

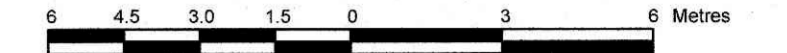
SECORD AVENUE

TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 10 REGISTERED PLAN 527 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



Metric

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

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 regulations made under them.
2. The survey was completed on the 3rd day of August, 2023.

August 31, 2023 Date

T. Hartwick Ontario Land Surveyor

Notes & Legend

Table with 2 columns: Denotes (symbols) and Survey Monument Planted, Survey Monument Found, Standard Iron Bar, etc.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919880105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°31'10" counter-clockwise was applied to bearings on plan P1, P3 and P5.

ELEVATION NOTES

- 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. 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 agrees with the information shown on this drawing.

UTILITY NOTES

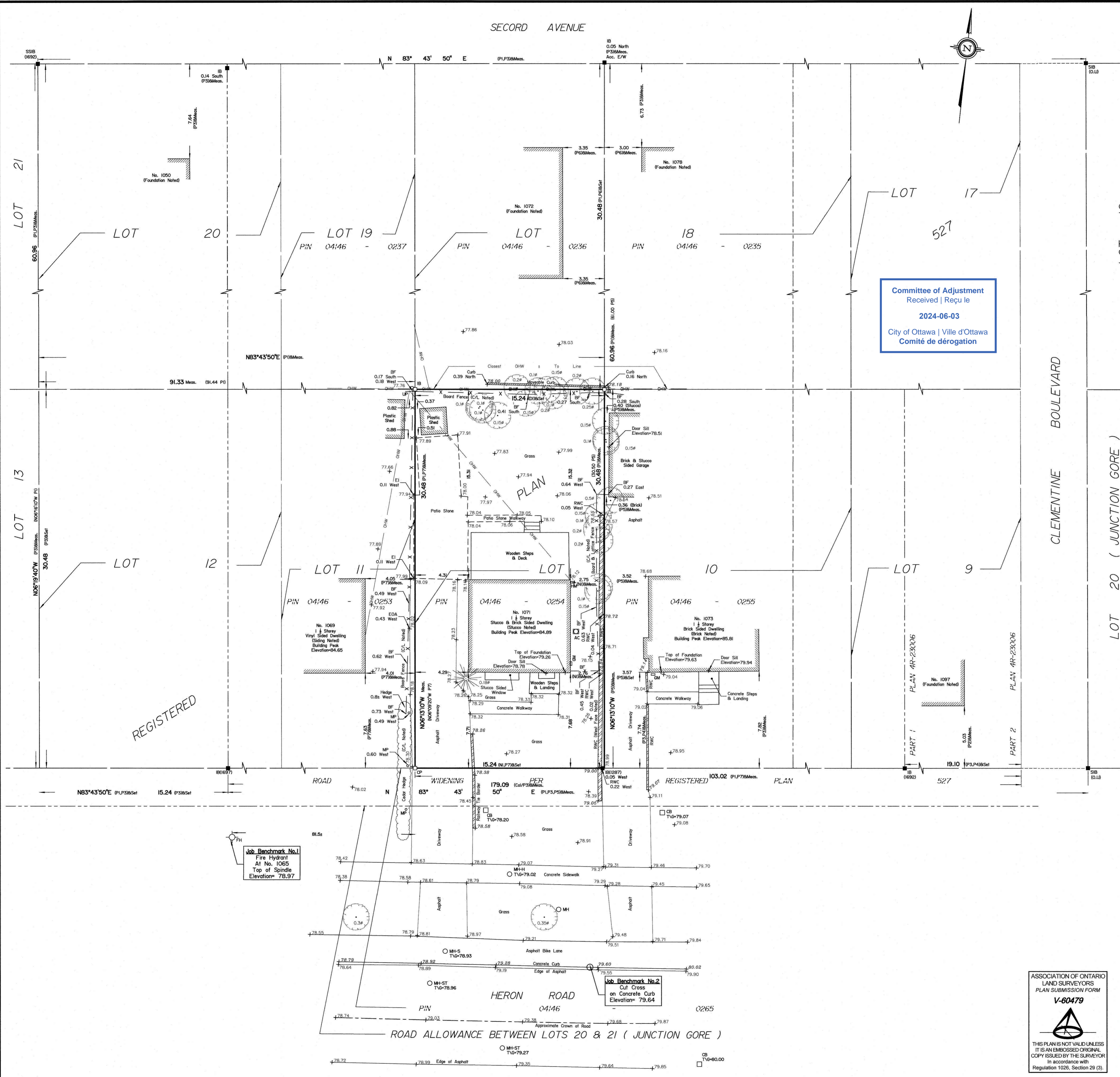
- 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ASSOCIATION OF ONTARIO LAND SURVEYORS LAND SUBMISSION FORM V-60479



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

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Committee of Adjustment Received | Reçu le 2024-06-03 City of Ottawa | Ville d'Ottawa Comité de dérogation

REGISTERED

Job Benchmark No.1 Fire Hydrant At No. 1065 Top of Spindle Elevation= 78.97

Job Benchmark No.2 Cut Cross on Concrete Curb Elevation= 79.64

ROAD ALLOWANCE BETWEEN LOTS 20 & 21 (JUNCTION GORE)

Vertical text on the far left edge of the page.

TABLE 160A – R3 SUBZONE PROVISIONS (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)
(By-law 2020-288)

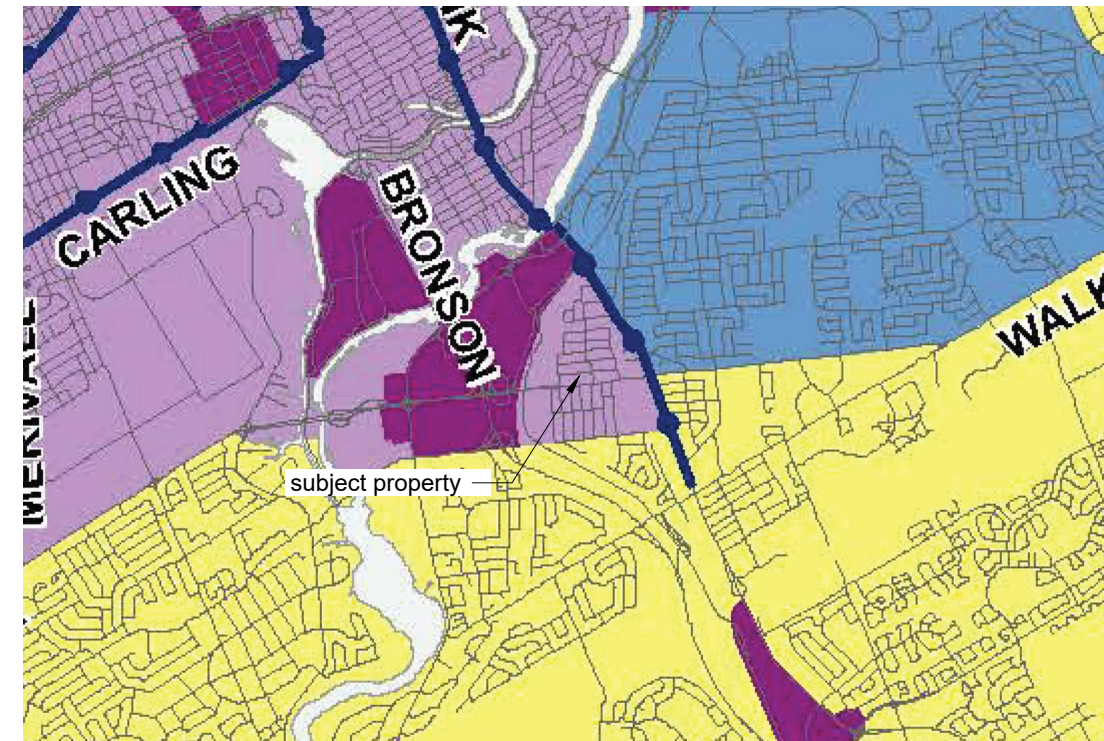
I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
A	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Three Unit	18	540	10.7 in Schedule 342, in other cases 11	6	4.5	varies ²	3.6 total, 1.2 for one side yard	2
		Detached, Duplex, Linked-detached	15	450		6	4.5	varies ²	3 total, 1.2 for one side yard	2
		Long Semi	10	300		6	4.5	varies ²	3 total, 1.2 for one side yard	2
		Semi-Detached	9	270		6	4.5	varies ²	1.2	2
		Townhouse	6	180	10 in Schedule 342, in other cases 11	6	4.5	varies ²	1.2	2,6

A0-A1: 30.46 m (99.93 ft)
 A1-A2: 15.24 m (50.00 ft)
 A2-A3: 30.46 m (99.94 ft)
 A3-A0: 15.24 m (50.00 ft)
 Total Perimeter: 91.40 m (299.87 ft)
 Total Area: 464.17 m² (4996.25 ft²) (0.05 ha)
 3 lots average size 154 sqm

TABLE 160B – ADDITIONAL ZONING PROVISIONS (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
2	For lands located outside of Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m. For lands located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-Rise Residential Uses. (By-law 2020-288)
6	For lands within the Schedule 342, where a building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 metres. Where the property is located outside of Area A on Schedule 342, or where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 12 m in the R3YY subzone, or 11 m in any other subzone. (By-law 2020-288)

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-06-18
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



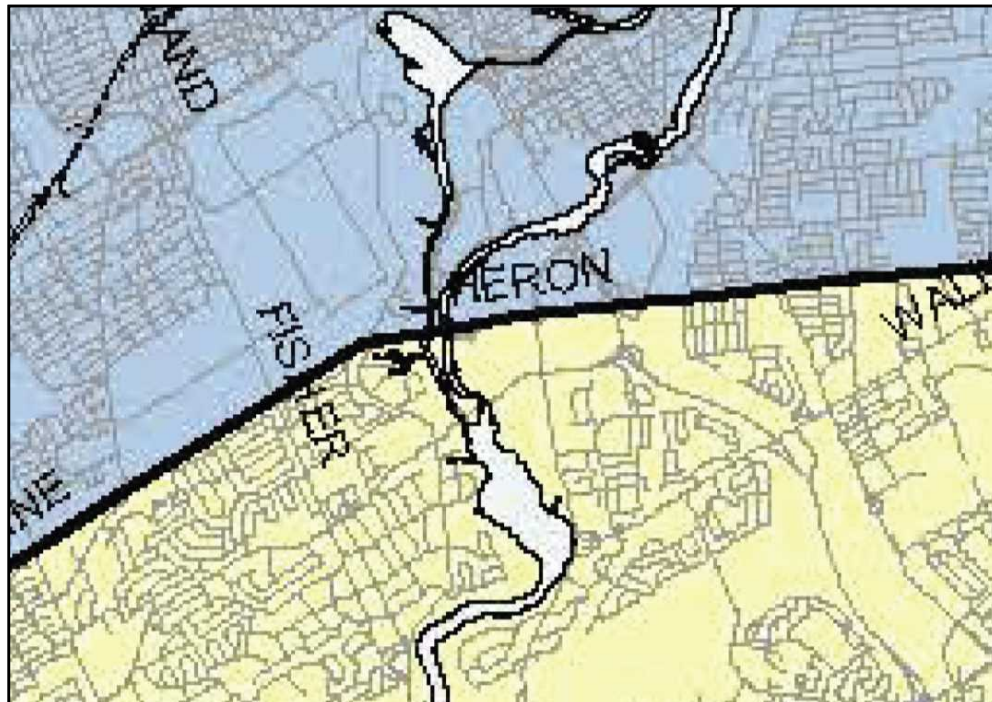
- Area X: Inner Urban
Secteur X: Secteur urbain intérieur
- Area Y: Inner Urban Mainstreets
Secteur Y: Rues principales du secteur ur
- Area Z: Near Major LRT Stations
Secteur Z: Près des stations de train léger
- Area B: Outer Urban/Inner Suburban
Secteur B : Secteur urbain extérieur/Banlieue
- Area C: Suburban
Secteur C: Secteur suburbain
- Area D: Rural
Secteur D: Secteur rural



1071 Heron Road
 Project
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<p>RAPID TRANSIT</p> <p>TRANSIT LEVEL OF SERVICE 'A'</p> <p>O-Train - Grade Separated Crossings </p> <p>Transitway - Grade Separated Crossings </p> <p>TRANSIT LEVEL OF SERVICE 'B'</p> <p>O-Train - At-Grade Crossings </p> <p>Transitway - At-Grade Crossings </p> <p>TRANSIT PRIORITY</p> <p>Transit Priority Corridor </p>	<p>TRANSECT POLICY AREA / SECTEUR STRATÉGIQUE DU TRANSECT</p> <p> Inner Urban / Urbain intérieur</p> <p>OVERLAYS / AFFECTATION SUPPLÉMENTAIRE</p> <p> Evolving Neighbourhood / Quartier en évolution</p>	<p>DESIGNATIONS / DÉSIGNATIONS</p> <p> Hub / Carrefour</p> <p> Corridor - Mainstreet / Couloir - Rue principale</p> <p> Corridor - Minor / Couloir - Rue principale mineure</p> <p> Mixed Industrial / Industrie Mixte</p> <p> Greenspace / Espace vert</p> <p> Neighbourhood / Quartier</p>
--	---	---



BOUNDARIES OF THE CENTRAL, INNER URBAN, SUBURBAN AND RURAL AREAS

LIMITES DES SECTEURS CENTRAL, CENTRE-VILLE, SUBURBAIN ET RURAL

AREA / SECTEUR A Central Area (as per Official Plan)
Secteur central (selon le Plan officiel)

AREA / SECTEUR B Bounded by Ottawa River, Britannia, Carling, both sides of Pinecrest, Baseline, Heron, both sides of Riverside, Brookfield, Airport, both sides of Walkley, Russell, both sides of St. Laurent, Ogilvie, Aviation, both sides of Montreal and of Blair; excludes Rockcliffe Park

Délimitée par la Rivière des Outaouais, les rues Britannia, Carling, les deux côtés de la rue Pinecrest, par les rues Baseline, Heron, les deux côtés de la rue Riverside, par les rues Brookfield, Airport, les deux côtés de la rue Walkley, par la rue Russell, par les deux côtés de St. Laurent, par les rues Ogilvie, Aviation, par les deux côtés des rues Montreal et Blair; Rockcliffe Park en est exclu.

AREA / SECTEUR C Urban and Greenbelt Area (Exempting Area A and Area B)
Secteur urbain et de la Ceinture de verdure (sauf les aires A et B)

AREA / SECTEUR D Rural Area
Secteur rural

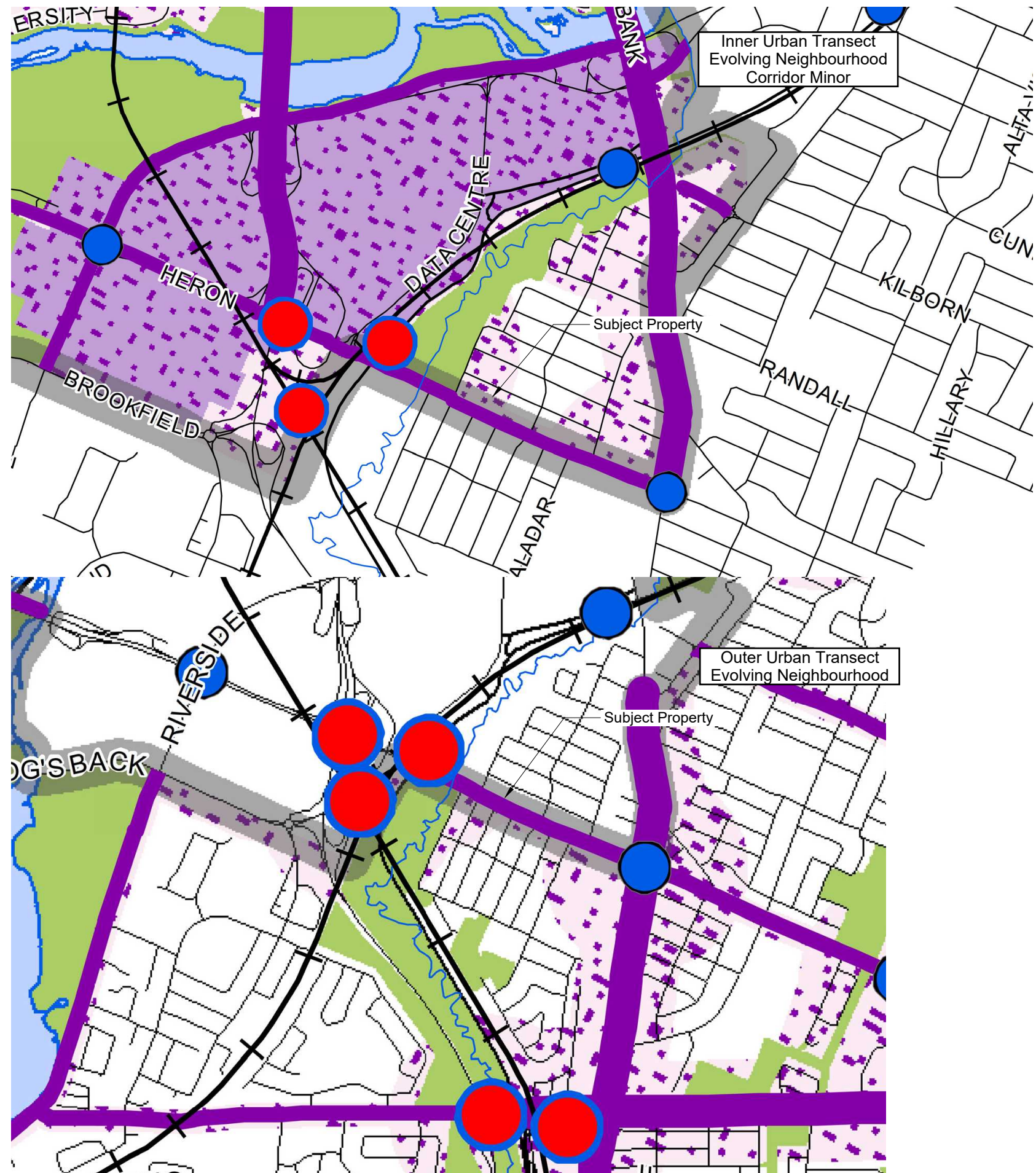
This is **SCHEDULE 1** to Zoning By-law 2008-250

3) Along Minor Corridors, permitted building heights are as follows, subject to appropriate height transitions and setbacks:

- a) Generally, not less than 2 storeys and in the maximum height range of between 4 to 6 storeys, except where a secondary plan or area-specific policy specifies different heights;
- b) Where the Zoning By-law permits a Low-rise building, an amendment to this Plan shall not be required to consider a building of 5 or 6 storeys;

c) The wall heights directly adjacent to a street of such buildings shall be proportionate to the width of the abutting right of way, and consistent with the objectives in the urban design section on Mid-rise built form in Subsection 4.6.6, Policy 7); and
 d) The height of such buildings may be limited further on lots too small to accommodate an appropriate height transition.

4) All buildings along Mainstreets or Minor Corridors shall have active entrances facing the Mainstreet or Minor Corridor, regardless of use.



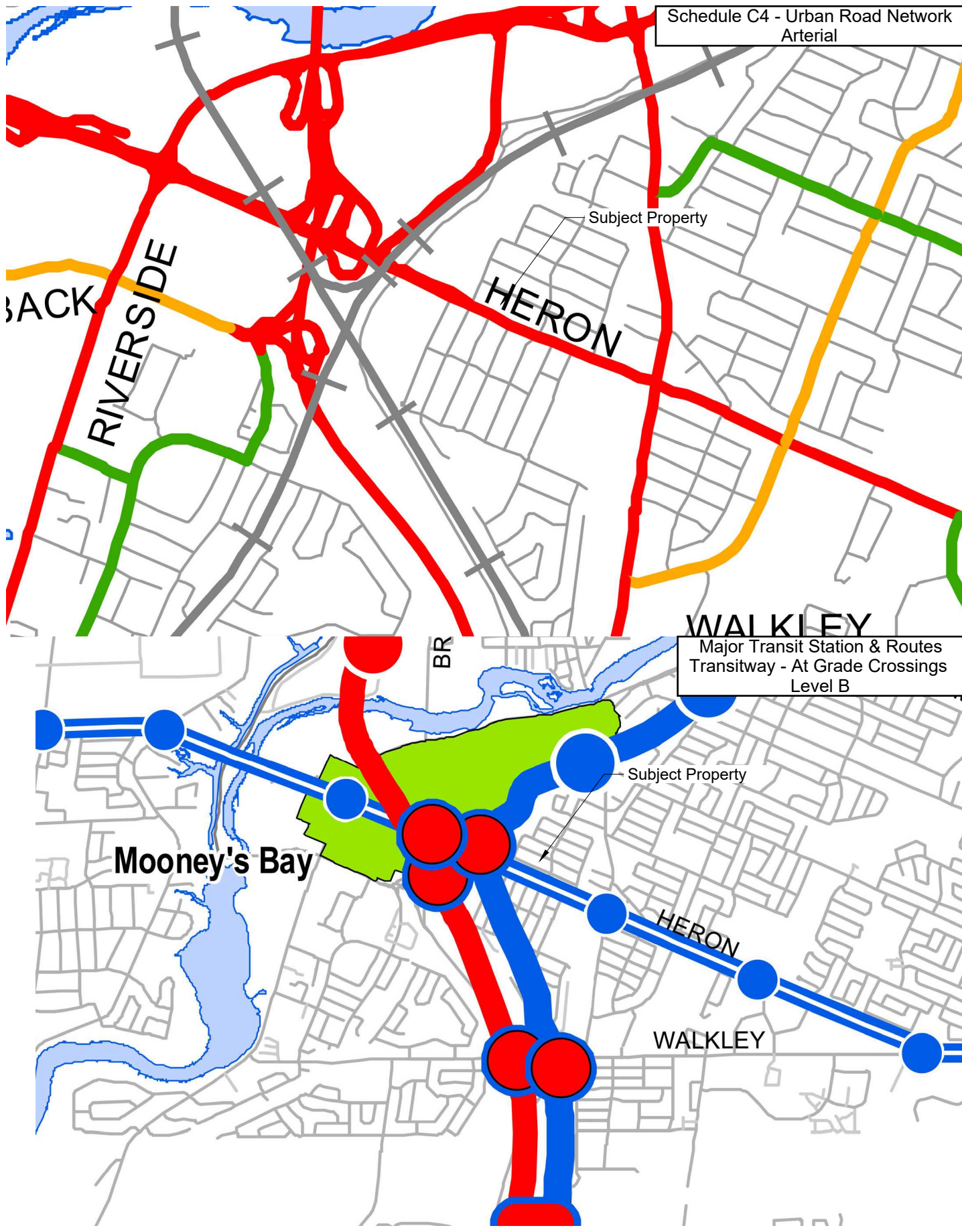
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June 18, 2024
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Transportation



1965



1976



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1965 1975

A.03



2021



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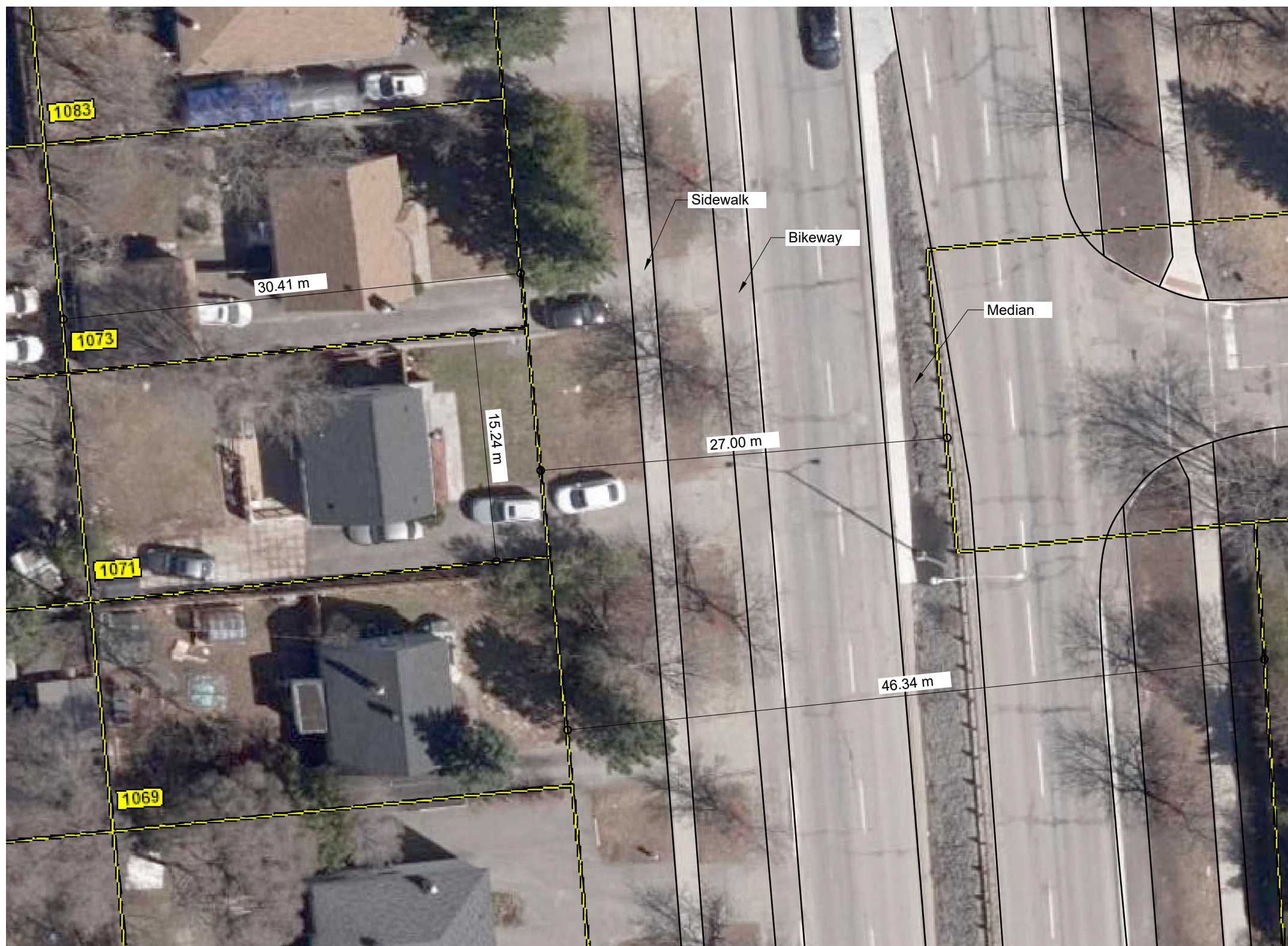
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 Street 2021



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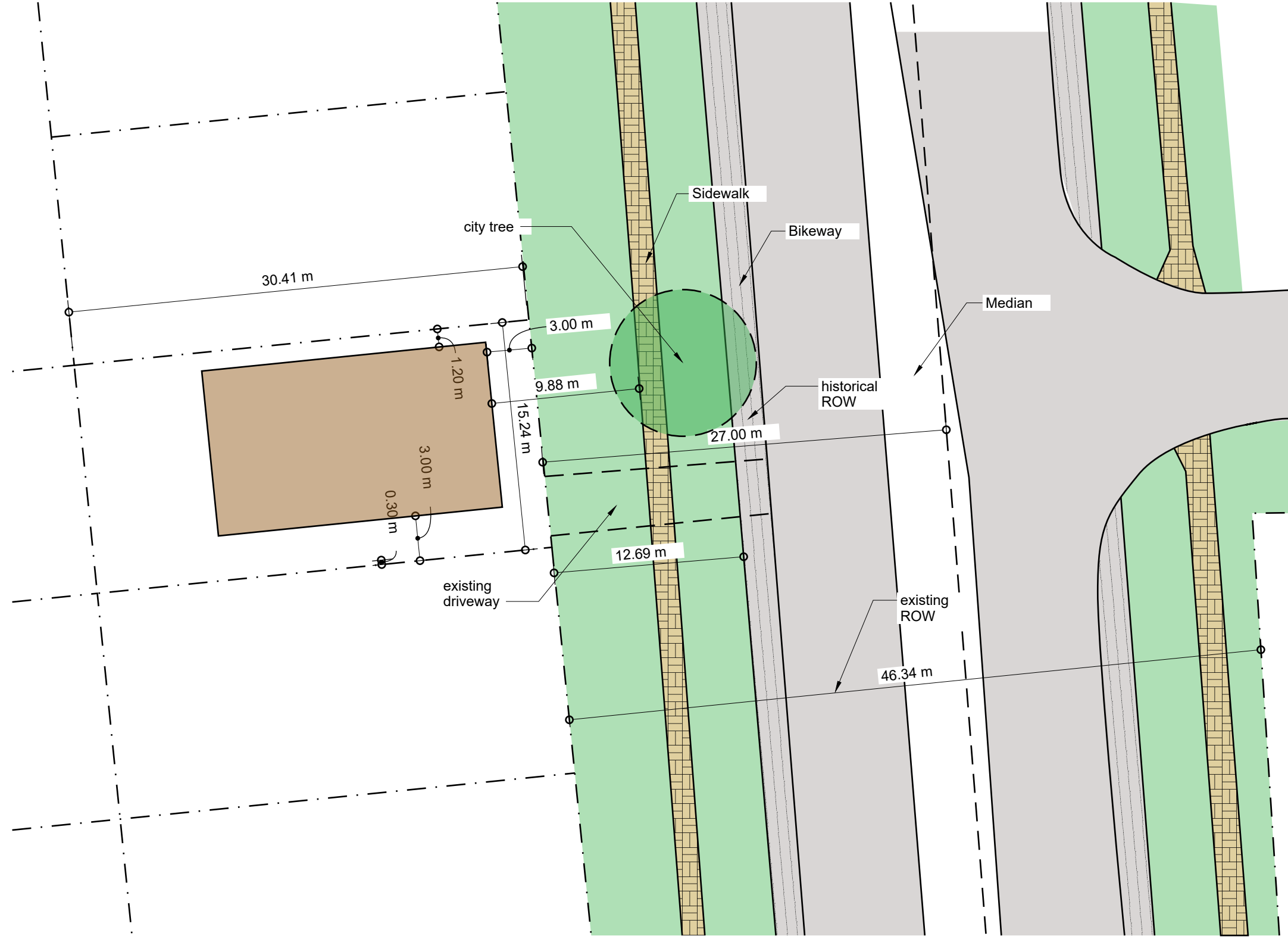
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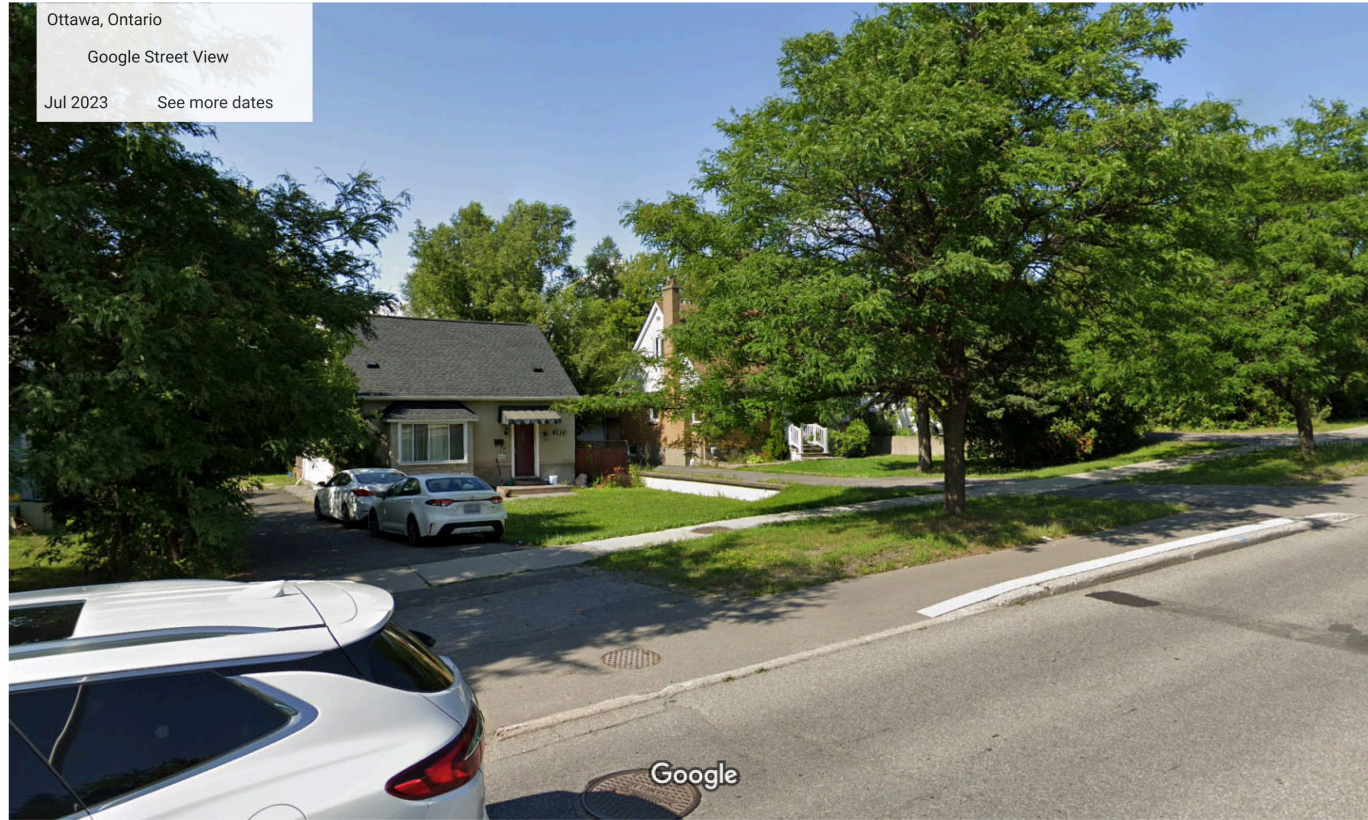
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Street @
Property



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Google Maps 1069 Heron Rd



Ottawa, Ontario
Google Street View
Jul 2023 See more dates

Image capture: Jul 2023 © 2024 Google



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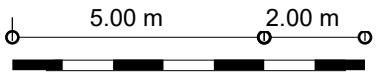
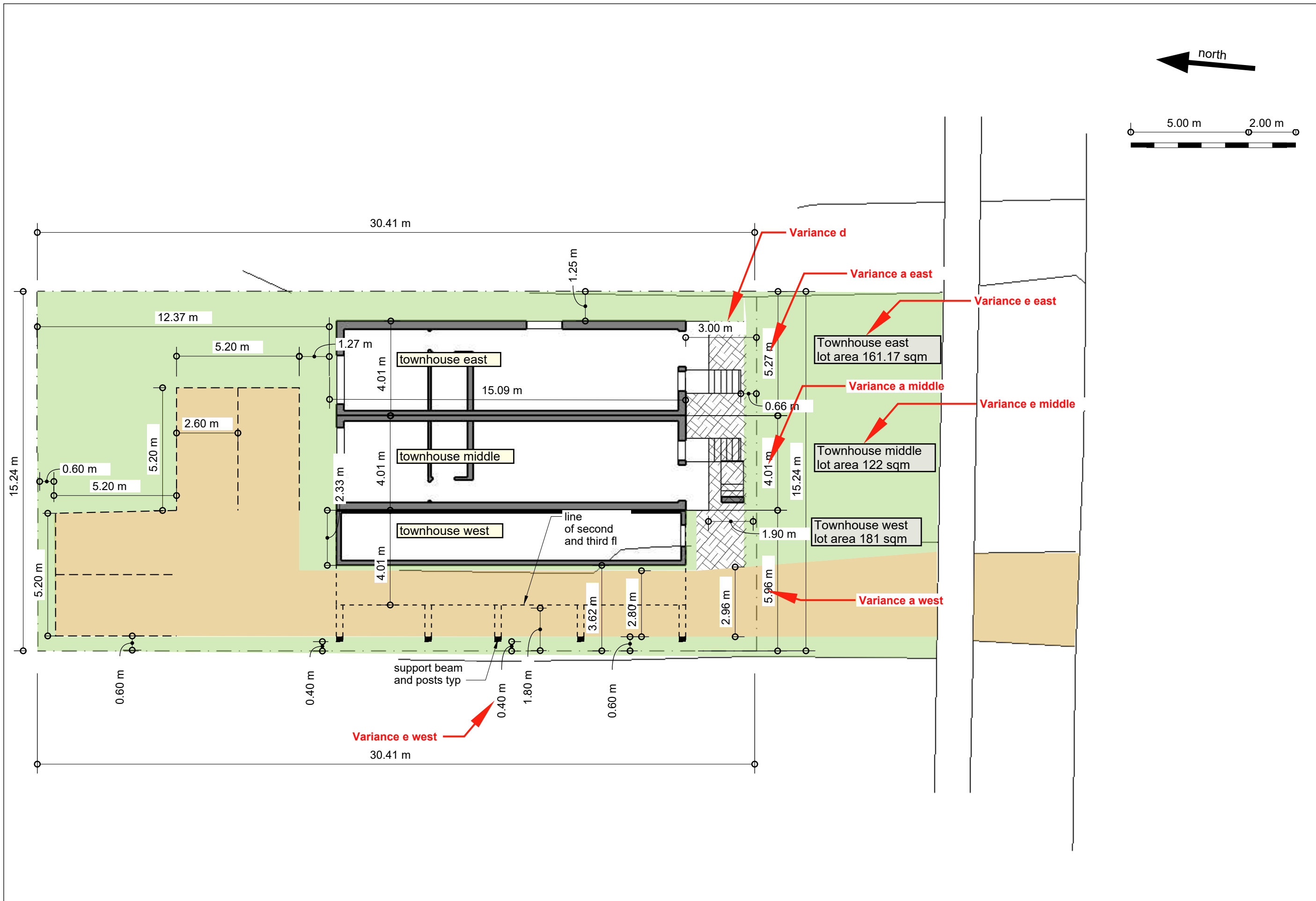
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Site Picture

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Site Plan

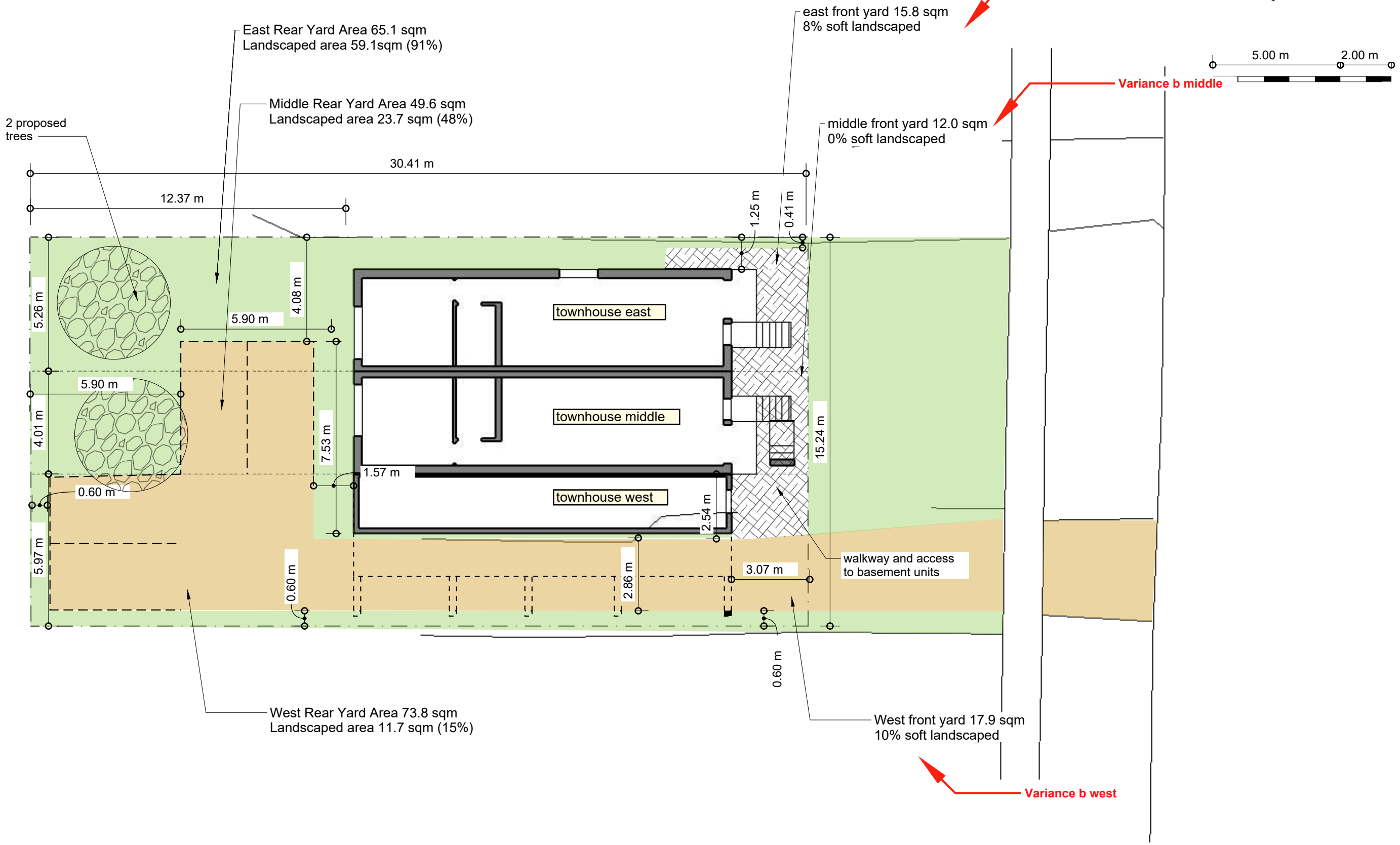
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full rear yard
soft landscaping
50%



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Landscaping

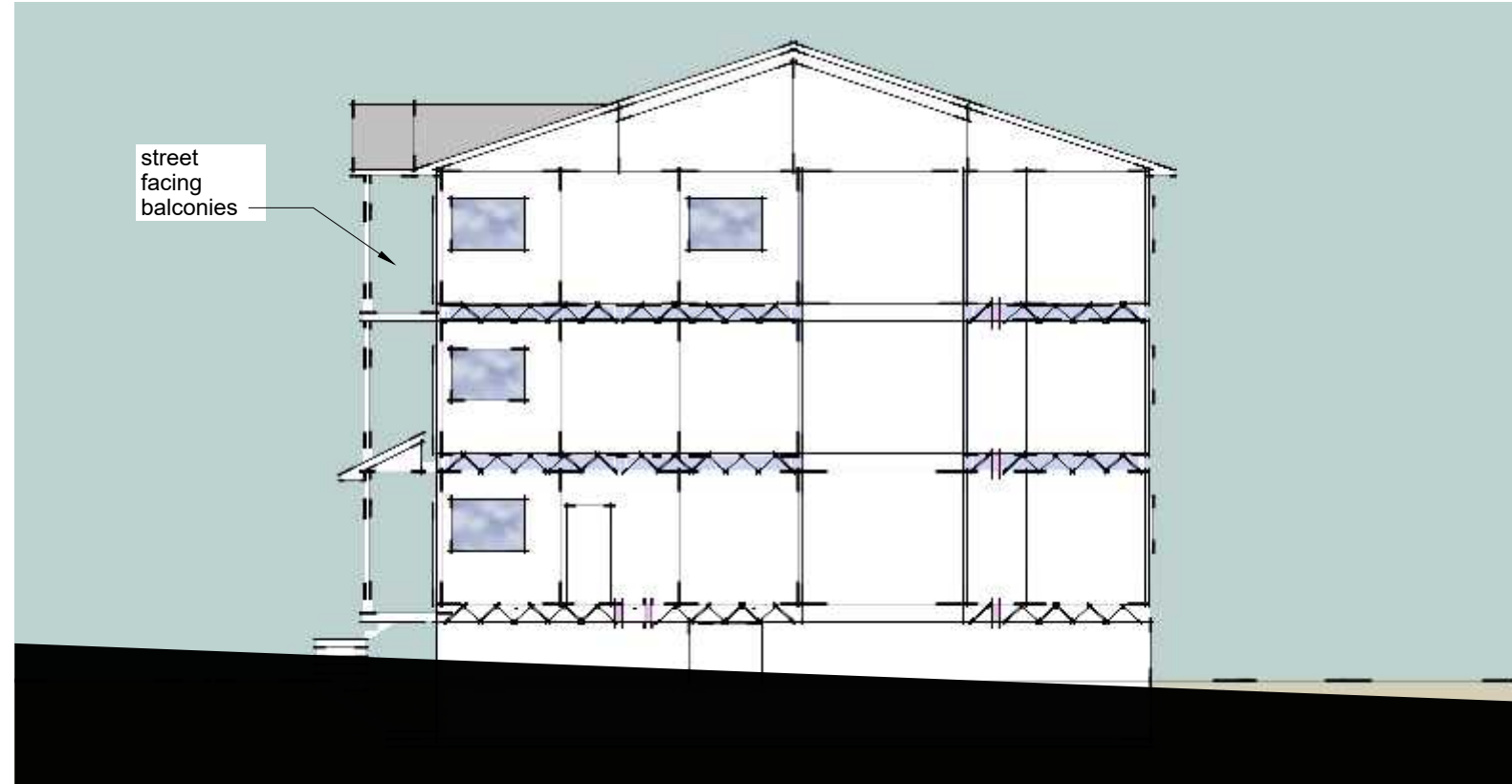
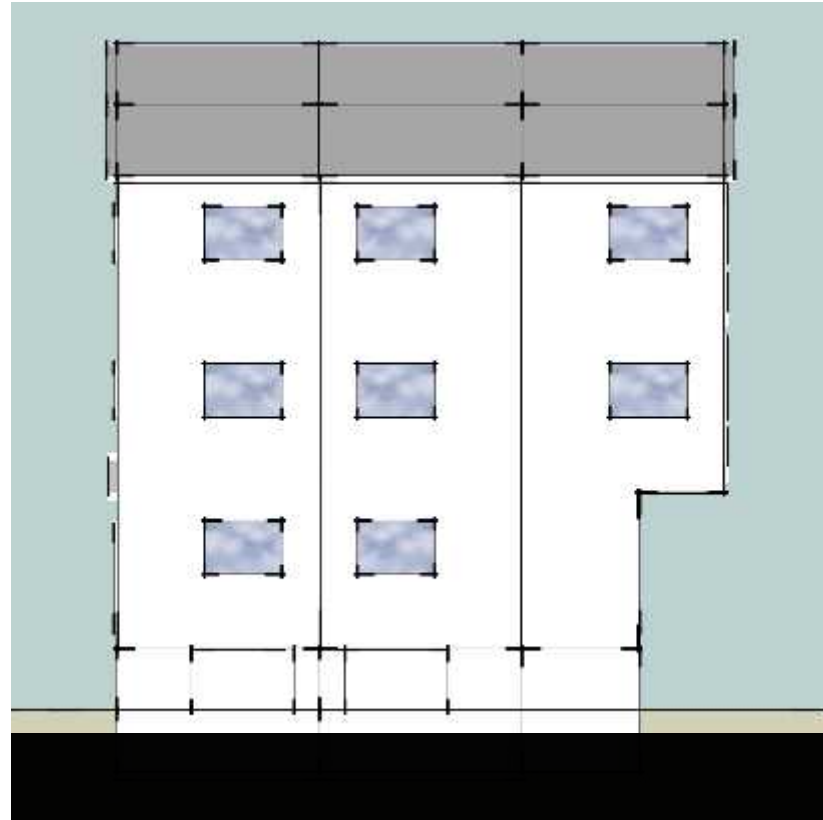
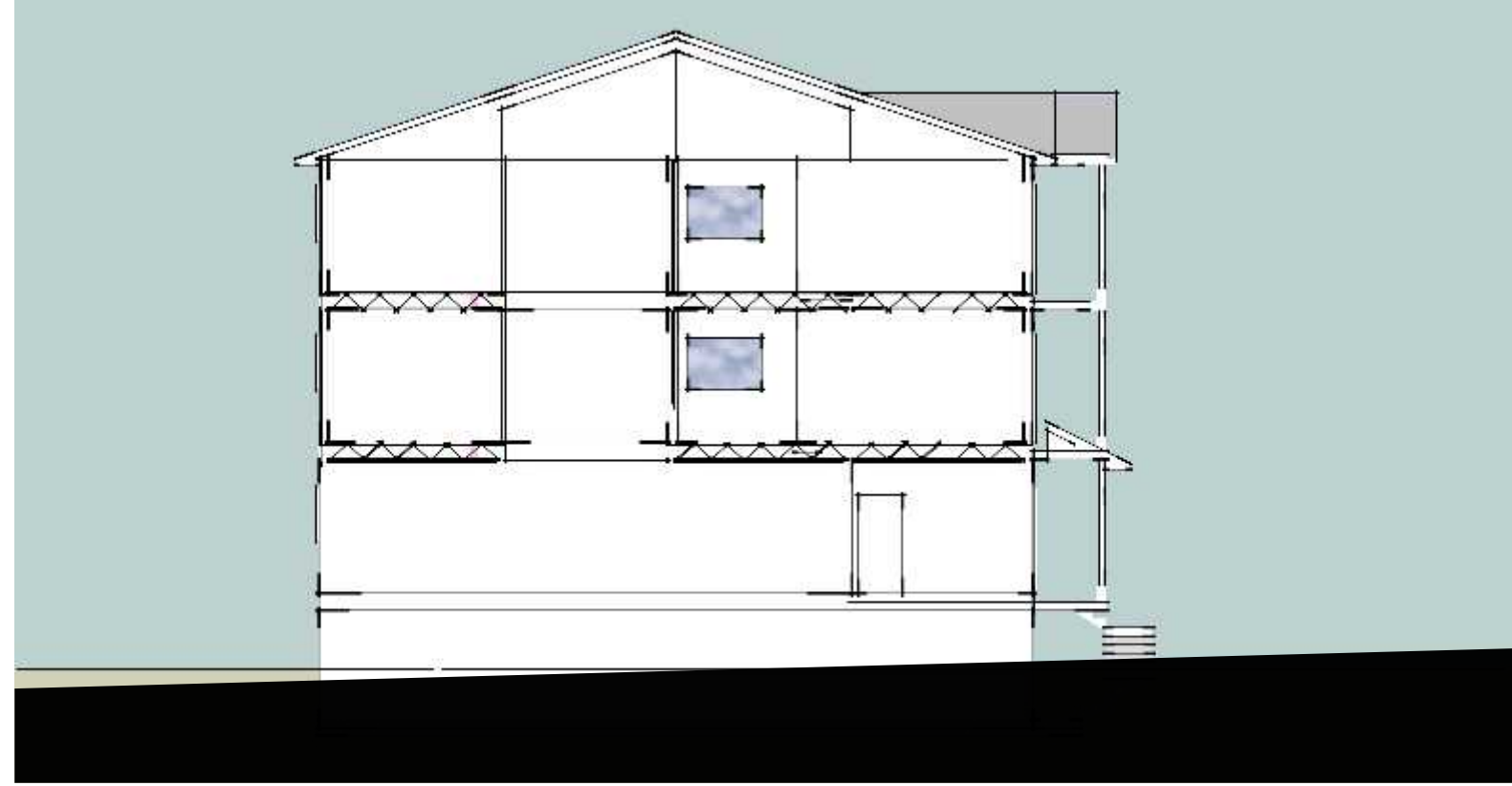
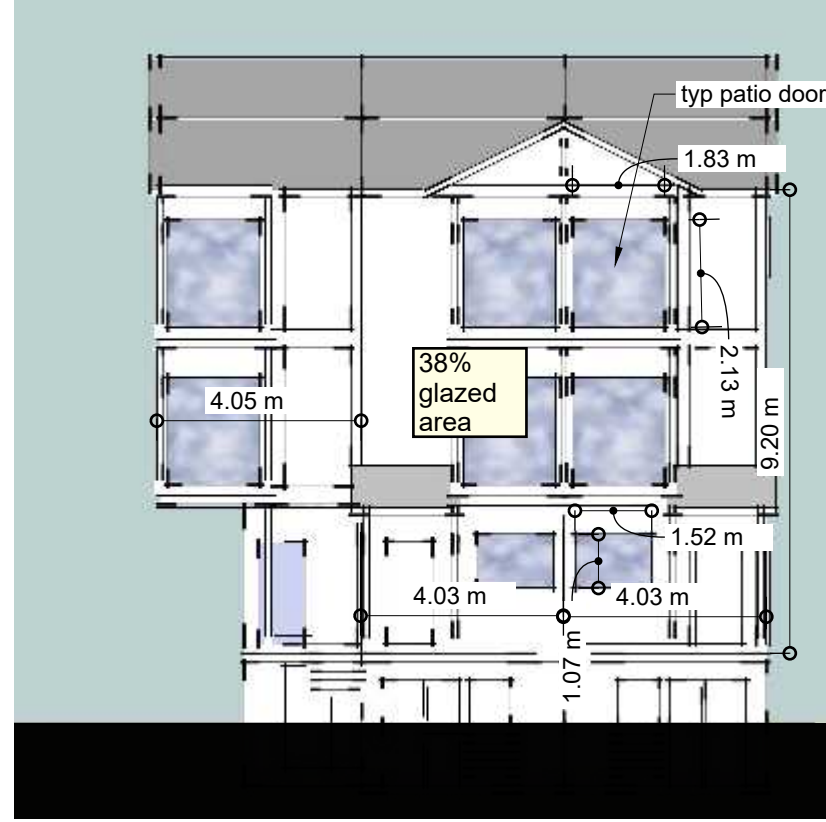
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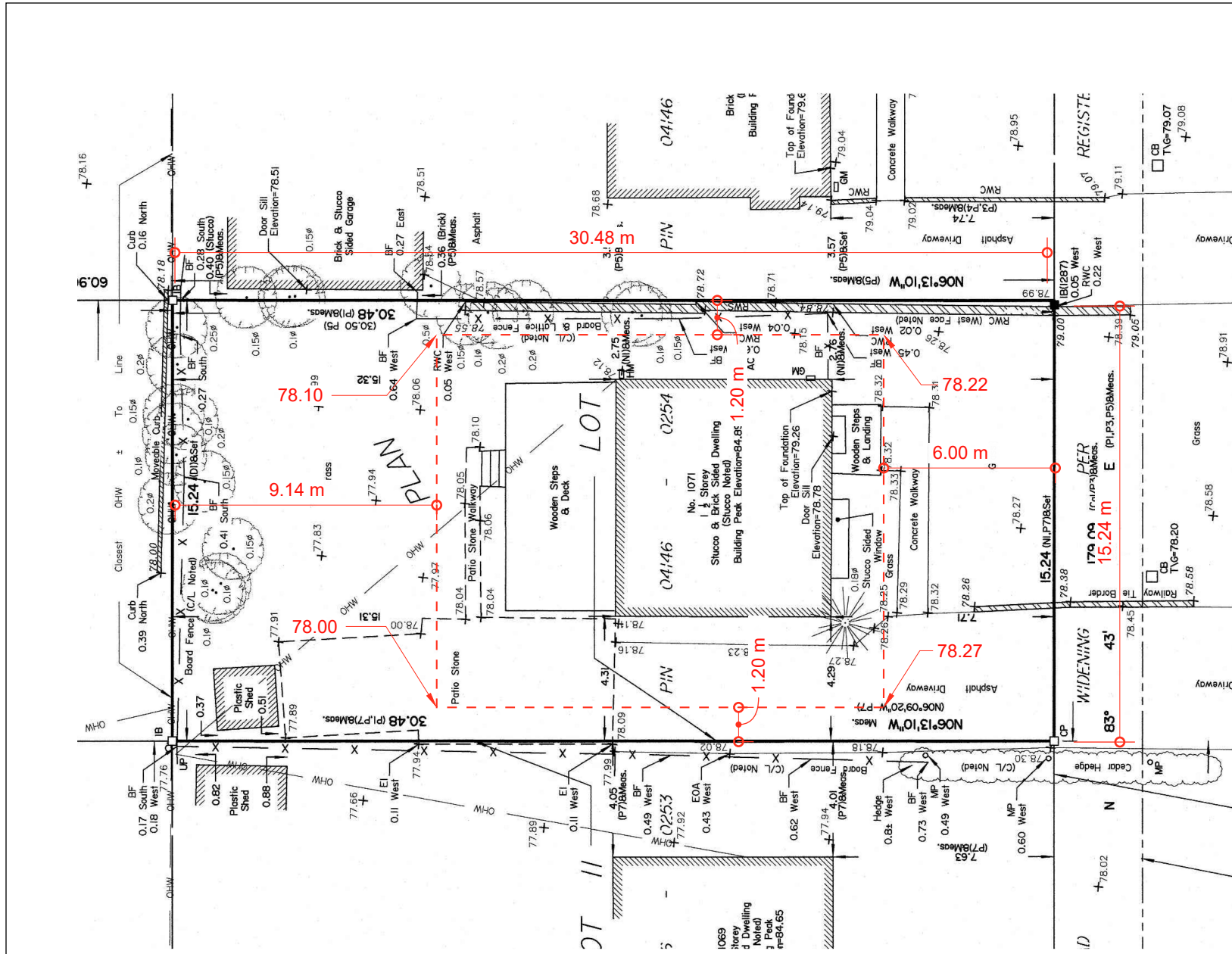
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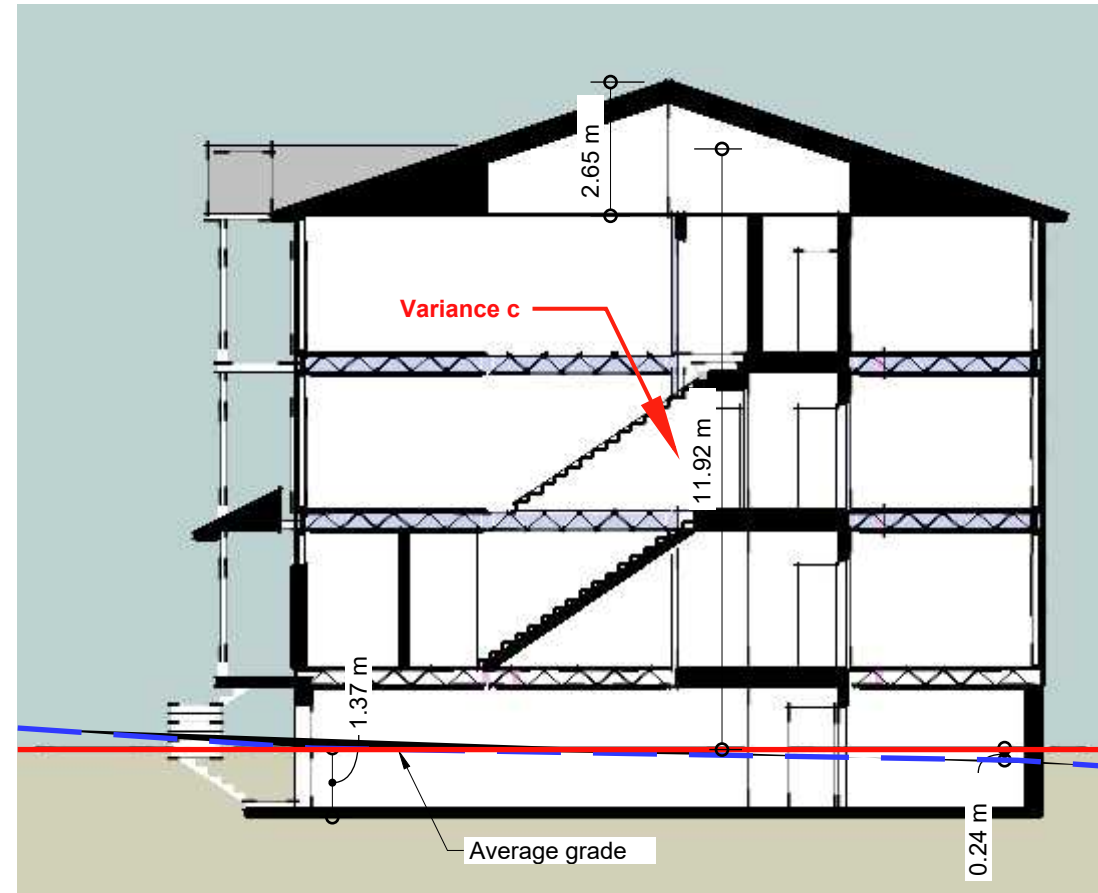
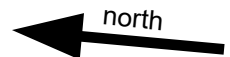
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Elevations



Average grade : 78.15



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