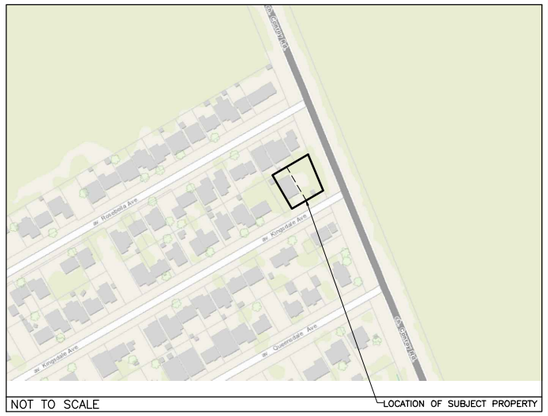

PROJECT INFORMATION	
ADDRESS	1991 KINGSDALE AVENUE OTTAWA, ON. K1T 1H9
LEGAL DESCRIPTION	PART OF LOT 1309, 1310 & 1311 AND PART OF THE LANE (AS CLOSED BY JUDGE'S ORDER INST GL52533) REGISTERED PLAN 326 PIN: 04342–0104 WARD 10, GLOUCESTER–SOUTHGATE
ZONING	ZONING BYLAW 2008–250 | R1WW SECTION 139 – LOW–RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 – ALTERNATIVE YARD SETBACKS AFFECTING LOW–RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS			
SITE PROVISIONS	BY–LAW REQUIREMENTS	PROVIDED PART 1	PROVIDED PART 2
MIN. LOT WIDTH	9m	13.20m	15.88m
LOT DEPTH	N/A	30.48m	30.49m
MIN. LOT AREA	450m²	402.3m²	524m²
MAX. BUILDING HEIGHT	8.5m	±6m EXISTING	–
MIN. FRONT YARD SETBACK	5m	8.84m EXISTING	5m
MIN. CORNER YARD SETBACK	5m	–	5m
MIN. REAR YARD SETBACK	VARIES	20.76% (6.33m) EXISTING	7m
MIN. REAR YARD AREA	VARIES	20.8% (83.8m²) [req. 25% of lot area (100.6m²)]	min. 131m² (25% of lot area)
MIN. INTERIOR YARD SETBACK	1.00m	1.97m EXISTING	1m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	58%	92.9%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	40%	–	70.4%
MAXIMUM DRIVEWAY WIDTH	LOT FRONTAGE: 18m OR GREATER: 6m DOUBLE 8.25m TO LESS THAN 15m: 3m SINGLE 15m TO LESS THAN 18m: 5.5m DOUBLE	5.5m	4.56m

MINOR VARIANCES REQUESTED	
PART 1	A) To permit a reduced lot area of **402.3** square metres, whereas the By–law requires a minimum lot area of 450 square metres. [Table 156A] B) To permit the existing double driveway width of 5.5 metres, whereas the By–law requires that on lots with a frontage of 8.25m to less than 15m, the maximum permitted driveway is a single 3.0m wide. [Sec. 139, Table 139(3)] C) To permit a reduced rear yard area of **20.8%** of the lot area (83.9 square metres), whereas the By–law requires a minimum rear yard area of 25% of the lot area (100.75 square metres). [Sec. 144 (3)]
PART 2	NO VARIANCES REQUIRED

LEGEND			
DRIVEWAY TO REMAIN		LINE OF REQUIRED SETBACK	
INTERLOCK		OVERHEAD WIRES	OHW
SOD		EXISTING DRIVEWAY LIMITS	
EXISTING INTERLOCK		EXISTING TO REMAIN	

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Frame Sided Shed

REAR YARD AREA OF
PART 1 = 83.8 m²
TOTAL = 20.8%
C

Frame Sided Shed

Frame Deck & Steps

PART 1
402.3m² LOT AREA
A

EXISTING 2-STOREY DETACHED DWELLING
1991
TO REMAIN

EXISTING INTERLOCK WALKWAY

Cedar Hedge

ø0.7
ø0.6

100.00'
[30.48] LOT DEPTH

30.48

6.37
6.33
3.52
2.01
1.97
3.54

INTERLOCK WALKWAY
INTERLOCK WALKWAY

29.38'
[8.96] EXISTING DRIVEWAY WIDTH

18.04'
[5.50]
PORTION OF DRIVEWAY TO REMAIN
B

27m² SOFT LANDSCAPING

41m² SOFT LANDSCAPING

8.87
8.84

PART 1
FRONT YARD AREA = 117m²
SOFT LANDSCAPING AREA = 68m²
TOTAL = 58%
(MIN. 40% REQ. – COMPLIES)

PORTION OF EXISTING ASPHALT DRIVEWAY TO BE REMOVED & REPLACED WITH SOFT LANDSCAPING

43.30'
[13.20] LOT WIDTH

Mailbox
Concrete

Edge of Asphalt

KINGSDALE AVENUE

CONROY

NEW PROPOSED SEVERANCE LINE
ORIGINALLY PROPOSED SEVERANCE LINE

1.0m SIDE YARD SETBACK

3.35'
[1.02]

30.49

BUILDABLE AREA = 203.4m²

PART 2
524 m² LOT AREA

PROPOSED FUTURE MULTI UNIT DWELLING

45.00'
[13.72]

5.0m CORNER YARD SETBACK

81m² SOFT LANDSCAPING

30.74

PART 2
CORNER YARD AREA = 115m²
SOFT LANDSCAPING AREA = 81m²
TOTAL = 70.4%
(MIN. 40% REQ. – COMPLIES)

31.97'
[9.74]

3.60'
[1.10]

2.00'
[0.61]

5.0m FRONT YARD SETBACK

CONC. PORCH

16.40'
[5.00]

18.28'
[5.57]

72.1m² SOFT LANDSCAPING

16.40'
[5.00]
FYSB

5.92'
[1.80]

52.10'
[15.88]

PART 2
FRONT YARD AREA = 77.6m²
SOFT LANDSCAPING AREA = 72.1m²
TOTAL = 92.9%
(MIN. 40% REQ. – COMPLIES)

7.0m REAR YARD SETBACK

35.62'
[10.86]

P1
17.08'
[5.21]
8.58'
[2.62]

P2
17.08'
[5.21]
8.58'
[2.62]

GARBAGE AREA

PARKING

BIKE PARKING

14.97'
[4.56]

AISLE

3.60'
[1.10]
CONC LANDING

22.12'
[6.74]

14.96'
[4.56]
DRIVEWAY

AN
AN
AN

UP

OHW

SITE PLAN
SCALE = 1:150
0 1 2 5 10 15 METRES

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2026-04-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

MD
MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
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CONTACT@MIROCADESIGN.COM
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GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.

2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.

3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.

4. DO NOT SCALE THE DRAWINGS.

5. THE OWNER / GENERAL CONTRACTOR SHALL CONFIRM ALL UTILITY EASEMENTS AND OR SETBACK REQUIREMENTS BEFORE SETTING OUT FOR CONSTRUCTION.

6. THE GENERAL CONTRACTOR SHALL CONFIRM ALL FROST PROTECTION DETAILS ON SITE WITH A GEOTECHNICAL ENGINEER BEFORE FORMING.

No.	Description & Date
2	REVISED 2026-04-15
1	ISSUED FOR APPLICATION TO COMMITTEE OF ADJUSTMENT 2026-03-04

Revisions

JOB TITLE:
1991 KINGSDALE AVENUE
OTTAWA, ON.
APPLICATION FOR CONSENTS TO SEVER & MINOR VARIANCES

SHEET TITLE:
PROPOSED SITE PLAN
KEY PLAN
ZONING INFORMATION
MINOR VARIANCES REQUESTED

SCALE: AS SHOWN	DWG NO.
DRAWN: S.S.	S1.1
CHECKED: M.D.	
DATE: 2026-MARCH	
PRINT DATE: 2026-04-15	