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|--------------------------|---|--|--|
| ADDRESS | 101 FIELDROW ST. OTTAWA, ON. K2G 2Y8 | | |
| LEGAL DESCRIPTION | PARCEL 230 PART OF LOT 32 PIN: 04659 - 0058 CITY OF OTTAWA | | |
| ZONING | ZONING BYLAW: 2015-228 RIFF | | |

| | ZONING | PROPOSED PART 1 | PROPOSED PART 2 |
|----------------------------|-------------------|---------------------|---------------------|
| DETACHED | | | |
| MIN. LOT WIDTH | 19.5m | 16.65m | 16.63m |
| MIN. LOT AREA | 600m ² | 702.8m ² | 702.8m ² |
| MAX. BUILDING HEIGHT | 9.5m | 8.5m | 8.5m |
| MIN. FRONT YARD SETBACK | 6m | 8.92m | 8.93m |
| MIN. CORNER YARD SETBACK | 4.5m | N/A | N/A |
| MIN. REAR YARD SETBACK | 7.5* | 36.76m | 48.84m |
| MIN. INTERIOR YARD SETBACK | VARIES** | 1.09m & 1.52m | 1.68 & 1.52 |
| MAX. LOT COVERAGE | 45% | 39% | 28.9% |

***BY-LAW 2015-228** Alternative Setbacks for Urban Areas
(6.1) Despite the minimum rear yard setback provision on 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 depth:
(v) greater than 33 metres: a distance equal to 30 per cent of the lot depth which must comprise at least 25 per cent of the area on the lot.

****BY-LAW 2008-452** Minimum total interior side yard setback is 2.1m, with one minimum yard no less than 0.9m.

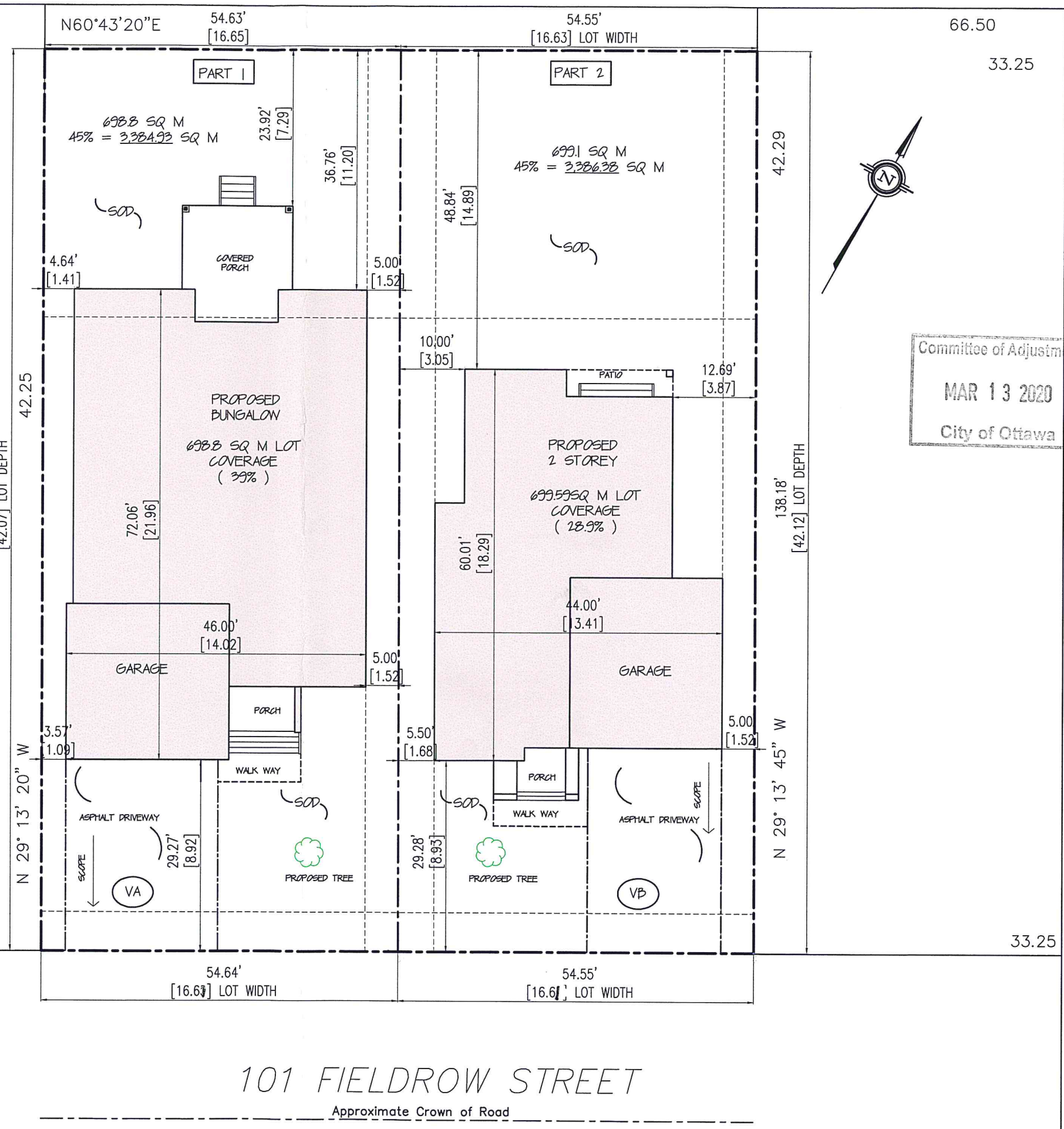
Minor Variances Requested:

a) To permit a reduced lot width of 16.65 metres on Part 1, whereas the By-law requires that the lot width is greater than 19.5 metres.

b) To permit a reduced lot width of 16.63 metres on Part 2, whereas the By-law requires that the lot width is greater than 19.5 metres.



KEY PLAN (NTS) LOT LOCATION



Committee of Adjustment
MAR 13 2020
City of Ottawa

43.91

SITE PLAN
SCALE: 1:200

101 FIELDROW STREET

Approximate Crown of Road

MD
MIROGA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7
TEL: 613-274-2653
FAX: 613-274-7085
CONTACT@MIROGADDESIGN.COM
WWW.MIROGADDESIGN.COM

| NO. | DESCRIPTION & DATE |
|-----------|--------------------|
| 1 | |
| REVISIONS | |

GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- FOOTINGS DESIGNED FOR 2000 P.S.F. ABSOLVED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
- DO NOT SCALE THE DRAWINGS.

JOB TITLE:
PROPOSED BUNGALOW & TWO STOREY DWELLING
101 FIELDROW
CITY OF OTTAWA

SHEET TITLE:
SITE PLAN

| | |
|---------------------|-------------|
| SCALE: AS SHOWN | DWG NO. |
| DRAWN: | S1.1 |
| CHECKED: | |
| DATE: FEBRUARY 2020 | |
| PRINT DATE: | |