

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

Required 10m separation for fireflow clearance (T.B.C)

xx% Driveway Provision Calculation

14.00'

N 67°58'50"E

Street

No. 1

LOT

BLOCK 394

COMMERCIAL

N 67°33'10"E 122.54

PART

PIN

106.00

No. 2

Street

N 22°26'50"W

N 67°33'10"E 20.00

25.00

N 22°26'50"W

BLOCK 313

BLOCK 312

BLOCK 311

BLOCK 310

BLOCK 329

BLOCK 330

BLOCK 346

BLOCK 347

BLOCK 348

N 67°33'10"E

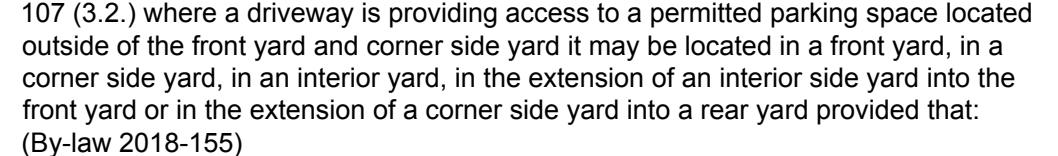
I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Side Yard Setback (m)	XI Endnotes (see Table 160B)
Z	None	Planned Unit Development	18 ¹¹	1,400	11 ^{12,13}	3 ⁸	3 ⁸	varies ^a	varies ^a	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	9	240	11 ^{12,13}	3 ⁸	3 ⁸	6 ¹¹	1.2	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

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 2015-2258)

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 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)

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.



I.	PREPARED FOR DISCUSSION	OCT 28/25	\$5
No.	REVISION	DATE	BY

SCALE

1:1250 (A1) /
1:2500 (11x17)

1:1250

10 20 30 40

FOR REVIEW ONLY

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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