

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				464.2
2	ALL OF 65	REGISTERED PLAN 674	ALL OF 04338-0120	464.4
3				464.5
4			ALL OF 04338-0141	4118.9
5			ALL OF 04338-0214	16.4
6	PART OF 8	CONCESSION 3 (RIDEAU FRONT)	ALL OF 04338-0213	868.4
7			ALL OF 04338-0214	583.1
8			ALL OF 04338-0215	67.8
9				38.5
10				84.6

PARTS 5, 9 & 10 SUBJECT TO EASEMENT PER INST. LT402315 & LT402316.  
 PARTS 8 & 10 SUBJECT TO RIGHT-OF-WAY INST. GL2989.

PLAN OF SURVEY OF  
**PART OF LOT 8  
 CONCESSION 3 (RIDEAU FRONT)  
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
 AND LOT 65  
 REGISTERED PLAN 674  
 CITY OF OTTAWA**  
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 250

**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
  - SIB Standard Iron Bar
  - SSB Short Standard Iron Bar
  - IB Iron Bar
  - CP Concrete Pin
  - (W) Witness
  - Meas Measured
  - S/T Subject to
  - ROW Right of Way
  - (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) Plan by (1287) dated April 26, 2001 (Job No. 303-99)
  - (P6) Plan by (1692) dated October 5, 2022 (File No. 482-22)
  - Overhead Wires
  - U/P Utility Pole
  - AN Anchor
  - CLF Chain Link Fence
  - BF Board Fence
  - MF Metal Fence
  - SRW Stone Retaining Wall
  - C/L Centreline
  - O.R.P. Observed Reference Point
  - 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.

Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2023-03-22  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**Surveyor's Certificate**

I certify that:  
 1. 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.  
 2. The survey was completed on the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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

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.



**GENERAL NOTES:**

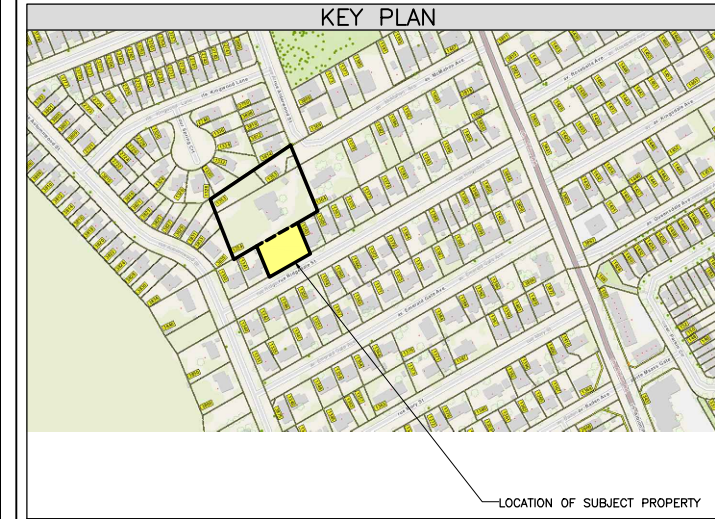
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTED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

NO.	DESCRIPTION & DATE
2	UPDATED LOT AREAS MARCH 22, 2023
1	ADDED EXISTING TREE INFORMATION & REVISED DRIVEWAY LOCATIONS MARCH 3, 2023

**JOB TITLE:**  
1354 MCMAHON AVENUE  
PARTS 1, 2 & 3  
(1349, 1351, & 1353 RIDGEDALE ST.)  
OTTAWA, ON.  
PROPOSED 2-STORY  
SINGLE FAMILY DWELLINGS

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

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	<b>S1.1</b>
CHECKED:	
DATE: FEBRUARY 2023	
PRINT DATE:	



NOT TO SCALE

LOCATION OF SUBJECT PROPERTY

**PROJECT INFORMATION**

ADDRESS: 1354 McMahon Avenue (NEW: 1349, 1351, & 1353 Ridgedale St.)  
OTTAWA, ON.  
K2T 1C2

LEGAL DESCRIPTION: LOT 65 REGISTERED PLAN 674 PIN: ALL OF 04338-0120 WARD 10, GLOUCESTER-SOUTHGATE

ZONING: ZONING BYLAW 2008-250 | R1RW [637] 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	PROVIDED PART 3
MIN. LOT WIDTH	9m	14.72m	14.72m	14.72m
LOT DEPTH	31.55m	31.55m	31.55m	31.55m
MIN. LOT AREA	555m <sup>2</sup>	464.2m <sup>2</sup>	464.4m <sup>2</sup>	464.5m <sup>2</sup>
MAX. BUILDING HEIGHT	8.5m	8m	8m	8m
MIN. FRONT YARD SETBACK	5m	6.03m	7.40m	6.06m
MIN. CORNER YARD SETBACK	5m	n/a	n/a	n/a
MIN. REAR YARD SETBACK	28% of lot depth (8.8m)	28.3% (8.91m)	28.3% (8.91m)	28.3% (8.91m)
MIN. REAR YARD AREA	25% of lot area	30.9%	30.8%	30.9%
MIN. INTERIOR YARD SETBACK	1m	1.16m	1.10m	1.28m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	40.8%	51.6%	41.5%
MAXIMUM DRIVEWAY WIDTH	Single 3m	5.5m	5.5m	5.5m

**MINOR VARIANCES REQUESTED**

PART 1  
a) To permit a reduced lot area of 464.2 square metres, whereas the By-law requires a minimum lot area of 555 square metres. [Exception 637]

PART 2  
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 3  
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]

PART 2  
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 464.5 square metres, whereas the By-law requires a minimum lot area of 555 square metres. [Exception 637]

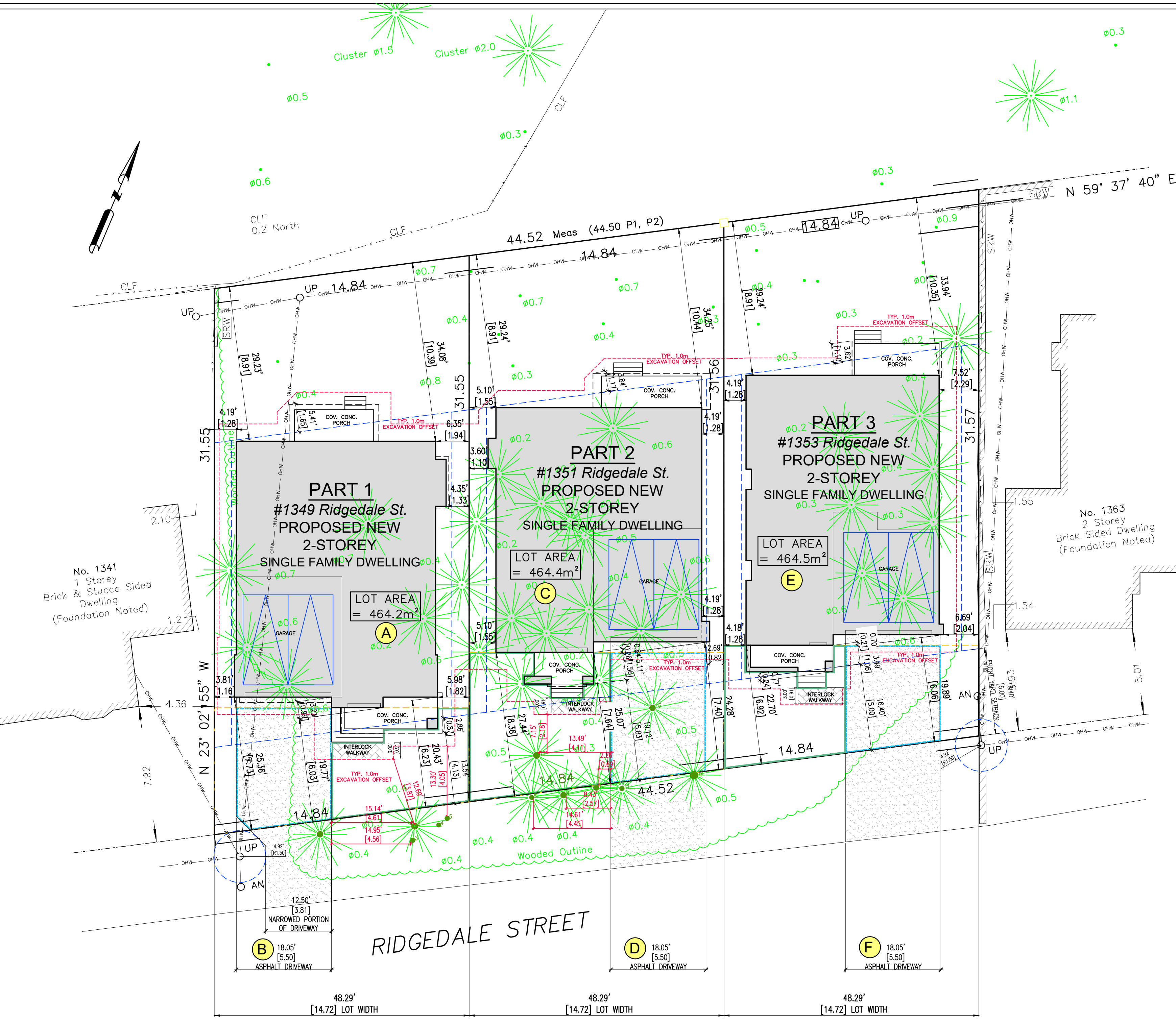
f) To permit a double driveway width of 5.5 metres, whereas the By-law requires a maximum single driveway width of 3 metres. [Sec 139, Table 139(3)]

**LEGEND**

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

**SITE PLAN**  
SCALE = 1:150

COPYRIGHT MIROGA DESIGN INC. 2023



**PART 1:**  
FRONT YARD AREA = 93.9m<sup>2</sup>  
SOFT LANDSCAPING AREA = 38.3m<sup>2</sup>  
\*40.8% of front yard area  
DRIVEWAY AREA = 37.2m<sup>2</sup>  
\*39.6% of front yard area

**PART 2:**  
FRONT YARD AREA = 113.1m<sup>2</sup>  
SOFT LANDSCAPING AREA = 58.4m<sup>2</sup>  
\*51.6% of front yard area  
DRIVEWAY AREA = 39.7m<sup>2</sup>  
\*35.1% of front yard area

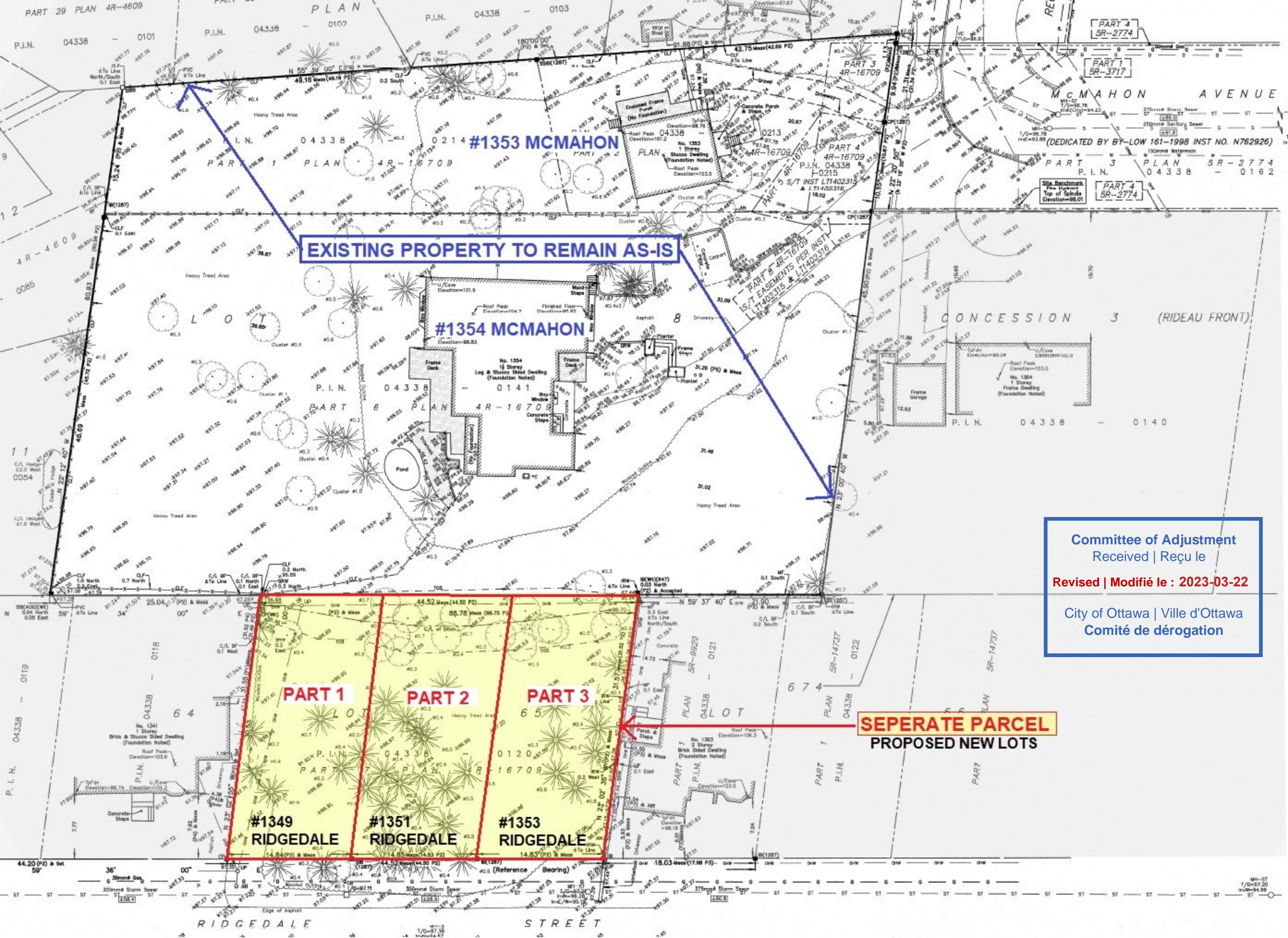
**PART 3:**  
FRONT YARD AREA = 91.2m<sup>2</sup>  
SOFT LANDSCAPING AREA = 37.9m<sup>2</sup>  
\*41.5% of front yard area  
DRIVEWAY AREA = 32.2m<sup>2</sup>  
\*35.4% of front yard area

**Committee of Adjustment**  
Received | Reçu le

Revised | Modifié le : 2023-03-22

City of Ottawa | Ville d'Ottawa  
Comité de dérogation





**EXISTING PROPERTY TO REMAIN AS-IS**

**Committee of Adjustment  
Received | Reçu le**  
**Revised | Modifié le : 2023-03-22**  
**City of Ottawa | Ville d'Ottawa  
Comité de dérogation**

**SEPERATE PARCEL  
PROPOSED NEW LOTS**

**#1349 RIDGEDALE**  
**#1351 RIDGEDALE**  
**#1353 RIDGEDALE**

**#1353 MCMAHON**

**#1354 MCMAHON**

**PART 1**

**PART 2**

**PART 3**

11

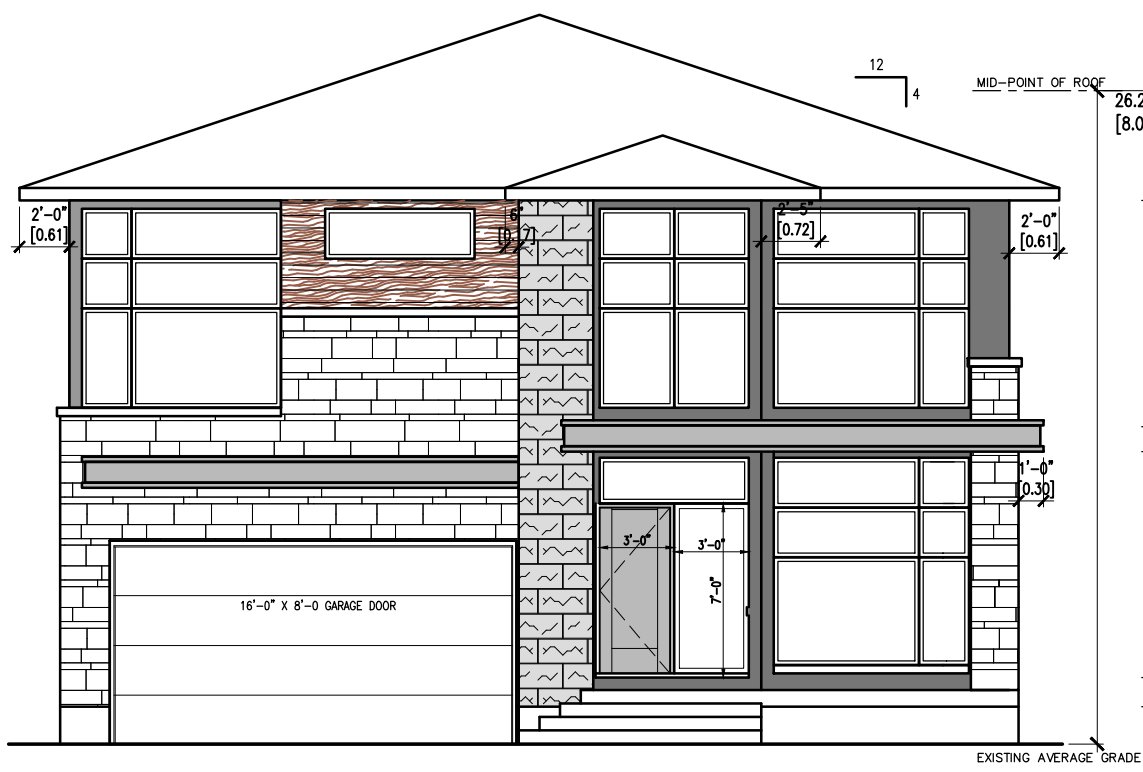
0119

04338

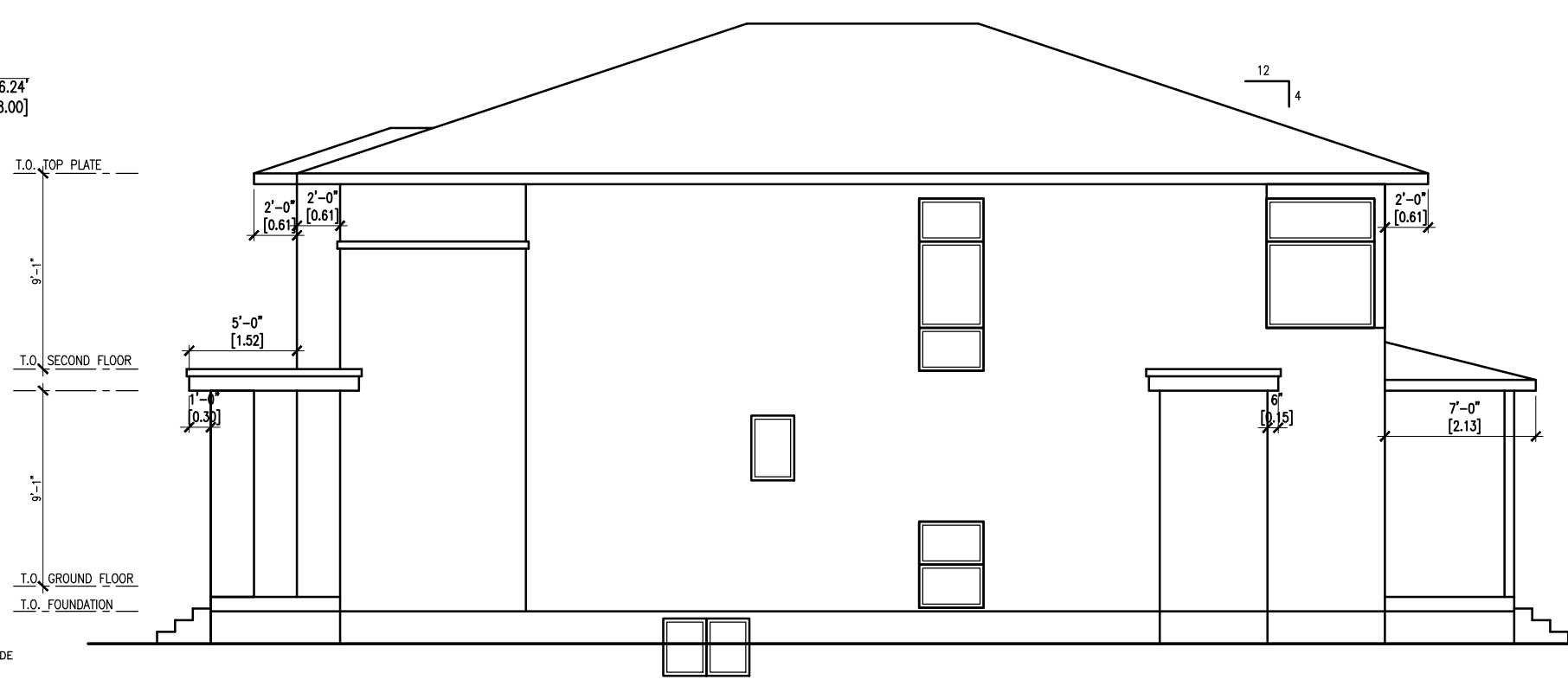
44.20 (P2) & Meas



PART 1



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

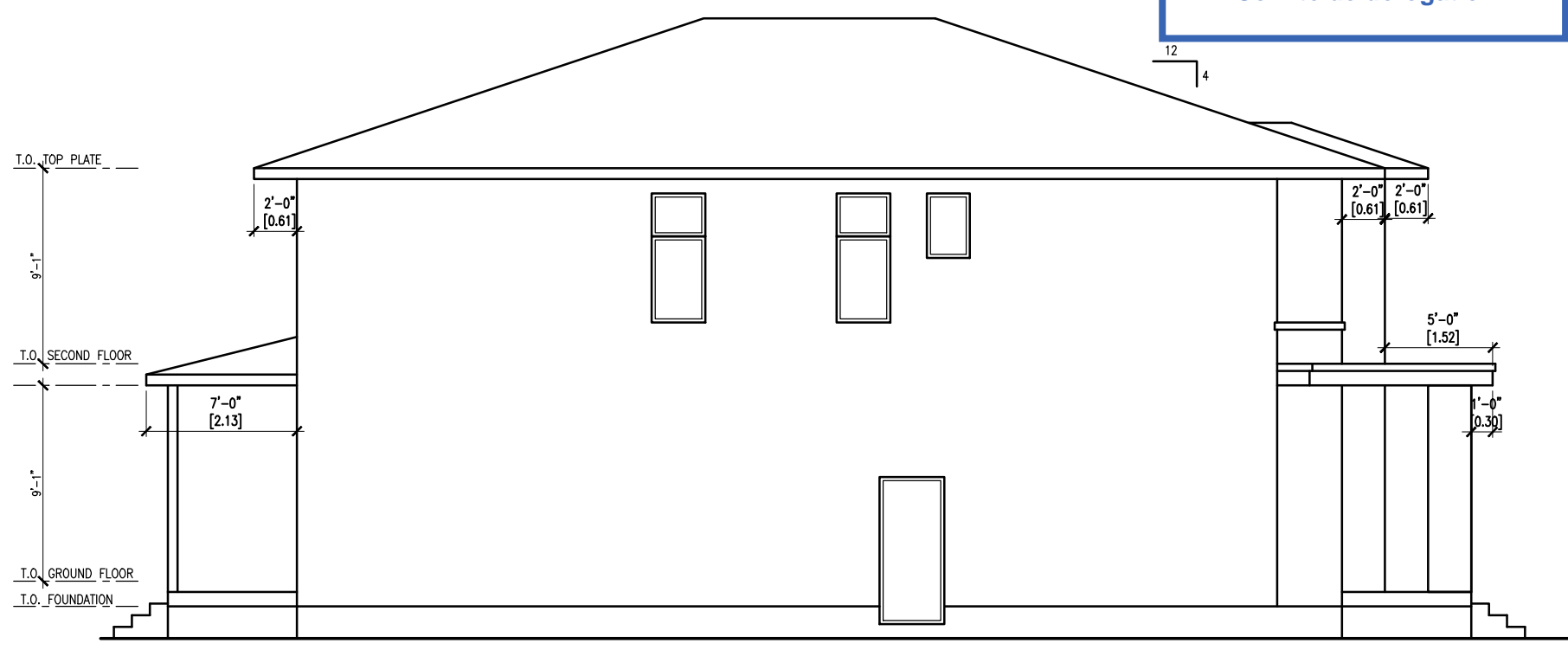


RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2023-03-22  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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



LEFT SIDE ELEVATION  
SCALE: 1/8" = 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 2000 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	REVISIONS
1	ADDED EXISTING TREE INFORMATION & REVISED DRIVEWAY LOCATIONS MARCH 3, 2023	

JOB TITLE:  
1354 MCMAHON AVENUE  
PARTS 1, 2 & 3  
(1349, 1351, & 1353 RIDGEDALE ST.)  
OTTAWA, ON.  
PROPOSED 2-STORY  
SINGLE FAMILY DWELLINGS

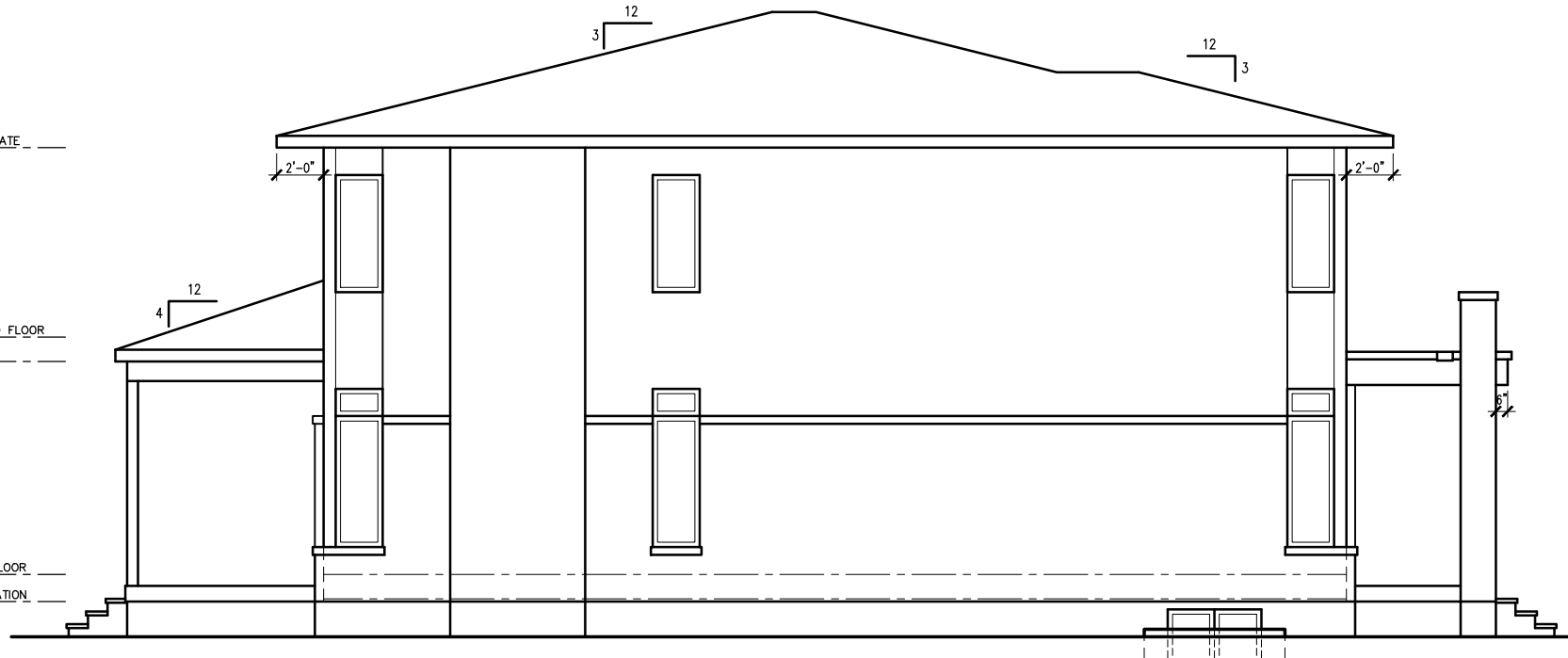
SHEET TITLE:  
PROPOSED ELEVATIONS  
PART 1  
#1349 RIDGEDALE ST.

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	A1.3
CHECKED: M.D.	
DATE: FEBRUARY 2023	
PRINT DATE:	

PART 2

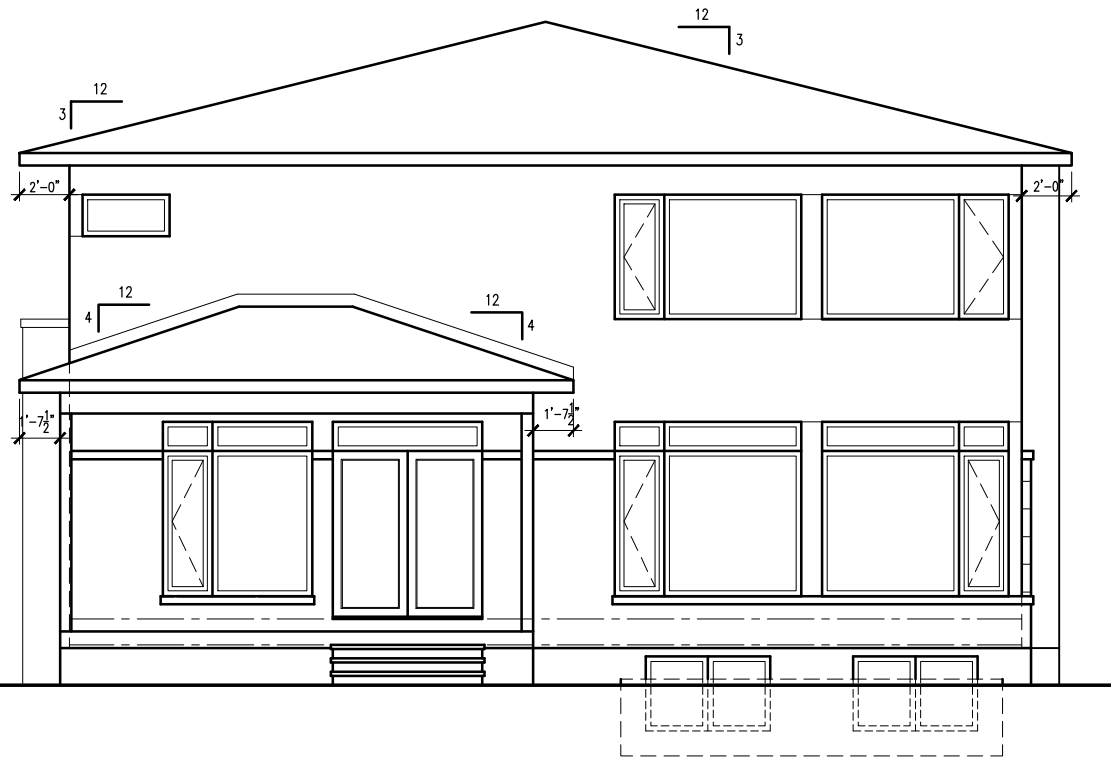


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

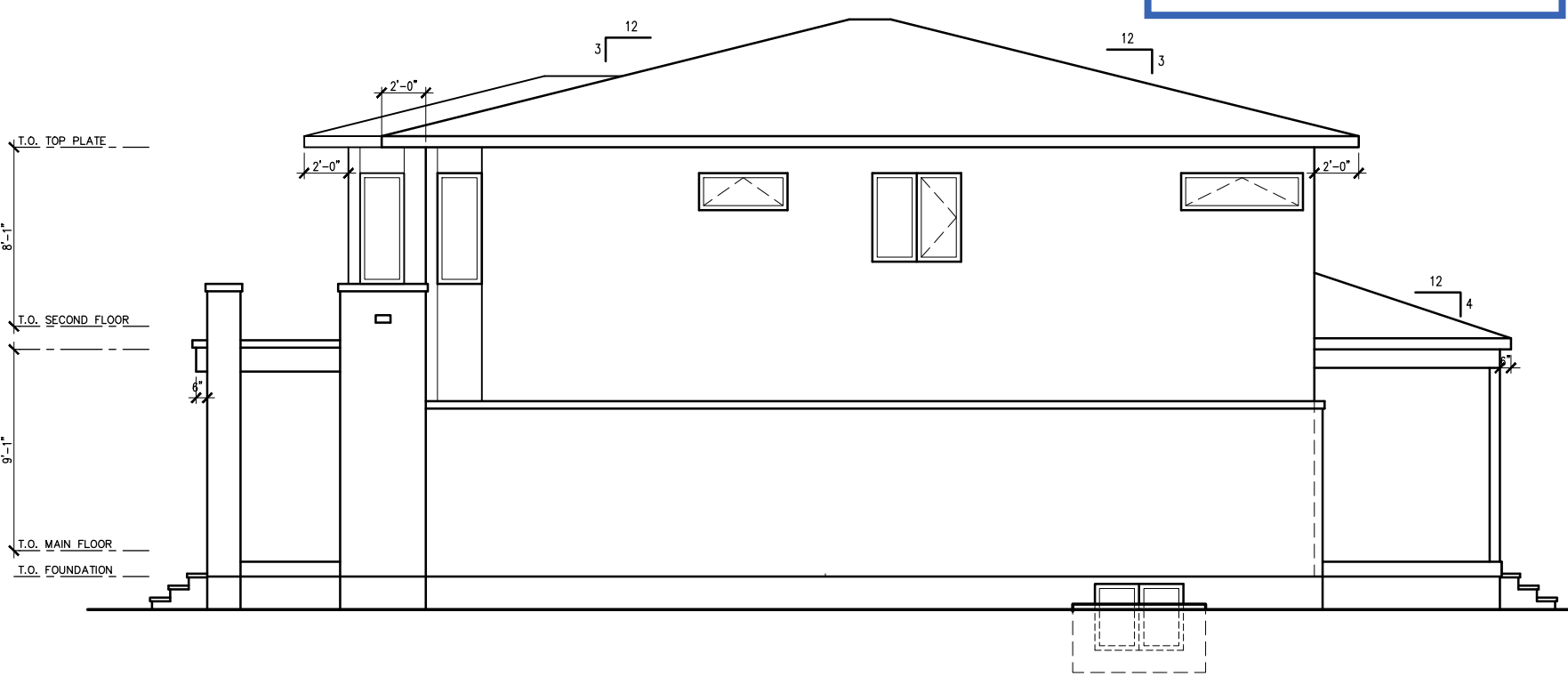


LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2023-03-22**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



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



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 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 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND CONSTRUCTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	ADDED EXISTING TREE INFORMATION & REVISED DRIVEWAY LOCATIONS MARCH 3, 2023
REVISIONS	

JOB TITLE:  
1354 MCMAHON AVENUE  
PARTS 1, 2 & 3  
(1349, 1351, & 1353 RIDGEDALE ST.)  
OTTAWA, ON.  
PROPOSED 2-STORY  
SINGLE FAMILY DWELLINGS

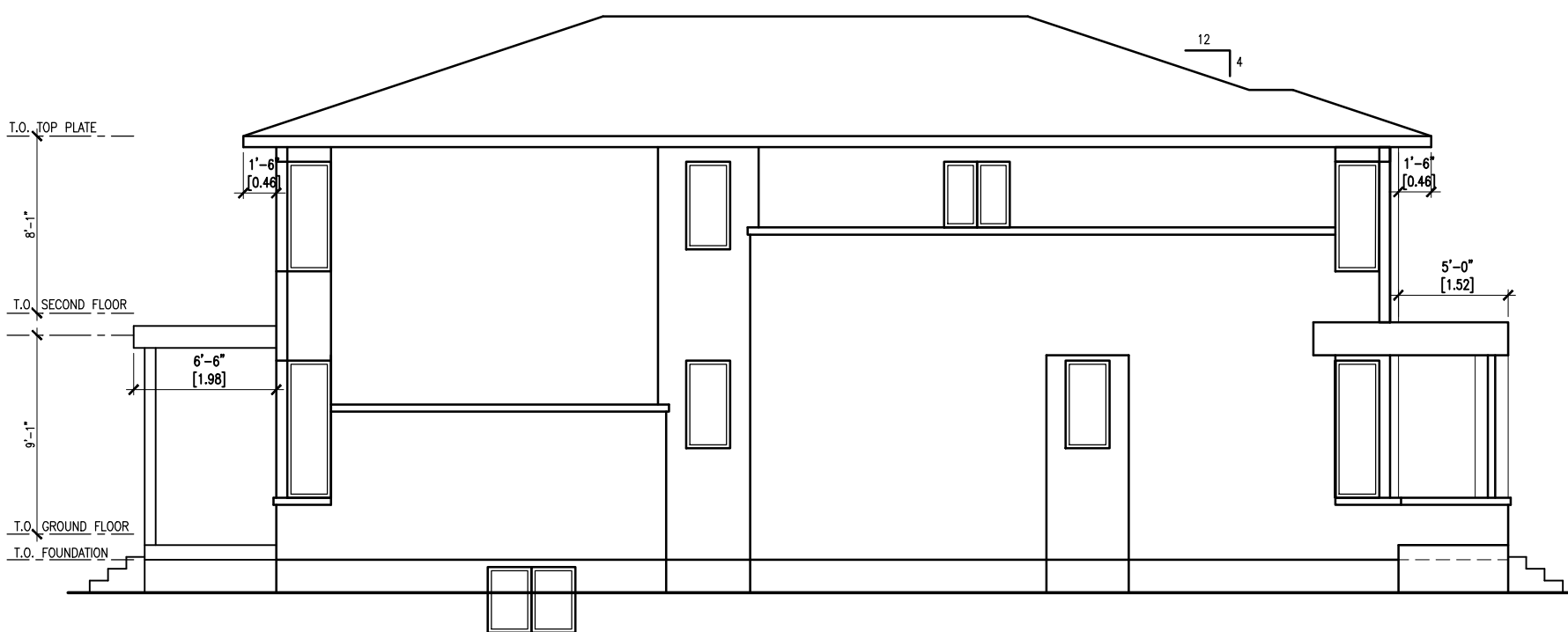
SHEET TITLE:  
PROPOSED ELEVATIONS  
PART 2  
#1351 RIDGEDALE ST.

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	<b>A2.3</b>
CHECKED: M.D.	
DATE: FEBRUARY 2023	
PRINT DATE:	

PART 3



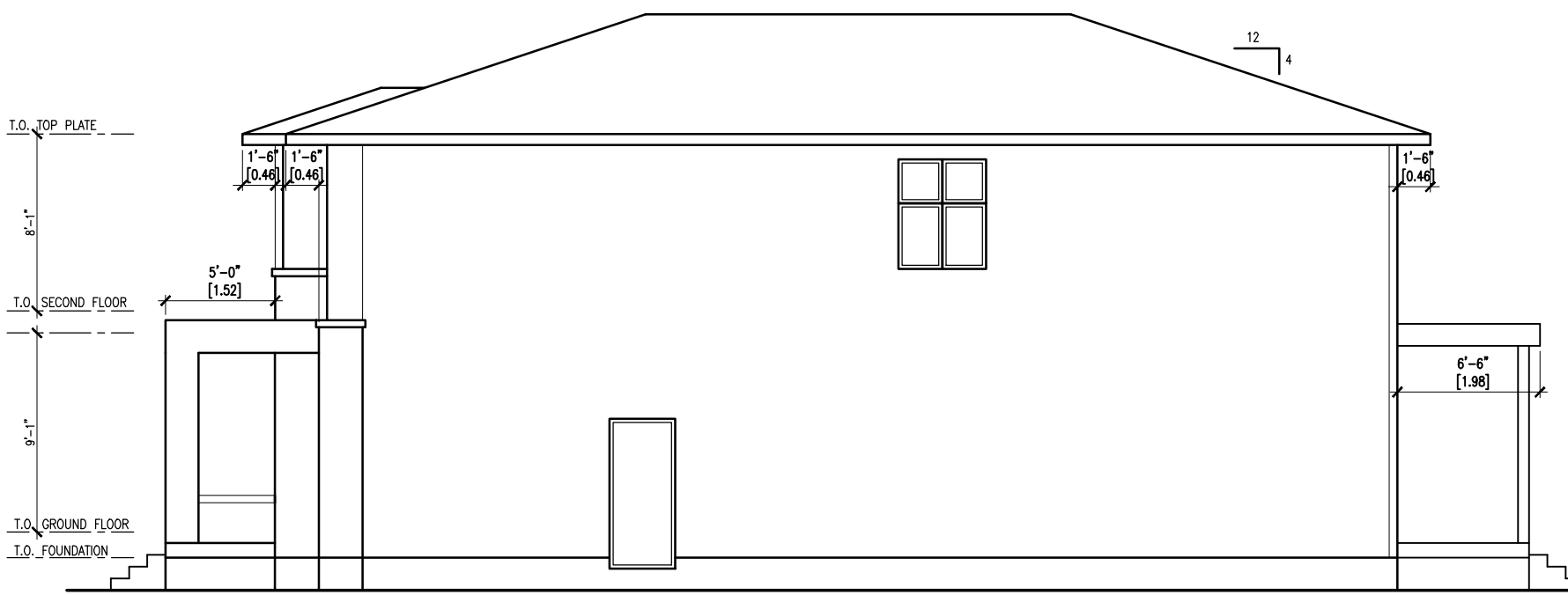
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2023-03-22**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

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 INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	ADDED EXISTING TREE INFORMATION & REVISED DRIVEWAY LOCATIONS MARCH 3, 2023
REVISIONS	

JOB TITLE:  
1354 MCMAHON AVENUE  
PARTS 1, 2 & 3  
(1349, 1351, & 1353 RIDGEDALE ST.)  
OTTAWA, ON.  
PROPOSED 2-STORY  
SINGLE FAMILY DWELLINGS

SHEET TITLE:  
PROPOSED ELEVATIONS  
PART 3  
#1353 RIDGEDALE ST.

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	<b>A3.3</b>
CHECKED: M.D.	
DATE: FEBRUARY 2023	
PRINT DATE:	