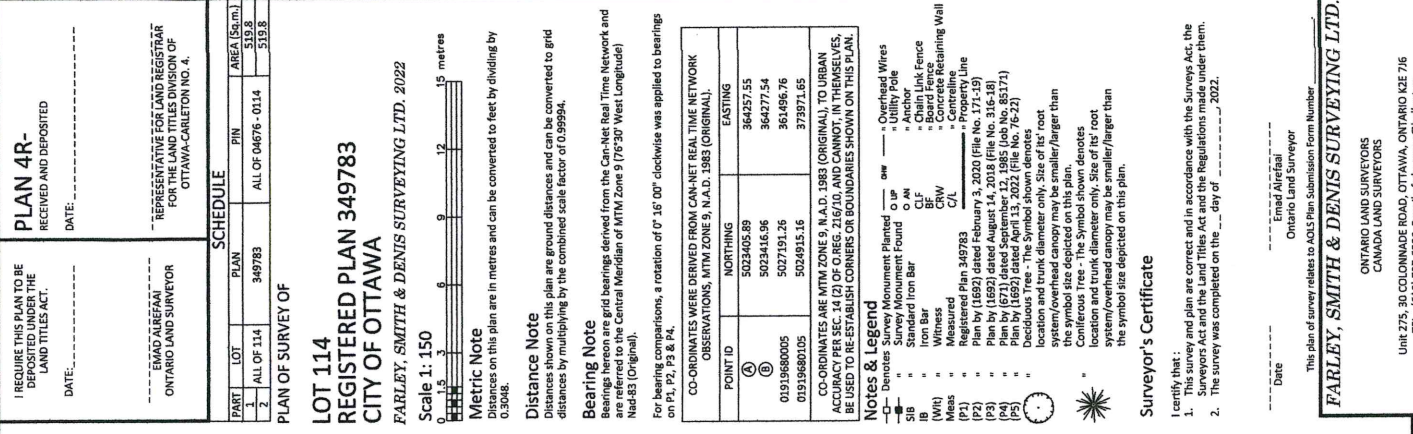




CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).	POINT ID	NORTHING	EASTING
	5023405.89	364257.55	
(A)	5023416.96	364277.54	
(B)	5023416.96	364277.54	
01919680005	5027191.26	365486.76	
01919680015	5024915.16	373971.65	

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Notes & Legend

- [illegible]

Surveyor's Certificate

- I certify that :
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
 2. The survey was completed on the __ day of _____, 2022.

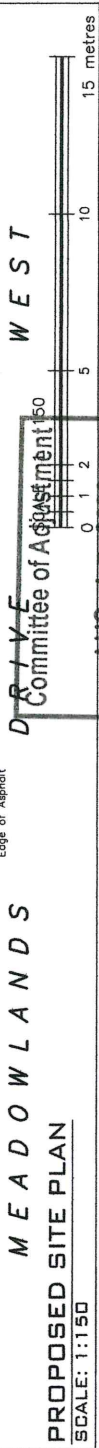
Emad Alrefaai

Ontario Land Surveyor _____
This plan of survey relates to AOLS Plan Submission Form Number _____.

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fedsurveys@bellnet.ca



MEADOWLANDS
PROPOSED SITE PLAN
SCALE: 1:150

MAJOR VARIANCES REQUESTED:

TABLE I. PROPOSED REDUCED LOT WIDTH

A) TO PERMIT A REDUCED LOT WIDTH OF 7.000 METRES, WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT WIDTH OF 9.000 METRES [TABLE 165A]

B) TO PERMIT A REDUCED LOT AREA OF 180.0 SQUARE METRES, WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT AREA OF 200.0 SQUARE METRES [TABLE 165A]

TABLE II. PROPOSED CORNER LOT

C) TO PERMIT A REDUCED LOT WIDTH OF 7.000 METRES, WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT WIDTH OF 9.000 METRES [TABLE 165A]

D) TO PERMIT A REDUCED LOT AREA OF 180.0 SQUARE METRES, WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT AREA OF 200.0 SQUARE METRES [TABLE 165A]

GENERAL NOTES:
 1. THE PROPOSED LOT AND BUILDING SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE ZONING BY-LAW.
 2. ALL NOTES AND DIMENSIONS TO BE IN METERS UNLESS OTHERWISE SPECIFIED.
 3. PROPOSED EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE ZONING BY-LAW.
 4. EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE ZONING BY-LAW.
 5. EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE ZONING BY-LAW.
 6. EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE ZONING BY-LAW.
 7. EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE ZONING BY-LAW.
 8. EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE ZONING BY-LAW.
 9. EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE ZONING BY-LAW.
 10. EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE ZONING BY-LAW.

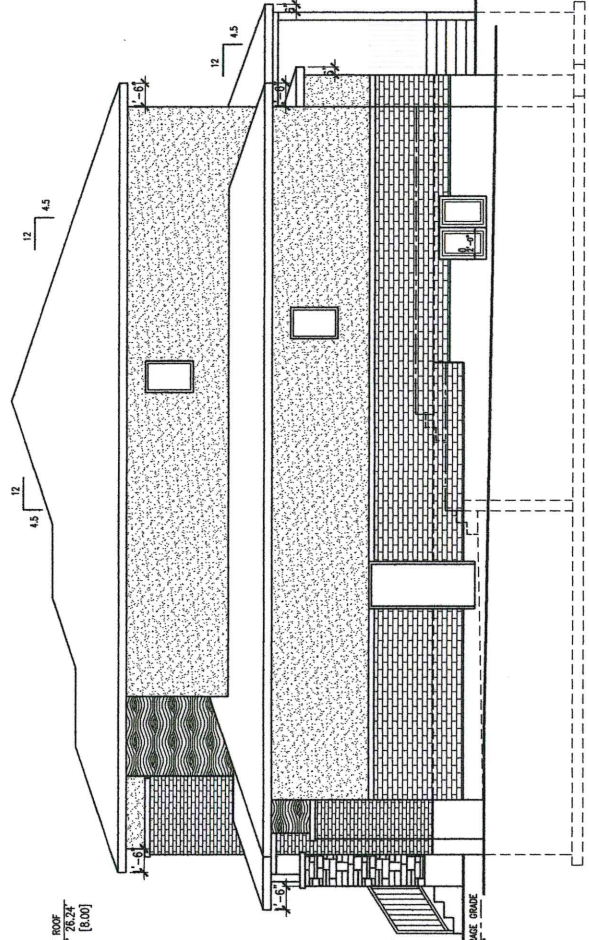
NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 45 HEADLANDS DRIVE
 OTTAWA, ONT.
 PROPOSED EXTERIOR

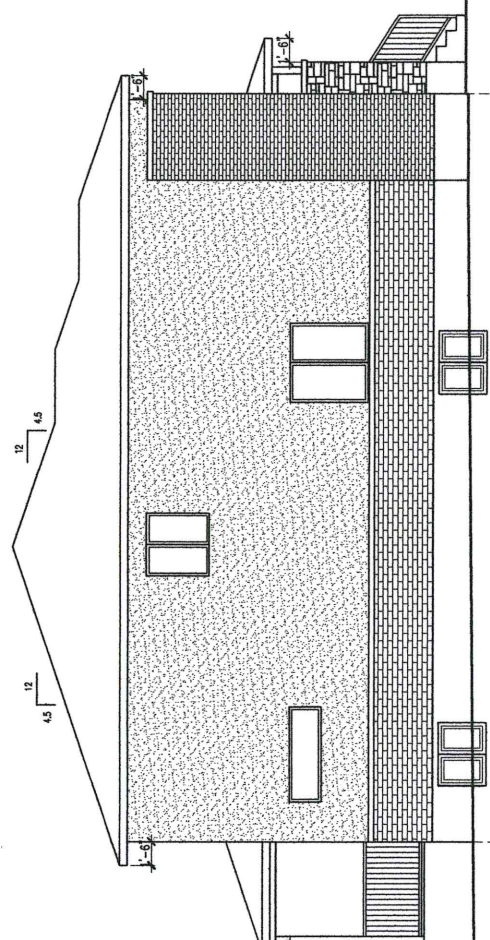
SHEET TITLE:
 PROPOSED EXTERIOR
 PART 1 - INTERIOR LOT

SCALE: AS SHOWN
DRAWN: S.S.
CHECKED: N.D.
DATE: JULY 2022
BY: S.S.

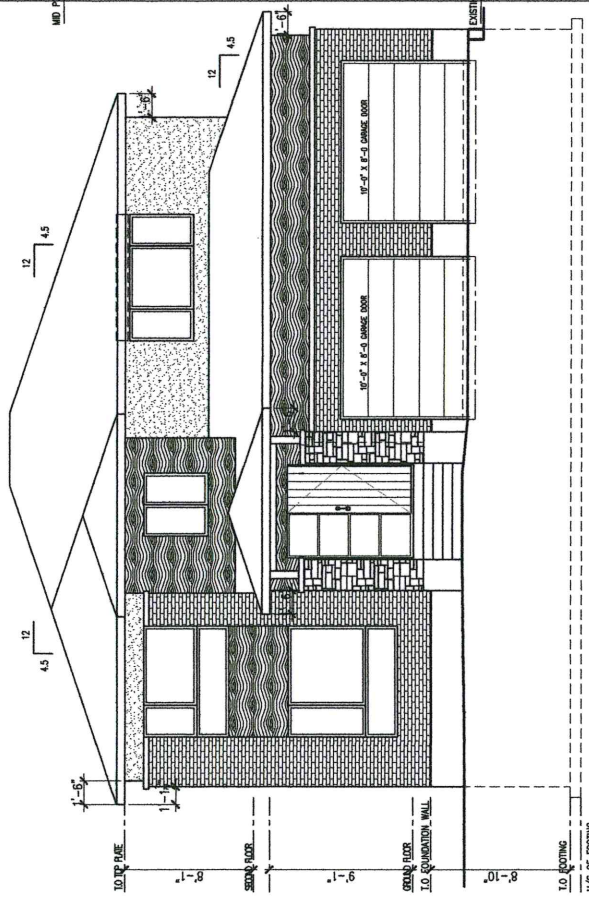
A1.2



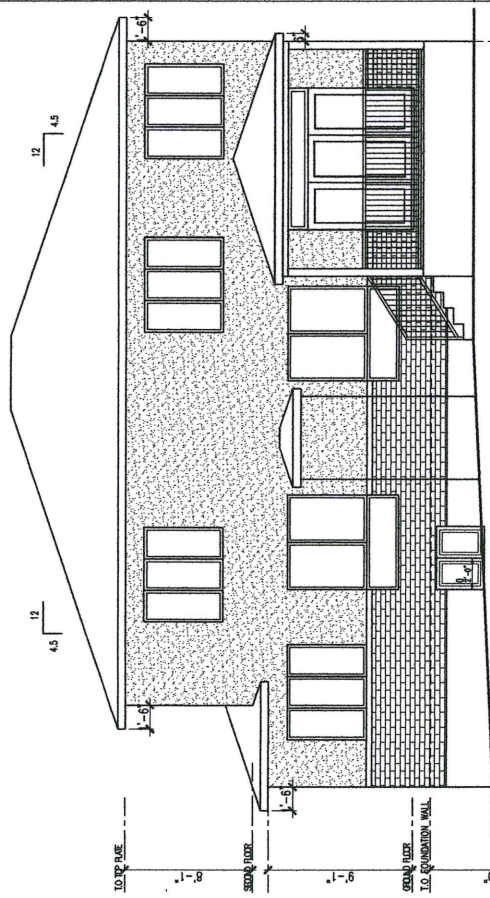
FRONT ELEVATION (SOUTH)
 SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"



REAR ELEVATION (NORTH)
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"

Committee of Adjustment
AUG 17 2022
City of Ottawa

Committee of Adjustment
AUG 17 2022
City of Ottawa

MD

MIROCA DESIGN

INCORPORATED SINCE 1991

CUSTOM HOME DESIGN

PROJECT MANAGEMENT

3D CONCRETE LITE

438 797

OTTAWA, ONTARIO

Tel: 613-971-8633

Fax: 613-971-1085

info@miroca-design.com

www.miroca-design.com

CELEBRATING

35

YEARS

DESIGN-BUILD

PART 2
CORNER LOT

GENERAL NOTES:
1. THE PROPOSED ELEVATIONS SHALL BE CONSIDERED AS APPROXIMATE. THE FINAL DESIGN SHALL BE DETERMINED BY THE ARCHITECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OTTAWA'S DESIGN GUIDELINES.
3. APPROXIMATE DIMENSIONS ARE GIVEN FOR INFORMATION ONLY. THE FINAL DESIGN SHALL BE DETERMINED BY THE ARCHITECT.
4. ALL DIMENSIONS SHALL BE IN METERS.
5. ALL DIMENSIONS SHALL BE TO THE FACE OF THE WORK.
6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD.
7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE LOT.
8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVEWAY.
9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK.
10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB.

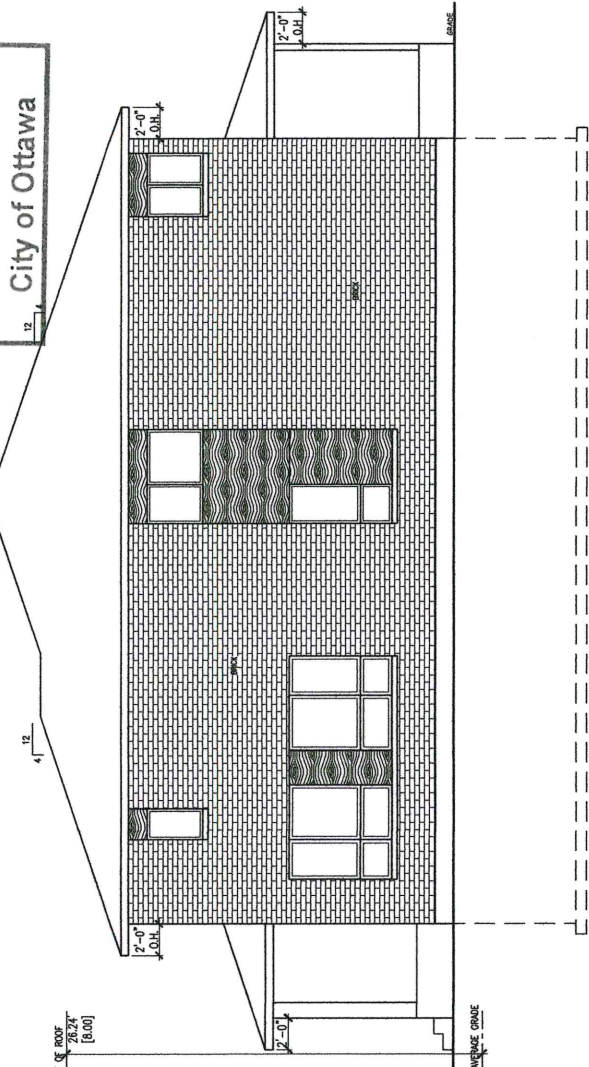
NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
49 HEADLANDS DRIVE
OTTAWA, ONT.
PROPOSED SEWERAGE

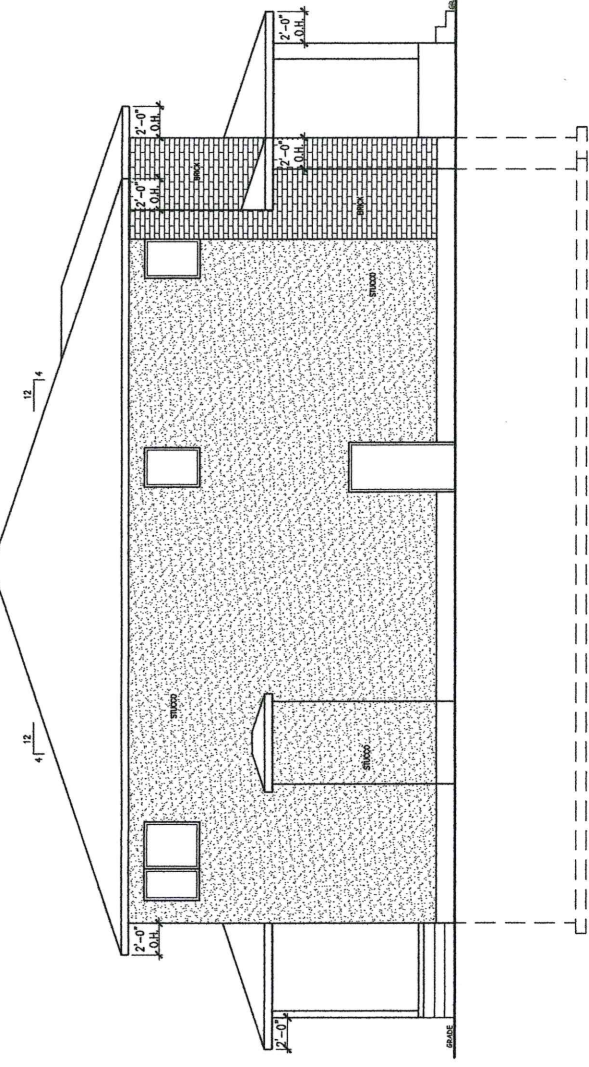
SHEET TITLE:
PROPOSED ELEVATIONS
PART 2 - CORNER LOT

SCALE: AS SHOWN
DRAWN: S.E.
CHECKED: M.D.
DATE: JULY 2022
REV. DATE

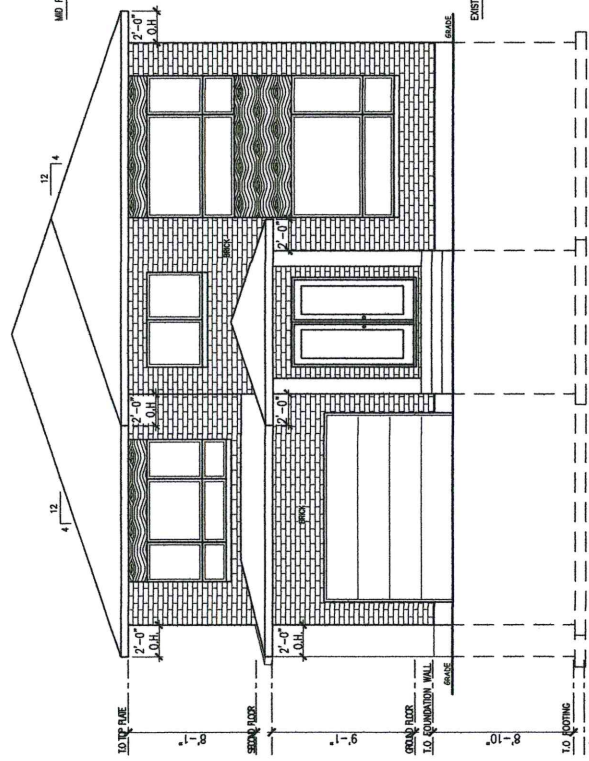
A2.2



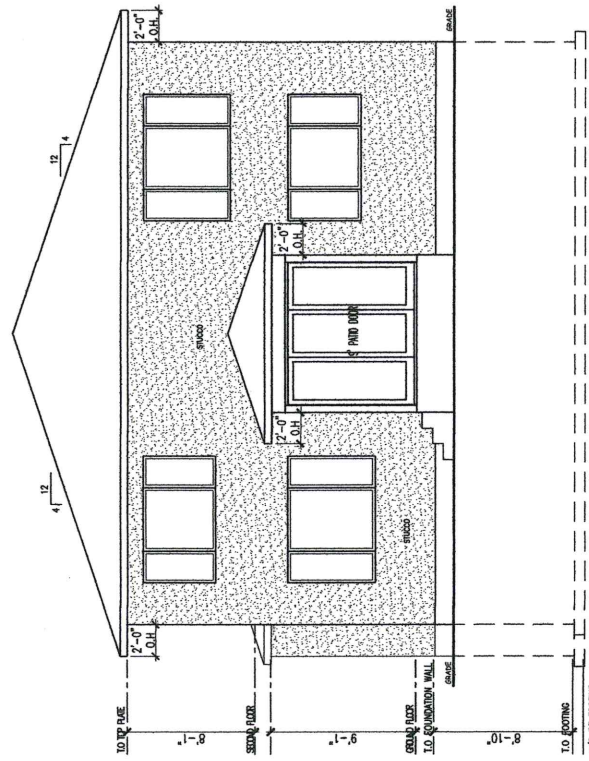
FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION (EAST) - CORNER FACING ROWLEY AVE.
SCALE: 1/8" = 1'-0"



REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"