

**Metric Note**

Distances and coordinates 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 0.99995.

**Bearing Note**

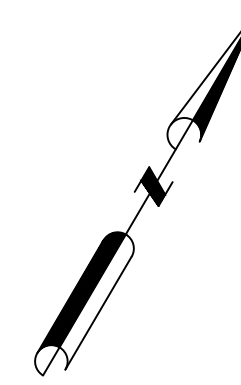
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°43'00" (counter-clockwise) was applied to bearings on Plan P1.

**Notes & Legend**

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CP	"	Concrete Pin
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 674
(P2)	"	Plan 4R-16709
(P3)	"	Plan by (647) dated March 15, 1989 (Job No. 85-89)
(P4)	"	Plan by (AOG) dated October 21, 2009 (Job No. 10435-09)
(P5)	"	Registered Plan 4M-428
ohw	"	Overhead Wires
OUP	"	Utility Pole
AN	"	Anchor
CLF	"	Chain Link Fence
BF	"	Board Fence
MF	"	Metal Fence
SRW	"	Stone Retaining Wall
IRW	"	Interlock Retaining Wall
C/L	"	Centreline
O.R.P.	"	Observed Reference Point

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
O.R.P. (A)	5022881.08	372119.82
O.R.P. (B)	5022935.09	372211.90
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65
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.		



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**

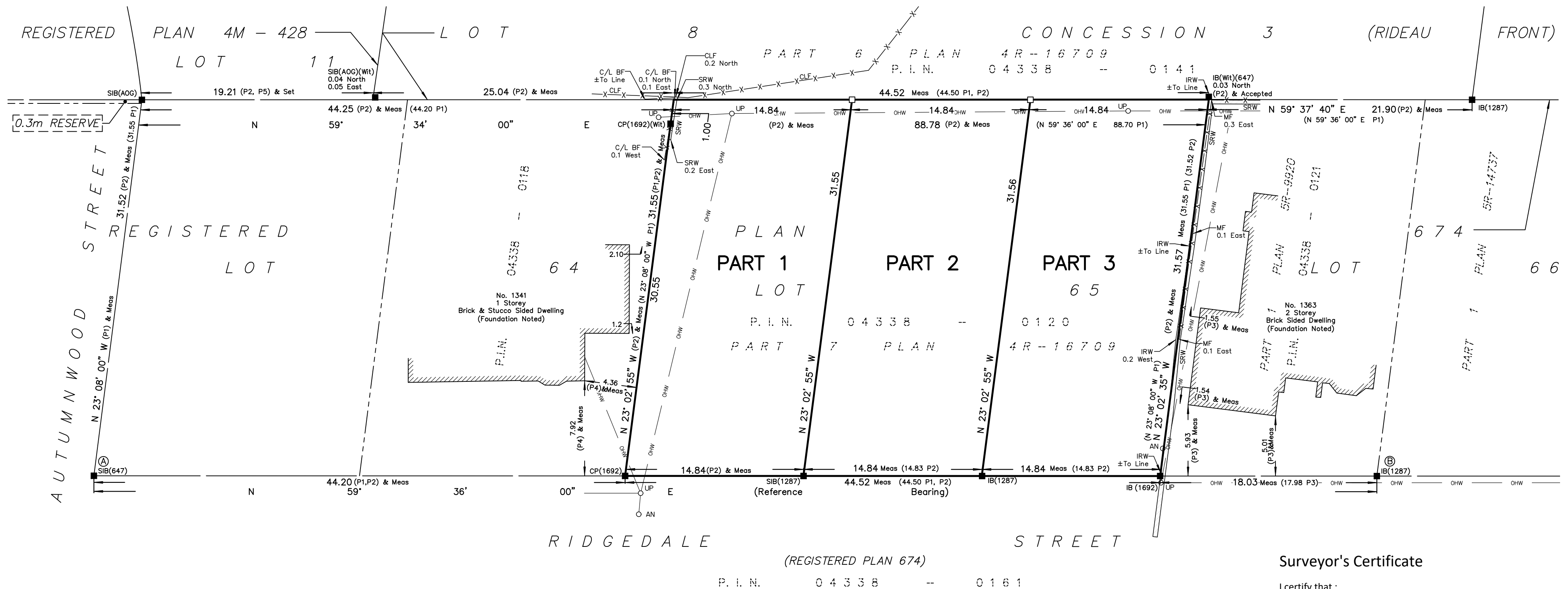
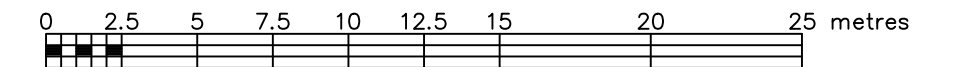
PART	LOT	CONCESSION/PLAN	PIN	AREA (Sq.m.)
1				464.3
2	65	674	ALL OF 04338-0120	464.4
3				464.6

PLAN OF SURVEY OF

**LOT 65  
REGISTERED PLAN 674  
CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 250



**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.

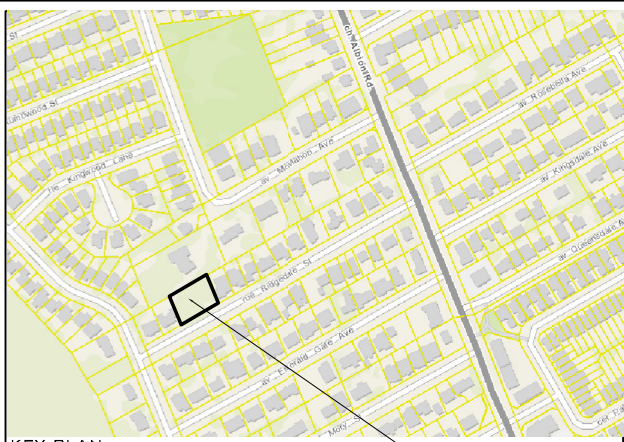
Date: \_\_\_\_\_ Daniel Robinson  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-xxxxx  
**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

**Committee of Adjustment  
Received | Reçu le  
2023-01-03  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation**

FILE No.: 649-22



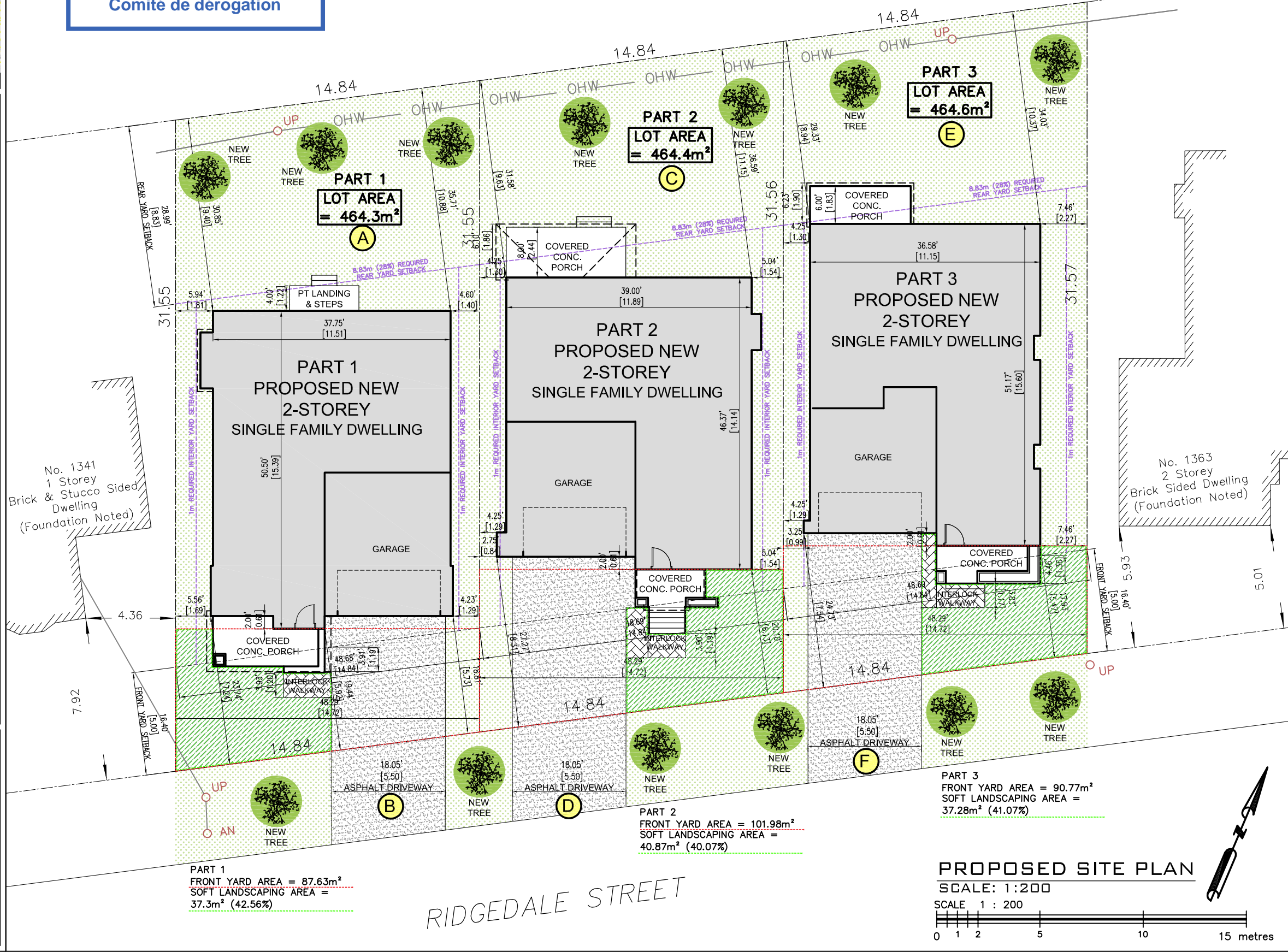
KEY PLAN  
NOT TO SCALE

**Committee of Adjustment**  
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**2023-01-03**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**MD**  
**MIROCA DESIGN**  
INCORPORATED SINCE 1985  
CUSTOM HOME DESIGN  
PROJECT MANAGEMENT

30 CONCORSE GATE  
UNIT 47  
OTTAWA, ONTARIO  
K2E 7V7  
TEL: 613-274-8653  
FAX: 613-274-7085  
CONTACT@MIROCADESIGN.COM  
WWW.MIROCADESIGN.COM

ADDRESS	1353 MCMAHON AVE (RIDGEDALE ST) OTTAWA, ON. K2T 1C2			
LEGAL DESCRIPTION	LOT 65 REGISTERED PLAN 674 PIN: 04338-0120 WARD 10, GLOUCESTER-SOUTHGATE			
ZONING	R1W [637] ZONING BY-LAW 2008-250			
	ZONING [REQ.]	PART 1	PART 2	PART 3
DETACHED		PROPOSED	PROPOSED	PROPOSED
MIN. LOT WIDTH	9m	14.72m	14.72m	14.72m
MIN. LOT AREA	555m <sup>2</sup>	464.3m <sup>2</sup>	464.4m <sup>2</sup>	464.6m <sup>2</sup>
MAX. BUILDING HEIGHT	8.5m	8.0m	8.0m	8.0m
MIN. FRONT YARD SETBACK	5m	5.73m	6.13m	5.47m
MIN. CORNER YARD SETBACK	5m	NA	NA	NA
MIN. REAR YARD SETBACK	28% of lot depth	9.4m (29.7%)	9.63m (30.52%)	8.94m (28.33%)
MIN. REAR YARD AREA	25% of lot area	150.13m <sup>2</sup> (32.33%)	154.4m <sup>2</sup> (33.24%)	144.24m <sup>2</sup> (31.0%)
MIN. INTERIOR YARD SETBACK	1m	1.29m + 1.69m	1.29m + 1.54m	1.29m + 2.27m
MAX DRIVEWAY WIDTH	Single 3m	Double 5.5m	Double 5.5m	Double 5.5m



- MINOR VARIANCES REQUESTED:**
- PART 1**
- a) To permit a reduced lot area of 464.3 square metres, whereas the By-law requires a minimum lot area of 555 square metres.[Exception 637]
  - b) To permit a double driveway width of 5.5 metres, whereas the By-law requires a maximum single driveway width of 3 metres.[Sec 139, Table 139(3)]
- PART 2**
- c) To permit a reduced lot area of 464.4 square metres, whereas the By-law requires a minimum lot area of 555 square metres.[Exception 637]
  - d) To permit a double driveway width of 5.5 metres, whereas the By-law requires a maximum single driveway width of 3 metres. [Sec 139, Table 139(3)]
- PART 3**
- e) To permit a reduced lot area of 464.6 square metres, whereas the By-law requires a minimum lot area of 555 square metres.[Exception 637]
  - f) To permit a double driveway width of 5.5 metres, whereas the By-law requires a maximum single driveway width of 3 metres. [Sec 139, Table 139(3)]

- 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 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE DETERMINED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
  4. DO NOT SCALE THE DRAWINGS.

JOB TITLE: PROPOSED SITE PLAN KEY PLAN ZONING INFORMATION MINOR VARIANCES REQUESTED	
SCALE: AS SHOWN	DWG NO. S1.1
DRAWN: C.S.	CHECKED:
DATE: NOV 2022	PRINT DATE:

**PROPOSED SITE PLAN**  
SCALE: 1:200  
SCALE 1 : 200

RIDGEDALE STREET



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

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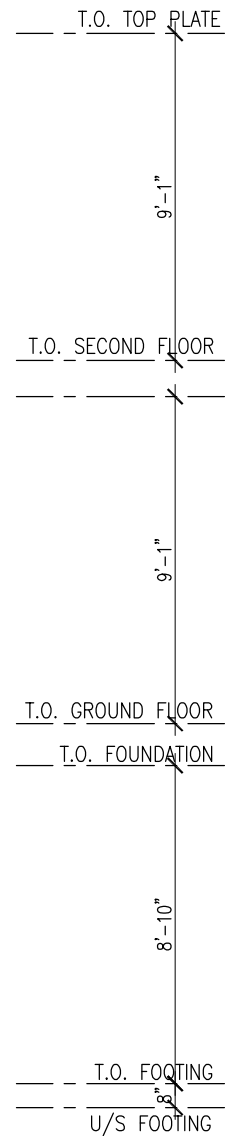
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No.	DESCRIPTION & DATE
1	
REVISIONS	

JOB TITLE:  
1353 MCMAHON  
(RIDGEDALE ST.)  
PART 1  
OTTAWA, ON,  
PROPOSED 2-STORY  
SFD

SHEET TITLE:  
FRONT ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: CS	
CHECKED:	
DATE: NOV 2022	<b>A1.4</b>
PRINT DATE:	



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

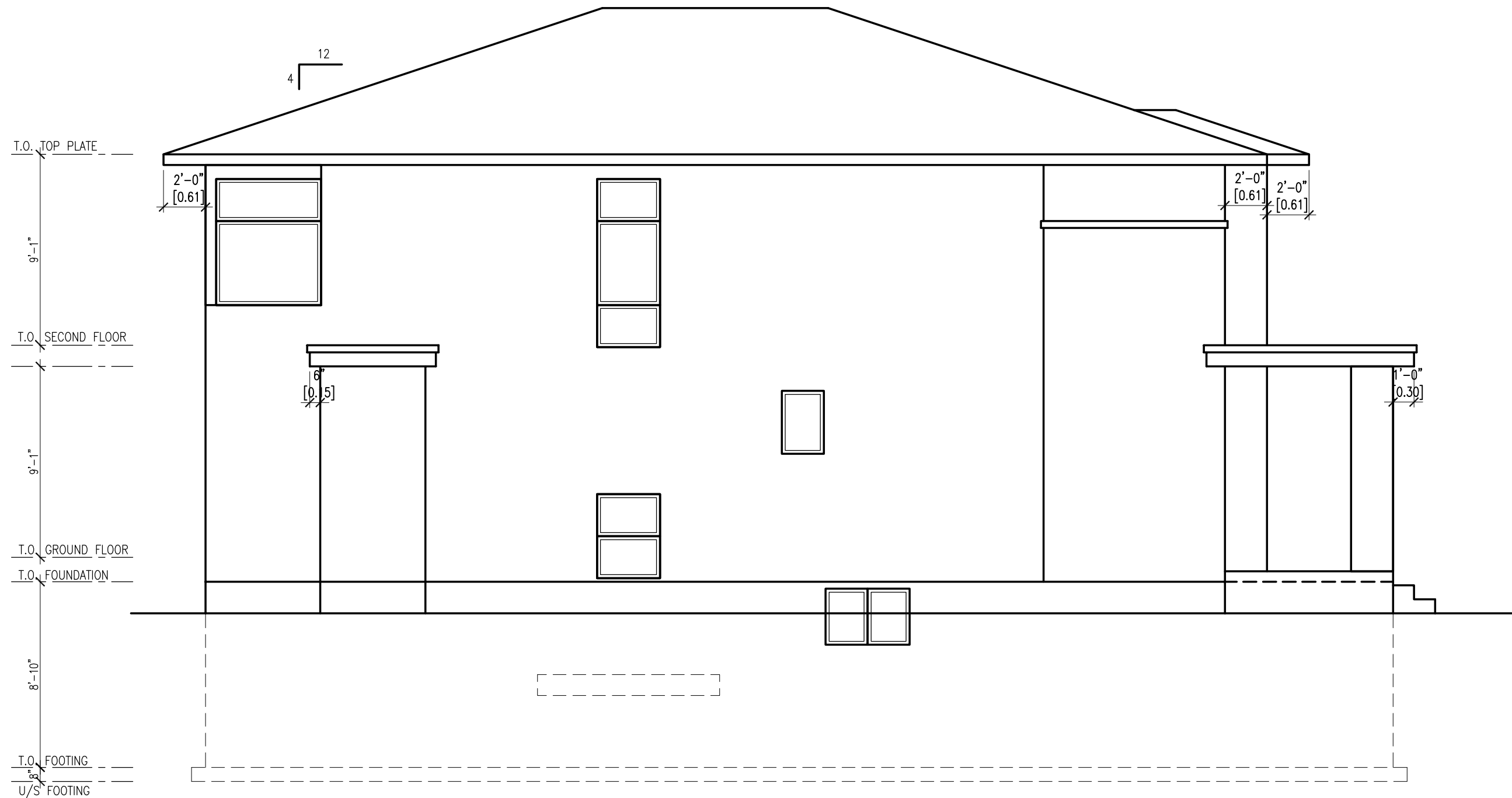
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1353 MCMAHON  
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PART 1  
OTTAWA, ON.  
PROPOSED 2-STORY  
SFD

SHEET TITLE:  
REAR ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: CS	<b>A2.4</b>
CHECKED:	
DATE: NOV 2022	
PRINT DATE:	



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

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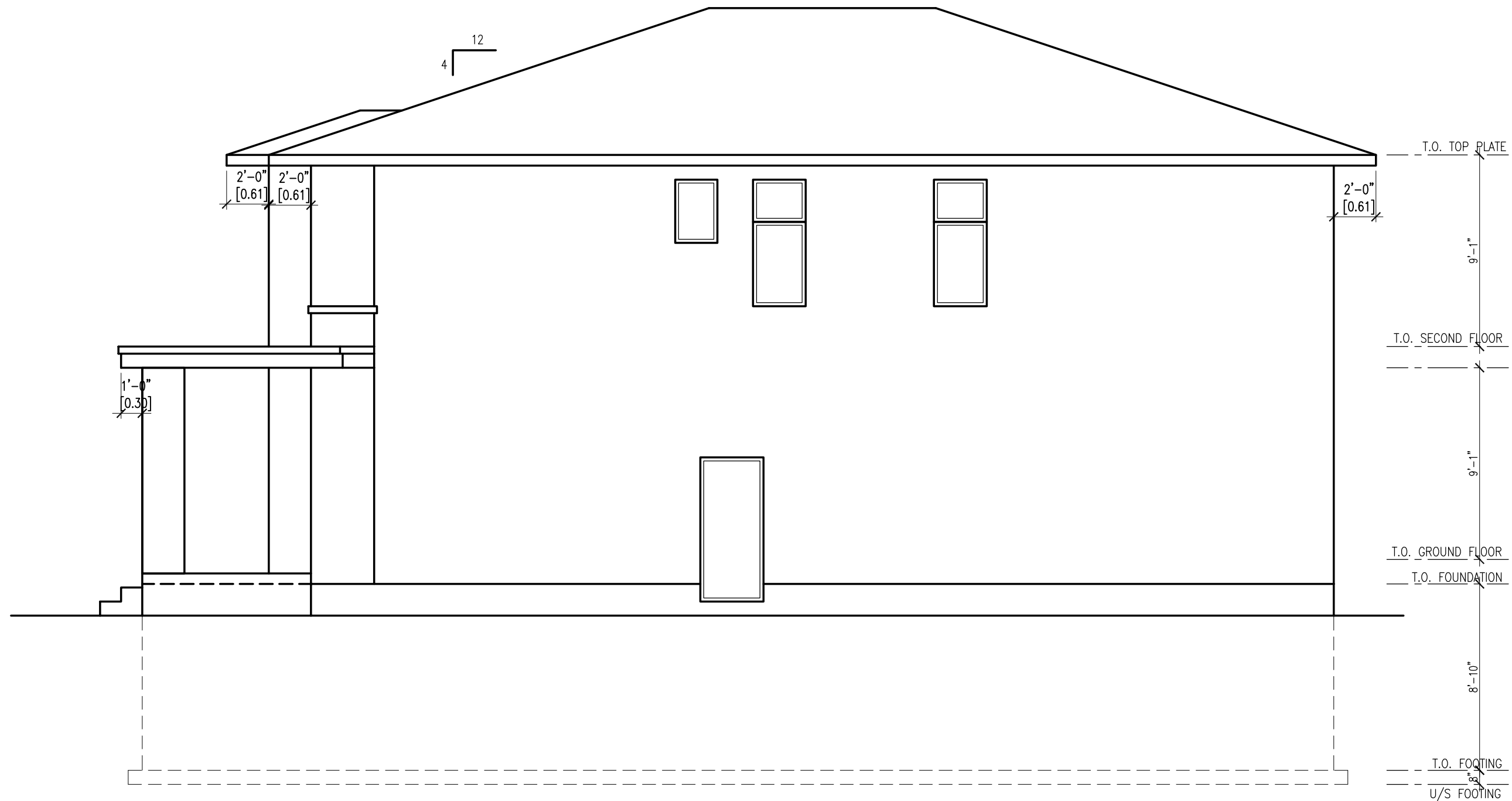
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	REVISIONS

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PART 1  
OTTAWA, ON.  
PROPOSED 2-STORY  
SFD

SHEET TITLE:  
LEFT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: CS	A3.4
CHECKED:	
DATE: NOV 2022	
PRINT DATE:	



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

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PROPOSED 2-STORY  
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SHEET TITLE:  
RIGHT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: CS	A4.4
CHECKED:	
DATE: NOV 2022	
PRINT DATE:	



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

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No.	DESCRIPTION & DATE

JOB TITLE:  
1353 MCMAHON  
(RIDGEDALE ST.)  
PART 2  
OTTAWA, ON,  
PROPOSED 2-STORY  
SFD

SHEET TITLE:  
FRONT ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: CS	A1.4
CHECKED:	
DATE: NOV 2022	
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**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

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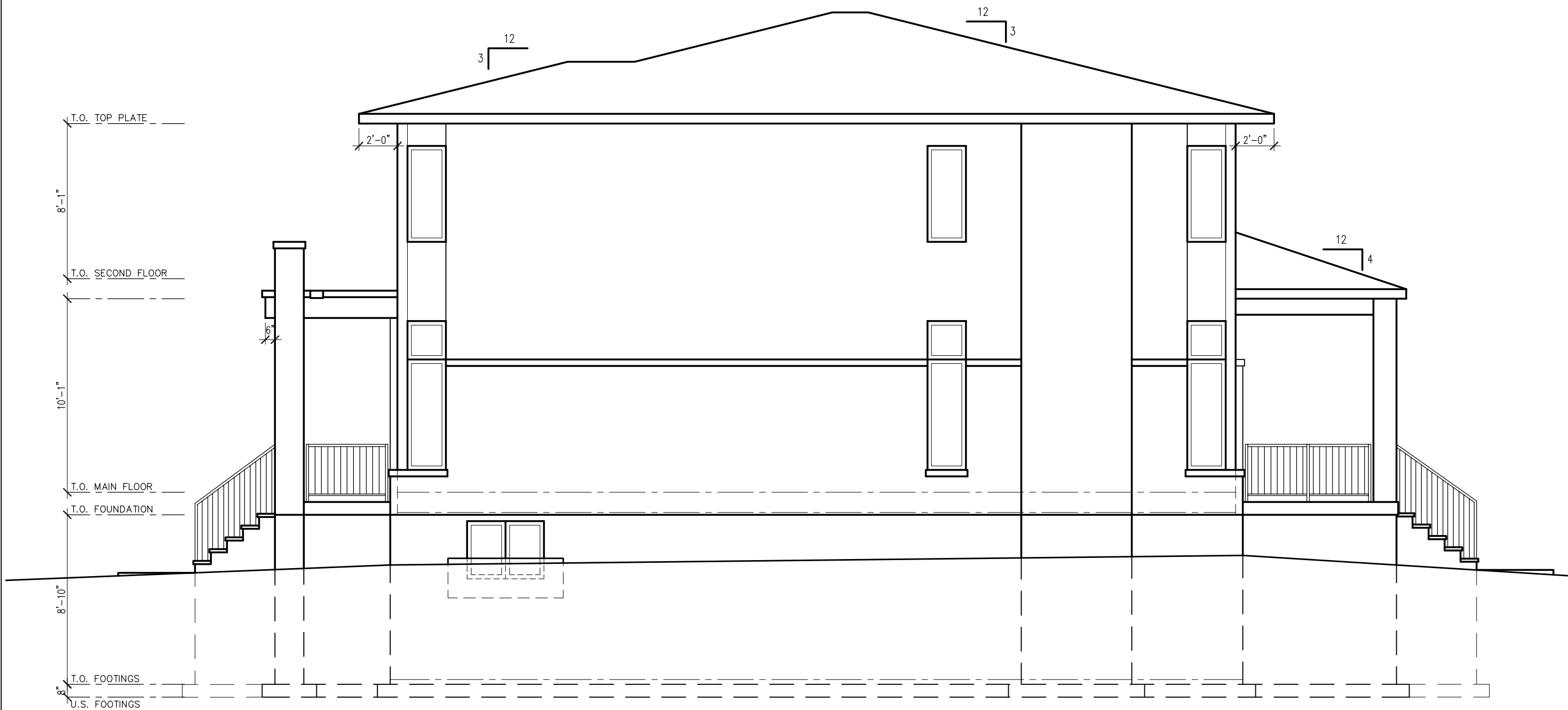
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PART 2  
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SHEET TITLE:  
REAR ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: CS	<b>A2.4</b>
CHECKED:	
DATE: NOV 2022	
PRINT DATE:	





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

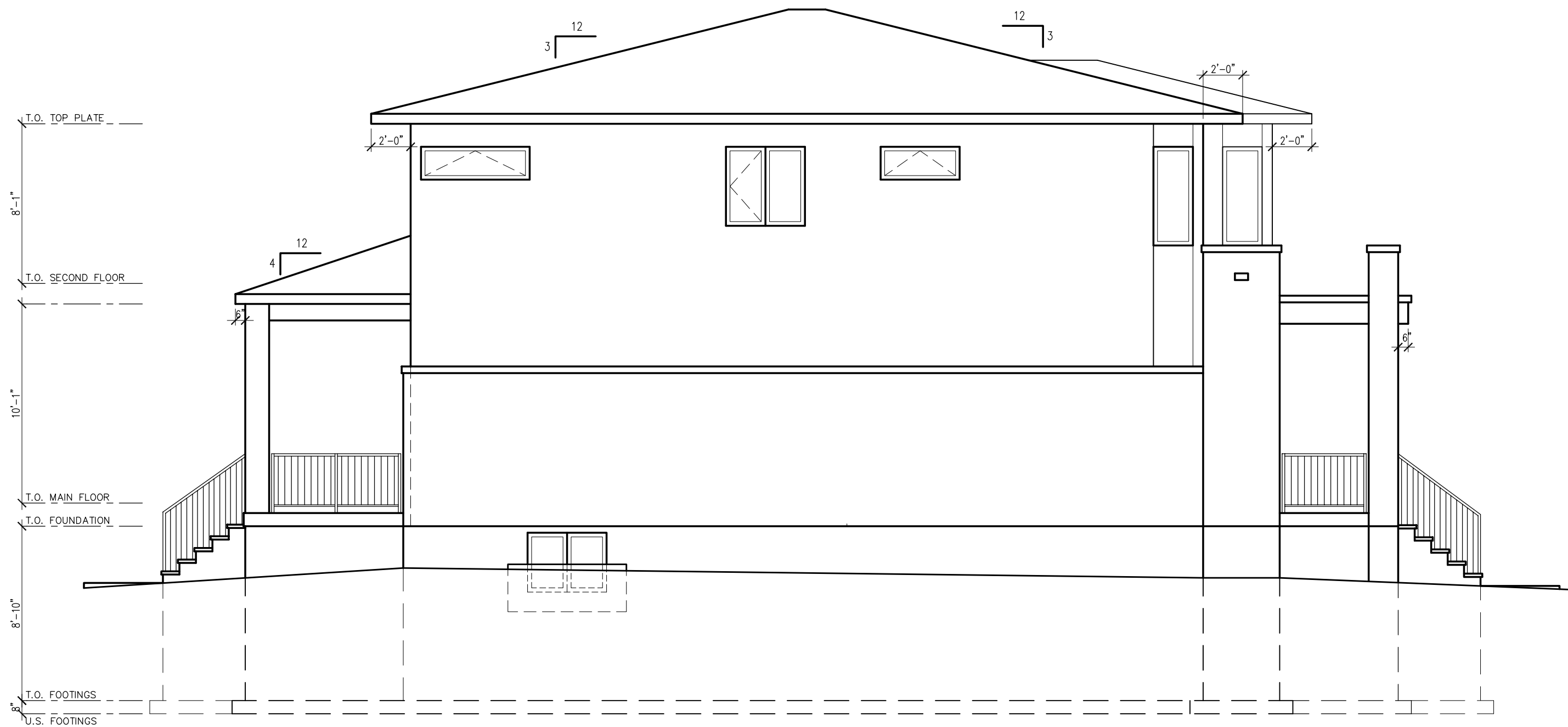
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RIGHT SIDE ELEVATION

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**LEFT SIDE ELEVATION**  
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SHEET TITLE:  
LEFT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
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**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

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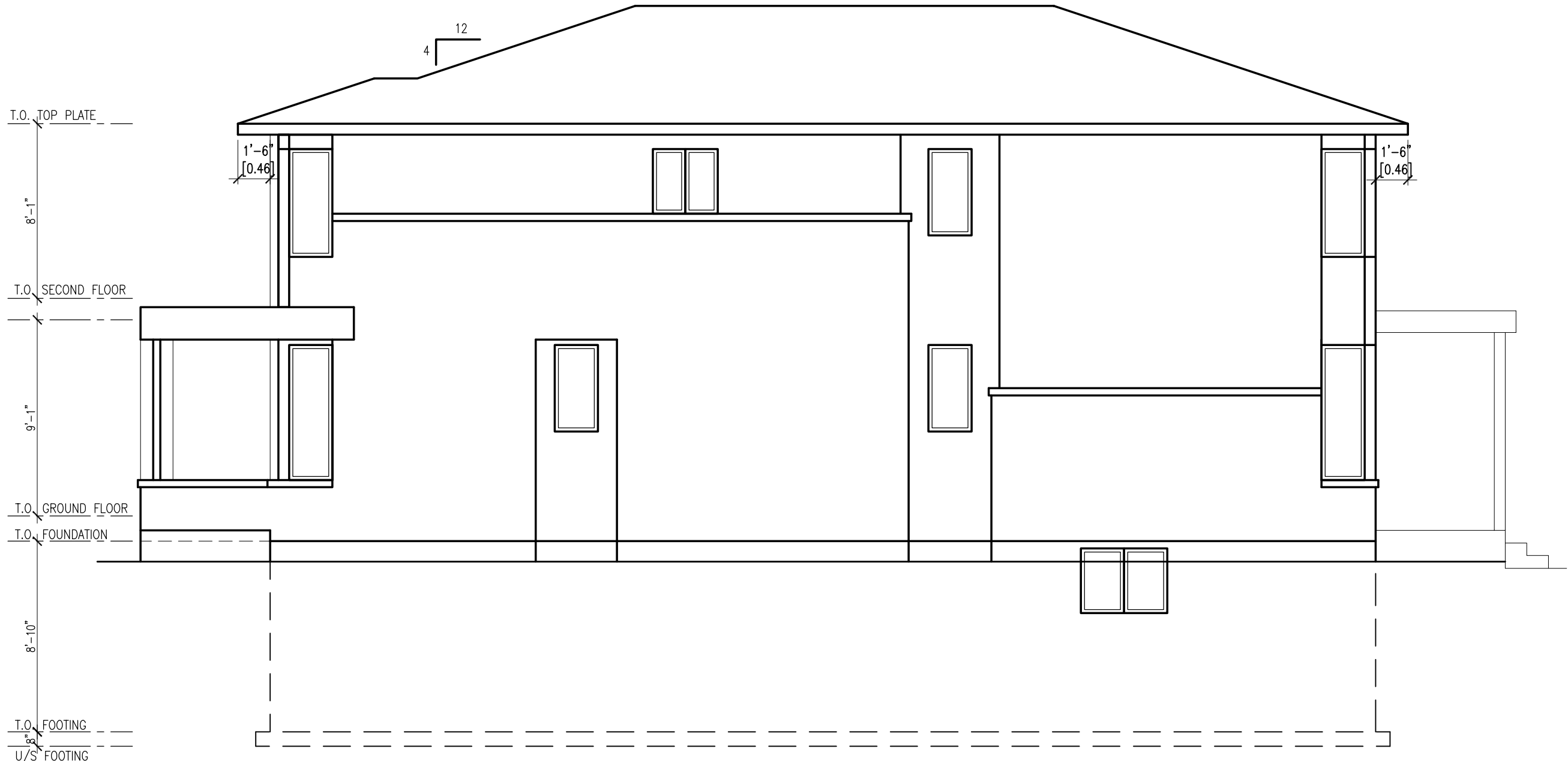
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PART 3  
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SHEET TITLE:  
FRONT ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: CS	<b>A1.4</b>
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**RIGHT SIDE ELEVATION**  
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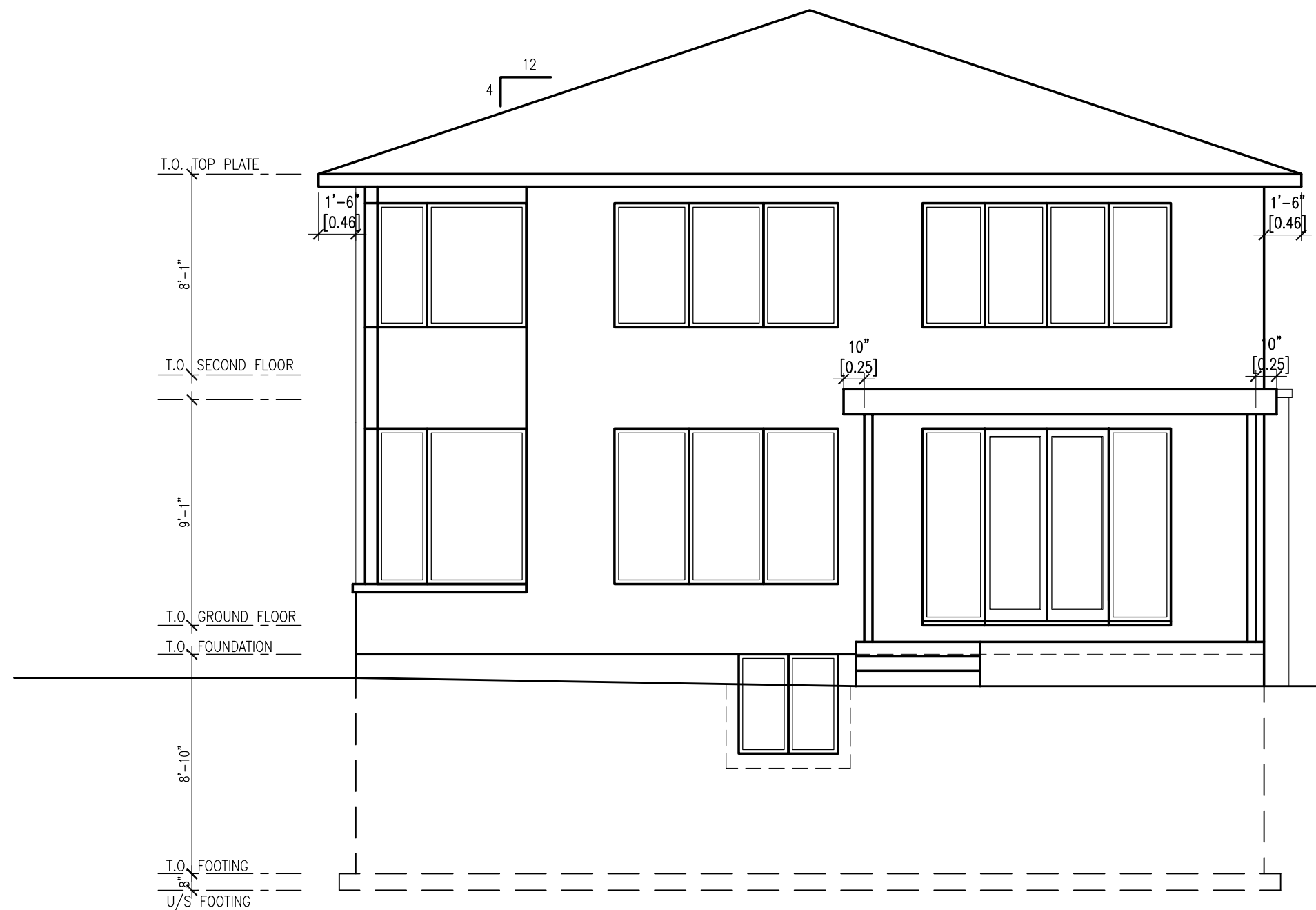
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RIGHT SIDE ELEVATION

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**REAR ELEVATION**  
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**GENERAL NOTES:**

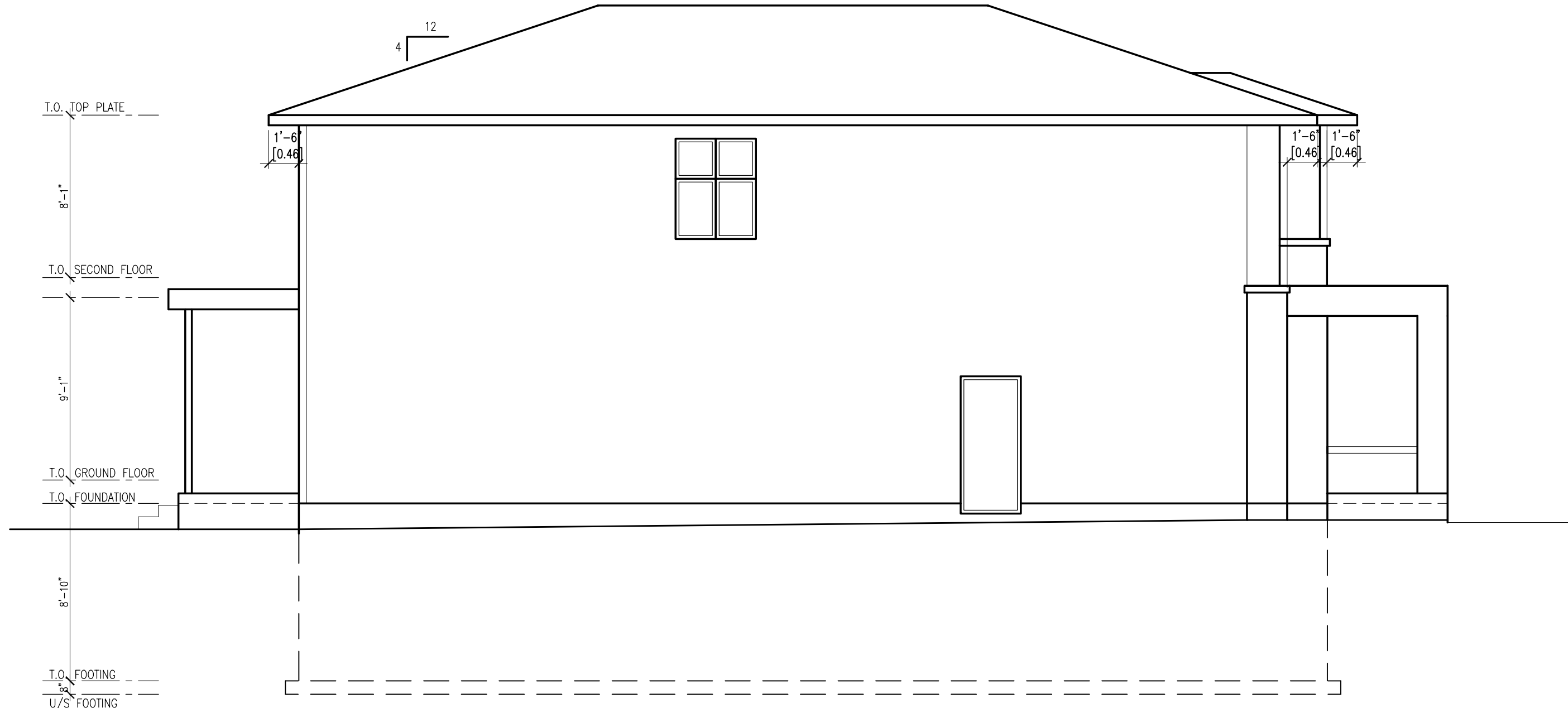
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SHEET TITLE:  
**REAR ELEVATION**

SCALE: AS SHOWN	DWG NO.
DRAWN: CS	<b>A3.4</b>
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PRINT DATE:	



**LEFT SIDE ELEVATION**  
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