



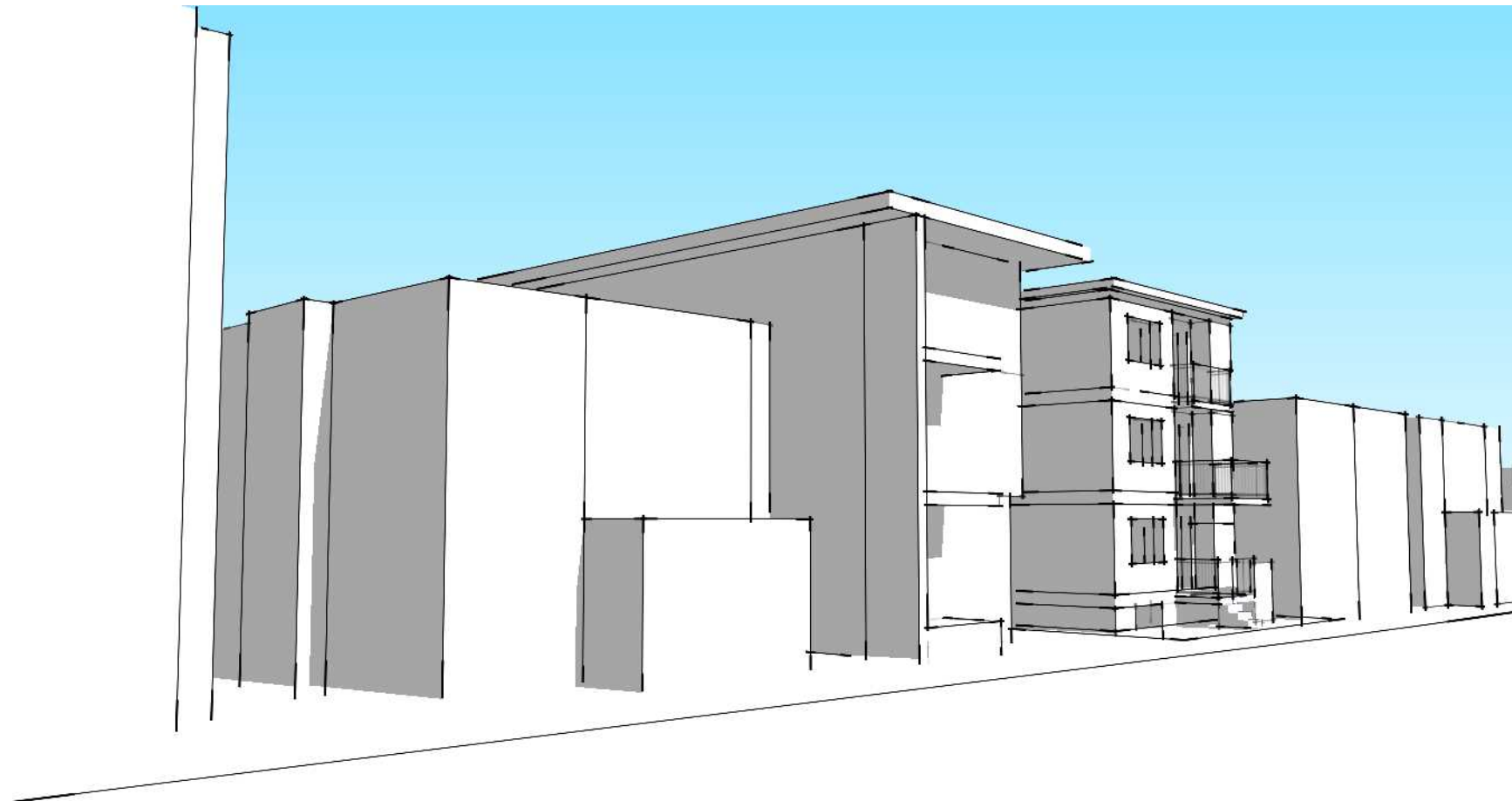
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Received | Reçu le  
**2023-07-10**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



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I Sub-Zone	III Principal Dwelling Types	IV Minimum Lot Width (m) <sup>11</sup>	V Minimum Lot Area (m <sup>2</sup> ) <sup>12</sup>	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
R4-UD (By-law 2020-290)									
required	Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	varies <sup>4</sup>	1.5	
proposed	Low-rise Apartment, maximum of 8 units	10.03	304.66	11	As per section 123, 2.6m	NA	As per section 144, 8.4m	1.5 and 1.2 Variance required	

I Exception Number	II Applicable Zone	III Exception Provisions - Additional land uses permitted	IV Exception Provisions - Land uses prohibited	V Exception Provisions - Provisions
478 (By-law 2014-189) (By-law 2009-302)	multiple	<ul style="list-style-type: none"> <li>dwelling unit</li> </ul>		



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Omar

Scale  
1:300

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PROJECT NO.  
2021 0000

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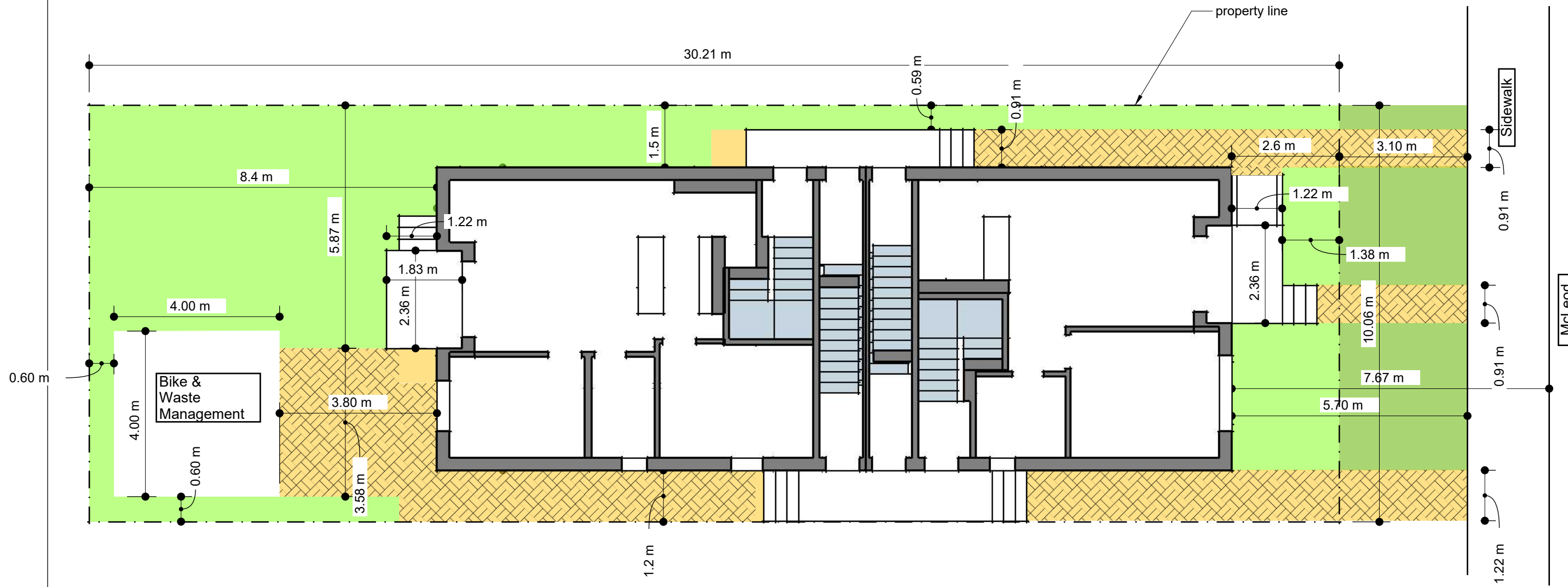
June 15, 2023  
Neighbourhood

**A.01**

Rear Yard 84.50 sqm  
 soft landscaped 52.02 sqm  
 62% soft landscaped  
 Amenity area at grade 68,5 sqm  
 6 private decks and balconies 25.9 sqm  
 total amenity space 94.41 sqm

Proposed 8 Unit  
 Apartment Building  
 every unit a separate entrance  
 bike and garbage internal to  
 each unit,  
  
 front entrance for ground floor front unit, accessible unit  
 rear entrance for ground floor rear unit  
 at grade side entrance to basement, 2cd and 3rd floor units  
  
 site is fully landscaped, 2cd and 3rd floor units have balcony

Front Yard 26.26 sqm  
 soft landscaped 16.56 sqm  
 57% soft landscaped



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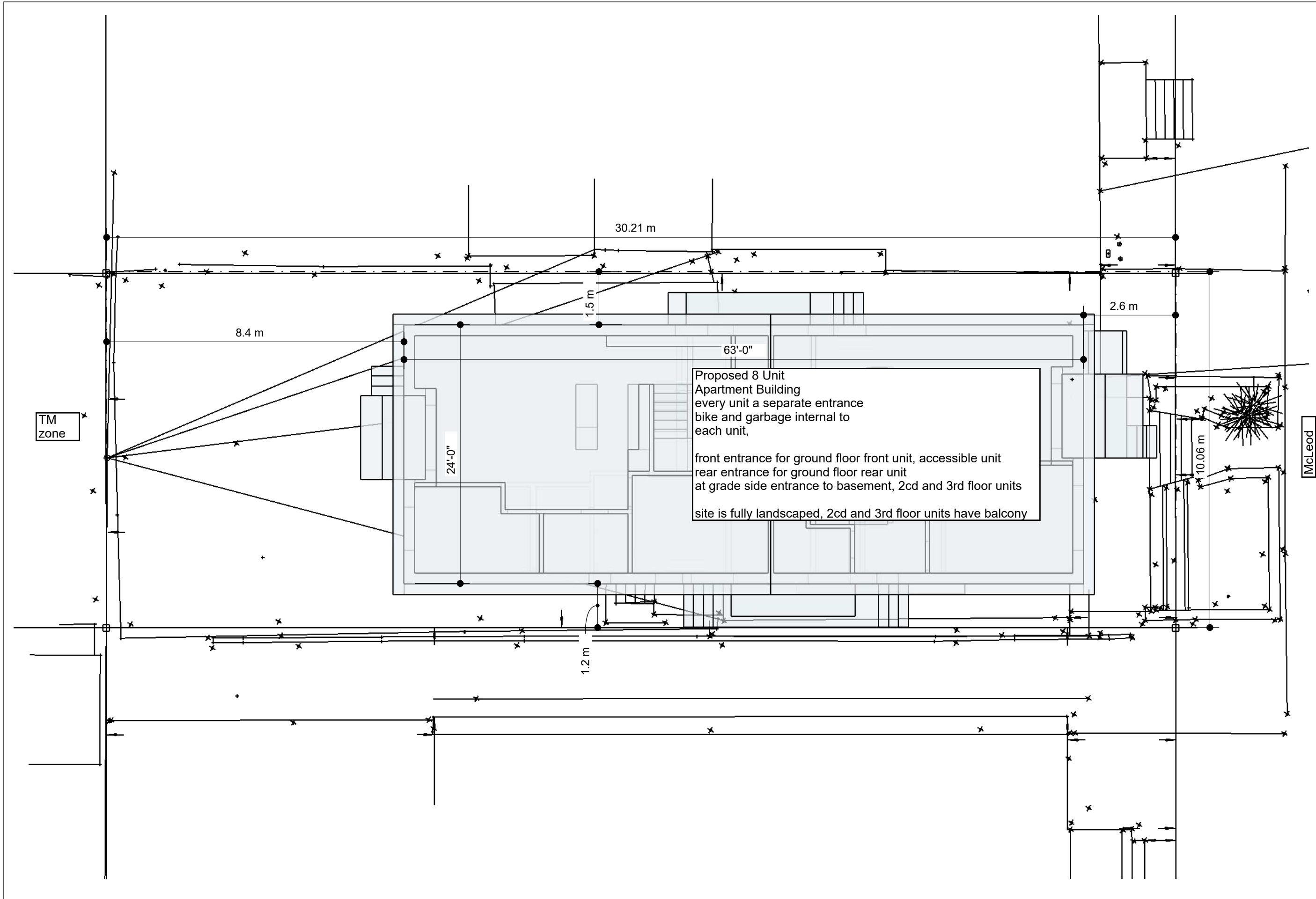
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 Site

**A.02**



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Site Zoning



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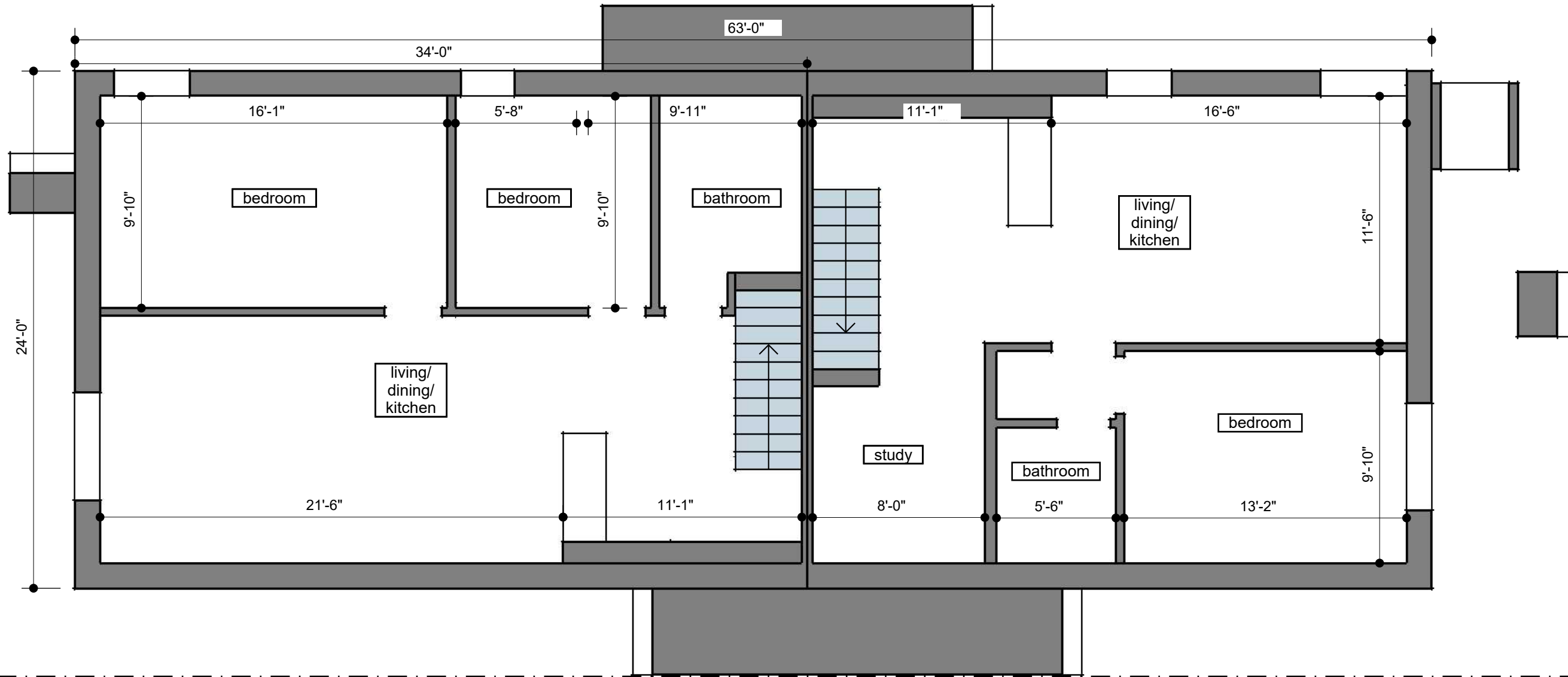
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Basement

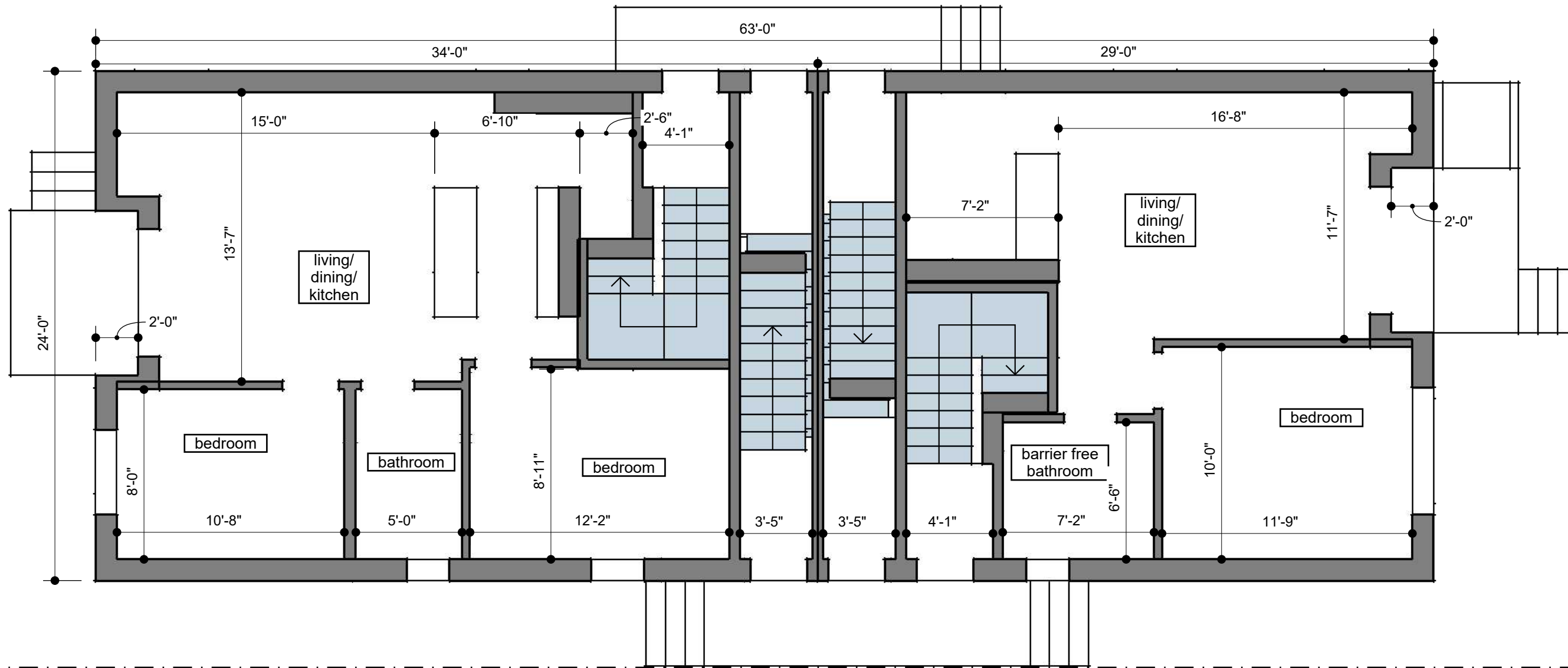
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1st Flr

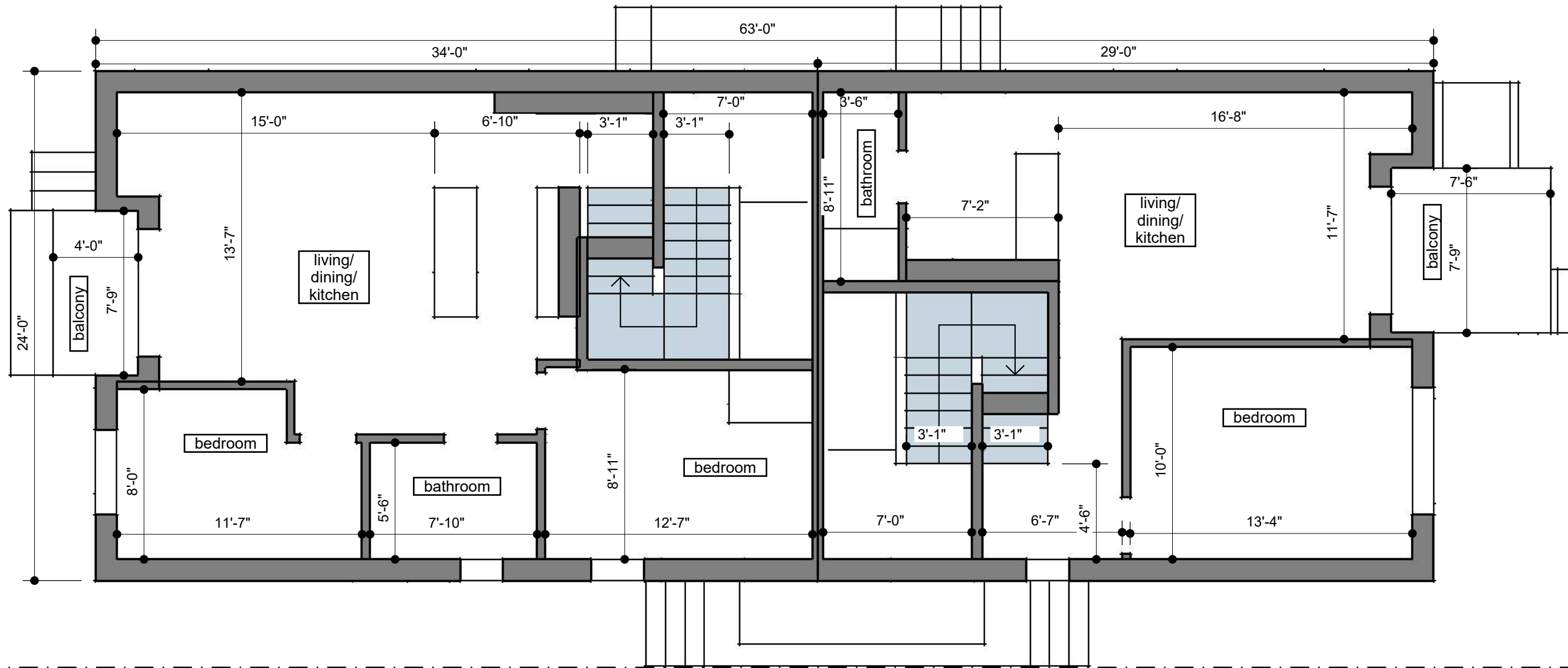
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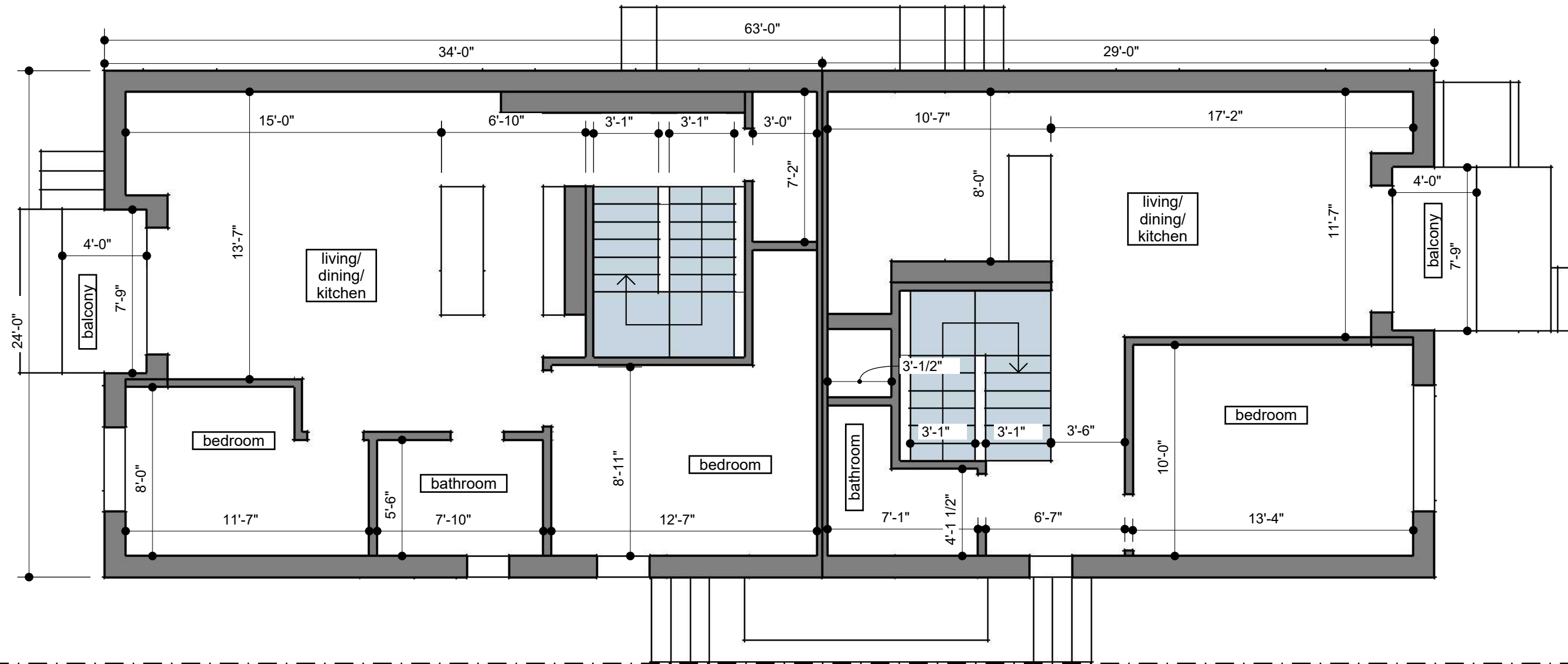
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2cd Flr

**A.06**



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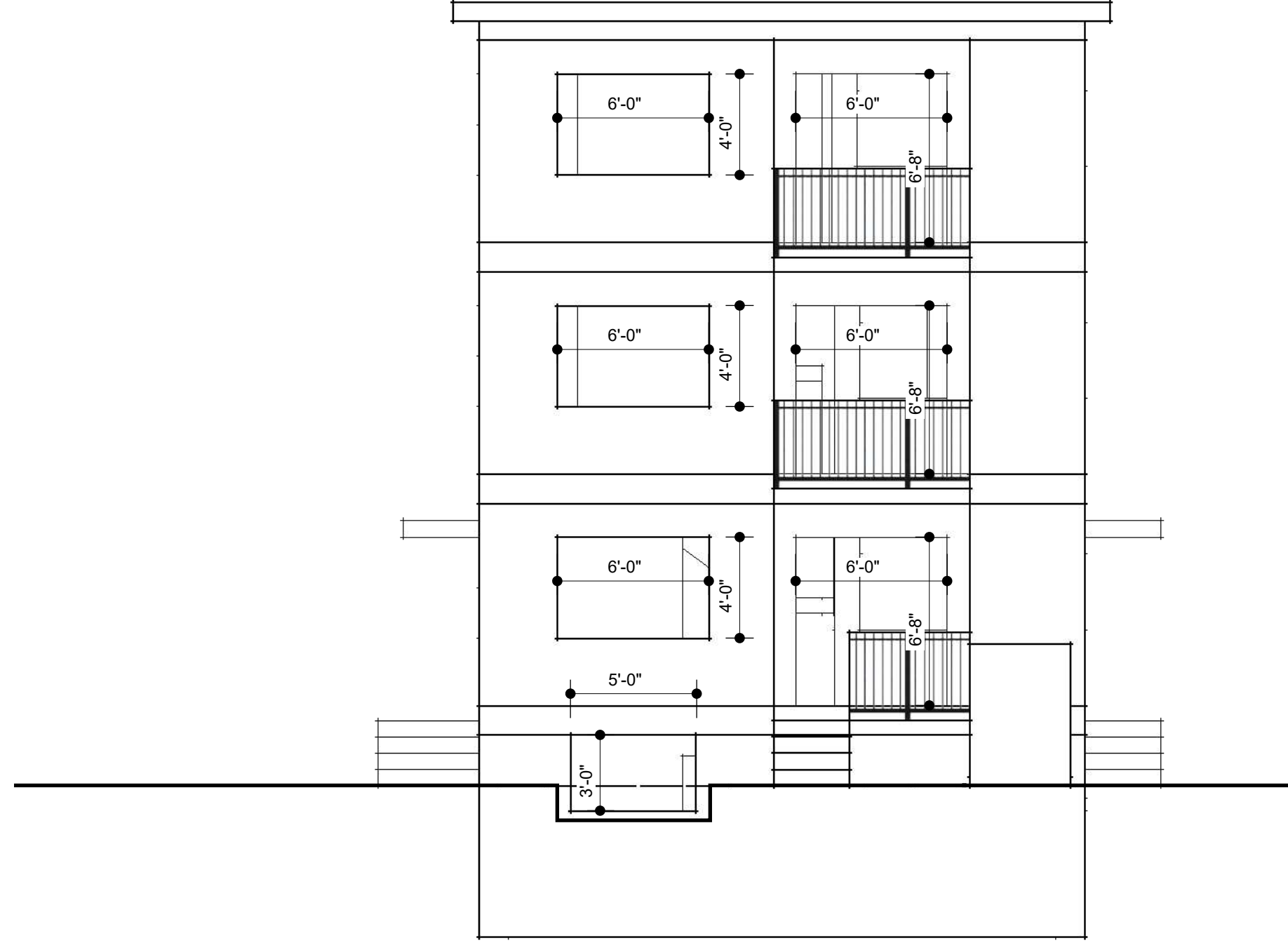
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3rd Flr

**A.07**



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Front/South

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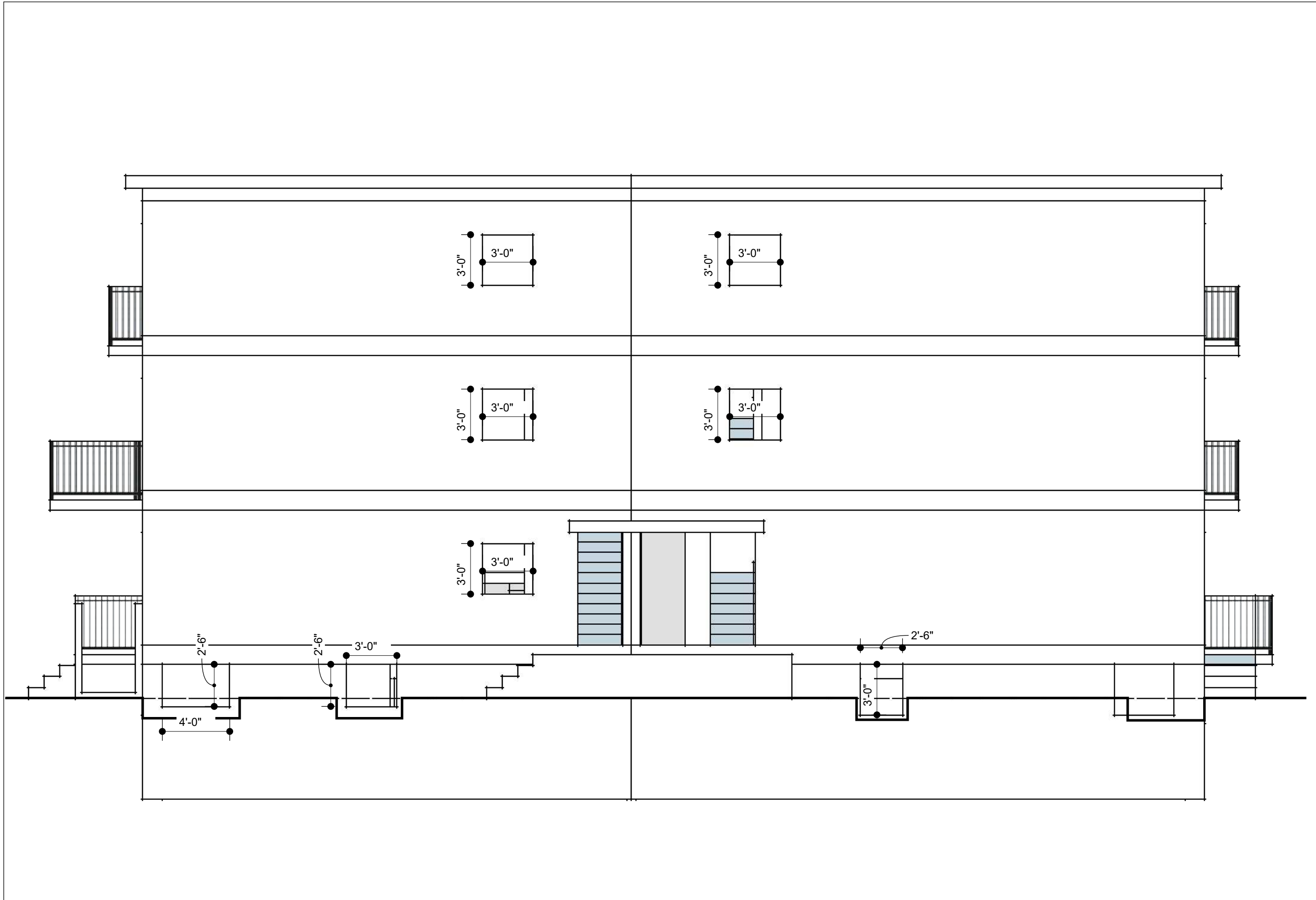
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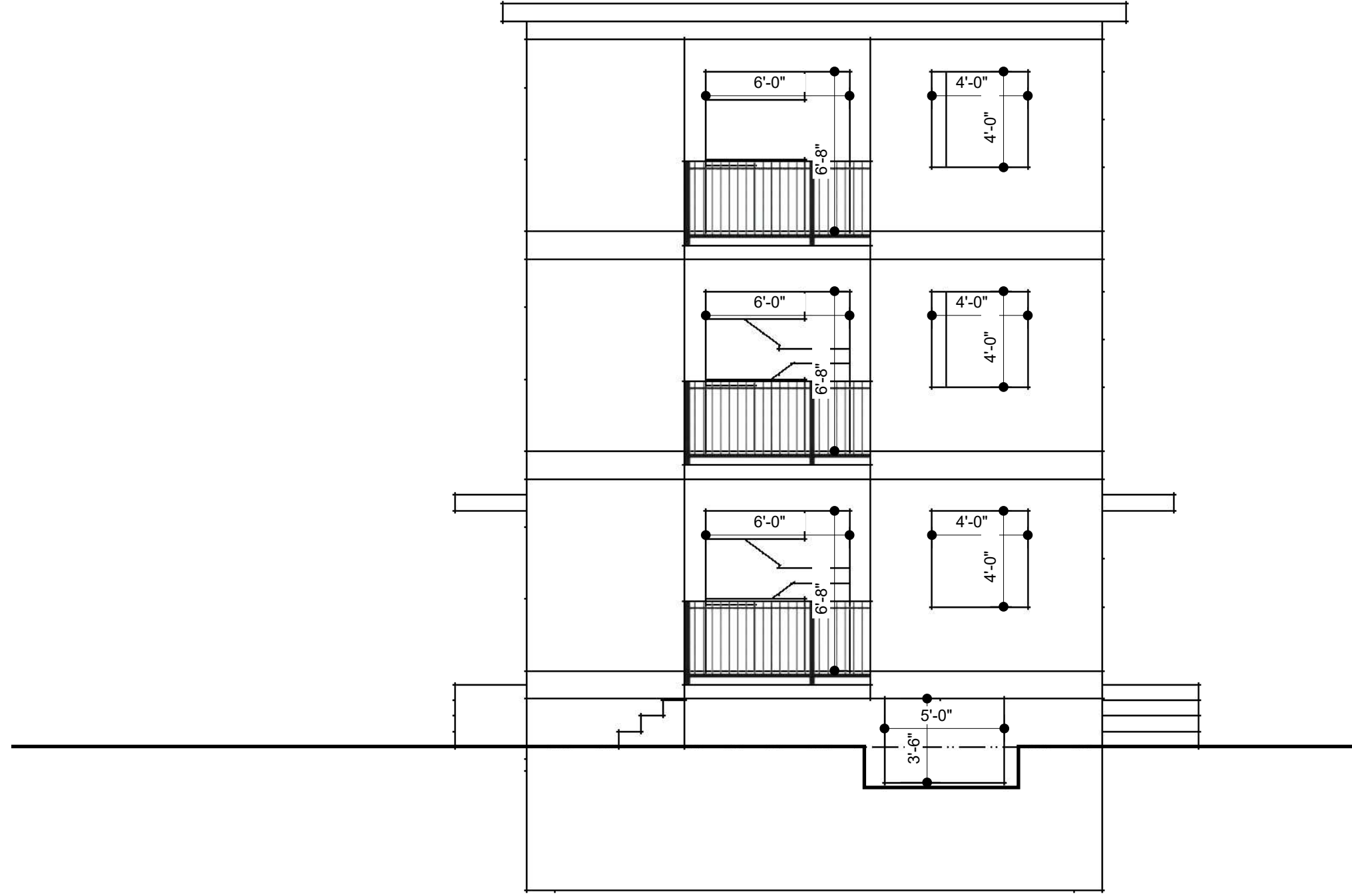
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East/Right

**A.09**





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North/Rear



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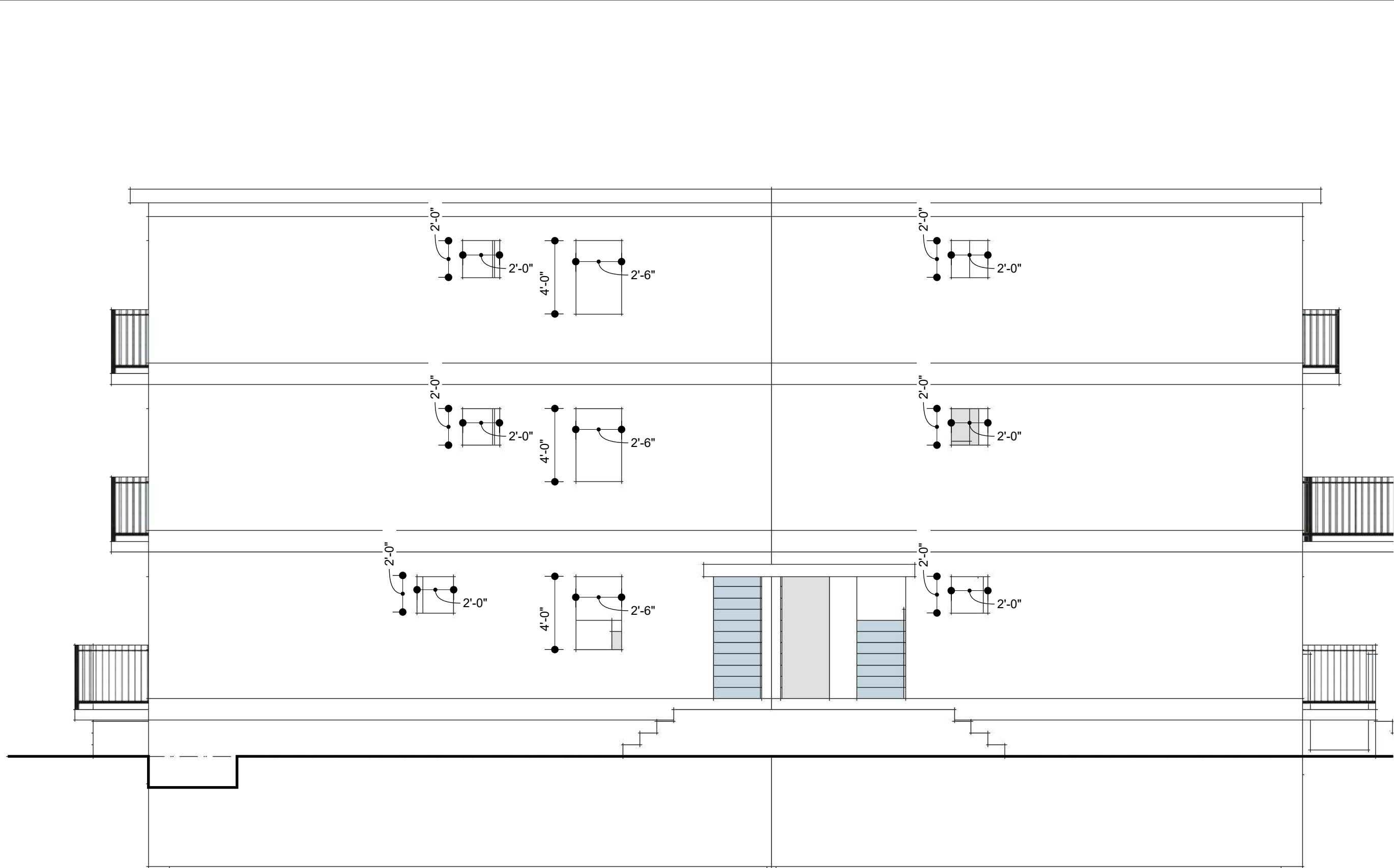
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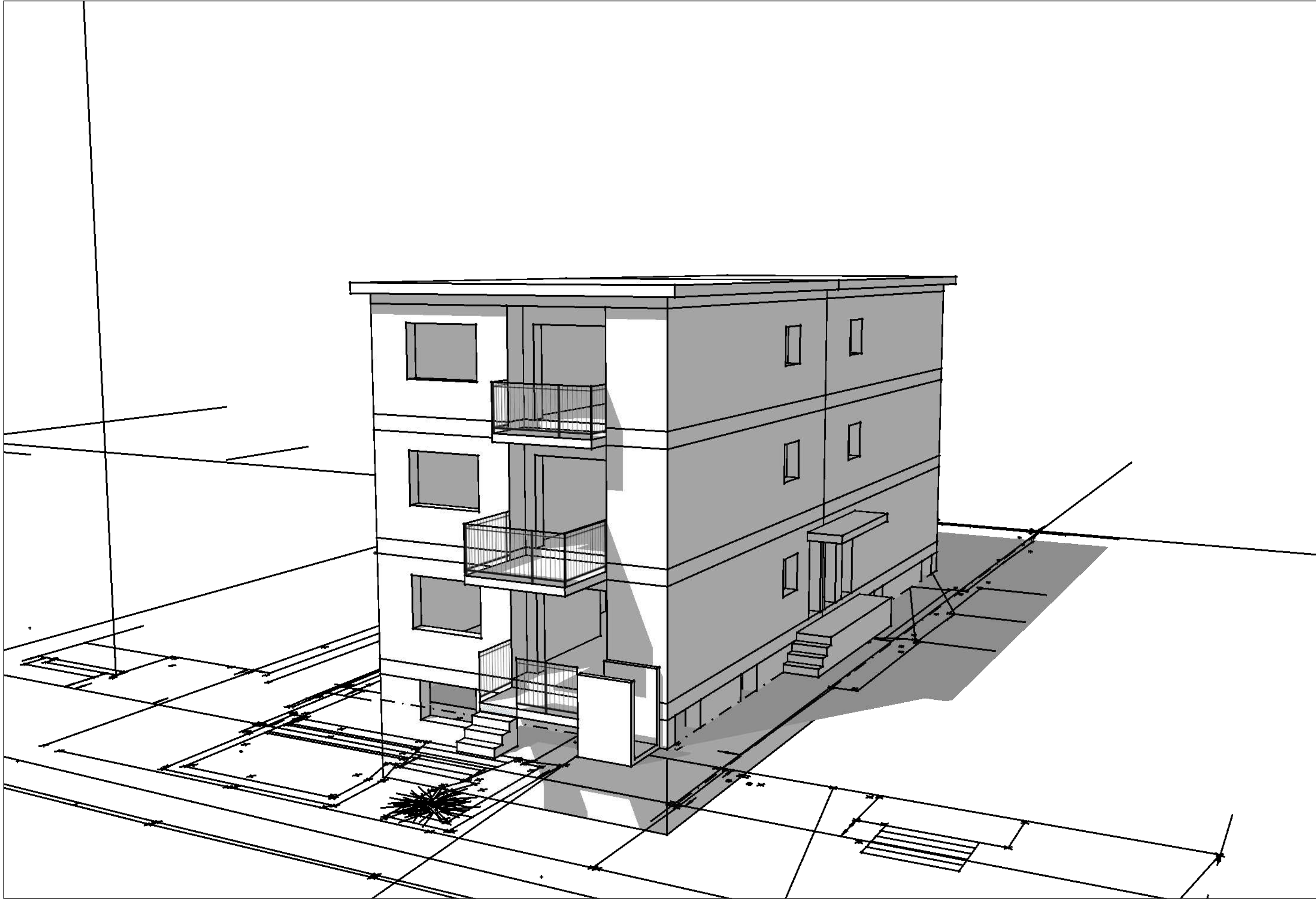
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West/Left

**A.11**





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Other

**A.12**



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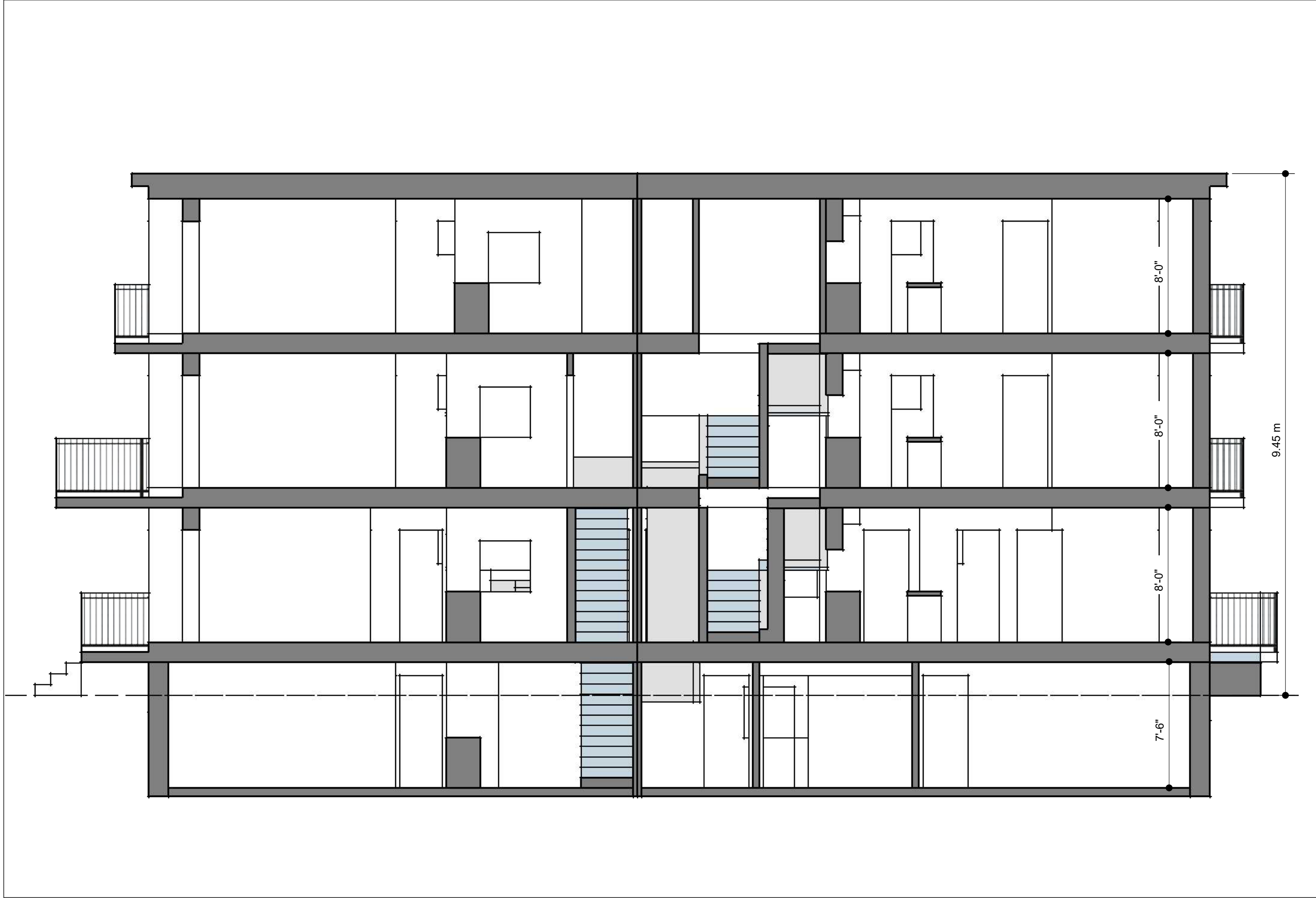
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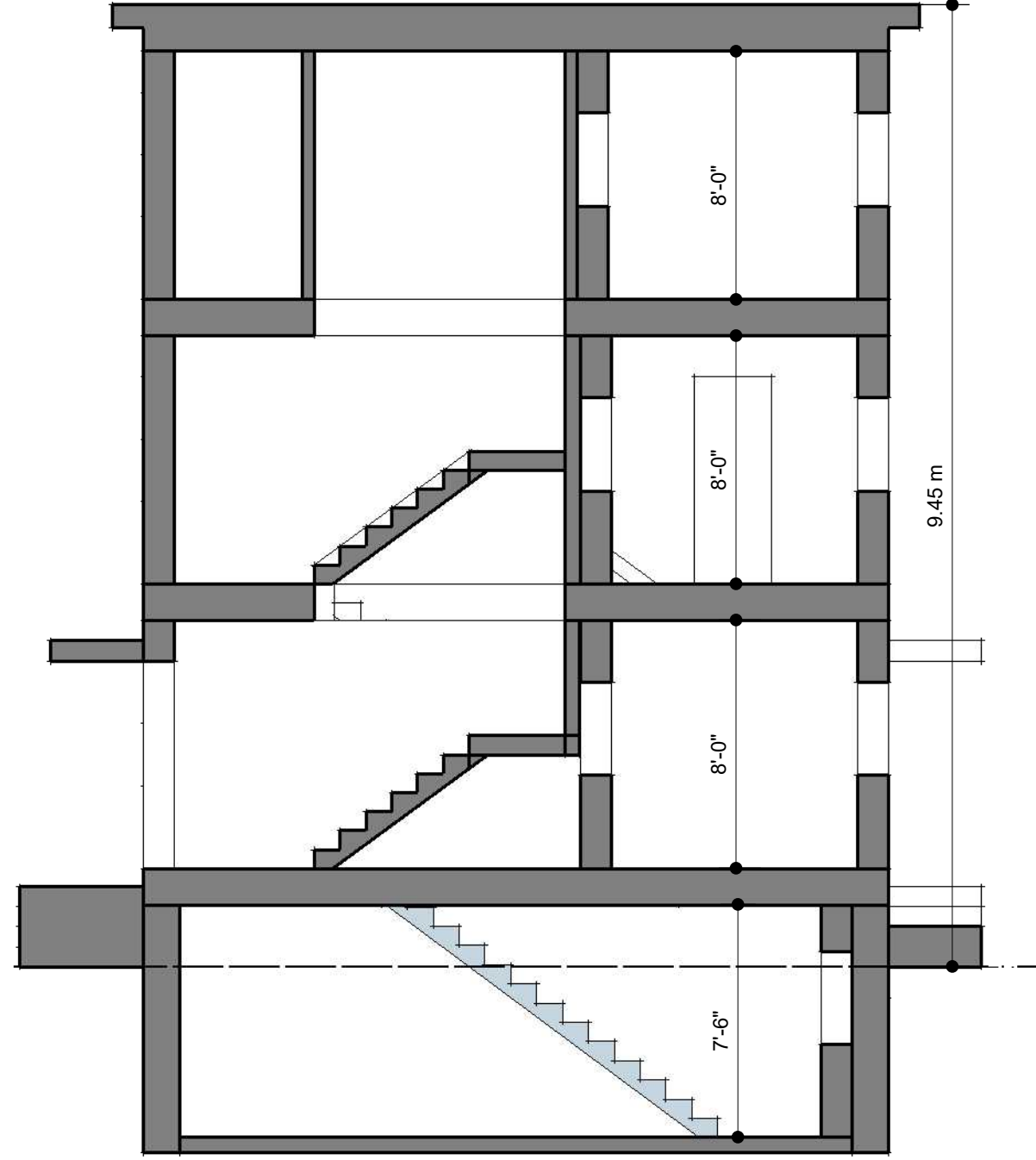
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Section A

**A.13**







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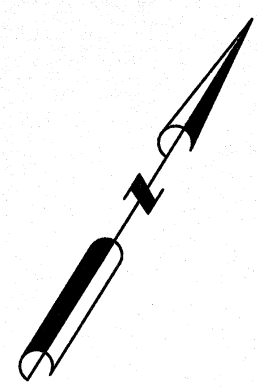
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June 15, 2023

Section B



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 40 (NORTH McLEOD STREET) REGISTERED PLAN 30 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.

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°18'30" counter-clockwise was applied to bearings on P1, P2, P4 & P5.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978, (Monument No. Ott.29 (Index No. 207) having a published elevation of 70.558m.
- 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.

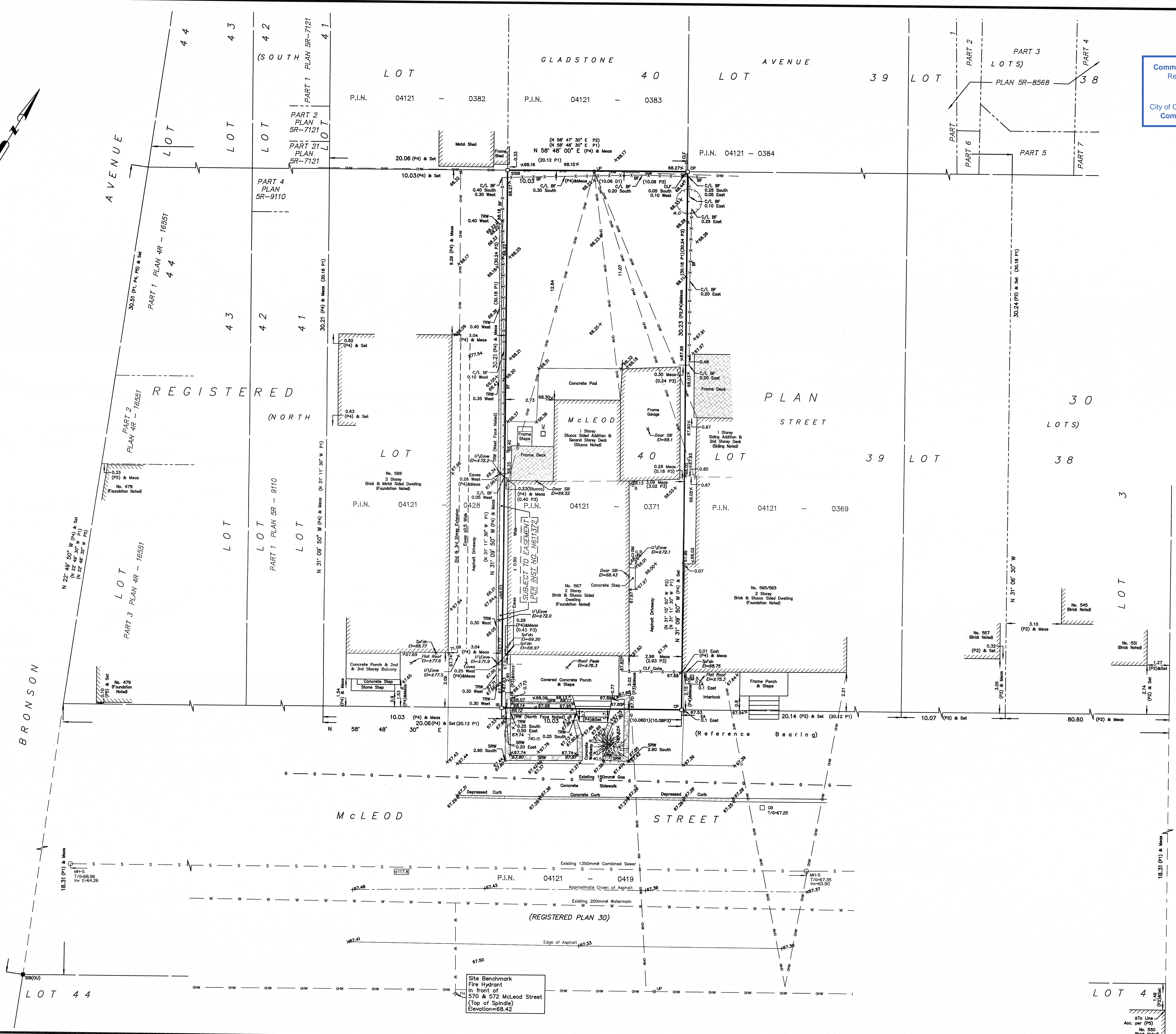
Utility Notes

- 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.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference: F-11-01, Contract No. CP00157 Dwg. No. P01 & P02.
- Sanitary and storm sewer grades and inverts were derived from: Field measurement.
- 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
- SIB Survey Monument Found
- SSIB Standard Iron Bar
- IB Short Standard Iron Bar
- IB Iron Bar
- CP Concrete Pin
- Mleas Measured
- OU Origin Unknown
- (P1) Registered Plan 30
- (P2) Plan by (AOG) dated November 2, 2000 (Job No. 2028-00)
- (P3) Plan by (AOG) dated May 27, 1968 (Ref No. 30-5)
- (P4) Plan by (857) dated July 3, 2018 (Ref No. 277(b)-30)
- (P5) Plan 4R-16551
- (D1) Instrument No. N309795
- MH-s Maintenance Hole (Sanitary)
- s Underground Sanitary Sewer
- w Underground Water
- g Underground Gas
- ow Overhead Wires
- U Utility Pole
- CB Catch Basin
- PH Fire Hydrant
- GM Gas Meter
- B Bollard
- AC Air Conditioner
- D Diameter
- CLF Chain Link Fence
- BF Board Fence
- SRW Stone Retaining Wall
- TRW Timber Retaining Wall
- EA Edge of Asphalt
- Inv. Invert
- T/G Top of Grate
- U/Eave Underside of Eave
- Tpfdn Top of Foundation
- El Elevation
- C/L Centreline
- +65.00 Location of Elevations
- +65.00 Top of Concrete Curb 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.
- 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.

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Site Area=303.2 sq.m.

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

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Surveyor's Certificate

- I certify that:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Regulations made under them.
  - The survey was completed on the 2nd day of February, 2023.

Feb 7 2023  
Date  
Jamie Leslie  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-43282  
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: fdsurveys@bellnet.ca