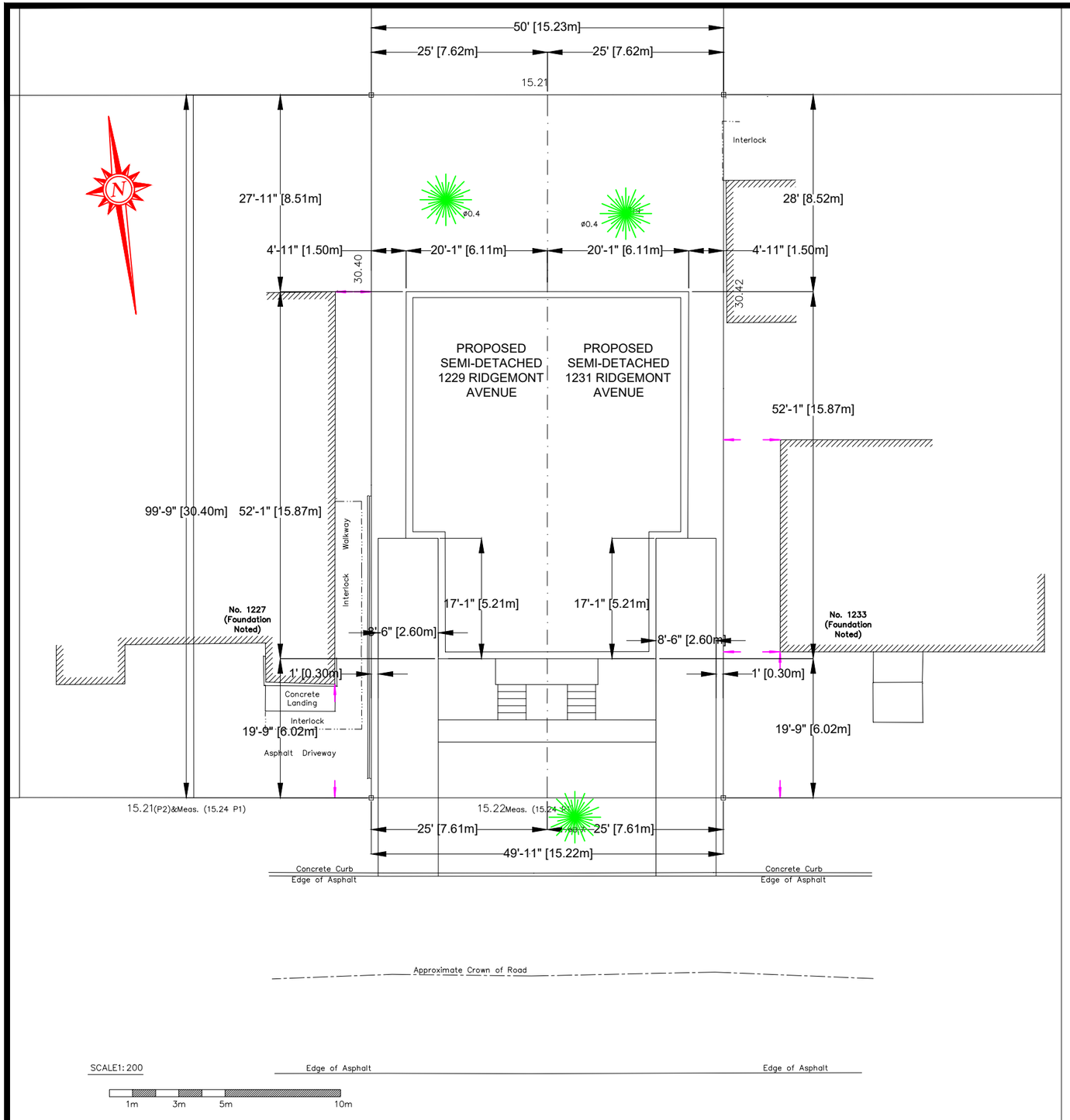


**Committee of Adjustment**
Received | Reçu le

**Revised | Modifié le :** 2026-01-28

City of Ottawa | Ville d'Ottawa
**Comité de dérogation**

| ZONING INFO (PIN 04149-0067, 1231 RIDGEMONT AVE, LOT 471 PLAN M-23 | | |
|---|---|---|
| | | |
| PRINCIPAL DWELLING TYPE | SEMI-DETACHED DWELLING | PROPOSED |
| MINIMUM LOT WIDTH | 9m | 7.61m * |
| MINIMUM LOT AREA | 270 sq.m | 231.3 sq.m * |
| MAXIMUM BUILDING HEIGHT | 8m | 7.9m |
| MINIMUM FRONT YARD SETBACK | 6m | 6m |
| MINIMUM CORNER SIDE YARD SETBACK | N/A | N/A |
| MINIMUM INTERIOR SIDE YARD SETBACK | 1.5m | 1.5m |
| DRIVEWAY WIDTH | 2.60m | 2.60m |
| REAR SETBACK | 28% x 30.40m = 8.51m | 8.51m |

* MINOR VARIANCE REQUIRED

- SP1

# SITE PLAN

SCALE 1:200

**General Notes**

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | Client's Review | 27/01/2026 |


Altira Construction
509-2647 Alta Vista Drive
Ottawa, ON K1V 7T5
Tel (613) 697 6974


**Project Address**

**1229-1231 Ridgemont Avenue**
Ottawa, ON
K1V 6E7

| | | |
|---|---|---|
| **Project** | AA 001-25 | **Drawing No.** |
| **Date** | 27/01/2026 | SP1 of SP1 |
| **Scale** | As Shown | |