

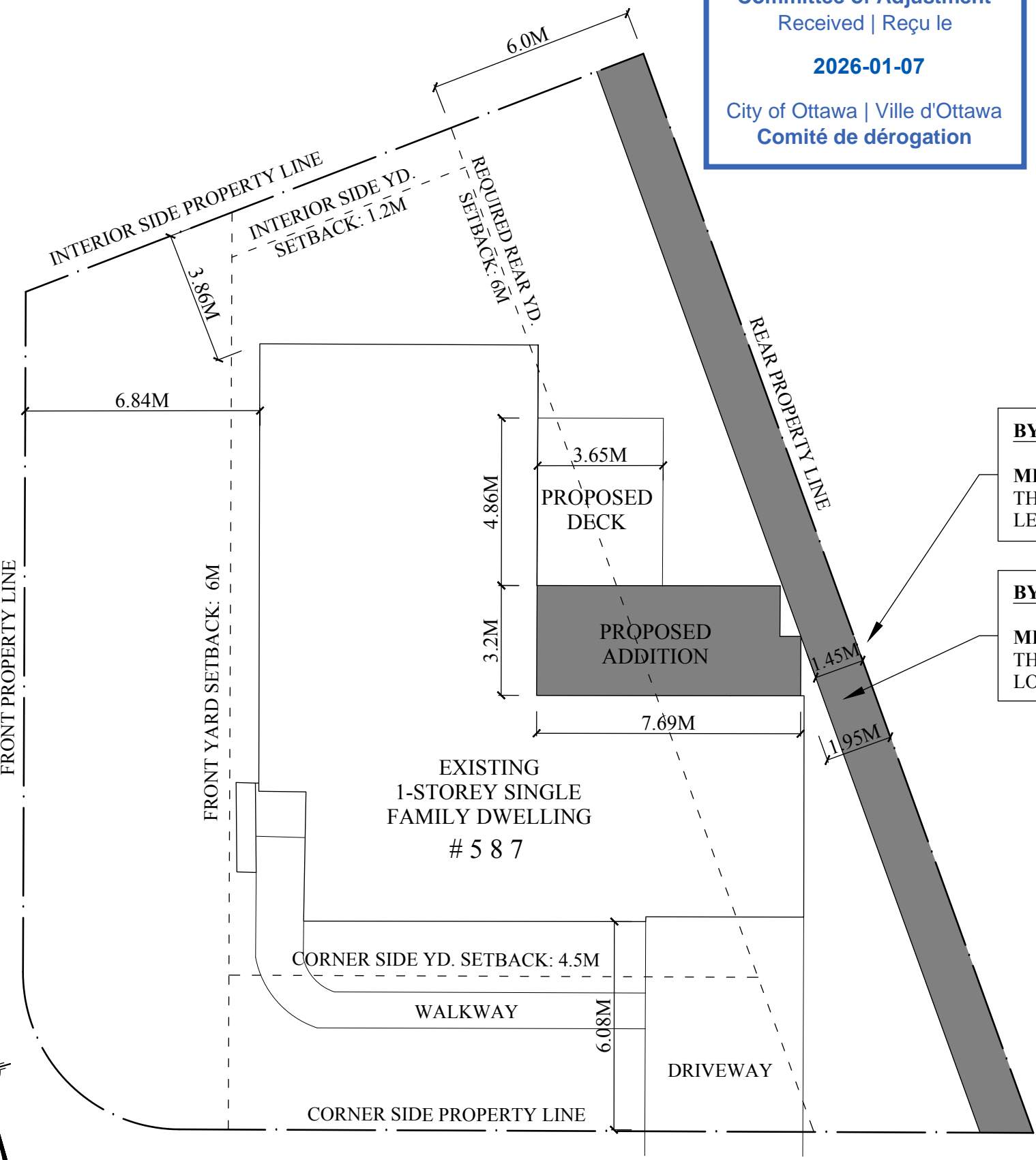
Committee of Adjustment
 Received | Reçu le
2026-01-07
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PART 1
 LOT 13
 REGISTERED PLAN 351397
 CITY OF OTTAWA

LOT AREA: 674.69 SQUARE METRES
 LOT DEPTH: 22.92 METRES

ROWANWOOD AVENUE

SHERBOURNE ROAD



BY-LAW 2009-347 - PART 6 - TABLE 156
MINOR VARIANCE REQUEST A - TO PERMIT A REDUCED REAR YARD SETBACK OF 1.45 M (6.3% OF THE LOT DEPTH), WHEREAS THE BY-LAW REQUIRES A MINIMUM REAR YARD SETBACK OF AT LEAST 25% OF THE LOT DEPTH, OR 6 METRES.

BY-LAW 2009-347 - PART 6 - ENDNOTE 7 OF TABLE 156B
MINOR VARIANCE REQUEST B - TO PERMIT A REDUCED REAR YARD AREA OF 48.18 S.M. (7.14% OF THE LOT AREA), WHEREAS THE BY-LAW REQUIRES A MINIMUM REAR YARD AREA OF 25% OF THE LOT AREA, OR 168.67 S.M.

CITY OF OTTAWA - ZONING: R10 [DETACHED]	
PROPERTY IS LOCATED IN AREA A OF SCHEDULE 342	
PROPERTY IS LOCATED IN A MATURE NEIGHBOURHOOD	
DESCRIPTION	REQUIREMENT
MAX. BUILDING HEIGHT	8.0M (26.24')
FRONT YARD SETBACK	6.0M (19.68')
CORNER SIDE YARD SETBACK	4.5M (14.76')
REAR YARD SETBACK	6.0M (19.68')
INTERIOR SIDE YARD SETBACK	3M TOTAL/MIN. 1.2M
MAX. LOT COVERAGE	N/A

Project
**ADDITION & RENOVATIONS
 SAEED-KHAN RESIDENCE**
 587 SHERBOURNE ROAD
 OTTAWA, ONTARIO

Drawing
SITE PLAN

Scale
 1:150
 Date
 JAN. 5, 2026

Dwg No.
A1

PAPER SIZE: 11"X17"

