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4. DO NOT SCALE THE DRAWINGS.

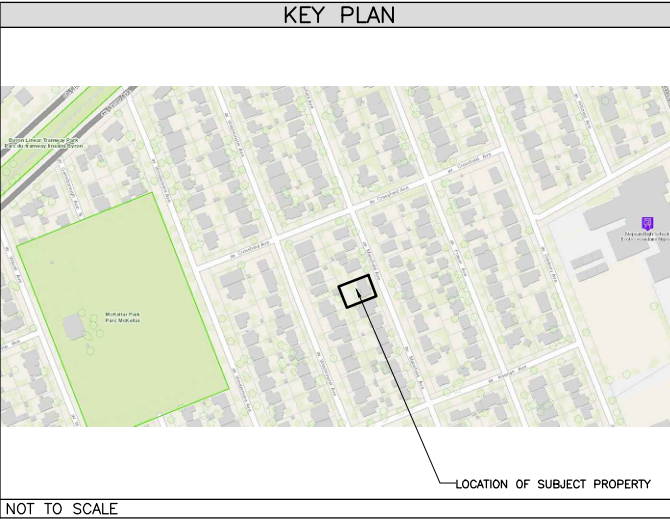
NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:  
PROPOSED BUNGALOW  
556 MANSFIELD AVENUE  
LOT 323 AND PART OF LOT 324  
REGISTERED PAN 4M-29  
CITY OF OTTAWA

SHEET TITLE:  
PROPOSED SITE PLAN  
KEY PLAN  
ZONING INFORMATION  
MINOR VARIANCES REQUESTED

SCALE: AS SHOWN  
DRAWN: T.S.  
CHECKED:  
DATE: MAY 2024  
PRINT DATE: 2024-MAY-27  
DWG NO.:  
**S1.1**

Committee of Adjustment  
Received | Reçu le  
**2024-05-29**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



PROJECT INFORMATION

ADDRESS	556 MANSFIELD AVENUE OTTAWA, ON. K2A 2T2
LEGAL DESCRIPTION	LOT 323 AND PART OF LOT 324 REGISTERED PLAN 4M-29 CITY OF OTTAWA PIN: 03976-0074 WARD 7, BAY
ZONING	ZONING BYLAW 2008-250   R10 SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY 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	PROPOSED
MIN. LOT WIDTH	15.0m	21.35m
LOT DEPTH	-	30.45m
MIN. LOT AREA	450m <sup>2</sup>	650.67m <sup>2</sup>
MAX. BUILDING HEIGHT	8.0m	8.0m
MIN. FRONT YARD SETBACK	5.22m AVERAGE	5.27m
MIN. CORNER YARD SETBACK	4.5m	N/A
MIN. REAR YARD SETBACK	28% (8.53m)	28.14% (8.57m)
MIN. REAR YARD AREA	25% (162.58m <sup>2</sup> )	27.95% (181.90m <sup>2</sup> )
MIN. INTERIOR YARD SETBACK	TOTAL IS 3.0m WITH ONE YARD, NO LESS THAN 1.2m	1.27m + 1.87m = 3.14m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	57.12%
MAXIMUM DRIVEWAY WIDTH	6.0m	6.0m

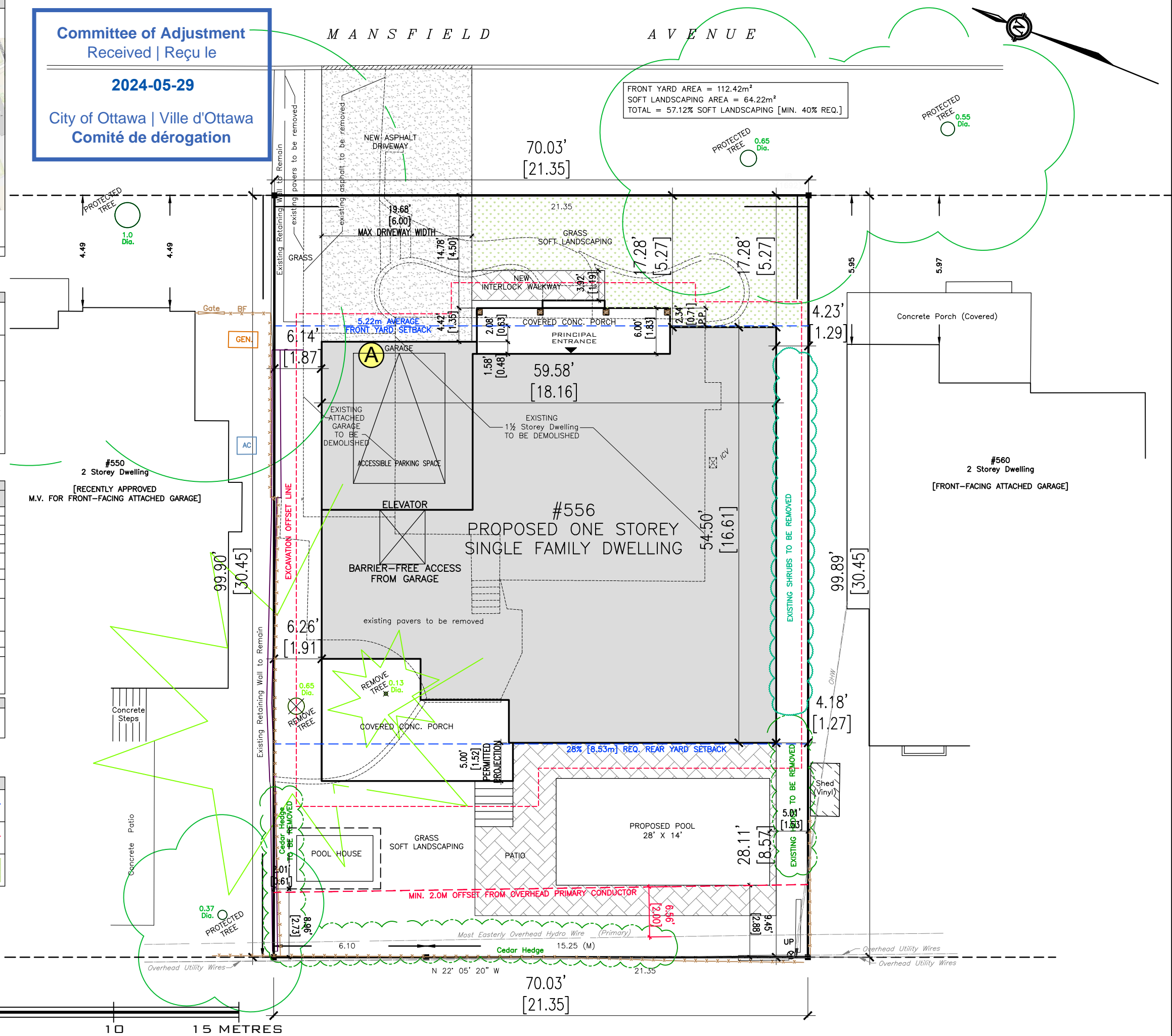
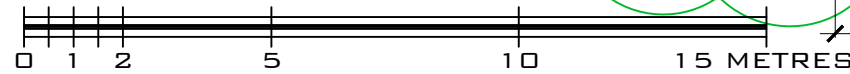
AVERAGE FRONT YARD SETBACK CALCULATION:  
ADJACENT LOT (NORTH) = 4.49m  
ADJACENT LOT (SOUTH) = 5.95m  
AVERAGE = 4.49m + 5.95m / 2 = 5.22m FRONT YARD SETBACK REQUIRED

MINOR VARIANCE REQUESTED  
A) TO PERMIT A FRONT-FACING ATTACHED GARAGE, WHEREAS THE RESULTS OF THE STREETScape CHARACTER ANALYSIS DO NOT PERMIT A FRONT-FACING ATTACHED GARAGE. [SEC.139(3)(C), SEC.140(7)(A), TABLE 140A(II)]

LEGEND

PROPOSED BUILDING	LINE OF REQUIRED SETBACK
DRIVEWAY	EXCAVATION OFFSET
WALKWAY	SOFT LANDSCAPE CALCULATION AREA

**SITE PLAN**  
SCALE = 1:150



FRONT YARD AREA = 112.42m<sup>2</sup>  
SOFT LANDSCAPING AREA = 64.22m<sup>2</sup>  
TOTAL = 57.12% SOFT LANDSCAPING [MIN. 40% REQ.]

#550  
2 Storey Dwelling  
[RECENTLY APPROVED  
M.V. FOR FRONT-FACING ATTACHED GARAGE]

#560  
2 Storey Dwelling  
[FRONT-FACING ATTACHED GARAGE]

#556  
PROPOSED ONE STOREY  
SINGLE FAMILY DWELLING



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

TOPOGRAPHIC SURVEY OF  
LOT 323 AND PART OF LOT 324  
REGISTERED PLAN 4M-29  
CITY OF OTTAWA

SCALE 1 : 100  
0 1 2 3 4 5 10 metres

**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
ONTARIO LAND SURVEYORS

**ELEVATION NOTES**

- ELEVATIONS ARE REFERRED TO GEODETIC DATUM (CGVD28).
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.
- ELEVATIONS SHOWN ALONG FACE OF ROAD CURB ARE TOP OF ASPHALT.

**UTILITY NOTES**

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ANY UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:  
a) CITY OF OTTAWA
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

**NOTES**

BEARINGS ARE GRID, DERIVED FROM THE WESTERLY LIMIT OF MANSFIELD AVENUE (FORMERLY SECOND AVENUE) AS SHOWN ON PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S., DATED DEC. 9, 2022, REF. 270-22, HAVING A BEARING OF N 22°05'00" W AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30' W LONGITUDE, MTM ZONE 9, NAD83 (ORIGINAL).

**LEGEND**

- - SURVEY MONUMENT FOUND
- IB - IRON BAR
- SSIB\* - SHORT STANDARD IRON BAR (0.3 LONG)
- CC - CUT CROSS
- (P) - REGISTERED PLAN 4M-29
- (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
- (1692) - FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S., REF. 89-14, REF. 270-22
- (M) - MEASURED
- (S) - SET
- PIN - PROPERTY IDENTIFIER NUMBER
- DIA. - DIAMETER
- INV. - INVERT
- Fdn - FOUNDATION
- BF - BOARD FENCE
- CLF - CHAIN LINK FENCE
- RVS - RIVERSTONE
- AC - AIR CONDITIONING UNIT
- OHW - OVERHEAD WIRES
- GEN. - GENERATOR
- SRW - STONE RETAINING WALL
- WRW - WOODEN RETAINING WALL
- ICV - IRRIGATION CONTROL VALVE
- MH - MANHOLE
- UP - UTILITY POLE
- GM - GAS METER
- W - WATER MAIN
- G - GAS MAIN
- S - SANITARY SEWER
- ST - STORM SEWER
- - OVERHEAD UTILITY WIRES

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-78045

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN ACCORDANCE WITH  
REGULATION 1020, SECTION 29 (3).

**SURVEYOR'S CERTIFICATE**

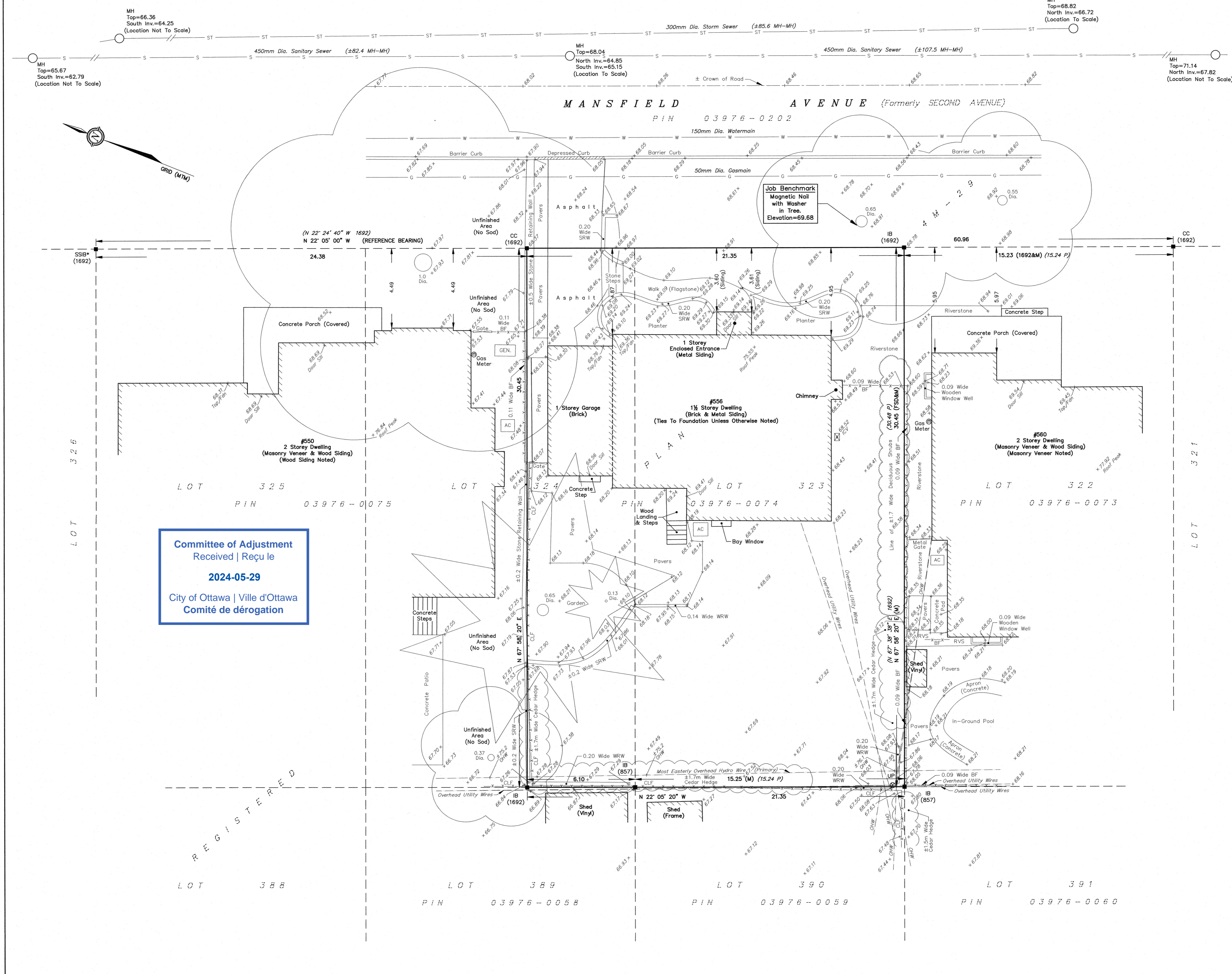
- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON MARCH 13, 2024.

2024/04/16  
DATE

JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

<b>Fairhall Moffatt &amp; Woodland</b> LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-500 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2880 FAX: (613) 591-1495 www.fmw.on.ca	JOB No. AE12000
	N 5027293 E 362541 REFERENCE No. 4M-29-282
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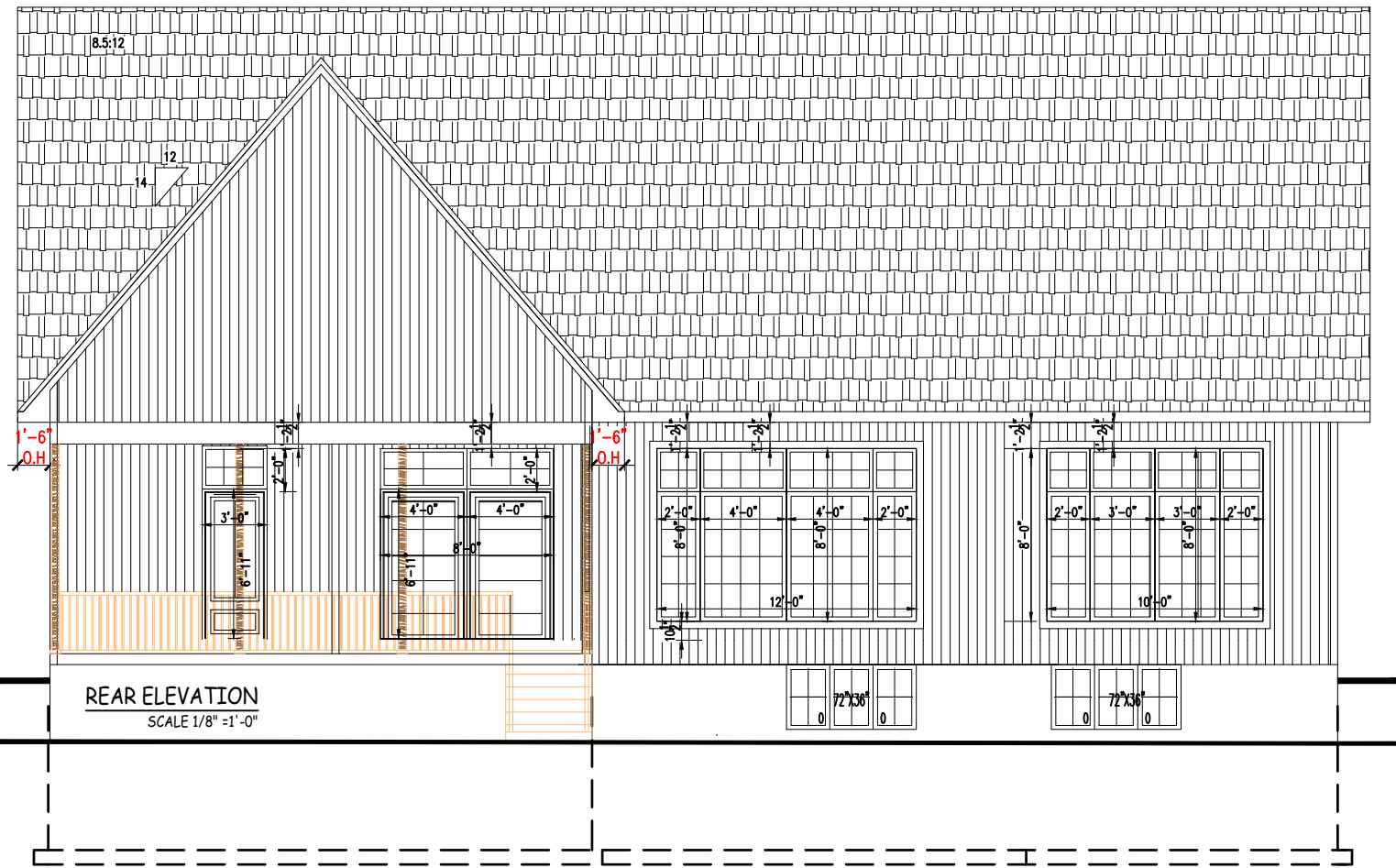
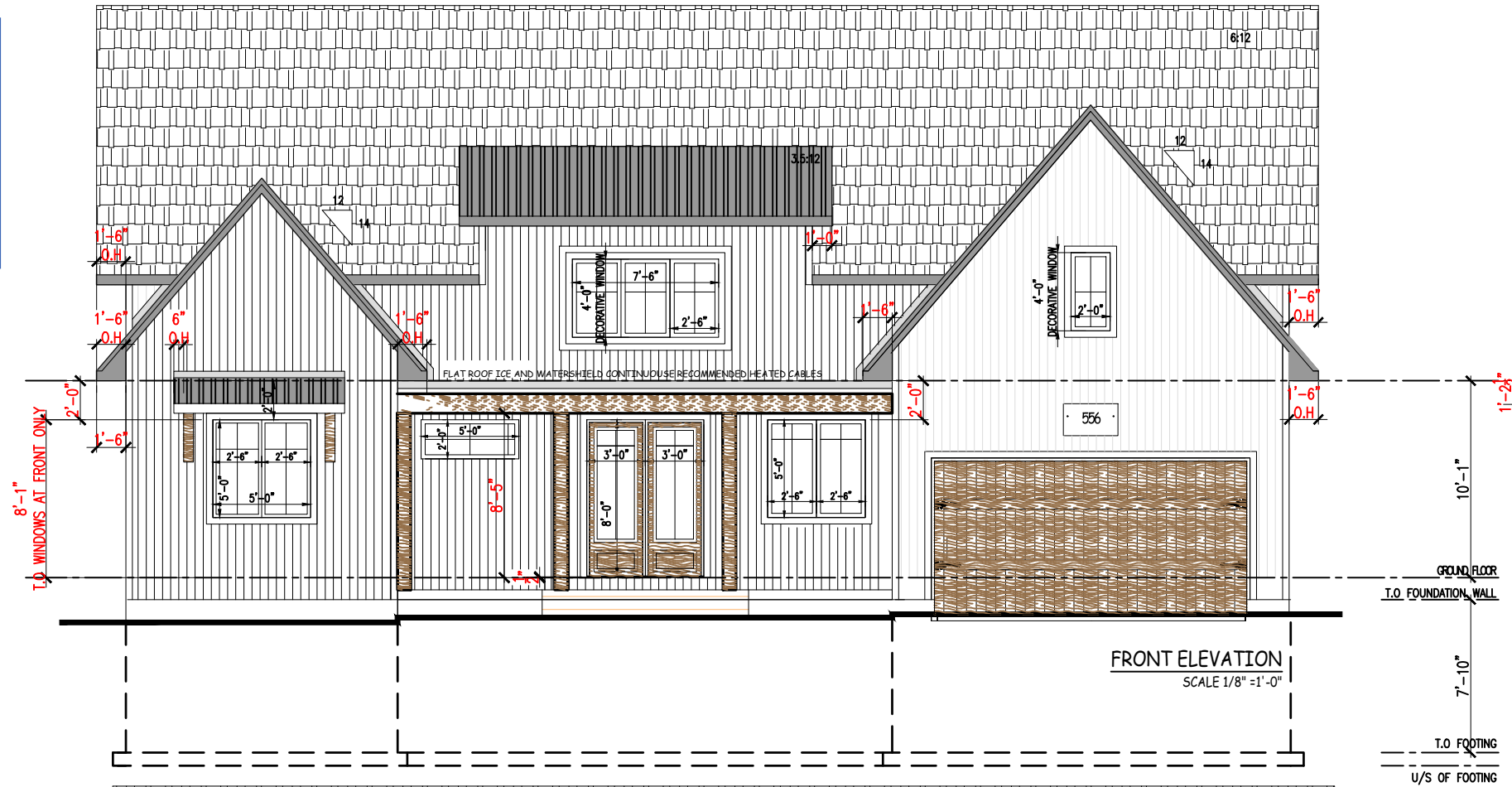
REGISTERED  
LOT 325  
LOT 323  
LOT 388  
LOT 389  
LOT 390  
LOT 391



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2024-05-29

City of Ottawa | Ville d'Ottawa  
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CELEBRATING  
**35**  
YEARS  
DESIGN • BUILD

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**MD**  
MIROCA DESIGN  
INCORPORATED SINCE 1986  
CUSTOM HOME DESIGN  
PROJECT MANAGEMENT

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FEATURED ON HOZZ.COM  
[houzz.com/pro/mirocadesign/miroca-design](https://houzz.com/pro/mirocadesign/miroca-design)

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NO.	DESCRIPTION & DATE
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**JOB TITLE:**  
PROPOSED BUNGALOW  
556 MANSFIELD AVENUE  
LOT 323 AND PART OF LOT  
321 REGISTERED PAN 4M-29  
CITY OF OTTAWA

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**SHEET TITLE:**  
FRONT ELEVATION AND  
REAR ELEVATIONS

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SCALE: AS SHOWN	DWG NO.
DRAWN: T.S	<b>A3.5</b>
CHECKED:	
DATE: MAY 2024	
PRINT DATE:	

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2024-05-29

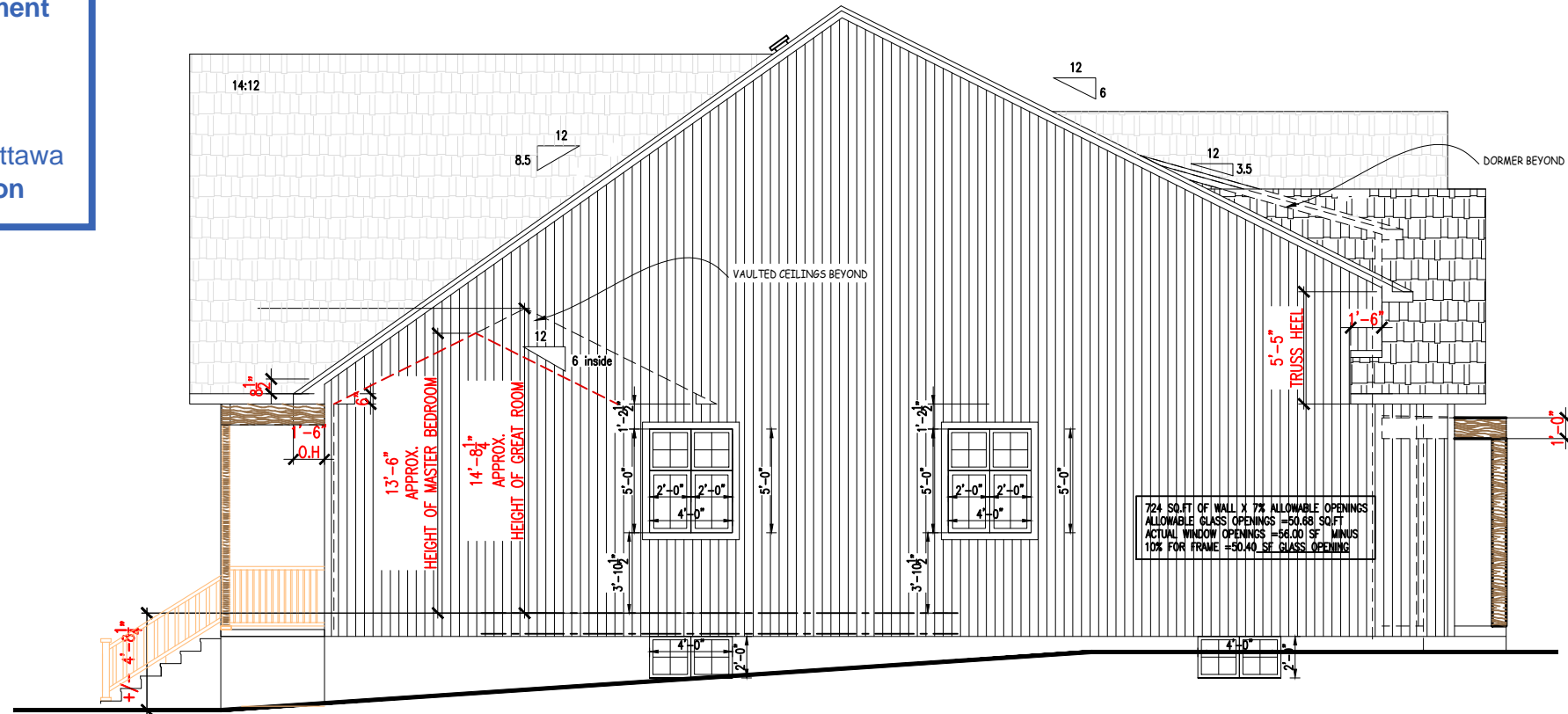
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CELEBRATING  
**35**  
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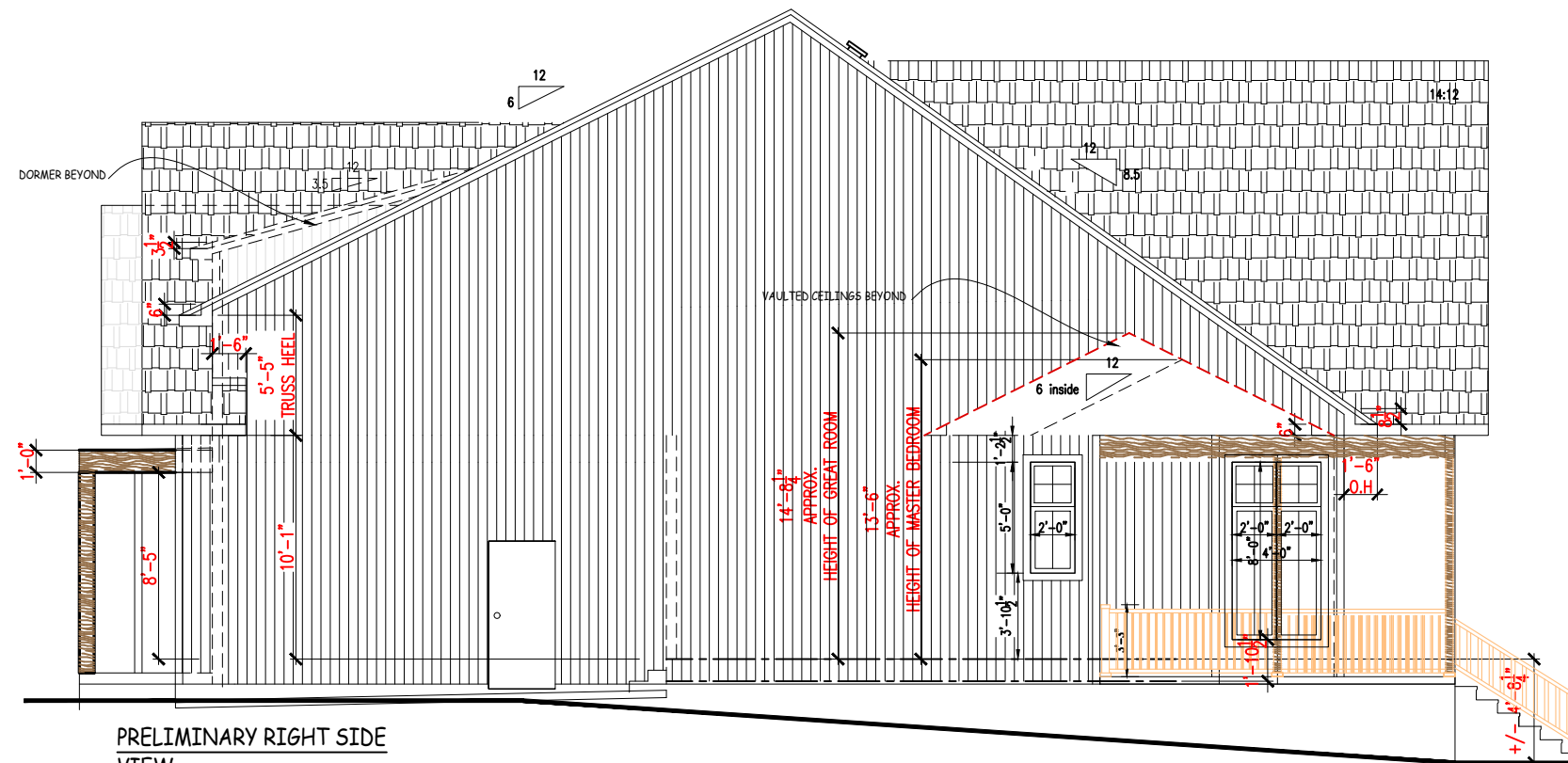
**MD**

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INCORPORATED SINCE 1986  
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PROJECT MANAGEMENT

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PRELIMINARY LEFT SIDE VIEW  
SCALE 3/16" = 1'-0"



PRELIMINARY RIGHT SIDE VIEW  
SCALE 3/16" = 1'-0"

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SHEET TITLE:  
RIGHT AND LEFT SIDE  
ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: T.S	A4.5
CHECKED:	
DATE: MAY 2024	
PRINT DATE:	