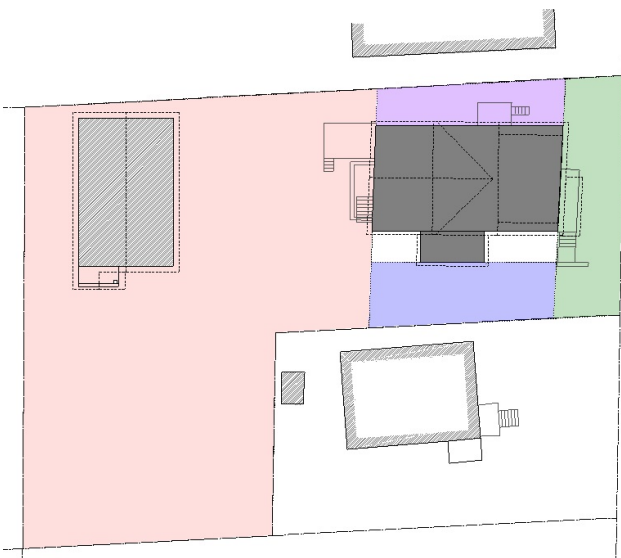


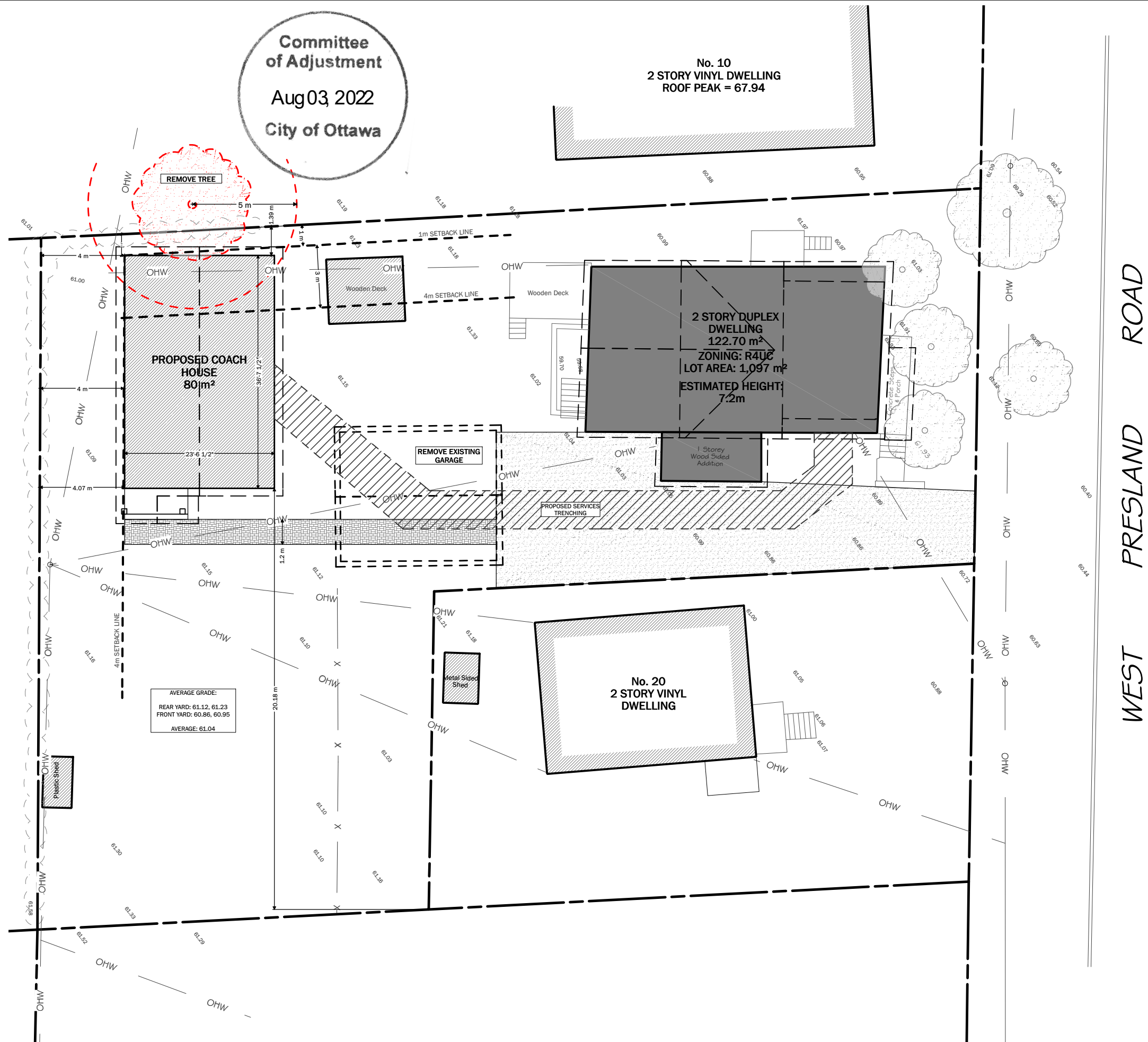
AREA CALCULATION



REAR YARD: 756.78m ²
SIDE YARD: 63.33m ²
SIDE YARD: 44.14m ²
FRONT YARD: 84.46m ²
HOUSE: 122.70m ²
COACH HOUSE: 80m ²

ZONING SUMMARY TABLE

Zoning Summary Table		
Coach House Section 142		
	Zoning requirement	Zoning met
(1) Lot dwelling use	Duplex	Yes
(2) Coach House Services	Public Service	Yes
(3) Maximum Permitted Height	3.6m	Yes
(4) Side and Rear Yard Setbacks	1m/4m	Yes
(5) Footprint Yard	40% of Yard	Yes -10.57%
(6) Footprint of Dwelling	40% Footprint	No - 65.20%
(7) Walkway to ROW	1.2m Width	Yes



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR MINOR VARIANCE	AB	2022-JULY-20

SITE PLAN & ZONING REVIEW

12 PRESLAND WEST COACH HOUSE

DATE:
2022-07-20

1/16" = 1'-0"

INDICATED

SIZE:

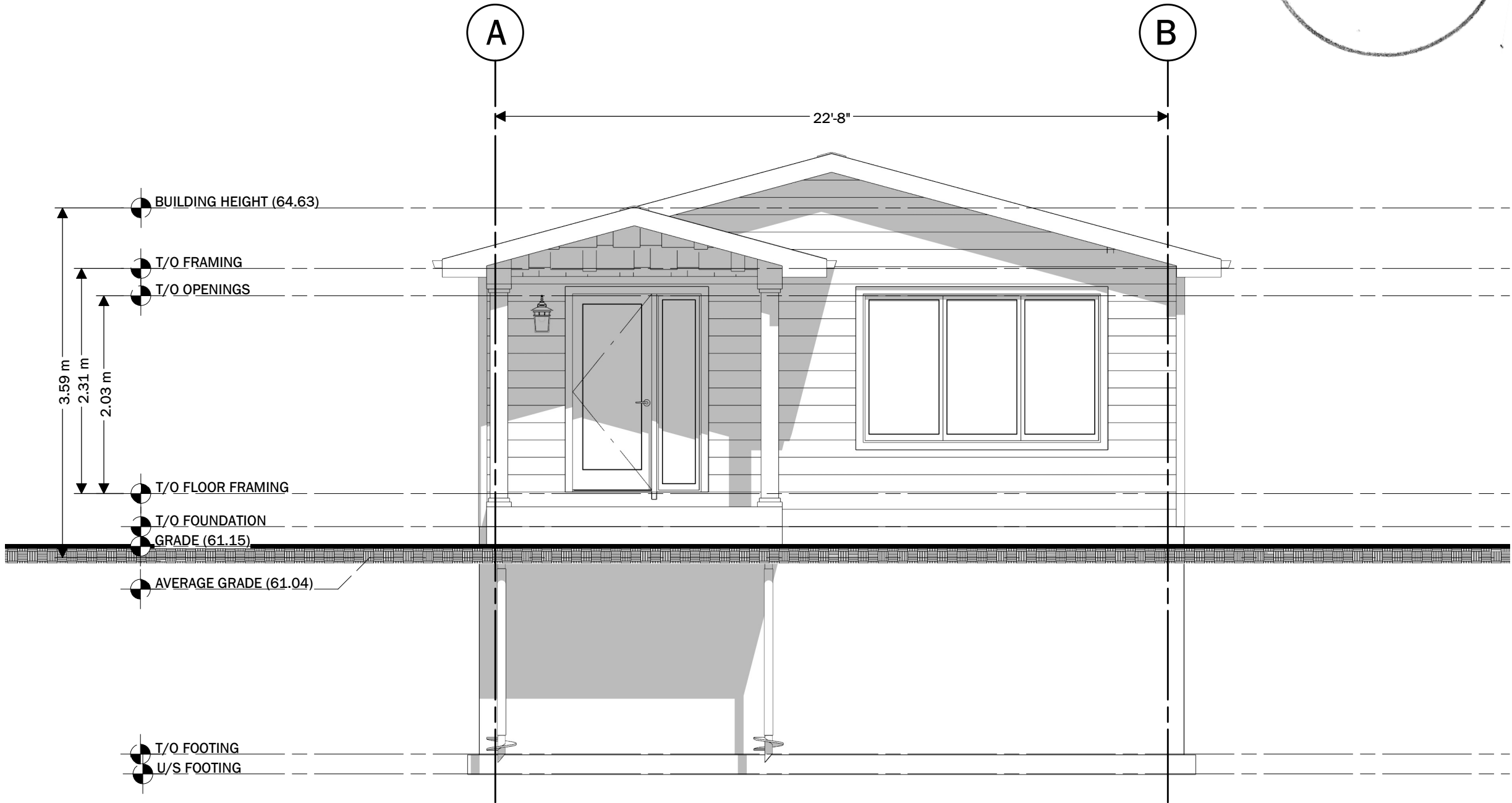
11x17

SHEET:

A-1

EAST ELEVATION

Committee
of Adjustment
Aug 03, 2022
City of Ottawa



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR MINOR VARIANCE	AB	2022-JULY-20

SHEET TITLE:
EXTERIOR
ELEVATIONS

PROJECT DESCRIPTION:
12 PRESLAND WEST
COACH HOUSE

DATE:
2022-07-20

1/4" = 1'-0"
INDICATED

SIZE:
11x17

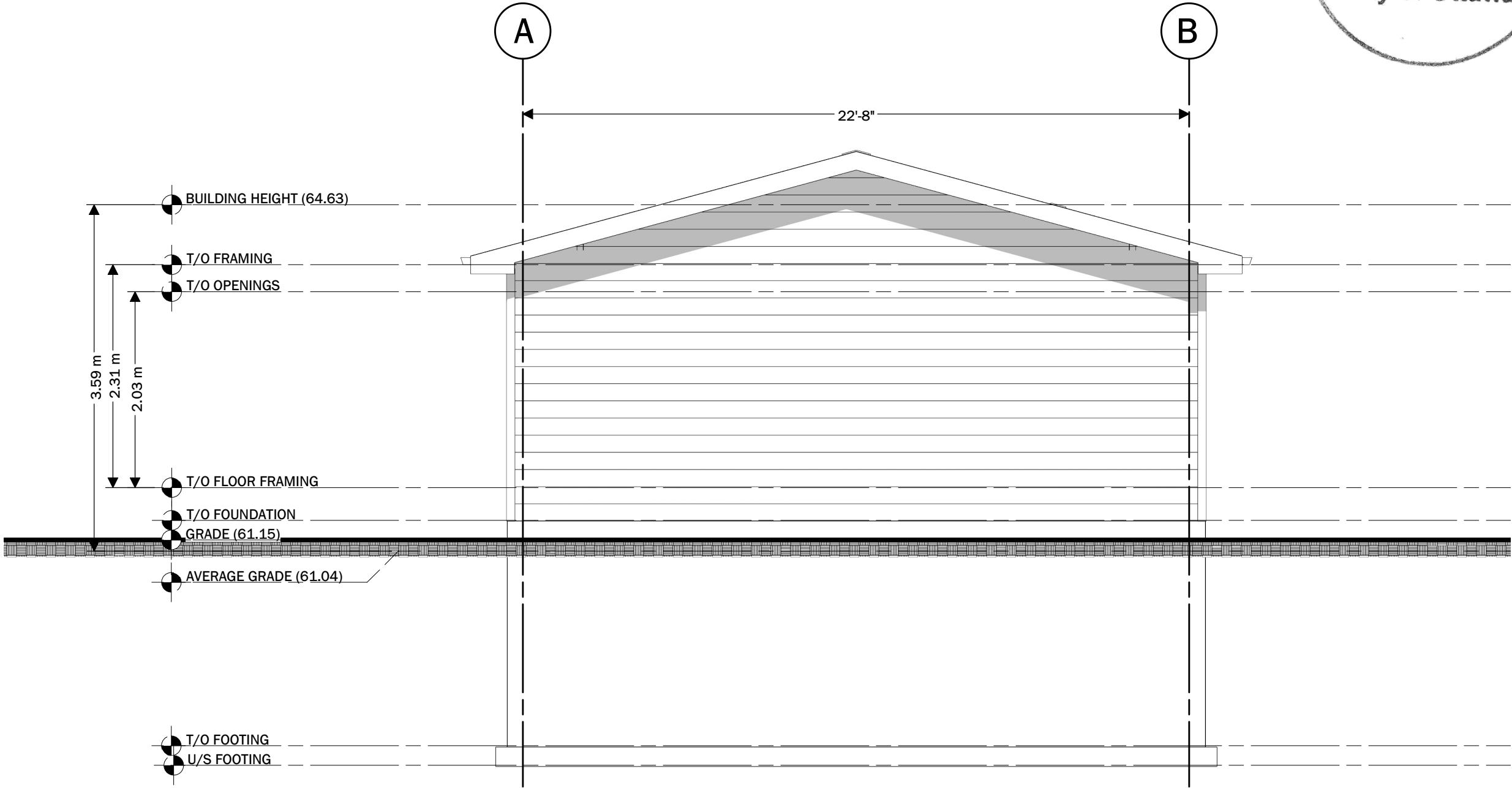
SHEET:
A-2

WEST ELEVATION

Committee
of Adjustment

Aug 03, 2022

City of Ottawa



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR MINOR VARIANCE	AB	2022-JULY-20

SHEET TITLE:

EXTERIOR
ELEVATIONS

PROJECT DESCRIPTION:

12 PRESLAND WEST
COACH HOUSE

DATE:

2022-07-20

1/4" = 1'-0"

INDICATED

SIZE:

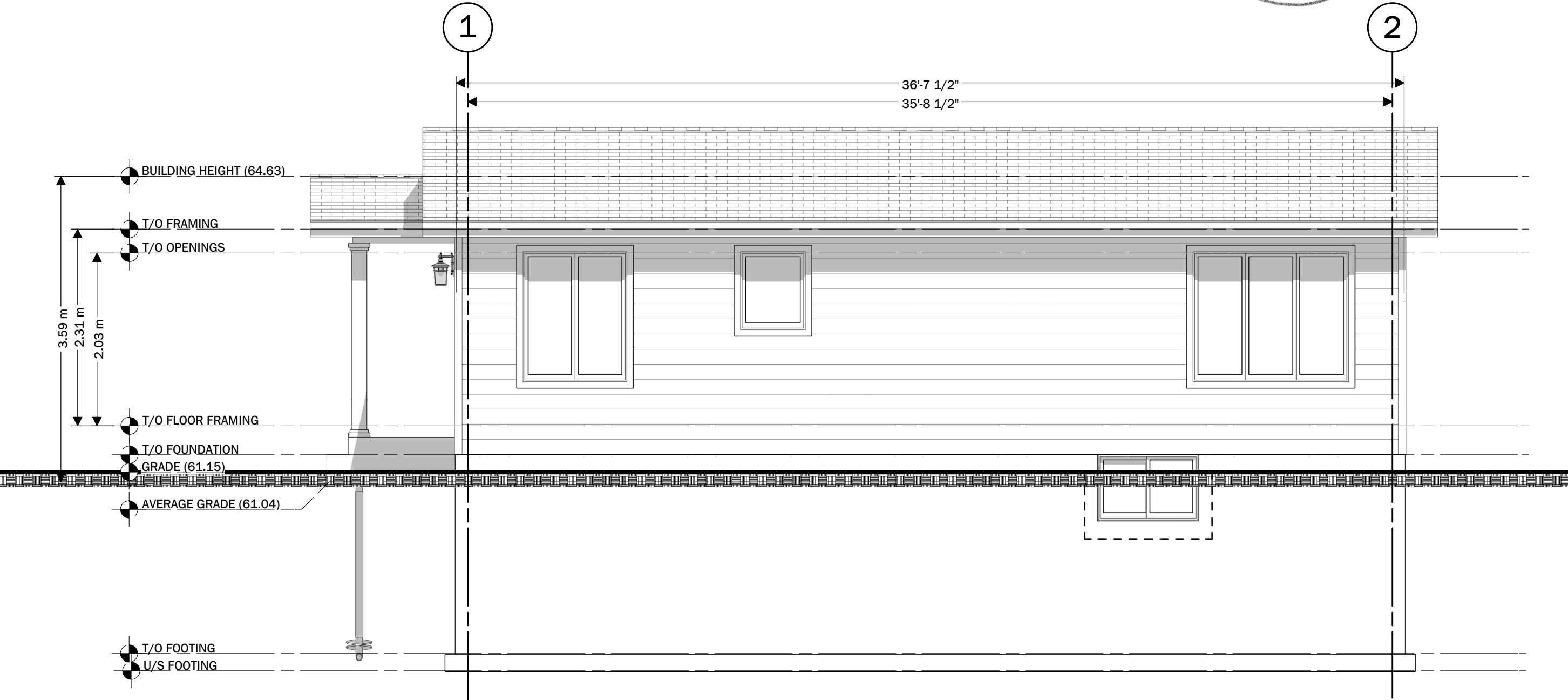
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SHEET:

A-3

NORTH ELEVATION

Committee
of Adjustment
Aug 03, 2022
City of Ottawa



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR MINOR VARIANCE	AB	2022-JULY-20

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

PROJECT DESCRIPTION:
**12 PRESLAND WEST
COACH HOUSE**

DATE:
2022-07-20

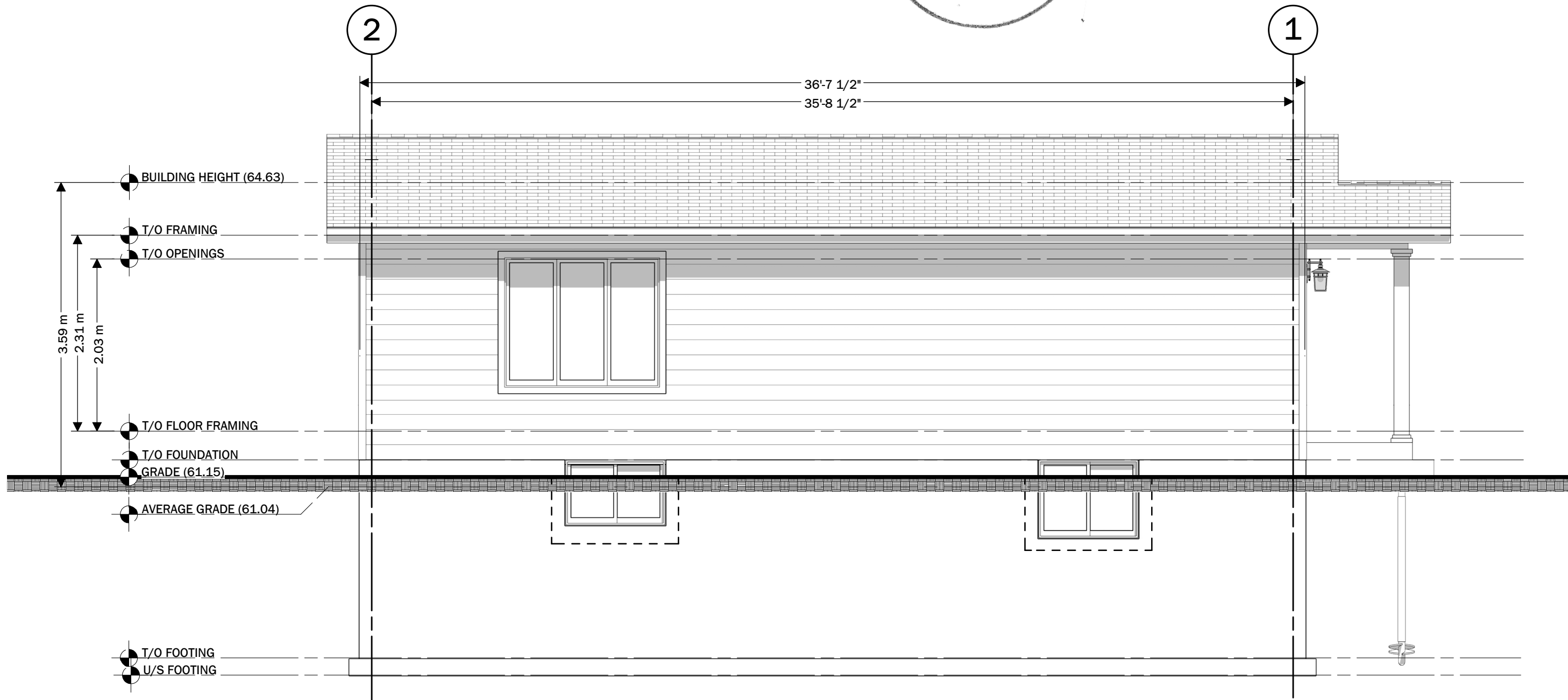
1/4" = 1'-0"
INDICATED

SIZE:
11x17

SHEET:
A-4

SOUTH ELEVATION

Committee
of Adjustment
Aug 03, 2022
City of Ottawa



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR MINOR VARIANCE	AB	2022-JULY-20

SHEET TITLE:
EXTERIOR
ELEVATIONS

PROJECT DESCRIPTION:
12 PRESLAND WEST
COACH HOUSE

DATE:
2022-07-20

1/4" = 1'-0"
INDICATED

SIZE:
11x17

SHEET:
A-5