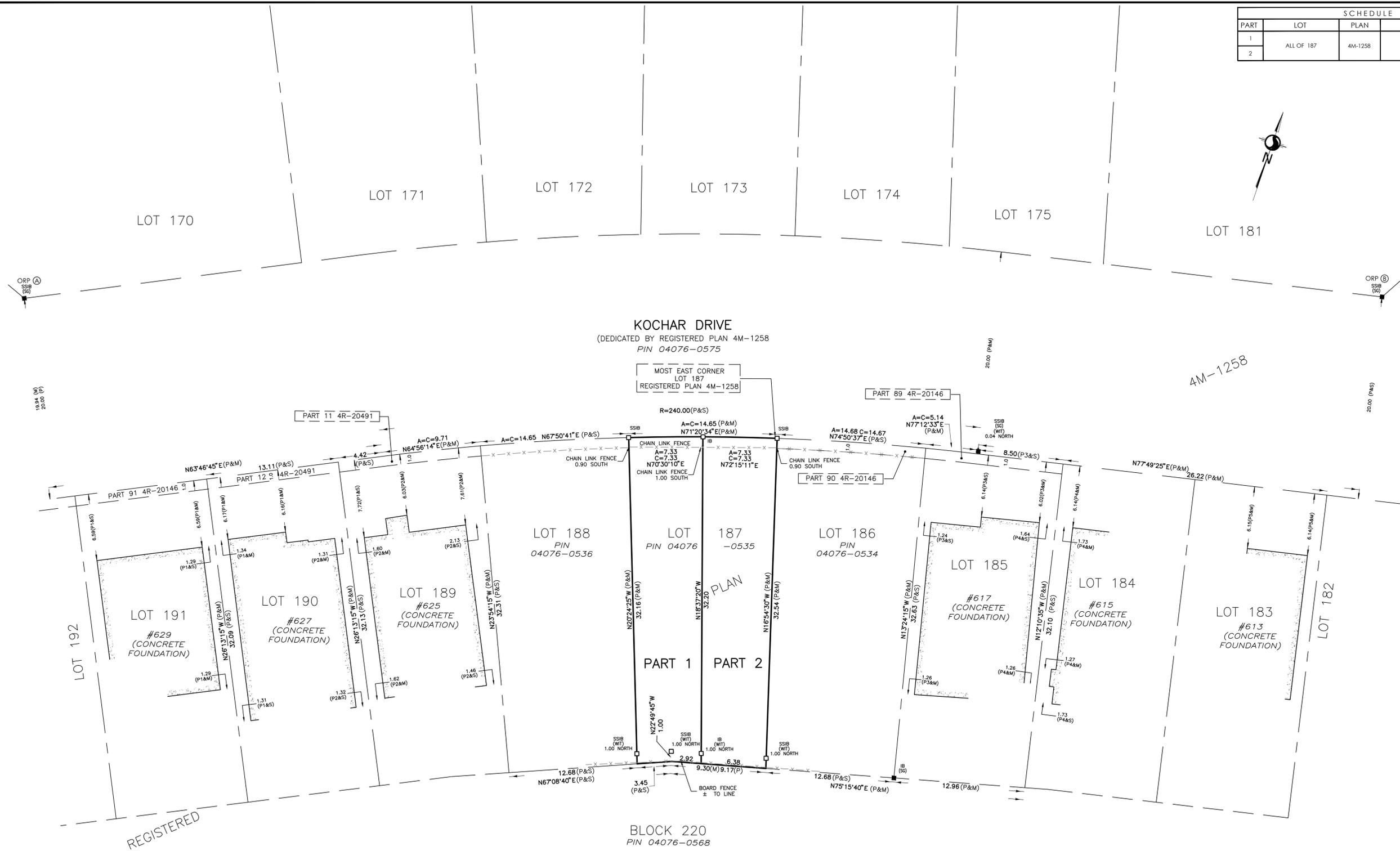


13 February 2023, 11:17 AM

SCHEDULE		
PART	LOT	PIN
1	ALL OF 187	4M-1258
2		ALL OF 04076-0535

PLAN 4R-35299
 Received and deposited
February 22nd, 2023
Tom Berube
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Ottawa-carleton (No.4)



PLAN OF SURVEY OF
LOT 187
REGISTERED PLAN 4M-1258
 (GEOGRAPHIC TOWNSHIP OF NEPEAN)
 CITY OF OTTAWA

Scale 1:200
 5 0 5 10 METRES
 Stantec Geomatics Ltd.

THE INTENDED PLOT SIZE OF THIS PLAN IS 863mm IN WIDTH BY 558mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

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

LEGEND

■	DENOTES	FOUND MONUMENTS
□	SET MONUMENTS	
IB	IRON BAR	
IBP	ROUND IRON BAR	
SIB	STANDARD IRON BAR	
SSIB	SHORT STANDARD IRON BAR	
CC	CUT CROSS	
CP	CONCRETE PIN	
WIT	WITNESS	
PIV	PROPERTY IDENTIFICATION NUMBER	
M/MEAS	MEASURED	
PROP	PROPORTIONED	
OU	ORIGIN UNKNOWN	
SG	STANTEC GEOMATICS LTD.	
P	REGISTERED PLAN 4M-1258	
P1	PLAN BY SG DATED FEBRUARY 13, 2006	
P2	PLAN BY SG DATED JANUARY 24, 2007	
P3	PLAN BY SG DATED DECEMBER 22, 2005	
P4	PLAN BY SG DATED NOVEMBER 6, 2007	
P5	PLAN BY FSD DATED JULY 20, 2015	

GRID SCALE CONVERSION
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999949.

BEARING NOTE
 BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
 19680191 N:5033564.26 E:388064.74

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
Ⓐ	5024428.99	367747.44
Ⓑ	5024479.40	367874.19

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

Committee of Adjustment
 Received | Reçu le
2024-06-13
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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 6th DAY OF FEBRUARY, 2023.
 February 13, 2023
 DATE
 R. G. BENNETT
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-39223.

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

DRAWN: GS CHECKED: CK P.M.: AK FIELD: WC PROJECT No.: 161614674-114

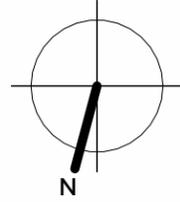
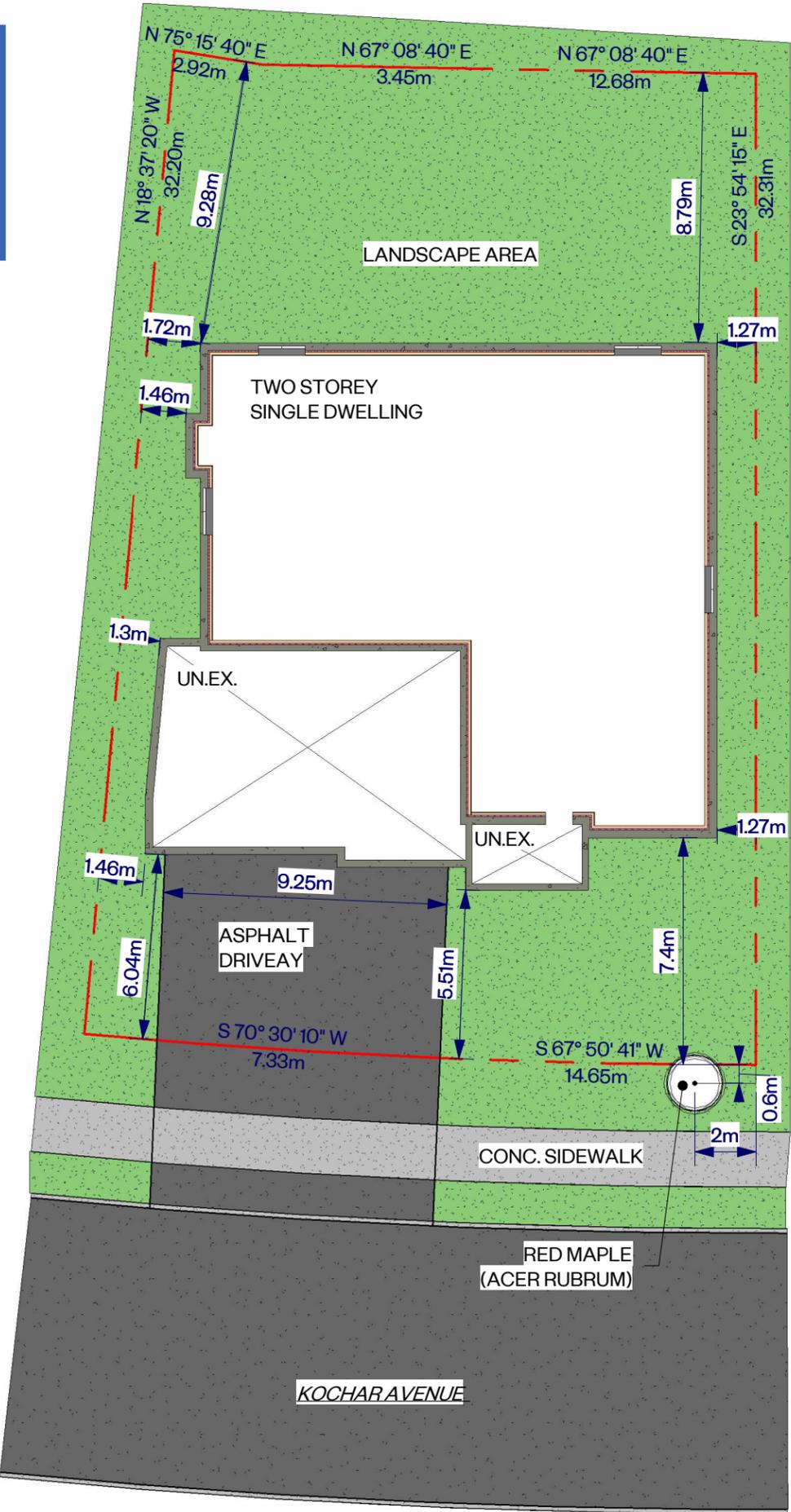
SITE STATISTICS AND DEVELOPMENT DATA

ZONE CATEGORY	R2S (1194)
ZONE PROVISION	REQUIRED
MIN. LOT WIDTH (m)	9.0m
MIN. LOT AREA (m)	270m ²
MAX. BUILDING HEIGHT (m)	8.0m
MIN. FRONT YARD SETBACK (m)	6.0m
MIN. INT. SIDE YARD SETBACK (m)	1.8m TOTAL
MIN. REAR YARD SETBACK (m)	7.5m (6)

ZONE PROVISION	PROPOSED
LOT WIDTH (m)	21.98m
LOT AREA (m)	660.54m ²
BUILDING HEIGHT (m)	9.0m
FRONT YARD SETBACK (m)	6.04m
INT. SIDE YARD SETBACK (m)	2.73m
REAR YARD SETBACK (m)	8.79m

FOR THOSE LOTS OUTSIDE OF SCHEDULE 342, THE MINIMUM REAR YARD SETBACK IS 25% OF THE LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA (6) OF THE LOT, HOWEVER IT MAY NOT BE LESS THAN 6.0m AND NEED NOT EXCEED 7.5m. DESPITE THE FOREGOING, ON LOTS WITH DEPTHS OF 15.0m OR LESS, THE MINIMUM REAR YARD SETBACK IS 4.0m

Committee of Adjustment
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2024-06-13
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



SITE PLAN

SHEET NUMBER	SHEET:	1
AO.1	OF:	5

CUSTOM HOME
 TIM CAMPANALE
 623 KOCHAR DRIVE OTTAWA, ON

Committee of Adjustment
 Received | Reçu le
2024-06-13
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



NORTH ELEVATION

SHEET NUMBER	SHEET:	CUSTOM HOME
AO.2	2	TIM CAMPANALE
	OF:	623 KOCHAR DRIVE OTTAWA, ON
	5	

Committee of Adjustment
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2024-06-13
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



SOUTH ELEVATION

SHEET NUMBER	SHEET:
AO.3	
	OF:

CUSTOM HOME
 TIM CAMPANALE
 623 KOCHAR DRIVE OTTAWA, ON

Committee of Adjustment
 Received | Reçu le
2024-06-13
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



WEST ELEVATION

SHEET NUMBER	SHEET:	CUSTOM HOME
AO.4	4	TIM CAMPANALE
	OF:	623 KOCHAR DRIVE OTTAWA, ON
	5	

Committee of Adjustment

Received | Reçu le

2024-06-13

City of Ottawa | Ville d'Ottawa

Comité de dérogation



EAST ELEVATION

SHEET NUMBER
AO.5

SHEET: **5**
OF: **5**

CUSTOM HOME
TIM CAMPANALE
623 KOCHAR DRIVE OTTAWA, ON