

**PLAN OF SURVEY**  
INFORMATION SHOWN HAS BEEN TAKEN FROM FAIRHALL, MOFFATT & WOODLAND LTD. 100-600 TERRY FOX DR. KANATA, ON. TEL: 416-591-2280

**TOPOGRAPHIC PLAN OF SURVEY**  
PART OF LOT 15 CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF MARCH) CITY OF OTTAWA

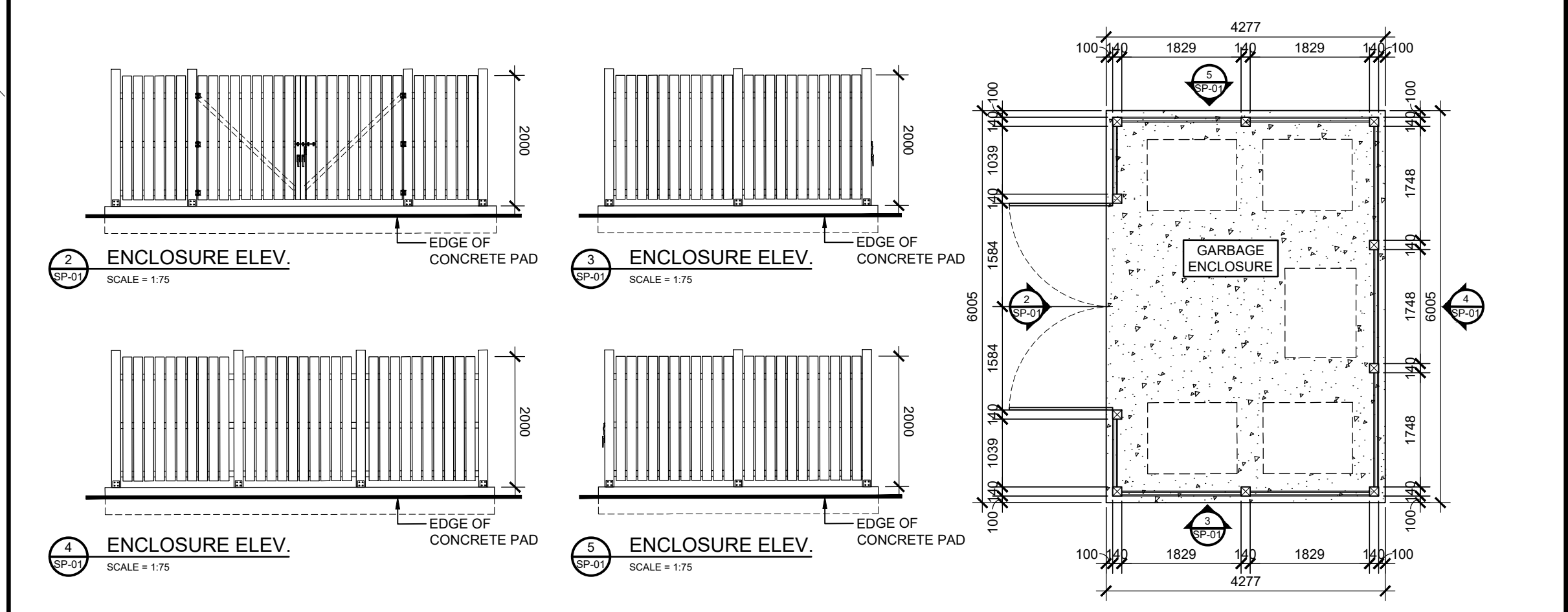
**NOTES:**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF DUNROBIN ROAD AS SHOWN ON PLAN SR-13420, HAVING A BEARING OF N00°53'30"W.

**NOTE:**  
SNOW WILL BE STORED ON SITE.

CLIENT:  
A & G OLENDER HOLDINGS LTD.  
1405 Houston Crescent  
Ottawa, Ontario  
K2W 1B6

**LEGEND:**

- PROPERTY LINE
- PROPERTY SETBACK
- OVERHEAD WIRES
- ROW PROTECTION
- EXISTING BUILDING
- BUILDING ENTRANCE
- W.P. WALL MOUNTED LIGHT
- H.P. HYDRO POLE
- F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- D.C. DEPRESSED CURB
- X 100.00 EXISTING GRADE
- 100.00 PROPOSED GRADE
- INTERLOCK PAVERS
- DESIGNATED FIRE ROUTE



No.	REVISIONS	BY	DATE
13	FOR MV SUBMISSION	JP	APR. 26 2023
12	FOR REVIEW	JP	FEB. 15 2023
11	FOR REVIEW	JP	DEC. 06 2022
10	FOR REVIEW	JP	NOV. 30 2022
09	FOR REVIEW	PE	SEPT. 21 2022
08	FOR REVIEW	PE	AUG. 08 2022
07	FOR REVIEW	PE	MAR. 14 2022
06	FOR REVIEW	PE	OCT. 28 2021
05	FOR REVIEW	PE	OCT. 07 2021
04	FOR REVIEW	PE	AUG 03 2021
03	FOR REVIEW	PE	JULY 21 2021
02	FOR REVIEW	PE	JULY 09 2021
01	FOR REVIEW	PE	MAY 18 2021

SITE STATISTICS		4 CAMPBELL REID COURT		REQUIRED	PROVIDED
ITEM	Zone	Current	RU		
Lot Area				8000 sqm	7917 sqm (Minor Variance required)
Lot Width				50.0 m	25.84 m (Minor Variance required)
Maximum Building Height				12.0m	8.7 m (Existing two storey house) 5.6 m (Proposed Veterinary Clinic)
Minimum Front Yard (Campbell Reid Court)				10.0m	27.7 m (Existing two storey house) 90.7 m (Proposed Veterinary Clinic)
Minimum Interior Side Yard				5.0 m	6.4 m (Existing two storey house) 59.3 m / 8.1 m (Proposed Veterinary Clinic)
Minimum Corner Side Yard (March Road)				10.0m	10.0m (Proposed Veterinary Clinic)
Minimum Rear Yard (Dunrobin Road)				10.0m	15.1 m (Proposed Veterinary Clinic)
Building Footprint				n/a	221 sqm (Existing two storey house) 504 sqm
Maximum Lot Coverage				20%	220 sqm (Existing two storey house) 504 sqm (Proposed Veterinary Clinic) 54 sqm (Maintenance Shed) 35 sqm (Utility Shed) 813 sqm TOTAL 10%
Parking Spaces				4 Spaces per 100 sqm of animal hospital GFA Minus exterior walls, washrooms and utility Laundry room 431 sqm 18.3 required	18 Spaces
Max. Total area (accessory structures)				5% of total lot area = 395.85 sqm	89 sqm

**Committee of Adjustment**  
Received | Reçu le  
**2023-05-26**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**SITE PLAN**  
SCALE = 1/250

DESIGNED BY: P.E.  
DRAWN BY: P.E.  
APPROVED BY: P.E.

PROJECT  
**4 CAMPBELL REID COURT PROPOSED VETERINARIAN CLINIC**

DRAWING TITLE  
**SITE PLAN**

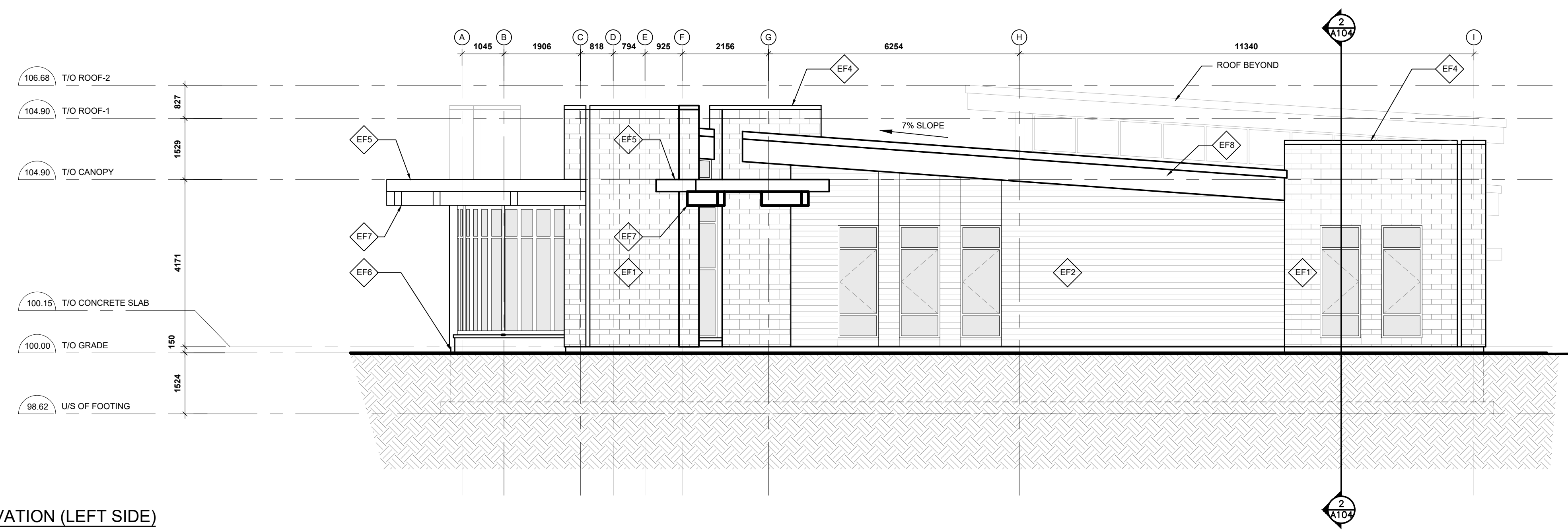
PROJECT NO.  
**0423**

DATE  
**MAY, 18, 2021**

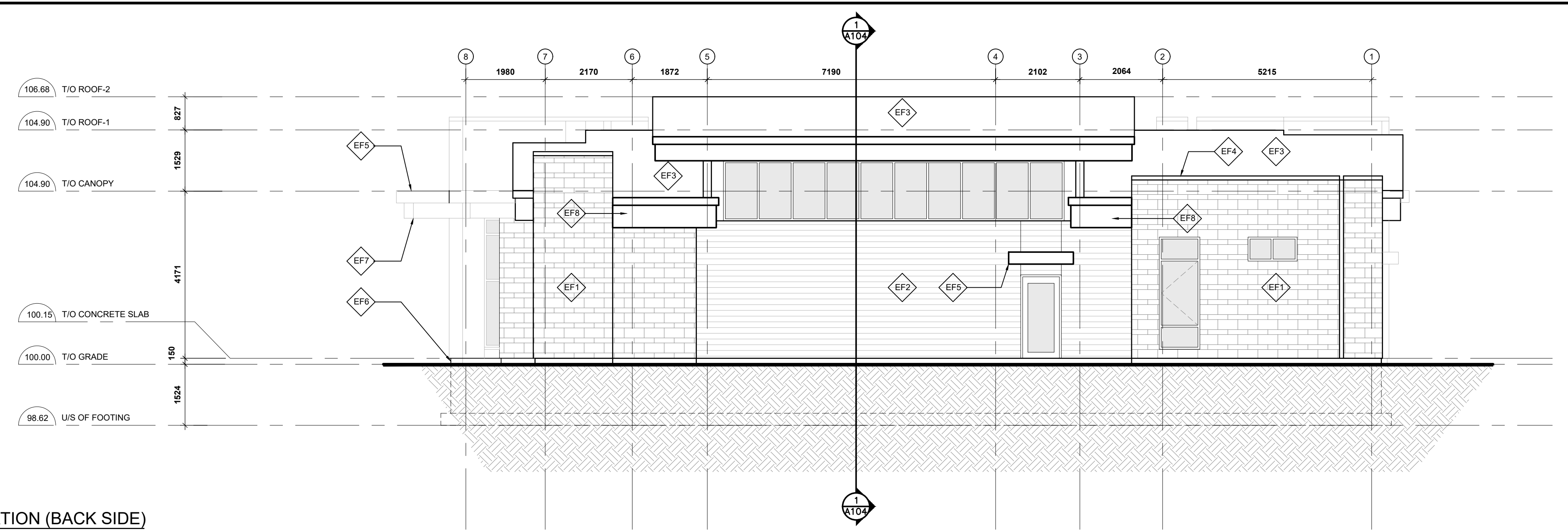
**SP-01**



CLIENT:



1 SOUTH ELEVATION (LEFT SIDE)  
SCALE: 1:75



2 EAST ELEVATION (BACK SIDE)  
SCALE: 1:75

ELEVATION FINISH LEGENDS:

- EF1 STONE VENEER
- EF2 METAL SIDING
- EF3 METAL ROOF
- EF4 FLASHING
- EF5 ALUMINUM CANOPY
- EF6 CEMENT PARING
- EF7 LVL CANTILEVER
- EF8 FASCIA

13			
12			
11			
10			
09			
08			
07			
06			
05			
04			
03			
02	FOR REVIEW	PR	DEC 22 2022
01	FOR REVIEW	PE	SEPT 27 2021
No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED



CONSULTING ENGINEERS  
STRUCTURAL  
MECHANICAL  
ELECTRICAL

DESIGNED BY: P.E.  
DRAWN BY: P.E.  
APPROVED BY: P.E.

PROJECT  
4 CAMPBELL REID ROAD  
PROPOSED VETERINARIAN  
CLINIC

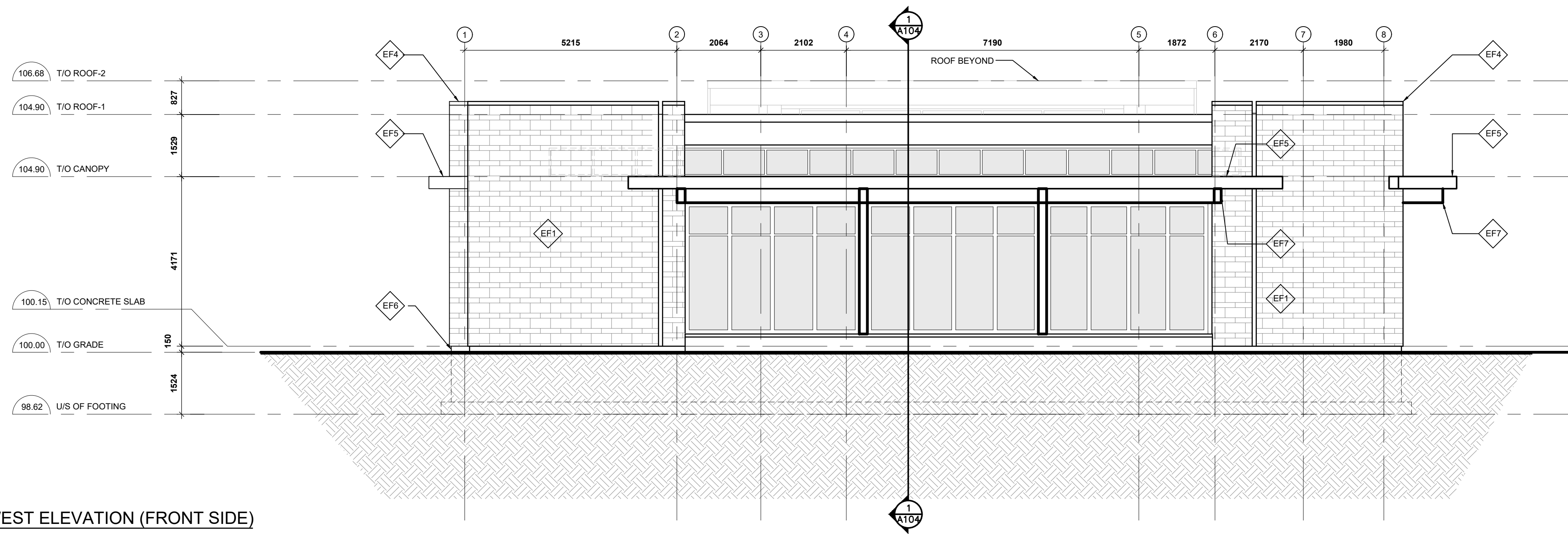
DRAWING TITLE

ELEVATIONS

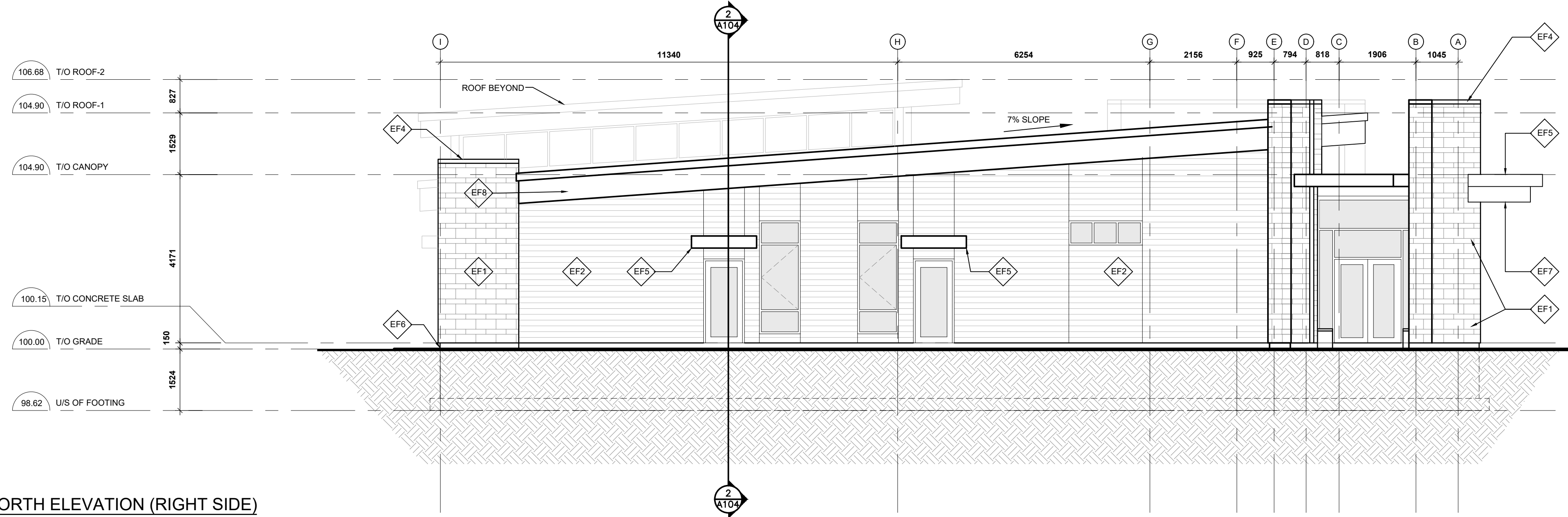
PROJECT NO.  
0423  
DATE  
DEC 22 2022

A-104

CLIENT:



1 WEST ELEVATION (FRONT SIDE)  
SCALE: 1:75



2 NORTH ELEVATION (RIGHT SIDE)  
SCALE: 1:75

ELEVATION FINISH LEGENDS:

- EF1 STONE VENEER
- EF2 METAL SIDING
- EF3 METAL ROOF
- EF4 FLASHING
- EF5 ALUMINUM CANOPY
- EF6 CEMENT PARING
- EF7 LVL CANTILEVER
- EF8 FASCIA

13			
12			
11			
10			
09			
08			
07			
06			
05			
04			
03			
02	FOR REVIEW	PR	DEC 22 2022
01	FOR REVIEW	PE	SEPT 27 2021
No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED



- STRUCTURAL
- MECHANICAL
- ELECTRICAL

DESIGNED BY: P.E.      DRAWN BY: P.E.      APPROVED BY: P.E.

PROJECT  
4 CAMPBELL REID ROAD  
PROPOSED VETERINARIAN  
CLINIC

DRAWING TITLE

ELEVATIONS

PROJECT NO.  
0423  
DATE  
DEC 22 2022

A-103