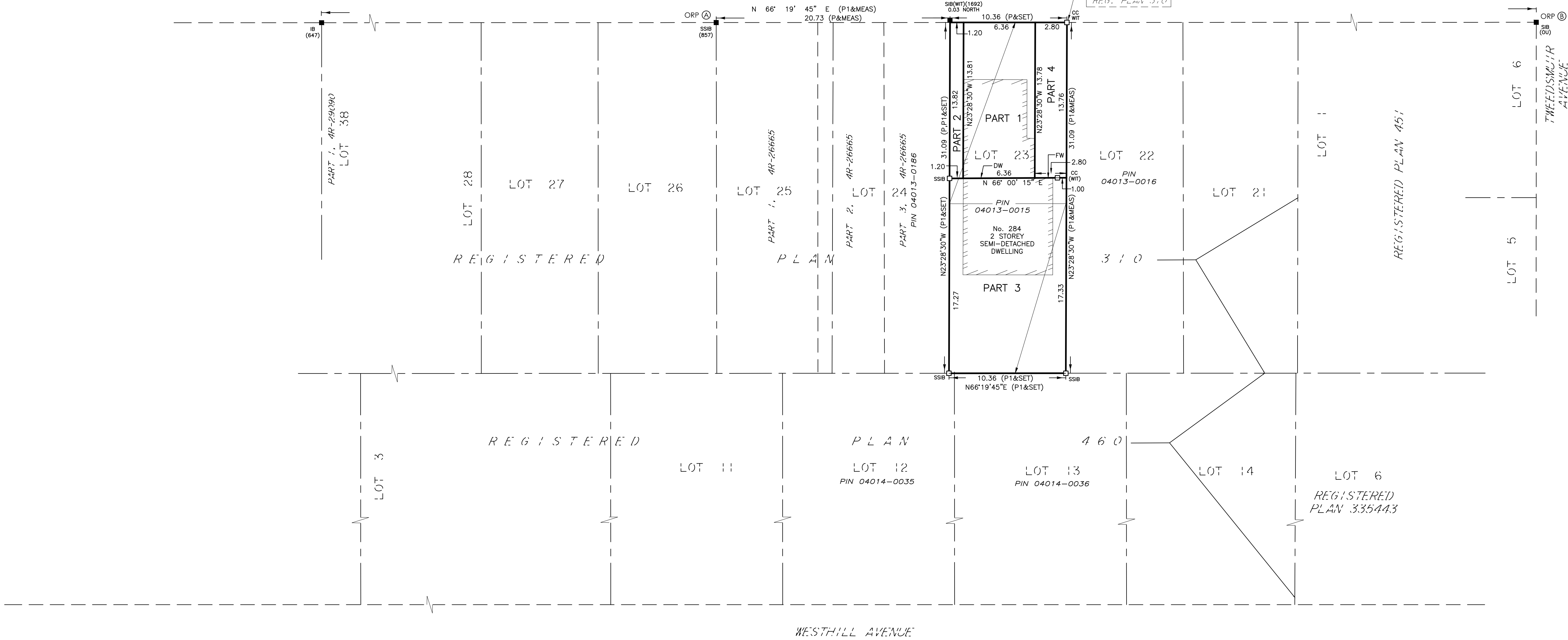
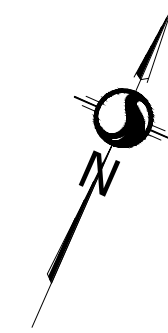


**Committee of Adjustment**  
 Received | Reçu le  
**2023-07-25**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

SCHEDULE				
PART	LOT	PLAN	PIN	Area (sq. m.)
1				87.7
2	ALL OF 23	310	ALL OF PIN 04014-0015	16.6
3				179.2
4				38.6

DOVERCOURT AVENUE  
 (DEDICATED BY REGISTERED PLAN 310)  
 PIN 04014-0215



PLAN OF SURVEY OF  
**LOT 23**  
**REGISTERED PLAN 310**  
 CITY OF OTTAWA

Scale 1:200  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 914 mm IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200 m.

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

**GRID SCALE CONVERSION**  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999965.

**BEARING NOTE**  
 BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF DOVERCOURT AVENUE SHOWN ON PLAN 4R-26665, HAVING A BEARING OF N66°19'45"E.

**LEGEND**

■	DENOTES	FOUND MONUMENTS
□		SET MONUMENTS
IB		IRON BAR
IBØ		ROUND IRON BAR
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
CC		CUT CROSS
CP		CONCRETE PIN
WIT		WITNESS
PIN		IDENTIFICATION NUMBER
M/MEAS		MEASURED
C/		CALCULATED
OU		ORIGIN UNKNOWN
SG		STANTEC GEOMATICS LTD.
P		REGISTERED PLAN 310
P1		PLAN BY (SG) DATED SEP. 28, 2022
DW		APPROXIMATE CENTRE LINE OF DIVISION WALL
FW		FACE OF EXTERIOR WALL

**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.  
 2. THE SURVEY WAS COMPLETED ON THE 12TH DAY OF MAY, 2023.

DATE: FRANCIS LAU  
 ONTARIO LAND SURVEYOR

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191. CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

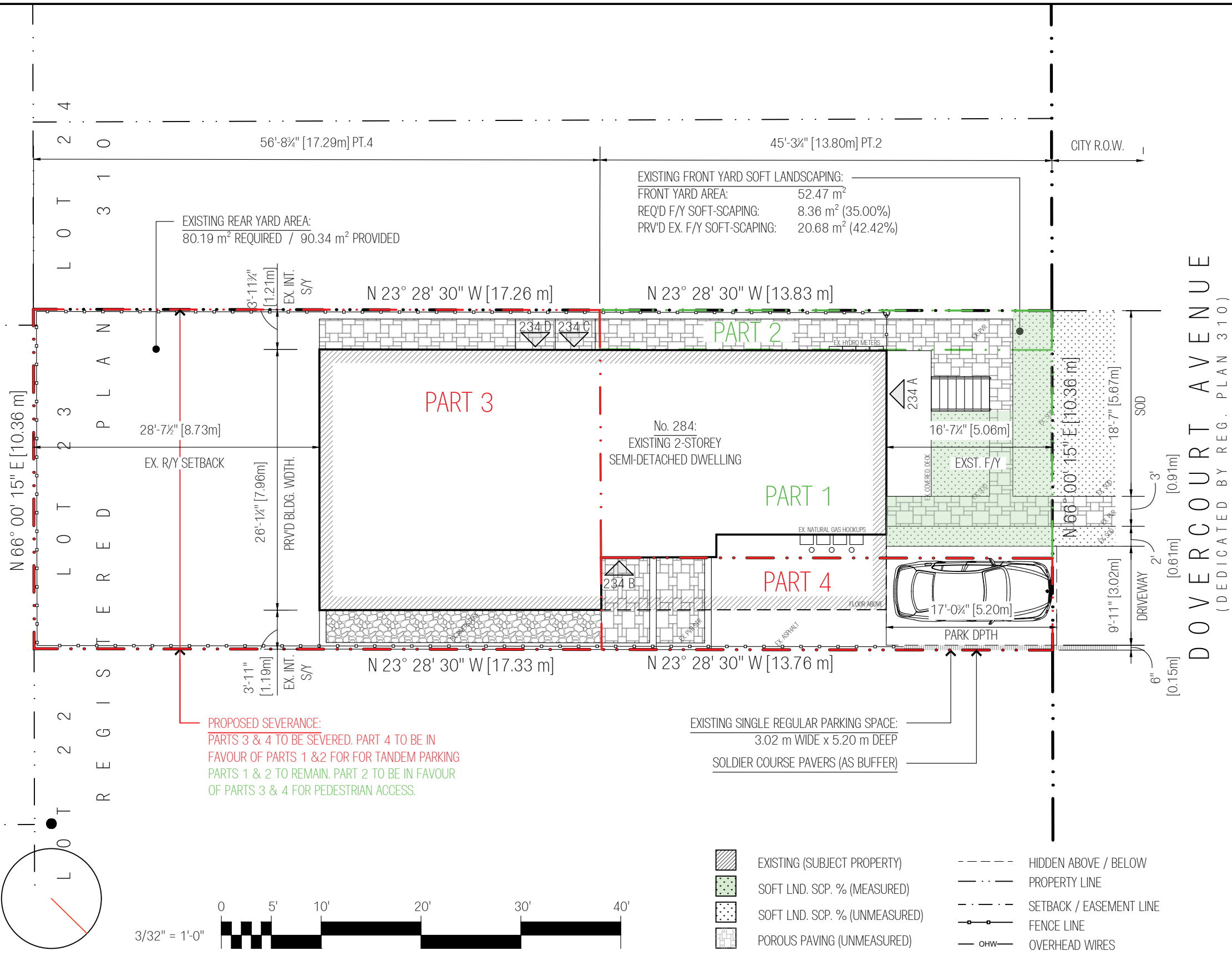
POINT ID	NORTHING	EASTING
Ⓐ	5027490.33	363765.74
Ⓑ	5027548.74	363898.84

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-50202.

**Stantec Geomatics Ltd.**  
 CANADA LANDS SURVEYORS  
 ONTARIO LAND SURVEYORS  
 1331 CUYDS AVENUE, SUITE 300  
 OTTAWA, ONTARIO, K2C 3G4  
 TEL. 613.722.4420  
 stantec.com

DRAWN: CK/ME CHECKED: FL PM: FL FIELD: CA PROJECT No.: 161614705-114



**SITE STATISTICS:**

ZONING CHARACTERISTICS:  
 APPLICABLE ZONING: RESIDENTIAL, THIRD-DENSITY, SUBZONE 'S' [^\_R3S]

LEGAL DESCRIPTION & PHYSICAL CHARACTERISTICS:  
 No. 284, LOT 23; REGISTERED PLAN 310, PIN 04013-0015

LOT WIDTH\* 10.36 m (AS MEASURED FROM FRONT YARD SETBACK)  
 LOT DEPTH: 31.09 m  
 LOT AREA: 10.36 m

SUBZONE PROVISIONS (T.160A BY-LAW 202-288, UNLESS OTHERWISE NOTED)

	REQUIRED (PARTS 1 & 3)	PROVIDED (PT. 1)	PROVIDED (PT. 3)
DWELLING TYPE:	LONG SEMI-DETACHED	SAME	SAME
MIN. LOT WIDTH:	10.00 m	10.36 m	10.36 m
MIN. LOT AREA:	300.00 m <sup>2</sup>	320.77 m <sup>2</sup>	320.77 m <sup>2</sup>
MAX. BUILDING HGT:	8.00 m	8.00 m	8.00 m
MIN. FRONT YARD:	5.05 m [1]	5.06 m	-
MIN. REAR YARD:	28% LT. DPT (8.71 m) [2]	8.71 m	8.71 m
MIN. REAR YD AREA:	25% OF LT. (80.19 m <sup>2</sup> ) [3]	-	90.34 m <sup>2</sup>
MIN. INT. SIDE YARD:	1.8 m TOT. / 0.6 m MIN.	1.22 m E/W	1.22 m E/W

SOFT LANDSCAPING, DRIVEWAY & WALKWAY PROVISIONS (S.139 BY-LAW 2020-289, UNLESS NOTED):

	REQUIRED (PARTS 1 & 3)	PROVIDED (PT. 1)	PROVIDED (PT. 3)
MIN. F/Y SFT. LNDSC:	35% F/Y (18.36 m <sup>2</sup> )	(42.42%) 20.68 m <sup>2</sup>	-
MIN. LNDSC STRP:	0.15 m	0.15 m	0.15 m
MAX. DRWY WDT:	3.00 m (INDVL & SHRD)	3.02 m	3.02 m
MAX. WALK. WDT:	1.20 m	0.914 m	-

PARKING PROVISIONS (S.101, UNLESS OTHERWISE NOTED):

	REQUIRED (PARTS 1 & 3)	PROVIDED (PT. 1)	PROVIDED (PT. 3)
NO. STALLS REQ'D:	NOT REQ'D IF < 12 UNITS	1 SPACE	1 SPACE

PERMITTED PROJECTIONS (S.65 BY-LAW 202-289, UNLESS NOTED):

	REQUIRED (PARTS 1 & 3)	PROVIDED (PT. 1)	PROVIDED (PT. 3)
(2) EAVES AND GUTTERS (T.65.(2), COL II):			
..MAX PROJECTION:	1.00 m		
..MIN DIST FROM P/L:	0.60 m		
(5) STEPS & RAMPS (T.65.(5),(b),(i)):			
..MAX PROJECTION:	INT S/Y & R/Y: NO LIMIT; F/Y: 0.60 m FROM P/L		
(6) OPEN DECK ( T.65.(6), ARTICLES (a) & (b)):			
..<0.60 m GRADE	NO LIMIT (INT S/Y & REAR YARD ONLY)		
..>0.60 m GRADE	1.20 m*		

R3 ZONE IN "AREA A" OF SCHED. 342. LOT > 30.5 m, THEREFORE "ELSE" CONDITION UNDER SUB-CLAUSE (iv) OBSERVED.



SEVERANCE OF 284 DOVERCOURT AVENUE, OTTAWA, ON, K1Z 7H5

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	JUL/11/2023
2	GRAPHIC REVISIONS	JUL/13/2023
3	STAT REFINEMENTS	JUL/18/2023

SITE PLAN + ZONING INFORMATION

DRAWN BY: CORY DUBEAU	SHEET NUMBER: A000
REVIEWED BY: D. EDWARDS	
SCALE: 3/32" = 1'-0"	
PROJECT NO: -	

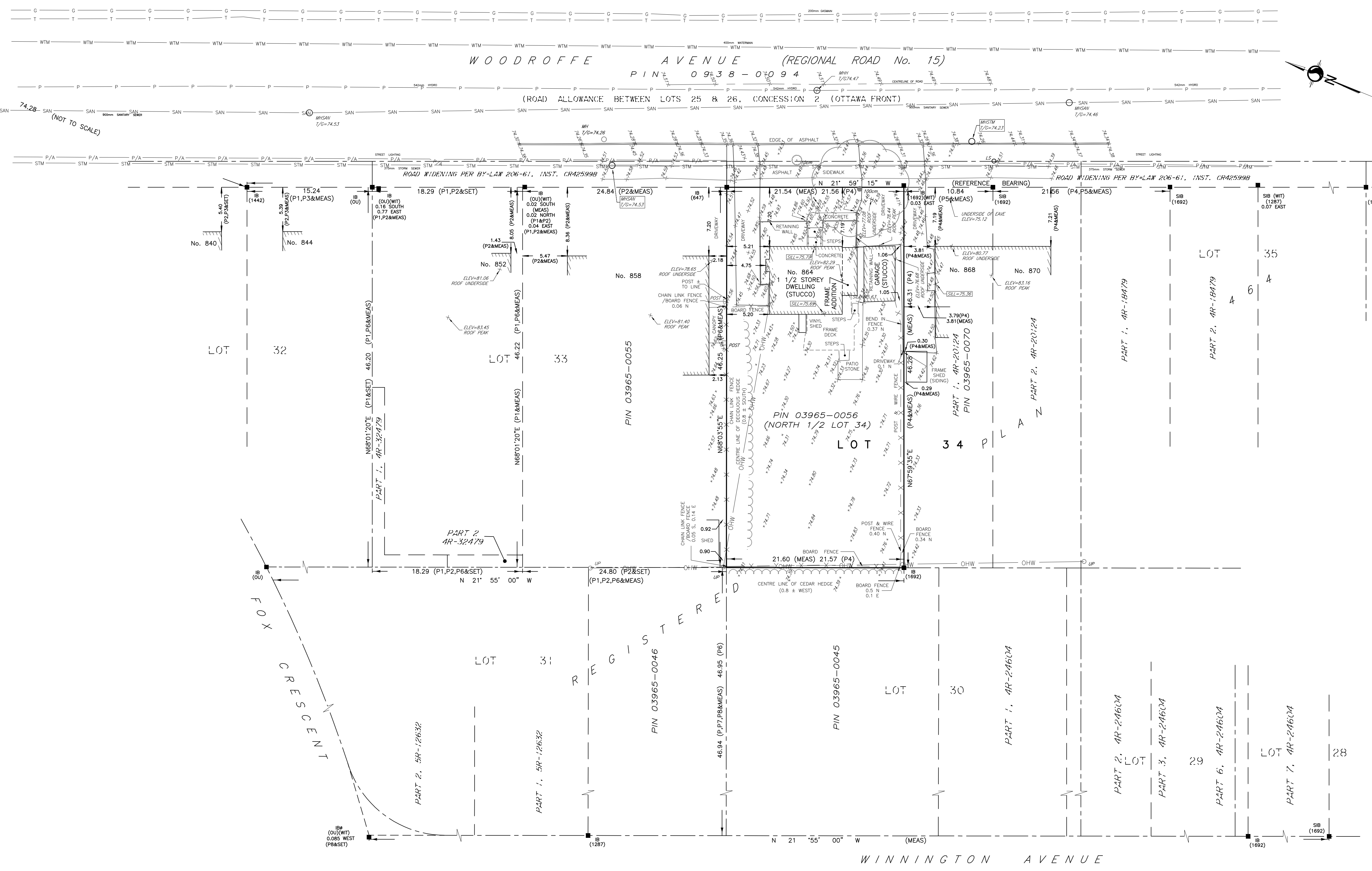
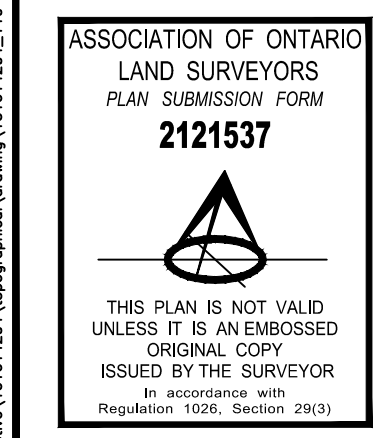
PROJECT DIR: \\WADD-NAS\Public\Varia Architecture\Client Leads\OT Christine\07\_284-Dovercourt\CAD\284-Dovercourt\_Site-Plan.dwg PLOTTED: July 18, 2023 1:34:00 PM ANSI FULL BLEED B (17.00 X 11.00 INCHES)



2 June 2020 11:27 AM

BENCHMARK  
NAME IN UTILITY POLE  
ELEV=74.53

(NOT TO SCALE)



**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY  
**PART OF LOT 34**  
**REGISTERED PLAN 464**  
**CITY OF OTTAWA**  
Scale 1:250

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

**BEARING NOTE**  
BEARINGS ARE GRID, DERIVED FROM CAN-NET 2016 REAL-TIME NETWORK, GPS OBSERVATION ON REFERENCE POINTS A AND B, SHOWN HEREON, HAVING A BEARING ON N21°59'15\"

**ELEVATION NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT, OTTAWA ELEVATION=95.230.

**UTILITY NOTE**  
LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE AND PER THE CITY OF OTTAWA SHEETS, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION

**NOTE**  
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION. ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED. ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC. RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

**PART 2**  
This Report was prepared for NEMORIN GROUP LIMITED, and the undersigned accepts no responsibility for the use by other parties.

- REGISTERED RIGHTS-OF-WAY/EASEMENTS**  
No rights-of-way or easements were found to be registered against the subject property.
- PROPERTY IMPROVEMENTS**  
There is a 1 1/2 storey dwelling and detached garage/stucco wholly within the subject lands. There are fences and hedges along the southerly, near or westerly and northerly property boundaries. See Part 1 (Plan) of this Report for details and other site improvements.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**  
Compliance is not certified by this report.

**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 1st. DAY OF JUNE, 2020.

LEGEND	
IB	IB (1442)
IB0	IB (1442)
SIB	SIB (1692)
SIB0	SIB (1692)
PIN	PIN 03965-0055
MEAS	MEAS
PROP	PROP
OU	OU
SC	SC
P	P
P1	P1
P2	P2
P3	P3
P4	P4
P5	P5
P6	P6
P7	P7
P8	P8
E	E
N	N
S	S
W	W
MH	MH
MHW	MHW
MHSA	MHSA
MHST	MHST
UP	UP
STREET LIGHTING	STREET LIGHTING
UNDERGROUND HYDRO	UNDERGROUND HYDRO
WATERMAIN	WATERMAIN
GASMAIN	GASMAIN
STORM SEWER	STORM SEWER
SAN	SAN
SANITARY SEWER	SANITARY SEWER
OHW	OHW
OVERHEAD UTILITY WIRE	OVERHEAD UTILITY WIRE

DATE \_\_\_\_\_  
BRIAN J. WEBSTER  
ONTARIO LAND SURVEYOR

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SRO MAP COORD. = 361827, 5025474

**Stantec Geomatics Ltd.**  
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ONTARIO LAND SURVEYORS  
133 CLYDE AVENUE, SUITE 400  
OTTAWA, ONTARIO, K2C 3E4  
TEL. 613.722.4420  
stantec.com

DRAWN: TMT/NU CHECKED: KJ PM: KJ FIELD: ES/AS PROJECT No.: 161614204-110