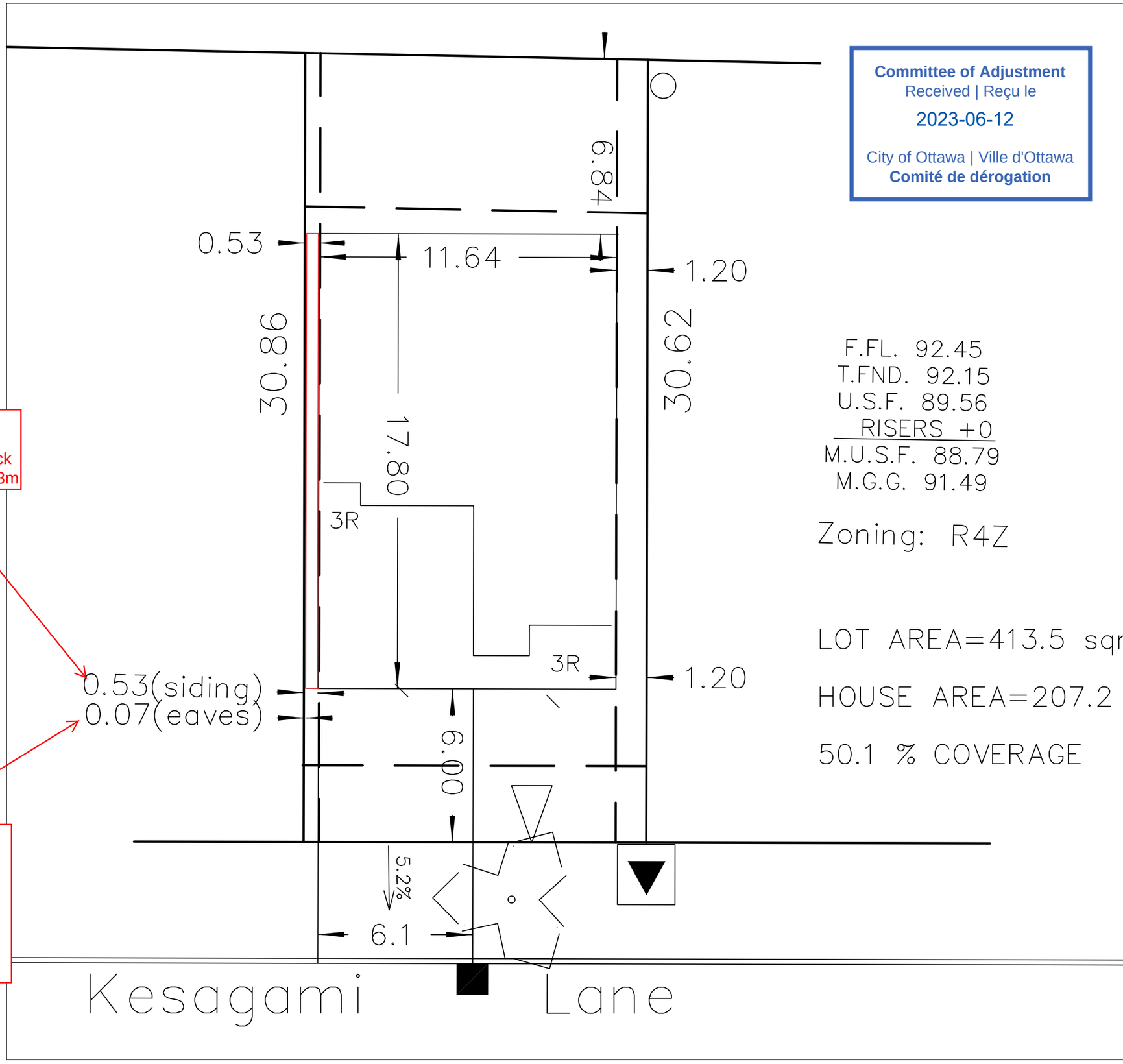

Committee of Adjustment
Received | Reçu le
2023-06-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

F.FL. 92.45
T.FND. 92.15
U.S.F. 89.56
RISERS +0
M.U.S.F. 88.79
M.G.G. 91.49

Zoning: R4Z

LOT AREA=413.5 sqm

HOUSE AREA=207.2

50.1 % COVERAGE

Variance 1 - Reduced Interior Side yard set back from 0.6m to 0.53m

Variance 2 - Permitted Projection of the Eaves from *not 0.3m to the property line to 0.07m to the property line*

CLARIDGE HOMES

RIVER'S EDGE

Legend

Set Back

Service Lat

Catch Basin

Transformer

Revisions

1	March 10, 2023

March 10, 2023 | N.T.S.

Site Plan – Lot 199 4M–1672

A.1

ED UNDER SECTION 51 OF THE PLANNING ACT
BY THE CITY OF OTTAWA.

'th DAY OF December, 2020

STEPHEN WILLIS, MCIP, RPP,
GENERAL MANAGER
INING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT
CITY OF OTTAWA

Committee of Adjustment
MAY 04 2023
City of Ottawa

PLAN 4M- 1672

I CERTIFY THAT THIS PLAN
IS REGISTERED IN THE LAND REGISTRY OFFICE
FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4
AT 10:02 O'CLOCK ON THE 22 DAY OF Dec., 2020
AND ENTERED IN THE PARCEL REGISTER FOR
PROPERTY IDENTIFIERS 04330-0428, 04330-2789 and 04330-3437
AND THE REQUIRED CONSENTS ARE REGISTERED AS
PLAN DOCUMENT NO. OC2297164

C. Halloway
REPRESENTATIVE FOR LAND REGISTRAR

This plan comprises part of PIN's 04330-0428, 04330-2789 and 04330-3437 .

PART OF LOTS 68 TO 73 (BOTH INCLUSIVE) AND PART OF LOTS 95 AND 96 ARE SUBJECT TO EASEMENT, INST. GL57400.

PLAN OF SUBDIVISION OF

PART OF LOTS 23 and 24
BROKEN FRONT
CONCESSION (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA

Surveyed by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 1000

40 30 20 10 0 20 40 Metres

Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 Land Titles Act and the regulations made under them.

rue Heirloom
BLOCK
Zinnia Way
204
croissant Moosonee Crescent
voie
Dipper Street
Big rue
Heirloom Street
ruelle Kesagami Lane
N 58°18'10" E
N 58°29'00" E
N 27°08'20" W
N 27°53'30" W
N 62°51'40" E
N 31°31'00" W
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2789