



**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2026-01-28**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

ZONING INFO (PIN 04149-0040, 1241 COLLINS AVE, LOT 444 PLAN M-23)		
PRINCIPAL DWELLING TYPE	LONG SEMI-DETACHED DWELLING	PROPOSED
MINIMUM LOT WIDTH	9m	7.60m *
MINIMUM LOT AREA	270 sq.m	231.80 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 30.48m = 8.53m	8.53m

\* MINOR VARIANCE

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**  
**1241-1243 Collins Avenue**  
 Ottawa, ON  
 K1V 6C9

<b>Project</b>	CA 001-25	<b>Drawing No.</b>	SP1 of SP1
<b>Date</b>	27/01/2026		
<b>Scale</b>	As Shown		

