

DAVID

DRIVE

Committee of Adjustment
Received | Reçu le
2024-05-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: June 19/18
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-31186
RECEIVED AND DEPOSITED
DATE: June 19, 2018
Sgt. Noel Kuvshinov
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				411.7
2	PART OF 45	299087	ALL OF 04677 - 0168	411.0
3				16.5
4				16.5

PLAN OF SURVEY OF
PART OF LOT 45
REGISTERED PLAN 299087
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2018

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999935.

Bearing Note
Bearings are MTM grid, derived from the Smart-Net Real Time Network. GPS observations on reference points A and B, shown hereon, having a bearing of N 58° 39' 00" E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 1°22'30" clockwise was applied to bearings on P1, P2, P3 & P5.

CO-ORDINATES WERE DERIVED FROM SMART-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

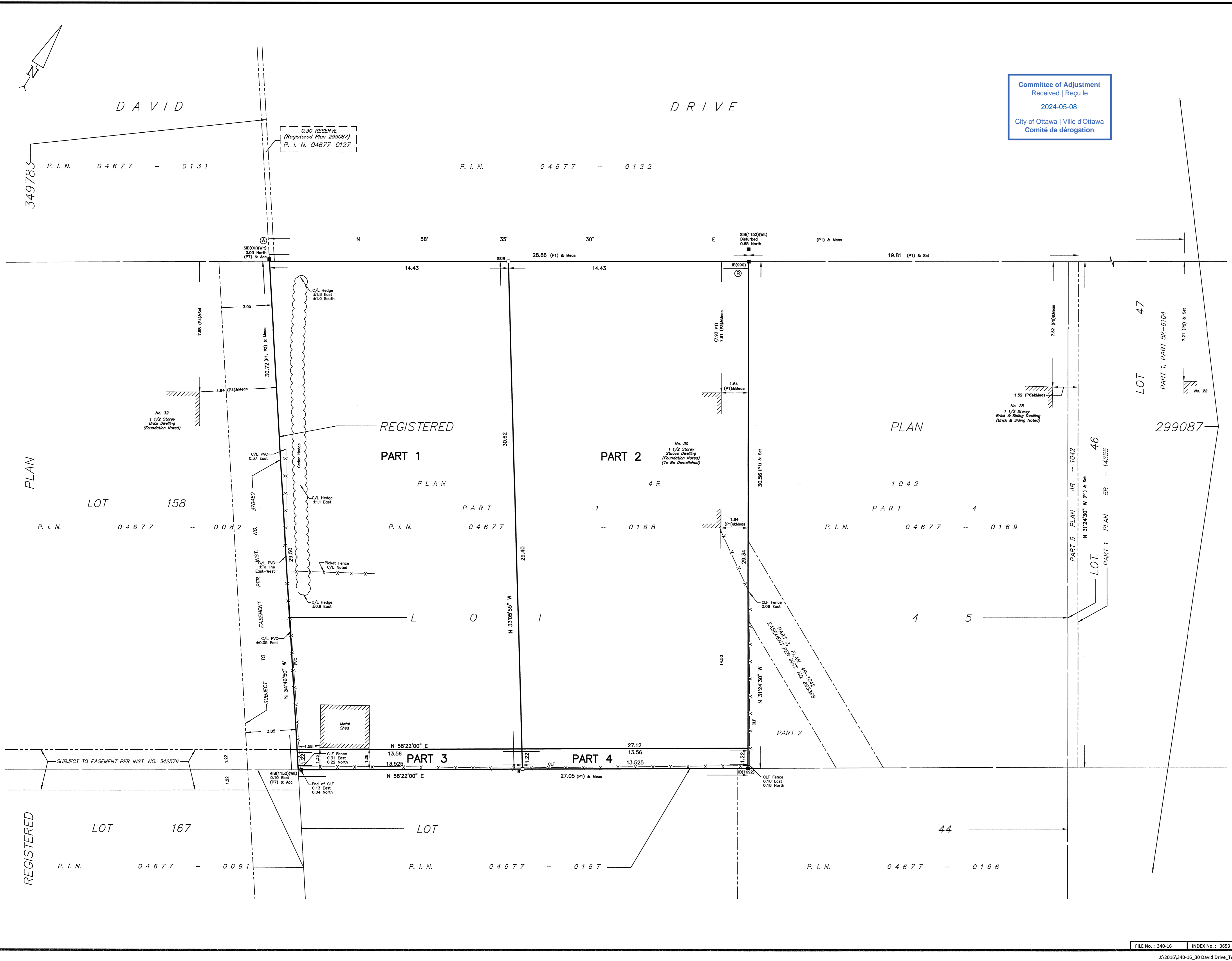
POINT ID	NORTHING	EASTING
Ⓐ	5023637.6	364377.7
Ⓑ	5023652.6	364402.4
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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 14th day of June, 2018.

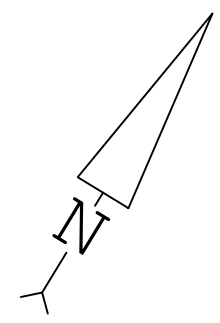
June 19/18
Date
Daniel Robinson
Ontario Land Surveyor

- Notes & Legend
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IBØ Round Iron Bar
 - OU Origin Unknown
 - (Wit) Witness
 - Meas Measured
 - (P1) Plan 4R-1042
 - (P2) Plan 5R-6039
 - (P3) Plan By (990) Dated November 20, 1992
 - (P4) Plan By (1287) Dated July 27, 1992
 - (P5) Registered Plan 299087
 - (P6) Plan By (1152) Dated January 21, 1976
 - (P7) Plan By (1692) Dated September 30, 2016 (Ref #340-16)
 - Acc Accepted
 - C/L Centreline
 - CLF Chain Link Fence
 - PVC Plastic / Vinyl Fence



FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL (613) 727-8226 FAX (613) 727-1826

FILE No.: 340-16 INDEX No.: 9653



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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 45	299087	PART OF 04677 - 0208	23.5
2				1.0

PART 2 IS SUBJECT TO EASEMENT PER INST No. OC2005971.

PLAN OF SURVEY OF
PART OF LOT 45
REGISTERED PLAN 299087
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearing Note
Bearings are grid and are referred to that part of the southerly limit of David Drive, having a bearing of N 58° 35' 30" E as shown on Plan 4R-31186 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 1°22'30" clockwise was applied to bearings on P1, P2, P3 & P5.

For bearing comparisons, a rotation of 0°17'45" clockwise was applied to bearings on P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5023645.07	364390.04
(B)	5023652.59	364402.36
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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 ___ day of _____, 2024.

Date: _____ Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

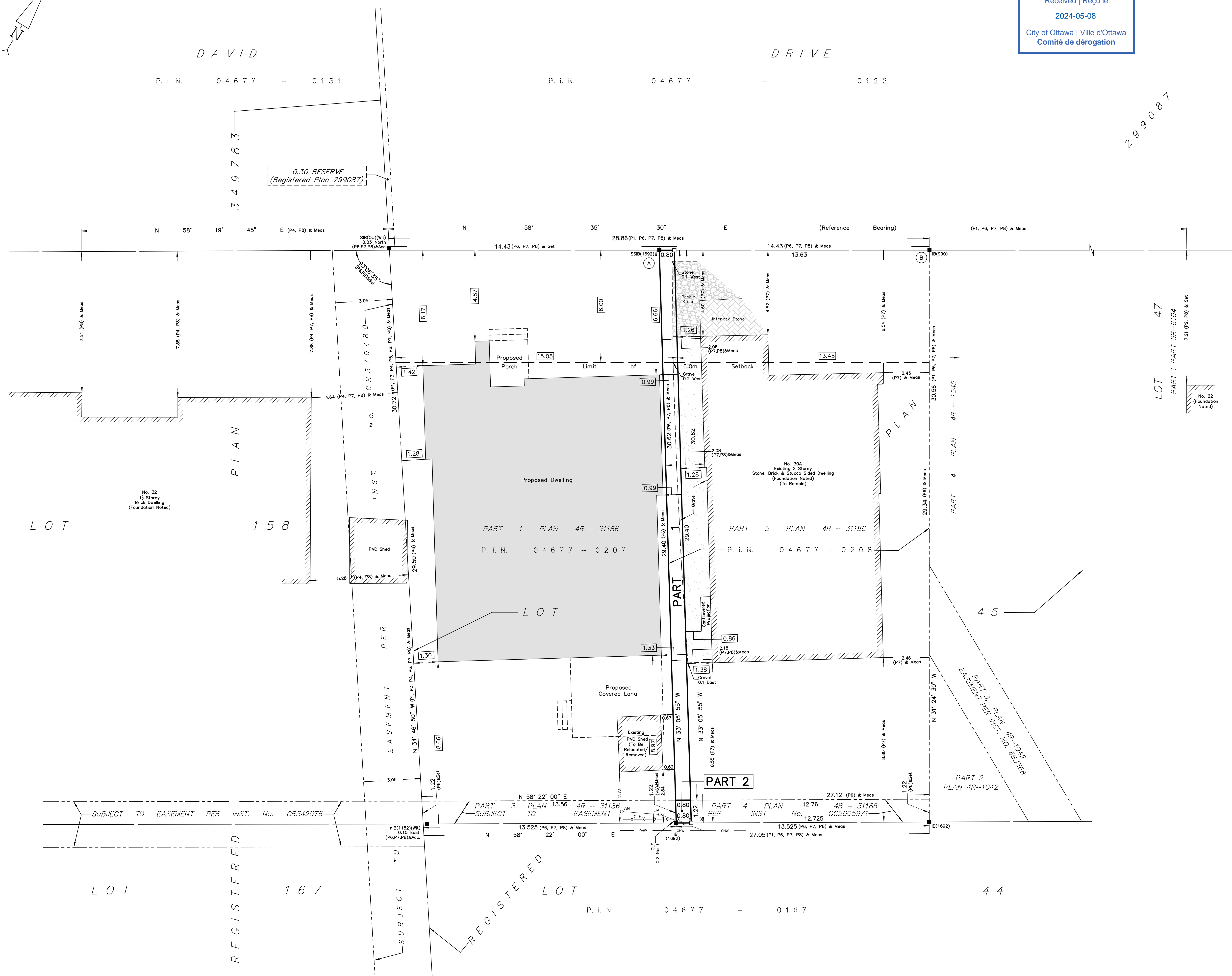
- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IBØ Round Iron Bar
 - OU Origin Unknown
 - (Wit) Witness
 - Acc. Accepted
 - Meas. Measured
 - (P1) Plan 4R-1042
 - (P2) Plan 5R-6039
 - (P3) Plan By (1990) dated November 20, 1992
 - (P4) Plan By (1187) dated July 27, 1992
 - (P5) Registered Plan 299087
 - (P6) Plan 4R-31186
 - (P7) Plan by (1692) dated February 4, 2020 (File No. 266-19)
 - (P8) Plan by (1692) dated February 6, 2024 (File No. 498-23)
 - OHV Overhead Wires
 - OP Utility Pole
 - AN Anchor
 - Ø Diameter
 - CLF Chain Link Fence
 - PVC Plastic Vinyl Fence
 - C/L Centreline
 - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: fidsurvey@bellnet.ca

FILE No.: 30-24

J:\2024\30-24_30B David Dr. 4Rplan\Drafting\30-24_30B David Dr. L145 RP299087_R_D1.dwg



RPLAN 24506

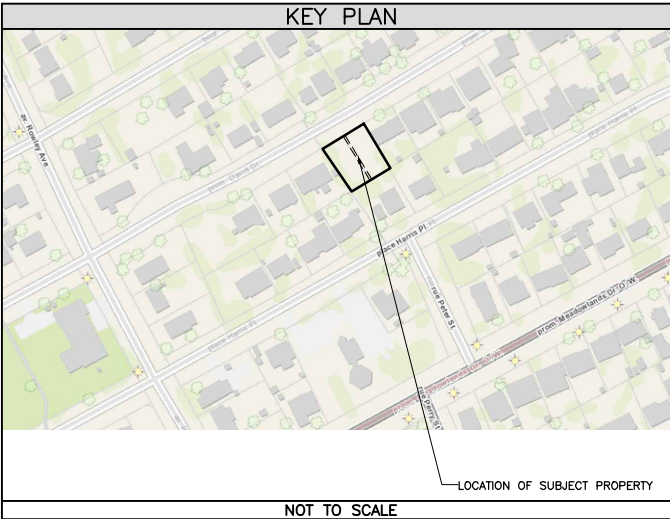
GENERAL NOTES:
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING EXTRA GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

No.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
30B DAVID DRIVE
OTTAWA, ON.
PROPOSED NEW 2-STORY DWELLING & LOT LINE ADJUSTMENT

SITE PLAN
KEY PLAN
ZONING INFORMATION
MINOR VARIANCES REQUESTED

SCALE: AS SHOWN
DRAWN: M.D.
CHECKED:
DATE: DECEMBER 2023
PRINT DATE: 2024-APR-25
DWG NO.
S1.1



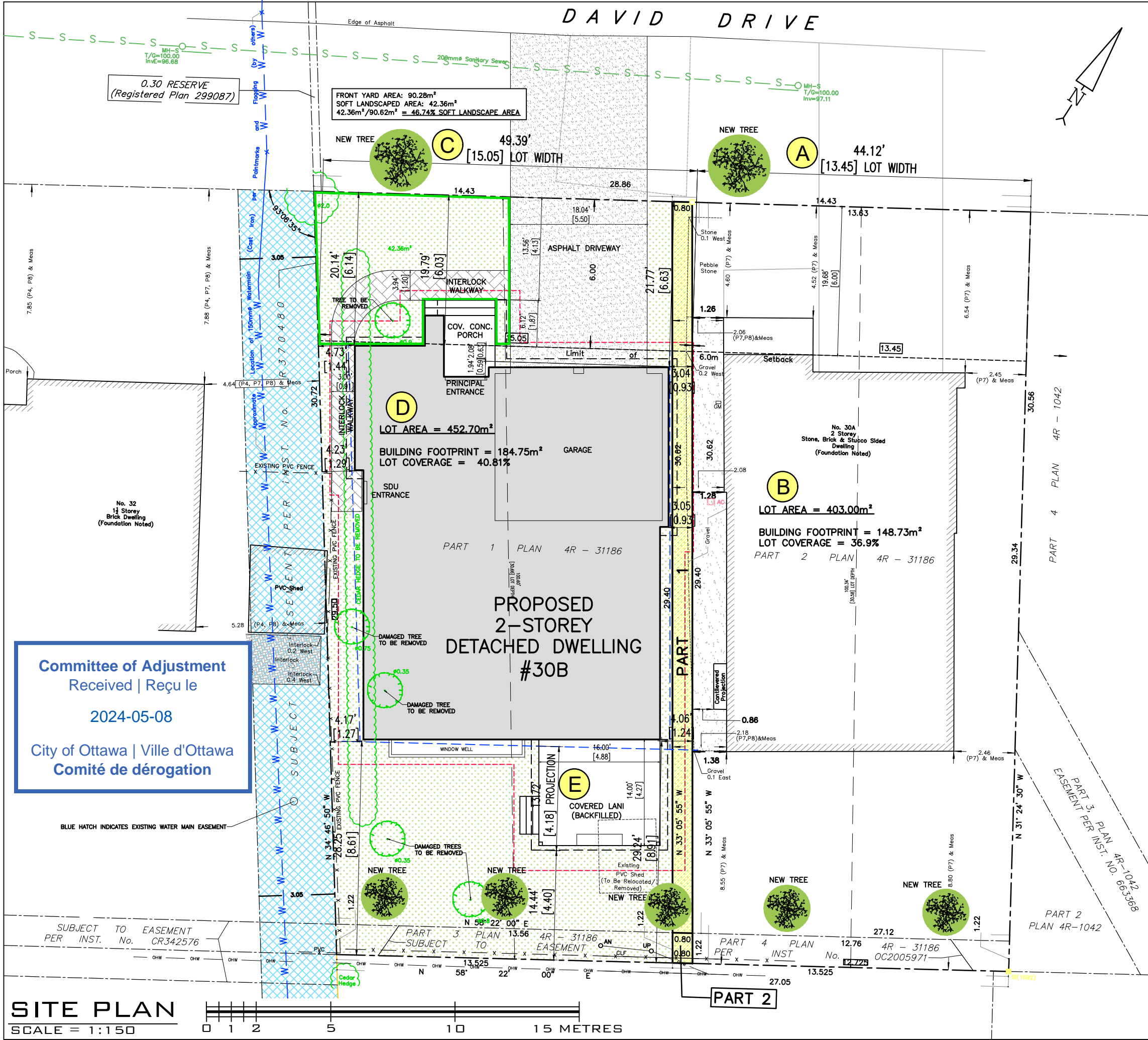
NOT TO SCALE

PROJECT INFORMATION	
ADDRESS	30A & 30B DAVID DRIVE OTTAWA, ON. K2G 2N1
LEGAL DESCRIPTION	PART OF LOT 45 REGISTERED PLAN 299087 WARD 8, COLLEGE
ZONING	ZONING BYLAW 2008-250 R1FF SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS			
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED 30a	PROVIDED 30b
MIN. LOT WIDTH	19.5m	13.45m	15.05m
LOT DEPTH	-	30.58m	30.66m
MIN. LOT AREA	600m ²	403.00m ²	452.70m ²
MAX. BUILDING HEIGHT	8.5m	7.96m EXISTING	8.08m
MIN. FRONT YARD SETBACK	6m	6.0m EXISTING	6.06m
MIN. REAR YARD SETBACK	28%	27.95% (8.55m) EXISTING	28.3% (8.66m)
MIN. REAR YARD AREA	25%	25% (178.75m ²)	25% (178.75m ²)
MIN. INTERIOR YARD SETBACK	total is 2.1m with one yard, no less than 0.9m	1.26m + 2.45m = 3.71m	1.27m + 0.93m = 2.2m
MAX. LOT COVERAGE	45%	36.9%	40.81%

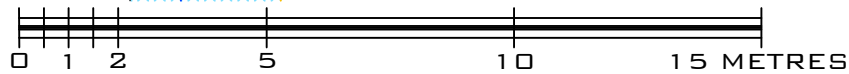
MINOR VARIANCES REQUESTED	
30a	a) To permit a reduced lot width of 13.45 metres, whereas the By-law requires a minimum lot width of 19.5 metres. (Table 156A) b) To permit a reduced lot area of 403.00 square metres, whereas the By-law requires a minimum lot area of 600 square metres. (Table 156A)
30b	c) To permit a reduced lot width of 15.05 metres, whereas the By-law requires a minimum lot width of 19.5 metres. (Table 156A) d) To permit a reduced lot area of 452.70 square metres, whereas the By-law requires a minimum lot area of 600 square metres. (Table 156A) e) To permit an increased projection of the covered lanai in the rear yard of 4.18 metres, whereas the By-law permits a maximum projection of 2.0 metres. (Table 65 (6)(c))

LEGEND	
PROPOSED BUILDING	[Grey Box]
DRIVEWAY	[Stippled Box]
WALKWAY	[Hatched Box]
FENCE	[Dashed Line]
SOFT LANDSCAPING AREA	[Green Box]
LINE OF REQUIRED SETBACK	[Blue Dashed Line]
OVERHEAD WIRES	[OHW Line]
EXCAVATION OFFSET	[Red Dashed Line]



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SITE PLAN
SCALE = 1:150



CONCEPTUAL STREETSCAPE RENDERING

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2024-05-08

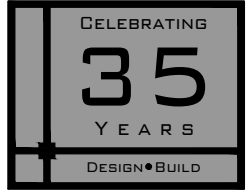
City of Ottawa | Ville d'Ottawa
Comité de dérogation



30A & 30B DAVID DRIVE

MIROCA DESIGN
INCORPORATED SINCE 1986

APPLICATION FOR CONSENT AND MINOR VARIANCE | APRIL 2024

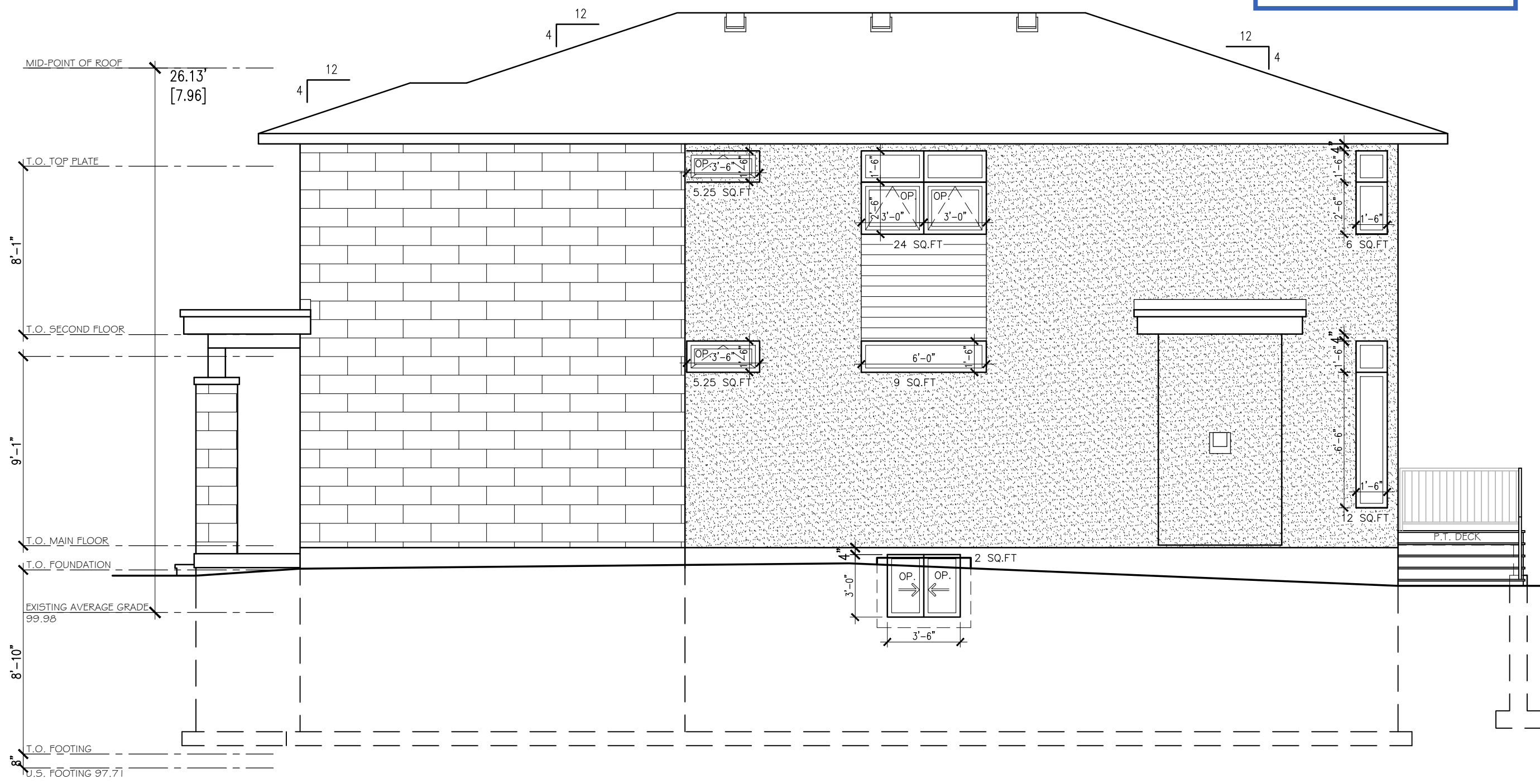


NEW LIMITING DISTANCE = 1.2m

1077 SQ.FT OF WALL X 7% ALLOWABLE OPENINGS
ALLOWABLE GLASS OPENINGS =75.39 SQ.FT
ACTUAL WINDOW OPENINGS =63.5 SQ.FT
MINUS 15% FOR FRAME = 53.97 SQ.FT GLASS OPENING

EXISTING FACADE COMPLIES WITH OBC REQUIREMENTS FOR
UNPROTECTED OPENINGS

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- GENERAL NOTES:
- 1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 - 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 - 3. FOOTINGS DESIGNED FOR 2000 P.S.F ASSUMED BEARING. BEARINGS STRATA, GRANULAR MATERIAL AND CONSTRUCTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 - 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	REVISIONS

JOB TITLE:
30A DAVID DRIVE
OTTAWA, ON.
2-STORY
SINGLE FAMILY DWELLING

SHEET TITLE:
EXISTING WEST SIDE
ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	A1.1
CHECKED:	
DATE: APRIL 2024	
PRINT DATE:	

EXISTING RIGHT SIDE ELEVATION (WEST) OF 30A DAVID DRIVE

SCALE: 3/16" = 1'-0"

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FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING CAPACITY, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	
REVISIONS	

JOB TITLE:
308 DAVID DRIVE
OTTAWA, ON.
PROPOSED NEW 2-STORY
DWELLING & LOT LINE
ADJUSTMENT

FRONT ELEVATION (NORTH)
REAR ELEVATION (SOUTH)

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	
CHECKED:	A1.2
DATE: DECEMBER 2023	
PRINT DATE: 2024 APR 25	



RIGHT SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
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NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
308 DAVID DRIVE
OTTAWA, ON.
PROPOSED NEW 2-STORY
DWELLING & LOT LINE
ADJUSTMENT

RIGHT SIDE ELEVATION (WEST)
LEFT SIDE ELEVATION (EAST)

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	
CHECKED:	A2.2
DATE: DECEMBER 2023	
PRINT DATE: 2024 APR 25	