



LEGEND:

SITE STATISTICS AND DEVELOPMENT DATA	
ZONE CATEGORY	[R]G5
ZONE PROVISION	
MIN. LOT AREA (m ²)	320m ²
MIN. LOT WIDTH (m)	18m
MIN. LOT DEPTH (m)	12m
MIN. FRONT YARD SETBACK (m)	4.5m
MIN. CORNER SIDE YARD SETBACK (m)	4.5m
MIN. INTERIOR SIDE YARD SETBACK (m)	4.5m
MIN. REAR YARD SETBACK (m)	6.0m (4)
MAX. LOT COVERAGE (%)	n/a

[PART 1]	
ZONE PROVISION	
MIN. LOT AREA (m ²)	17.60m ²
MIN. LOT WIDTH (m)	9.2m
MAX. BUILDING HEIGHT (m)	4.5m
MIN. FRONT YARD SETBACK (m)	4.5m
MIN. CORNER SIDE YARD SETBACK (m)	4.5m
MIN. REAR YARD SETBACK (m)	1.2m (R)
MAX. LOT COVERAGE (%)	n/a

[PART 2]	
ZONE PROVISION	
MIN. LOT AREA (m ²)	34m ²
MIN. LOT WIDTH (m)	14.60m
MIN. FRONT YARD SETBACK (m)	8.1m
MIN. CORNER SIDE YARD SETBACK (m)	n/a
MIN. INTERIOR SIDE YARD SETBACK (m)	2.0m & 1.2m (R)
MIN. REAR YARD SETBACK (m)	4.25m (4) 20%
MAX. LOT COVERAGE (%)	n/a

(4) MINIMUM REAR YARD SETBACK SHALL BE THE DEPTH OF THE LOT, HOWEVER IT MAY NOT BE LESS THAN 8.0m AND WHICH MUST COMPREHEND AT LEAST 25% OF THE AREA OF THE LOT.

(6) MINIMUM TOTAL INTERIOR SIDE YARD SETBACK IS 3.6m, WITH A CORNER LOT ON WHICH IS LOCATED ONLY ONE INTERIOR SIDE YARD, THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK IS 4.5m. THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK IS 4m. THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK IS 4m.

(19) EXISTING AVERAGE GRADE MUST BE CALCULATED PRIOR TO THE SUBMISSION OF THE PROPOSED GRADE. THE GRADE ELEVATIONS (MINIMUM AND MAXIMUM) SHALL BE AT LEAST 0.3m ABOVE THE MINIMUM REQUIRED FRONT YARD SETBACK, AND AT LEAST 0.3m ABOVE THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK OF THE ZONE IN WHICH THE LOT IS LOCATED.

No.	Description	By/Amended
1	FOR REVIEW	21/03/17
2	FOR REVIEW	21/03/17
3	FOR REVIEW	21/03/23
4	FOR REVIEW	21/04/12
5	FOR REVIEW	21/04/30
6	FOR PRE-CONSULTATION	21/05/14
7	FOR SUBMISSION	21/07/26
8	REVISED SUBMISSION	21/09/08

DRAWING REVISIONS

Date: March, 2021
Scale: 1:200

LOT SEVERANCE
1561 MINAKI AVENUE
OTTAWA, ONT.

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