

BASELINE ROAD  
(OTTAWA ROAD No. 16)  
P. I. N. 03995

ROAD ALLOWANCE BETWEEN CONCESSION 1 (RIDEAU FRONT) AND CONCESSION 2 (OTTAWA FRONT)

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2024-05-23  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

**PLAN 4R-**  
RECEIVED AND DEPOSITED

DATE: \_\_\_\_\_

DANIEL ROBINSON  
ONTARIO LAND SURVEYOR

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 2624, 2625, 2626 & 2627	375	ALL OF 04687 - 0076	163.0
2				841.8

PLAN OF SURVEY OF  
**PART OF LOTS 2624, 2625, 2626 & 2627**  
**REGISTERED PLAN 375**  
**CITY OF OTTAWA**  
FARLEY, SMITH & DENIS SURVEYING LTD. 2023  
Scale 1: 150

**Metric Note**  
Distances 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 hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).  
For bearing comparisons, a rotation of 0°19'00" clockwise was applied to bearings on P2, P3, P4 & P5.

**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 \_\_\_\_\_, 2023.

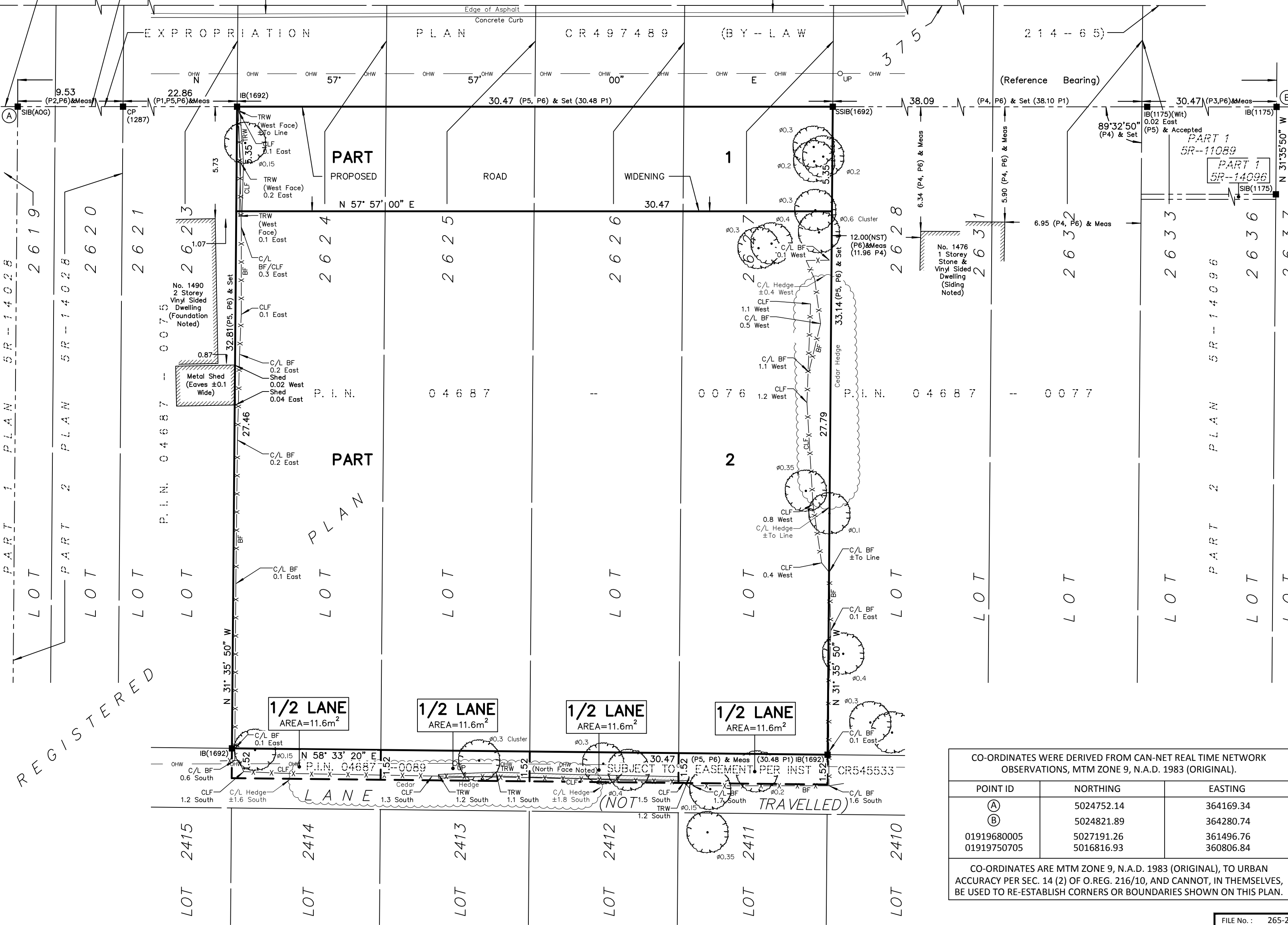
Date \_\_\_\_\_ Daniel Robinson  
Ontario Land Surveyor

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

**Notes & Legend**

Denotes

- Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CP Concrete Pin
- (Wit) Witness
- Meas Measured
- (P1) Registered Plan 375
- (P2) Plan 5R-14028
- (P3) Plan 5R-14096
- (P4) Plan by (1175) dated July 9, 1993 (Ref. 93-25-198)
- (P5) Plan by (AOG) dated April 17, 1998 (Job No. 0-154-98)
- (P6) Plan by (1692) dated December 7, 2022 (File No. 638-22)
- OHW Overhead Wires
- oUP Utility Pole
- o Diameter
- o CLF Chain Link Fence
- o BF Board Fence
- o TRW Timber Retaining Wall
- o NTS Not to Scale
- o C/L Centreline
- o 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.



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

POINT ID	NORTHING	EASTING
(A)	5024752.14	364169.34
(B)	5024821.89	364280.74
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

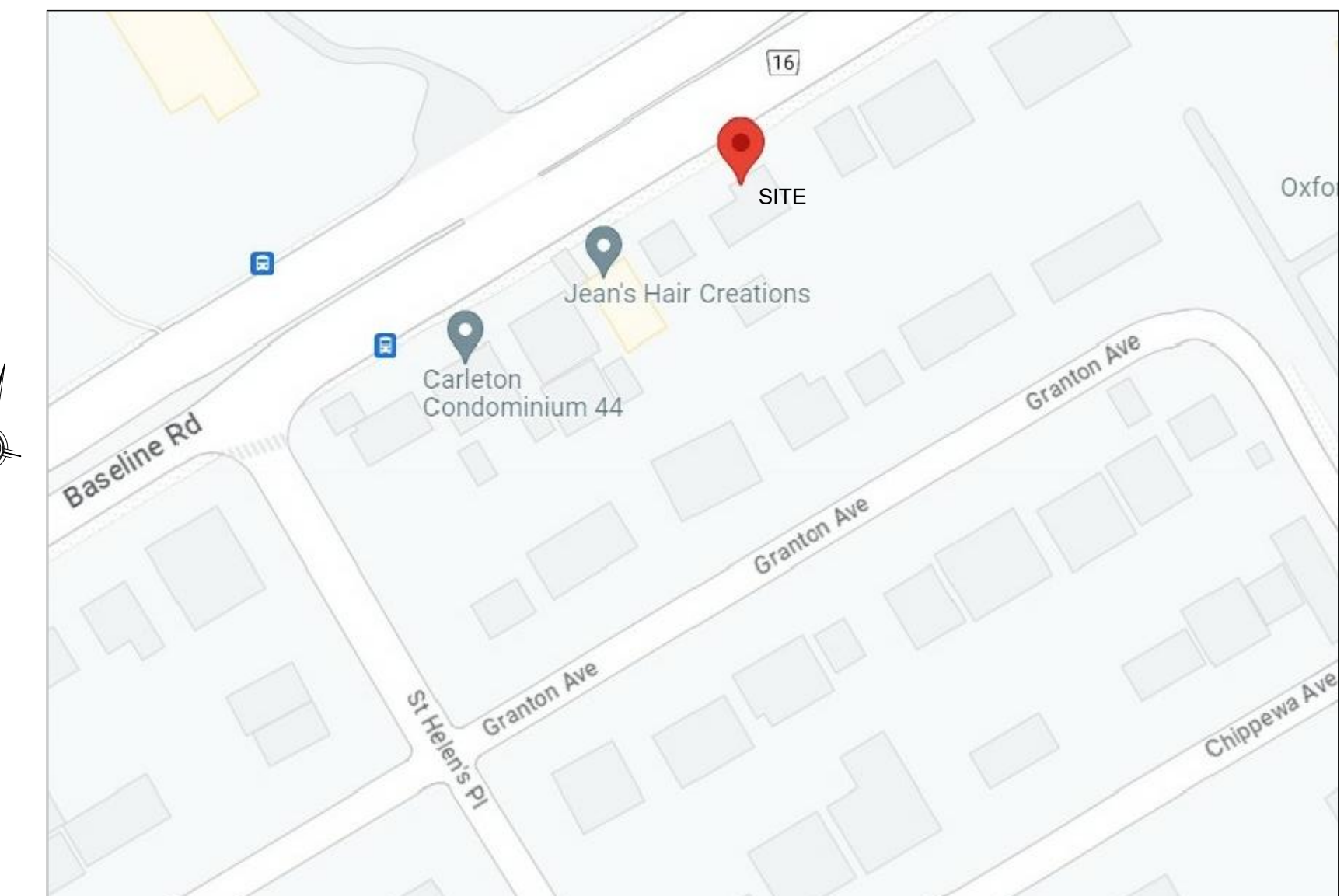
CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**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: fstdsurveys@bellnet.ca

GENERAL NOTES:

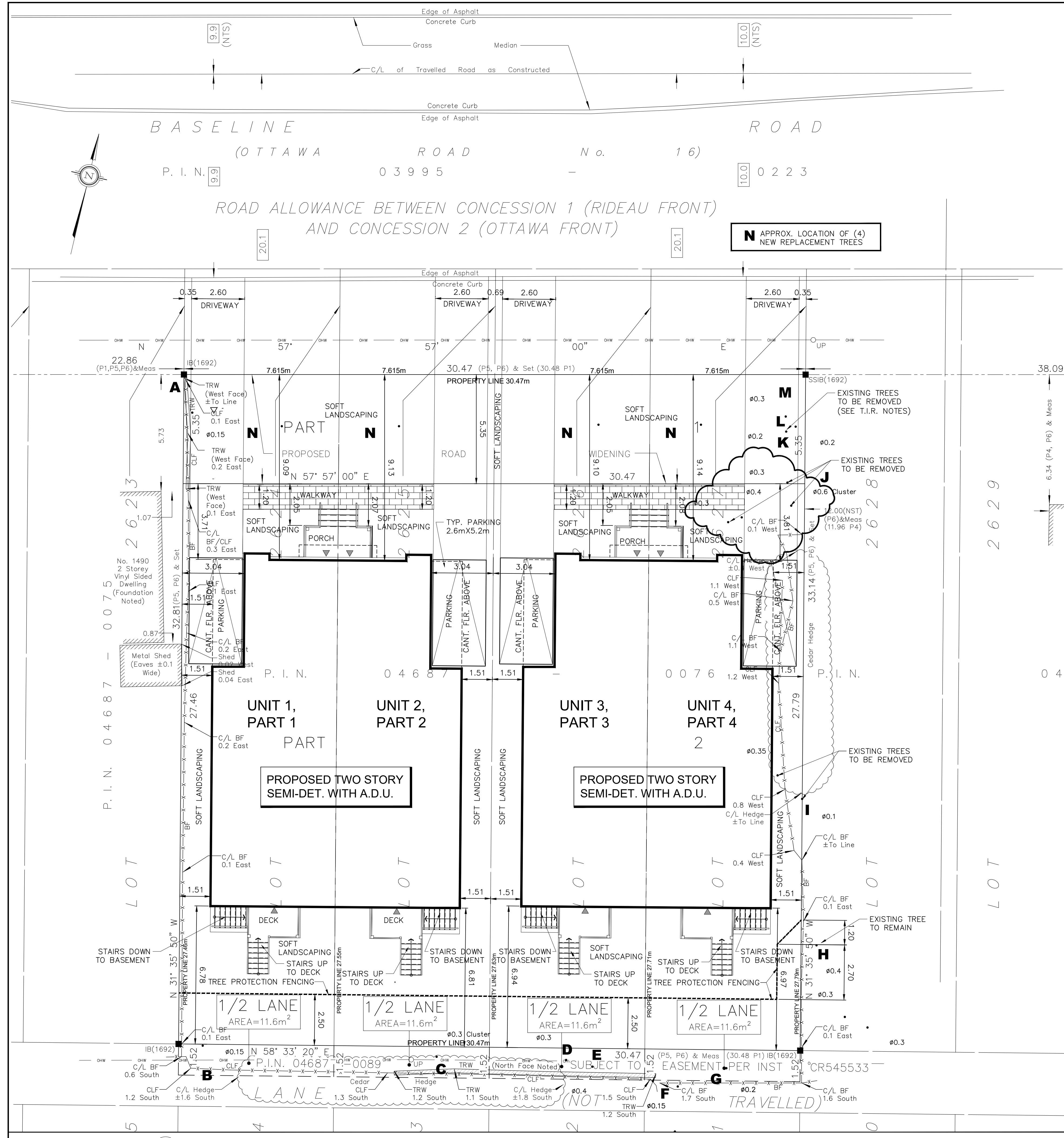


2 LOCATION MAP  
A0 NTS

SITE STATISTICS:		
LEGAL DESCRIPTION: PART OF LOT 2624, 2625, 2626 & 2627 REGISTERED PLAN 375 CITY OF OTTAWA CIVIC ADDRESS: 1486 BASELINE RD. OTTAWA		
ZONING: R2F RESIDENTIAL SECOND DENSITY PERMITTED USE: SEMI-DETACHED..... ZONING PROVISIONS AND MINIMUM REQUIREMENTS		PROPOSED: 2 STOREY SEMI-DETACHED DWELLING WITH A.D.U.
MINIMUM LOT WIDTH	9 m	LOT WIDTH: 7.615m LOT DEPTH: PART1 = 32.85m (AVER.) PART2 = 32.94m (AVER.) PART3 = 33.02m (AVER.) PART4 = 33.08m (AVER.)
MINIMUM LOT AREA	270 m <sup>2</sup>	LOT AREA: PART1 = 250.2 m <sup>2</sup> PART3 = 251.4 m <sup>2</sup> PART2 = 250.8 m <sup>2</sup> PART4 = 252.0 m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	8 m	BUILDING HEIGHT: 8 m (FROM E.A.G. TO MID-HT OF ROOF)
MINIMUM FRONT YARD SETBACK	6 m	FRONT YARD SETBACK: 9.09 m (PART 1) FRONT YARD SETBACK: 9.13 m (PART 2) FRONT YARD SETBACK: 9.10 m (PART 3) FRONT YARD SETBACK: 9.14 m (PART 4)
MINIMUM REAR YARD SETBACK	9.85 m (FOR PART1)	REAR YARD SETBACK: 6.78m (PART 1)
MINIMUM REAR YARD SETBACK	9.94 m (FOR PART2)	REAR YARD SETBACK: 6.81m (PART 2)
MINIMUM REAR YARD SETBACK	9.90 m (FOR PART3)	REAR YARD SETBACK: 6.94m (PART 3)
MINIMUM REAR YARD SETBACK	9.92 m (FOR PART4)	REAR YARD SETBACK: 6.97m (PART 4)
MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m	SIDE YARD SETBACK: 1.51 m
MIN. REAR YARD AREA REQUIRED	PART1 = 62.55 m <sup>2</sup> PART2 = 62.70 m <sup>2</sup> PART3 = 62.85 m <sup>2</sup> PART4 = 63.00 m <sup>2</sup>	REAR YARD AREA PROPOSED: PART1 = 51.63 m <sup>2</sup> PART3 = 52.85 m <sup>2</sup> PART2 = 51.86 m <sup>2</sup> PART4 = 53.07 m <sup>2</sup>
MIN. FRONT YARD LANDSCAPING: 30%	20.70 m <sup>2</sup>	FRONT YARD LANDSCAPING: PART1 = 25 m <sup>2</sup> PART3 = 25 m <sup>2</sup> PART2 = 25 m <sup>2</sup> PART4 = 25 m <sup>2</sup>
EXISTING AVERAGE GRADE (E.A.G.) CALC: 94.37+93.78+94.55+93.86+94.51+94.52 = 565.59/6 = 94.27		

- MINOR VARIANCE REQUESTS:
- TO PERMIT A REDUCED LOT WIDTH OF 7.615m. (FOR PART2, PART3 AND PART4) WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT WIDTH OF 9m.  
NOTE: A MINOR VARIANCE FOR REDUCED LOT WIDTH OF 7.615m FOR PART1 HAS BEEN APPROVED UNDER FILE# D08-02-23/A-00045 DATED MAY 12, 2023.
  - TO PERMIT A REDUCED LOT AREA OF 250.2 m<sup>2</sup> FOR PART1; 250.8 m<sup>2</sup> FOR PART2; 251.4 m<sup>2</sup> FOR PART3; 252 m<sup>2</sup> FOR PART4, WHEREAS THE BY-LAW REQUIRES 270m<sup>2</sup>.
  - TO PERMIT A REDUCED REAR YARD SETBACK OF 6.78m FOR PART1, WHEREAS THE BYLAW REQUIRES 9.85m.
  - TO PERMIT A REDUCED REAR YARD SETBACK OF 6.81m FOR PART2, WHEREAS THE BYLAW REQUIRES 9.94m.
  - TO PERMIT A REDUCED REAR YARD SETBACK OF 6.94m FOR PART3, WHEREAS THE BYLAW REQUIRES 9.90m.
  - TO PERMIT A REDUCED REAR YARD SETBACK OF 6.97m FOR PART4, WHEREAS THE BYLAW REQUIRES 9.92m.
  - TO PERMIT A REDUCED REAR YARD AREA OF 51.63m<sup>2</sup> FOR PART1, WHEREAS THE BYLAW REQUIRES 62.55m<sup>2</sup>
  - TO PERMIT A REDUCED REAR YARD AREA OF 51.86m<sup>2</sup> FOR PART2, WHEREAS THE BYLAW REQUIRES 62.70m<sup>2</sup>
  - TO PERMIT A REDUCED REAR YARD AREA OF 52.85m<sup>2</sup> FOR PART3, WHEREAS THE BYLAW REQUIRES 62.85m<sup>2</sup>
  - TO PERMIT A REDUCED REAR YARD AREA OF 53.07m<sup>2</sup> FOR PART4, WHEREAS THE BYLAW REQUIRES 63m<sup>2</sup>

- TREE PROTECTION MEASURES: (SEE COMPLETE T.I.R. BY MANOTICK TREE)
- THE TREE PROTECTION BY-LAW REQUIRES THAT ANYONE WORKING NEAR PROTECTED TREES MUST, UNLESS OTHERWISE AUTHORIZED BY THE CITY, AND MAINTAIN THE FENCE UNTIL THE WORK IS COMPLETE
- ERECT A 1.2 M HIGH FENCE AROUND THE OUTER EDGE OF THE CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO BEGINNING OTHER SITE WORK
  - NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE OF THE TREE
  - NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRITICAL ROOT ZONE OF A TREE
  - NOT EXTEND ANY HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING WITHIN THE CRITICAL ROOT ZONE OF TREES.
  - NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE, EXCEPT AS REQUIRED BY THIS BY-LAW FOR TREES TO BE REMOVED
  - NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE
  - ENSURE THAT EXHAUST FUMES FROM EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE'S CANOPY
  - IT IS AN OFFENCE UNDER THE TREE PROTECTION BY-LAW TO FAIL TO ADEQUATELY PROTECT A TREE THAT HAS NOT BEEN APPROVED FOR REMOVAL.



1 ARCHITECTURAL SITE PLAN  
SCALE: 1:100

00 MAY14-24 ADDED 4 REPLACEMENT TREES

00 MAY7-24 REVISED FRONT WALKWAYS

00 APR22-24 ADDED SURFACE PARKING

00 JAN25-24 REV. UPDATED TOPO SURVEY

00 JAN5-24 FOR M/V SUBMISSION

00 JAN4-24 REV. AS PER TIR

00 NOV20-23 FOR TIR

00 OCT31-23 PRELIMINARY FOR REVIEW

No. Date Revision By

BING PROFESSIONAL ENGINEERING INC.  
Engineering Consulting, Construction Management

ARCHITECTURAL BUILDING DESIGN

DESIGNER INFORMATION:  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE AS A DESIGNER.

**SJ Dolomente**  
SANTOS J.D. DOLOMENTE  
INDIVIDUAL BCIN: 21715  
FIRM BCIN: 40800, SDG DESIGNS

PROJECT:  
**PROPOSED SEMI-DETACHED WITH ADDITIONAL DWELLING 1486 BASELINE ROAD, OTTAWA**

DRAWING TITLE:  
**ARCHITECTURAL SITE PLAN**

DESIGNED:	DRAWN:	APPROVED:
SCALE: AS SHOWN	SHEET NO: <b>A0</b>	
DATE: OCTOBER 2023		



2 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 REAR ELEVATION  
SCALE: 1/4"=1'-0"

**GENERAL NOTES**

ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO O.B.C. 2012 (O.REG. 332/12) WITH ALL REVISIONS AND AMENDMENTS.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY CONFLICT, OMISSION, AND MODIFICATIONS TO DESIGNER.

CONTRACTOR/OWNER TO OBTAIN A BUILDING PERMIT PRIOR TO STARTING ANY CONSTRUCTION WORK, COPY OF BUILDING PERMIT TO BE POSTED AND KEPT ON SITE FOR CITY INSPECTION.

CONTRACTOR TO CHECK SUPPLIER FOR EXACT ROUGH OPENING REQ'TS OF ALL DOORS AND WINDOWS.

CONTRACTOR TO FOLLOW SUPPLIER'S LAYOUTS & SPECIFICATIONS OF ALL PRE-ENGINEERED JOISTS & TRUSSES.

CONTRACTOR TO CONDUCT SOIL BEARING CAPACITY TEST PRIOR TO POURING OF FOOTINGS. NOTE: ASSUMED 100 KPA SOIL BEARING CAPACITY.

MECHANICAL AND ELECTRICAL WORKS SHALL CONFORM TO PROVINCIAL AND MUNICIPAL CODES & BY-LAWS, AND ENGINEERING STANDARD PRACTICES.

DO NOT SCALE DRAWINGS. E.&O.E.

04	APR17/24	REV. WITH 4 BEDRM. ALL UNITS
03	APR15/24	REV. WITH 4 BEDRM. 2ND FLR.
02	APR15/24	REDESIGN WITH PARKING
01	OCT19/23	PRELIMINARY FOR REVIEW

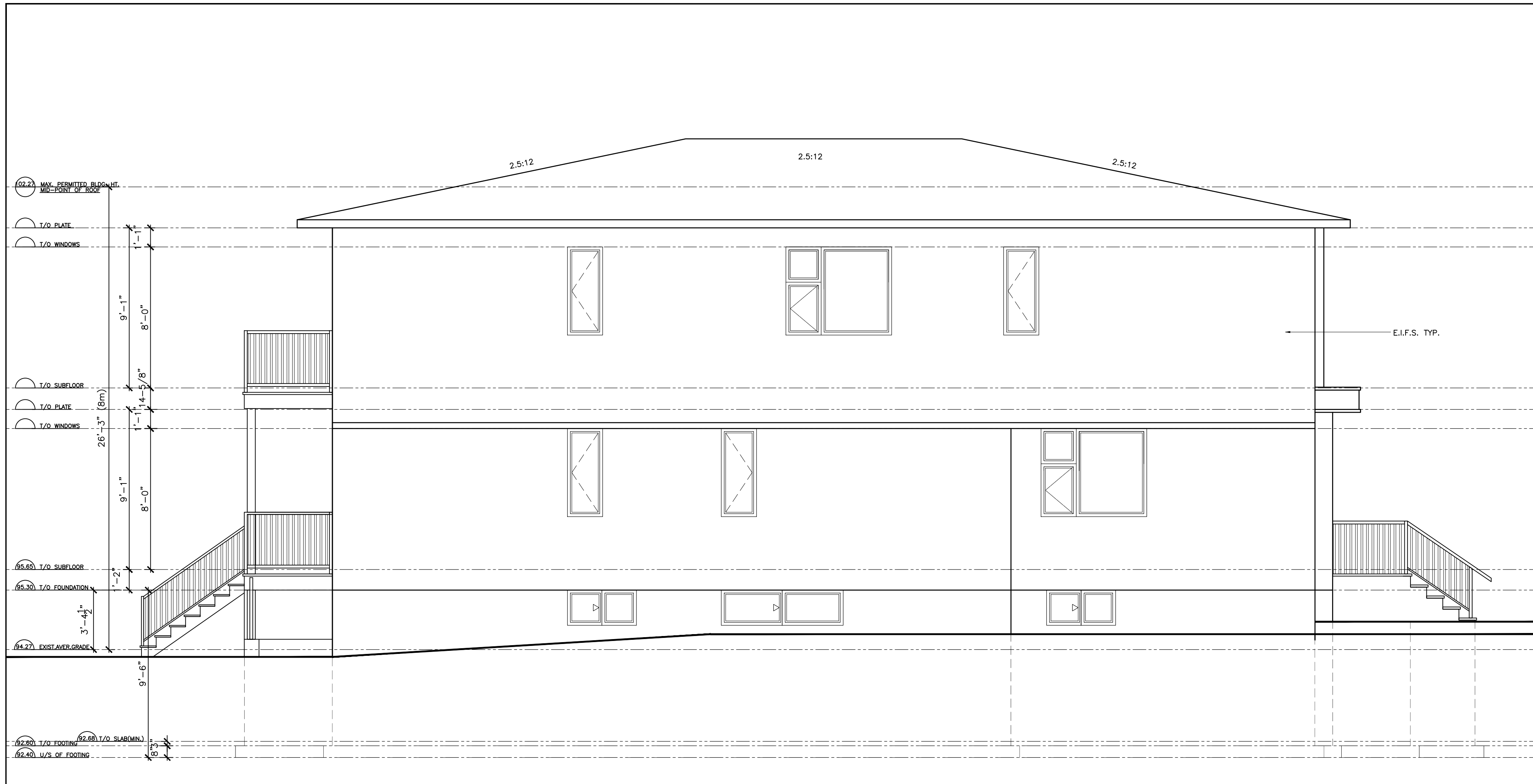


PROJECT: PROPOSED TWO STORY SEMI-DETACHED WITH A.D.U. 1486 BASELINE RD. OTTAWA

DRAWING TITLE: BASEMENT FLOOR PLAN FRONT&REAR ELEVATIONS

DESIGNED: S.D.	DRAWN: S.D.	APPROVED:
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SCALE: AS SHOWN  
DATE: OCTOBER 2023  
SHEET NO: A2



1 LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

GENERAL NOTES

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CONTRACTOR TO CHECK SUPPLIER FOR EXACT ROUGH OPENING REQ'TS OF ALL DOORS AND WINDOWS.

CONTRACTOR TO FOLLOW SUPPLIER'S LAYOUTS & SPECIFICATIONS OF ALL PRE-ENGINEERED JOISTS & TRUSSES.

CONTRACTOR TO CONDUCT SOIL BEARING CAPACITY TEST PRIOR TO POURING OF FOOTINGS. NOTE: ASSUMED 100 KPA SOIL BEARING CAPACITY.

MECHANICAL AND ELECTRICAL WORKS SHALL CONFORM TO PROVINCIAL AND MUNICIPAL CODES & BY-LAWS, AND ENGINEERING STANDARD PRACTICES.

DO NOT SCALE DRAWINGS. E.&O.E.

NO	DATE	REVISION	BY
00	NOV1/23	FOR M/V SUBMISSION	
00	OCT18/23	PRELIMINARY FOR REVIEW	



PROJECT: PROPOSED TWO STORY SEMI-DETACHED WITH A.D.U. 1486 BASELINE RD. OTTAWA

DRAWING TITLE: LEFT&RIGHT SIDE ELEVATIONS

DESIGNED: S.D.	DRAWN: S.D.	APPROVED: S.D.
SCALE: AS SHOWN		SHEET NO: <b>A3</b>
DATE: OCTOBER 2023		