

Committee of Adjustment
 Received | Reçu le
2023-06-19
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

**PART OF LOT 31
 (NORTH JAMES STREET)
 REGISTERED PLAN 27904
 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023**

Scale 1: 100
 0 2.5 5 7.5 10 metres

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 0.99994.

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 1°23'15" counter-clockwise was applied to bearings on P2 & P3.

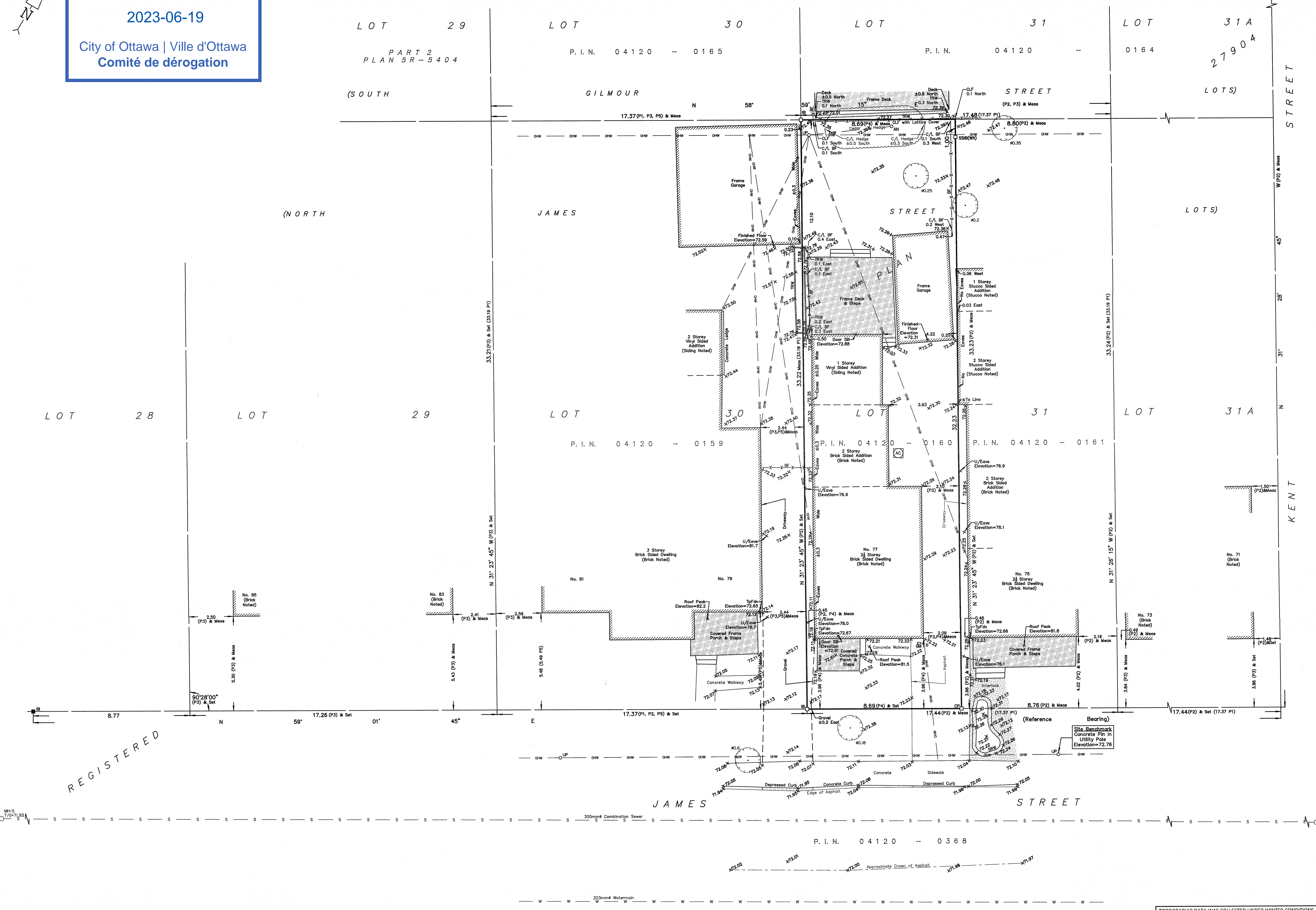
Elevation Notes
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238)
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. Underground utility data derived from City of Ottawa Waste and Water Utility Map.
 4. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- Meas Measured
- (P1) Registered Plan 27904
- (P2) Plan by (1319) dated October 6, 1989 (Ref. No. 12-27904)
- (P3) Plan by (1319) dated October 19, 1987 (Ref. No. 9-27904)
- (P4) Plan by (647) dated November 24, 1978
- (P5) Plan by (647) dated February 24, 1973
- (P6) Plan by (647) dated August 9, 1978
- MHS Maintenance Hole (Sanitary)
- s — Underground Combination Sewer
- w — Underground Water
- osw — Overhead Wires
- AN Utility Pole
- AN Anchor
- M Gas Meter
- B Bollard
- Gate
- AC Air Conditioner
- Diameter
- CLF Chain Link Fence
- BF Board Fence
- SRW Stone Retaining Wall
- TRW Timber Retaining Wall
- T/G Top of Grate
- U/Eave Underside of Eave
- T/Fdn Top of Foundation
- C/L Centreline
- +65.00 Location of Elevations
- +65.00 Top of Concrete Curb/Retaining Wall Elevation
- 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.

Site Area=288.7 sq.m.



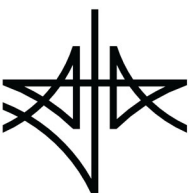
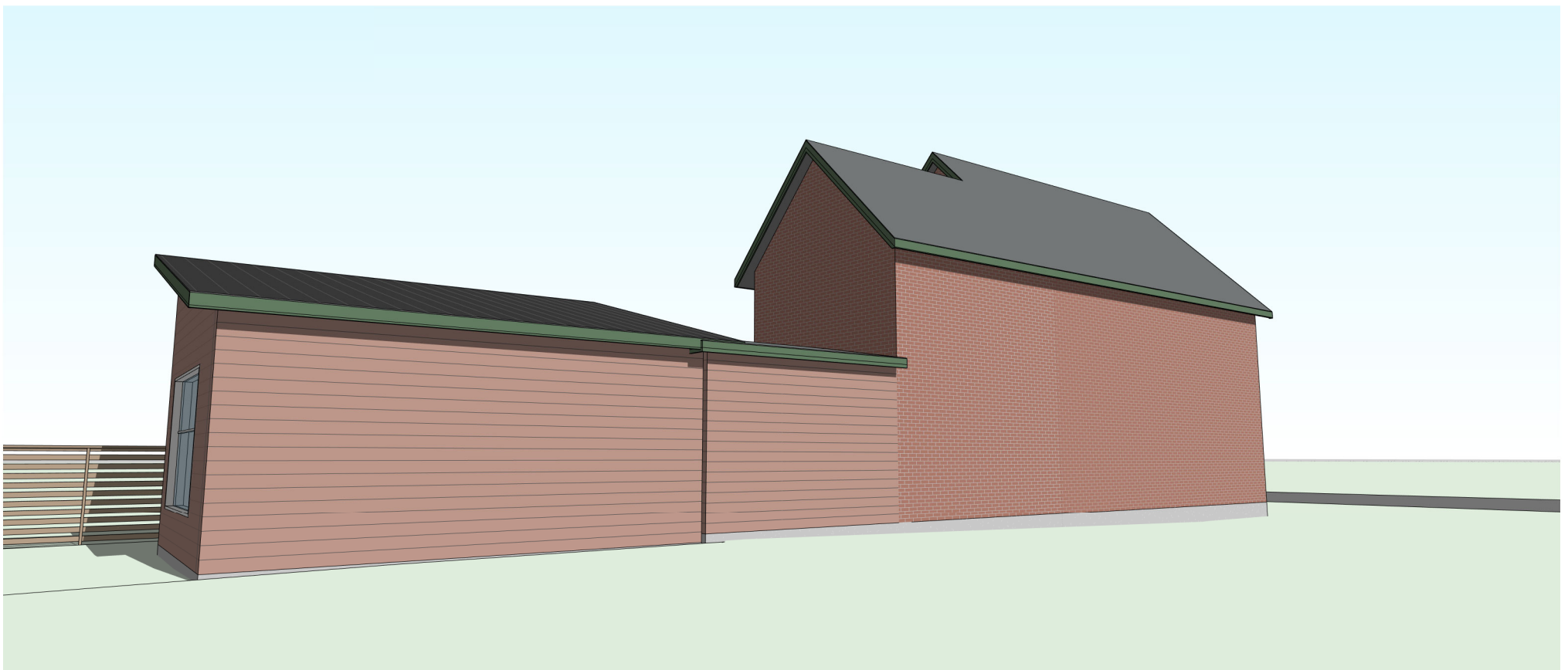
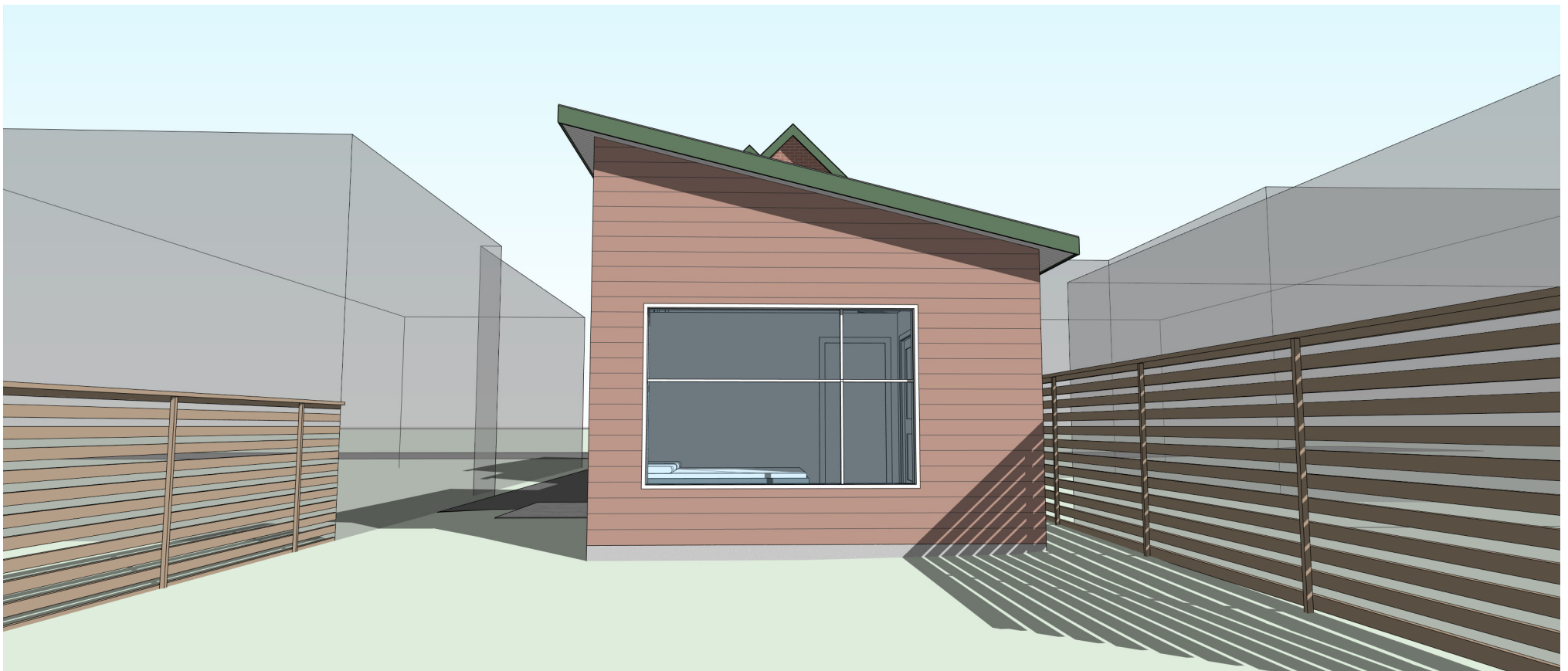
REGISTERED

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 Regulations made under them.
 2. The survey was completed on the 9th day of March, 2023.
 Date March 10/23
 Emad Alrefai
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-48336
FARLEY, SMITH & DENIS SURVEYING LTD.

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.
 WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2023.

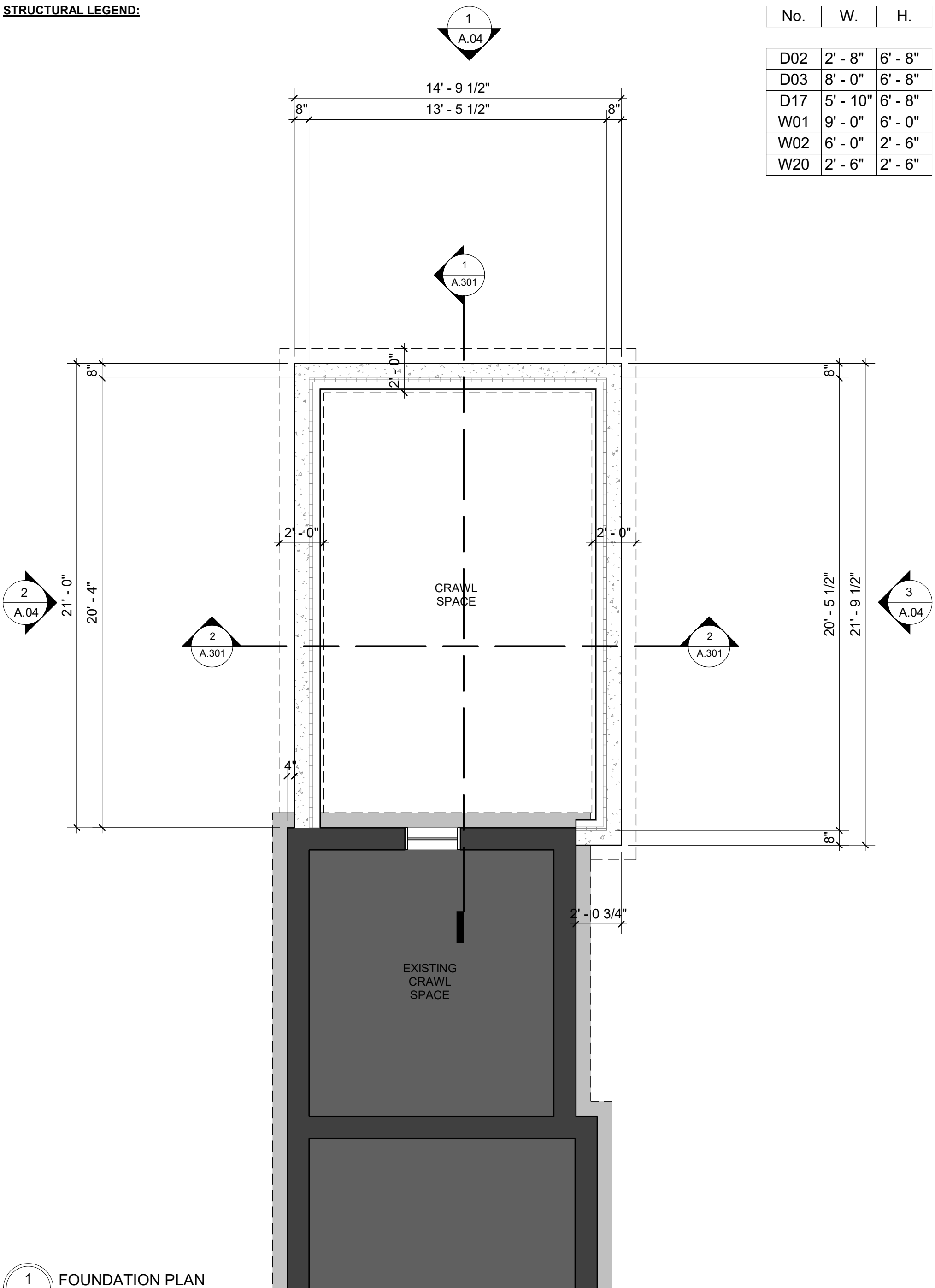
ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
 TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca



STRUCTURAL LEGEND:

No.	W.	H.
-----	----	----

D02	2' - 8"	6' - 8"
D03	8' - 0"	6' - 8"
D17	5' - 10"	6' - 8"
W01	9' - 0"	6' - 0"
W02	6' - 0"	2' - 6"
W20	2' - 6"	2' - 6"

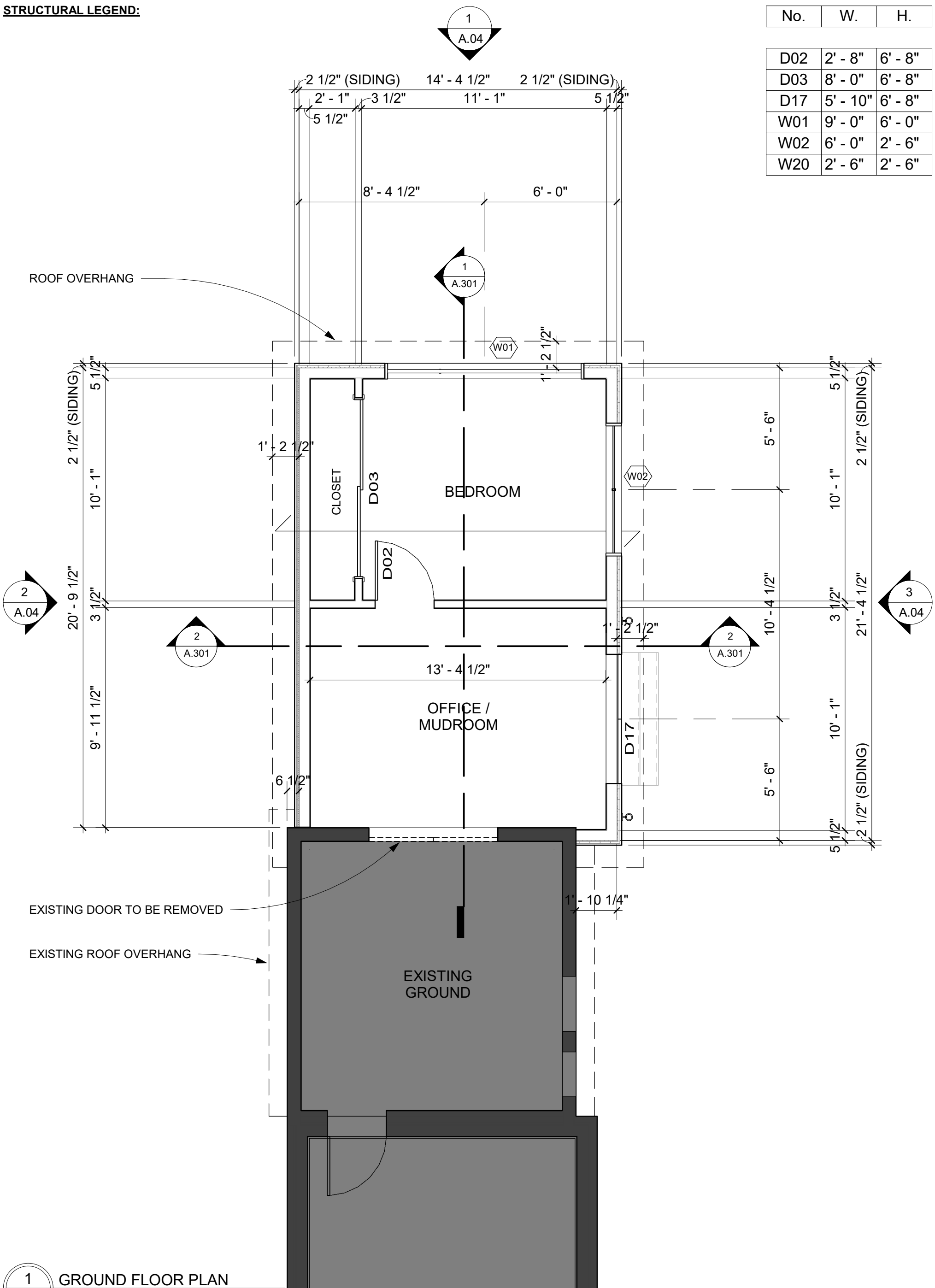


1 FOUNDATION PLAN
A.02 1/4" = 1'-0"

STRUCTURAL LEGEND:

No.	W.	H.
-----	----	----

D02	2' - 8"	6' - 8"
D03	8' - 0"	6' - 8"
D17	5' - 10"	6' - 8"
W01	9' - 0"	6' - 0"
W02	6' - 0"	2' - 6"
W20	2' - 6"	2' - 6"



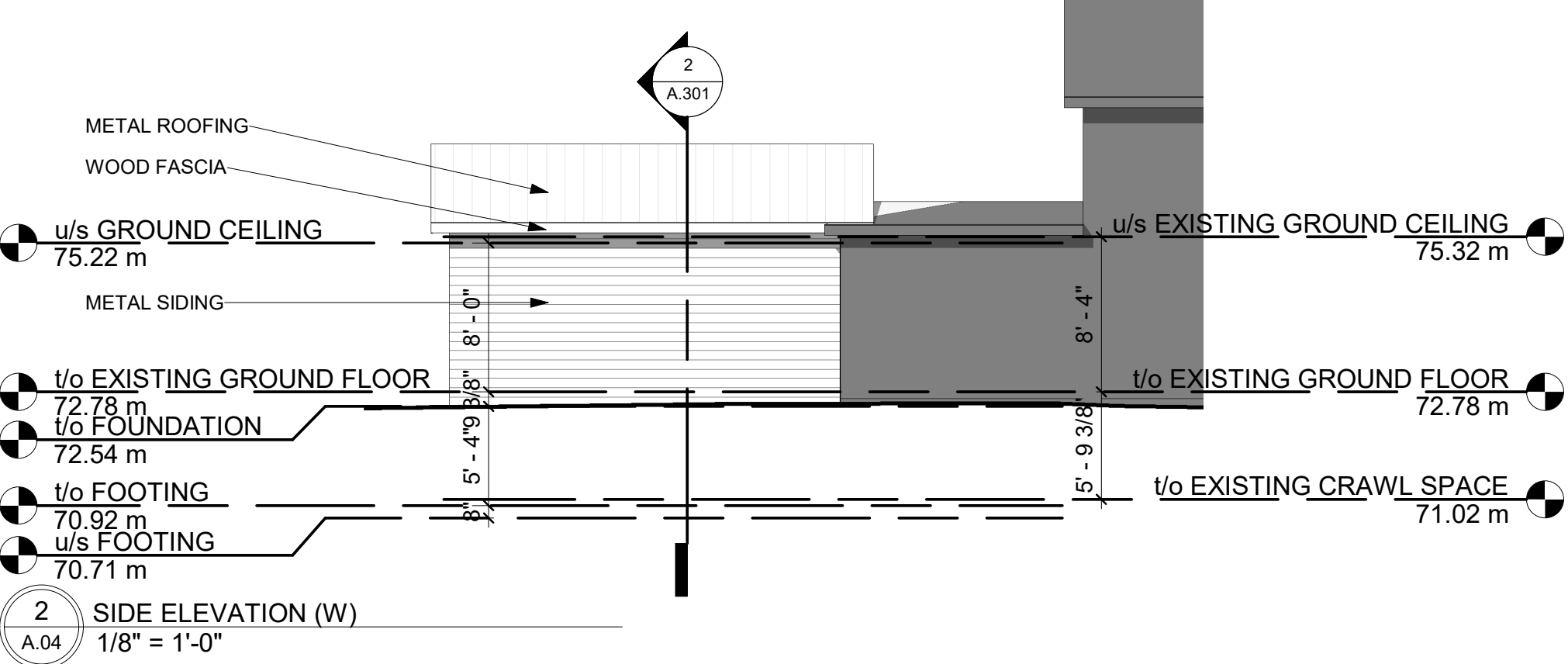
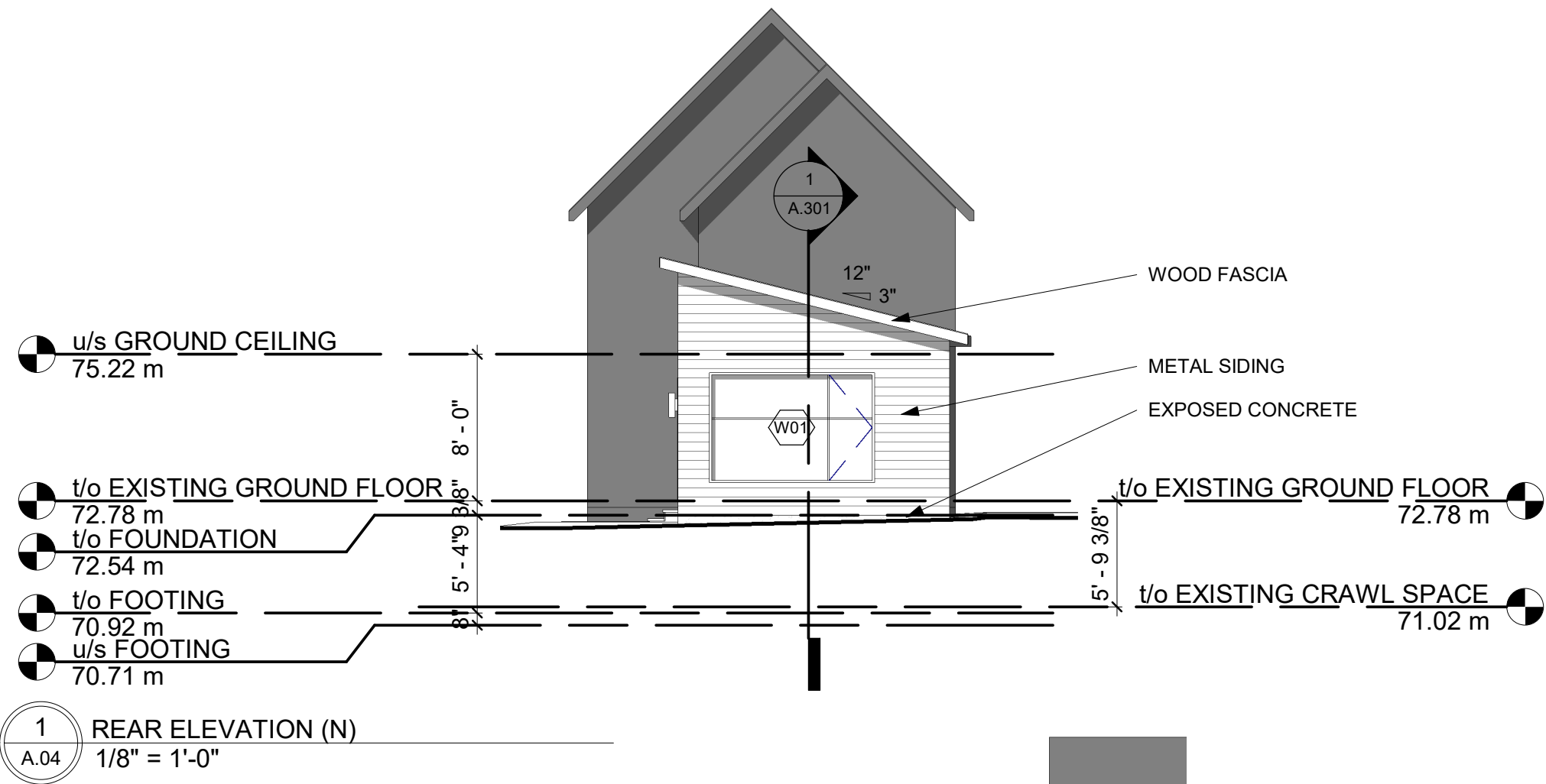
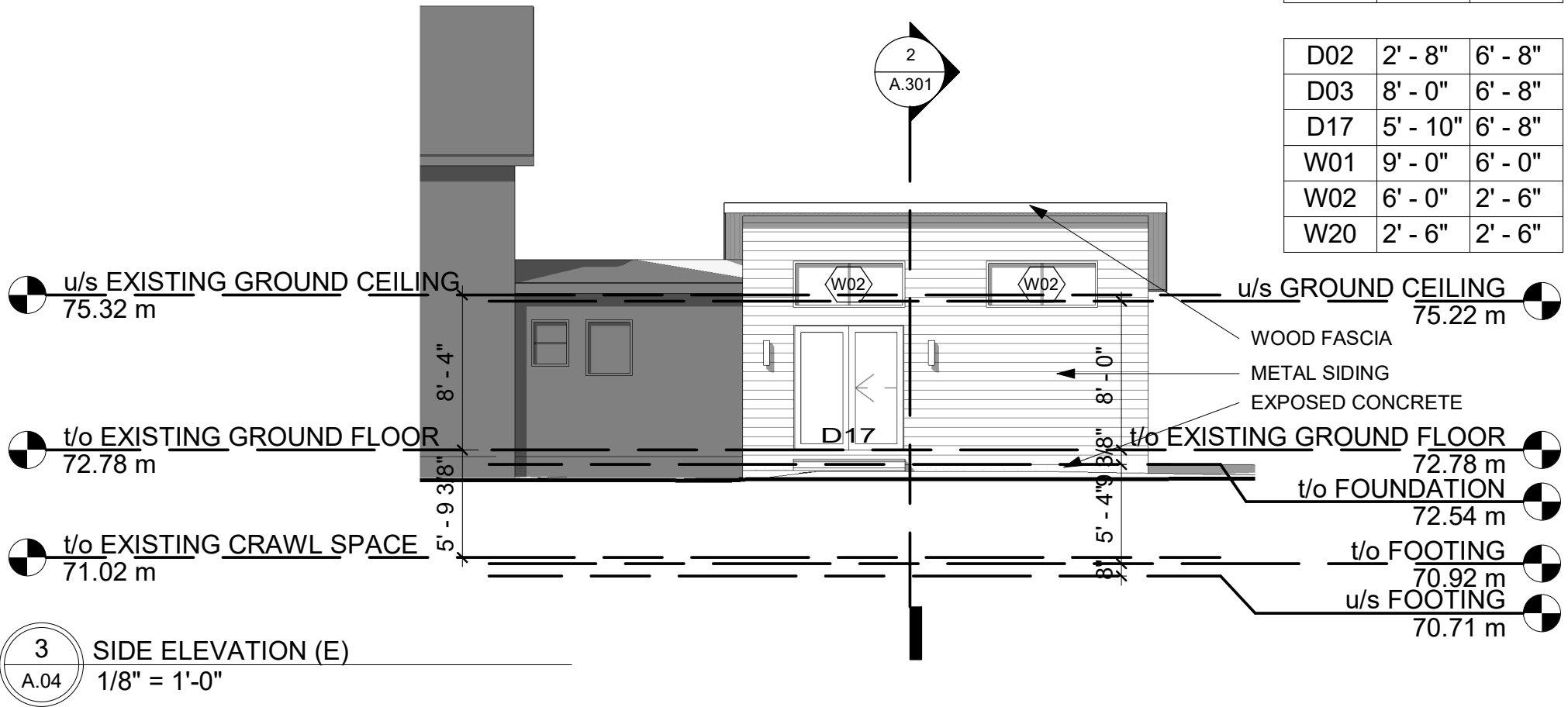
1 GROUND FLOOR PLAN
A.03 1/4" = 1'-0"

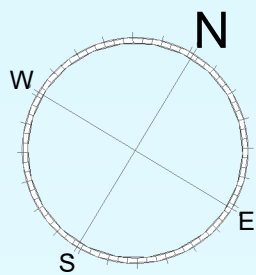


STRUCTURAL LEGEND:

No.	W.	H.
-----	----	----

D02	2' - 8"	6' - 8"
D03	8' - 0"	6' - 8"
D17	5' - 10"	6' - 8"
W01	9' - 0"	6' - 0"
W02	6' - 0"	2' - 6"
W20	2' - 6"	2' - 6"





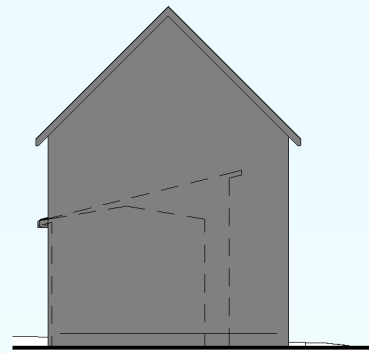
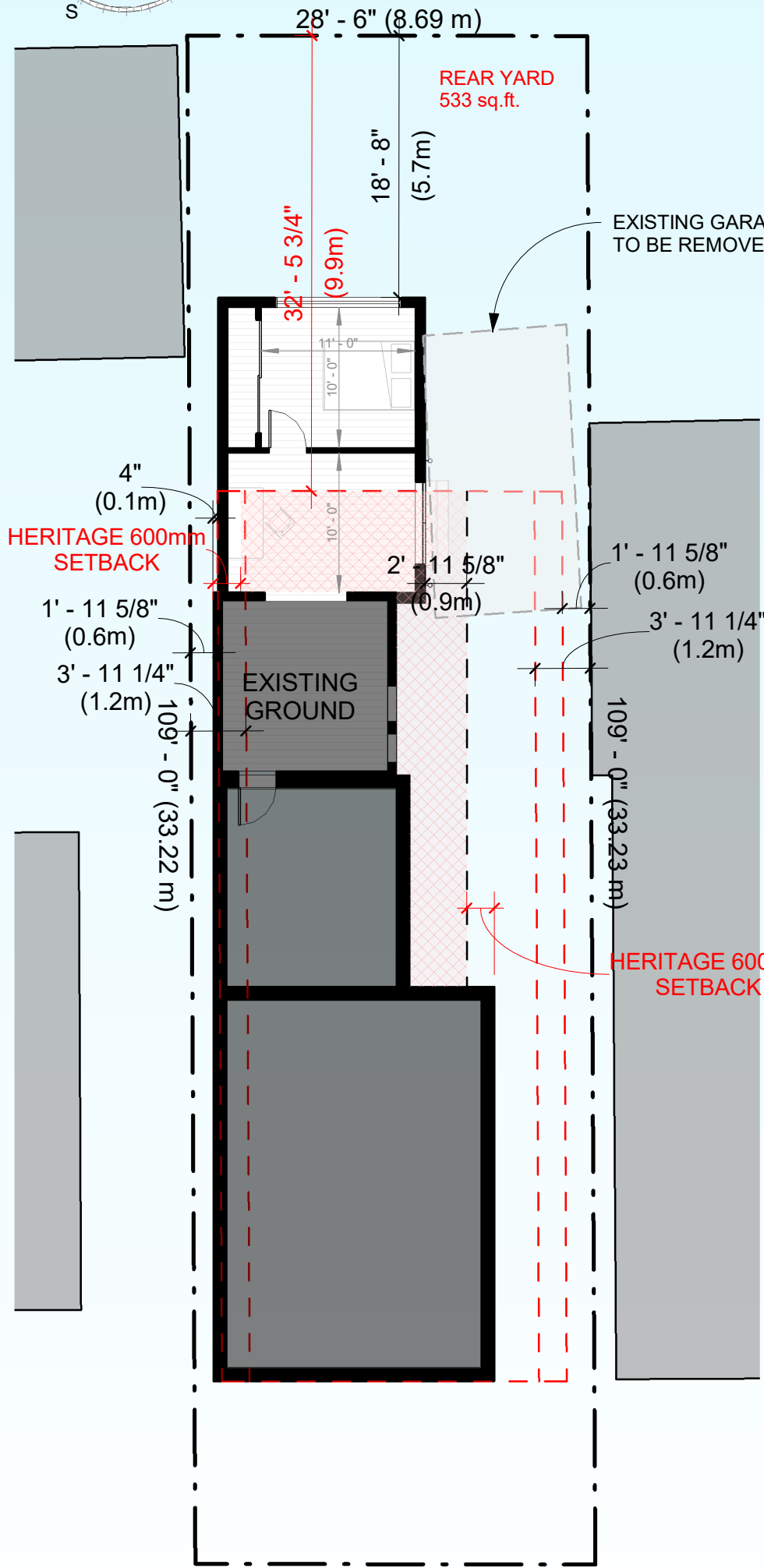
SITE INFORMATION:

ZONING:	R4UD (RESIDENTIAL)	
SETBACKS:	FRONT YARD:	4.5 m (14'-9 1/4")
	SIDE YARD:	1.2 m (3'-11 1/4") & 0.6 m (1'-11 5/8")
	REAR YARD:	30 % x 33.23 m = 9.9 m (32'-5 3/4")
	CORNER YARD:	4.5 m (14'-9 1/4")
BUILDING HEIGHT:	MAX BLDG HEIGHT:	10.0 m (32'-9 3/4")
	BUILDING HEIGHT:	
	AVERAGE GRADE:	
LOT COVERAGE:	MAX LOT COVERAGE:	N/A
	LOT COVERAGE:	
AREA:	SITE	288.7 m ² 3,108 ft ²
	TOTAL FOOTPRINT	117.0 m ² 1,259 ft ²
	EXISTING GROUND	87.98 m ² 947 ft ²
	GROUND ADDITION	29.01 m ² 312 ft ²

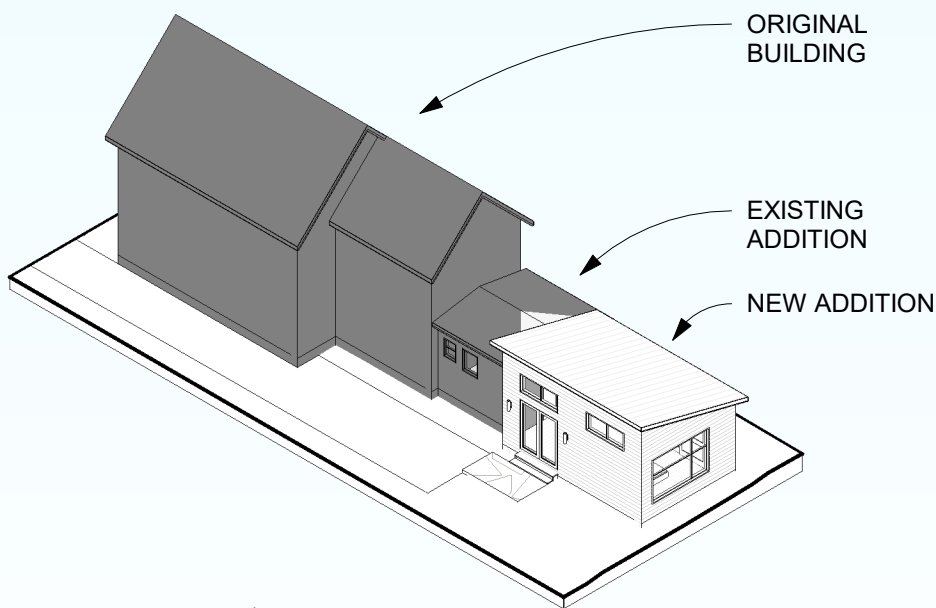
HERITAGE OVERLAY

MINOR VARIANCE ITEMS:

- A. REDUCE REARYARD SETBACK FROM 9.9 m (32'-5 3/4") TO 5.7 m (18'-8")
- B. REDUCE HERITAGE WEST SIDE SETBACK FROM 0.6 m (1'-11 5/8") TO 0.1 m (4") & 0.6 m (1'-11 5/8") FROM PROPERTY LINE
- C. REDUCE REAR YARD AREA FROM 25% = 72.2 m² (777 ft²) TO 17.2 % = 49.5 m² (533 ft²)



DESIGN ELEVATION - FRONT



ORIGINAL BUILDING

EXISTING ADDITION

NEW ADDITION

JAMES STREET

2 SITE DESIGN
MV.01 3/32" = 1'-0"

