

It's good to be home.

**HEAD OFFICE**  
 WESTBORO LIVINGROOM 775 Flewellyn Road  
 770 Highland Avenue Stittsville, ON, K2S 1B6  
 NEW EDINBURGH LIVINGROOM 17 Springfield Road

amsted.ca

BCIN: 37128

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**STATUTORY DECLARATION**  
 The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements setout in the Ontario Building Code to design the work shown in the attached documents.

David Jones BCIN 22139

**CHECKED BY** Dave Jones

**CHK** BCIN 22139

V#	Current Revision Description	DD MMM
1	MINOR VARIANCE APPLICATION PLANS	25 FEB
2	CORNER SETBACK REVISIONS	19 MAR

2120 NIAGARA DR,  
ONTARIO

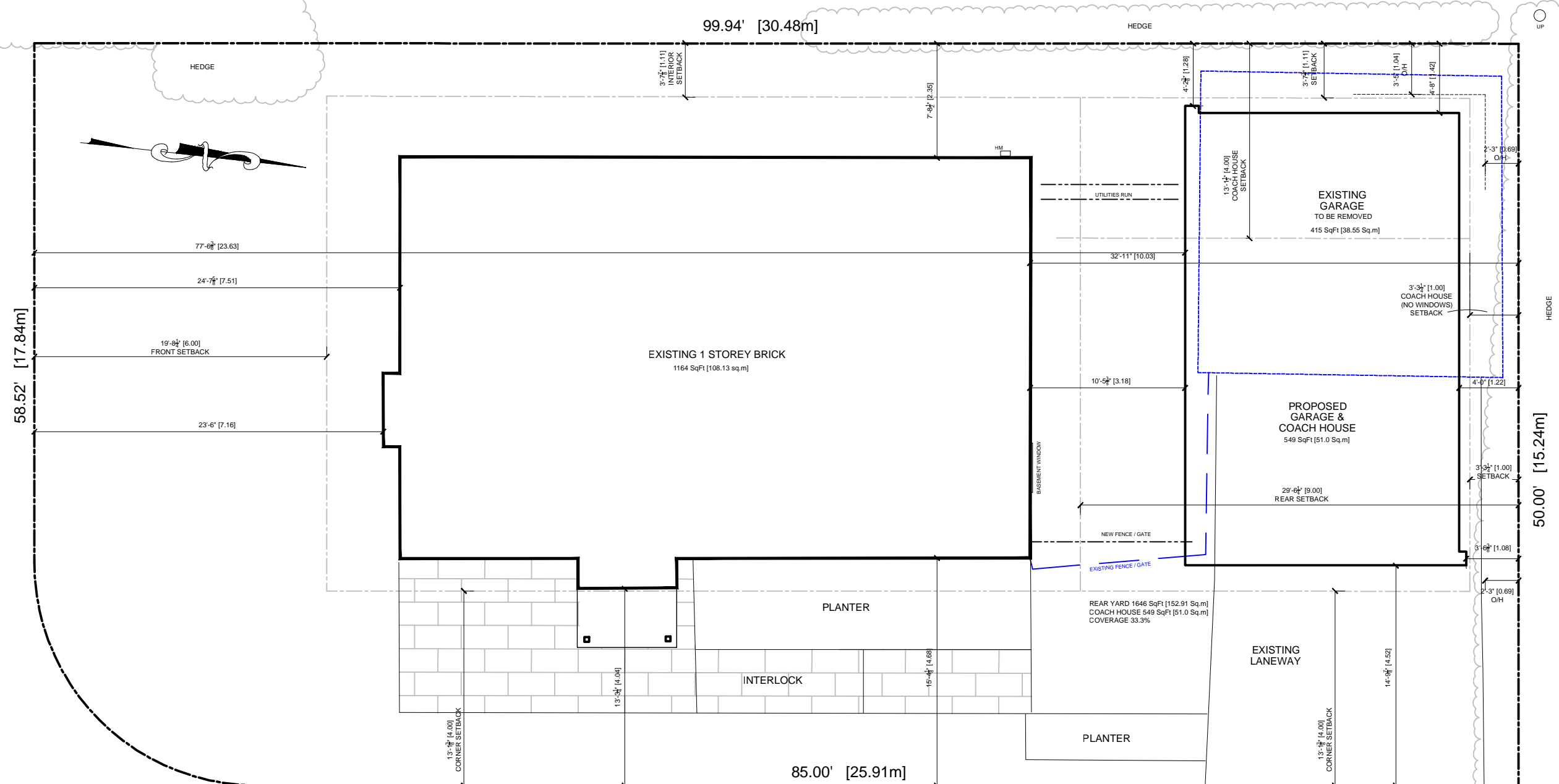
LOCATION PLAN

**SCALE** AS SHOWN

**DATE** 23 JUN 2023

**JOB NAME** BURTT

A0



## LOCATION PLAN

1/8" = 1'-0"

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2026-03-19

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

ZONING COMPLIANCE				
ZONE: R10 [5]				
USE: R 1 - RESIDENTIAL				
SUBZONE PROVISIONS	REQUIRED	EXISTING HOUSE	PROPOSED COACH HOUSE	VARIANCE
IV MINIMUM LOT WIDTH:	15 M	50'-0" (15.24 M)		
V MINIMUM LOT AREA:	450 M <sup>2</sup>	459.40 M <sup>2</sup>		
VI BUILDING HEIGHT:	8 M	5.5 M	6.5 M	2.9 METERS
VII FRONT YARD:	6 M	7.1 M	23.63 M	
VIII CORNER SIDE YARD:	4 M	4.04 M	4.52 M	
IX REAR YARD:	9 M	10.0 M	1.08M	
X INTERIOR SIDE YARD:	1.2 M	2.35 M	4 M	2.72 METERS
FOOT PRINT PERCENTAGE ALLOWANCE	40%	108.13 M <sup>2</sup>	51 M <sup>2</sup> (47%)	7% LARGER
COACH HOUSE SIZE	50 M <sup>2</sup>		51 M <sup>2</sup>	1M <sup>2</sup> LARGER
NOTES: REQUESTED VARIANCE IS FOR A COACH HOUSE				

CITY OF OTTAWA

ZONING R10

LOT AREA 459.40m<sup>2</sup>

LOT FRONTAGE 30.46m LOT DEPTH 15.24m

SETBACKS: PERMITTED MIN PROPOSED  
 FRONT YARD 6.0m No Change  
 SIDE YARD 1.1m No Change  
 SIDE YARD 1.89m No Change  
 REAR YARD 9.0m No Change

BUILDING HEIGHT PERMITTED MAX PROPOSED  
 8.0m No Change

-EAVESTROUGHING TO BE INSTALLED AND DIRECTED TO THE FRONT OF THE PROPERTY  
 -NO EXCESS DRAINAGE SHALL BE ONTO NEIGHBOURING PROPERTY  
 -NO ALTERATIONS TO EXISTING GRADES ARE PERMITTED ON OR BEYOND THE PROPERTY LINE

-RAINWATER DISCHARGE FROM EAVESTROUGH AND ROOF OVERFLOW (SCUPPERS) SHALL BE 1.5M FROM ALL PROPERTY LINES AND NOT DIRECTED TOWARDS ADJACENT PROPERTIES. ALL ROOF RUNOFF TO BE DIRECTED TOWARDS THE STREET

-EXISTING GRADING & DRAINAGE PATTERNS MUST NOT BE ALTERED

-GRADING AROUND THE FOUNDATION SHOULD BE 6" Min. (0.15m) BELOW TOP OF FOUNDATION GRADE

-SLOPE FROM SPECIFIED HOUSE GRADE TO FRONT OR REAR OF LOT SHALL BE 2% Min. & 7% Max.

-GRADING OVER 7% SHALL BE TERRACED



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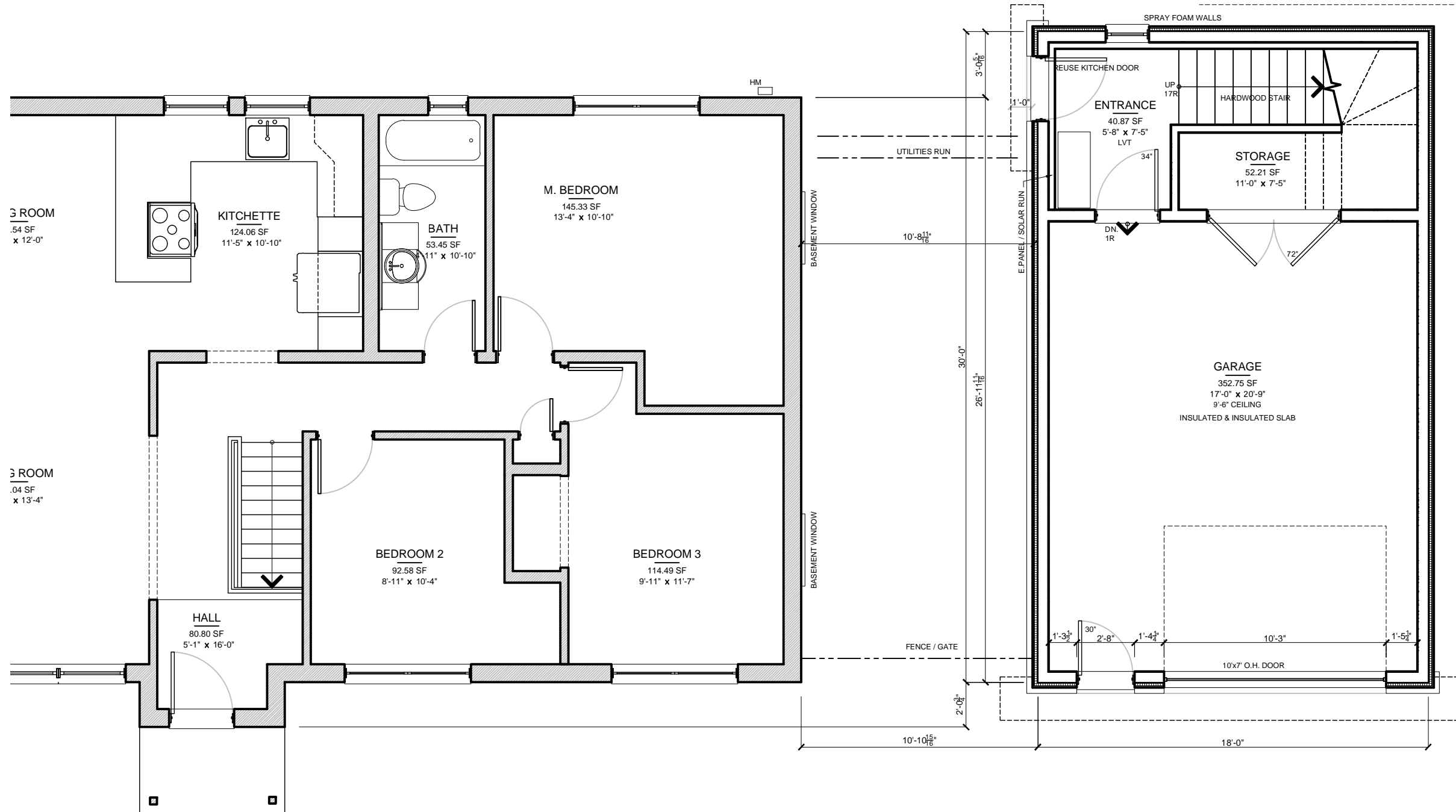
**CHECKED BY** CHK BCIN 22139

V#	Current Revision Description	DD MMM
1	MINOR VARIANCE APPLICATION PLANS	25 FEB

2120 NIAGARA DR,  
ONTARIO

MAIN FLOOR PLAN

JOB NAME	SCALE	A1
	DATE	
AS SHOWN		
23 JUN 2023		
BURTT		



**MAIN FLOOR PLAN**

3/16" = 1'-0"

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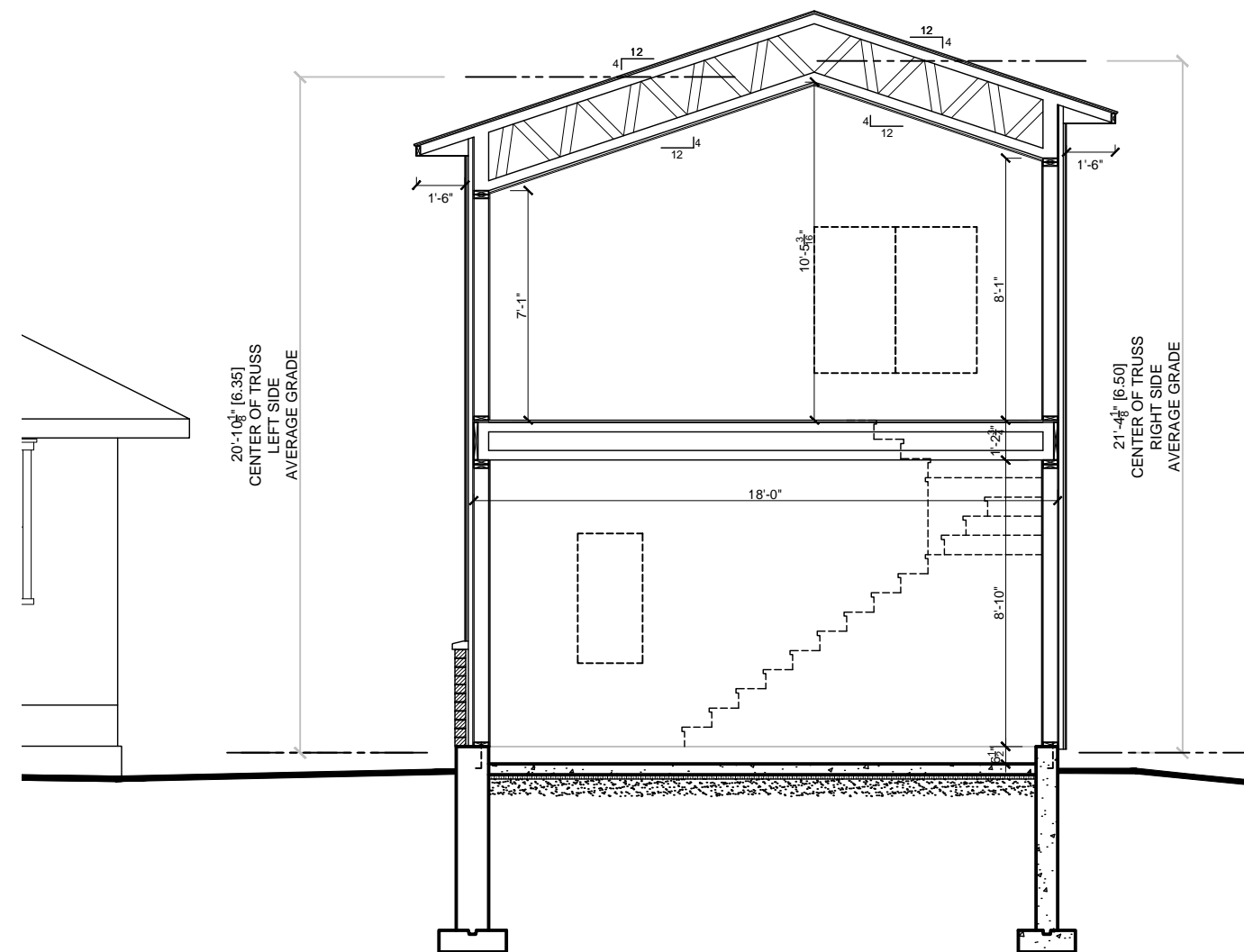
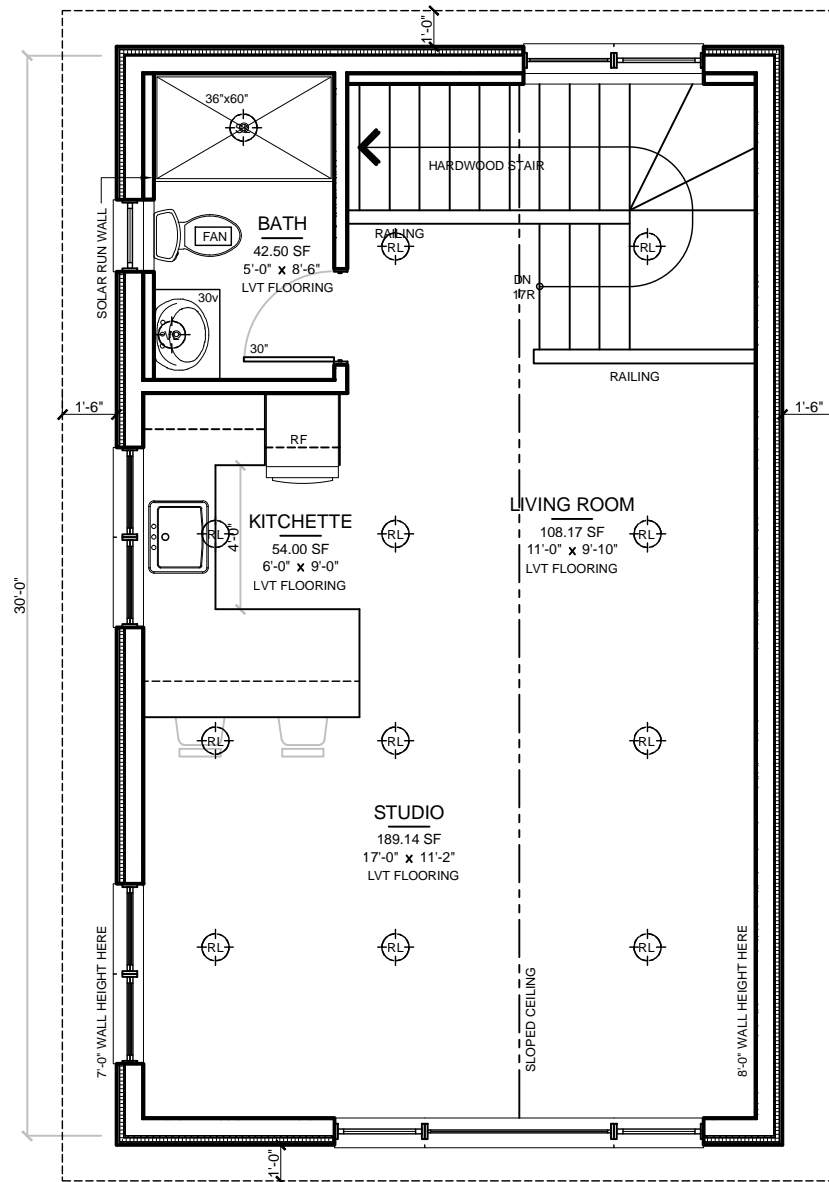
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MAIN FLOOR PLAN

SCALE	AS SHOWN	A2
DATE	23 JUN 2023	
JOB NAME	BURTT	



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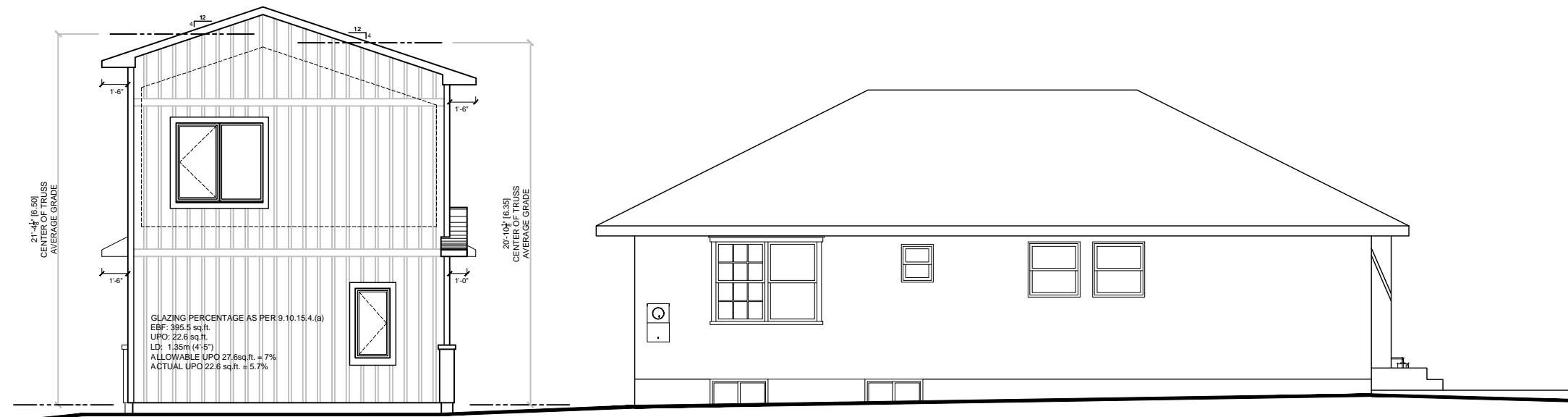
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V#	Current Revision Description	DD MMM
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2120 NIAGARA DR,  
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ELEVATIONS

<b>SCALE</b>	AS SHOWN	<b>A3</b>
	23 JUN 2023	
<b>JOB NAME</b>	BURTT	



## REAR (WEST) ELEVATION

1/8" = 1'-0"

GLAZING PERCENTAGE AS PER 9.10.15.4.(a)  
 EBF: 395.5 sq.ft.  
 UPO: 22.6 sq.ft.  
 LD: 1.35m (4'-5")  
 ALLOWABLE UPO 27.6sq.ft. = 7%  
 ACTUAL UPO 22.6 sq.ft. = 5.7%



## FRONT (EAST) ELEVATION

1/8" = 1'-0"

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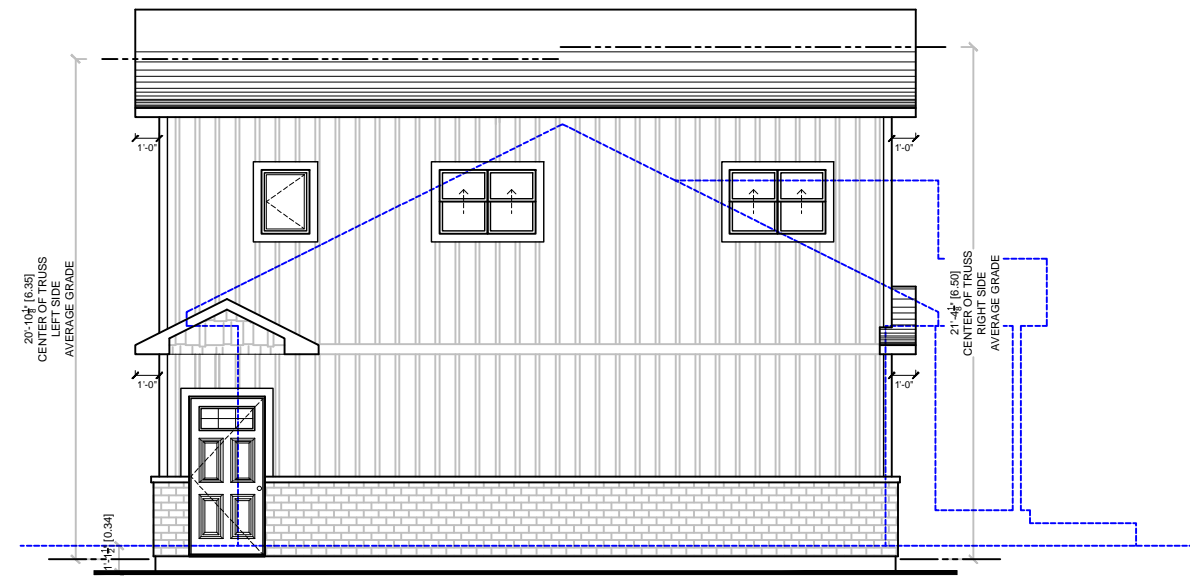
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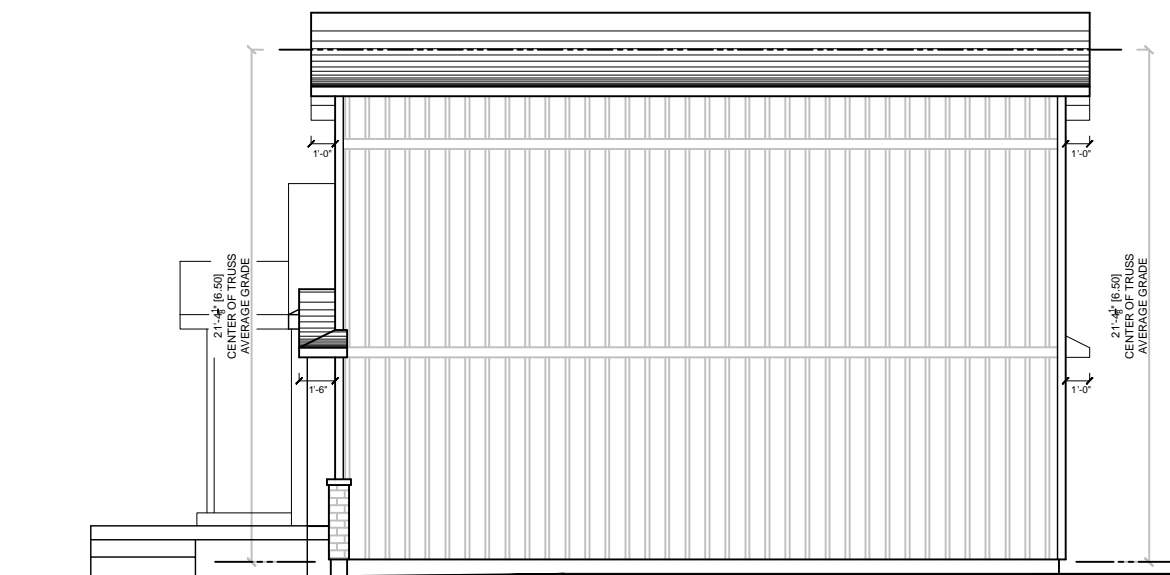
ELEVATIONS

<b>SCALE</b>	AS SHOWN	<b>A4</b>
<b>DATE</b>	23 JUN 2023	
<b>JOB NAME</b>	BURTT	



**LEFT (SOUTH) ELEVATION**

1/8" = 1'-0"



**RIGHT (NORTH) ELEVATION**

1/8" = 1'-0"