD CLAD POST

Committee of Adjustment
Received | Reçu le

2025-07-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation

NOT TO SCALE DRAWING.
IT IS THE RESPONSIBILITY OF THE
APPROPRIATE CONTRACTOR TO CHECK
AND VERIFY ALL DIMENSIONS ON SITE
AND REPORT ALL ERRORS AND/OR
OMISSIONS. ALL CONTRACTORS MUST
WORK IN ACCORDANCE WITH ALL LAWS,
REGULATIONS AND BY-LAWS HAVING
JURISDICTION.

A DETAIL NUMBER
B LOCATION/DIMENSION
C DRAWING NUMBER

Notes:

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| |

Project Name: C R A F T G r o u p l i t d .

Project Location: # 37 S T . C L A I R E A V E N U E , N E P E A N O N T A R I O

Sheet Title: S I D E E L E V A T I O N S

Revisions

| Rev. | Date | Description |
|------|-----------|-------------------|
| 1 | May 15/25 | Added window/door |

Drawn By: Rev. By:

Date: May 15/25 Scale: 3/16"=1'-0"

Drawing No. A2.1

2025-07-04





