

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: _____
 EMAD ALREFAAI
 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	ALL OF 87	324	ALL OF 03966-0009	231.9
2				231.9

PLAN OF SURVEY OF
LOT 87
REGISTERED PLAN 324
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100

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 0.99993.

Bearing Note
 Bearings are astronomic and are referred to the easterly limit of Edgeworth Avenue having a bearing of N 22° 19' 00" W as shown on a Plan by (SG) dated September 12, 2018 (P4).

For bearing comparisons, a rotation of 0°01'20" clockwise was applied to bearings on P3.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5025685.05	361166.33
(B)	5025610.22	361197.04
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

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
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IB0 Round Iron Bar
 - CP Concrete Pin
 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 324
 - (P2) Plan by (1319) dated November 29, 1978 (Ref. No. 1-324)
 - (P3) Plan by (1319) dated November 10, 1989 (Ref. No. 7-324)
 - (P4) Plan (SG) dated September 12, 2018 (Proj No. 161613923-110)
 - (P5) Plan by (1692) dated November 16, 2022 (File No. 569-22)
 - (N1) Notes by (671) dated June 22, 1955 (Ref No. OT-324-1)
 - OW— Overhead Wires
 - UP— Utility Pole
 - CSP Corrugated Steel Pipe
 - ∅ Diameter
 - CLF Chain Link Fence
 - PWF Post and Wire Fence
 - CRW Concrete Retaining Wall
 - SRW Stone Retaining Wall
 - C/L 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.
 - 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.

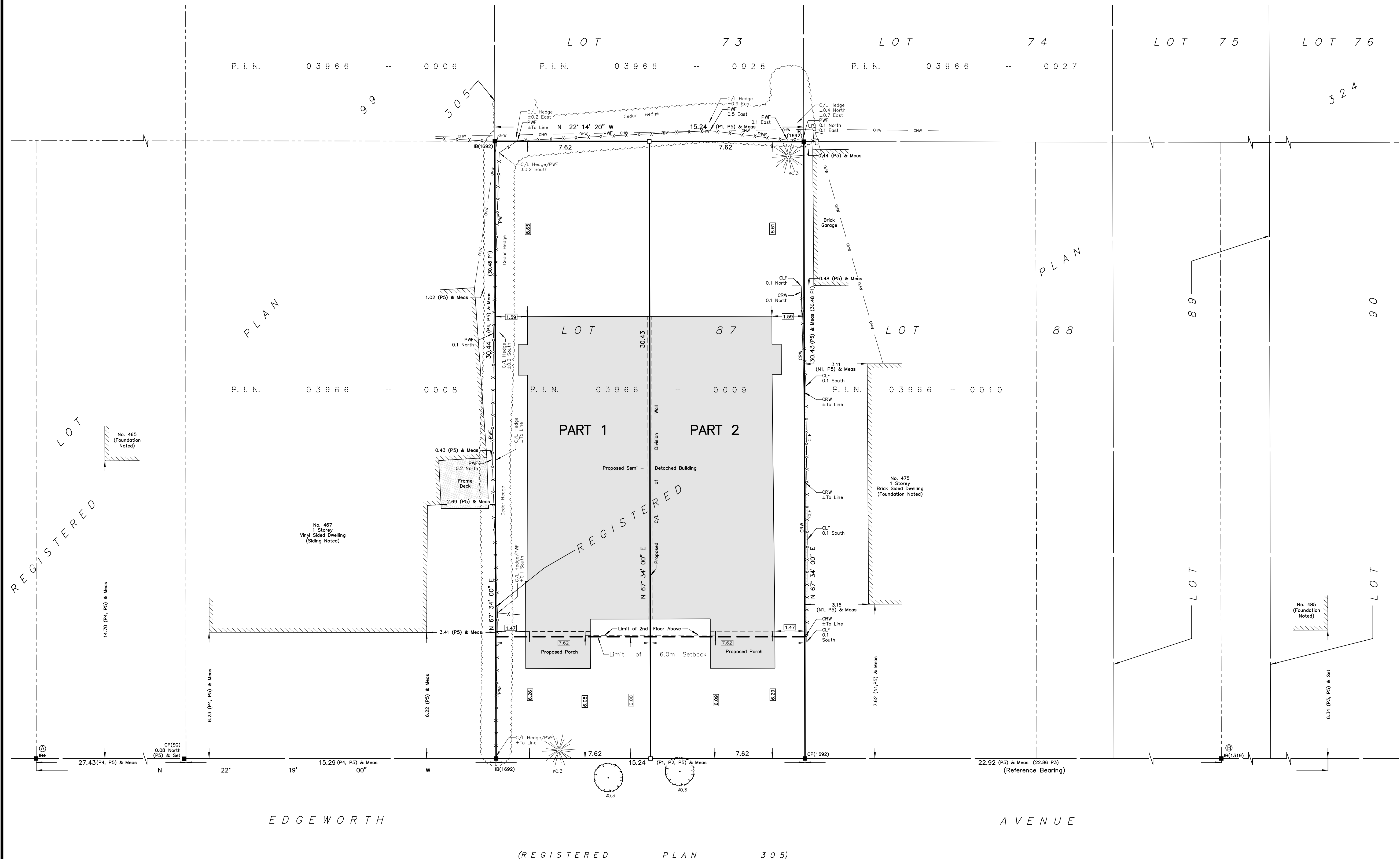
Surveyor's Certificate

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.

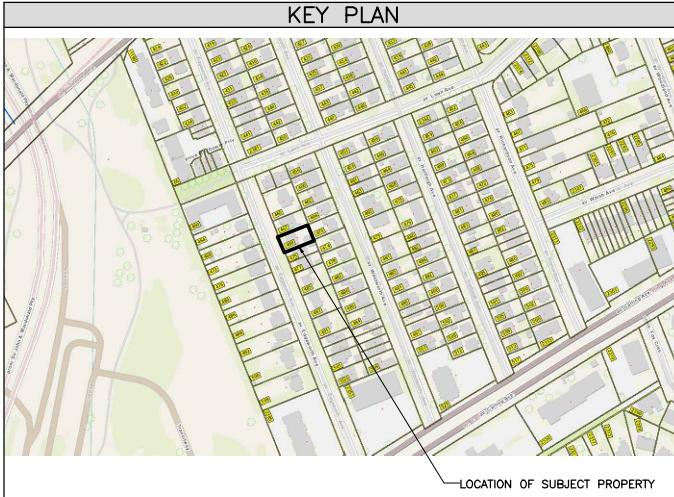
 Date

 Emad Alrefaai
 Ontario Land Surveyor



Committee of Adjustment
 Received | Reçu le
 2023-06-09
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

This plan of survey relates to AOLS Plan Submission Form Number V-43307
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: fsdsurveys@bellnet.ca



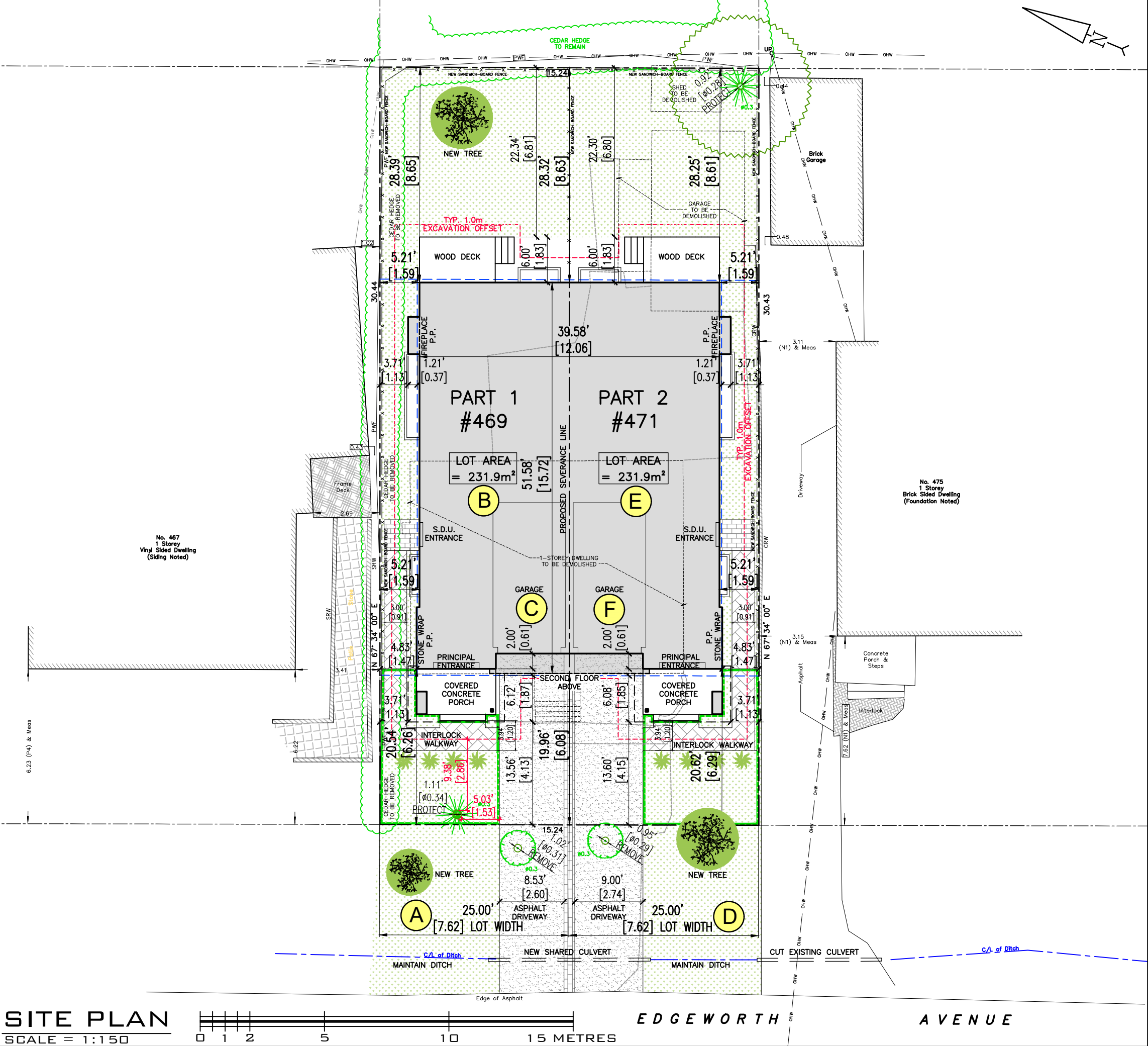
NOT TO SCALE

PROJECT INFORMATION	
ADDRESS	469 EDGEWORTH AVENUE OTTAWA, ON. K2B 5L2
LEGAL DESCRIPTION	LOT 87 REGISTERED PLAN 324 PIN: 03966-0009 WARD 7, BAY
ZONING	ZONING BYLAW 2008-250 R2F SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY 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
MIN. LOT WIDTH	9m	7.62m	7.62m
LOT DEPTH	-	30.43m	30.43m
MIN. LOT AREA	270m ²	231.9m ²	231.9m ²
MAX. BUILDING HEIGHT	8m	8m	8m
MIN. FRONT YARD SETBACK	6m	6.08m	6.08m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	28% (8.52m)	28.36% (8.63m)	28.29% (8.61m)
MIN. REAR YARD AREA	25% (57.99m ²)	28.39% (65.87m ²)	28.39% (65.87m ²)
MIN. INTERIOR YARD SETBACK	1.5m	1.59m	1.59m
MAX. LOT COVERAGE	N/A	-	-
PERMITTED PROJECTION	2.0m	1.87m	1.85m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	30%	48.4%	48.3%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	N/A	N/A	N/A
MAXIMUM DRIVEWAY WIDTH	3m SINGLE	2.60m	2.74m

MINOR VARIANCES REQUESTED	
PART 1	A) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres. [Table 158A] B) To permit a reduced lot area of 231.9 square metres, whereas the By-law requires a minimum lot area of 270 square metres. [Table 158A] C) To permit a front-facing attached garage, whereas the By-law states that a front-facing garage is not permitted as per the outcome of the Streetscape Character Analysis. [Sec. 139(3)(b) & Sec. 140(8)(b)]
PART 2	D) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres. [Table 158A] E) To permit a reduced lot area of 231.9 square metres, whereas the By-law requires a minimum lot area of 270 square metres. [Table 158A] F) To permit a front-facing attached garage, whereas the By-law states that a front-facing garage is not permitted as per the outcome of the Streetscape Character Analysis. [Sec. 139(3)(b) & Sec. 140(8)(b)]

LEGEND			
PROPOSED BUILDING	[Grey Box]	SOFT LANDSCAPING AREA	[Green Box]
DRIVEWAY	[Dotted Box]	LINE OF REQUIRED SETBACK	[Blue Dashed Line]
WALKWAY	[Cross-hatched Box]	OVERHEAD WIRES	[OHW Line]
SOD	[Green Dotted Box]	EXISTING TO BE DEMOLISHED	[Red Dashed Line]
OTHER INTERLOCKING	[Brick Pattern Box]	EXCAVATION OFFSET	[Red Dashed Line]
P.P. INDICATES:	PERMITTED PROJECTION (SEC. 65)	FENCE	[X-X Line]



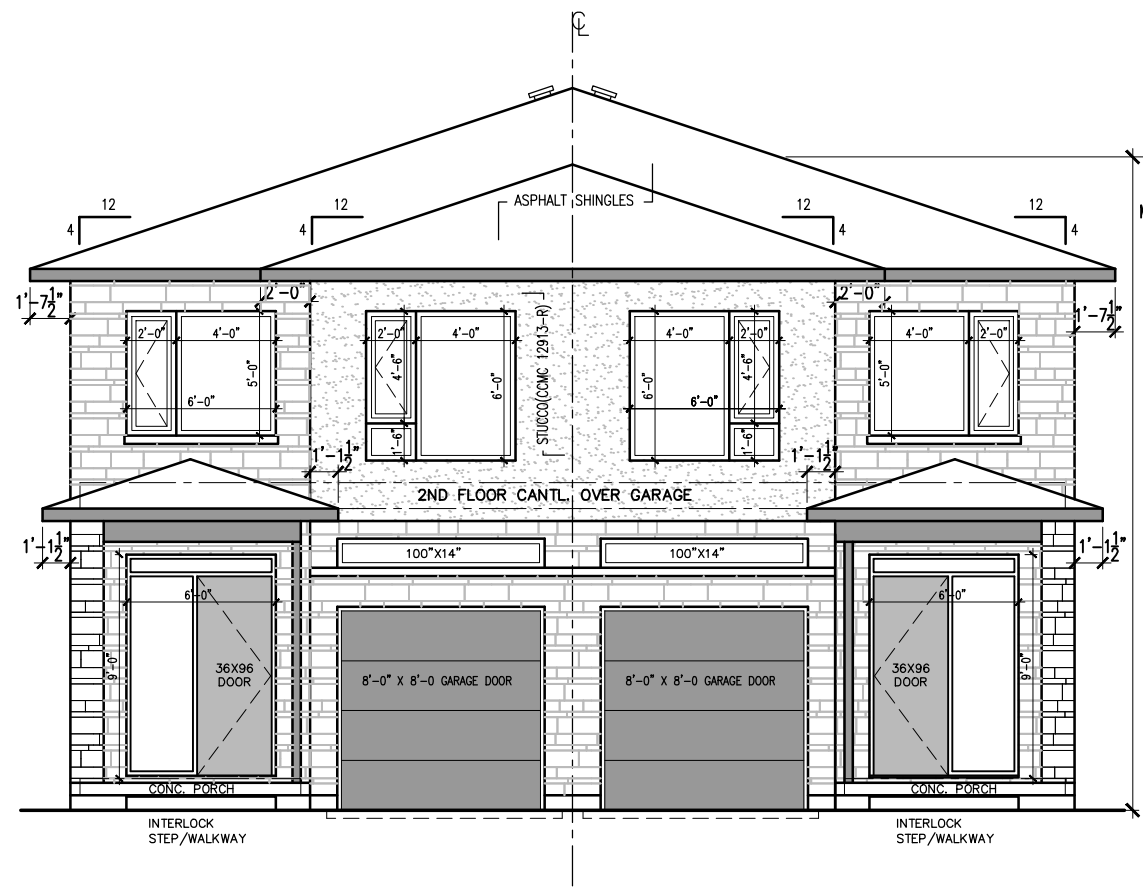
- GENERAL NOTES:
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR 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		

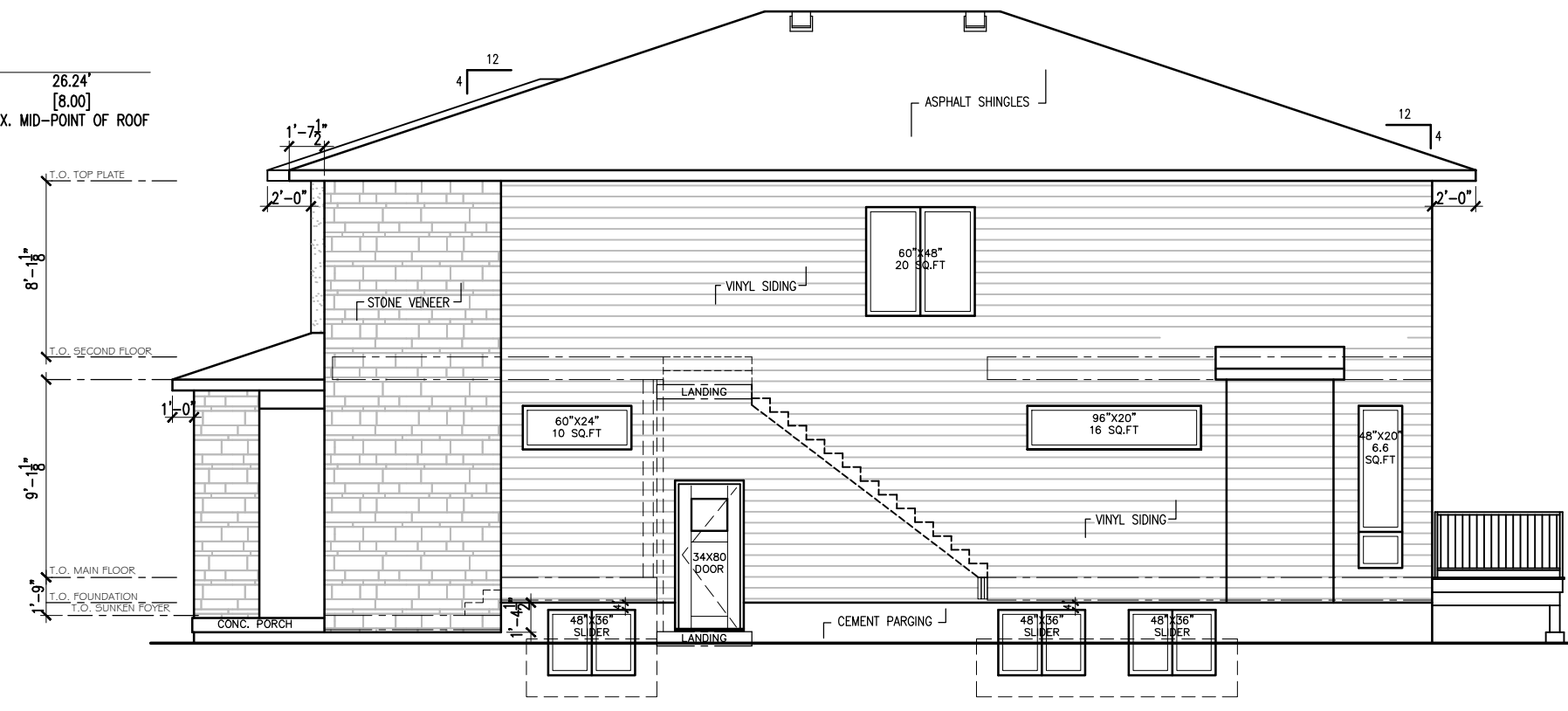
JOB TITLE:
469 EDGEWORTH AVENUE
OTTAWA, ON.
2-STORY SEMI-DETACHED DWELLINGS

SHEET TITLE:
KEY PLAN
ZONING INFORMATION
MINOR VARIANCES REQUESTED

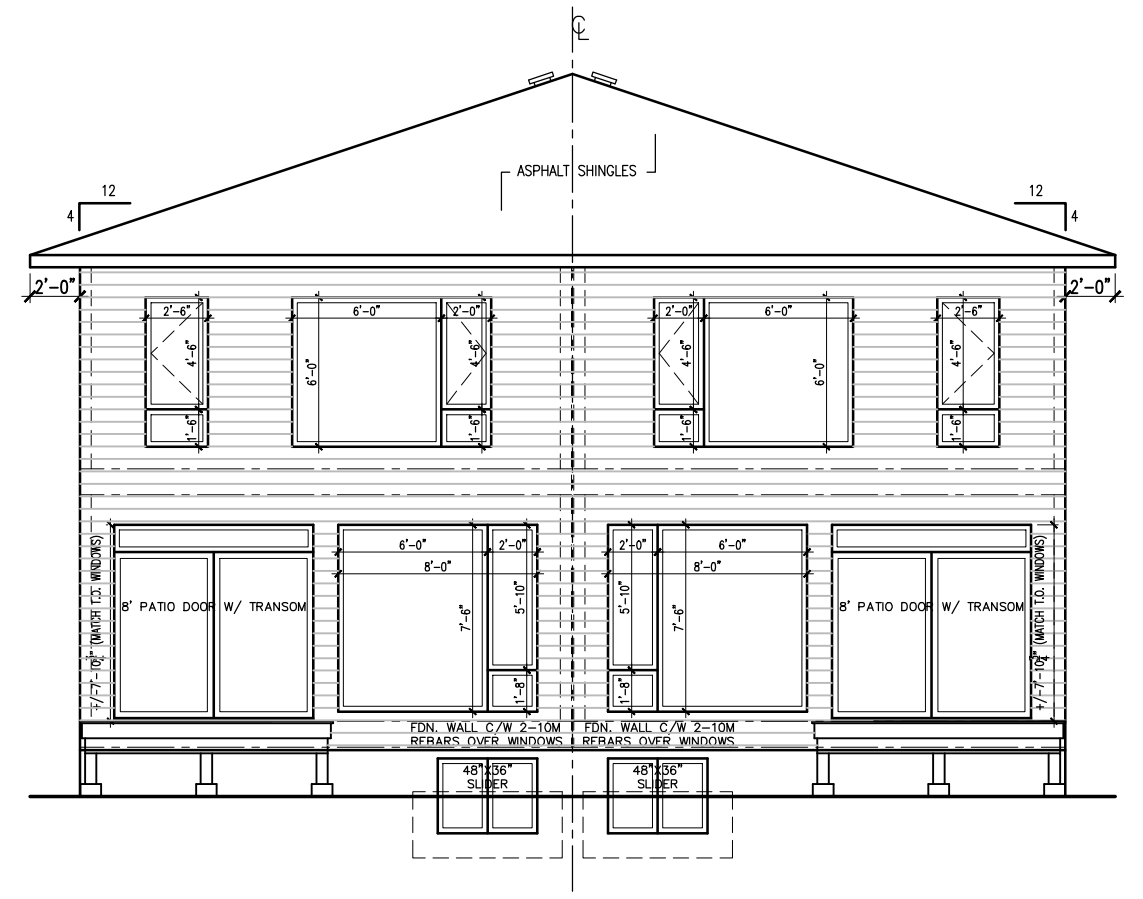
SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	
CHECKED:	S1.1
DATE: MARCH 2023	
PRINT DATE:	



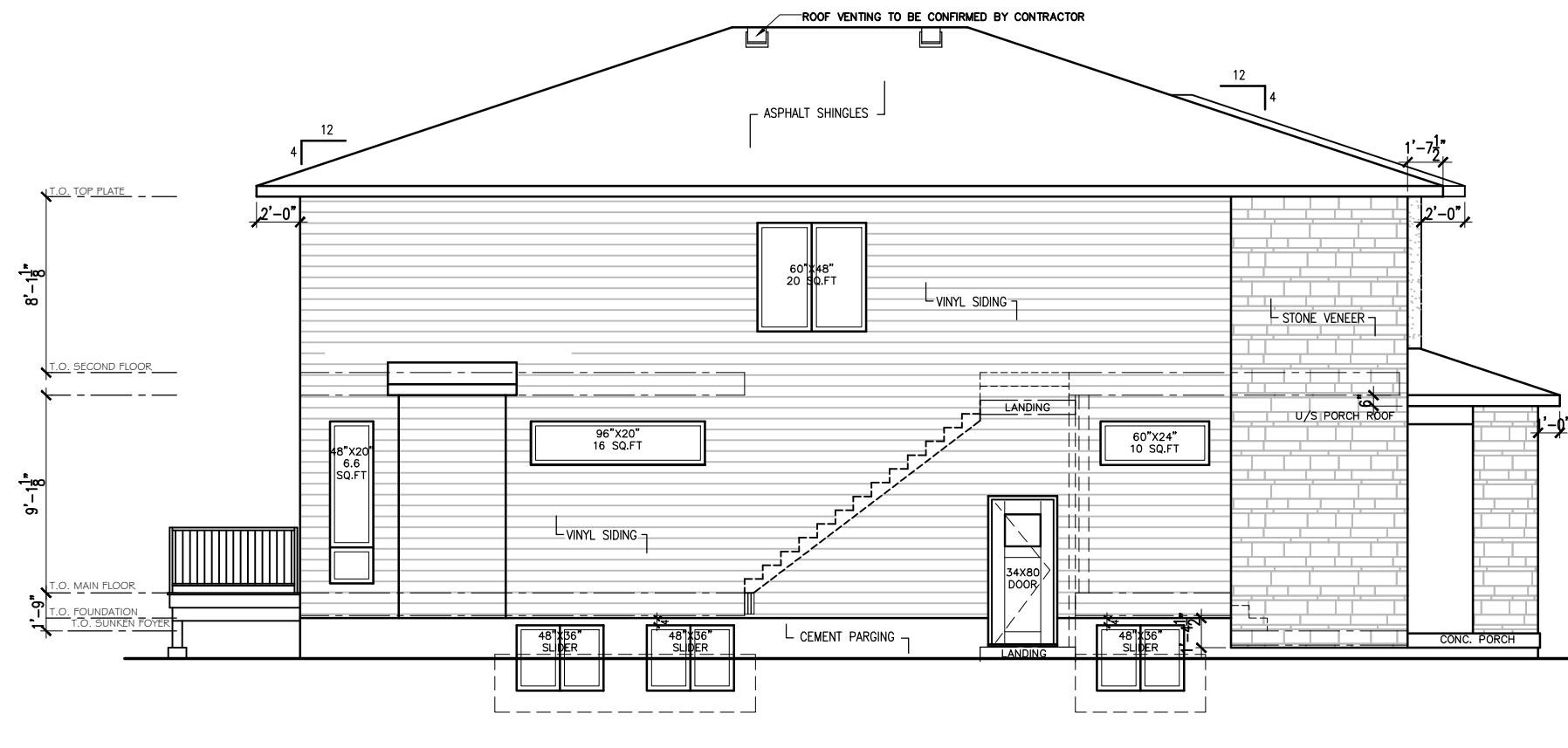
FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



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



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



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

- GENERAL NOTES:**
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NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
469 EDGEWORTH AVENUE
OTTAWA, ON
PROPOSED
2-STORY, SEMI-DETACHED
DWELLINGS

SHEET TITLE:
PROPOSED ELEVATIONS

SCALE: AS SHOWN
DRAWN: M.D.
CHECKED:
DATE: MARCH 2023
PRINT DATE:

DWG NO.
A1.1