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

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	PIN	AREA (Sq.m.)
1	PART OF 32	1 (Rideau Front)	ALL OF 04671 - 0155	749.1
2				681.3

PLAN OF SURVEY OF

**PART OF LOT 32
CONCESSION 1 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA**
FARLEY, SMITH & DENIS SURVEYING LTD. 2022
Scale 1: 200
0 5 10 15 20 metres

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 0.99994.

Bearing Note
Bearings are astronomic and are referred to the Southerly limit of Oakridge Boulevard having a bearing of N 60° 45' 00" E as shown on Plan 4R-30140.

For bearing comparisons, a rotation of 0°02'00" counter-clockwise was applied to bearings on P2.

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

POINT ID	NORTHING	EASTING
(A)	5023053.81	363871.08
(B)	5023170.30	364080.91
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.

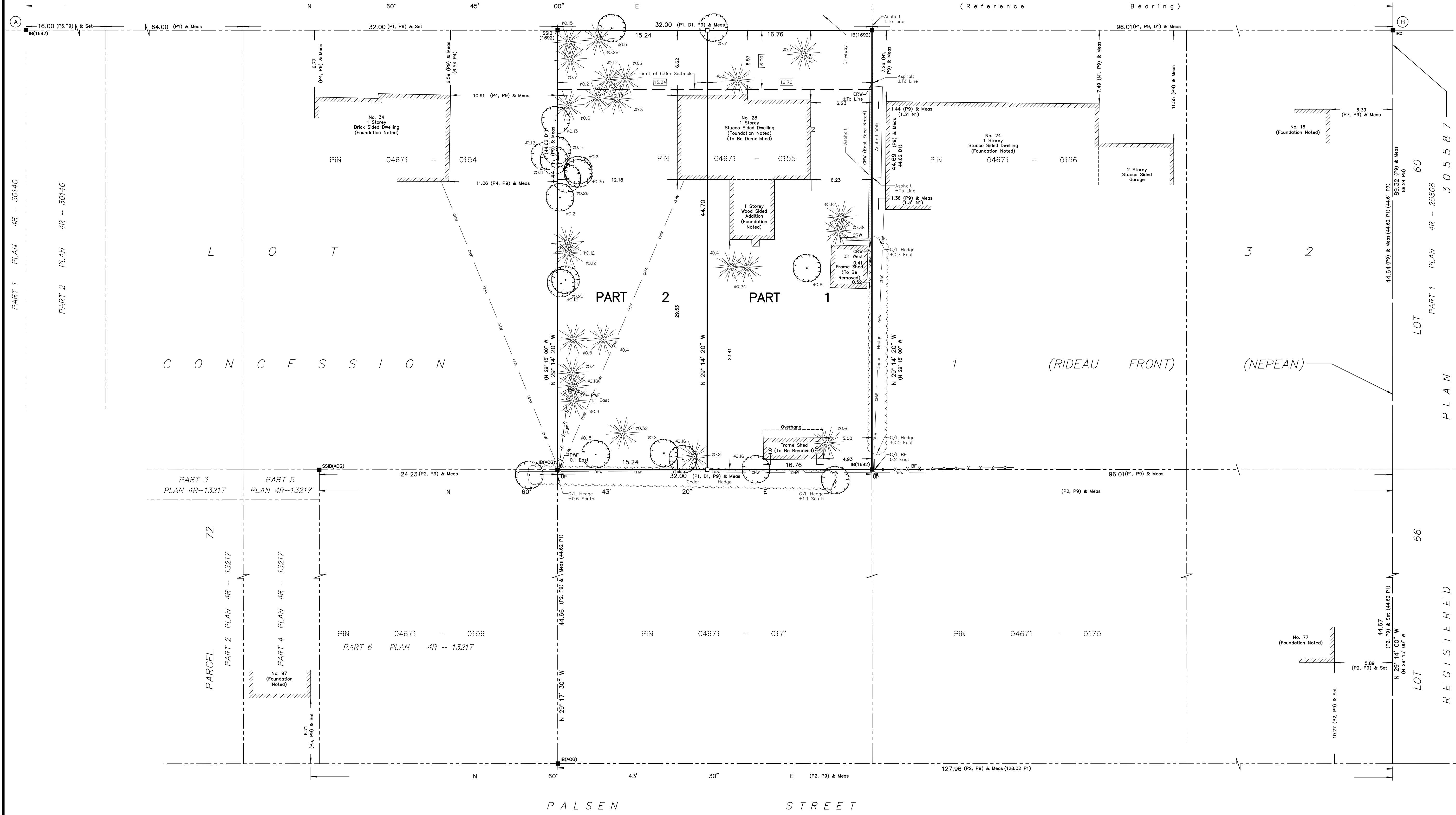
Surveyor's Certificate

I certify that:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the XX day of XXXX, 2022.

Date: _____ Daniel Robinson
Ontario Land Surveyor

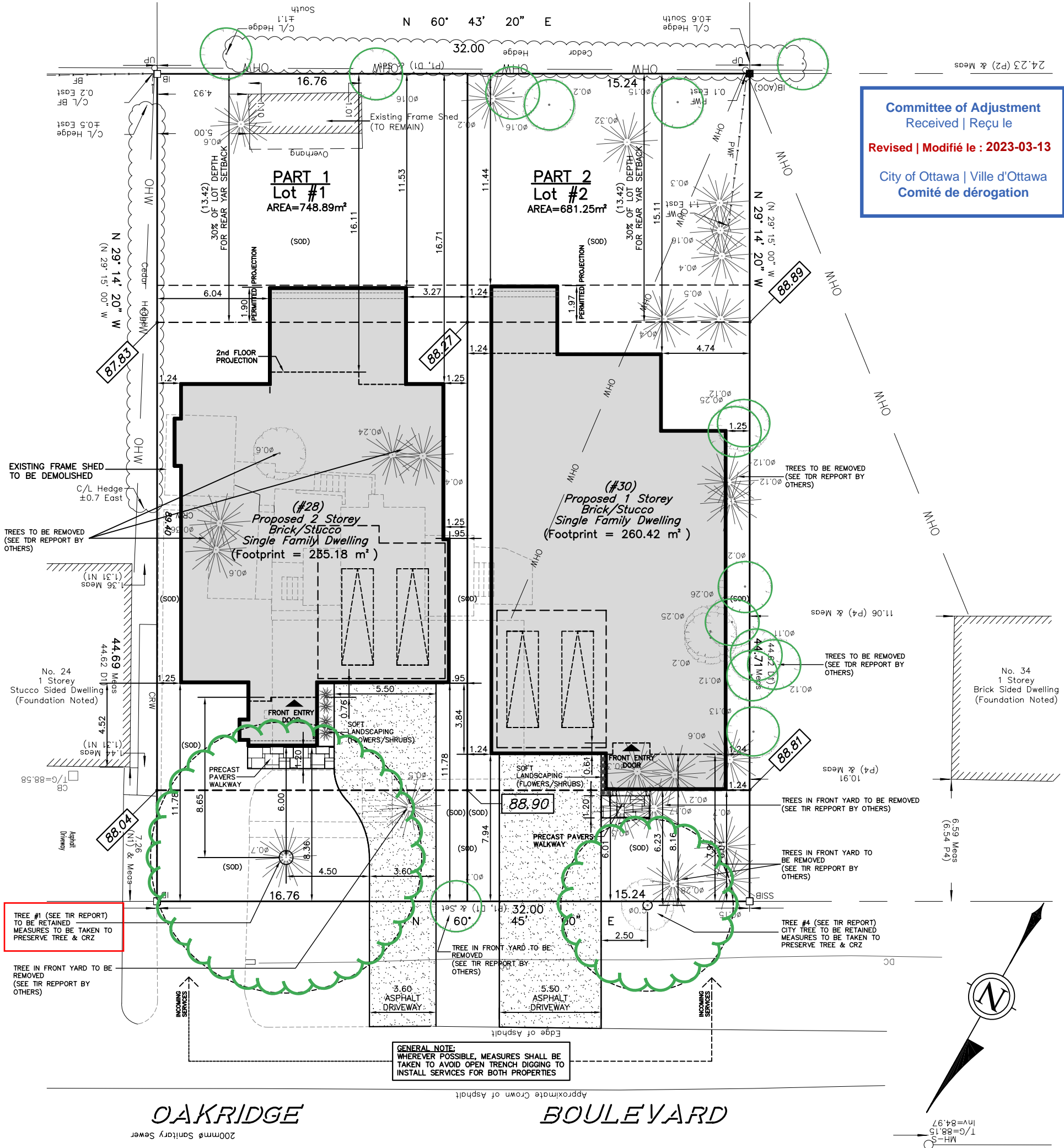
- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IBØ Round Iron Bar
 - (Wit) Witness
 - Meas Measured
 - (P1) Plan by (663) dated December 16, 1953
 - (P2) Plan 4R-13217
 - (P3) Plan by (1692) dated May 13, 2015 (File No. 103-15)
 - (P4) Plan by (1319) dated May 19, 1976 (Ref. No. 5-CON1 NP RF)
 - (P5) Plan by (1287) dated July 15th 1998 (Job No. 84-98)
 - (P6) Plan 4R-30140
 - (P7) Plan 4R-25808
 - (P8) Registered Plan 305587
 - (P9) Plan by (1692) dated June 15, 2020 (Job No. 132-20)
 - (N1) Notes by (647) dated May 23, 1978
 - (Inst CR344329)
 - (D1) Overhead Wires
 - OUP Utility Pole
 - PWF Post and Wire Fence
 - BF Board Fence
 - CRW Concrete Retaining Wall
 - DC Ditch Centreline
 - C/L Centreline
 - 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

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-03-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Compliance Table - Proposed Lot Redevelopment (Part 1 & 2)						
28 Oakridge Boulevard., Ottawa, ON. - (Ward 8 - College)						
Zoning - R1FF + Infill II + By-Law 2020-289						
PROVISION	REQUIRED	INFILL II	LOT #1 (28) (PT. 1)	LOT #2 (30) (PT. 2)	COMPLIANCE	
					LOT #1	LOT #2
LOT WIDTH	19.5 m		16.76m	15.24m	NO	NO
LOT AREA	600 m ²		749.10m ²	681.30m ²	YES	YES
BUILDING HEIGHT	9.5m	8.5m	7.54m	5.82m	YES	YES
MIN. FRONT YARD SETBACK	6.0m		6.01m	6.01m	YES	YES
MIN. INTERIOR SIDE YARD SETBACK	2.1 m (MIN. TOTAL) w/ ONE SIDE MIN. 0.9m		1.24m (ONE SIDE) 0.95m (OTHER SIDE)	1.24m (ONE SIDE) & 1.25m (OTHER SIDE)	YES	YES
MAXIMUM LOT COVERAGE	45% (OF REQ.'D LOT AREA) (270m ²)		235.18m ² = 39.19% LOT COVERAGE	260.42m ² 43.40% LOT COVERAGE	YES	YES
MIN. REAR YARD SETBACK	25% OF LOT DEPTH	30% OF LOT DEPTH	13.42m	13.42m	YES	YES
REAR YARD AREA (25% OF LOT AREA)	PART 1 187.22m ²	PART 2 170.38m ²	277.96 m ²	236.45 m ²	YES	YES
MIN. DRIVEWAY WIDTH	MIN. 2.6m / MAX. 5.5m		5.5m	5.5m	YES	YES
AGREGATE SOFT LANDSCAPING 40% (OF FRONT YARD)	PART 1 40.22m ²	PART 2 36.51m ²	76.97m ²	53.80m ²	YES	YES
REAR PORCH/CANOPY PROJECTION TO EAVES	2.0 m	2.0 m	NO PROJECTION	1.97m TO EAVES	YES	YES

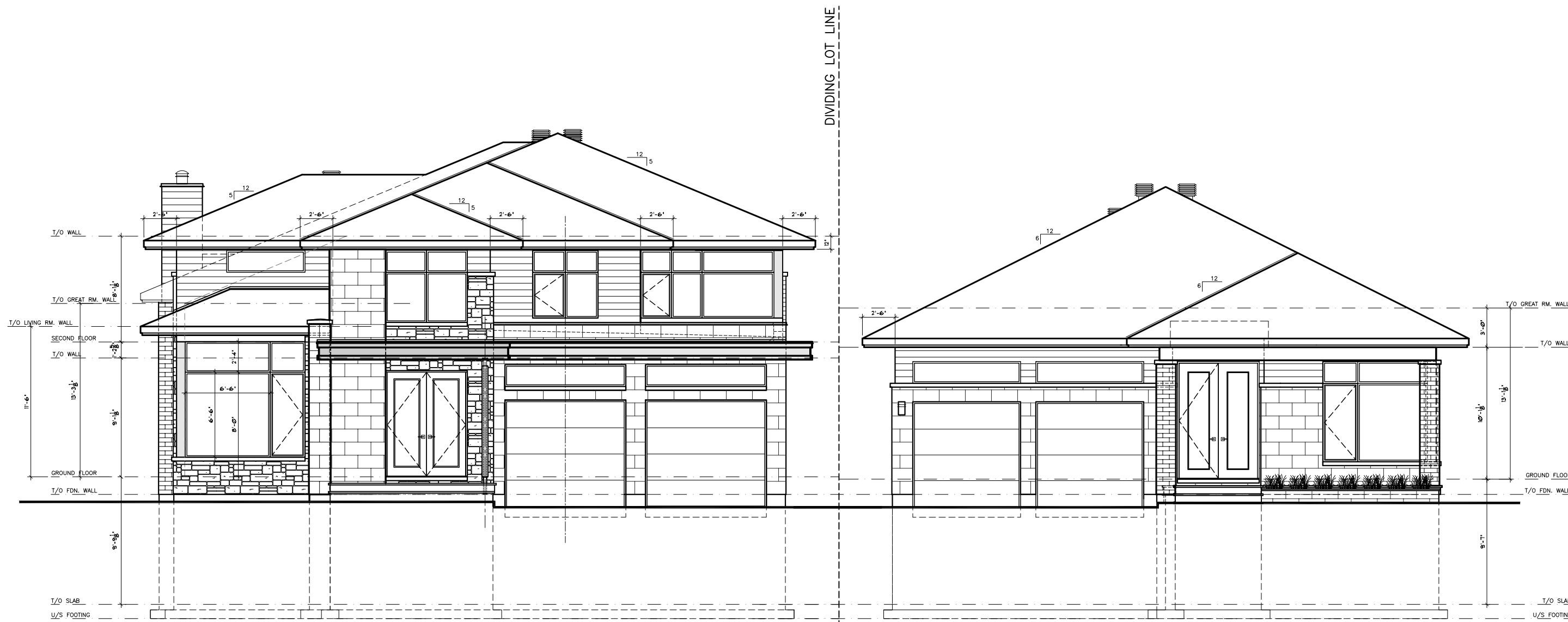
Average Grade Calculation	
Lot 1 (#28)	Lot 2 (#30)
87.83	88.89
88.27	88.27
88.04	88.81
88.90	88.90
88.26 (AVERAGE GRADE)	88.72 (AVERAGE GRADE)



PROJECT:
PROPOSED SITE PLAN FOR REDEVELOPMENT
28 Oakridge Blvd, Nepean ON
Proposed Two Single Family Dwellings

DATE:
10/03/2023 (11)
SCALE:
1 : 225
DRAWN BY:
C. ZACCONI

DRAWING NO.
SP1



28 Oakridge Blvd.

30 Oakridge Blvd.

FRONT ELEVATION STREETScape

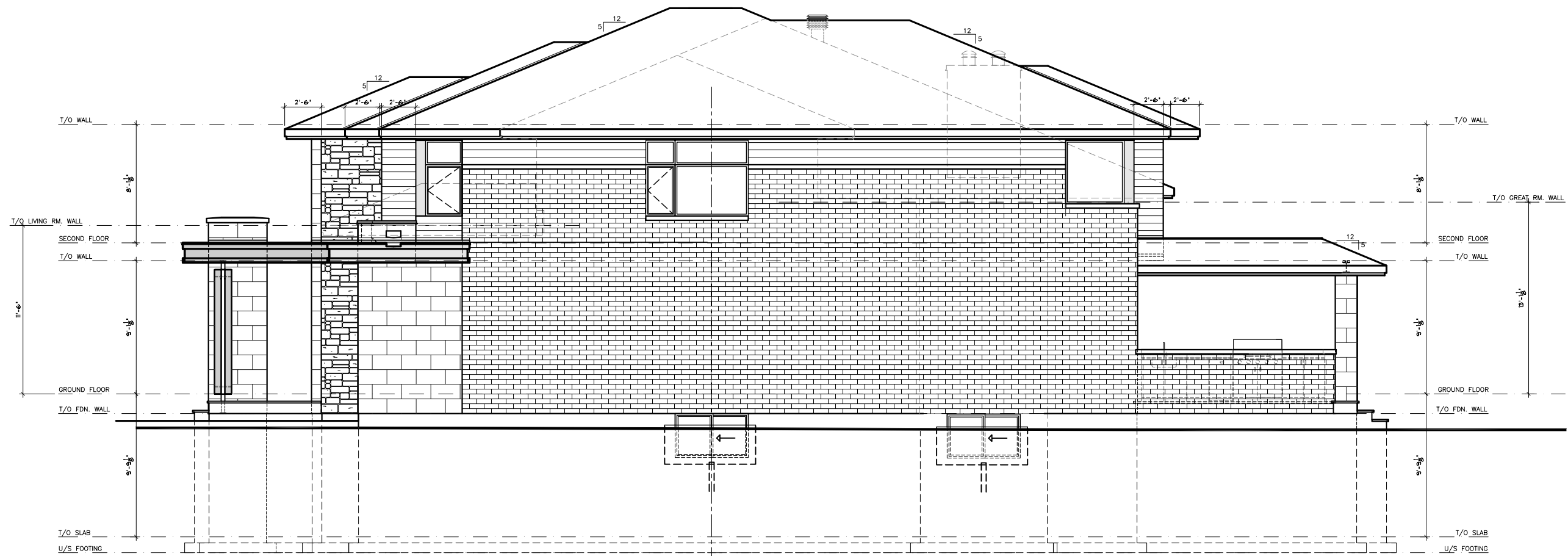
Committee of Adjustment
 Received | Reçu le
2022-12-21
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



PROJECT: **PROPOSED RESIDENCES #1 & 2 - (STREETSCAPE FOR REDEVELOPMENT)**
 28 (30) Oakridge Blvd. Ottawa, ON

DATE: 20/10/2022 (5)
 SCALE: 1/8" = 1'-0"
 DRAWN BY: C. ZACCONI

DRAWING NO. **STR1**



RIGHT SIDE ELEVATION

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PROJECT:
PROPOSED RESIDENCE #1
28 Oakridge Blvd. Ottawa, ON
Two Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A4



REAR ELEVATION

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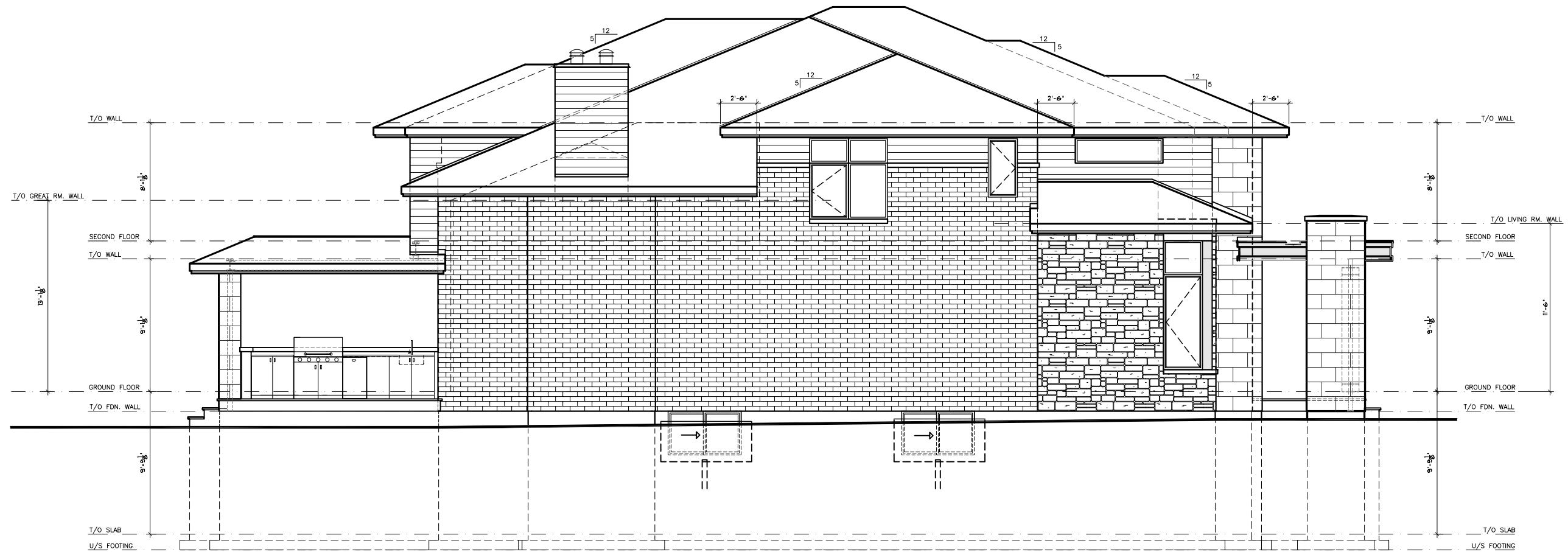


PROJECT:
PROPOSED RESIDENCE #1
 28 Oakridge Blvd. Ottawa, ON
 Two Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A5



LEFT SIDE ELEVATION

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2022-12-21

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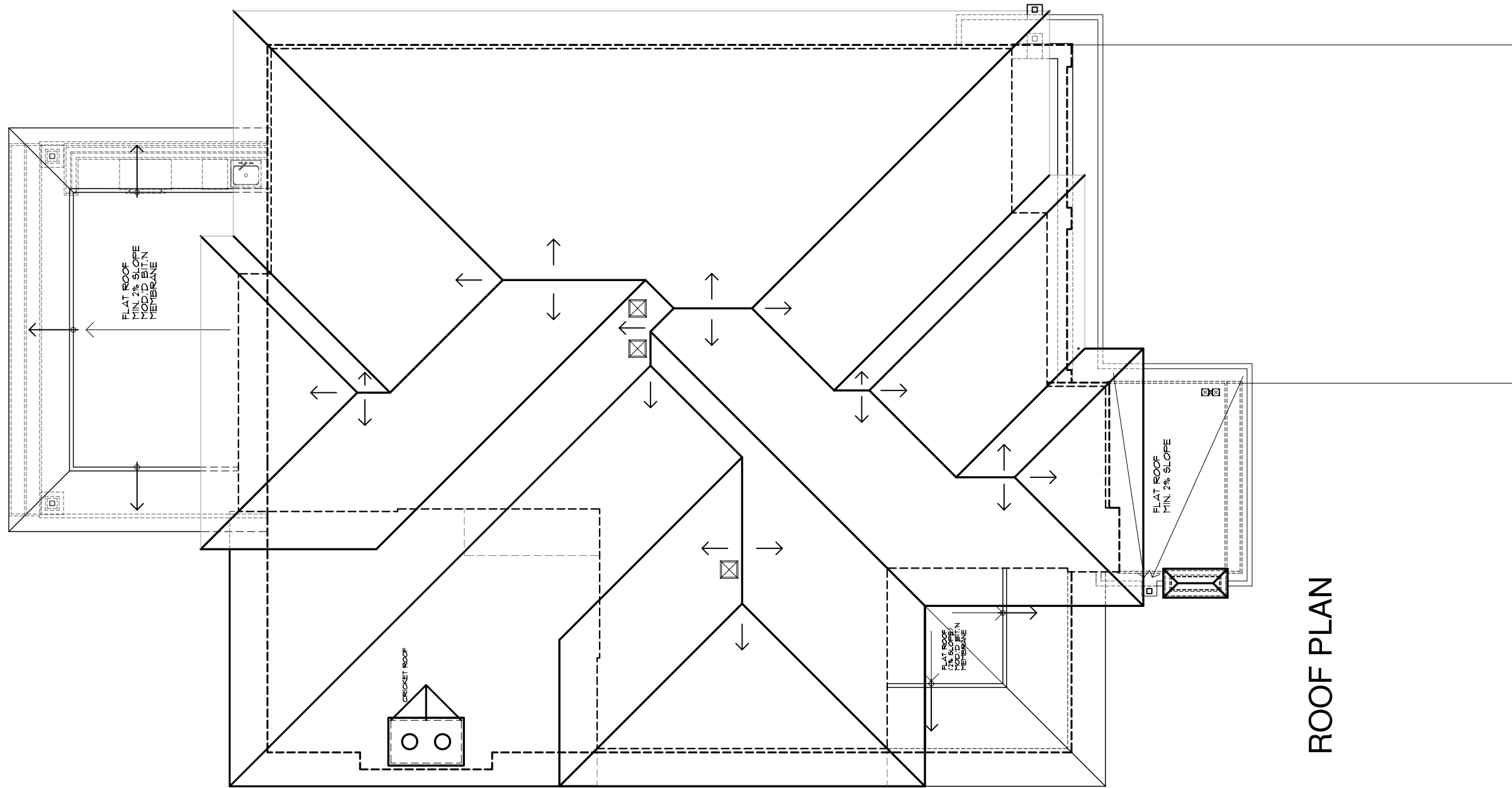


PROJECT:
PROPOSED RESIDENCE #1
28 Oakridge Blvd. Ottawa, ON
Two Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A6



ROOF PLAN

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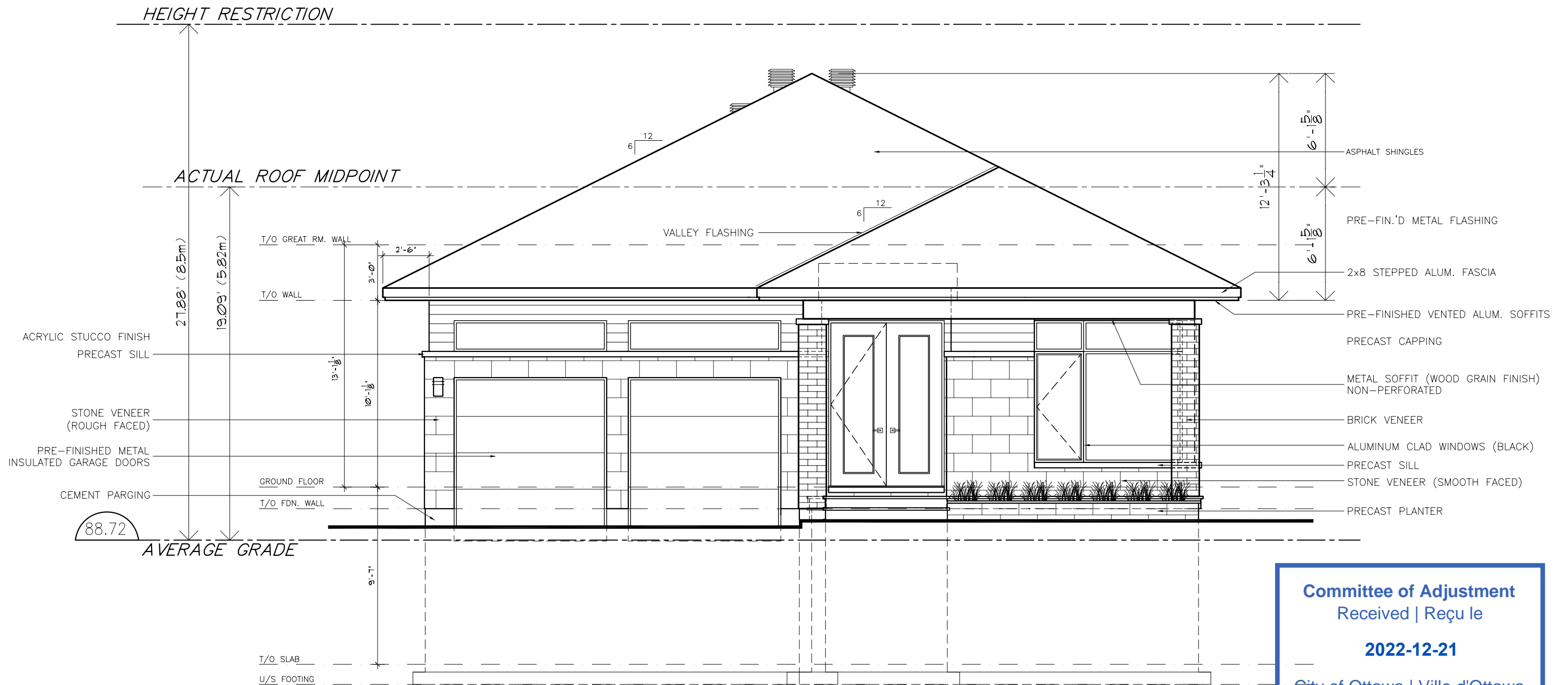


PROJECT:
PROPOSED RESIDENCE #1
28 Oakridge Blvd. Nepean, ON
Two Storey Single Family Dwelling

DATE: (07/17/22)
 20/10/2022 (5)
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A7



Committee of Adjustment
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FRONT ELEVATION

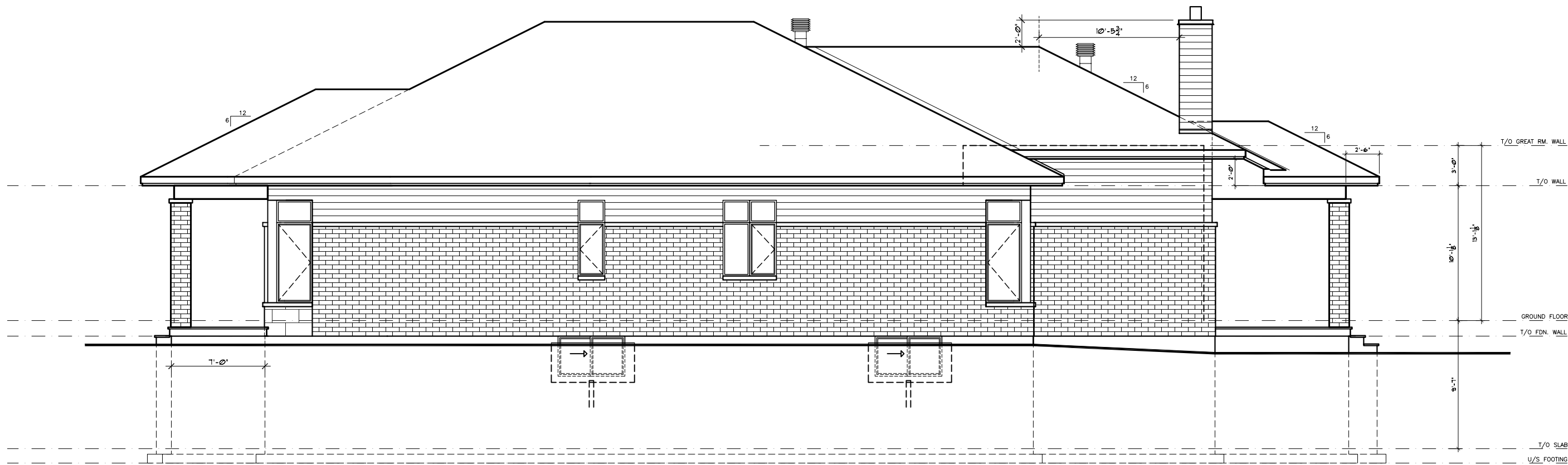


PROJECT:
PROPOSED RESIDENCE #2
 28 (30) Oakridge Blvd. Ottawa, ON
 One Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A2



RIGHT SIDE ELEVATION

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2022-12-21

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Comité de dérogation

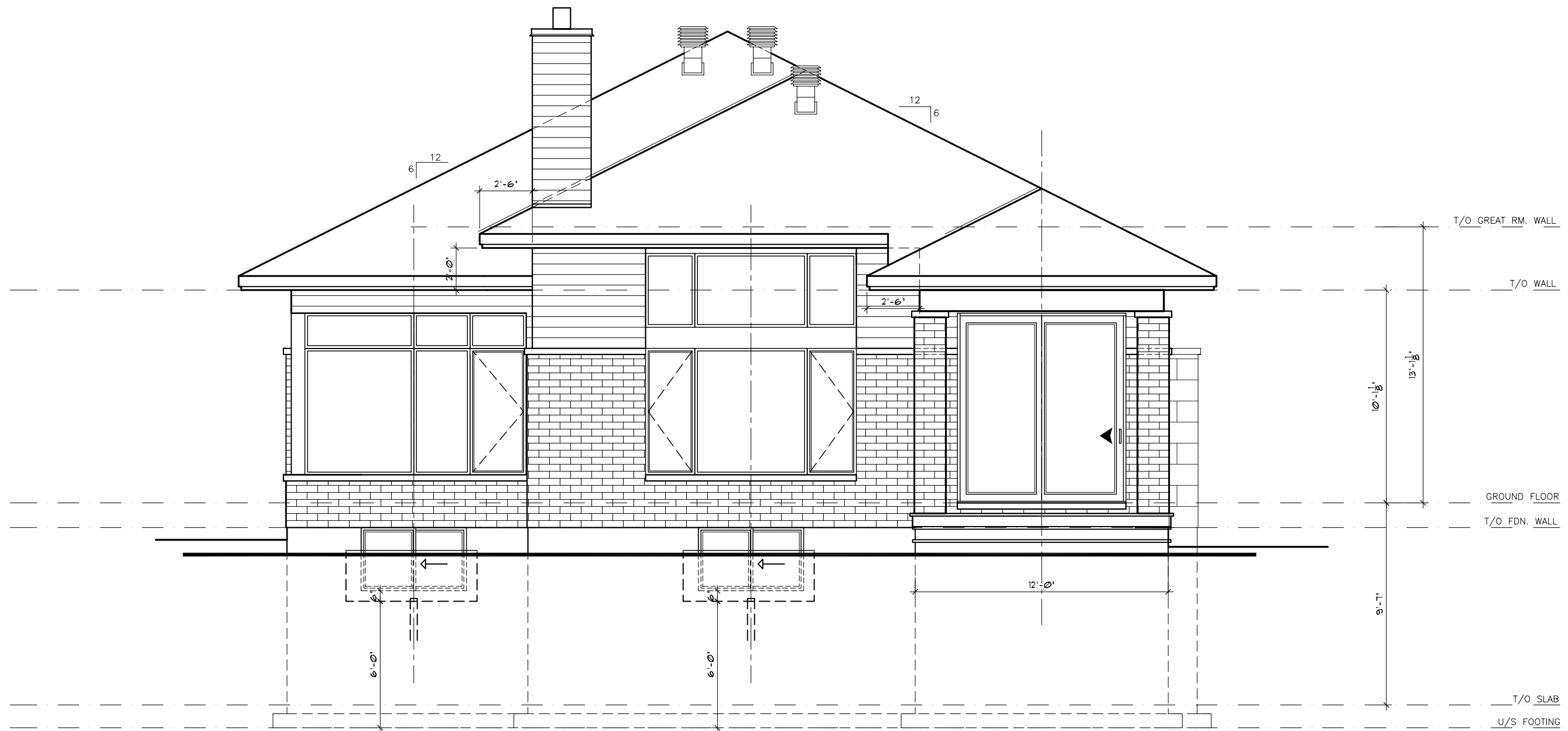


PROJECT:
PROPOSED RESIDENCE #2
 28 (30) Oakridge Blvd. Ottawa, ON
 One Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A3



REAR ELEVATION

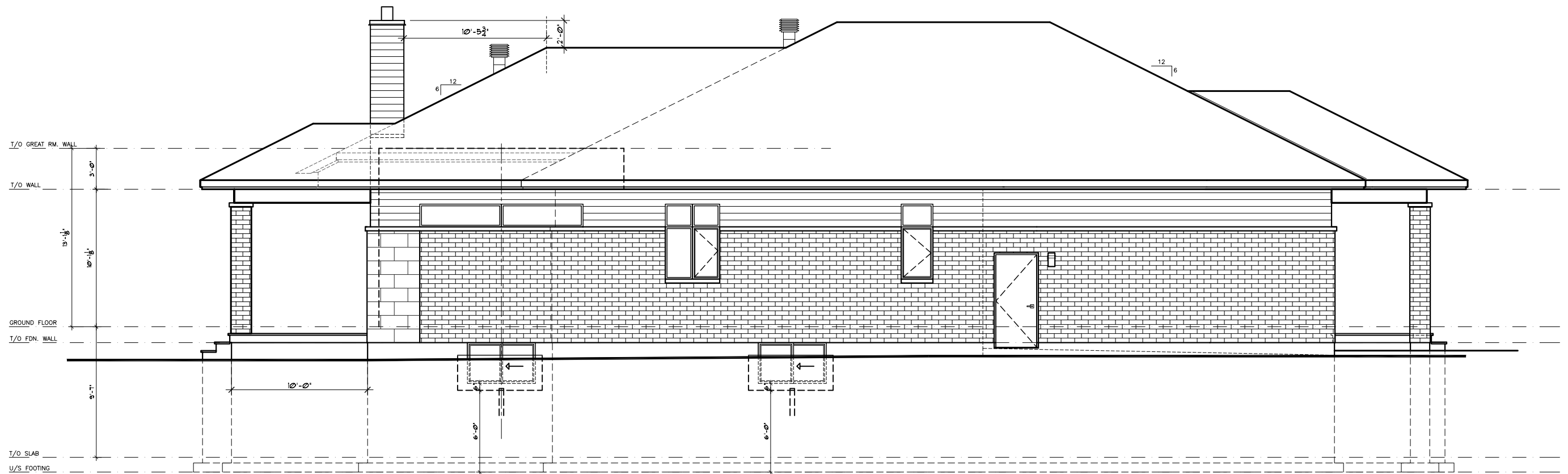
Committee of Adjustment
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2022-12-21
 City of Ottawa | Ville d'Ottawa
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PROJECT: **PROPOSED RESIDENCE #2**
 28 (30) Oakridge Blvd. Ottawa, ON
 One Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.
A4



LEFT SIDE ELEVATION

Committee of Adjustment
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2022-12-21

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Comité de dérogation

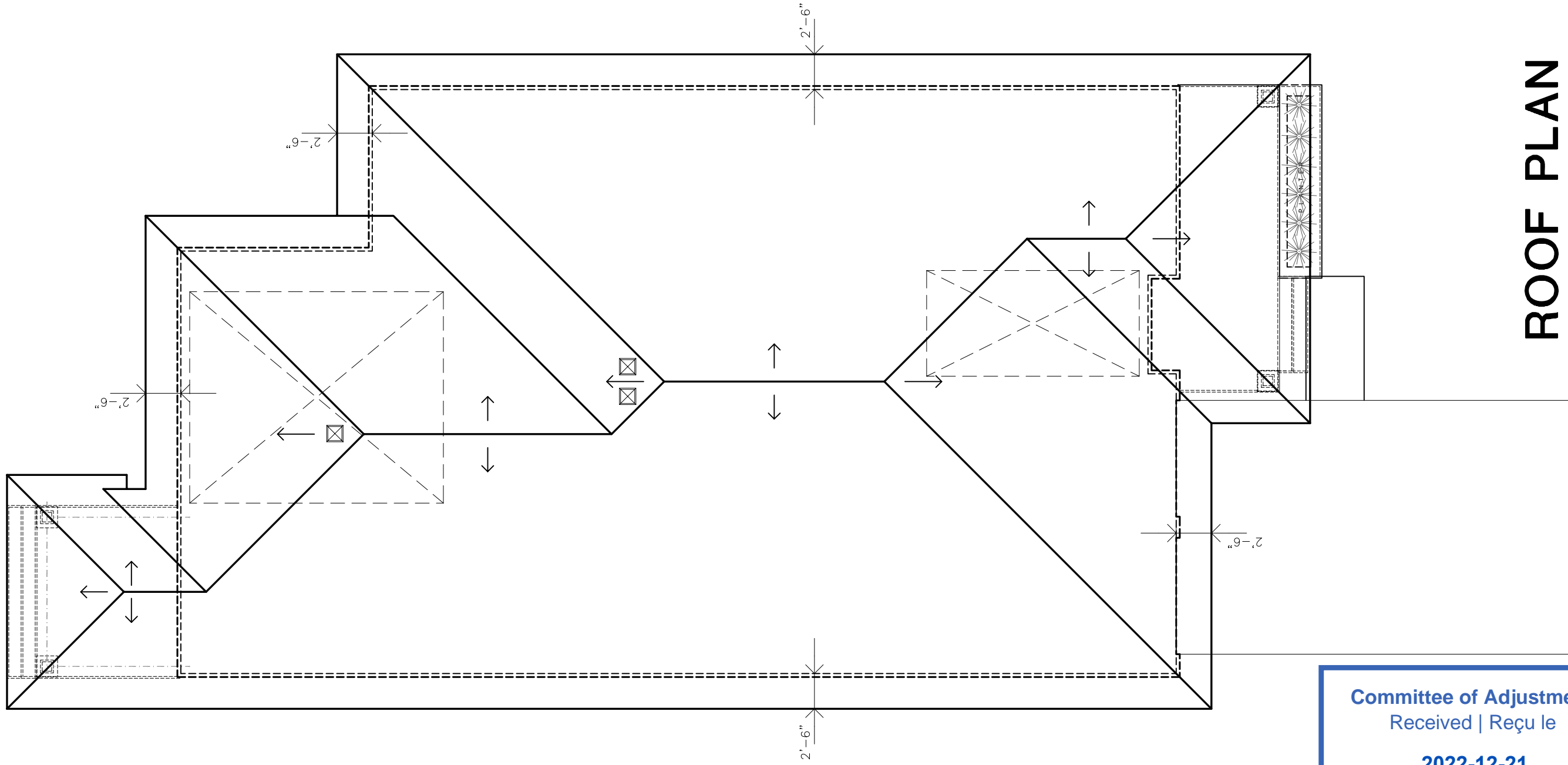


PROJECT:
PROPOSED RESIDENCE #2
 28 (30) Oakridge Blvd. Ottawa, ON
 One Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A5



ROOF PLAN

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PROJECT:

PROPOSED RESIDENCE #2
28 (30) Oakridge Blvd. Ottawa, ON
One Storey Single Family Dwelling



DATE: (D/M/Y)

20/10/2022 (5)

SCALE:

1/8" = 1'-0"

DRAWN BY:

C. ZACCONI

DRAWING NO.

A6