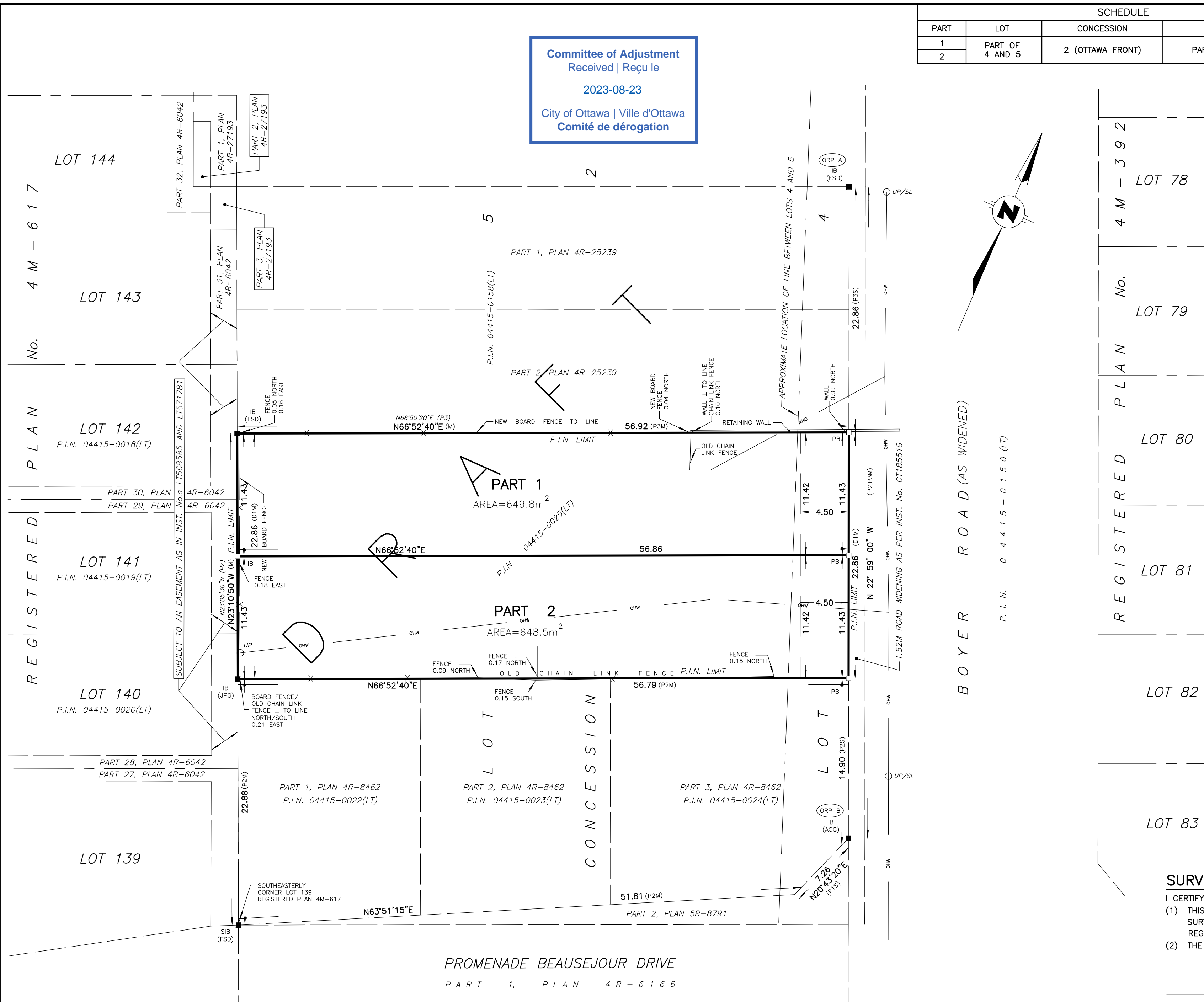
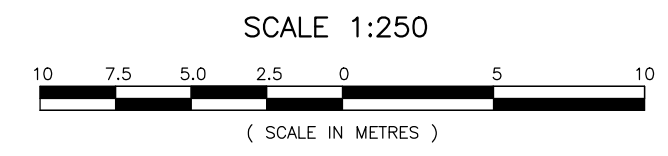


SCHEDULE			
PART	LOT	CONCESSION	P.I.N.
1	PART OF 4 AND 5	2 (OTTAWA FRONT)	PART OF 04415-0025(LT)
2			

Committee of Adjustment
 Received | Reçu le
 2023-08-23
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



PLAN OF SURVEY
 OF PART OF
LOTS 4 AND 5
CONCESSION 2 (OTTAWA FRONT)
 IN THE
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 Now CITY OF OTTAWA



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 458mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

BENNETT J. FAULHAMMER
ONTARIO LAND SURVEYOR

LEGEND:

■	DENOTES	MONUMENT FOUND
□	"	MONUMENT SET
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
RIB	"	ROUND IRON BAR
PB	"	PLASTIC BAR
CP	"	CONCRETE P.I.N.
(WIT)	"	WITNESS
(OU)	"	ORIGIN UNKNOWN
(AOG)	"	ANNIS, O'SULLIVAN VOLLEBEKK LTD
(FSD)	"	FARLEY, SMITH & DENIS SURVEYING LTD
(JGP)	"	J. G. PAYETTE LTD.
P1	"	REGISTERED PLAN 4M-617
P2	"	PLAN 4R-8462
P3	"	PLAN 4R-25239
D1	"	INST. No. CT106240
UP	"	UTILITY POLE
OHW	"	OVERHEAD WIRES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
 (2) THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 2023

BENNETT J. FAULHAMMER

DATE _____ BENNETT J. FAULHAMMER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM REAL TIME NETWORK OBSERVATIONS (RTN) AND ARE REFERRED TO MTM ZONE 9 NAD83 (CSRS)(2010) COORDINATES COMPLY WITH URBAN ACCURACY PER SEC.14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	5036026.98	380738.99
ORP B	5035971.21	380762.64

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

BEARING NOTE

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, CENTRAL MERIDIAN 76°30'00"W, NAD83 (CSRS)(2010)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99995765

METRIC:

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

Callon + Dietz INCORPORATED

ONTARIO LAND SURVEYORS
 CARLETON PLACE LONDON NORTH BAY
 info@callondietz.com callondietz.com

SURVEY BY: CM DRAWN BY: NJ FILE No: 23-1962 PLAN No: X-

REGISTERED
ISO 9001

1704 BOYER RD. SINGLES

3,294 SQ. FT. WITH 894 SQ. FT. SECONDARY DWELLING UNIT

A) ZONING INFORMATION:
R1 W5 ZONE

1) MINIMUM LOT AREA:
ZONING- 240 SQ.M
SITE- DWELLING 1- 649.48 SQ.M
DWELLING 2- 650.22 SQ.M

2) MINIMUM LOT WIDTH:
ZONING- 9M
SITE- AS SHOWN

3) MINIMUM FRONT YARD SETBACK:
ZONING- 4.5M
SITE- AS SHOWN

4) MINIMUM EXTERIOR SIDE YARD SETBACK:
ZONING- 4.5M
SITE- --

5) MINIMUM INTERIOR SIDE YARD SETBACK:
ZONING- 1.0M BOTH SIDES
SITE- AS SHOWN

6) MINIMUM REAR YARD SETBACK:
ZONING- 25% OF THE LOT DEPTH
SITE- AS SHOWN

7) MAXIMUM LOT COVERAGE:
ZONING- N/A%
SITE- --%

8) MAXIMUM BUILDING HEIGHT:
ZONING- 11M TO MID-POINT OF ROOF
SITE- 10.47 TO MID-POINT OF ROOF

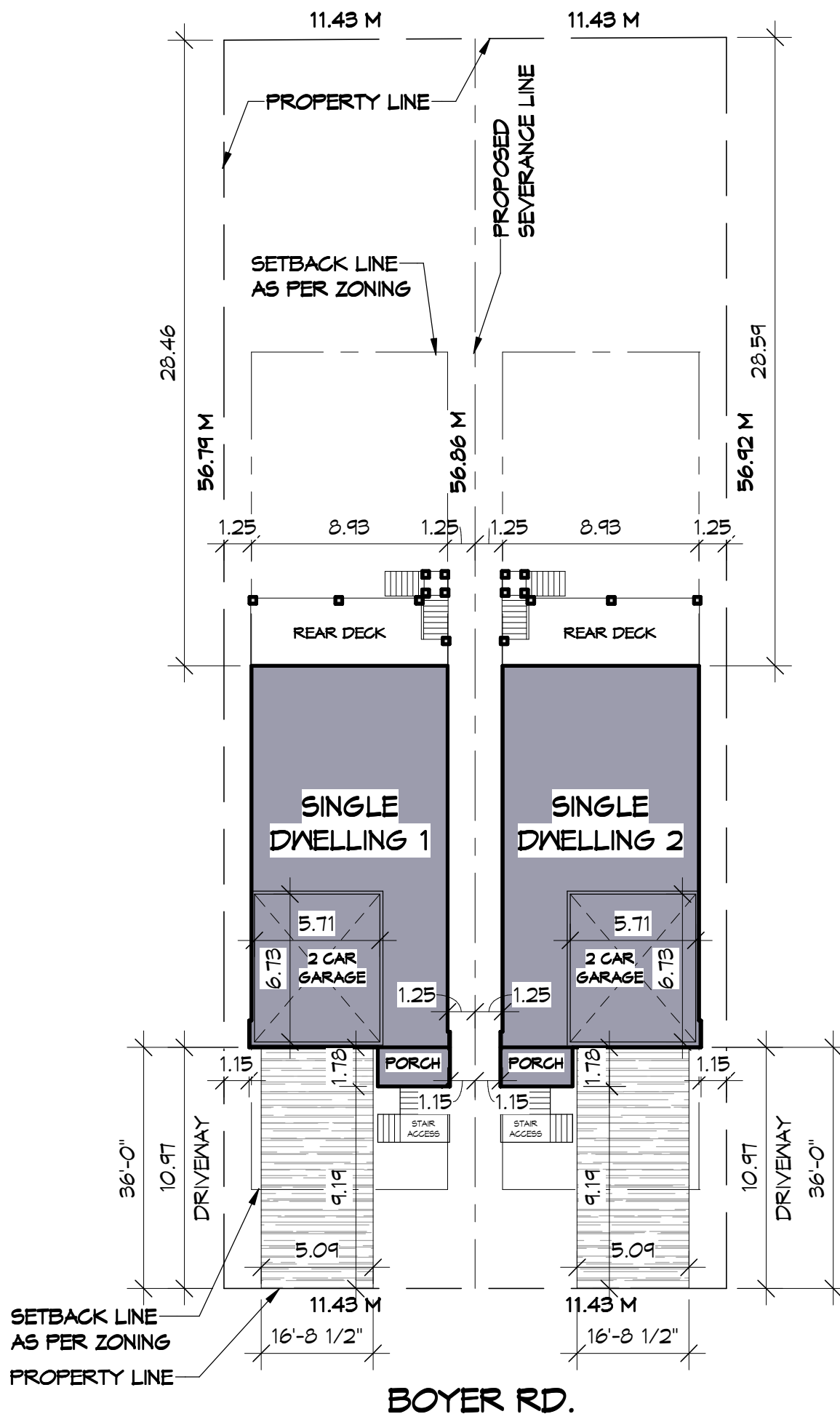
B) SITE SPECIFICS:

LOT AREA:
DWELLING 1- 649.48 SQ.M
DWELLING 2- 650.22 SQ.M

BLDG. FOOTPRINT (NOT INCLUDING PORCH & DECK AREA) :
1,670.87 SQ.FT. (155.23 SQ.M)
= 23.90% LOT COVERAGE- DWELLING 1
= 23.87% LOT COVERAGE- DWELLING 2

FRONT YARD AREA (NOT INCLUDING PORCH & STAIR ACCESS):
DWELLING 1- 112.49 SQ.M
DWELLING 2- 112.49 SQ.M

PERCENTAGE OF DRIVEWAY AREA:
DRIVEWAY AT DWELLING 1-
55.84 SQ.M/112.49 SQ.M= 49.64%
DRIVEWAY AT DWELLING 2-
55.84 SQ.M/112.49 SQ.M= 49.64%



SITE PLAN

SCALE: 1:250

AUG 17 2023

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

