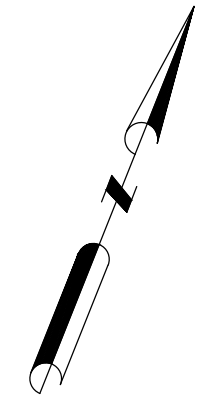
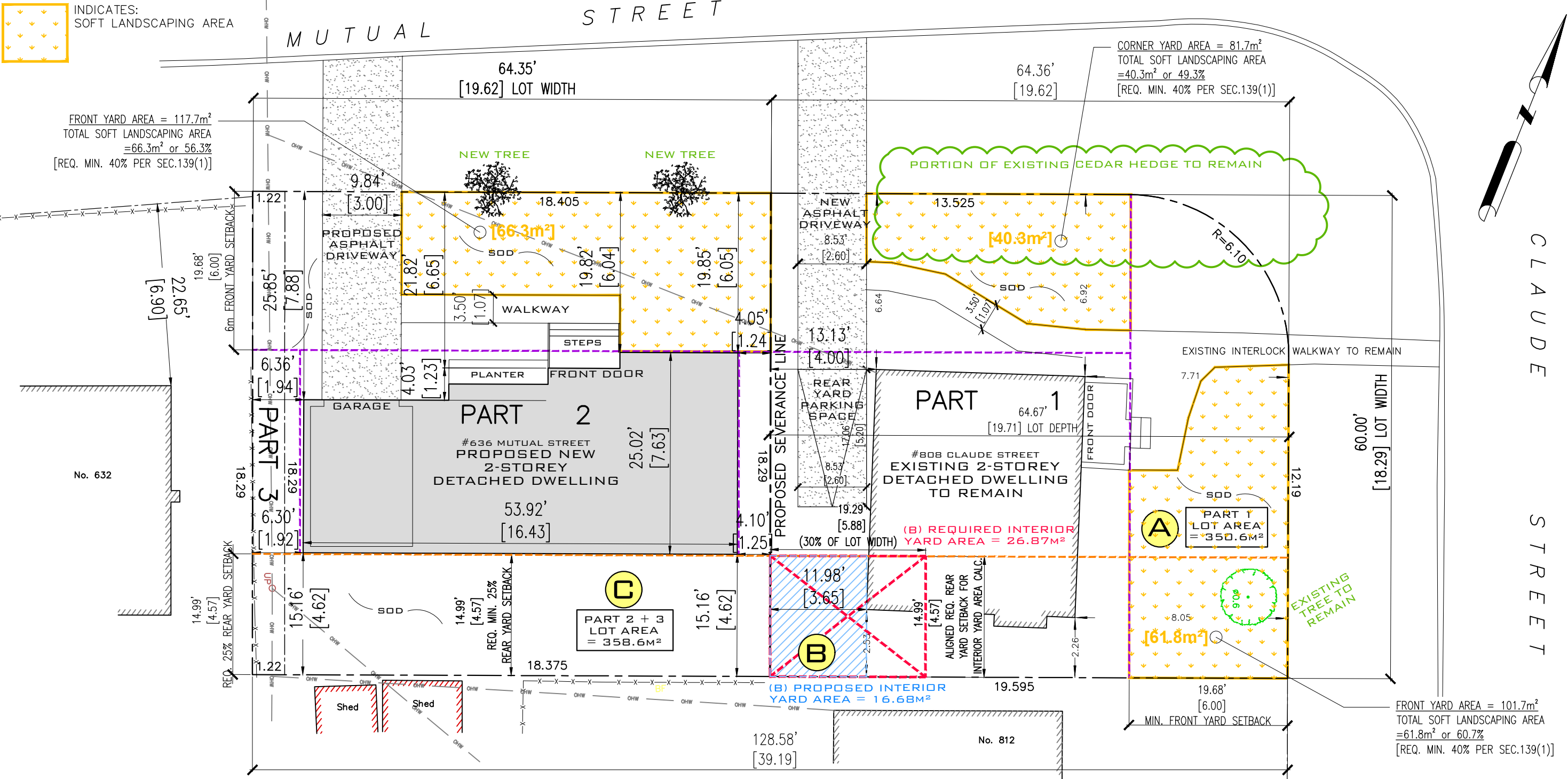


INDICATES:
 SOFT LANDSCAPING AREA



PROPOSED SITE PLAN
 SCALE: 1:150

INTERIOR YARD AREA CALCULATION:
 S.144 (6) Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required, whether the lot is to be severed or not, that abuts the rear yard and interior side yard, by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lot's actual width.

MINIMUM REQUIRED REAR YARD SETBACK OF #636 MUTUAL STREET = 4.57m
 30% OF LOT WIDTH (Note: interim use Mutual side) OF #808 CLAUDE STREET = 5.88m
 REQUIRED INTERIOR YARD AREA = 26.87m²

PROPOSED INTERIOR YARD AREA = 4.57m X 3.65m = 16.68m²

MINOR VARIANCES REQUESTED:

Part 1:

A) TO PERMIT A REDUCED LOT AREA OF 350.6 SQUARE METRES, WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT AREA OF 450.0 SQUARE METRES [TABLE 158A]

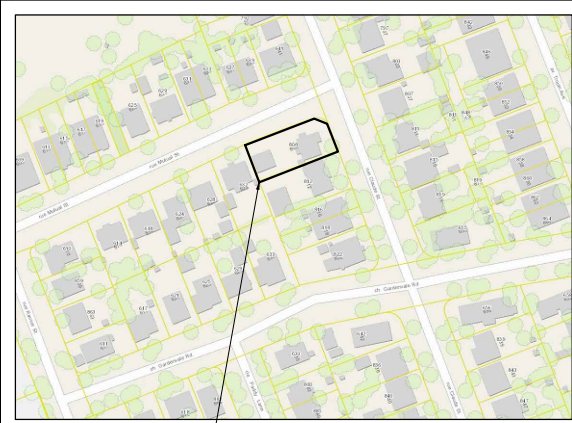
B) TO PERMIT A REDUCED INTERIOR YARD AREA OF 16.68 SQUARE METRES, WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR YARD AREA OF 26.87 SQUARE METRES. [SEC. 144 (6)]

Part 2 & 3:

C) TO PERMIT A REDUCED LOT AREA OF 358.6 SQUARE METRES, WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT AREA OF 450.0 SQUARE METRES [TABLE 158A]

ZONING INFORMATION

DETAILED	ZONING	PART 1 EXISTING TO REMAIN	PARTS 2&3 PROPOSED NEW 2-STORY
MIN. LOT WIDTH	15m	19.62m	18.29m
MIN. LOT AREA	450m ²	358.6m ²	350.6m ²
MAX. BUILDING HEIGHT	8m	8m	8m
MIN. FRONT YARD SETBACK	6m [Sec. 144(1)(c)]	7.71m	6.04m
MIN. CORNER YARD SETBACK	4.5m	6.64m	-
MIN. REAR YARD SETBACK FOR INTERIOR LOT	25% of the lot depth (4.57m) [Table 144B]	-	4.62m (25.25% of lot depth)
MIN. REAR YARD SETBACK FOR CORNER LOT	1.2m [Sec. 144(5)(b)] Plus interior yard area of 4.57m X 5.88m [Sec. 144(6)]	3.65m Plus interior yard area of 4.57m X 3.65m	-
MIN. INTERIOR YARD SETBACK	3m total, 1.2m for one side yard [Sec.144(2)]	2.26 one side yard	1.24m + 1.92m = 3.16m total



HATCH INDICATES PROPOSED INTERIOR YARD AREA

HATCH INDICATES REQUIRED INTERIOR YARD AREA

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.
- FOUNDINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
- DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1	ADDITIONAL MINOR VARIANCE FOR PART 1 INTERIOR YARD AREA FEBRUARY 10, 2021	

JOB TITLE:
 808 CLAUDE STREET
 OTTAWA, ON.
 PROPOSED SEVERANCE

SHEET TITLE:
 PROPOSED SITE PLAN

SCALE: AS SHOWN
 DRAWN: S.S.
 CHECKED: M.D.
 DATE: FEBRUARY 2021
 PRINT DATE:

DWG NO.
S1.1