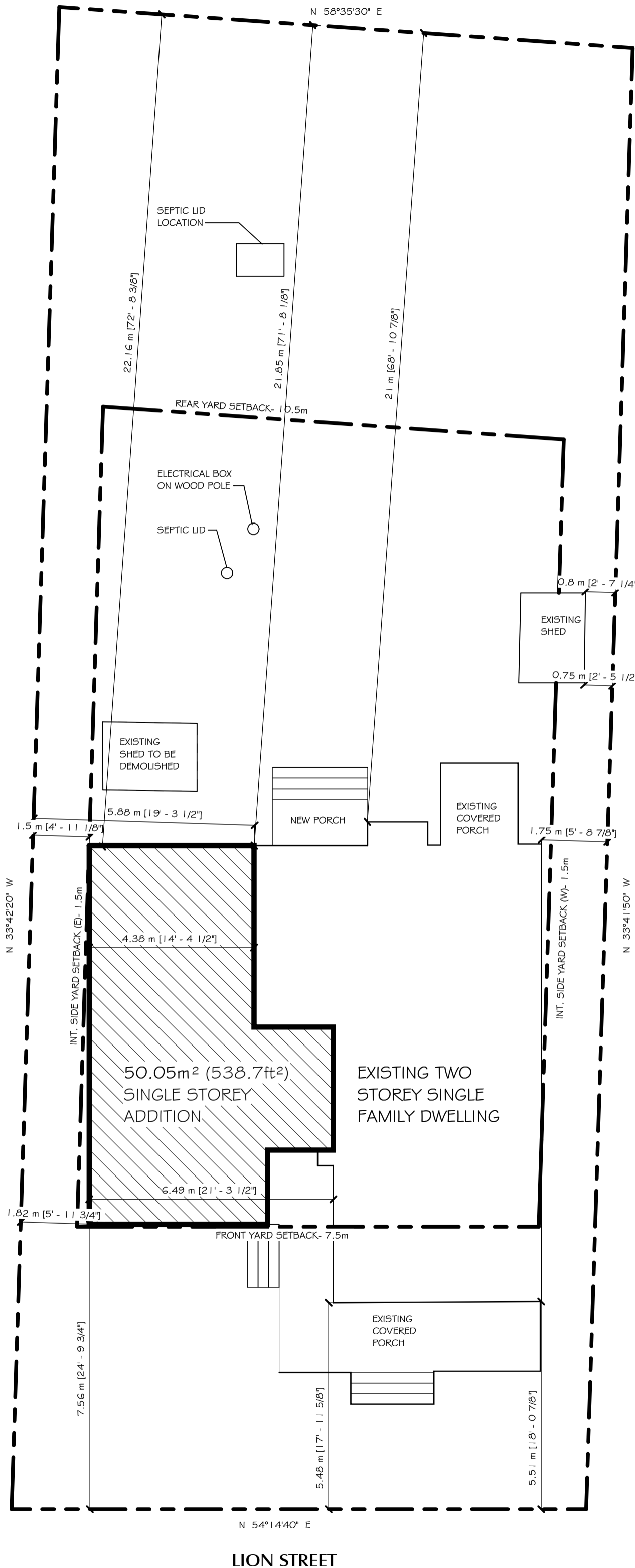


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5532 LION STREET
 CITY OF OTTAWA

ZONING V11

LOT AREA 599.7m² (1967.52ft²)

LOT FRONTAGE 15.26m (50.07ft) LOT DEPTH 39.92m (131ft)

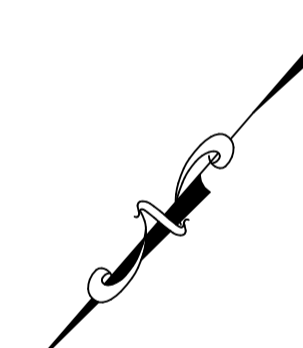
BUILDING AREA (EXISTING) = 79.6m² (856.8ft²) (PROPOSED) = 50.1m² (538ft²)

MAX LOT COVERAGE (PERMITTED) = 15% (PROPOSED) = 21.62%

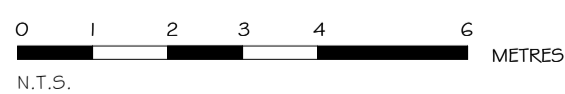
SETBACKS:	PERMITTED MIN	PROPOSED
FRONT YARD (N)	24.6' [7.5m]	24.8' [7.56m]
SIDE YARD (W)	4.92' [1.5m]	4.9' [1.5m]
SIDE YARD (E)	4.92' [1.5m]	N/A
REAR YARD (S)	34.45' [10.5m]	72.6' [22.16m]

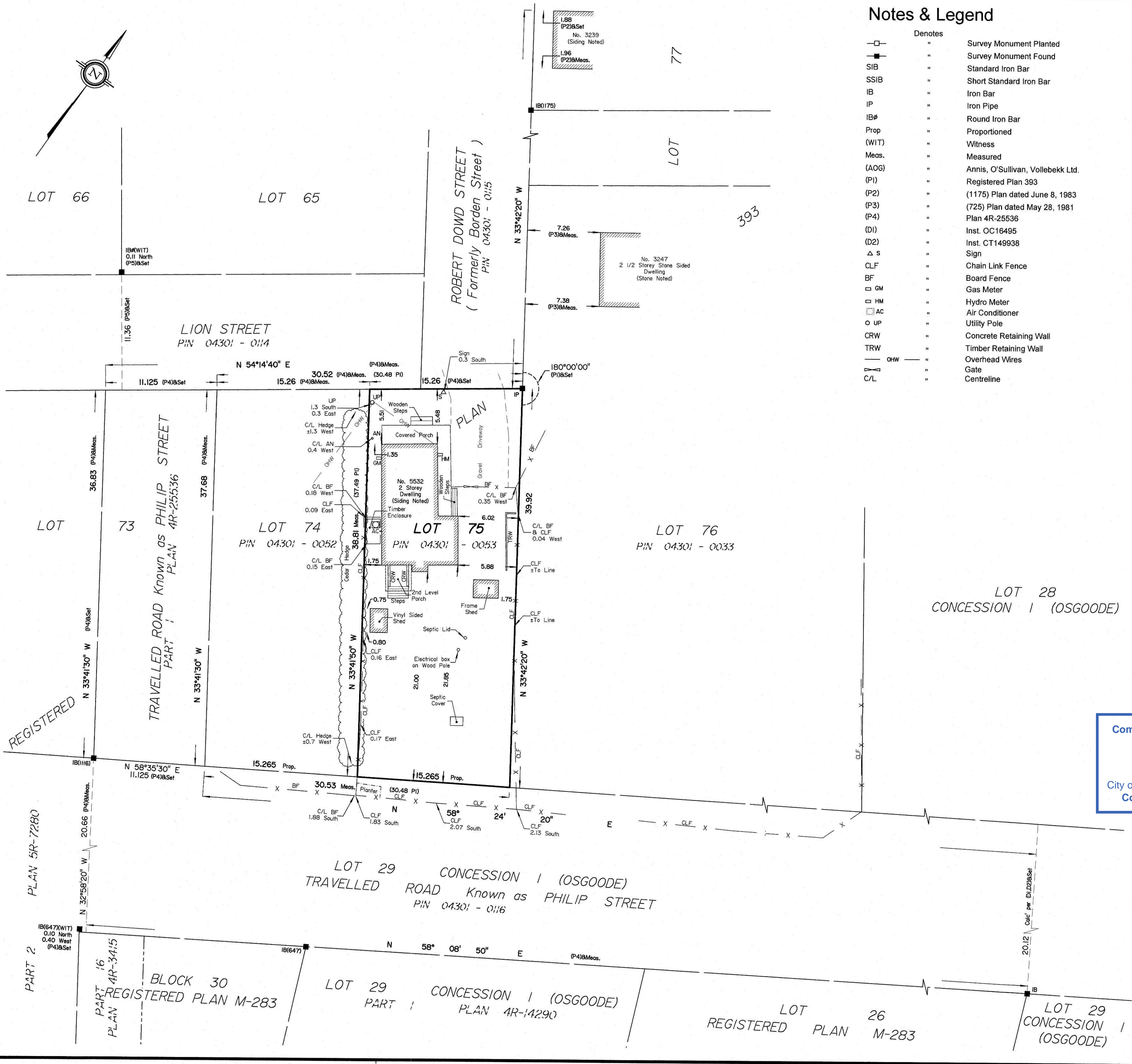
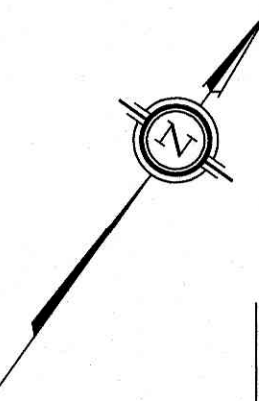
BUILDING HEIGHT	PERMITTED MAX	PROPOSED
	36.09' [11.0m]	27.3' [8.33m]

- EXISTING GRADING & DRAINAGE PATTERNS MUST NOT BE ALTERED
- GRADING AROUND THE FOUNDATION SHOULD BE 6" Min. (0.15m) BELOW TOP OF FOUNDATION GRADE
- SLOPE FROM SPECIFIED HOUSE GRADE TO FRONT OR REAR OF LOT SHALL BE 2% Min. & 7% Max.



LOCATION PLAN - 5532 LION STREET





Notes & Legend

- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IP Iron Pipe
 - IBØ Round Iron Bar
 - Prop Proportioned
 - (WIT) Witness
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
 - (P1) Registered Plan 393
 - (P2) (1175) Plan dated June 8, 1983
 - (P3) (725) Plan dated May 28, 1981
 - (P4) Plan 4R-25536
 - (D1) Inst. OC16495
 - (D2) Inst. CT149938
 - △ S Sign
 - CLF Chain Link Fence
 - BF Board Fence
 - GM Gas Meter
 - HM Hydro Meter
 - AC Air Conditioner
 - UP Utility Pole
 - CRW Concrete Retaining Wall
 - TRW Timber Retaining Wall
 - OHW Overhead Wires
 - C/L Gate
 - Centreline

PLAN OF SURVEY OF
LOT 75
REGISTERED PLAN 393
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 250

Metric
 DISTANCES 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 and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 23rd day of September, 2022.

Sept. 26 2022
 Date

 Stefan Bazar
 Ontario Land Surveyor

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude)
 NAD-83 (CSRS) (2010).

SITE AREA = 599.7 m²

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-36210

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

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EXISTING ROOF PEAK
8.33 m

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PROPOSED EXISTING

T/O PEAK
4.88 m

U/S FASCIA
2.68 m

EXISTING GRADE
0 m

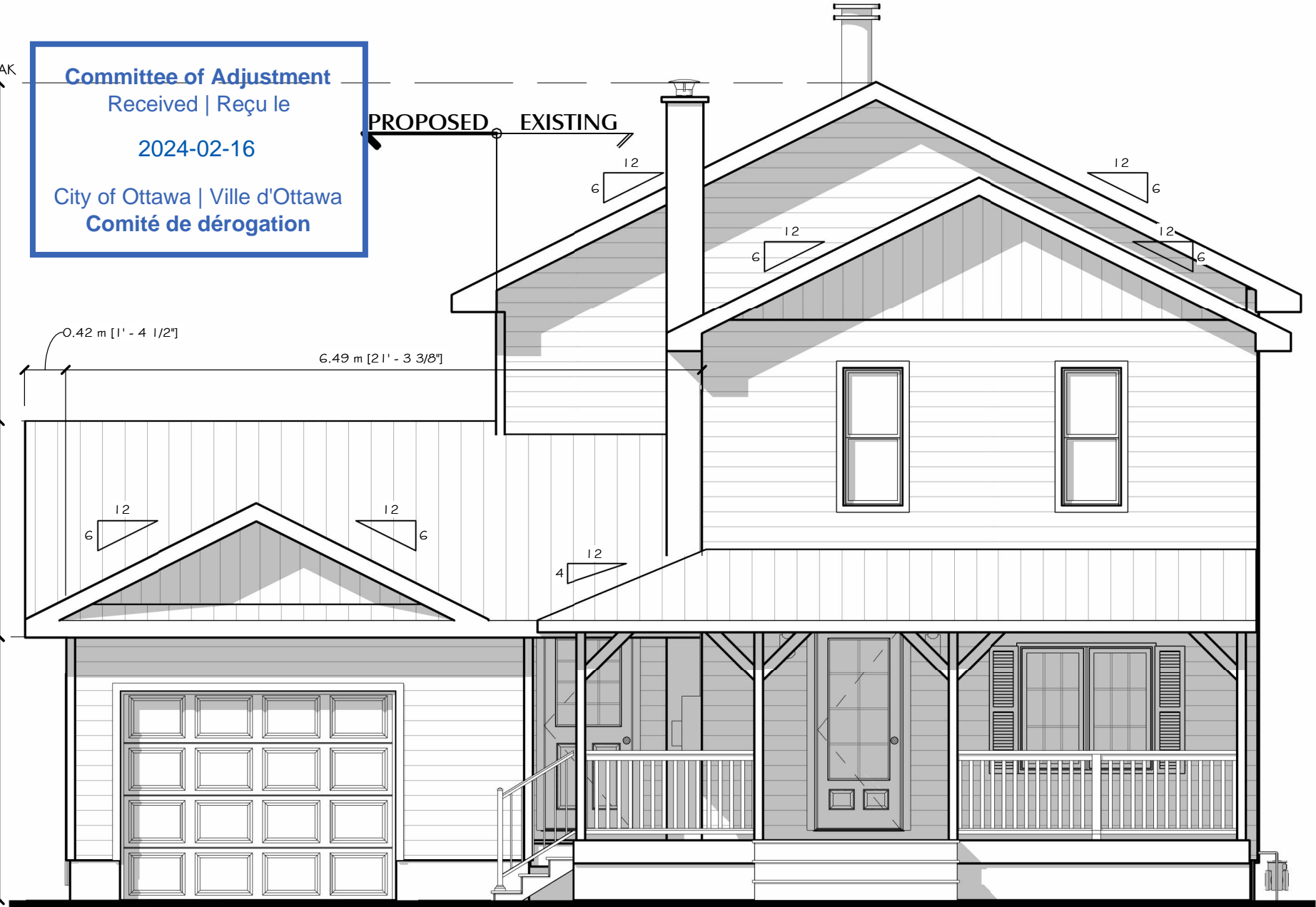
3.45 m [1' - 3 3/4"]

2.2 m [7' - 2 5/8"]

2.68 m [8' - 9 5/8"]

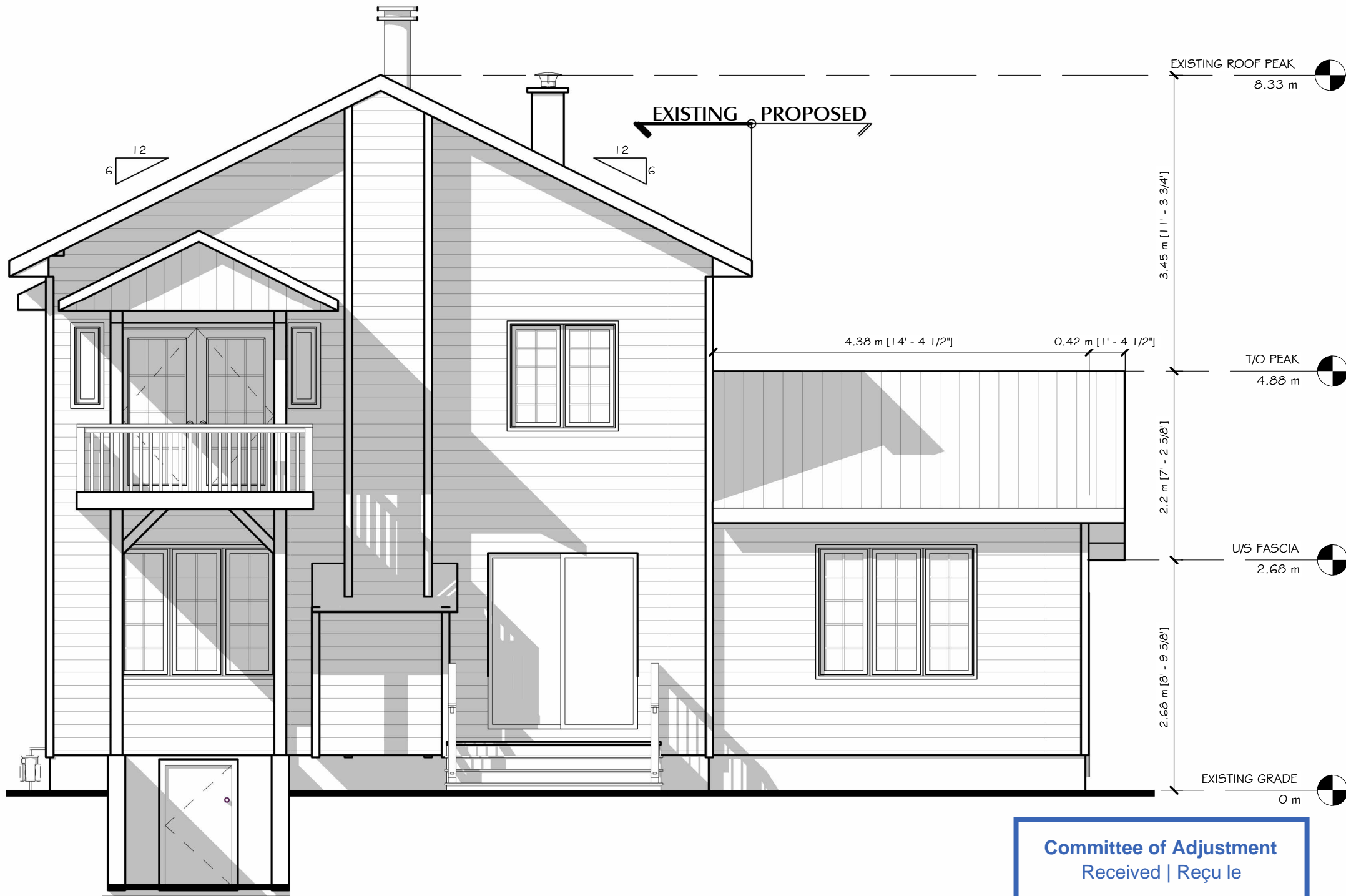
0.42 m [1' - 4 1/2"]

6.49 m [21' - 3 3/8"]



FRONT ELEVATION - 5532 LION STREET

N.T.S.

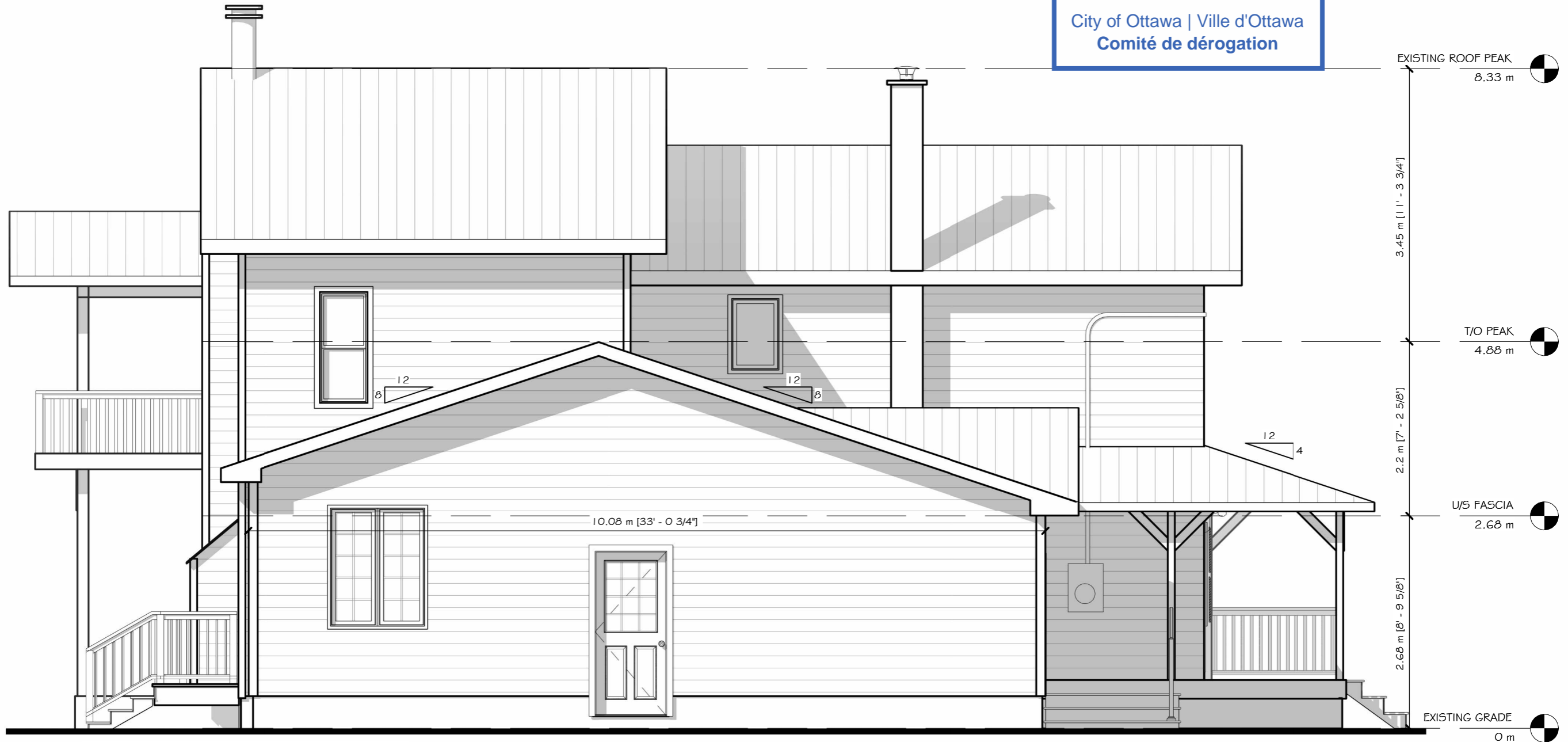


REAR ELEVATION - 5532 LION STREET

N.T.S.

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LEFT ELEVATION - 5532 LION STREET

N.T.S.

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