

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: _____
 JAMIE LESLIE
 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	75	300	ALL OF 04244 - 0105	45.6
2				159.9
3				199.8
4				199.9
5	74			160.1
6				45.9

PLAN OF SURVEY OF
LOTS 74 AND 75
REGISTERED PLAN 300
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023



Metric Note
 Distances and/or 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°20'35" counter-clockwise was applied to bearings on P1, P3 & P4.
 For bearing comparisons, a rotation of 0°00'55" counter-clockwise was applied to bearings on 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)	5032960.46	371796.66
(B)	5032963.05	371820.91
01919680105	5024915.16	373971.65
019198434761	5036178.12	372436.11

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.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - IB Iron Bar
 - CP Concrete Pin
 - IP Iron Pipe
 - (Wit) Witness
 - Meas Measured
 - OU Origin Unknown
 - (P1) Registered Plan 300
 - (P2) Plan by (AOG) dated January 6, 2016 (Job No. 15252-14)
 - (P3) Plan by (1692) dated June 24, 2020 (File No. 47-20)
 - (P4) Plan by (857) dated April 2, 1991 (Ref. No. 18(a)-300(GR))
 - (P5) Plan by (990) dated June 13, 1990
 - (P6) Plan 5R-2882
 - (P7) Plan by (857) dated March 12, 1984
 - (P8) Plan by (1692) dated March 27, 2019 (File No. 50-19)
 - (P9) Plan by (1692) dated August 18, 2021 (File No. 342-21)
 - Overhead Wires
 - OW Overhead Wires
 - UP Utility Pole
 - Ø Diameter
 - CLF Chain Link Fence
 - BF Board Fence
 - MF Metal Fence
 - PVCF Plastic Vinyl Fence
 - P&WF Post and Wire Fence
 - TRW Timber Retaining Wall
 - CTL Centreline
 - 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.

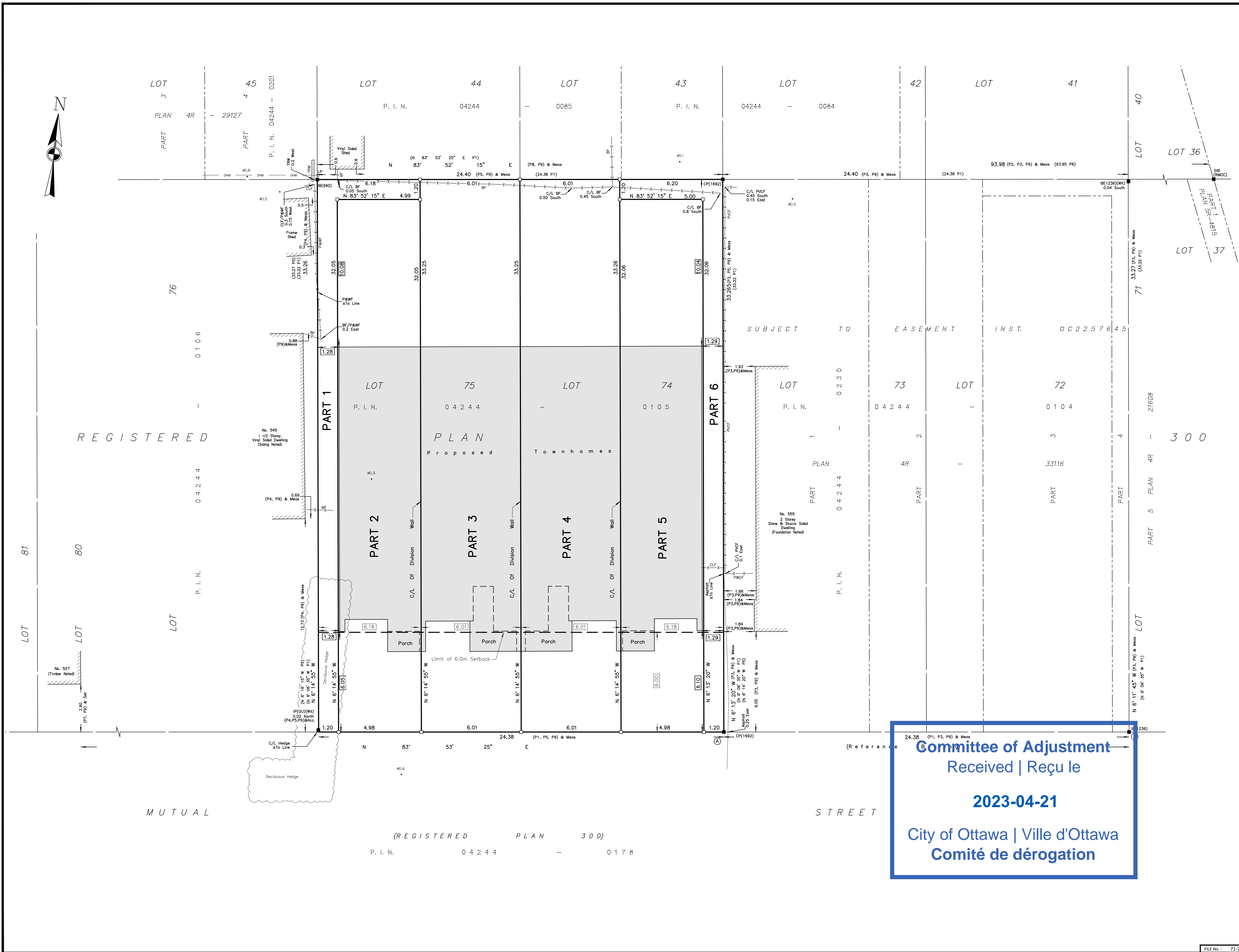
Surveyor's Certificate

I certify that:

- 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.
- The survey was completed on the ___ day of _____, 2023.

Date _____
 Jamie Leslie
 Ontario Land Surveyor

Committee of Adjustment
 Received | Reçu le
2023-04-21
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



GENERAL NOTE:

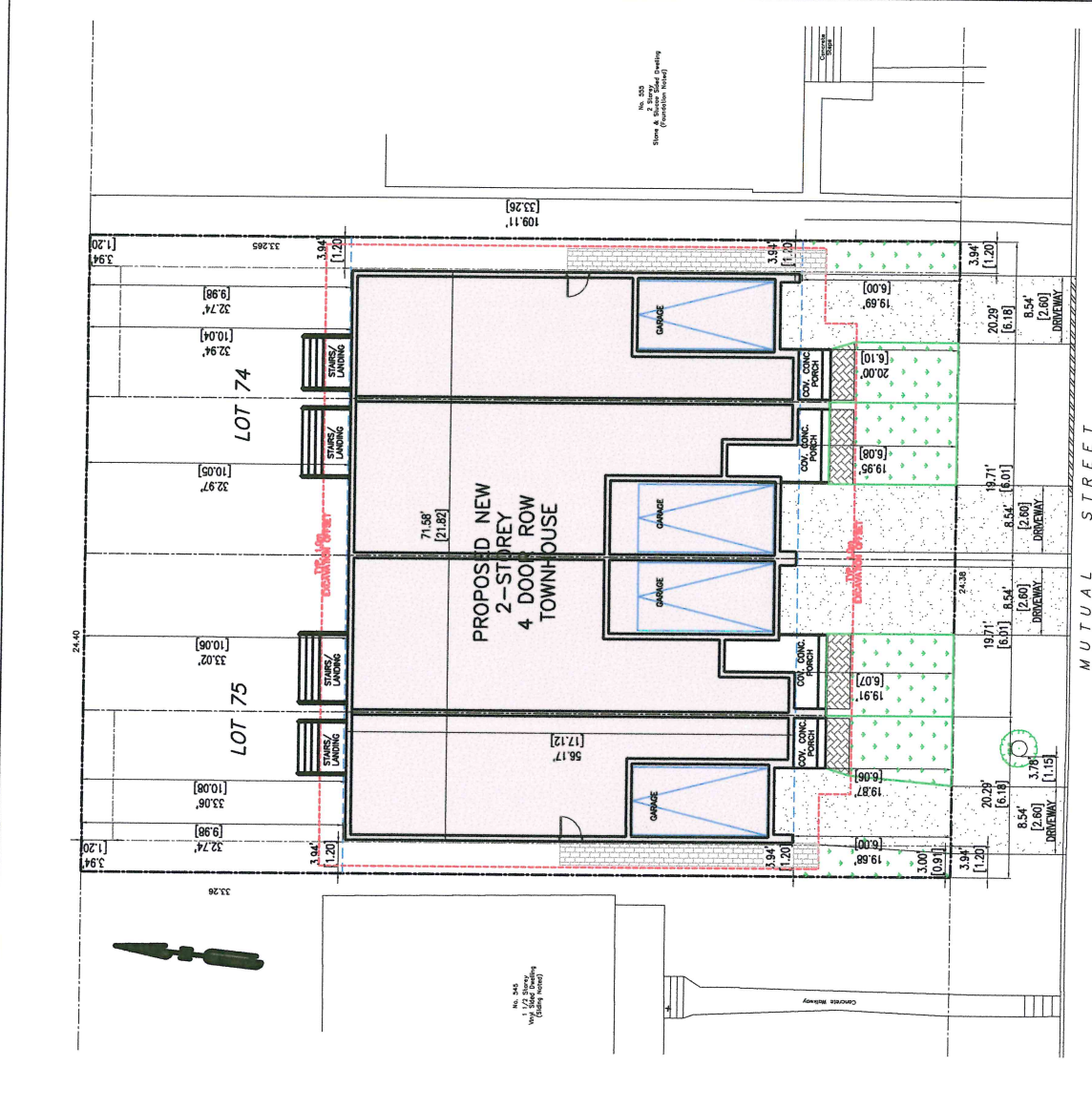
1. THE ORIGINAL DEVELOPMENT SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE ENTIRE PROJECT.
2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF OTTAWA'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. EXISTING UTILITIES ARE SHOWN AS PER THE CITY OF OTTAWA'S RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED 4 DOOR
TOWNHOUSE
CITY OF OTTAWA

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN
DRAWN: A.G.
CHECKED: A.G.
DATE: MAY 2022
PROJECT NO.: **S1.1**



FRONT YARD AREA =	FRONT YARD AREA =	FRONT YARD AREA =
37.07m ²	35.99m ²	37.16m ²
TOTAL AGGREGATED SOFT LANDSCAPING AREA = 11.19m ² (30.18%)	TOTAL AGGREGATED SOFT LANDSCAPING AREA = 15.18m ² (42.17%)	TOTAL AGGREGATED SOFT LANDSCAPING AREA = 11.75m ² (31.62%)

SITE PLAN
SCALE: 1:175



PROJECT INFORMATION

ADDRESS: 553 MUTUAL ST. OTTAWA, ON

LOT 74 AND LOT 75 REGISTERED PLAN 300 W-60424-0100-ROCKCLIFFE

ZONING: ZONING BY-LAW 2008-250 - EXA SECTION 1.59 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS SECTION 1.40 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY TERRACE APARTMENTS LOW-RISE RESIDENTIAL IN THE RT TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS	PROPOSED UNIT 1	PROPOSED UNIT 2	PROVIDED UNIT 1	PROVIDED UNIT 2
MIN. LOT WIDTH	6.1m	6.01m	6.01m	6.18m
MIN. LOT AREA	205.5m ²	199.8m ²	199.8m ²	208m ²
MAX. BUILDING HEIGHT	9m	9m	9m	9m
MIN. CORNER YARD SETBACK	6.09m	6.07m	6.08m	6.10m
MIN. REAR YARD AREA	30.88 (65.307)	31.37% (67.06m)	31.38% (67.06m)	30.24 (65.307)
MIN. REAR YARD SETBACK	3.0m	3.0m	3.0m	3.0m
MIN. INTERIOR YARD SETBACK	1.2m	1.2m	1.2m	1.2m
MAX. LOT COVERAGE	N/A	N/A	N/A	N/A
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA OF THE CORNER YARD	30%	31.62%	42.17%	30.18%
MAXIMUM DRIVEWAY WIDTH	3m SINGLE	2.6m	2.6m	2.6m

LEGEND

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