

Committee of Adjustment
 DEC 10 2019
 City of Ottawa

ROSSLAND AVENUE



KEY MAP
 SCALE: NTS

LOCATION OF SUBJECT PROPERTY

MD
 MIROCA DESIGN
 INCORPORATED SINCE 1982
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT
 3D DEMO/BLUE DATE
 UNIT 47
 OTTAWA, ONTARIO
 K1E 7Y7
 TEL: 613-974-5883
 FAX: 613-974-7085
 CONTACT@MIROCADESIGN.COM
 WWW.MIROCADSIGN.COM

Variances Requested:

- Part 1**
- a) To permit a reduced lot width of 15.24 metres, whereas the By-Law requires a minimum lot width of 19.5 metres.
 - b) To permit a reduced lot area of 455.1 square metres, whereas the By-Law requires a minimum lot area of 600.0 square metres.
- Part 2**
- c) To permit a reduced lot width of 15.24 metres, whereas the By-Law requires a minimum lot width of 19.5 metres.
 - d) To permit a reduced lot area of 455.2 square metres, whereas the By-Law requires a minimum lot area of 600.0 square metres.

GENERAL NOTES:

1. THE APPLICANT/OWNER SHALL OBTAIN AND MAINTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE REGULATORY AGENCIES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND BY-LAWS.
3. DIMENSIONS SHOWN FOR SPOTS ARE APPROXIMATE. DIMENSIONS SHOWN FOR WALLS AND FOUNDATIONS SHALL BE PERMITTED AND APPROVED BY THE APPLICABLE REGULATORY AGENCIES.
4. DO NOT SCALE THE DRAWING.

ADDRESS	62 ROSSLAND AVENUE OTTAWA, ON K1S 2H6		
LEGAL DESCRIPTION	PLAN 375 LOT 64 TO 67 PIN: 046770002 WARD 8, COLLEGE		
ZONING	ZONING BY-LAW: 2008-150 R1 FF		
DETACHED	ZONING	PROPOSED PART 1	PROPOSED PART 2
MIN. LOT WIDTH	19.5 m	25.24 m	25.24 m
MIN. LOT AREA	600 m ²	455.1 m ²	455.2 m ²
MAX. BUILDING HEIGHT	8.5 m	8.5 m	8.5 m
MIN. FRONT YARD SETBACK	6 m	7.47 m	7.48 m
MIN. REAR YARD SETBACK	(2.81) 8.36 m *	8.41 m	8.41 m
MIN. INTERIOR YARD SETBACK	Comb. 2.1 m **	2.08 m + 1.27 m + 3.35 m	1.27 m + 2.08 m + 3.35 m

* Alternative Setbacks for Urban Areas (OMB Order File # PL150797, issued July 25, 2016 - By-law 2015-228)

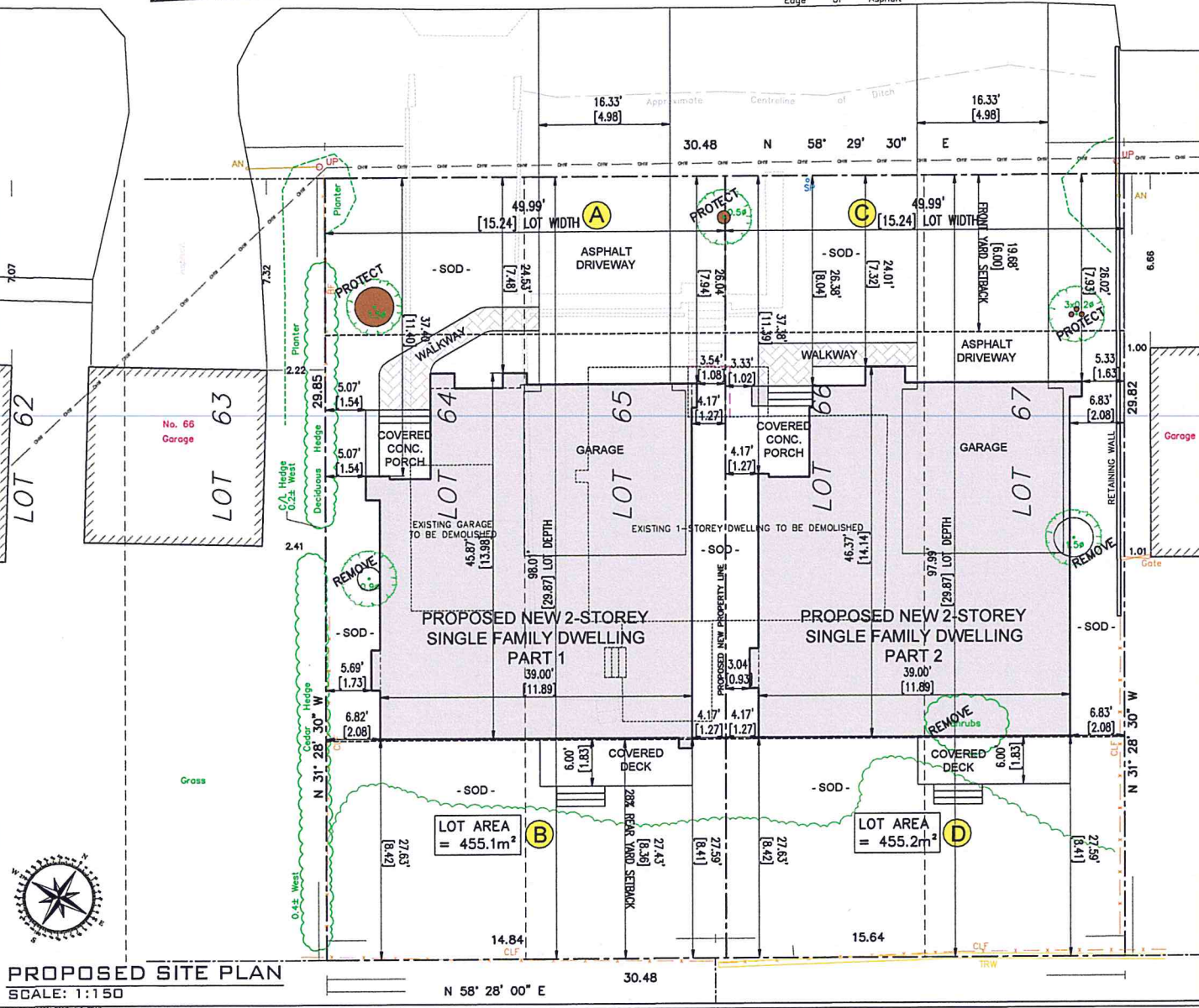
(6.1) Despite the minimum rear yard setback provision in Column VII of Table 156A, the minimum required rear yard setback on through lots or interior lots where the rear lot line abuts R1, R2, R3, and R4 zones, and where the minimum front yard setback is greater than 4.5 metres in Area A on Schedule 342 are as follows:

(a) for any lot with a lot depth:
 (i) greater than 25 metres and up to and including 32 metres: a distance equal to 28 per cent of the lot depth which must comprise at least 2.5 per cent of the area of the lot.

** Combined Interior Side Yard Setback

Minimum total interior side yard setback is 2.1m, with one minimum yard, no less than 0.9m. 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.

ZONING INFORMATION



PROPOSED SITE PLAN
 SCALE: 1:150

JOB TITLE:
 62 ROSSLAND AVENUE
 OTTAWA, ON
 PROPOSED 2-STORY
 SINGLE FAMILY HOMES

SHEET TITLE:
 PROPOSED SITE PLAN

SCALE: AS SHOWN DWS NO.
 DRAWN: M.D.
 CHECKED:
 DATE: NOV 23 19
 PRINT DATE:

S1.1

