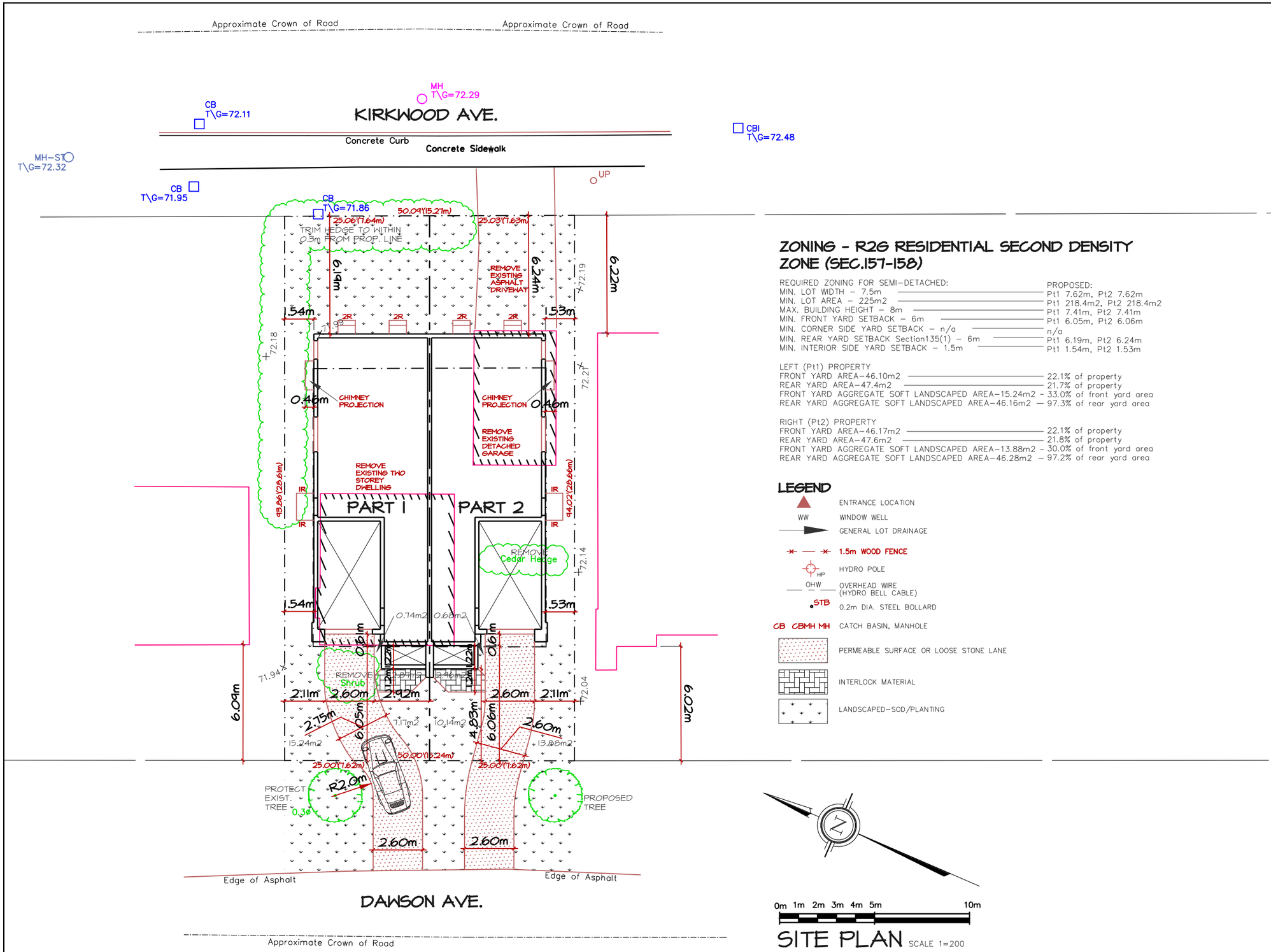

ZONING - R2G RESIDENTIAL SECOND DENSITY ZONE (SEC.157-158)

REQUIRED ZONING FOR SEMI-DETACHED:	PROPOSED:
MIN. LOT WIDTH - 7.5m	Pt1 7.62m, Pt2 7.62m
MIN. LOT AREA - 225m2	Pt1 218.4m2, Pt2 218.4m2
MAX. BUILDING HEIGHT - 8m	Pt1 7.41m, Pt2 7.41m
MIN. FRONT YARD SETBACK - 6m	Pt1 6.05m, Pt2 6.06m
MIN. CORNER SIDE YARD SETBACK - n/a	n/a
MIN. REAR YARD SETBACK Section135(1) - 6m	Pt1 6.19m, Pt2 6.24m
MIN. INTERIOR SIDE YARD SETBACK - 1.5m	Pt1 1.54m, Pt2 1.53m

LEFT (Pt1) PROPERTY
FRONT YARD AREA-46.10m2 — 22.1% of property
REAR YARD AREA-47.4m2 — 21.7% of property
FRONT YARD AGGREGATE SOFT LANDSCAPED AREA-15.24m2 - 33.0% of front yard area
REAR YARD AGGREGATE SOFT LANDSCAPED AREA-46.16m2 — 97.3% of rear yard area

RIGHT (Pt2) PROPERTY
FRONT YARD AREA-46.17m2 — 22.1% of property
REAR YARD AREA-47.6m2 — 21.8% of property
FRONT YARD AGGREGATE SOFT LANDSCAPED AREA-13.88m2 - 30.0% of front yard area
REAR YARD AGGREGATE SOFT LANDSCAPED AREA-46.28m2 — 97.2% of rear yard area

LEGEND

- ENTRANCE LOCATION
- WW — WINDOW WELL
- GENERAL LOT DRAINAGE
- 1.5m WOOD FENCE
- HP — HYDRO POLE
- OHW — OVERHEAD WIRE (HYDRO BELL CABLE)
- STB — 0.2m DIA. STEEL BOLLARD
- CB CBMH MH — CATCH BASIN, MANHOLE
- PERMEABLE SURFACE OR LOOSE STONE LANE
- INTERLOCK MATERIAL
- LANDSCAPED-SOD/PLANTING

0m 1m 2m 3m 4m 5m 10m

SITE PLAN
SCALE 1=200

REV 5		
REV 4		
REV 3		
REV 1	...	06/08/2022

Designer:
David Bekkers
M.A.A.T.O.
151 Bay St., Suite 1008
Ottawa, Ontario
K1R 7T2

Project:
The "DAWSON" Semi
457 DAWSON AVE., OTTAWA
ON. K1Z 5V6

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

NAME	SIGNATURE	BCIN
David Bekkers		22980

Date:

Dwg. No.: A0