

\*\*\*ARCHITECTURAL SITE PLAN PREPARED USING OLD AND NEW SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. SIGNED AND DATED MAY 27, 1986 AND SURVEY PREPARED BY STANTEC SIGNED AND DATED OCTOBER 29, 2025\*\*\*

**GARAGE ZONING ASSESSMENT - 77 GLEN AVE. (INTERIOR LOT)**  
REAR COACH HOUSE OVER GARAGE

MATURE NEIGHBOURHOOD OVERLAY  
SCHEDULE 342

BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
S-162		R30 (1475)	
	MIN LOT WIDTH:	7.5M	10.06M
	MIN LOT AREA:	195 SQ.M.	307.1 SQ.M.
S-144(1)(d)	MIN FRONT YARD:	3M	3.46M NEIGHBOURS AVERAGE
	MIN CORNER YARD:	-	
S-144 (TABLE 144A)	MIN REAR YARD:	9.16M	30% LOT DEPTH
	MIN SIDE YARD:	1.8M TOTAL	0.6M MIN
	MAX BUILDING HEIGHT:	10M	SCHEDULE 342

BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
S-140	21 HOUSE SCALE (TBC)		COACH HOUSE IN REAR YARD
	GARAGE CHARACTER:	N/A	
	DRIVEWAY CHARACTER:	N/A	
	PRINCIPLE ENTRANCE CHARACTER:	N/A	
S-139 (TABLE 139(3))	PERMITTED DRIVEWAY TYPE:	SINGLE OR SHARED	
	PERMITTED DRIVEWAY WIDTH:	3M	
S-139(3)	MIN GARAGE WALL SETBACK:	N/A	
S-101	PARKING AREA:	AREA 'X'	
	MIN PARKING:	N/A	
S-107	MIN DRIVE AISLE WIDTH:	N/A	
	PARKING SPACE PROVISIONS:	N/A	
S-102(4)	MIN VISITOR PARKING:	N/A	

BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
S-133(3)(a)	MAX DWELLINGS ON LOT:	3	NOT PERMITTED OVER GARAGE IN RESIDENTIAL ZONES
	MAX COACH HOUSE:	1	COACH HOUSE, PRINCIPLE AND ADDITIONAL DWELLINGS
S-133(5)(b)	PARKING & DRIVEWAYS:		PERMITTED ON EXISTING DRIVEWAY ONLY
S-133(6)	LOCATION OF COACH HOUSE:	MUST BE IN REAR	
	COACH HOUSE SERVICING:	SCHEDULE 1, AREA B	FROM PRINCIPLE DWELLING
	MAX BUILDING HEIGHT:	3.6M	3.2M FOR COACH HOUSE FLAT ROOF
	REAR YARD SETBACK:	1M	WHERE NO WINDOWS FACE THAT SIDE OTHERWISE 4M
	MIN DISTANCE SEPARATION:	1.2M	WHERE NO WINDOWS FACE THAT SIDE OTHERWISE 4M
	MAX FOOTPRINT:	538 SQ.FT.	INCLUDES OVERHANGS
	MAX TOTAL FOOTPRINT OF ALL ACCESSORY & COACH HOUSES:	50% OF YARD	
	REQUIRED WALKWAY:	1.2M MIN	1.5M MAX (VEHICLE NOT PERMITTED ON PATH)

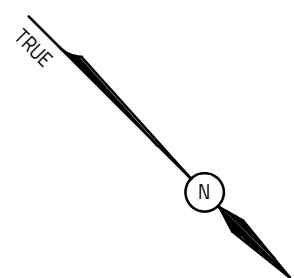
DESIGN LIMITS	ZONING MECHANISM	REQUIRED	NOTES
S-133(14)	SHED ROOF NOT PERMITTED		SCHEDULE 1, AREA B
	ROOFTOP AREA NOT PERMITTED		INCLUDING GARDENS, PATIOS AND TERRACES
S-133(15)	EXISTING BUILDING STRUCTURE MAY BE ALTERED TO CONTAIN COACH HOUSE NO WINDOWS OR DOORS PERMITTED TO FACE ANY PROPERTY LINE WITHIN 4M		BUILDING MUST HAVE EXISTED PRIOR TO SEPT 14, 2025

**GENERAL NOTES:**  
- E. & O.E.  
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT  
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED  
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES  
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2024, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801  
INDIVIDUAL BCIN: 41176

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2024. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.



NO.	REVISION	DATE
2	D1 ISSUED	JANUARY 8, 2026
1	SITE PLAN ISSUED	NOV 21, 2025

77 GLEN AVE.  
REAR COACH HOUSE  
OTTAWA, ON

**Evolution**  
DESIGN & DRAFTING  
613-884-7068 /// 613-808-7185

SITE PLAN	
DATE: NOVEMBER 21, 2025	SCALE: 1:75
DRAWN BY: MV	FILE NAME: #25-00370
CHECKED BY: MV	DWG. NO. A0.1



1 PERSPECTIVE FRONT FROM RIGHT  
SCALE:



2 PERSPECTIVE FRONT FROM LEFT  
SCALE:

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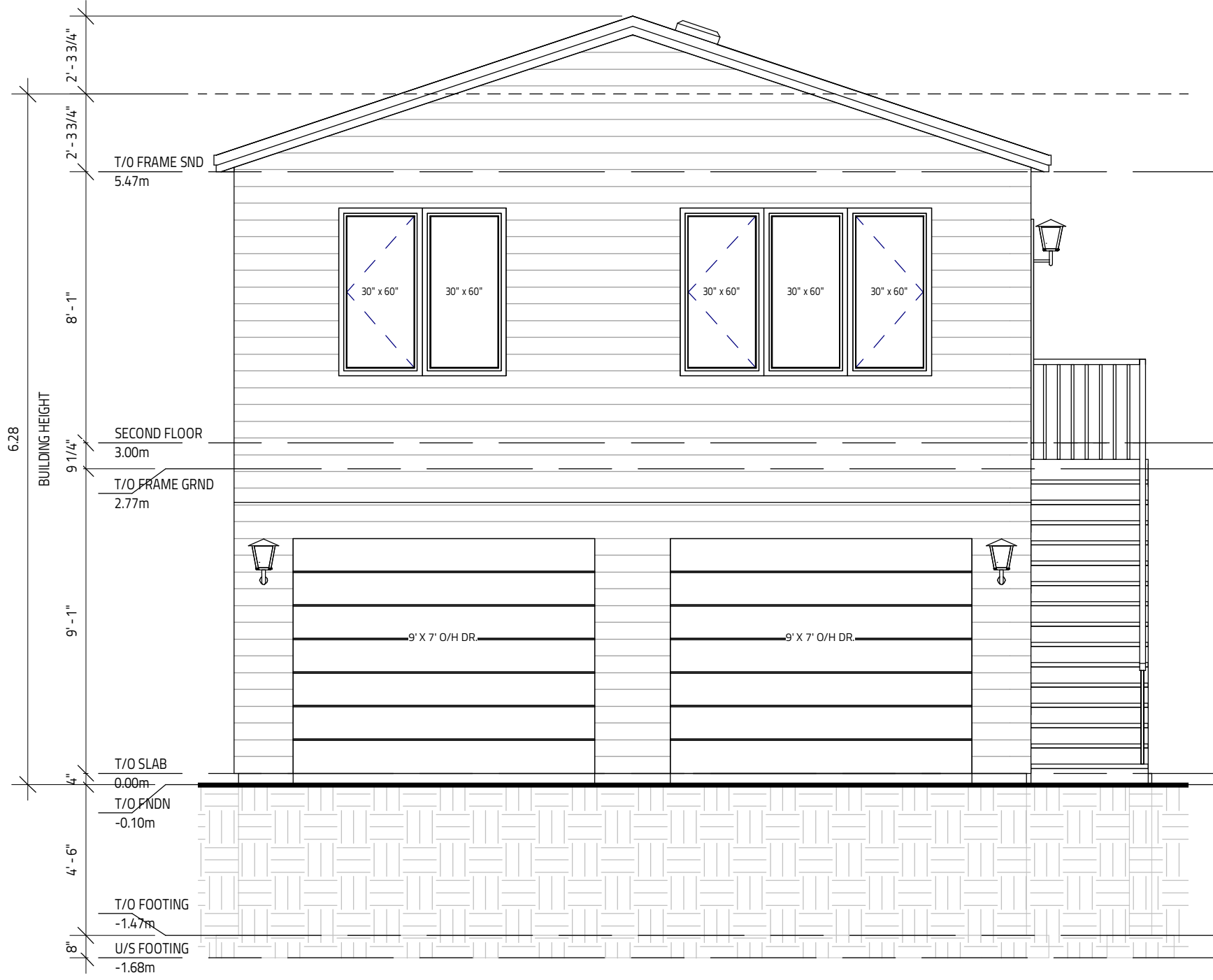
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NO.	REVISION	DATE
2	D1 ISSUED	JANUARY 6, 2026
1	SITE PLAN ISSUED	NOV 21, 2025

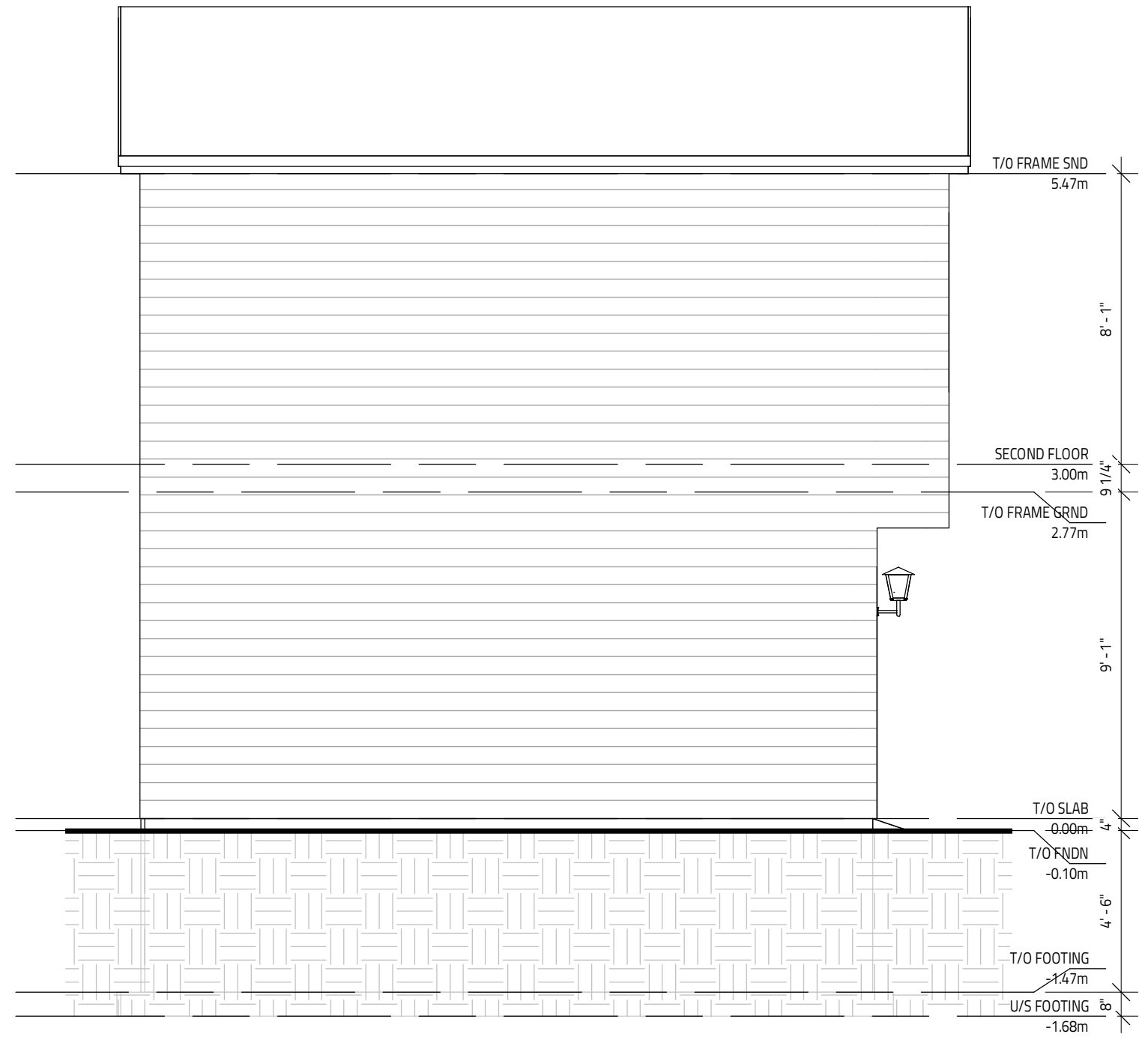
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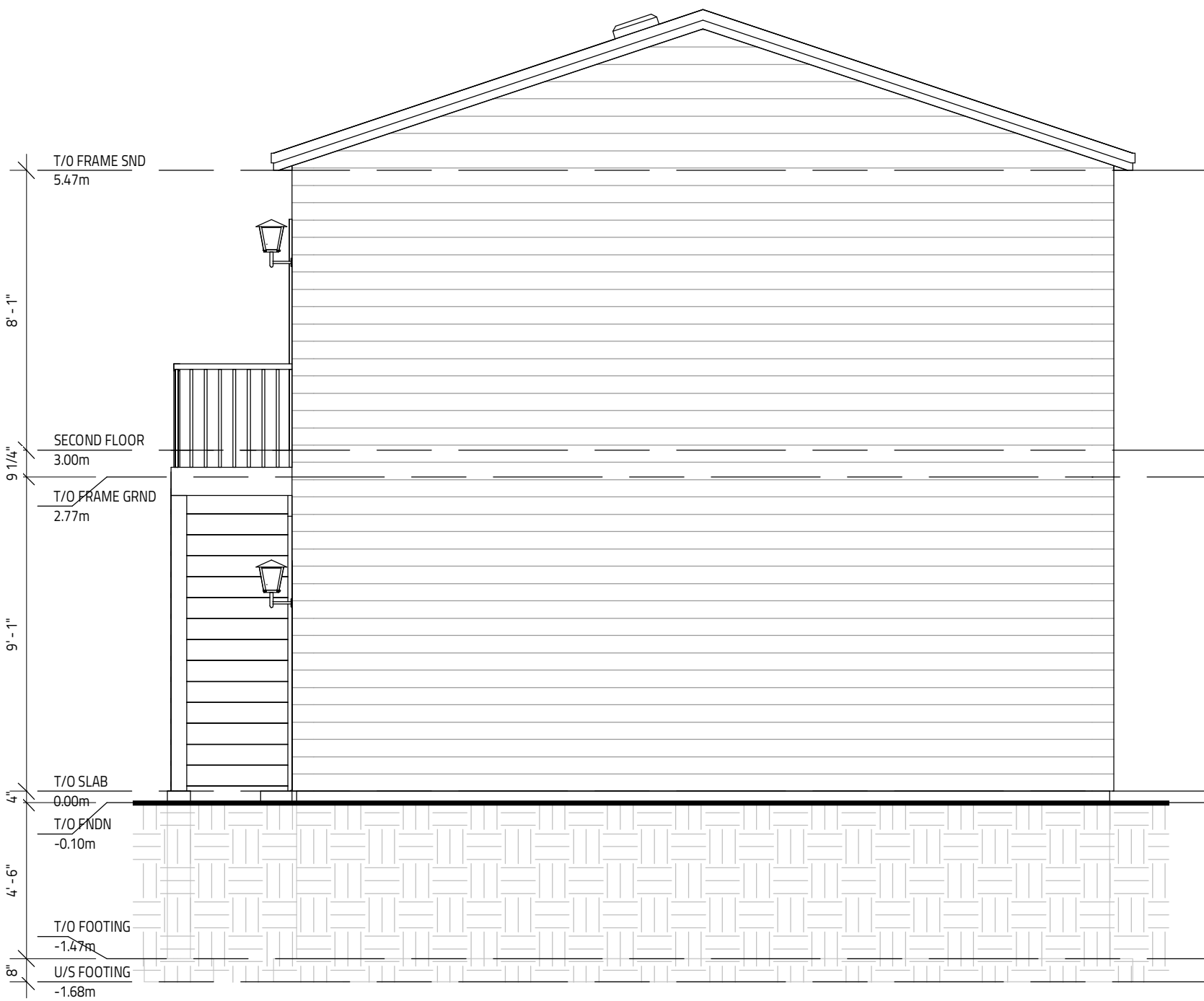
COVER	
DATE: NOVEMBER 21, 2025	SCALE:
DRAWN BY: MV	FILE NAME: #25-00370
CHECKED BY: SG	DWG. NO. A0.0



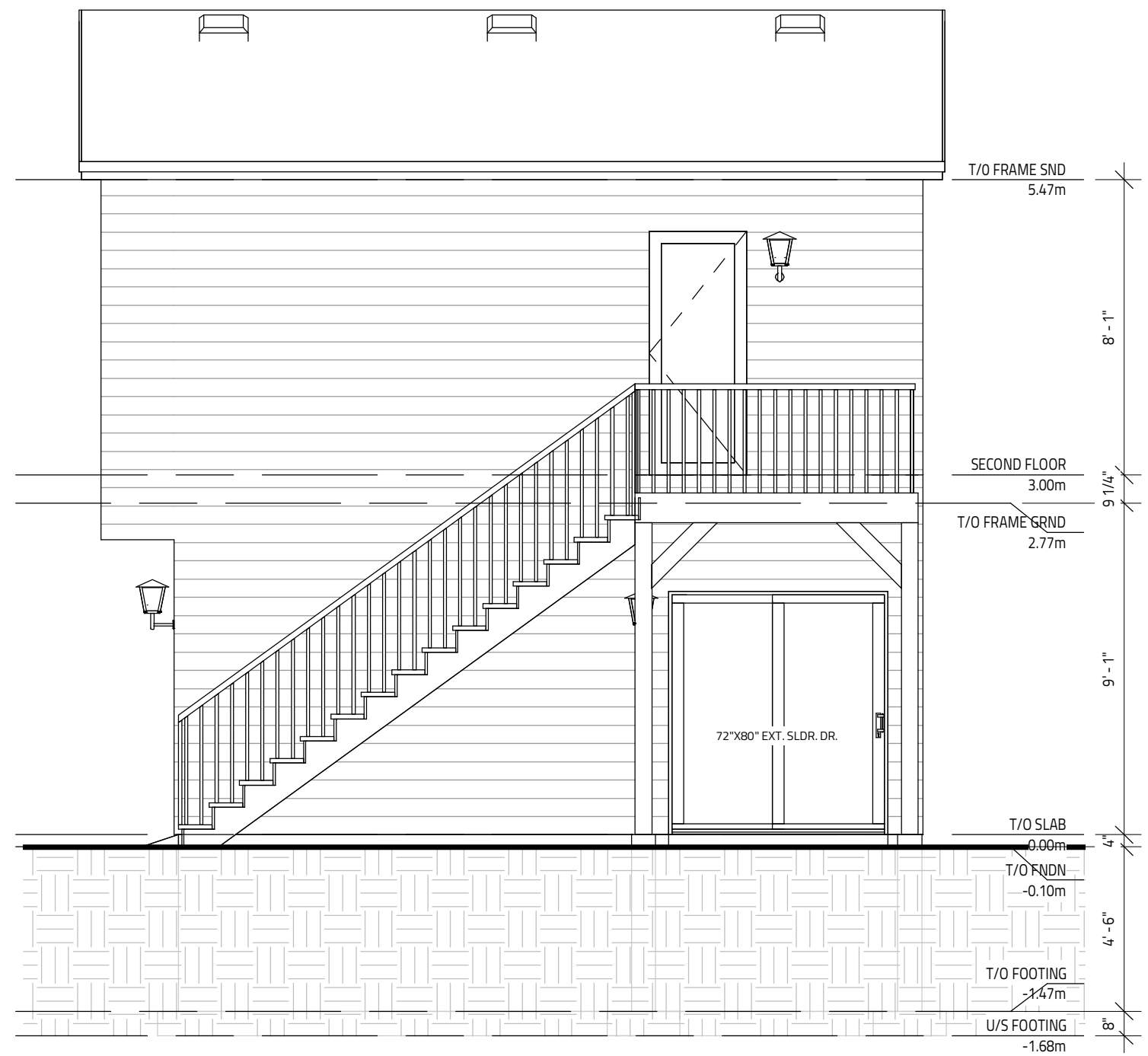
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:  
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING  
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS  
3. PROVISIONS IN PART 9 OF O.B.C. 2024

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REAR COACH HOUSE

OTTAWA, ON



ELEVATIONS	
DATE: NOVEMBER 21, 2025	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: #25-00370
CHECKED BY: SG	DWG. NO. A4.0

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