

Committee of Adjustment
Received | Reçu le
2024-08-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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.

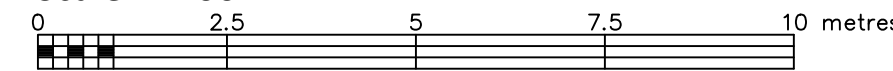
SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	ALL OF 286 & 287			419.7
2	ALL OF 288 & 289	375	ALL OF 04676 - 0024	419.6

PLAN OF SURVEY OF

LOTS 286, 287, 288 & 289
REGISTERED PLAN 375
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100



Metric Note

Distances and/or 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 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°14'15" clockwise was applied to bearings on P1.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5023752.99	363895.35
(B)	5023784.97	363947.52
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:

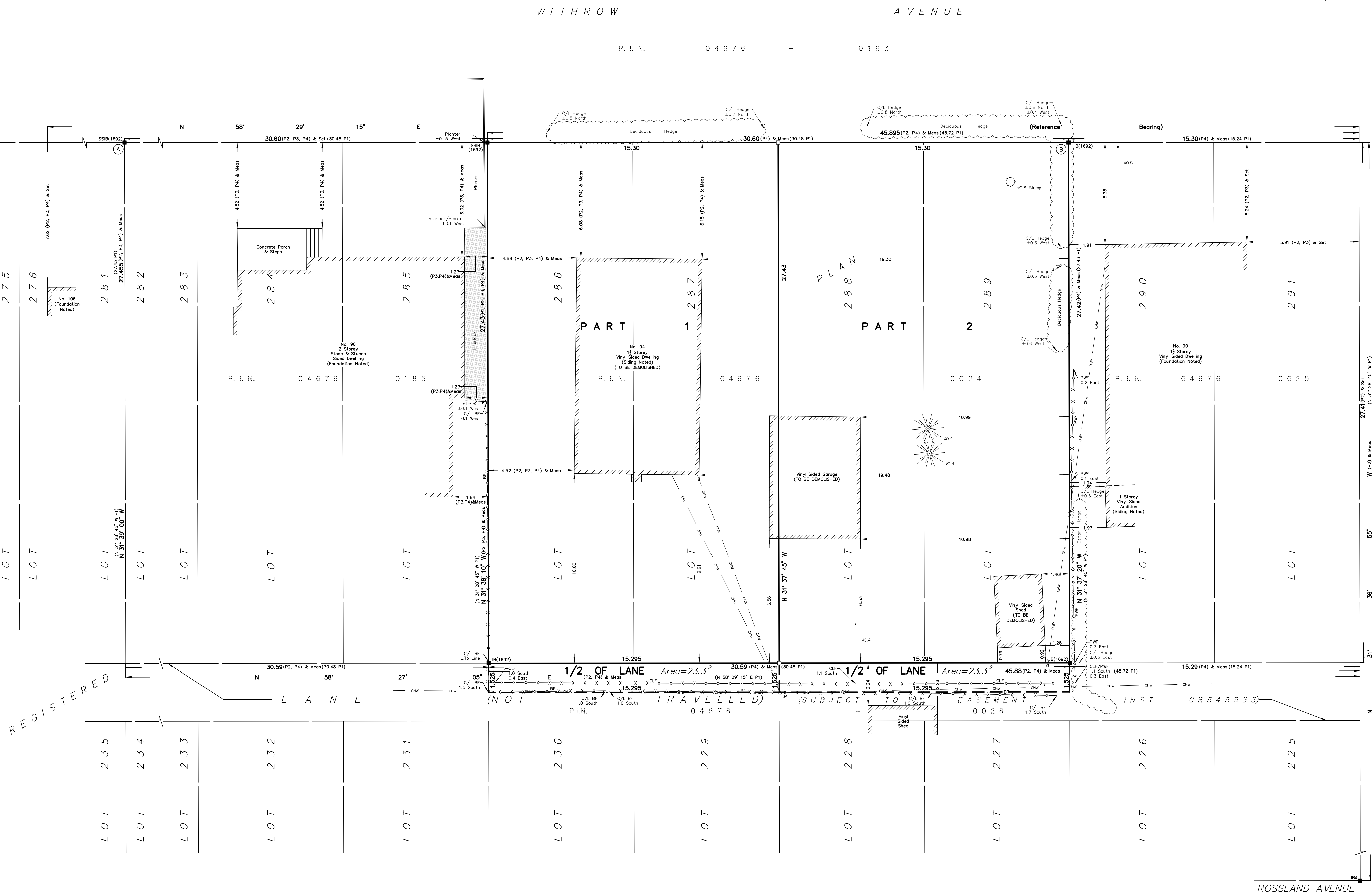
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the _____ day of _____, 2024.

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
- Survey Monument Found
- SSIB Standard Iron Bar
- IB Short Standard Iron Bar
- Meas Iron Bar
- (P1) Measured
- (P2) Registered Plan 375
- (P3) Plan by (1692) dated August 30, 2017 (File No. 303-17)
- (P4) Plan by (1692) dated June 26, 2018 (File No. 84-18)
- (P4) Plan by (1692) dated February 12, 2024 (File No. 21-24)
- OHW Overhead Wires
- Utility Pole
- Diameter
- CLF Chain Link Fence
- PWF Post and Wire Fence
- BF Board 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.
- Coniferous 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.

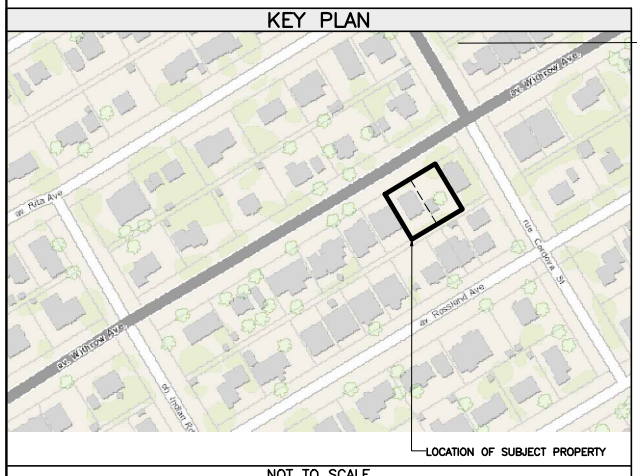


STREET

CORDOVA

ROSSLAND AVENUE

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: fdsurveys@bellnet.ca



NOT TO SCALE

PROJECT INFORMATION

ADDRESS: 94 WITHROW AVENUE, NEPEAN, ON. K2G 2J5

LEGAL DESCRIPTION: LOTS 286, 287, 288, & 289 REGISTERED PLAN 375 PIN: 04676-0024

ZONING: ZONING BYLAW 2008-250 | R1FF[632] SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT

DEVELOPMENT STANDARDS

ZONING PROVISIONS	REQUIRED	PROPOSED PART 1 (PLUS 1/2 LANE)	PROPOSED PART 2 (PLUS 1/2 LANE)
MIN. LOT WIDTH	19.5m	15.30m	15.30m
MIN. LOT AREA	600m ²	443.0m ²	442.9m ²
LOT DEPTH	N/A	28.95m	28.95m
MAX. BUILDING HEIGHT	8.5m	8.42m	8.42m
MIN. FRONT YARD SETBACK	5.63m (AVERAGE)	5.67m	5.42m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	28% OF LOT DEPTH	27.23% (7.88m)	28.08% (8.13m)
MIN. REAR YARD AREA	25% OF LOT AREA	28.7% (120.4m ²)	28.02% (124.1m ²)
MIN. INTERIOR SIDE YARD SETBACK	TOTAL IS 2.1m, WITH ONE YARD NO LESS THAN 0.9m	1.15m + 1.21m = 2.36m	1.15m + 1.21m = 2.36m
MAX. LOT COVERAGE	45%	42.12%	42.13%
FRONT YARD LANDSCAPING	40%	51.83%	51.73%
MAXIMUM DRIVEWAY WIDTH	5.5m	4.98m	4.98m

MINOR VARIANCES REQUESTED

PART 1

A) To permit a reduced lot width of 15.30 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A]

B) To permit an reduced lot area of 443 square metres, whereas the By-law permits a lot area of 600 square metres. [Table 156A]

C) To permit an reduced rear yard setback of 7.88 metres (27.23% lot depth), whereas the By-law permits a rear yard setback of 8.1 metres (28% lot depth). [Table 144B]

PART 2

D) To permit a reduced lot width of 15.30 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A]

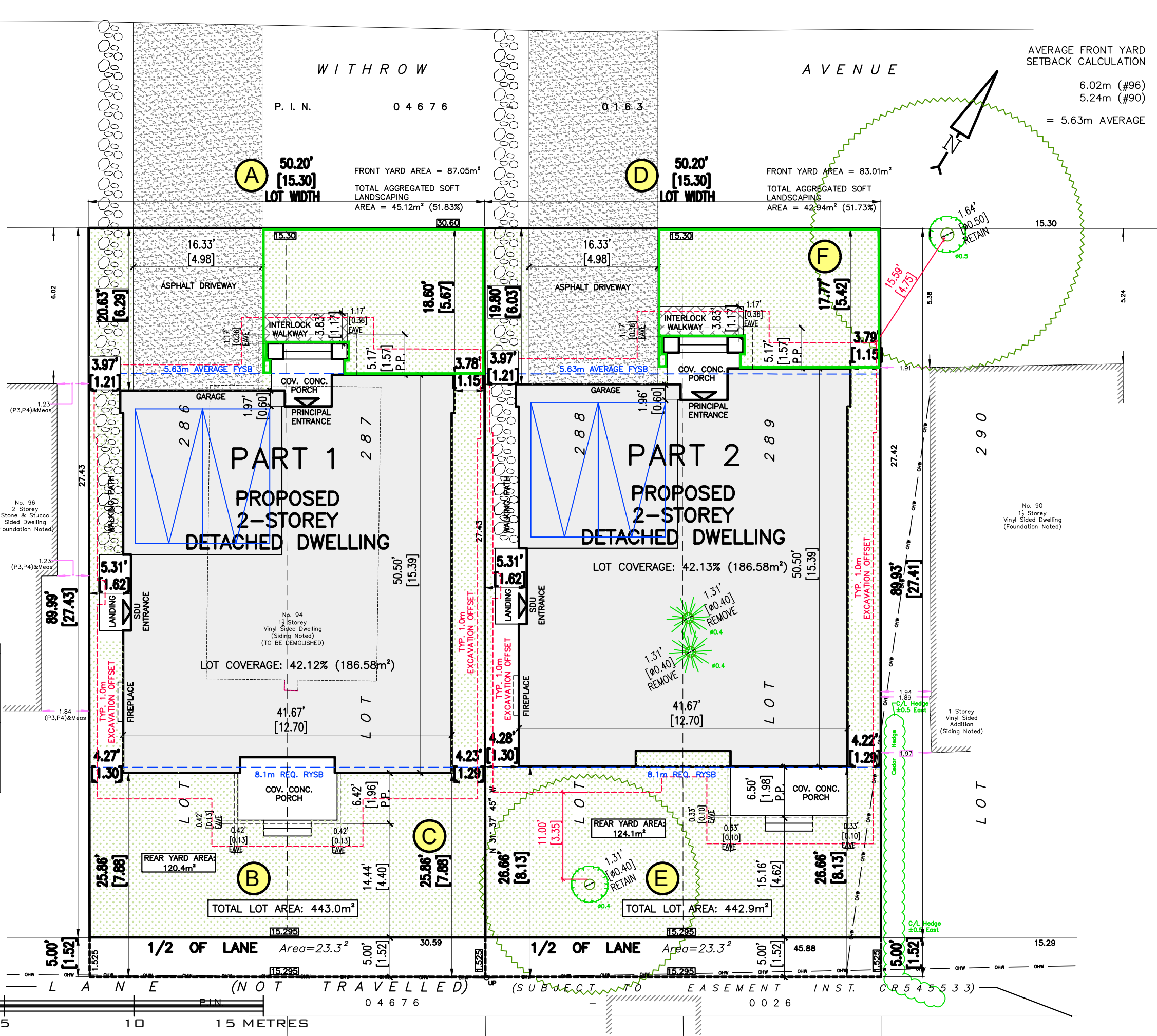
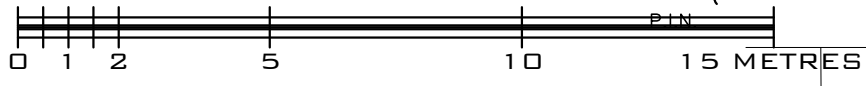
E) To permit an reduced lot area of 442.9 square metres, whereas the By-law permits a lot area of 600 square metres. [Table 156A]

F) To permit an reduced front yard setback of 5.42 metres, whereas the By-law permits an average front yard setback of 5.63 metres. [Table 156A]

LEGEND

PROPOSED BUILDING	SOFT LANDSCAPING AREA
DRIVEWAY	LINE OF REQUIRED SETBACK
WALKWAY	OVERHEAD WIRES
SOD	EXISTING TO BE DEMOLISHED
STEPPING STONES	EXCAVATION OFFSET

SITE PLAN
SCALE = 1:150



AVERAGE FRONT YARD SETBACK CALCULATION

6.02m (#96)

5.24m (#90)

= 5.63m AVERAGE

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

NO.	DESCRIPTION & DATE
REVISIONS	

JOB TITLE:

PROPOSED TWO STOREY DWELLING
94 WITHROW
CITY OF OTTAWA

SHEET TITLE:

SITE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	S1.1
CHECKED:	
DATE: AUGUST 2024	
PRINT DATE:	

Committee of Adjustment

Received | Reçu le

2024-08-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation



FRONT ELEVATION - PART 1
SCALE: 3/16" = 1'-0"

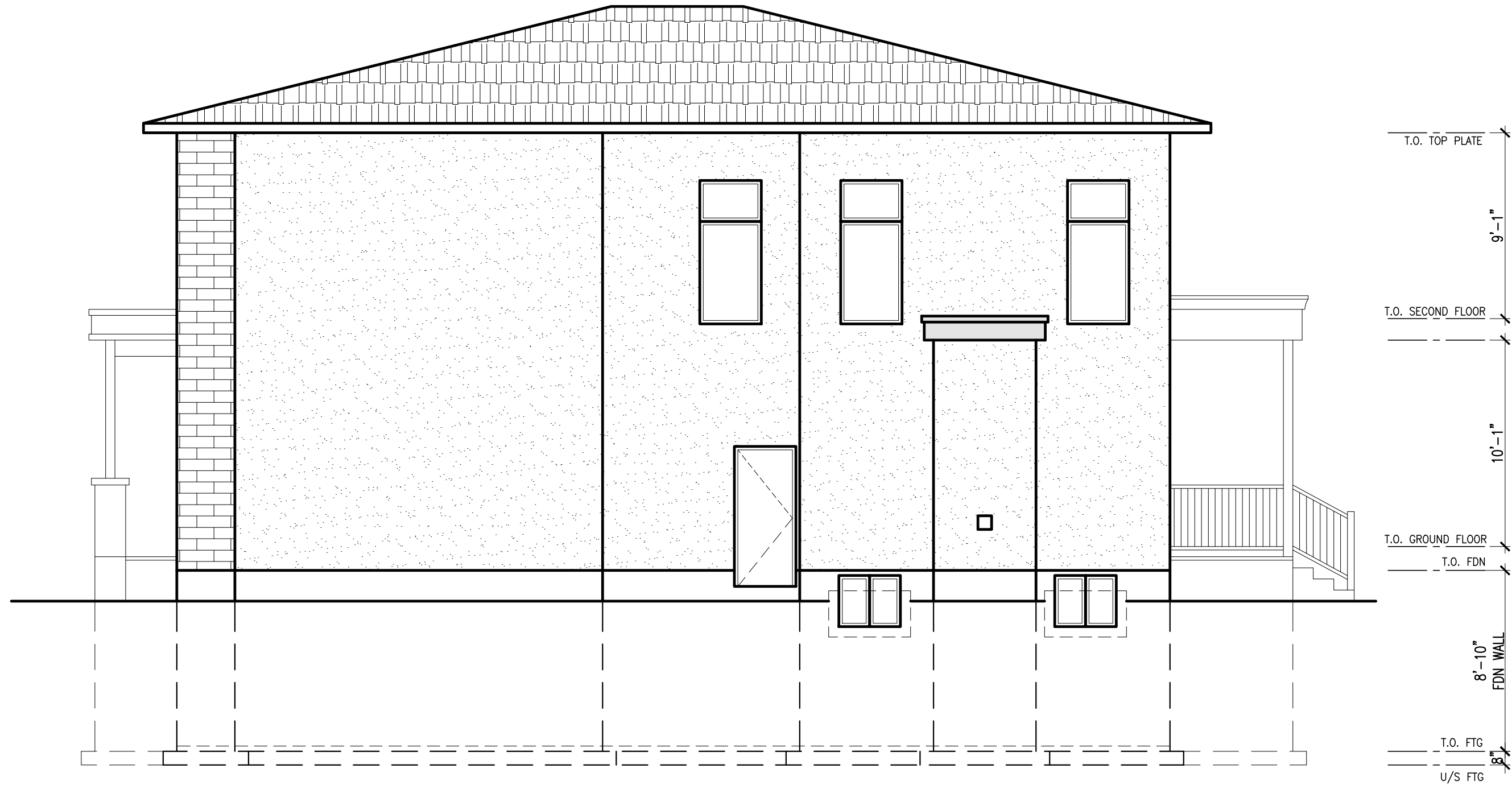
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NO.	DESCRIPTION & DATE	REVISIONS
1		

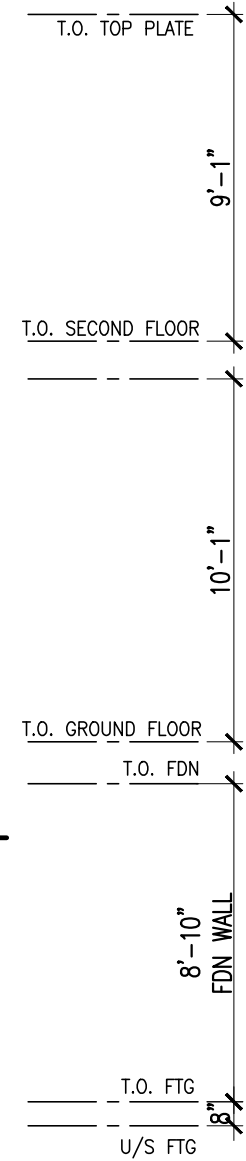
JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
94 WITHROW
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION
PART 1

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A1.8
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	



RIGHT SIDE ELEVATION - PART 1
SCALE: 3/16" = 1'-0"



GENERAL NOTES:

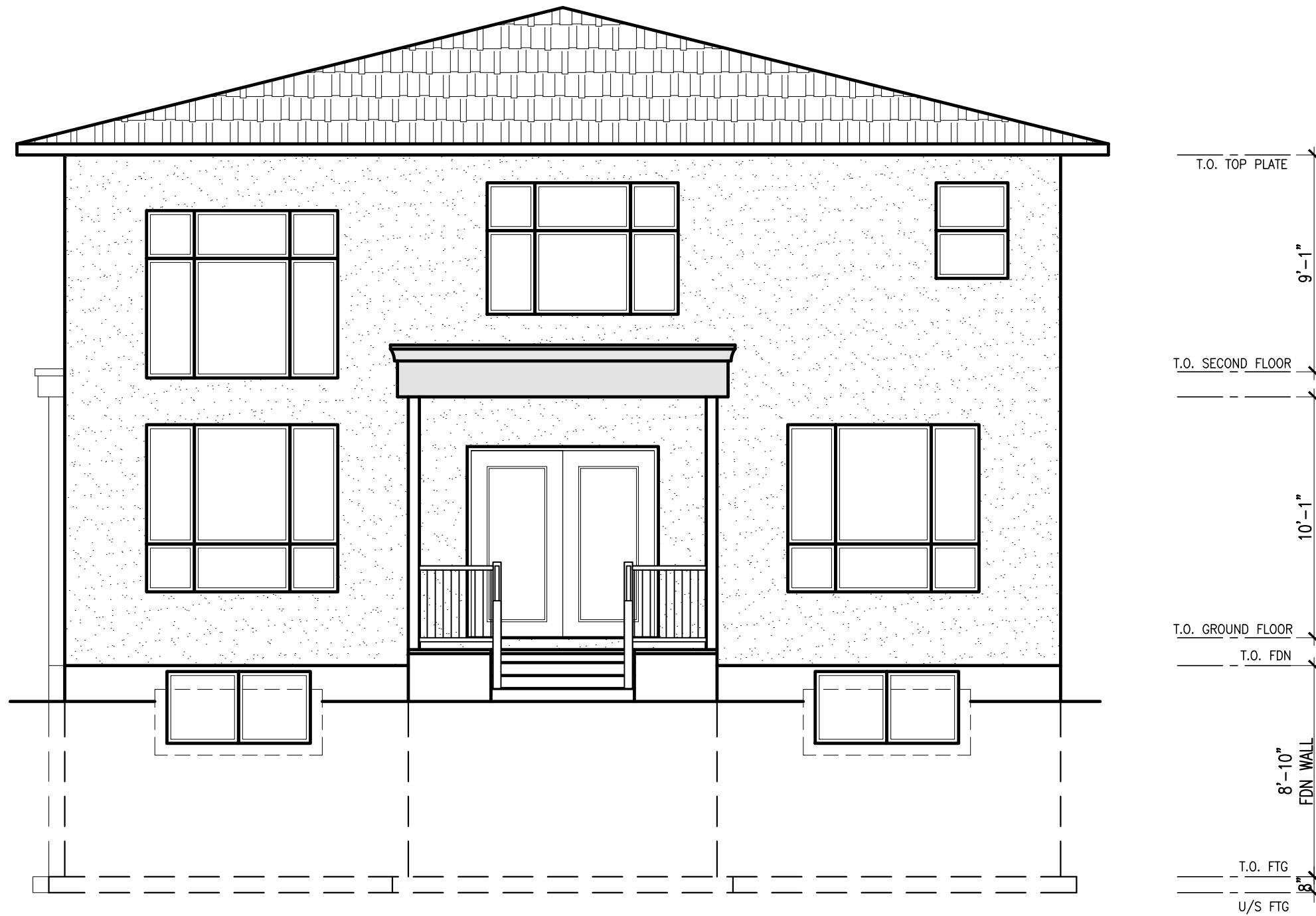
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NO.	DESCRIPTION & DATE
1	
	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
94 WITHROW
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
PART 1

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A2.8
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	



REAR ELEVATION - PART 1
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

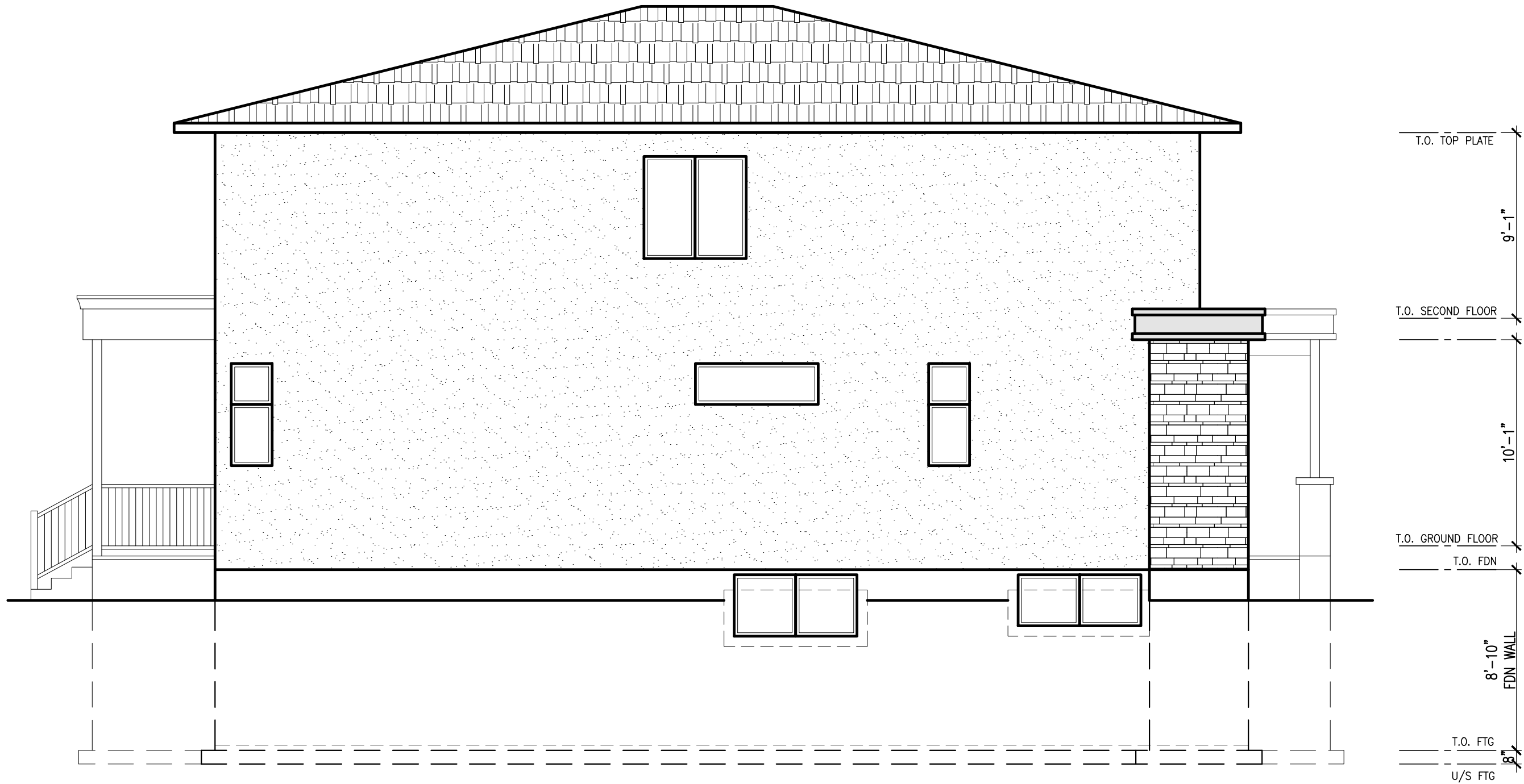
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NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
94 WITHROW
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION
PART 1

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A3.8
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	



LEFT SIDE ELEVATION - PART 1
SCALE: 3/16" = 1'-0"

- GENERAL NOTES:**
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1	
	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
94 WITHROW
CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION
PART 1

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A4.8
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	



FRONT ELEVATION - PART 2
SCALE: 3/16" = 1'-0"

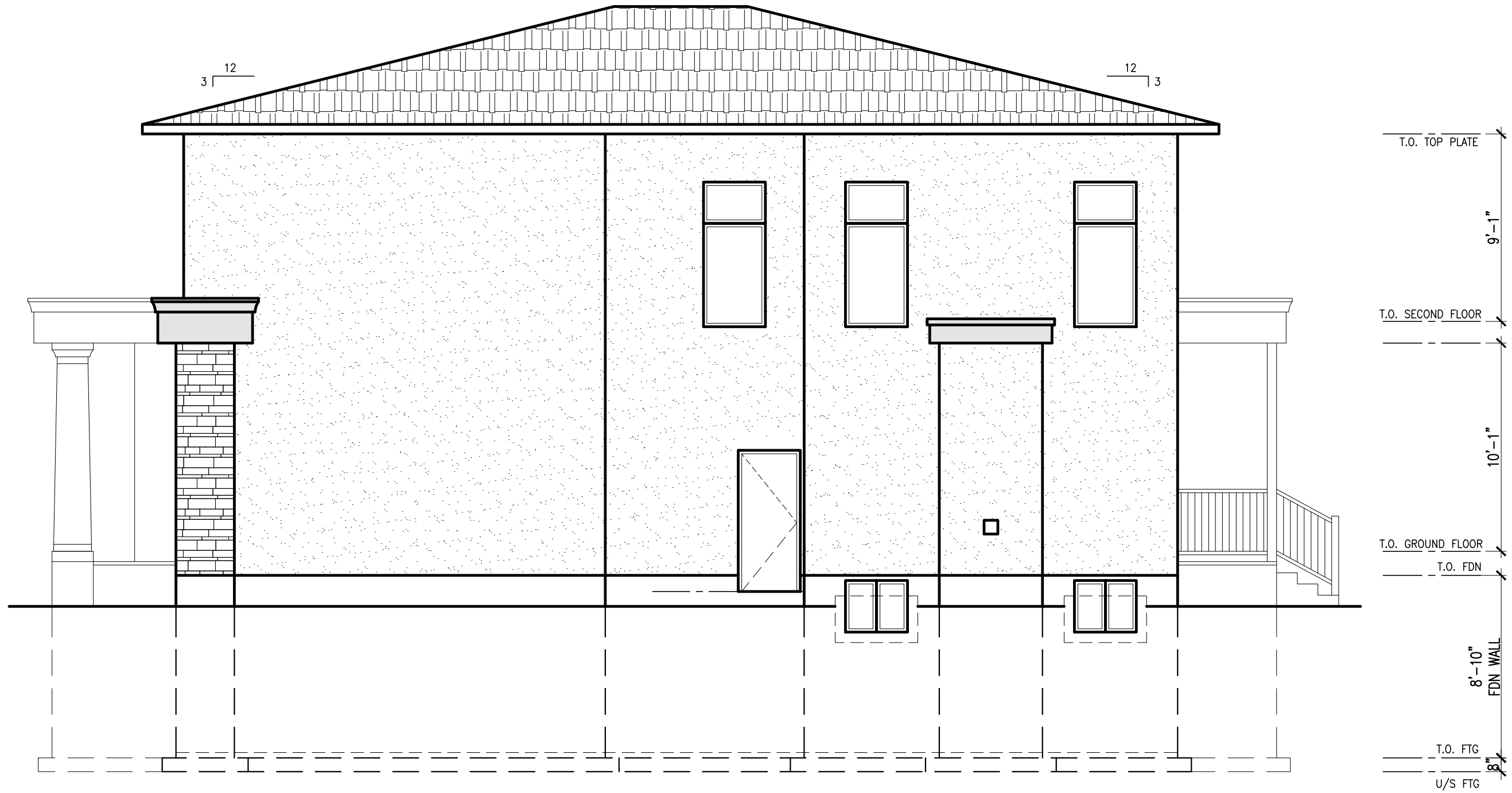
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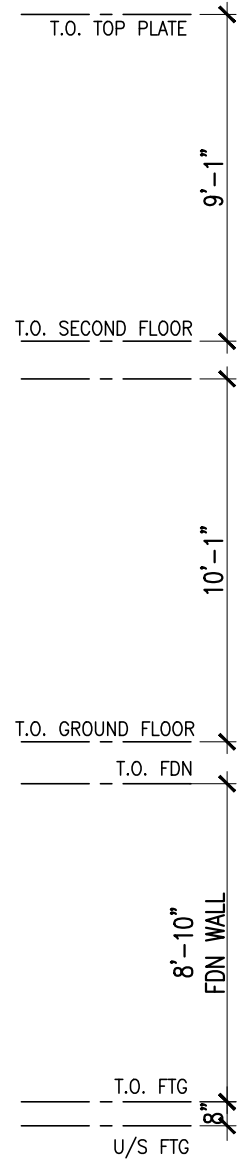
JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
94 WITHROW
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A5.8
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	



RIGHT SIDE ELEVATION - PART 2
SCALE: 3/16" = 1'-0"



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	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
94 WITHROW
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A6.8
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	



T.O. TOP PLATE

9'-1"

T.O. SECOND FLOOR

10'-1"

T.O. GROUND FLOOR

T.O. FDN

8'-10" FDN WALL

T.O. FTG

U/S FTG

REAR ELEVATION - PART 2
SCALE: 3/16" = 1'-0"

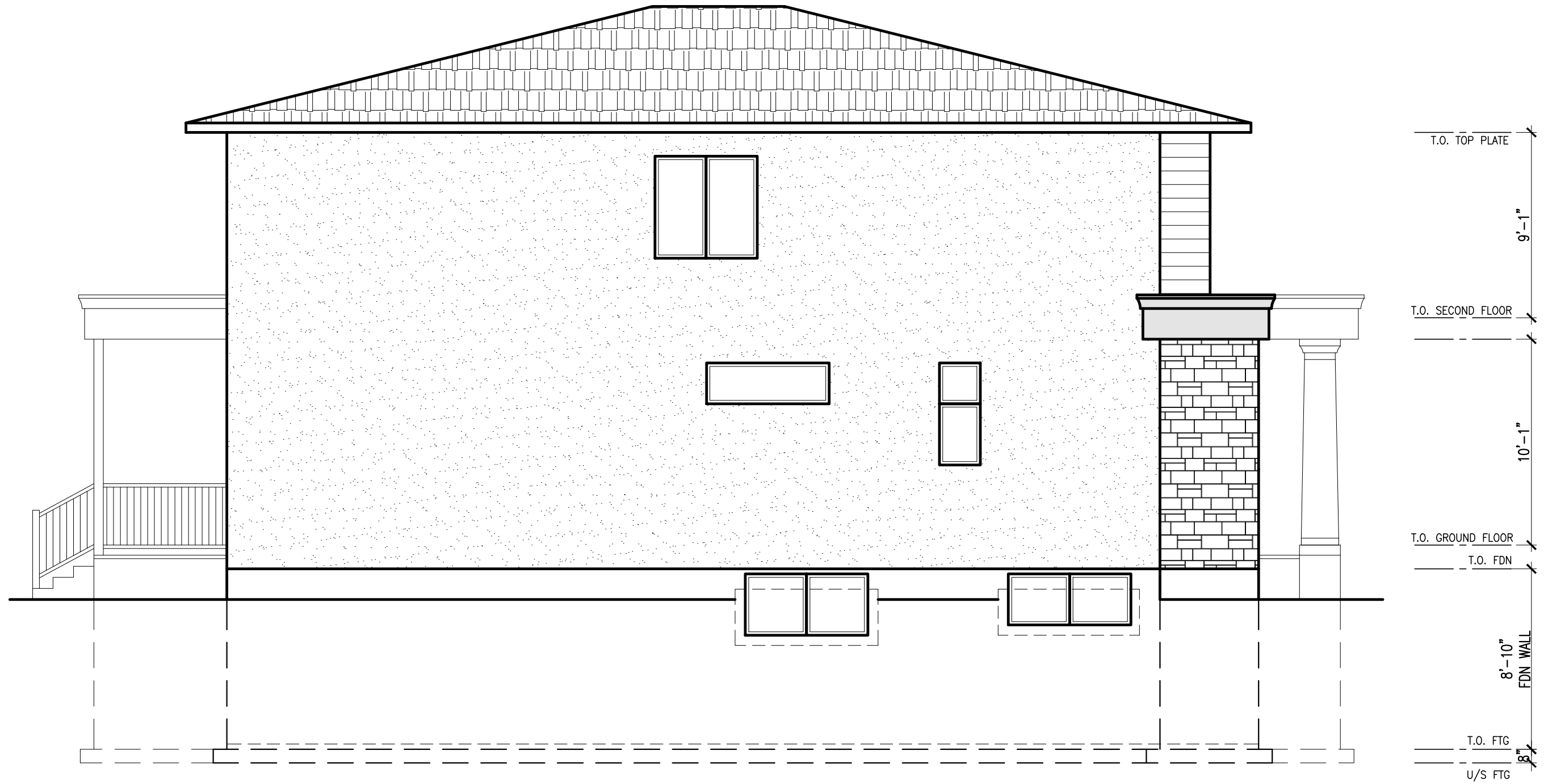
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	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY
DETACHED DWELLING
94 WITHROW
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A7.8
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	



LEFT SIDE ELEVATION - PART 2
SCALE: 3/16" = 1'-0"

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PROPOSED TWO STOREY
DETACHED DWELLING
94 WITHROW
CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A8.8
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	

LOT FABRIC MAP

SIMILAR REDUCED LOT WIDTHS AND AREAS FOUND THROUGHOUT THE NEIGHBOURHOOD INDICATED IN BLUE:

88 WITHROW AVENUE
LW = 15.23 M, LA = 417.10M²

86 WITHROW AVENUE
LW = 15.23M, LA = 417.17M²

89 WITHROW AVENUE
LW = 10.52 M, LA = 289.68M²

87 WITHROW AVENUE
LW = 15.23M, LA = 9.24M²

90 WITHROW AVENUE
LW = 15.24M, LA = 418.00M²

96 WITHROW AVENUE
LW = 15.24M, LA = 417.99M²

98 WITHROW AVENUE
LW = 15.24M, LA = 417.99M²

93B WITHROW AVENUE
LW = 15.24M, LA = 417.72M²

77 ROSSLAND AVENUE
LW = 15.24M, LA = 417.92M²

97 ROSSLAND AVENUE
LW = 15.24M, LA = 418.01M²

99 ROSSLAND AVENUE
LW = 15.24M, LA = 418.01M²

101 ROSSLAND AVENUE
LW = 15.24M, LA = 418.02M²



94 WITHROW AVENUE

MIROCA DESIGN
INCORPORATED SINCE 1988

APPLICATION FOR CONSENT | SEPTEMBER 2024

SIMILAR LOTS ON WITHROW AVENUE



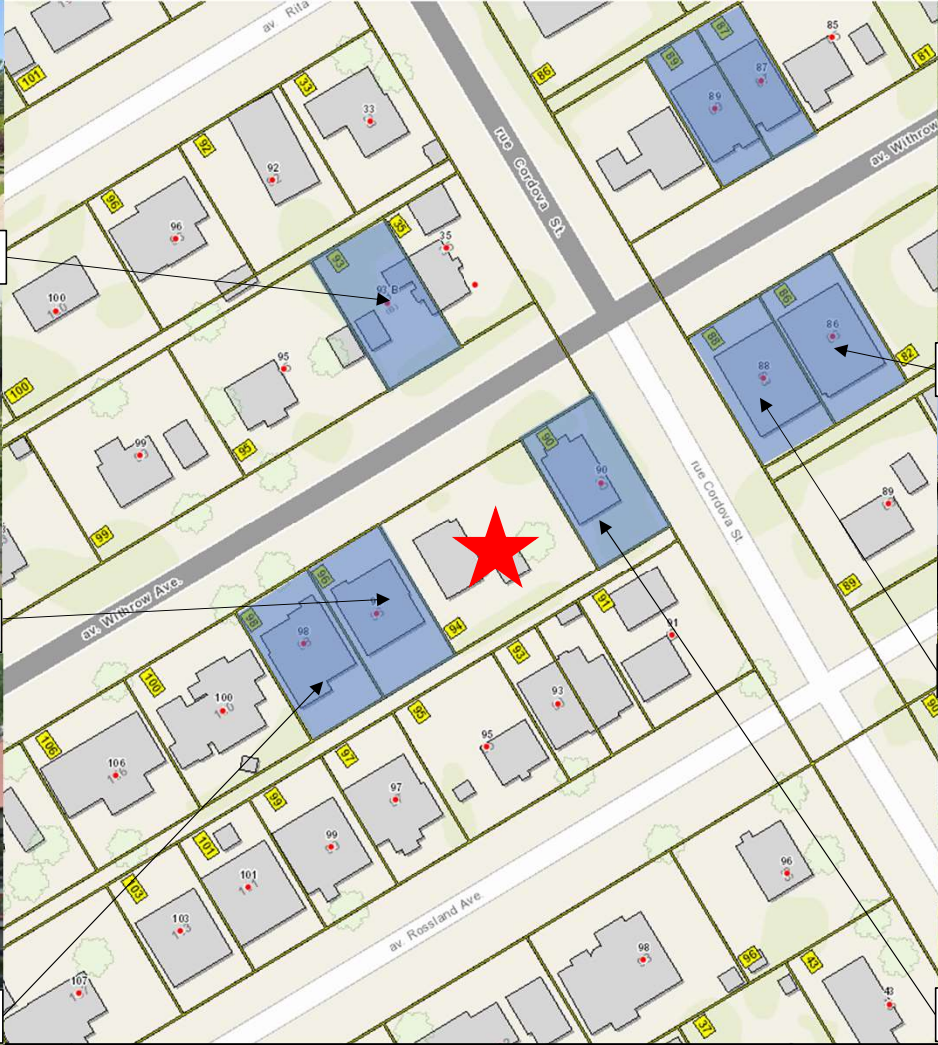
93B WITHROW AVENUE



96 WITHROW AVENUE



98 WITHROW AVENUE



86 WITHROW AVENUE



88 WITHROW AVENUE



90 WITHROW AVENUE

