

ZONING - R111(L493)

Mature Neighbourhoods Overlay	REQUIRED	EXISTING	PROPOSED
Minimum Lot Width:	9.0m	18.57m	same
Minimum Front Area:	270.0m ²	372.54m ²	same
Minimum Rear Yard Setback:	4.37m*	0.1m	0.91m
Minimum Rear Yard Area:	4.64m**	0.52m	0.52m
Minimum Interior Yard Setback:	25%(93.14m)	4.83%(17.99m*)	4.83%(17.99m*)
Minimum Interior Yard Area:	0.6m, 1.2m	0m	2.82m
Maximum Building Height:	8.0m***	≤7.02m	6.65m

ADDITIONAL ZONING PROVISIONS

**Minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the lot area, however it may not be less than 0.6m and need not exceed 7.5m. Despite the foregoing, on lots with depths of 15m or less, the minimum rear yard setback is 4.0m.

ALTERNATIVE SETBACKS (Sec. 159)

**For lots up to and including 23.5m, a distance equal to 25% of the lot depth which must comprise at least 25% of the area of the lot.

DRAWING LEGEND:

- Property line
- Setback
- Existing walls to remain
- New walls
- Walls to be demolished
- Area of proposed construction
- Existing fence
- Existing overhead wires
- Existing utility pole
- OUP

MATURE NEIGHBOURHOODS OVERLAY (Sec. 159)

The setbacks of for yards abutting a street must align with the setback of adjoining lots that face the same street as the affected lot, but in no case shall the setback exceed 6.0m.

REAR YARD SETBACK CALCULATION

Lot Area: 372.54m² x 25% = 93.14m² (2.55m)
 Lot Depth: 18.57m x 25% = 4.64m
 4.64m x 36.41m = 168.94m²

REAR YARD AREA CALCULATION

proposed rear yard setback: 0.52m
 resulting rear yard area: 17.99m²
 resulting lot area %: 4.83%

PERMITTED PROJECTIONS (Sec. 65)

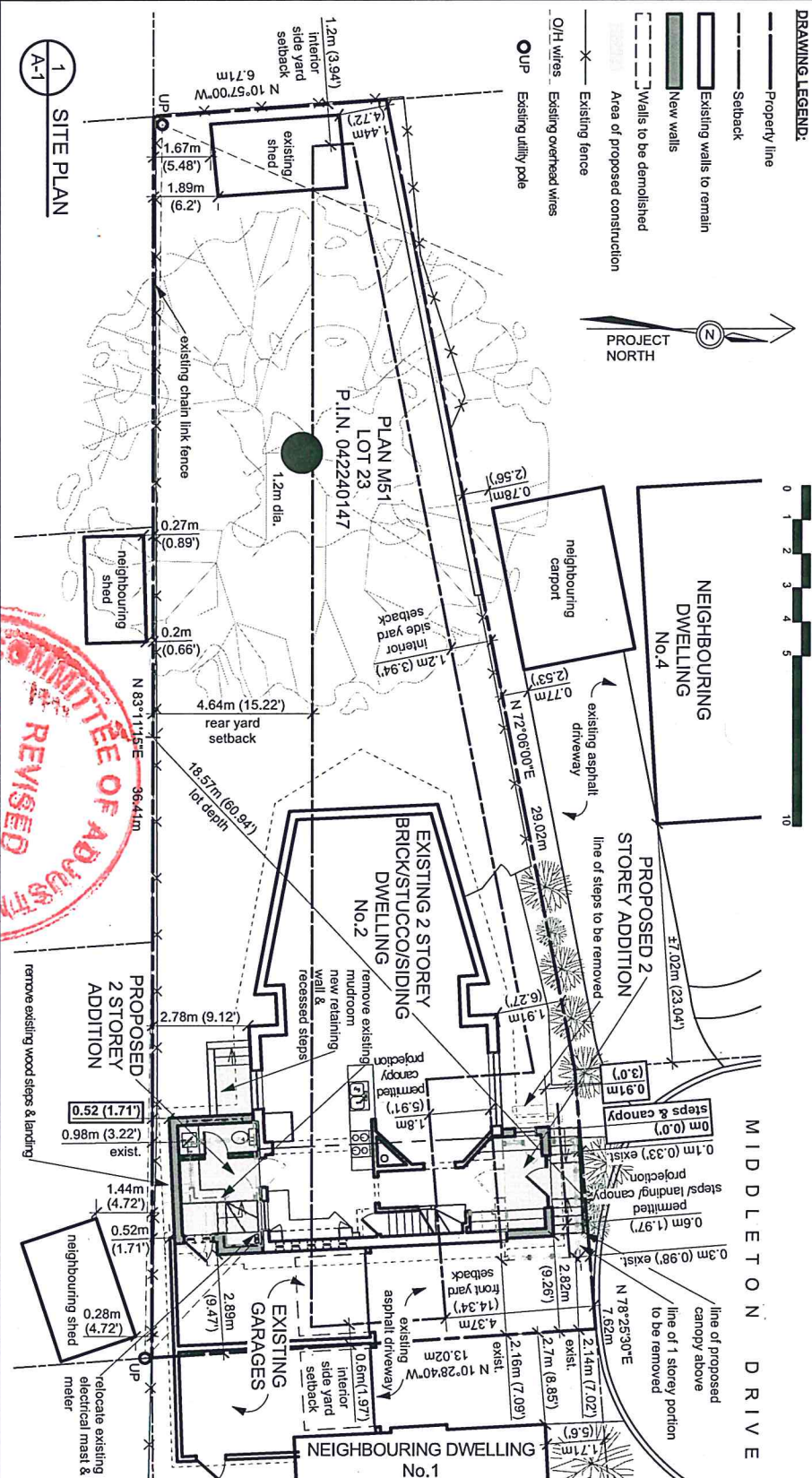
-eaves, eaves overhang, & gutters:
 -1.0m but no closer than 0.3m to a lot line.
 -open stairways, landing, steps & ramps:
 -at or below the first floor level:
 -front yard or corner side yard no closer than 0.6m to a lot line.
 -interior side yard or rear yard: no limit.
 -canopies & awnings
 -residential use buildings other than low-rise apartments and mid-high rise apartments:
 -1.5m but no closer than 0.6m to a lot line.
EXCEPTION (1493)
 **Maximum height limit is 8.0m

DRAWING LIST:

no.	date	revision
A-1	2020/07/24	issued for variance

GENERAL NOTES

- Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
- Do not scale from drawings.
- All work to comply with the Ontario Building Code and all applicable municipal regulations.
- This drawing to be read in conjunction with all material relevant to this project.



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scale: 1:125
 job no.: 1921
 project: 2 Middleton Drive Ottawa, On
 date: July 24, 2020

drawing	designed	drawn	checked	dwg no.
SITE PLAN	JT	IC	JT	A-1

Site Plan
 2 Middleton Drive
 Ottawa, On
 July 24, 2020