

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) UTM ZONE 18, NAD83 ORIGINAL.
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
-	-	-
-	-	-
-	-	-
-	-	-

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PLAN PREPARED FOR COMMITTEE OF ADJUSTMENT PURPOSES
MAY 31, 2022

SCHEDULE					
AREA M ²	PART	PARCEL	LOT	CONCESSION	PIN
715	1				
715	2	81	PART OF 32	1 (RF)	04671-0153

Committee of Adjustment
Received | Reçu le
2022-12-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE _____
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE OTTAWA - CARLETON (N° 4)
JOHN H. GUTRI, O.L.S.

PLAN 4R-
RECEIVED AND DEPOSITED
DATE _____

PLAN OF SURVEY OF
PART OF LOT 32
CONCESSION 1 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

SCALE 1 : 200
0 5 10 20 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES

- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF OAKRIDGE BOULEVARD AS SHOWN ON A PLAN 4R-11186 HAVING A BEARING OF N 60°45'00" E.
- BEARINGS CAN BE CONVERTED TO GRID BY APPLYING AN ANGLE ROTATION TO ***** CLOCKWISE. REFERENCE BEARING BECOMES N ***** E.
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR *****.

LEGEND

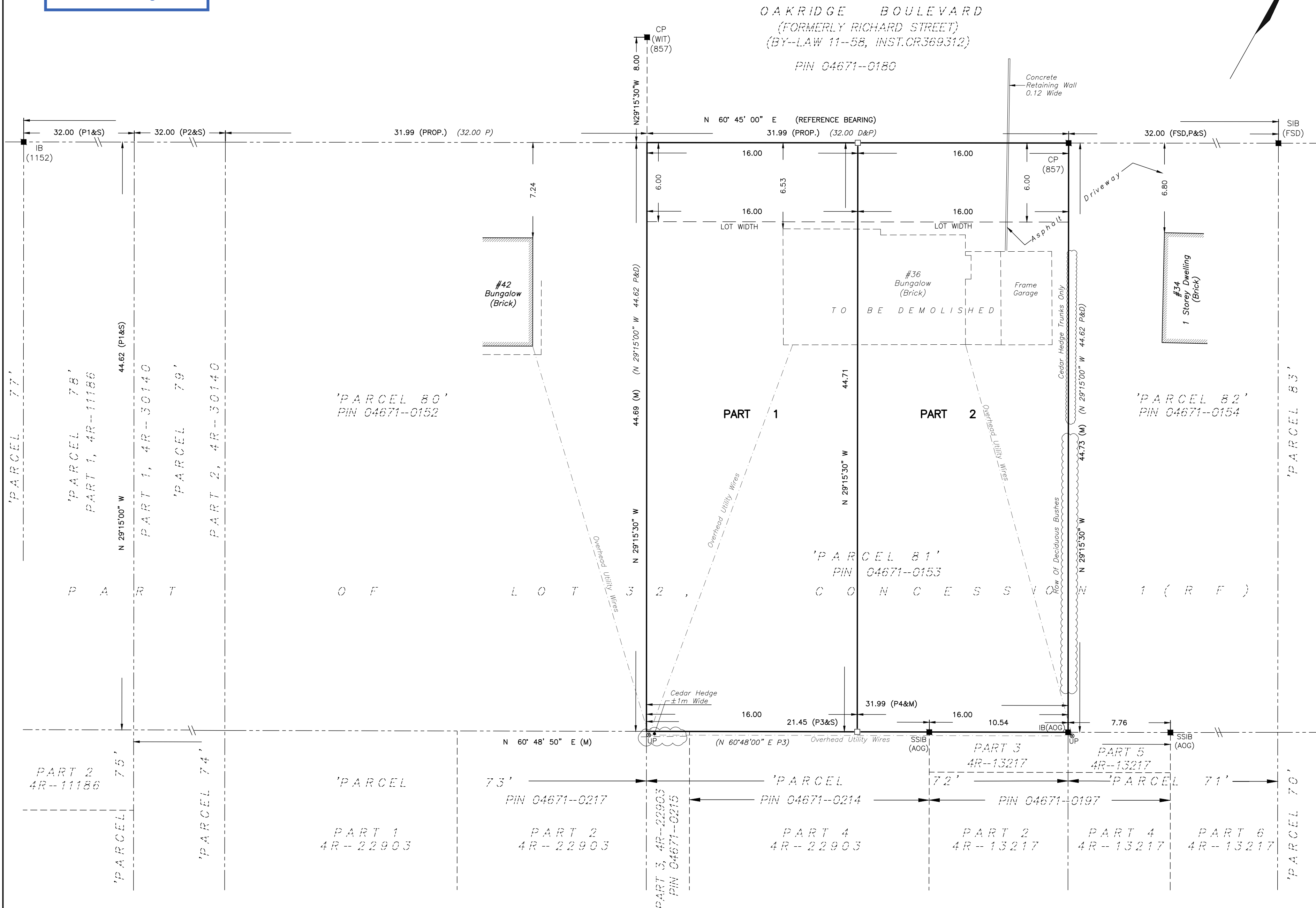
- - SURVEY MONUMENT SET
- - SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- IB - IRON BAR
- CP - CONCRETE PIN
- (WIT) - WITNESS
- (P) - UNREGISTERED PLAN OF SUBDIVISION ATTACHED TO INST. CR320276, CR319980 & CR319981 BY J.J. CAMERON, O.L.S.
- (P1) - PLAN 4R-11186
- (P2) - PLAN 4R-30140
- (P3) - PLAN 4R-22903
- (P4) - PLAN 4R-13217
- (PROP) - PROPORTIONED
- (D) - DEED, INST. CR344327
- (S) - SET
- (M) - MEASURED
- DIA. - DIAMETER
- PIN - PROPERTY IDENTIFIER NUMBER
- (AOG) - ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S.
- (FSD) - FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S. (REF. 132-20, 103-15)
- (1152) - J. E. KIHLE, O.L.S.
- ⊕UP - UTILITY POLE
- - OVERHEAD UTILITY WIRES

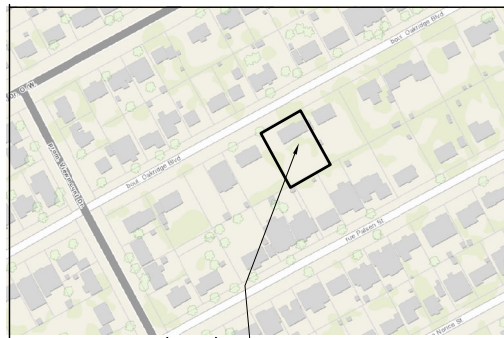
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON _____, 2022.

DATE _____ JOHN H. GUTRI
ONTARIO LAND SURVEYOR

Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca	JOB No. A C 1 1 5 0 0
	E 363939, N 5023066
	REFERENCE No. 164(b)-1(RF)NP
	S:\JOBS\AC11500\DWG 12 April 2022 RP_AC115.dwg (ss)





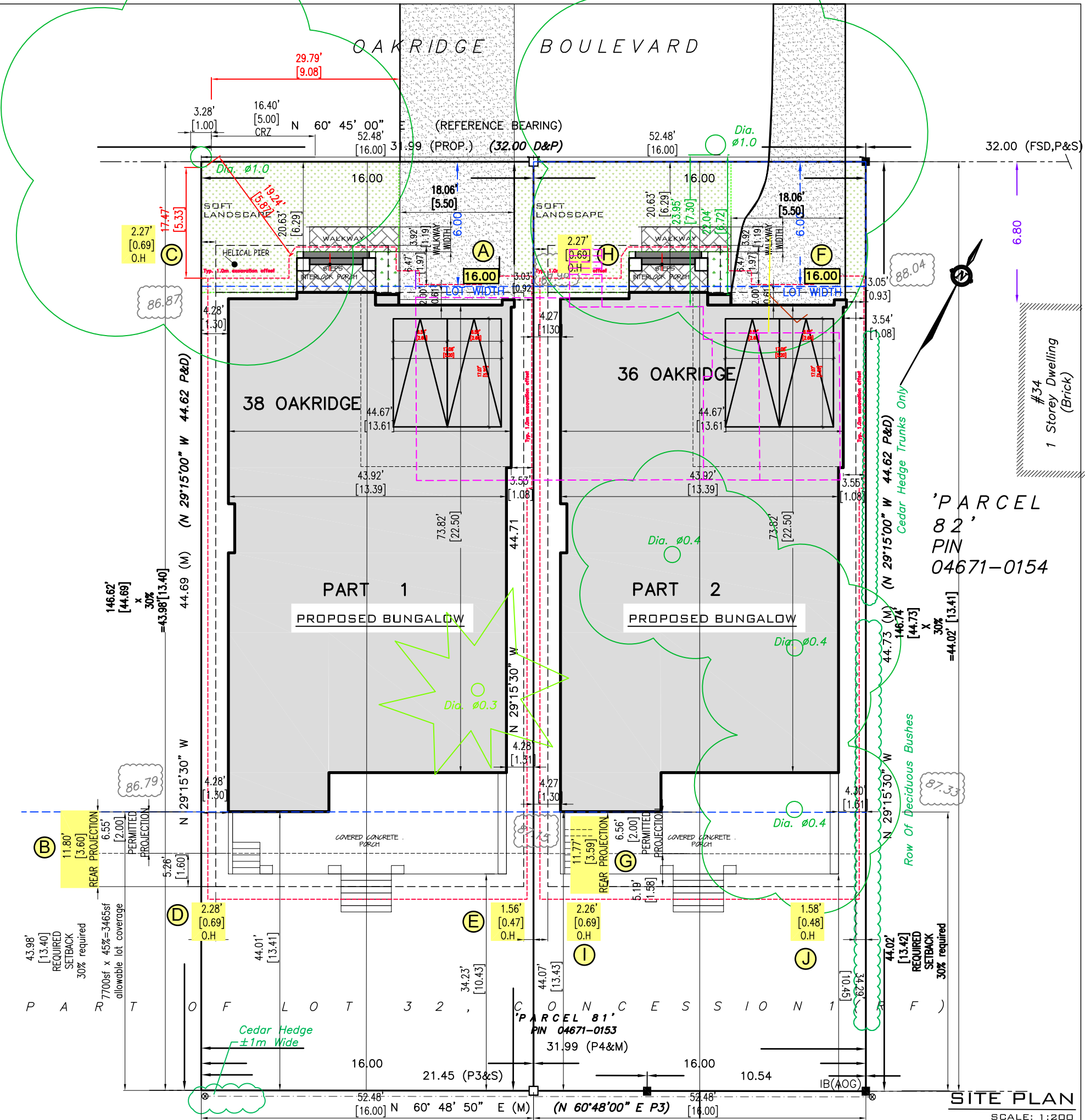
KEY PLAN (NTS)

PROJECT INFORMATION	
ADDRESS	36 OAKRIDGE BOULEVARD OTTAWA, ON. K2G 2T5
LEGAL DESCRIPTION	PART OF LOT 32 CONCESSION 1 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN WARD 8, COLLEGE
ZONING	ZONING BYLAW 2008-250 R1FF SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY 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	16.0m	16.0m
LOT DEPTH	N/A	44.69m	44.73m
MIN. LOT AREA	600m ²	715.0m ²	715.0m ²
MAX. BUILDING HEIGHT	8.5m	8.5m	8.5m
MIN. FRONT YARD SETBACK	6m	6.29m	6.29m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	30%	30% (13.41m)	30% (13.43m)
MIN. REAR YARD AREA	25% (180.25m ²)	30.63% (219.06m ²)	30.66% (219.25m ²)
MIN. INTERIOR YARD SETBACK	TOTAL IS 2.1m WITH ONE YARD, NO LESS THAN 0.9m	1.30m + 1.08m = 2.38m	1.30m + 1.08m = 2.38m
MAX. LOT COVERAGE	45%	44.09%	44.09%
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	49.47%	49.47%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	40%	N/A	N/A
MINIMUM DRIVEWAY WIDTH	5.5m DOUBLE	5.5m	5.5m

MINOR VARIANCES REQUESTED	
PART 1	A) To permit a reduced lot width of 16.0 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A] B) To permit an increased rear deck projection of 3.60 metres, whereas the By-law permits a maximum projection of 2.0 metres. [Table 65(6)(c)] C) To permit the porch roof projection to be 0.69m from the lot line whereas the By-law permits a maximum projection of 2.0m, but no closer than 1m from any lot line. D) To permit the porch roof projection to be 0.69m from the lot line whereas the By-law permits a maximum projection of 2.0m, but no closer than 1m from any lot line. E) To permit the porch roof projection to be 0.47m from the lot line whereas the By-law permits a maximum projection of 2.0m, but no closer than 1m from any lot line.
PART 2	F) To permit a reduced lot width of 16.0 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A] G) To permit an increased rear deck projection of 3.59 metres, whereas the By-law permits a maximum projection of 2.0 metres. [Table 65(6)(c)] H) To permit the porch roof projection to be 0.69m from the lot line whereas the By-law requires a min of 1.0M I) To permit the porch roof projection to be 0.69m from the lot line whereas the By-law permits a maximum projection of 2.0m, but no closer than 1m from any lot line. To permit a roof projection of 0.69 whereas the By-law requires a min of 1.0M J) To permit the porch roof projection to be 0.48m from the lot line whereas the By-law permits a maximum projection of 2.0m, but no closer than 1m from any lot line. To permit a roof projection of 0.48 whereas the By-law requires a min of 1.0M

LEGEND		
PROPOSED BUILDING	SOFT LANDSCAPING AREA	
DRIVEWAY	LINE OF REQUIRED SETBACK	
WALKWAY	OVERHEAD WIRES	
SOD	EXISTING TO BE DEMOLISHED	
OTHER INTERLOCKING	EXCAVATION OFFSET	
PERMEABLE PAVERS	FENCE	



MD
MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

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

CELEBRATING
35
YEARS
DESIGN • BUILD

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.
- FOUNDATIONS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL, AND COMPACTED TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
- DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
REVISIONS	

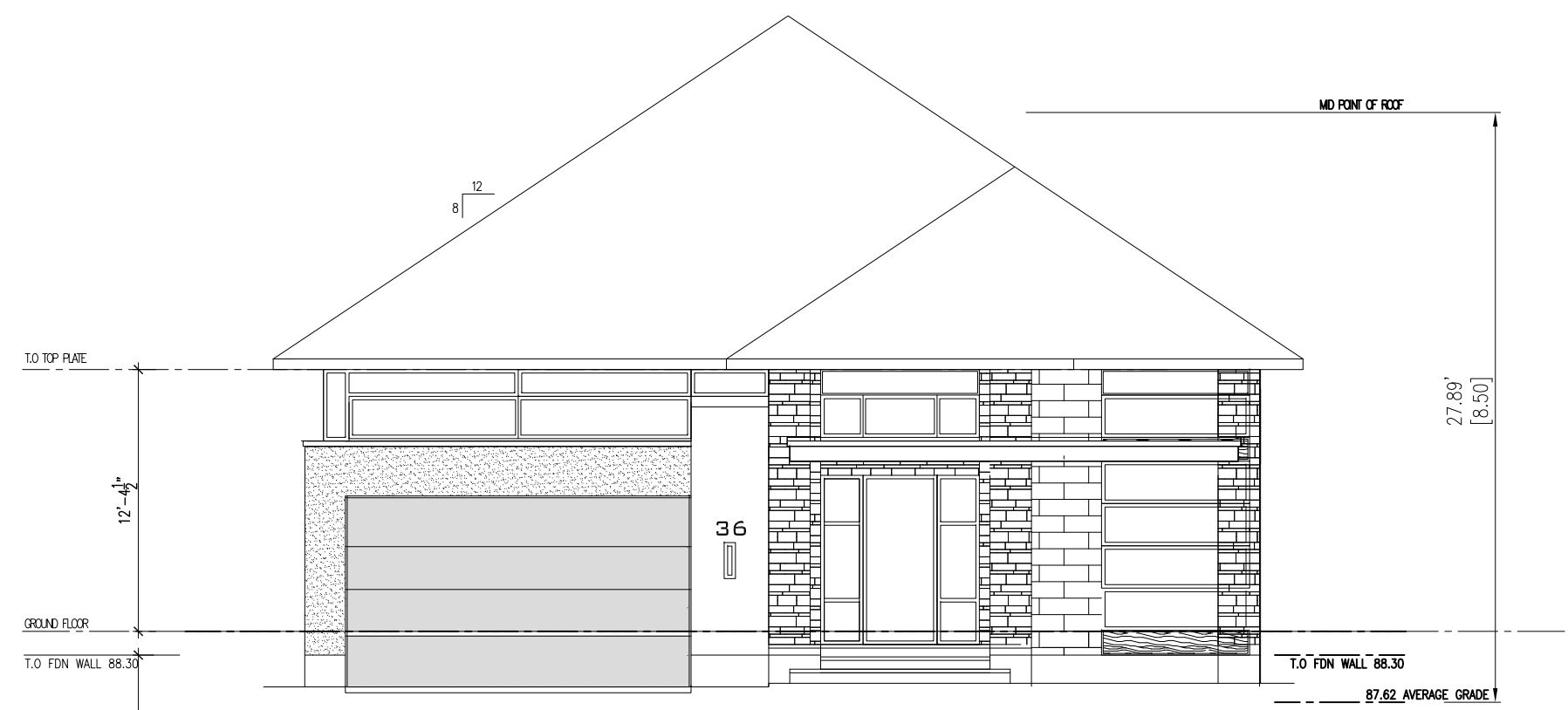
JOB TITLE:
PROPOSED BUNGALOW
36 OAKRIDGE BOULEVARD
CONCESSION 1
PART OF LOT 32
PARTS 1 & PARTS 2
CITY OF OTTAWA

SHEET TITLE:
SITE PLAN

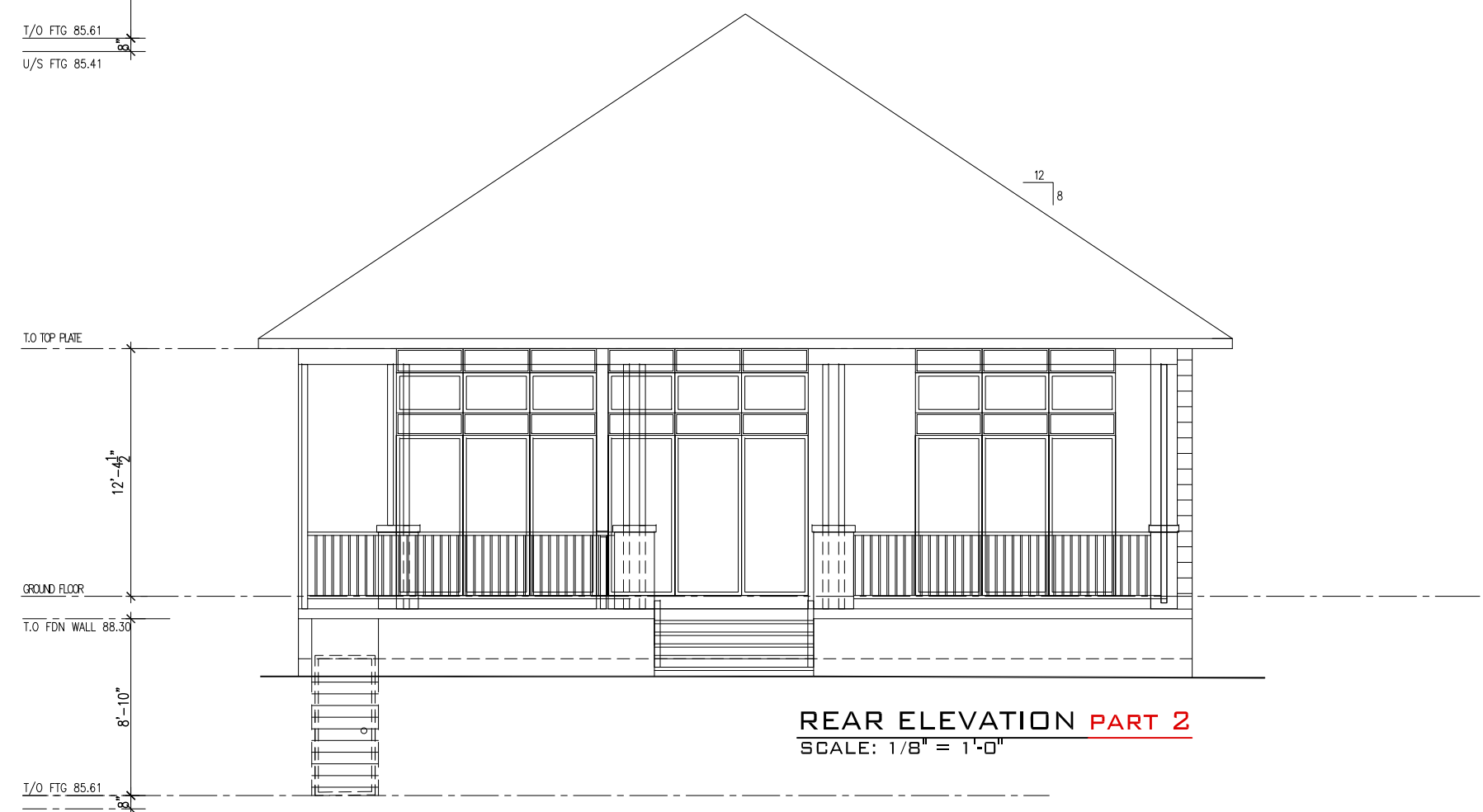
SCALE: AS SHOWN DWG NO.
DRAWN: T.S
CHECKED:
DATE: SEPT 2022
PRINT DATE:

S1.1

SITE PLAN
SCALE: 1:200



FRONT ELEVATION PART 2 (36 OAKRIDGE)
SCALE: 1/8" = 1'-0"



REAR ELEVATION PART 2
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

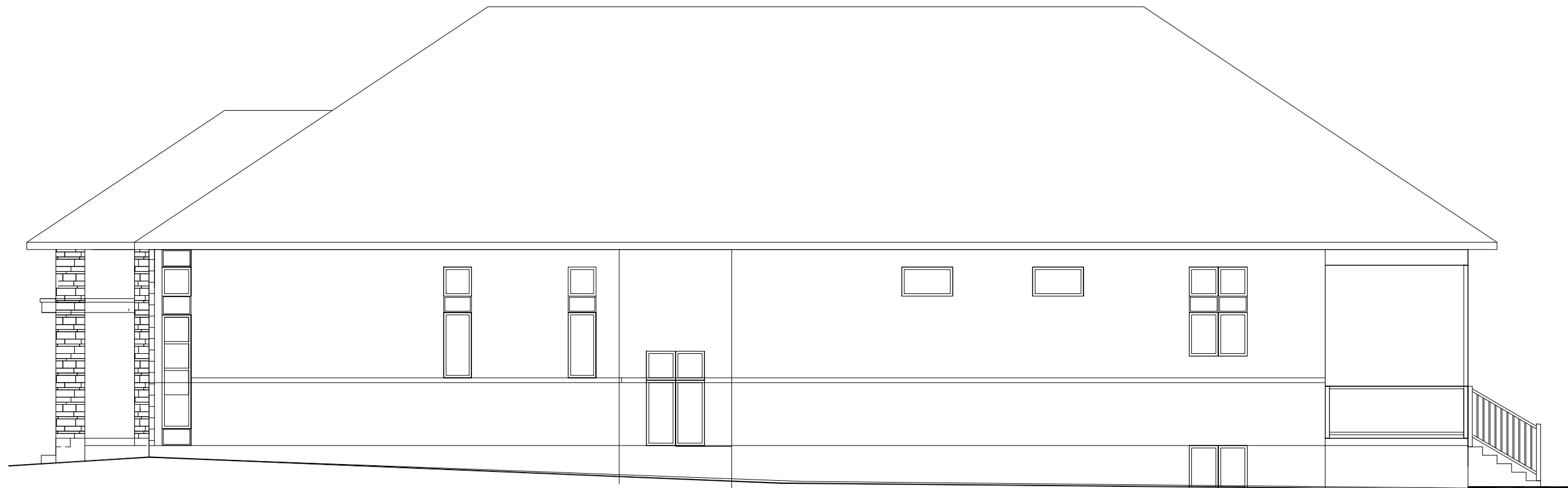
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NO.	DESCRIPTION & DATE	REVISIONS
1		

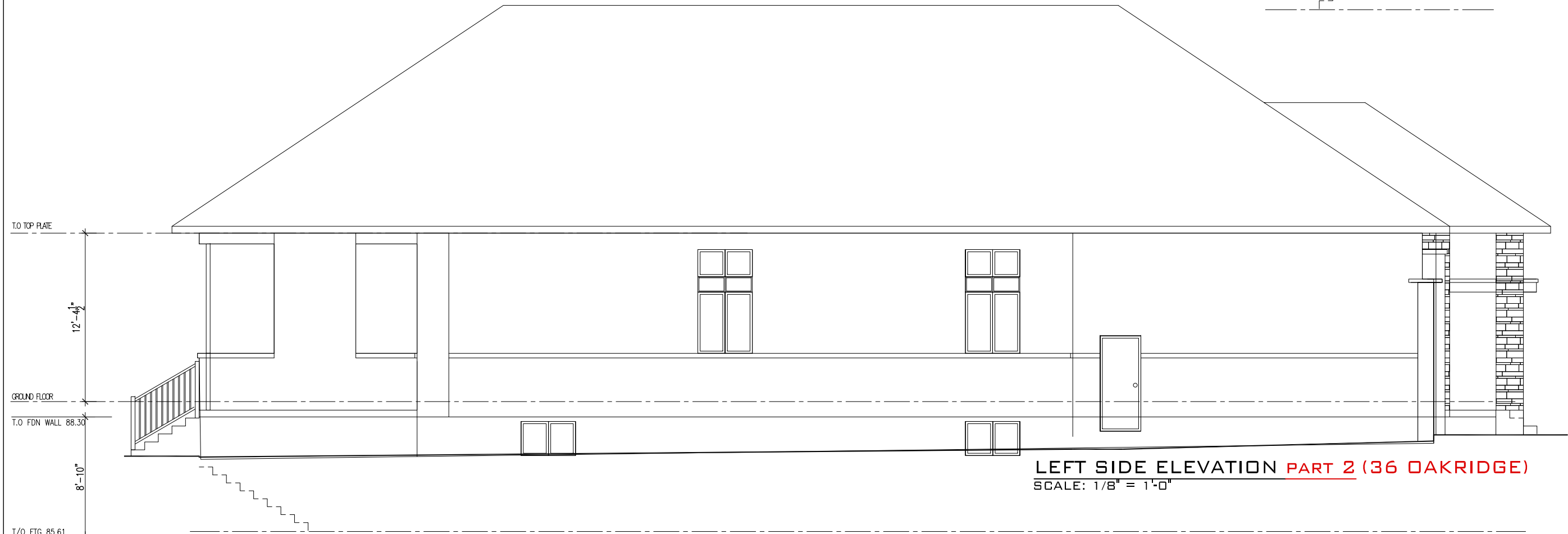
JOB TITLE:
PROPOSED BUNGALOW
36 OAKRIDGE BOULEVARD
CONCESSION 1
PART OF LOT 32
PART 2
(36 OAKRIDGE)
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION A&B,
REAR ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: T.S	A1.2
CHECKED:	
DATE: MAY 2022	
PRINT DATE:	



RIGHT SIDE ELEVATION PART 2 (36 OAKRIDGE)
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION PART 2 (36 OAKRIDGE)
SCALE: 1/8" = 1'-0"

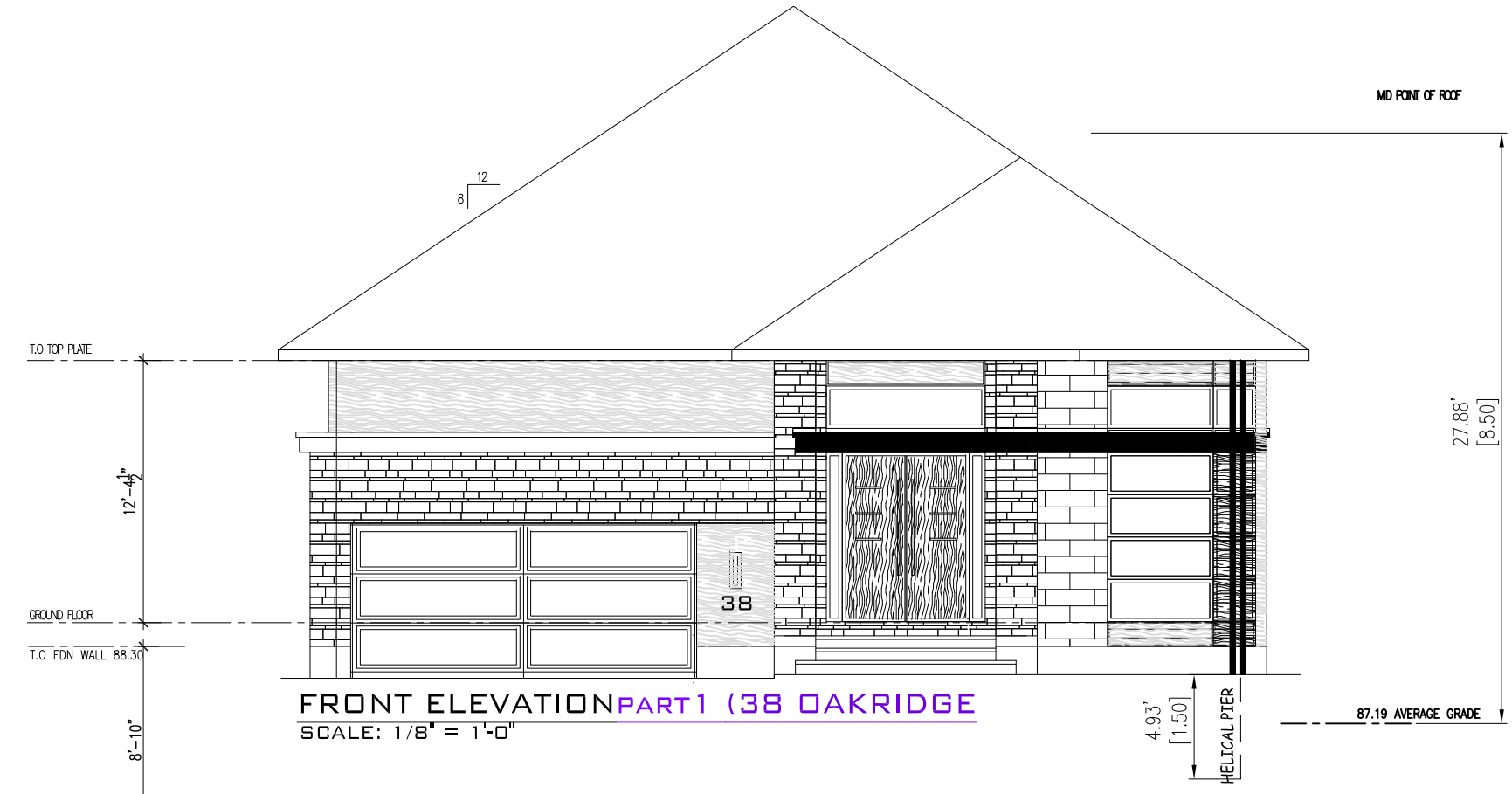
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 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	

JOB TITLE:
PROPOSED BUNGALOW
36 OAKRIDGE BOULEVARD
CONCESSION 1
PART OF LOT 32
PART 2
(36 OAKRIDGE)
CITY OF OTTAWA

SHEET TITLE:
RIGHT AND LEFT SIDE
ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: T.S	A2.2
CHECKED:	
DATE: MAY 2022	
PRINT DATE:	



FRONT ELEVATION PART 1 (38 OAKRIDGE)
SCALE: 1/8" = 1'-0"



REAR ELEVATION PART 1
SCALE: 1/8" = 1'-0"

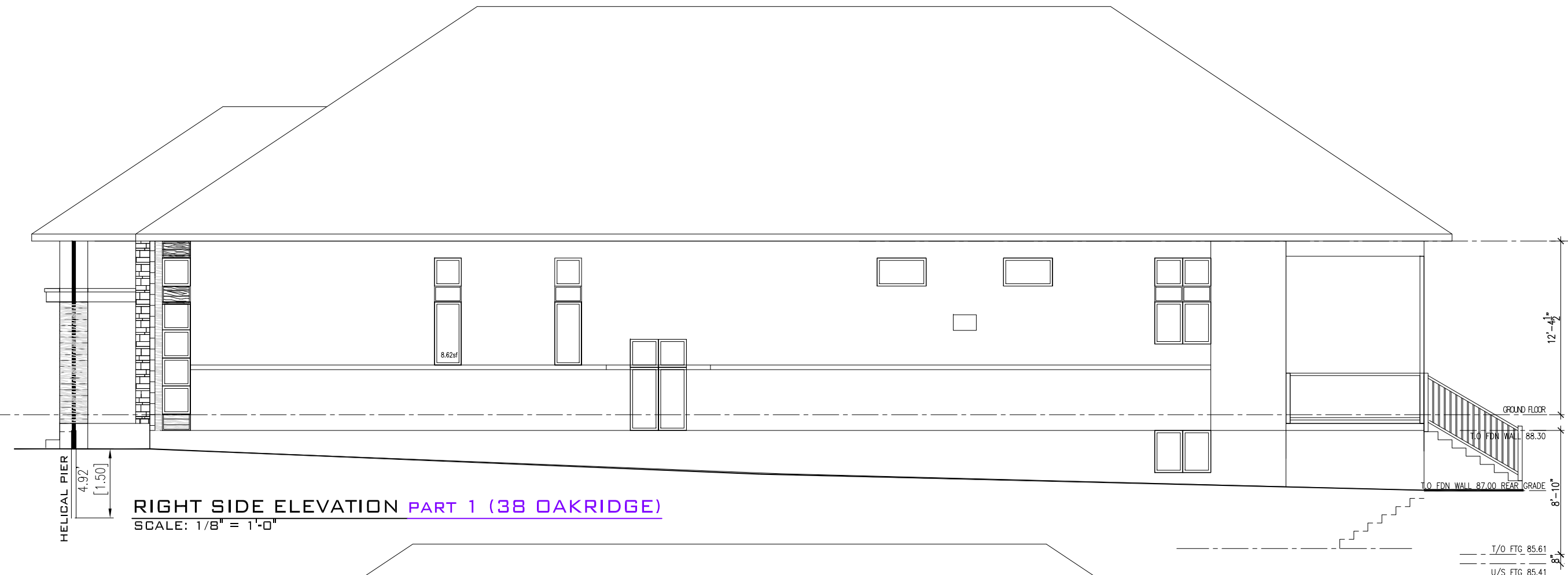
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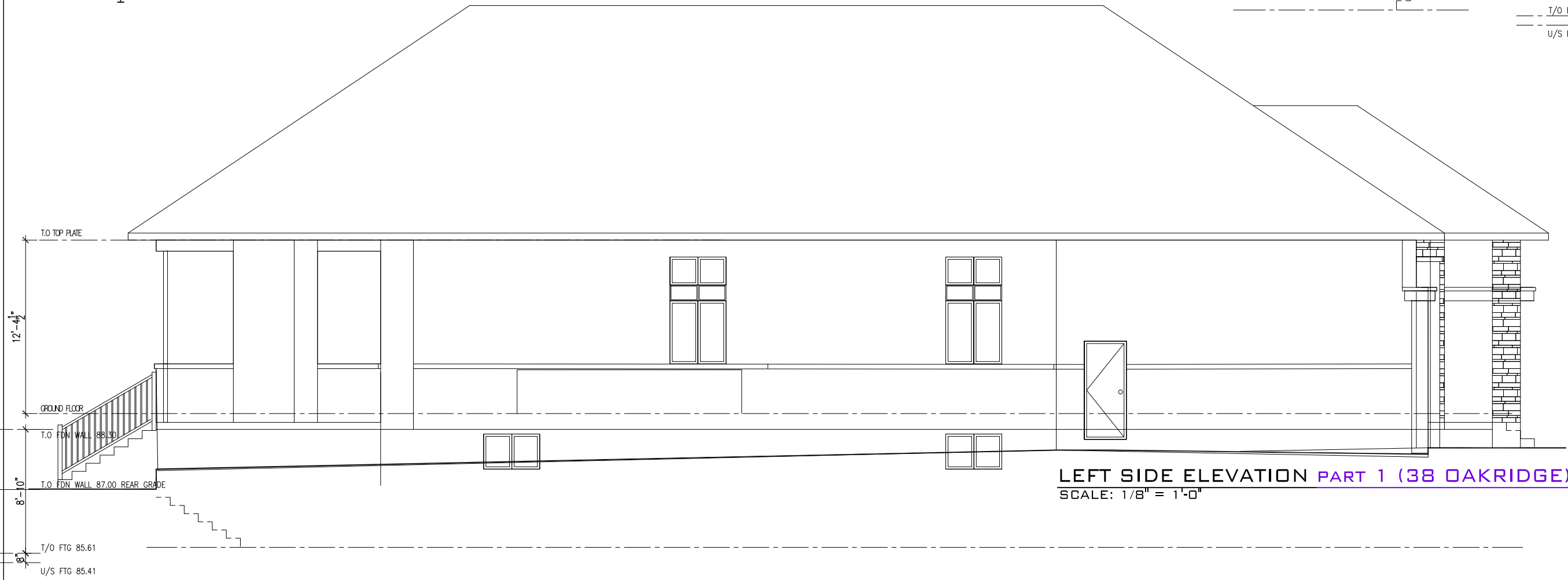
JOB TITLE:
PROPOSED BUNGALOW
36 OAKRIDGE BOULEVARD
CONCESSION 1
PART OF LOT 32
PART 1
(38 OAKRIDGE)
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION A&B,
REAR ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: T.S	
CHECKED:	A1.2
DATE: MAY 2022	
PRINT DATE:	



RIGHT SIDE ELEVATION PART 1 (38 OAKRIDGE)
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION PART 1 (38 OAKRIDGE)
SCALE: 1/8" = 1'-0"

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PROPOSED BUNGALOW
36 OAKRIDGE BOULEVARD
CONCESSION 1
PART OF LOT 32
PART 1
(38 OAKRIDGE)
CITY OF OTTAWA

SHEET TITLE:
RIGHT AND LEFT SIDE
ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: T.S	A2.2
CHECKED:	
DATE: MAY 2022	
PRINT DATE:	