



KEY MAP
SCALE: NTS

Minor Variances Requested

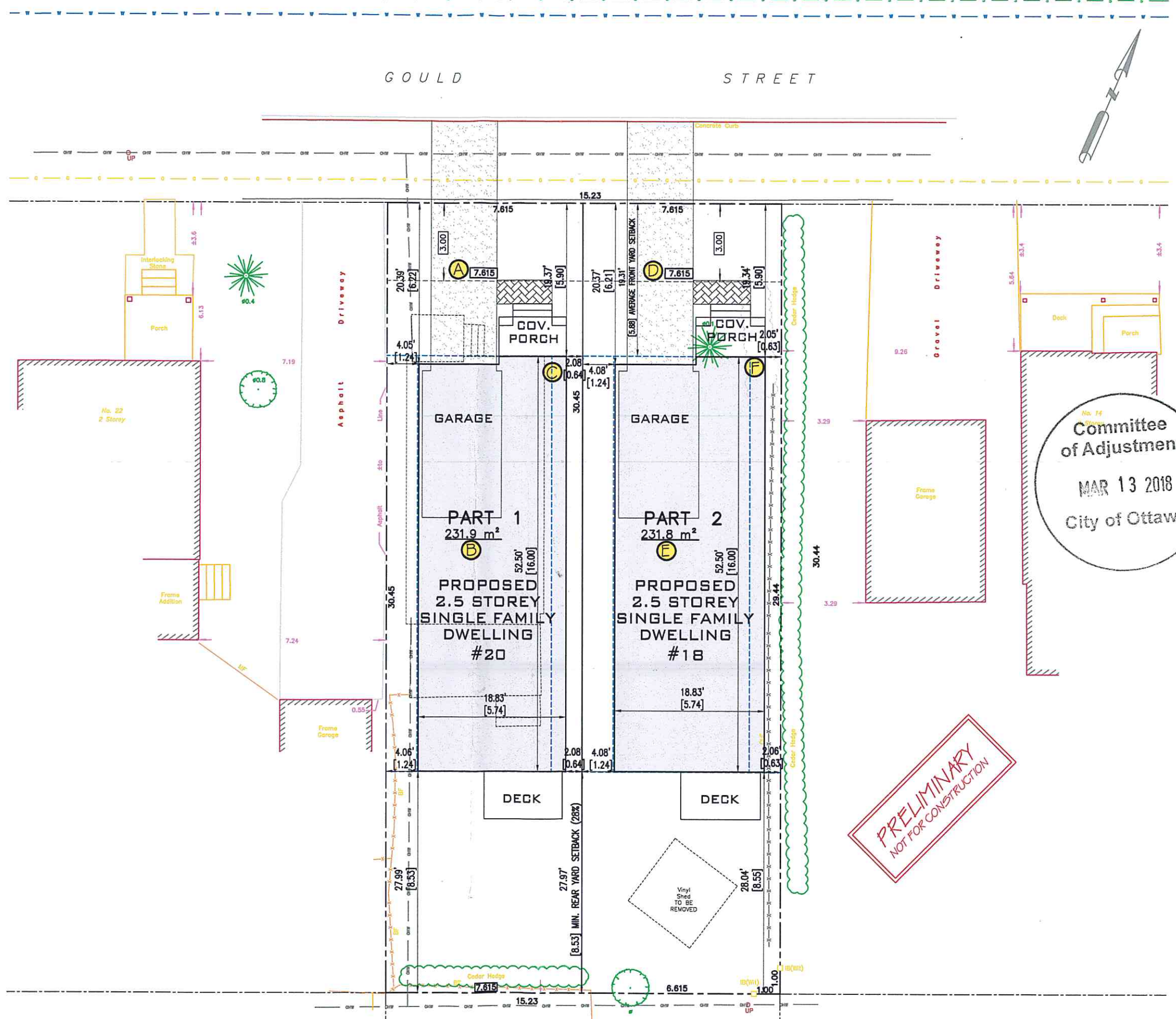
- Part 1**
- a) A variance is requested to permit a reduced lot width of 7.615 metres, whereas the By-law requires a minimum lot width of 15 metres.
 - b) A variance is requested to permit a reduced lot area of 231.9 square metres, whereas the By-law requires a minimum lot area of 450 square metres. (Zoning By-law 2008-250)
 - c) A variance is requested to permit a reduced East side yard setback of 0.64 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.
- Part 2**
- d) A variance is requested to permit a reduced lot width of 7.615 metres, whereas the By-law requires a minimum lot width of 15 metres.
 - e) A variance is requested to permit a reduced lot area of 231.8 square metres, whereas the By-law requires a minimum lot area of 450 square metres. (Zoning By-law 2008-250)
 - f) A variance is requested to permit a reduced East side yard setback of 0.63 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

ADDRESS	18 GOULD STREET OTTAWA, ON. K1Y 2P2		
LEGAL DESCRIPTION	PLAN 145 LOT 9 PIN: 040300097 WARD 15, KITCHISSIPPI		
ZONING	ZONING BY-LAW: 2008-250 R1 MM, Sec. 139, SCHEDULE 342		
DETACHED	ZONING	PROPOSED PART 1	PROPOSED PART 2
MIN. LOT WIDTH	15m	7.615m	7.615m
MIN. LOT AREA	450m ²	231.9m ²	231.8m ²
MAX. BUILDING HEIGHT	8.5m*	8.5m	8.5m
MIN. FRONT YARD SETBACK	5.88m**	5.90m	5.90m
MIN. REAR YARD SETBACK	8.53m***	8.57m	8.59m
MIN. INTERIOR YARD SETBACK	1.2m	0.64m	0.63m

*End Note 17
Despite the maximum building heights in Table 156A above, the maximum building height permitted in Area A of Schedule 342 is 8.5 metres; in Area A of Schedule 355 is 10 metres; in Area A of Schedule 357 is 10.5 metres. (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

**Sec. 139 - Yard Setbacks
The minimum required yard setback for a yard abutting a street must be:
a) in the case where there are residential use buildings on the lots abutting each side lot line of the affected lot, the setbacks for those yards that abut a street must align with the setbacks of abutting lots, such that
(i) on an interior lot, the average of the existing setbacks of the abutting lots on which the dwellings face the same street as the affected lot;

***Alternative Setbacks for Urban Areas
(6.1) Despite the minimum rear yard setback provision in column VII of Table 156A, the minimum required rear yard setback on through lots or interior lots where the rear lot line abuts R1, R2, R3, and R4 zones, and where the minimum front yard setback is greater than 4.5 metres in Area A on Schedule 342 are as follows:
(a) for any lot width a lot depth:
(i) greater than 25 metres and up to and including 92 metres: a distance equal to 28 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot.



Committee
of Adjustment

MAR 13 2018
City of Ottawa

PRELIMINARY
NOT FOR CONSTRUCTION

ZONING INFORMATION

SITE PLAN
SCALE: 1:150

MD
MIROCA DESIGN
INCORPORATED SINCE 1984
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCORDE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

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NO.	DESCRIPTION & DATE
1	REVISIONS
JOB TITLE: 18 (20) GOULD STREET OTTAWA, ON. TWO-STORY SINGLE FAMILY HOME	
SHEET TITLE: SITE PLAN KEY PLAN ZONING INFORMATION	
SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	
CHECKED:	
DATE: FEBRUARY 2018	S 1.1
PRINT DATE:	