

PROJECT INFORMATION

ADDRESS: 84 ST. CLAIRE AVENUE, NEPEAN, ON. K2G 2A6

LEGAL DESCRIPTION: ALL OF LOTS 1533, 1534, 1535, 1536 REGISTERED PLAN 375 PIN: 04688-0144

ZONING: ZONING BYLAW 2008-250 | R1FF[632] SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS

SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PART 1	PROVIDED PART 2
MIN. LOT WIDTH	19.5m	15.22m	15.23m
LOT DEPTH	N/A	27.46m	27.45m
MIN. LOT AREA	600m <sup>2</sup>	440.9m <sup>2</sup>	441.1m <sup>2</sup>
MAX. BUILDING HEIGHT	8.5m	8.1m	8.1m
MIN. FRONT YARD SETBACK	6m	6.05m	6.05m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	28% (8.11m)	28.5% (8.27m)	28.5% (8.27m)
MIN. REAR YARD AREA	25% (110.23m <sup>2</sup> )	28% (123.45m <sup>2</sup> )	28% (123.39m <sup>2</sup> )
MIN. INTERIOR YARD SETBACK	TOTAL IS 2.1m WITH ONE YARD, NO LESS THAN 0.9m	1.00m + 1.24m = 2.24m	1.23m + 0.93m = 2.16m
MAX. LOT COVERAGE	45%	41.30%	41.30%
PERMITTED PROJECTION	2.0m	1.97m	2.00m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	40.8%	41%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	40%	N/A	N/A
MAXIMUM DRIVEWAY WIDTH	5.5m DOUBLE	5.21m	5.21m

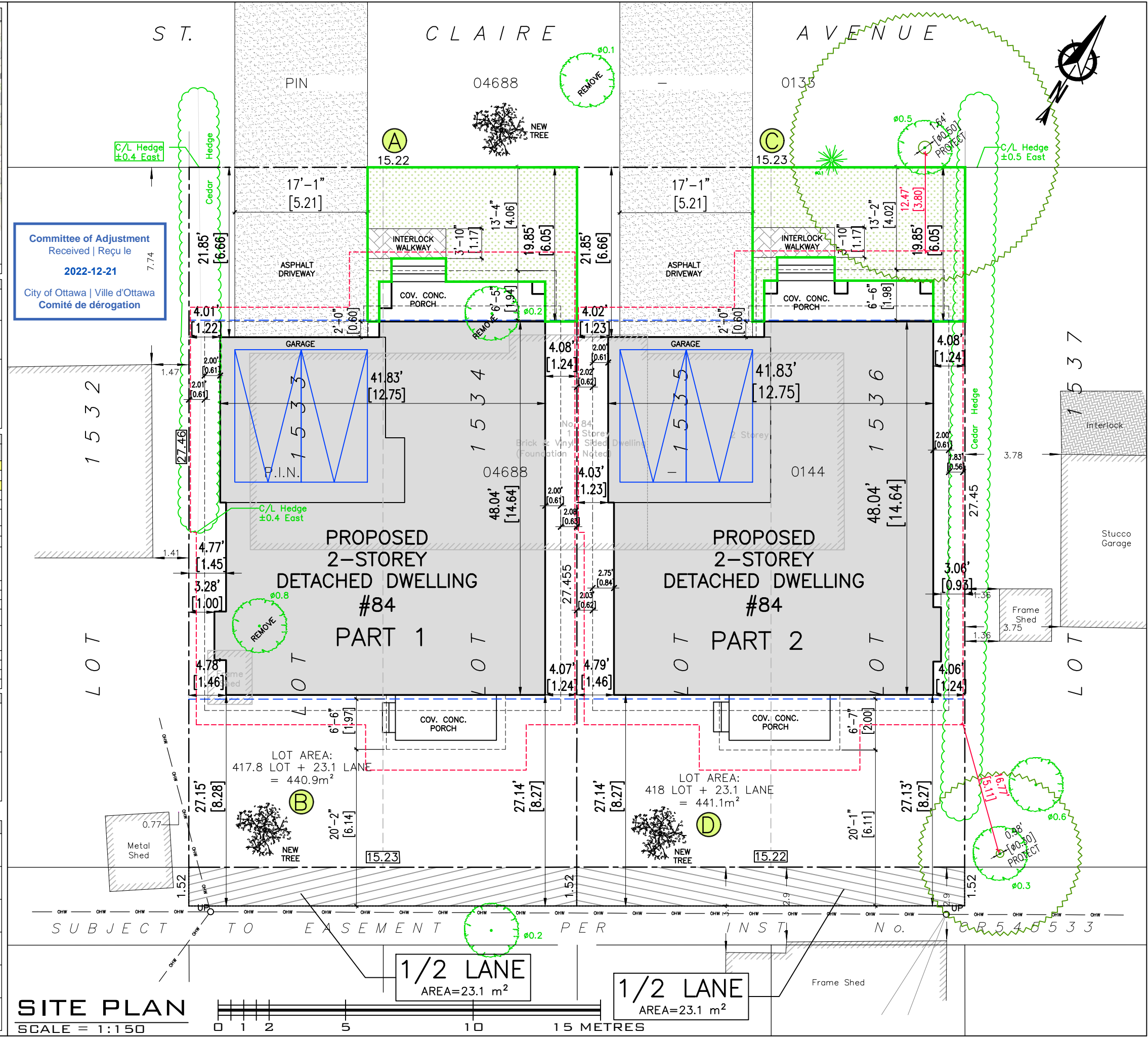
MINOR VARIANCES REQUESTED

PART 1: A) To permit a reduced lot width of 15.22 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A] B) To permit a reduced lot area of 440.9 square metres, whereas the By-law requires a minimum lot area of 600 square metres. [Table 156A]

PART 2: C) To permit a reduced lot width of 15.23 metres, whereas the By-law required a minimum lot width of 19.5 metres. [Table 156A] D) To permit a reduced lot area of 441.1 square metres, whereas the By-law requires a minimum lot area of 600 square metres. [Table 156A]

LEGEND

PROPOSED BUILDING	[Symbol]	SOFT LANDSCAPING AREA	[Symbol]
DRIVEWAY	[Symbol]	LINE OF REQUIRED SETBACK	[Symbol]
WALKWAY	[Symbol]	OVERHEAD WIRES	[Symbol]
SOD	[Symbol]	EXISTING TO BE DEMOLISHED	[Symbol]
OTHER INTERLOCKING	[Symbol]	EXCAVATION OFFSET	[Symbol]
PERMEABLE PAVERS	[Symbol]	ROOF OVERHANG	[Symbol]



Committee of Adjustment  
Received | Reçu le  
2022-12-21  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**MD**  
MIROCA DESIGN  
INCORPORATED SINCE 1986  
CUSTOM HOME DESIGN  
PROJECT MANAGEMENT

30 CONDOURSE GATE  
UNIT 47  
OTTAWA, ONTARIO  
K2E 7V7  
TEL: 613-274-2653  
FAX: 613-274-7085  
CONTACT@MIROCADESIGN.COM  
WWW.MIROCADESIGN.COM

GENERAL NOTES:

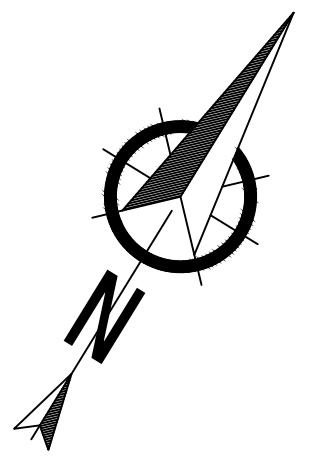
- THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- FOOTINGS DESIGNED FOR 2000 P.S.F ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE PROVIDED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
- DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:  
84 ST. CLAIRE AVENUE  
PARTS 1 & 2  
OTTAWA, ON.  
PROPOSED 2-STOREY  
SINGLE FAMILY DWELLINGS

SHEET TITLE:  
PROPOSED SITE PLAN  
KEY PLAN  
ZONING INFORMATION  
MINOR VARIANCES REQUESTED

SCALE: AS SHOWN DWG NO.  
DRAWN: A.G.  
CHECKED: A.G.  
DATE: DECEMBER 2022  
PRINT DATE: S1.1



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: \_\_\_\_\_  
 DANIEL ROBINSON  
 ONTARIO LAND SURVEYOR

PLAN 4R-  
 RECEIVED AND DEPOSITED  
 DATE: \_\_\_\_\_  
 REPRESENTATIVE FOR LAND REGISTRAR  
 FOR THE LAND TITLES DIVISION OF  
 OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	ALL OF 1533 & 1534	375	ALL OF 04688 - 0144	417.8
2	ALL OF 1535 & 1536			418.0

LOTS 1533, 1534, 1535 AND 1536  
 REGISTERED PLAN 375  
 CITY OF OTTAWA  
 FARLEY, SMITH & DENIS SURVEYING LTD. 2022  
 Scale 1: 150

**Metric Note**  
 Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

**Bearing Note**  
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).  
 For bearing comparisons, a rotation of 0°10'25" clockwise was applied to bearings on P1, P2 & P5.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

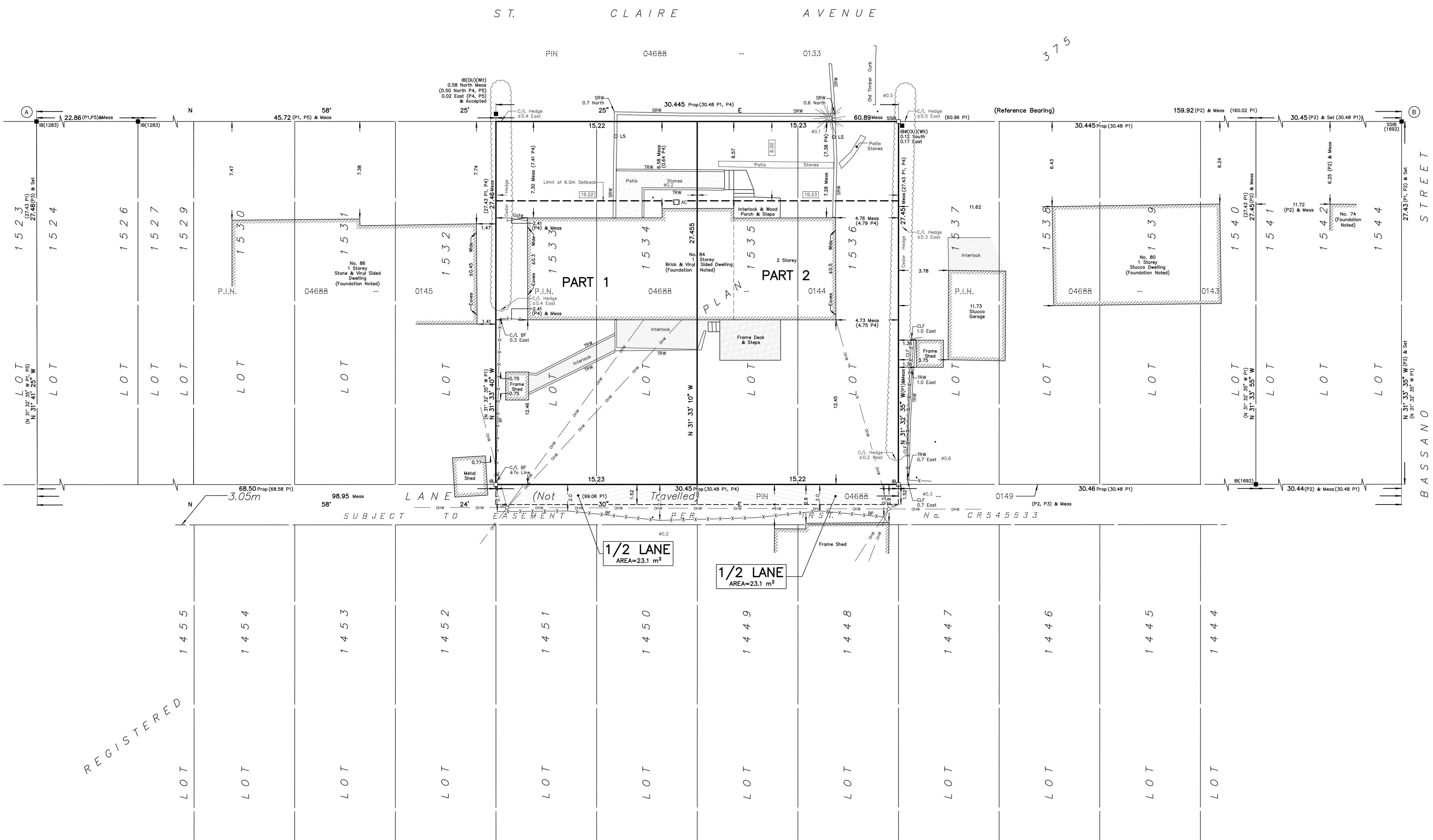
POINT ID	NORTHING	EASTING
(A)	5024147.93	363793.09
(B)	5024231.70	363929.30
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

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

**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.

Date: \_\_\_\_\_ Daniel Robinson  
 Ontario Land Surveyor

- Notes & Legend**
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - IBØ Round Iron Bar
  - Ø Origin Unknown
  - (Wit) Witness
  - Meas Measured
  - (P1) Registered Plan 375
  - (P2) Plan by (1692) dated April 19, 2022 (File No. 81-22)
  - (P3) Plan by (1692) dated June 10, 2019 (File No. 119-19)
  - (P4) Plan by (1319) dated January 31, 1983 (Ref. No. 33-375 Np)
  - (P5) Plan by (1283) dated September 14, 1988 (Ref. No. N-375-4)
  - ow Overhead Wires
  - o up Utility Pole
  - o LS Light Standard
  - o M Gas Meter
  - Air Conditioner
  - Ø Diameter
  - CLF Chain Link Fence
  - BF Board Fence
  - SRW Stone Retaining Wall
  - TRW Timber Retaining Wall
  - Property Line
- Deciduous Tree - The symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
  - ✳ Coniferous Tree - The symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.



This plan of survey relates to AOLS Plan Submission Form Number V-XXXXXX.  
**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: fdsurveys@bellnet.ca



**FRONT ELEVATION - PART 1**  
SCALE: 3/16" = 1'-0"

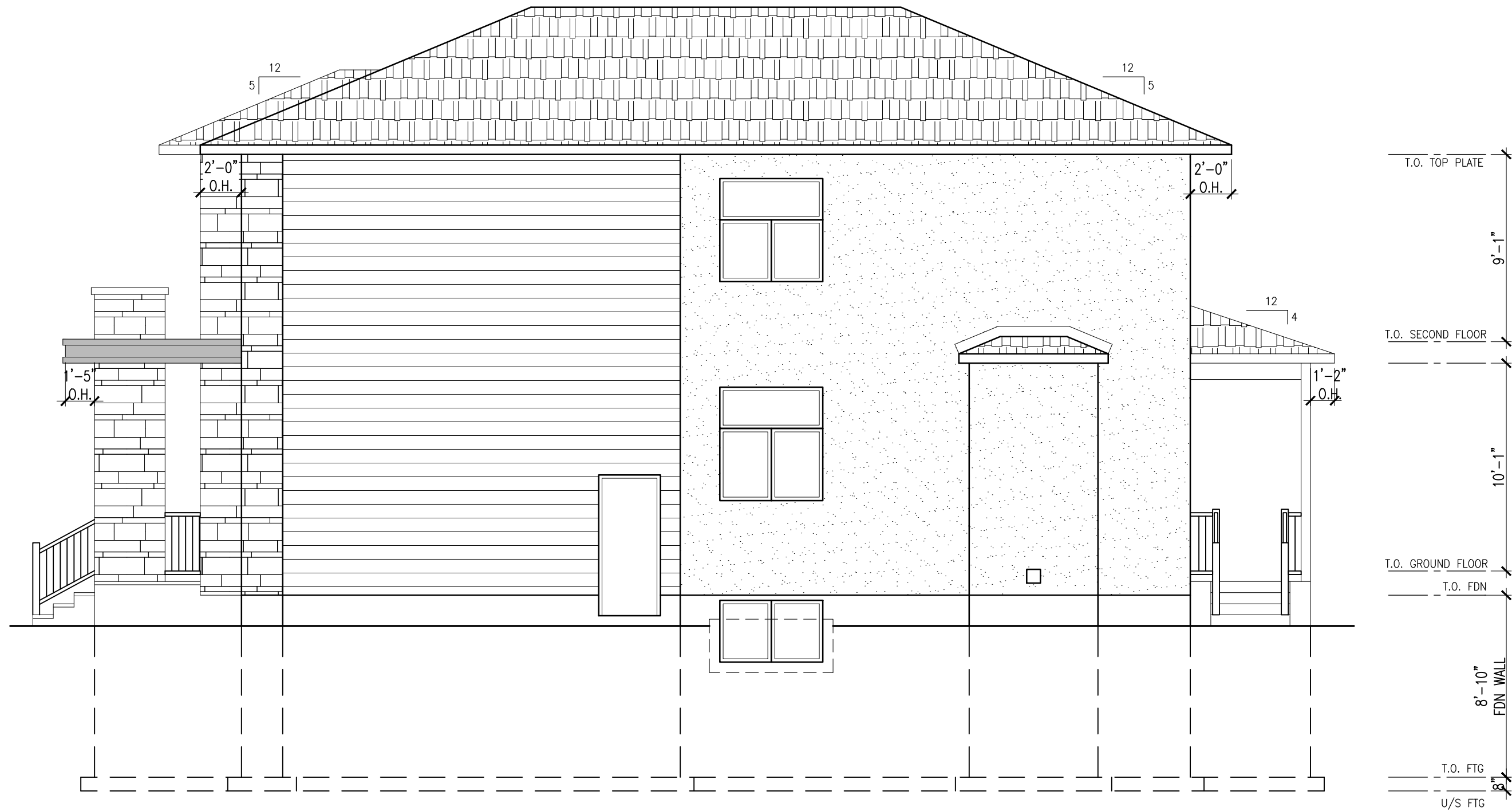
- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
  2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
  3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
  4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
84 ST. CLAIRE AVENUE  
PART 1  
CITY OF OTTAWA

SHEET TITLE:  
FRONT ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A1.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



**RIGHT SIDE ELEVATION - PART 1**  
SCALE: 3/16" = 1'-0"

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NO.	DESCRIPTION & DATE

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
84 ST. CLAIRE AVENUE  
PART 1  
CITY OF OTTAWA

SHEET TITLE:  
RIGHT SIDE ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A2.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



T.O. TOP PLATE  
9'-1"  
T.O. SECOND FLOOR  
10'-1"  
T.O. GROUND FLOOR  
8'-10"  
T.O. FDN  
8"  
FDN WALL  
T.O. FTG  
U/S FTG

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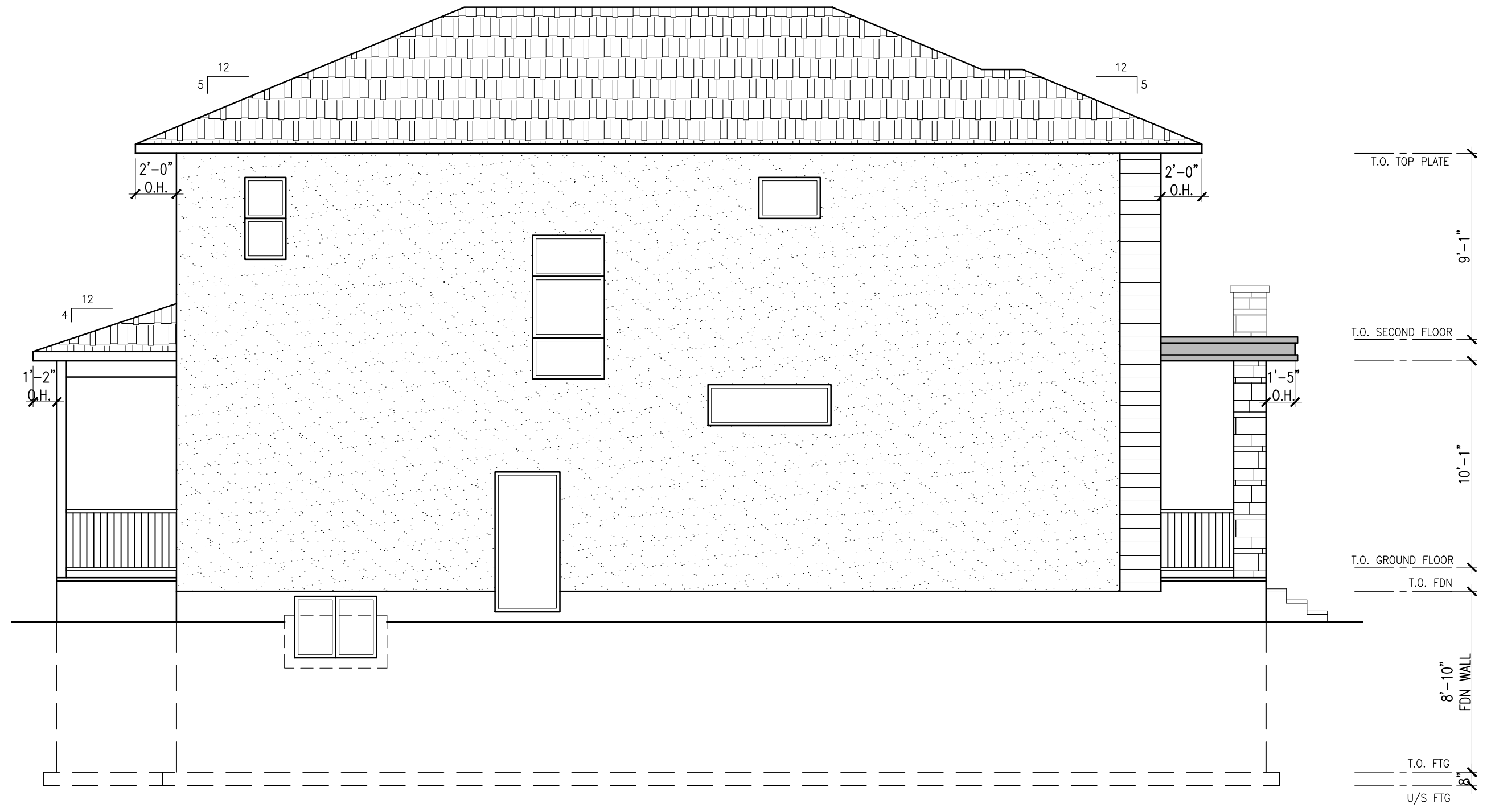
NO.	DESCRIPTION & DATE
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REVISIONS	

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
84 ST. CLAIRE AVENUE  
PART 1  
CITY OF OTTAWA

SHEET TITLE:  
REAR ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	
CHECKED:	<b>A3.8</b>
DATE: DECEMBER 2022	
PRINT DATE:	

**REAR ELEVATION - PART 1**  
SCALE: 3/16" = 1'-0"



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PROPOSED TWO STOREY DWELLING  
84 ST. CLAIRE AVENUE  
PART 1  
CITY OF OTTAWA

SHEET TITLE:  
LEFT SIDE ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A4.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	

**LEFT SIDE ELEVATION - PART 1**  
SCALE: 3/16" = 1'-0"



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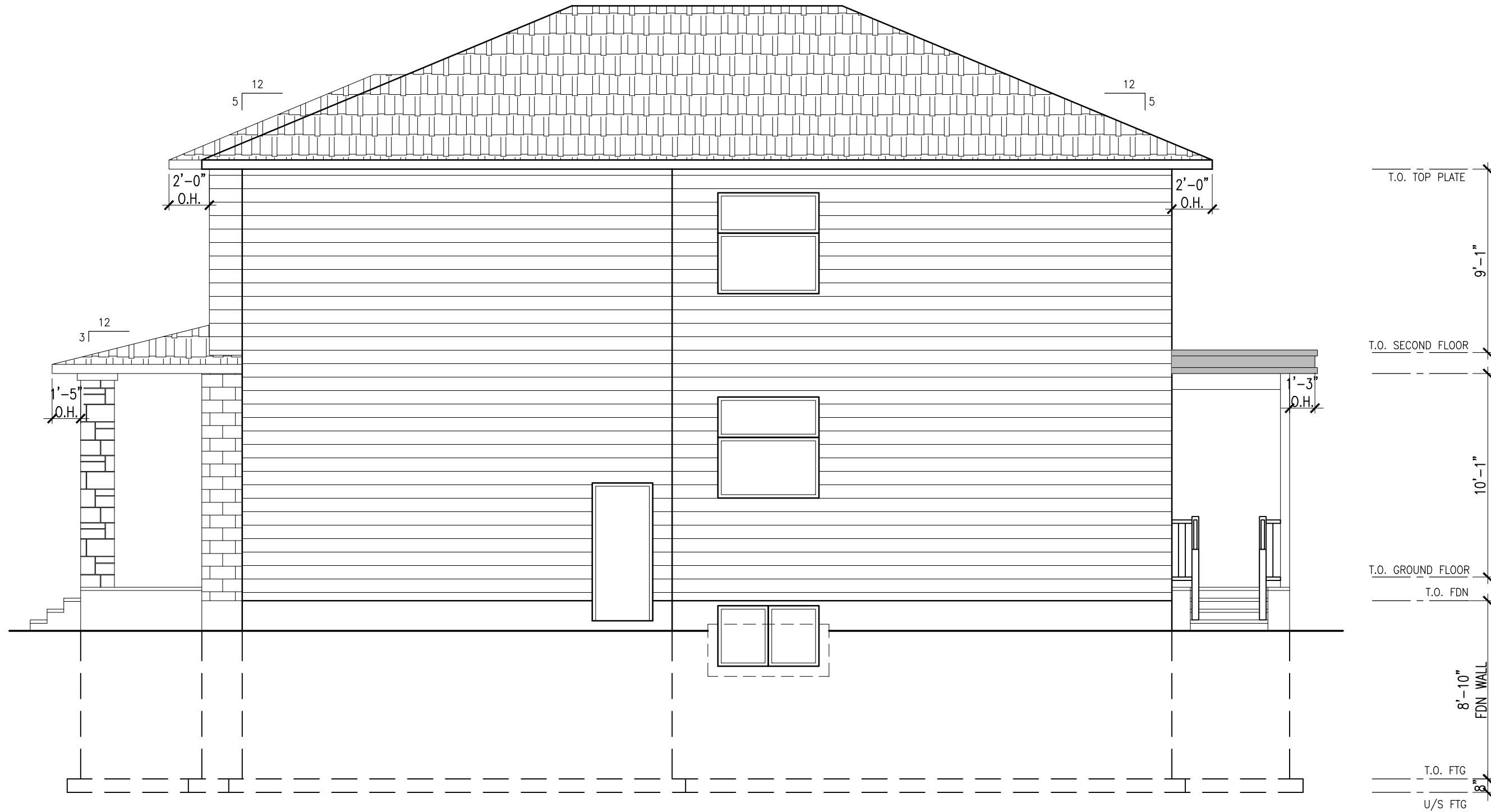
NO.	DESCRIPTION & DATE

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
84 ST. CLAIRE AVENUE  
PART 2  
CITY OF OTTAWA

SHEET TITLE:  
FRONT ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A5.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	

**FRONT ELEVATION - PART 2**  
SCALE: 3/16" = 1'-0"



**RIGHT SIDE ELEVATION - PART 2**  
SCALE: 3/16" = 1'-0"

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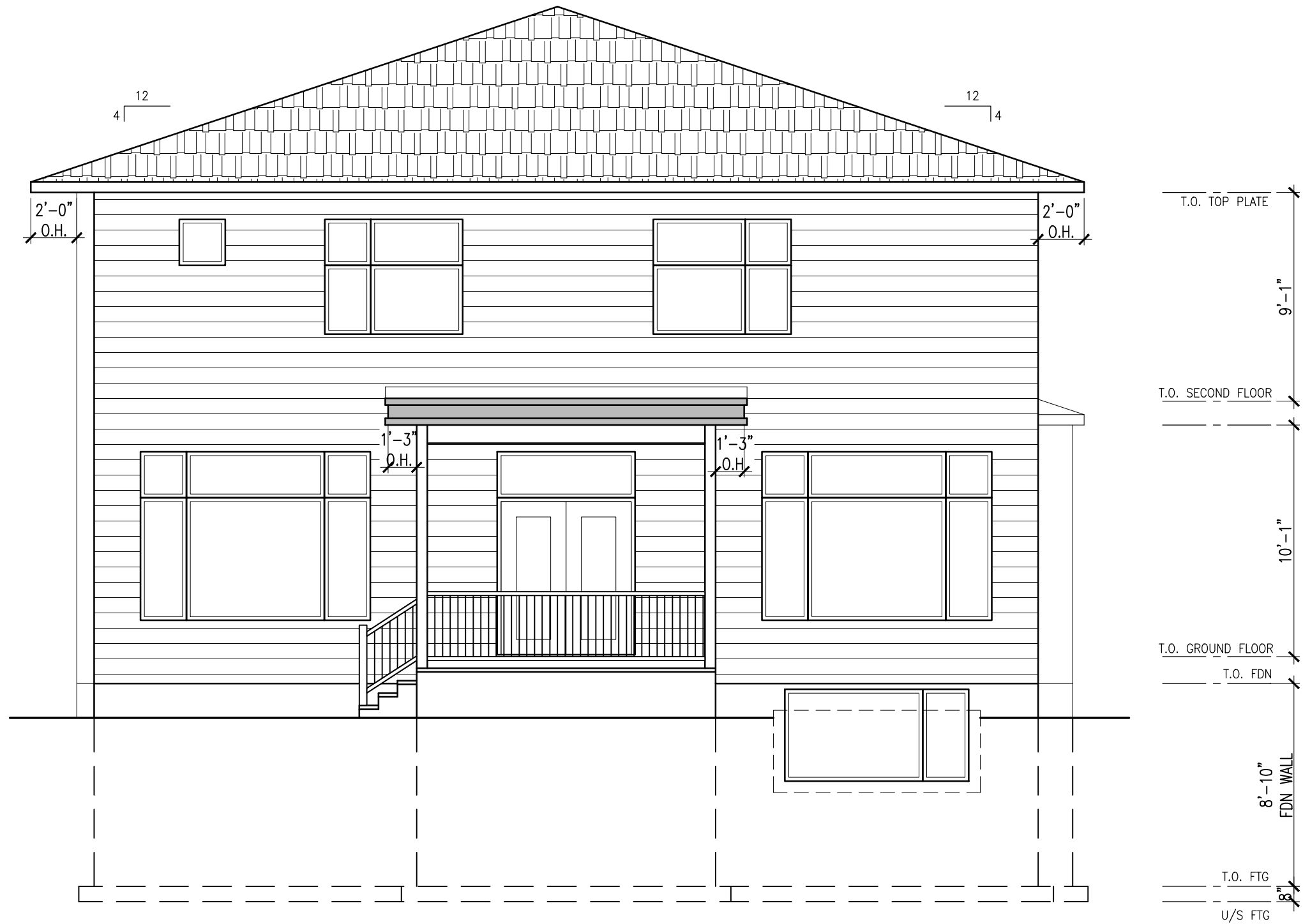
NO.	DESCRIPTION & DATE
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REVISIONS	

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
84 ST. CLAIRE AVENUE  
PART 2  
CITY OF OTTAWA

SHEET TITLE:  
RIGHT SIDE ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A6.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	





**REAR ELEVATION - PART 2**  
 SCALE: 3/16" = 1'-0"

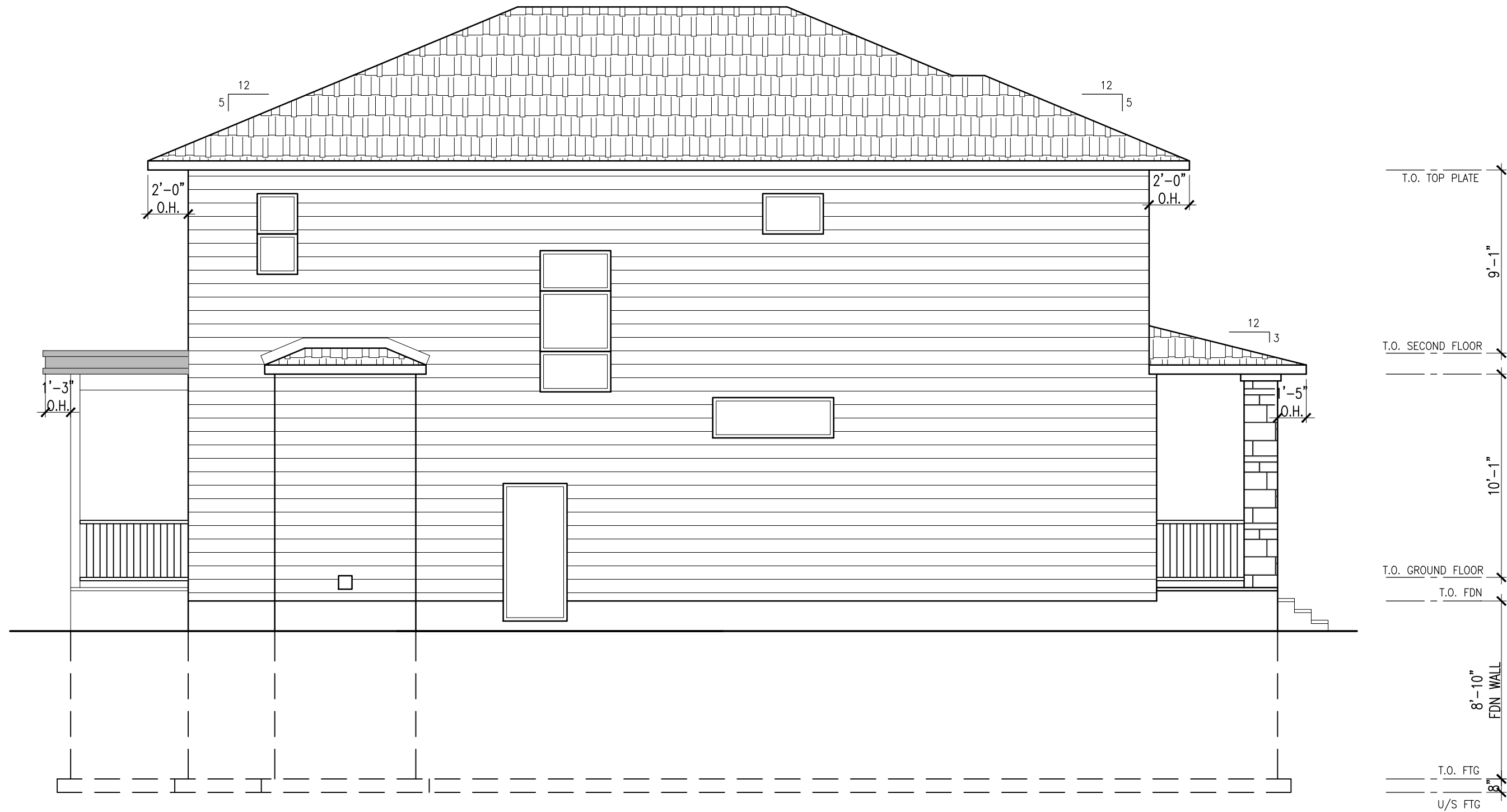
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JOB TITLE:  
 PROPOSED TWO STOREY DWELLING  
 84 ST. CLAIRE AVENUE  
 PART 2  
 CITY OF OTTAWA

SHEET TITLE:  
 REAR ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A7.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



**LEFT SIDE ELEVATION - PART 2**  
SCALE: 3/16" = 1'-0"

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NO.	DESCRIPTION & DATE

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
84 ST. CLAIRE AVENUE  
PART 2  
CITY OF OTTAWA

SHEET TITLE:  
LEFT SIDE ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A8.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	