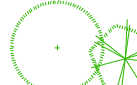
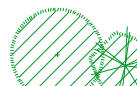



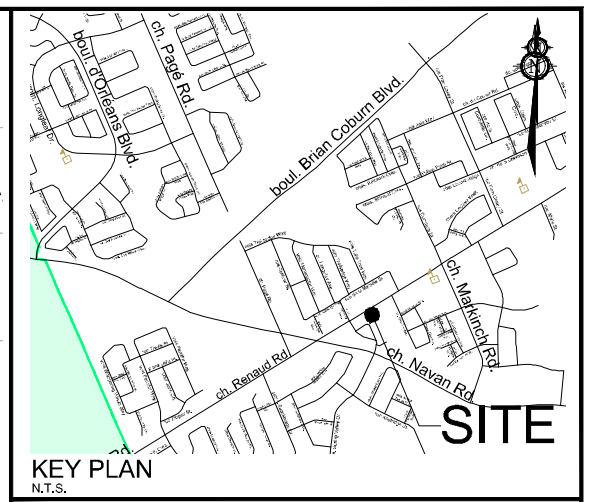
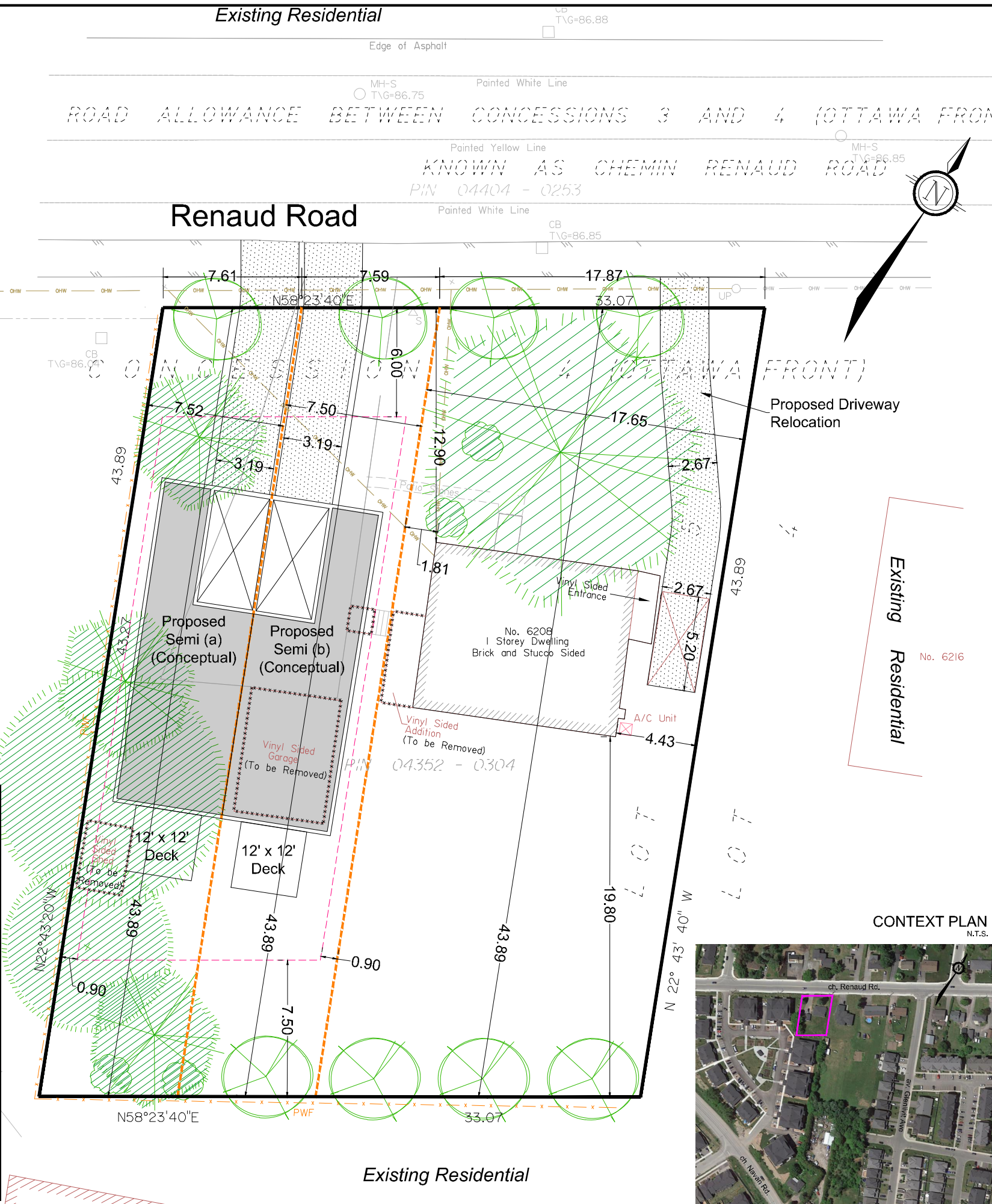
LEGEND

- Subject Property (Rezone from DR to R4ZZ)
- Potential Consent Line
- Proposed R4ZZ Zone Setbacks
- Building To be Removed
-  Existing Tree to remain
-  Existing tree to potentially be removed (TBD at Building Stage)
-  Potential Tree Compensation Planting location (TBD at Building Stage)

M:\2021\22075\CAD\Planning\Concept Plans\122075-CP1.dwg, CP, Jan 02, 2024 - 12:12pm, wslsoss

City of Ottawa Zoning By-law - Proposed R4ZZ zone				
6208 Renaud Road				
Zone Provision	Single Dwelling - Existing		Semi-Detached Dwelling - Potential	
	Required	Provided	Required	Provided (a) / Provided (b)
Min. Lot Width	9m	17.65m	7m	7.52m / 7.5m
Min. Lot Area	240 m ²	774.7m ²	190 m ²	330m ² / 329.2m ²
Max. Building Height	10 m	Existing	10 m	TBD / TBD
Min. Front Yard	6m	12.9m	6m	6m / 6m
Min. Corner Yard	4.5 m	n/a	4.5 m	n/a / n/a
Min. Rear Yard	Varies (7.5 m)	19.8m	Varies (7.5 m)	7.5m / 7.5m
Min. Interior Yard	0.6 m on one side and 1.2 m on the other side	1.8m	0.9 m	0.9m / 0.9m
End Notes	4, 5, 8, 10		4, 5, 8, 10	

- 4 For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 - Alternative Yard Setbacks for Lowrise Dwellings in the Greenbelt. In all other cases the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, and need not exceed 7.5m, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m.
- 5 The minimum setback between the vehicle 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 veranda that is at least 2.5m wide.
 Access to a lot by means of rear lane is permitted, provided the rear lane is a minimum of 8.5m wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0m, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
- 8 Where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 m. Where the property is located outside of Area A on Schedule 342, the maximum building height is 11 m.
- 10



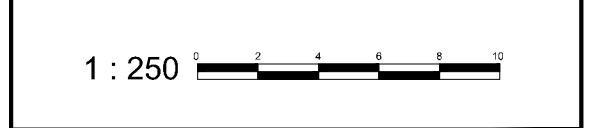
CONCEPT PLAN

ZONING BY-LAW AMENDMENT


6208 RENAUD ROAD

PART OF LOT 5,
CONCESSION 4 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA

TTM (262615) Holding Inc
Marissa and Mathieu Brisebois



No.	REVISION	DATE	BY
4.	GENERAL REVISION	JAN 02/24	JJ
3.	REVISED PER CITY COMMENTS	NOV 09/23	JJ
2.	ISSUED FOR ZBA	JUNE 09/23	JJ
1.	ISSUED FOR PRE CONSULT	MAY 16/22	JJ



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ISSUED

JANUARY, 2024

PROJECT No.

122075

DRAWING No.

122075-CP1

