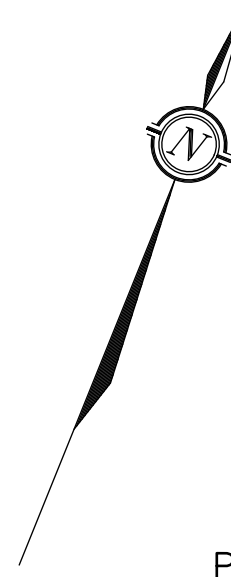


METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN PREPARED FOR COMMITTEE  
OF ADJUSTMENT PURPOSES  
JULY 03, 2024

SCHEDULE				
PART	LOT	PLAN	PIN	AREA M <sup>2</sup>
1	PART OF 45	906	ALL OF 04419-0590	290
2				44
3				44
4				290

Committee of Adjustment  
Received | Reçu le  
**2024-08-02**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



PLAN OF SURVEY OF  
PART OF LOT 45  
REGISTRAR'S COMPILED PLAN 906  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA

SCALE 1 : 150  
0 1 2 5 10 15 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 770mm IN WIDTH BY 650mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:150.  
**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
ONTARIO LAND SURVEYORS

**NOTES**

- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF BELCOURT BOULEVARD AS SHOWN ON A PLAN 4R-17352 HAVING A BEARING OF N 21°54'10" W.
- BEARINGS CAN BE CONVERTED TO GRID NAD83 (CSRS, 2010.0) BY APPLYING AN ANGLE ROTATION OF 0°... CLOCKWISE. REFERENCE BEARING BECOMES N ...° ...' ..." E.
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999...

COORDINATES ARE GRID DERIVED FROM ORP (8) AND (15) AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' W LONGITUDE, MTM ZONE 9, NAD83 (CSRS, 2010.0).

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG.216/10.

POINT ID	NORTHING	EASTING
8	-	-
15	-	-
193	-	-
195	-	-

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**LEGEND**

- - SURVEY MONUMENT SET
- - SURVEY MONUMENT FOUND
- IB - IRON BAR
- SIB - STANDARD IRON BAR
- IP - IRON PIPE
- (P) - PLAN 4R-17352
- (P1) - PLAN 4R-23668
- (M) - MEASURED
- (S) - SET
- DIA. - DIAMETER
- PIN - PROPERTY IDENTIFIER NUMBER
- (990) - PAYETTE, HIMMA, DELORME LTD., O.L.S. (REF. 08-017C, 684B-01)
- (AOG) - ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S. (REF. JOB 20066-19)
- (1491) - DENIS DUTRISAC, O.L.S.
- (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF 5-279 NEPEAN)
- ORP - OBSERVED REFERENCE POINT

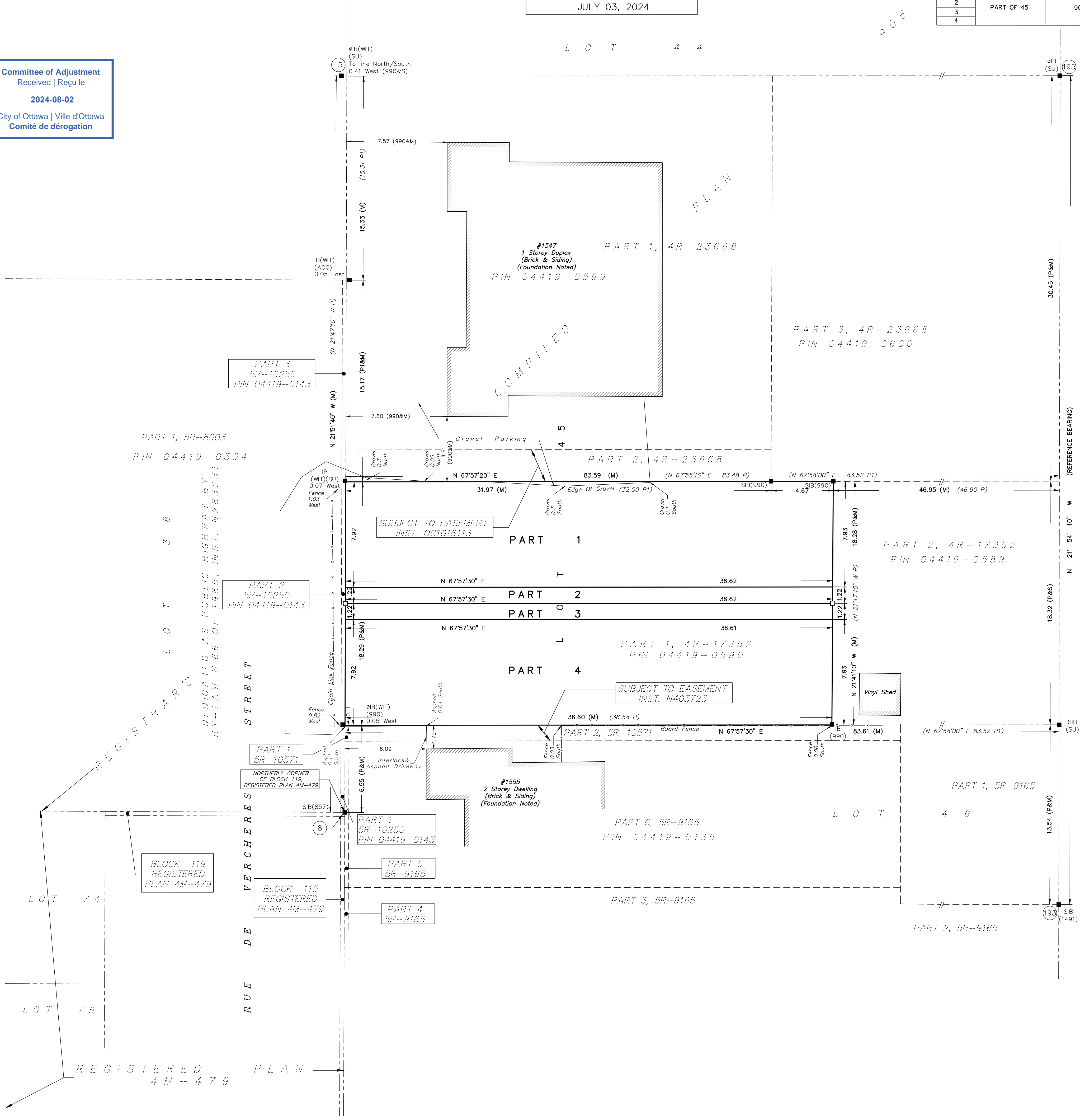
**SURVEYOR'S CERTIFICATE**

- 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 ... , 2024.

2024 JOHN H. CUTRI  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-

<p><b>Fairhall Moffatt &amp; Woodland</b> LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B8 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca</p>	JOB No. A E 1 6 4 0 0
	E 381507, N 5036591
	REFERENCE No. 5-906 GR
	S:\083\AE164000\DWG 03JULY2024 RP_AE164.dwg (ss)



PART 1, SR-8003  
PIN 04419-0334

DEDICATED AS PUBLIC HIGHWAY BY  
 BY-LAW N°66 OF 1985, INST. N283231

BLOCK 119  
REGISTERED  
PLAN 4M-479

BLOCK 115  
REGISTERED  
PLAN 4M-479

REGISTERED  
PLAN  
4M-479

SUBJECT TO EASEMENT  
INST. OC1016113

SUBJECT TO EASEMENT  
INST. N403723

NORTHERLY CORNER  
OF BLOCK 115,  
REGISTERED PLAN 4M-479

PART 1, SR-10250  
PIN 04419-0143

PART 5, SR-9165

PART 4, SR-9165

#1547  
1 Storey Duplex  
(Brick & Siding)  
(Foundation Noted)  
PIN 04419-0599

#1555  
2 Storey Dwelling  
(Brick & Siding)  
(Foundation Noted)

Vinyl Shed

ZONING TABLE									
I Sub-Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m <sup>2</sup> )	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (see Table 156B)
R1	9	240	Schedule 342, Area A is 8.5; in other cases 11	4.5	4.5	6 <sup>7</sup>	1	na	5,7
5 Where development is proposed on a corner lot, See Part V, Section 144:									
(i) Despite the minimum front yard setback provision in column V of Table 156A, on an interior lot with a lot width greater than 36 metres in Area A on Schedule 343: any part of a detached dwelling that is wider than 60 per cent of the permitted width of the building envelope must be setback a further 2 metres from the front lot line than the rest of the front building facade; and,									
(ii) no part of an attached or detached garage or carport may be located closer to the front lot line than the front wall of the principal building.									
(iii) See Part V – Section 144 for yard setbacks and corner lot regulations, and Section 139 and 140 for garage regulations. (By-law 2020-288)									
6 Where a lot is located within S. 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Dwellings in the Greenbelt. (By-law 2020-288)									
7 For lots 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 may not be less than 6.0 m and need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15									

THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION

**1551 vercheres st**  
OTTAWA ONTARIO CANADA

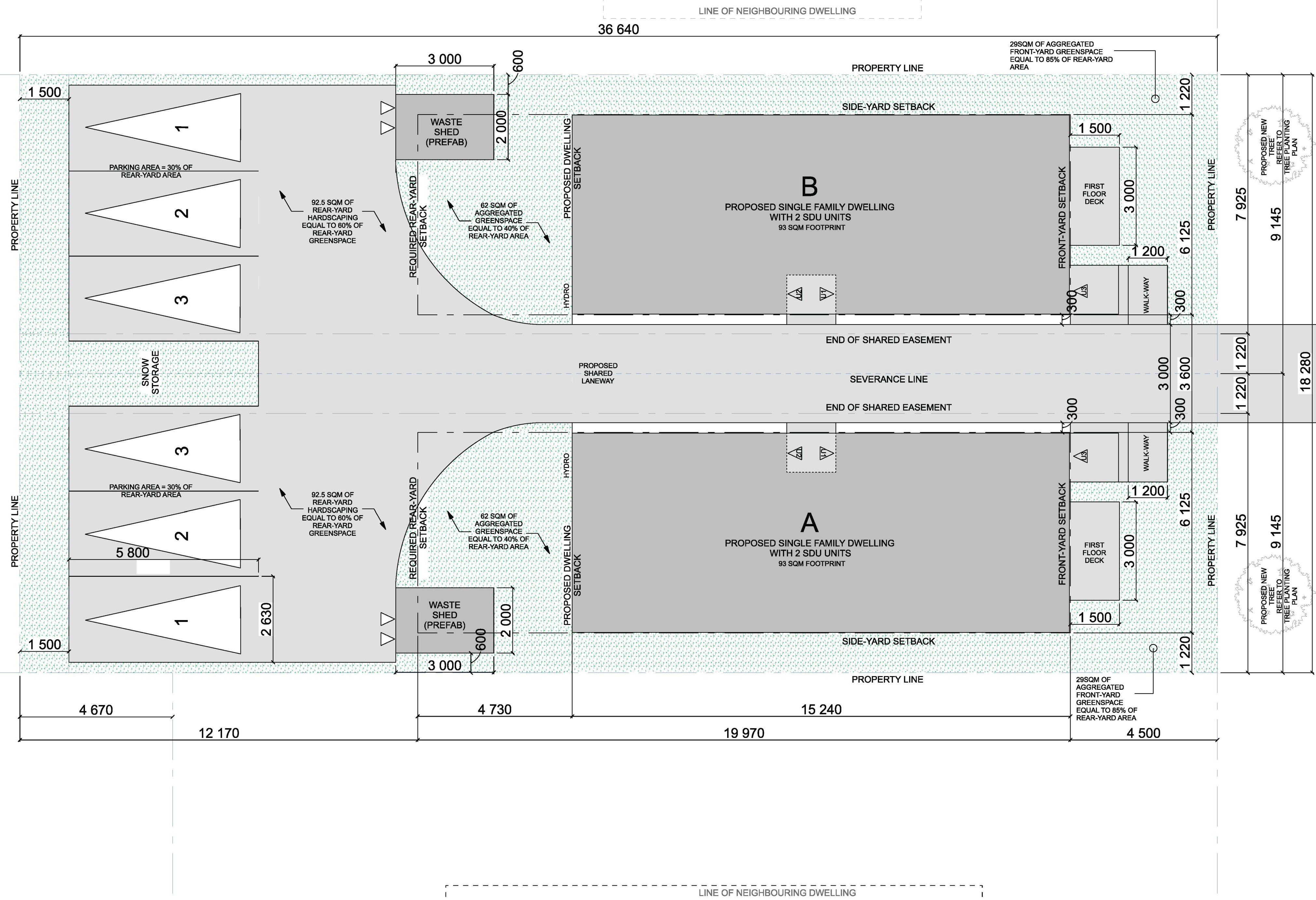
DISCLAIMER

THIS DRAWING IS EXCLUSIVE PROPERTY OF JUSTIN SEGUIN ARCHITECTURE AND INTERIORS. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED.

Justin Seguin

DRAWING NOTES

Committee of Adjustment  
Received | Reçu le  
2024-08-02  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



Revisions		
4		
3		
2	issued to consultants	July 31 2024
1	issued for city review	June 10 2024
no.	description	date

DEVELOPER / BUILDER

tbd

PLANNING FIRM

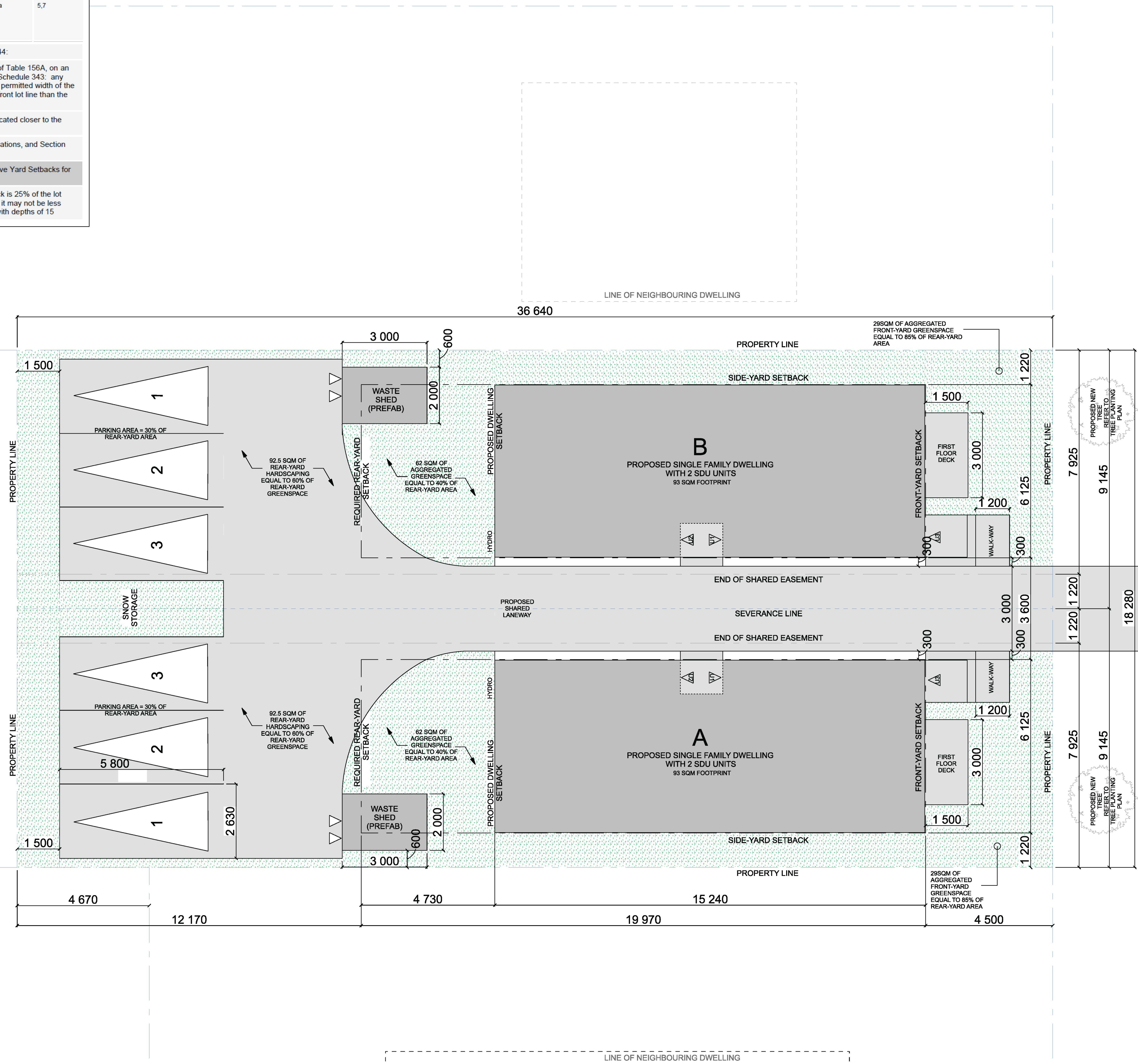
tbd

DRAWING INFORMATION

PROPOSED SITE PLAN  
SCALE = 1:75

drawn by	checked by	drawing no.
J.S.	J.S.	
project no.	SK1	
2024 - 12		

ZONING TABLE									
I Sub-Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m <sup>2</sup> )	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (see Table 156B)
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LOCATION: **1551 vercheres st**  
OTTAWA ONTARIO CANADA

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Justin Seguin

DRAWING NOTES

no.	description	date
4		
3		
2	issued to consultants	July 31 2024
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DEVELOPER / BUILDER: tbd

PLANNING FIRM: tbd

DRAWING INFORMATION: PROPOSED SITE PLAN SCALE = 1:75

drawn by: J.S.	checked by: J.S.	drawing no.:
project no.:		<b>SK1</b>

2024 - 12