

Committee of Adjustment  
Received | Reçu le  
  
2024-02-29  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

PLAN OF SURVEY OF  
**LOT 134**  
**REGISTERED PLAN 4M-1736**  
**CITY OF OTTAWA**



J.D. BARNES LIMITED  
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**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF chemin PENINSULA ROAD, HAVING A BEARING OF N 59°58'00" E, AS SHOWN ON THE REGISTERED PLAN 4M-1736.

- DISTANCES SHOWN ARE GROUND.
- ALL FOUND MONUMENTS ARE PB'S UNLESS OTHERWISE NOTED.
- ALL FOUND MONUMENTS ARE JDB UNLESS OTHERWISE NOTED.
- ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO REGISTERED PLAN 4M-1736 UNLESS NOTED OTHERWISE.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- PB DENOTES PLASTIC BAR
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- JDB DENOTES J.D. BARNES LIMITED

N=NORTH S=SOUTH E=EAST W=WEST

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON OCTOBER 23, 2023

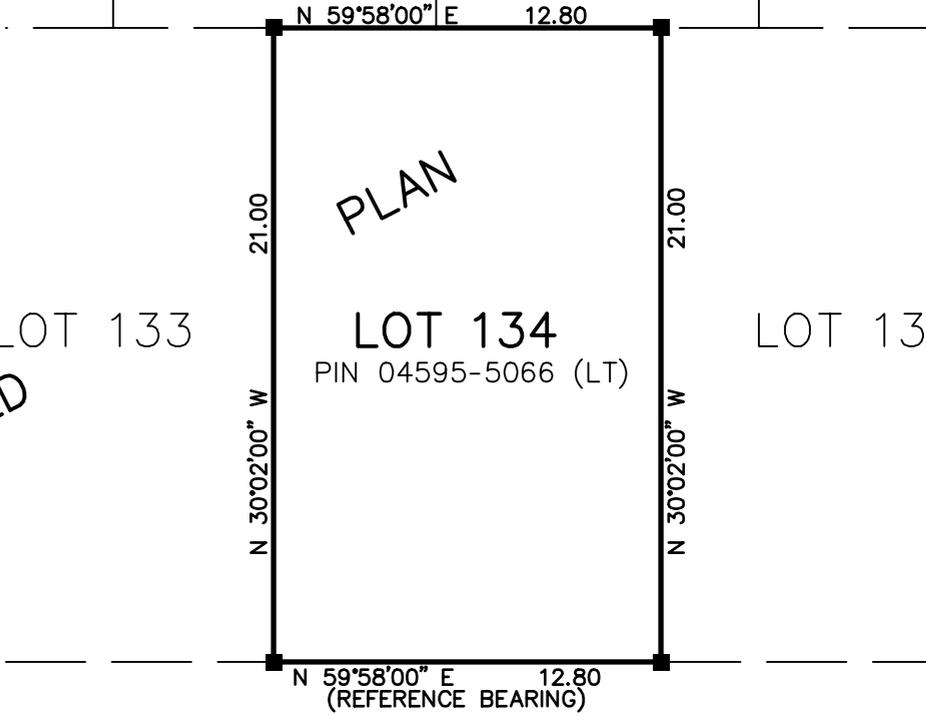
JANUARY 30, 2024  
DATE

  
C.M. FOX  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-57995

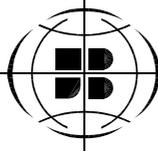
LOT 120      LOT 121      LOT 122      LOT 123

4M-1736

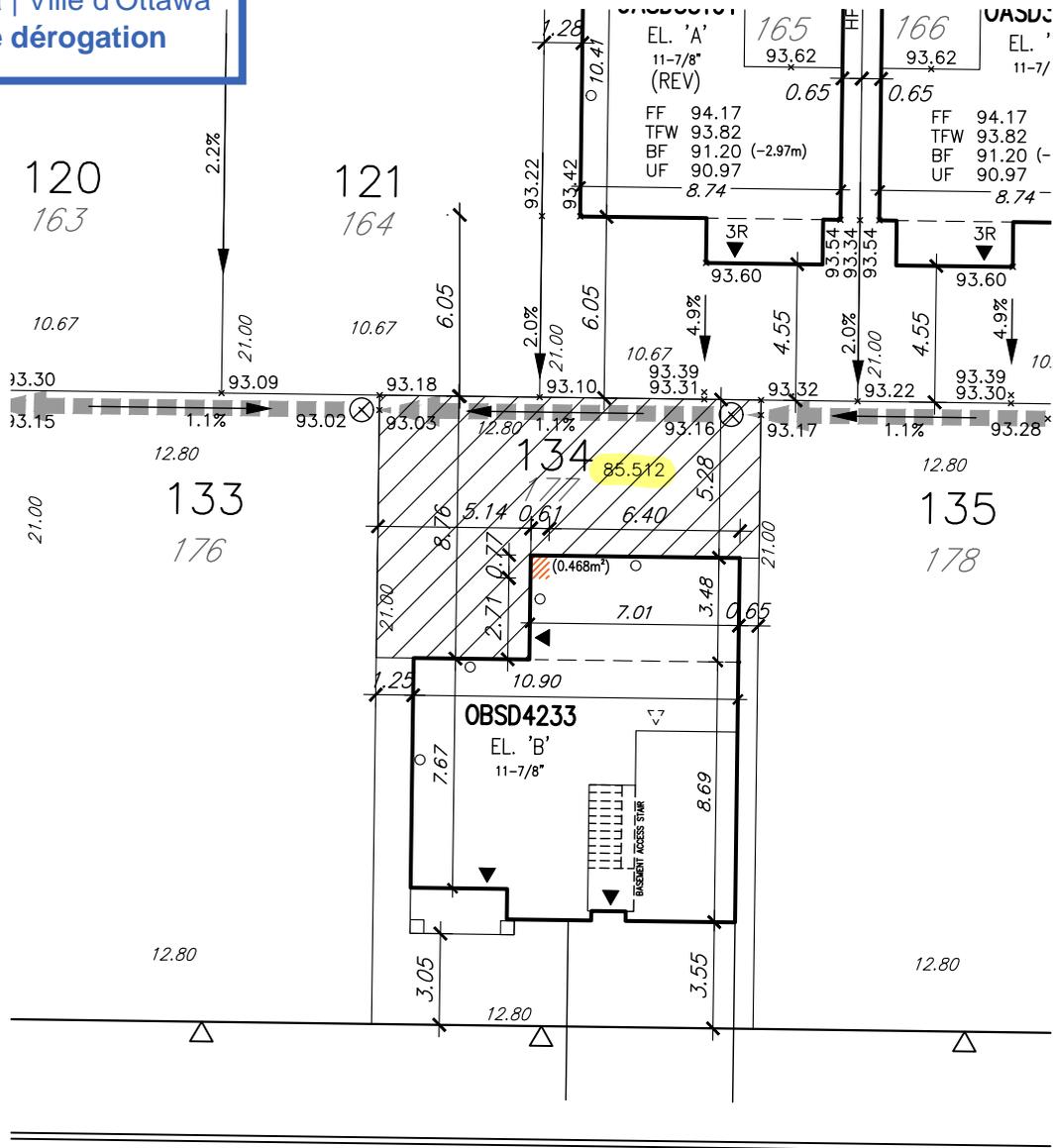


REGISTERED

chemin PENINSULA ROAD  
(DEDICATED BY REGISTERED PLAN 4M-1736)  
PIN 04595-5208 (LT)

 <b>J.D. BARNES</b> LIMITED LAND INFORMATION SPECIALISTS 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com	TF	DRAWN
	CF	CHECKED
	DATED: 1/30/2024	
23-10-014-00: V9 (LOT 134)		Ref. No.

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chemin Peninsula Road

LOT AREA	268.8m <sup>2</sup>	
BUILDING AREA	115.8m <sup>2</sup>	
COVERAGE	43.07%	
FRONT LANDSCAPE AREA	44.9m <sup>2</sup>	69.33%
DRIVEWAY AREA	19.9m <sup>2</sup>	30.67%

ZONING	
MINIMUM FRONT YARD	3.0m
MINIMUM FRONT YARD TO SIDEWALK - DRIVEWAY	6.0m
MINIMUM SIDE YARD	1.2M AND 0.6M

**LIMITS OF RESPONSIBILITY**  
 THE LOT CORNERS, HIGH POINTS, UNDERSIDE OF FOOTINGS AND SWALE GRADES PROVIDED BY DAVID SCHAEFER ENGINEERING LTD. WERE TRANSFERRED BY Q4 ARCHITECTS IN PREPARATION OF THE ATTACHED SITING. Q4A HAS REVIEWED THE SITING FOR SUITABLE HOUSE PLACEMENT ON THE LOT, SO NOT TO ADVERSELY AFFECT THE DRAINAGE DESIGNED BY THE ENGINEER. FINISHED FLOOR AND STAIR LOCATIONS HAVE BEEN ADDED BY Q4 ARCHITECTS. THE SITING AND GRADING MUST BE REVIEWED AND STAMPED BY AN ENGINEER. Q4 ARCHITECTS CANNOT ASSUME RESPONSIBILITY FOR UNAPPROVED GRADING.

<b>Legend:</b>	<ul style="list-style-type: none"> <li>LP LIGHT POLE</li> <li>H HYDRANT</li> <li>TRANSFORMER</li> <li>WATER SERVICE</li> <li>DOUBLE SAN. CONNECTION</li> <li>SINGLE SAN/STM. CONNECTION</li> <li>STREET SIGNAGE</li> <li>CATCH BASIN</li> <li>EXTERIOR DOOR LOCATION</li> <li>SIDE WINDOW LOCATION</li> <li>SWALE DIRECTION</li> <li>CABLE TELEVISION PEDESTAL</li> <li>BELL PEDESTAL</li> <li>FLOOR DRAIN</li> <li>RLGB LEAD PRESENT CAUTION WHEN EXCAVATING</li> </ul>	<ul style="list-style-type: none"> <li>SUMP PUMP</li> <li>FF FINISHED FLOOR ELEVATION</li> <li>UF UNDERSIDE FOOTING ELEVATION</li> <li>BF FIN. BASEMENT FLOOR SLAB</li> <li>TFW TOP OF FOUNDATION WALL</li> <li>UFR UNDERSIDE FOOTING AT REAR</li> <li>UFF UNDERSIDE FOOTING AT FRONT</li> <li>W.O.B. WALK OUT BASEMENT</li> <li>HYDRO SERVICE LATERAL</li> <li>1.2m BLACK VINYL CHAIN LINK FENCE</li> <li>1.5m BLACK VINYL CHAIN LINK FENCE</li> <li>EMBANKMENT 3:1 SLOPE</li> <li>PROPOSED VALVE</li> <li>SUPER MAIL BOX</li> <li>STREET LIGHT PEDESTAL</li> <li>ROGERS PULLING VAULT</li> <li>BELL FLUSH TO GRADE</li> </ul>	<ul style="list-style-type: none"> <li>PRV PRESSURE RELEASE VALVE</li> <li>REV REVERSE PLAN</li> <li>RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)</li> <li>RETAINING WALL</li> <li>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</li> <li>PRIVACY FENCE (SEE LANDSCAPE PLAN)</li> <li>PERFORATED PIPE (SEE ENGINEER GRADING PLAN)</li> </ul> <p>ENGINEERED FILL LOTS NOTED ARE ESTIMATED AND FOR REFERENCE ONLY AND THE ENGINEERED FILL CERTIFICATE BY THE GEOTECHNICAL CONSULTANT SHALL GOVERN.</p> <p>NOTE: DRIVEWAYS ARE TO BE 1.2m CLEAR OF UTILITY STRUCTURES &amp; HYDRANTS</p> <p>NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.</p>
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**Client**  
**CAIVAN COMMUNITIES**

**Project Name:**  
**CONSERVANCY PHASE 2A/2B OTTAWA, ONT.**

**Sheet Title**  
 CURRENT 4M - LOT 134  
 338 PENINSULA ROAD

**Scale:**  
 1:250

**Date:**  
 DEC. 2023

**Drawn by:**  
 BY/TW

**Date Revised:**  
 N/A

**Q4 Architects Inc.**

4110 Yonge Street, Suite 602  
 Toronto, Ontario M2P 2B7  
 TEL: (416) 322-6334  
 FAX: (416) 322-7294  
 EMAIL: info@q4architects.com

**Project No.**  
 21012

**File:**  
 21012-SP1-SA-SB

**Drawing No.**  
 1 OF 1

Material Legend	
C100	POURED CONC. FOUNDATION WALLS AND FOOTING (TYP.)
E103	SMOOTH FIBER-CEMENT PANEL (REFER TO SCOPE OF WORK)
E200	HORIZONTAL VINYL SIDING (TYP.)
E300	FACE BRICK (TYP.)
R101	METAL VALLEY FLASHING
T303	SELF SUPPORTING BRICK SOLDIER W/ 1/2" PROJECTION

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**DD - B - FRONT ELEVATION**

Issued / Revision Chart

Sheet Title

**B - FRONT ELEVATION**

Project Title

**CAIVAN - OBSD 42' MODULE**

Location

**OTTAWA**

Client

**CAIVAN**

**OBSD4233**

Project No. **23002**

Scale **3/16" = 1'-0"**

Drawn By **JF**

Checked By **KB/PM**

**Q4A**  
ARCHITECTS

**Q4 ARCHITECTS INC.**

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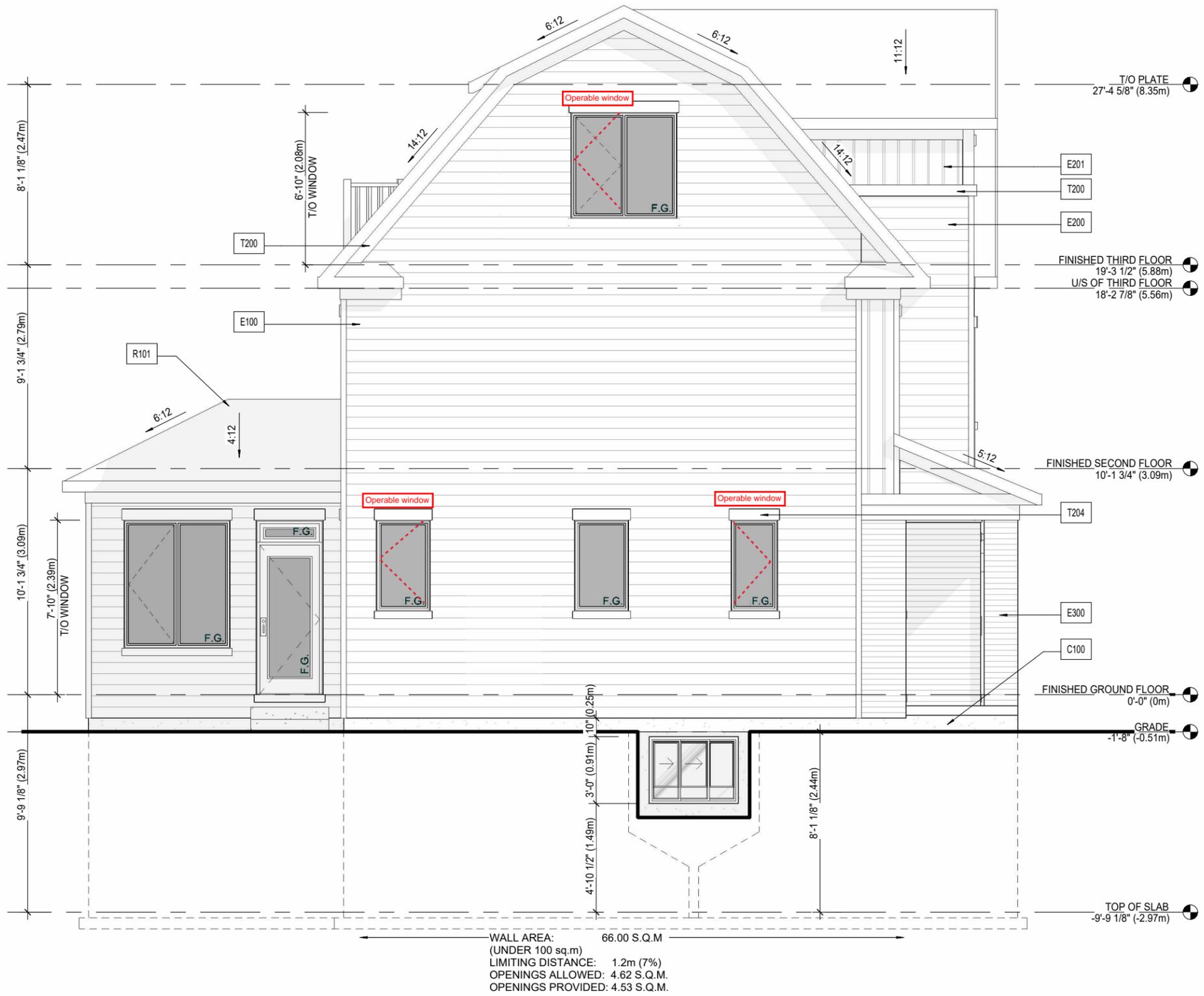
PROFESSIONAL  
STAMP

6	FINAL DD ISSUED FOR CLIENT REVIEW	2023/12/06	JF
4	FINAL SD ISSUED FOR CLIENT APPROVAL	2023/04/14	KB
3	FINAL SD ISSUED FOR CLIENT REVIEW	2023/04/03	KB
2	B-ELEV. SD PACKAGE ISSUED FOR CLIENT REVIEW	2023/03/22	KB
1	PRELIM SD ISSUED FOR CLIENT REVIEW	2023/03/01	KB

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**B-4.1**



DD - B - LEFT ELEVATION



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1	PRELIM SD ISSUED FOR CLIENT REVIEW	2023/03/01	KB

Sheet Title

**B - LEFT ELEVATION**

Project Title

**CAIVAN - OBSD 42' MODULE**

Location

**OTTAWA**

Client

**CAIVAN**

**OBSD4233**

Project No. **23002**

Scale **3/16" = 1'-0"**

Drawn By **JF**

Checked By **KB/PM**

**B-4.2**



**DD - B - REAR ELEVATION**



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Sheet Title  
**B - REAR ELEVATION**

Project Title  
**CAIVAN - OBSD 42' MODULE**

Location  
**OTTAWA**

Client  
**CAIVAN**

**OBSD4233**

Project No. **23002**

Scale **3/16" = 1'-0"**

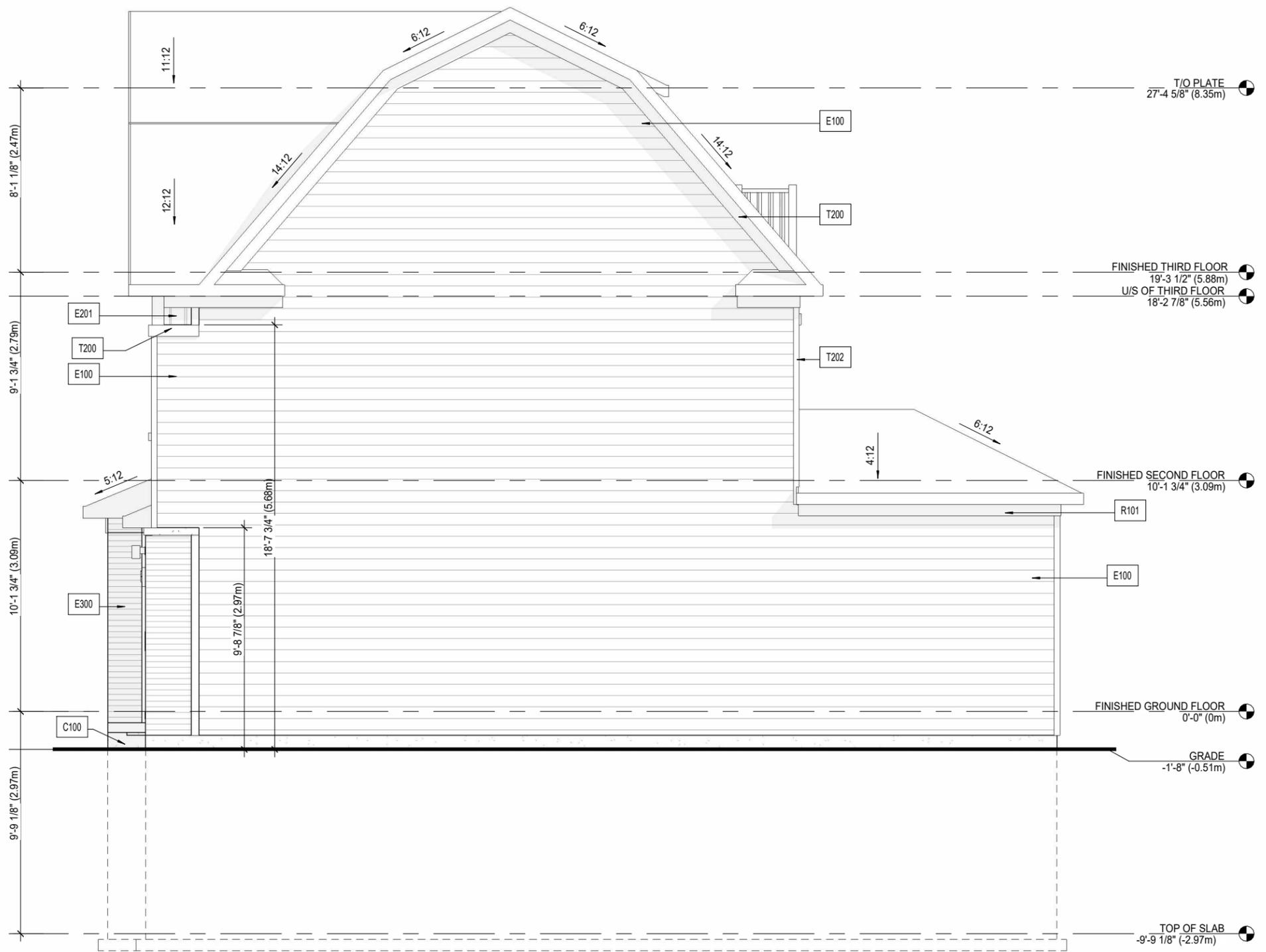
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**B-4.3**

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**DD - B - RIGHT ELEVATION**

Issued / Revision Chart

Sheet Title

**B - RIGHT ELEVATION**

Project Title

**CAIVAN - OBSD 42' MODULE**

Location

**OTTAWA**

Client

**CAIVAN**

**OBSD4233**

Project No. **23002**

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Drawn By **JF**

Checked By **KB/PM**

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**B-4.4**