



LEGEND:

SITE STATISTICS AND DEVELOPMENT DATA

ZONE CATEGORY [R1GG]	
ZONE PROVISION	REQUIRED
MIN. LOT AREA (m ²)	326m ²
MIN. LOT WIDTH (m)	18m
MAX. BUILDING HEIGHT (m)	8.0m
MIN. FRONT YARD SETBACK (m)	4.5m
MIN. CORNER SIDE YARD SETBACK (m)	4.5m
MIN. INTERIOR SIDE YARD SETBACK (m)	VARIES (6)
MIN. REAR YARD SETBACK (m)	6.0m (4)
MAX. LOT COVERAGE (%)	n/a

[PART1]

ZONE PROVISION	PROPOSED
MIN. LOT AREA (m ²)	342m ²
MIN. LOT WIDTH (m)	*16.91m
MAX. BUILDING HEIGHT (m)	*9.2m
MIN. FRONT YARD SETBACK (m)	4.5m
MIN. CORNER SIDE YARD SETBACK (m)	4.5m
MIN. INTERIOR SIDE YARD SETBACK (m)	1.2m (6)
MIN. REAR YARD SETBACK (m)	1.2m
MAX. LOT COVERAGE (%)	n/a

[PART2]

ZONE PROVISION	PROPOSED
MIN. LOT AREA (m ²)	344m ²
MIN. LOT WIDTH (m)	*15.51m
MAX. BUILDING HEIGHT (m)	*8.1m
MIN. FRONT YARD SETBACK (m)	4.6m
MIN. CORNER SIDE YARD SETBACK (m)	n/a
MIN. INTERIOR SIDE YARD SETBACK (m)	*2.0m & 1.2m (6)
MIN. REAR YARD SETBACK (m)	*4.3m
MAX. LOT COVERAGE (%)	(20% of lot depth) n/a

(4) MINIMUM REAR YARD SETBACK IS 25% OF THE LOT DEPTH WHICH MUST COMPROMISE AT LEAST 25% OF THE AREA OF THE LOT, HOWEVER IT MAY NOT BE LESS THAN 6.0m AND NEED NOT EXCEED 7.5m. DESPITE THE FOREGOING, ON LOTS WITH DEPTHS OF 15m OR LESS, THE MINIMUM REAR YARD SETBACK IS 4m.

(6) MINIMUM TOTAL INTERIOR SIDEYARD SETBACK IS 3.6m, WITH ONE MINIMUM YARD, NO LESS THAN 1.2m, WHERE THERE IS A CORNER LOT ON WHICH IS LOCATED ONLY ONE INTERIOR SIDE YARD, THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK EQUALS THE MINIMUM REQUIRED FOR AT LEAST ONE YARD. (BY-LAW 2008-462)

EXISTING AVERAGE GRADE MUST BE CALCULATED PRIOR TO ANY SITE ALTERATION AND BASED ON THE AVERAGE OF GRADE ELEVATIONS TAKEN ALONG BOTH SIDE LOT LINES AT THE MINIMUM REQUIRED FRONT YARD SETBACK, AND AT THE MINIMUM REQUIRED REAR YARD SETBACK OF THE ZONE IN WHICH THE LOT IS LOCATED.

9	FINAL SUBMISSION	21/10/05
8	REVISED SUBMISSION	21/09/06
7	FOR SUBMISSION	21/07/26
6	FOR PRE-CONSULTATION	21/05/14
5	FOR REVIEW	21/04/30
4	FOR REVIEW	21/04/12
3	FOR REVIEW	21/03/23
2	FOR REVIEW	21/03/10
1	FOR REVIEW	21/03/07
No.	Description	yy/mm/dd

DRAWING REVISIONS

date	scale
March, 2021	1:200

LOT SEVERANCE

1561 MINAKI AVENUE
OTTAWA, ON.

