

LEGEND

- Zoning Setbacks
(Per Table 160A - see below)
- Additional Setback to account for exterior building finish (0.05m from Zoning Setback Line)
- Preferred Builder Setback
(5.0m FY for Singles / 6.0m FY for Towns / 1.5m ISY between towns)
- Non-Typical Unit Placement required to meet setback provisions
- Unit Footprint does not fit within zoning setback provisions
- Driveway Provision is not met
- xx%

Required 10m separation for fireflow clearance (T.B.C)
- Driveway Provision Calculation

ZONING PROVISIONS: Permitted Projections into Required Yards City of Ottawa By-Law 2008-250, Section 65	
Feature	Maximum size and extent of Projection
(1) Chimney, chimney box and fireplace box	1m, but not closer than 0.6m to a lot line
(2) Eaves, eave-troughs and gutters	1 m, but not closer than 0.3 m to a lot line
(4) Canopies and awnings	(a) Residential use buildings other than low-rise apartment dwellings and mid-high rise apartment dwellings: -1.8m, but not closer than 0.6m to a lot line (b) Other features: i) where at or below the floor level of the first floor: 1. in the case of the interior side yard or rear yard: no limit, and 2. in the case of the front yard or corner side yard: no closer than 0.6m to a lot line, and ii) other cases: 1. In the case of any yard: 1.5m, but not closer than 1m to a lot line; and (By-law 2014-278)
(5) Fire escapes, open stairways, stoop, landing, steps and ramps	(a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade : (i) in the interior side yard and rear yard: no limit (ii) in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line; and (By law 2008-462) (By-law 2014-278) (b) all other cases - 2 metres, but no closer than 1 metre from any lot line
(6) Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	(a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade : (i) in the interior side yard and rear yard: no limit (ii) in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line; and (By law 2008-462) (By-law 2014-278) (b) all other cases - 2 metres, but no closer than 1 metre from any lot line
(7) Bay window where window faces a lot line	1 m, but not closer than 1.2 m from a lot line

TABLE 160A – R3 SUBZONE PROVISIONS (OMB Order File No. PL150797, issued July 25, 2016 - By-law 2015-228)										
I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
Z	None	Planned Unit Development	18 ¹¹	1,400	11 ^{12,13}	3 ⁸	3 ⁸	varies ⁹	varies ⁹	8,9,11,13
		Three Unit Duplex	18	450	11 ^{12,13}	3 ⁸	3 ⁸	6 ¹¹	1.2	8,11,13
		Detached, Linked, detached	14	380	11 ^{12,13}	3 ⁸	3 ⁸	6 ¹¹	varies ⁹	6,8,11,13
		Semi-Detached	7	190	11 ^{12,13}	3 ⁸	3 ⁸	6 ¹¹	0.9	8,11,13
		Townhouse	6	150	11 ^{12,13}	3 ⁸	3 ⁸	6 ¹¹	1.2	8,11,13

Endnotes:

6 Minimum total interior side yard setback is 1.8m, with one minimum yard, no less than 0.6m wide. Where there is a corner lot on which is located only one side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. In Area A on Schedule 342 the minimum interior side yard setback is 0.6 metres on one side and 1.2m on the other. (By-law 2008-462) (OMB Order File No.PL150797, issued July 25, 2016 - By-law 2015-228)

8 The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2m. No portion of a private garage or carport shall be located more than 2.5m closer to a street lot line than the closer of:
(i) a building front wall or side wall, or
(ii) a covered porch or veranda that is at least 2.5m wide.

11 Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.

13 Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows: Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located. (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)

Section 107 - Aisle and Driveway Provisions

107 (3.2.) where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:
(By-law 2018-155)
2. The area of the driveway does not exceed the greater of:
1. 50 per cent of the area of the yard in which it is located, or
2. 2.6 metres times the depth of the yard in which it is located.

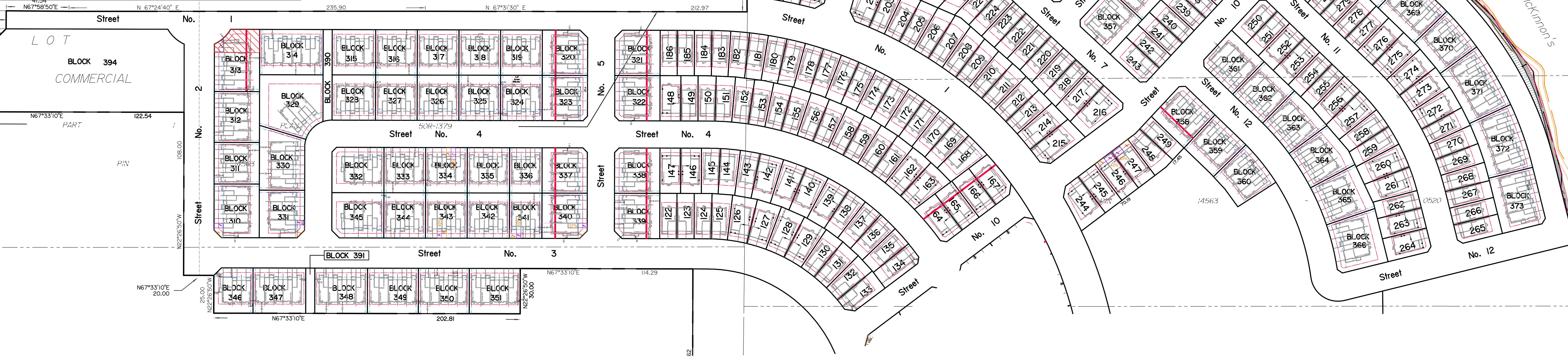
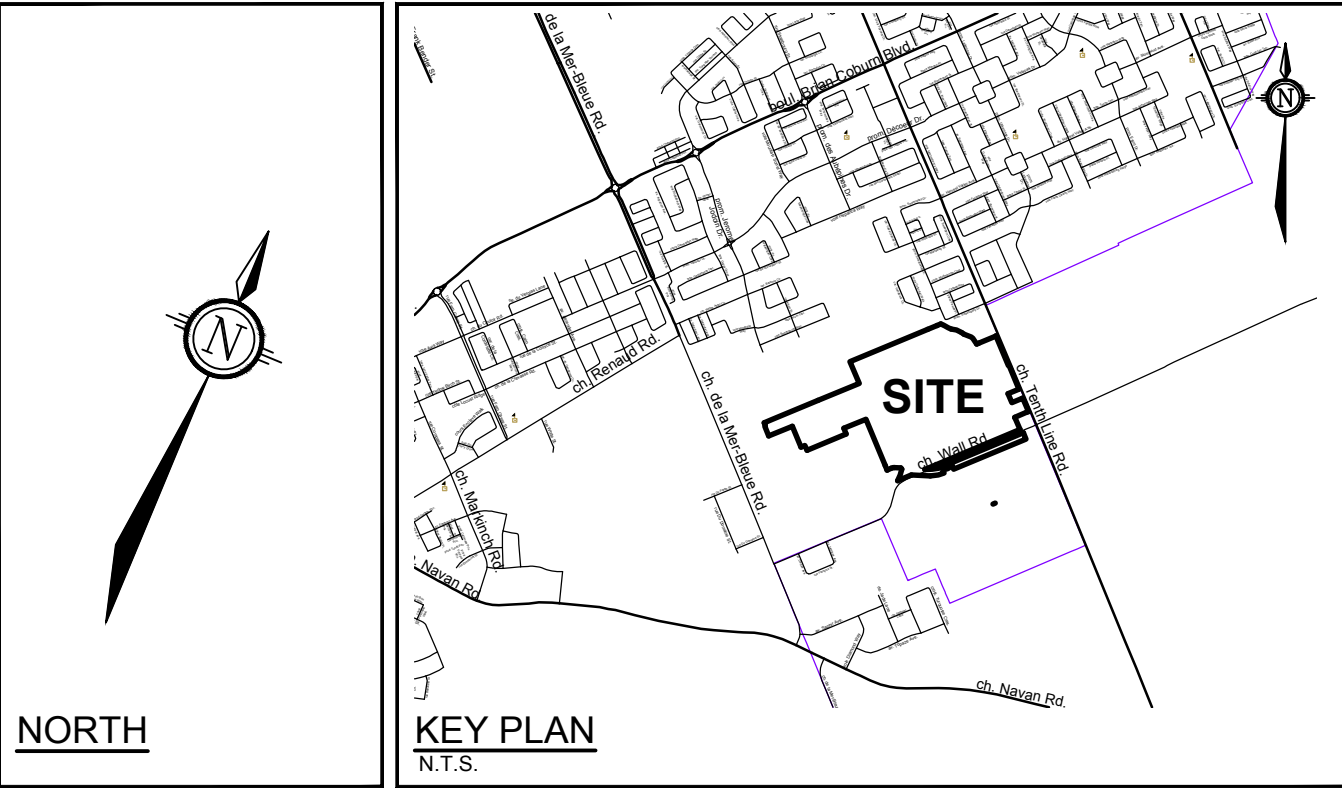
City of Ottawa Private Approach (By-law No.2003-447)

Section 11

1. a private approach shall have a minimum width of 2.4 metres and a maximum width of 9.0 metres, and in no case shall the width exceed 50% of the frontage on which the approach or approaches are located. (2015-107)

Section 26

1. The design, construction and location of a private approach to a single dwelling unit shall comply with the following provisions:
c. on a corner lot or a lot abutting on more than one road allowance, the minimum distance between the nearest limit of a private approach and an intersecting street line or its extension shall not be less than 6 metres.



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

SCALE 1:1250 (A1) / 1:2500 (11x17) 0 10 20 30 40 50		FOR REVIEW ONLY		NOVATECH Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com	CITY OF OTTAWA 2503, 2559 MER BLEUE ROAD & 2666 TENTH LINE ROAD DRAWING NAME ZONING COMPLIANCE PLAN	PROJECT No. 122070-06 REV REV #1 DRAWING No. 122070-ZC-1			
I. PREPARED FOR DISCUSSION		OCT 28/25							
No.		REVISION							