

LOT 1439

SSB(857)

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

EMAD ALREFAAI
 ONTARIO LAND SURVEYOR

PLAN 4R-
 RECEIVED AND DEPOSITED
 DATE: _____

REPRESENTATIVE FOR LAND REGISTRAR
 FOR THE LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

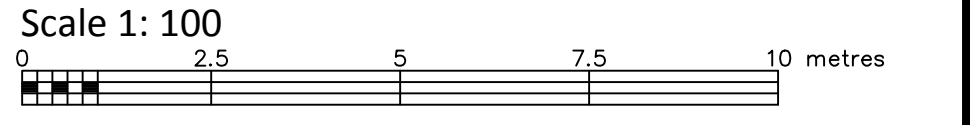
SCHEDULE

PART	LOT	PLAN	PIN	AREA (sq.m.)
1	ALL OF 1305 & 1306		ALL OF 04690 - 0019	416.7
2	ALL OF 1307 & 1308	375	PART OF 04690 - 0028	416.7
3	PART OF LANE			23.2
4				23.2

PARTS 3 & 4 ARE SUBJECT TO EASEMENT PER INST NO. CR545533 & NP44518E

PLAN OF SURVEY OF
 LOTS 1305, 1306, 1307 & 1308
 AND PART OF LANE
 REGISTERED PLAN 375
 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Committee of Adjustment
 Received | Reçu le
 2024-09-03
 City of Ottawa | Ville d'Ottawa
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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°19'20" clockwise was applied to bearings on P1, P2 & P3.

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

POINT ID	NORTHING	EASTING
(A)	5024239.30	364091.21
(B)	5024255.17	364117.17
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

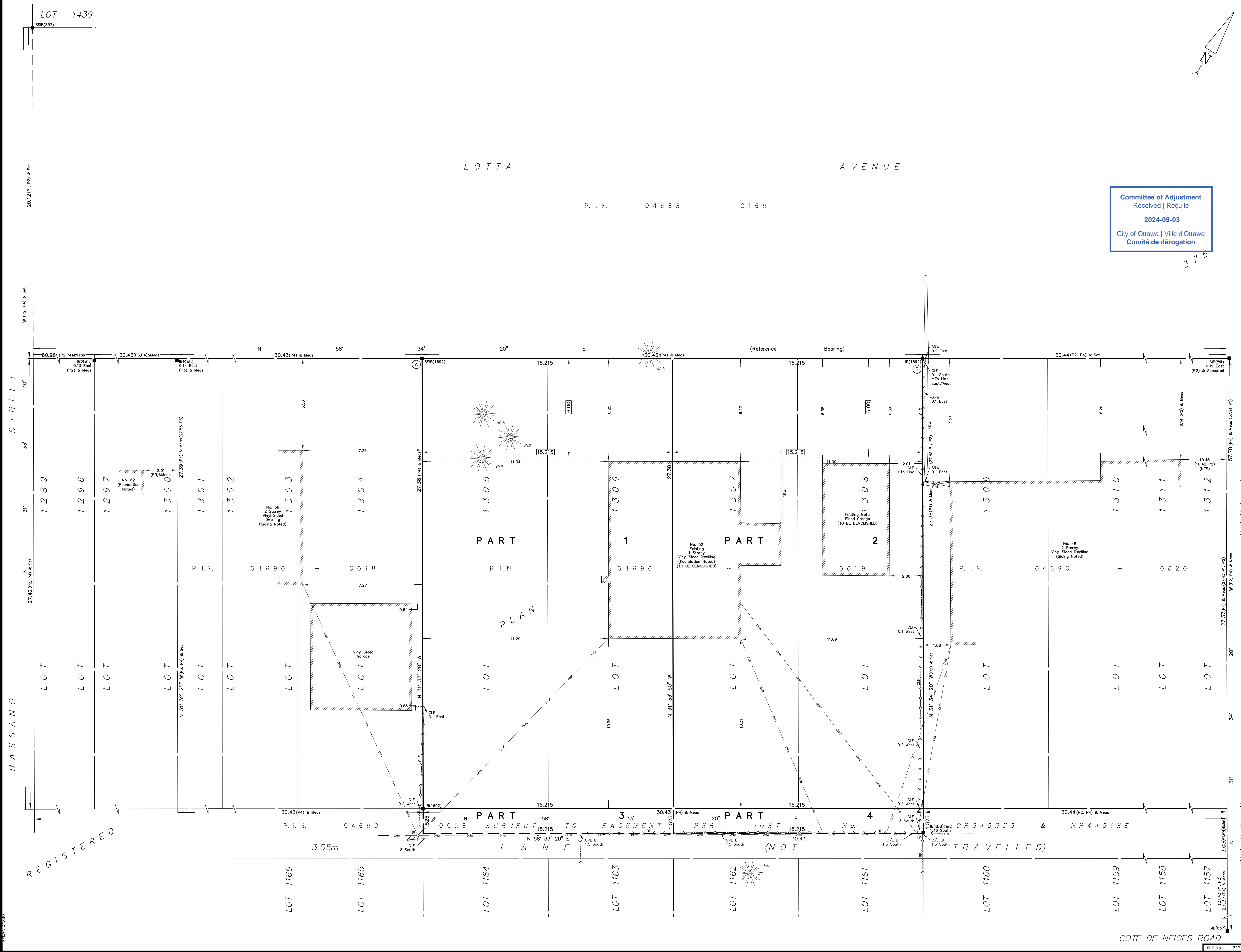
CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Surveyor's Certificate
 I certify that:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.
 2. The survey was completed on the ___ day of _____ 2023.

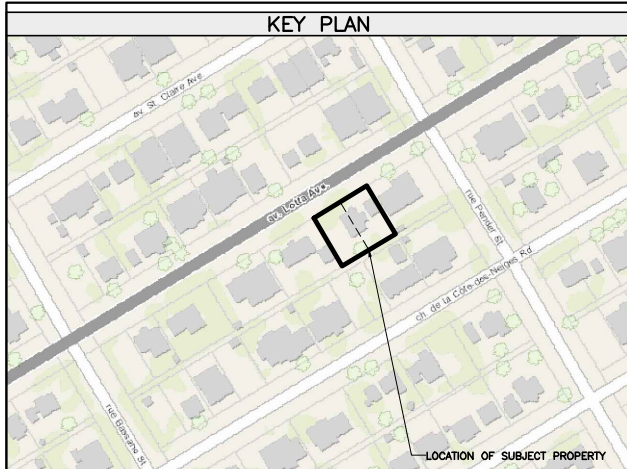
Date: _____
 Emad Alrefaai
 Ontario Land Surveyor

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

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSB Short Standard Iron Bar
 - IB Iron Bar
 - IBØ Round Iron Bar
 - Wit Witness
 - Meas Measured
 - (P1) Registered Plan 375
 - (P2) Plan by (857) dated July 19, 1999 (Ref. No. 117-375(NP))
 - (P3) Plan by (1692) dated August 20, 2004 (Job No. 102-04)
 - (P4) Plan by (1692) dated July 26, 2023 (File No. 256-23)
 - OW Overhead Wires
 - CLF Utility Pole
 - Ø Diameter
 - CLF Chain Link Fence
 - BF Board Fence
 - CRW Concrete Retaining Wall
 - SRW Stone Retaining Wall
 - C/L Centreline
 - NTS Not to Scale
 - ☼ 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.



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	52 LOTTA AVENUE NEPEAN, ON. K2G 2B5
LEGAL DESCRIPTION	LOTS 1305, 1306, 1307, & 1308 REGISTERED PLAN 375 PIN: 04690-0019
ZONING	ZONING BYLAW 2008-250 R1FF[632] SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY

DEVELOPMENT STANDARDS

SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PART 1	PROVIDED PART 2
MIN. LOT WIDTH	19.5m	15.215m	15.215m
LOT DEPTH	N/A	28.90m	28.90m
MIN. LOT AREA	600m ²	439.9m ²	439.9m ²
MAX. BUILDING HEIGHT	8.5m	8.44m	8.44m
MIN. FRONT YARD SETBACK	6m	6.66m	6.66m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	28% OF LOT DEPTH (8.09m)	28.24% (8.16m)	28.27% (8.17m)
MIN. REAR YARD AREA	25% OF LOT AREA	28.2% (124.2m ²)	28.2% (124.2m ²)
MIN. INTERIOR YARD SETBACK	TOTAL IS 2.1m, WITH ONE YARD NO LESS THAN 0.9m	1.19m + 1.27m = 2.46m	1.15m + 1.28m = 2.43m
MAX. LOT COVERAGE	45%	36.67%	36.67%
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	45.7%	45.7%
MAXIMUM DRIVEWAY WIDTH	5.5m DOUBLE	4.98m	4.98m

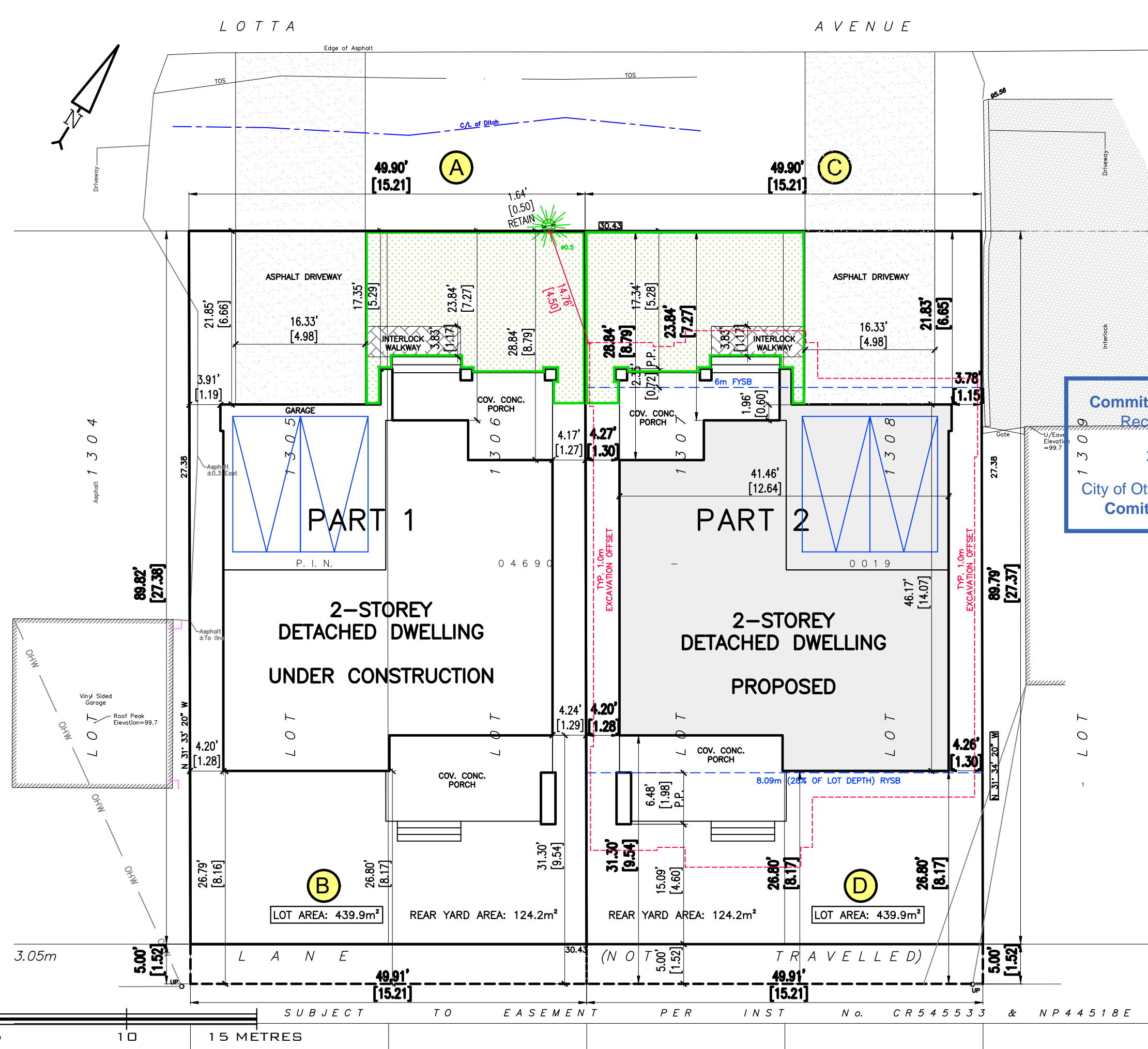
NOTES

MINOR VARIANCES REQUESTED

PART 1	A) To permit a reduced lot width of 15.215 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A] B) To permit an reduced lot area of 439.9 square metres, whereas the By-law permits a lot area of 600 square metres. [Table 156A]
PART 2	C) To permit a reduced lot width of 15.215 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A] D) To permit an reduced lot area of 439.9 square metres, whereas the By-law permits a lot area of 600 square metres. [Table 156A]

LEGEND

PROPOSED BUILDING	[Solid Grey Box]	SOFT LANDSCAPING AREA	[Green Dotted Box]
DRIVEWAY	[Stippled Box]	LINE OF REQUIRED SETBACK	[Blue Dashed Line]
WALKWAY	[Hatched Box]	OVERHEAD WIRES	[OHW Line]
SOD	[Green Stippled Box]	EXISTING TO BE DEMOLISHED	[Red Dashed Line]
		EXCAVATION OFFSET	[Red Dashed Line]



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- GENERAL NOTES:
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DIMENSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
 3. 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.
 4. DO NOT SCALE THE DRAWINGS.

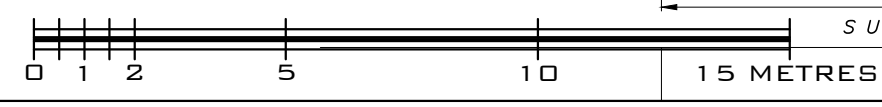
NO.	DESCRIPTION & DATE
REVISIONS	

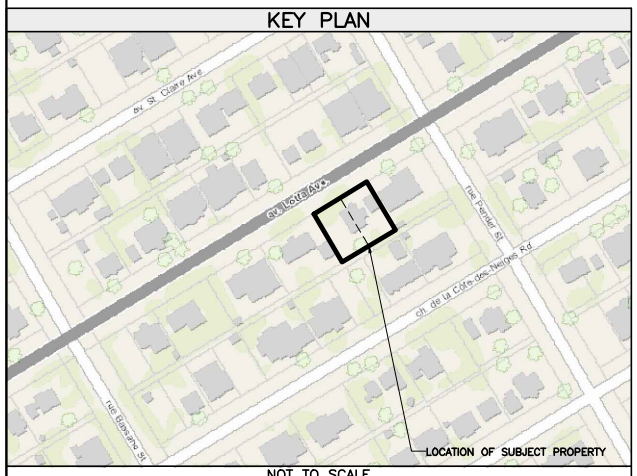
JOB TITLE:
PROPOSED TWO STOREY DWELLING
52 LOTTA AVENUE
CITY OF OTTAWA

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN	DWG No.
DRAWN: A.G.	S1.1
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	

SITE PLAN
SCALE = 1:150





NOT TO SCALE

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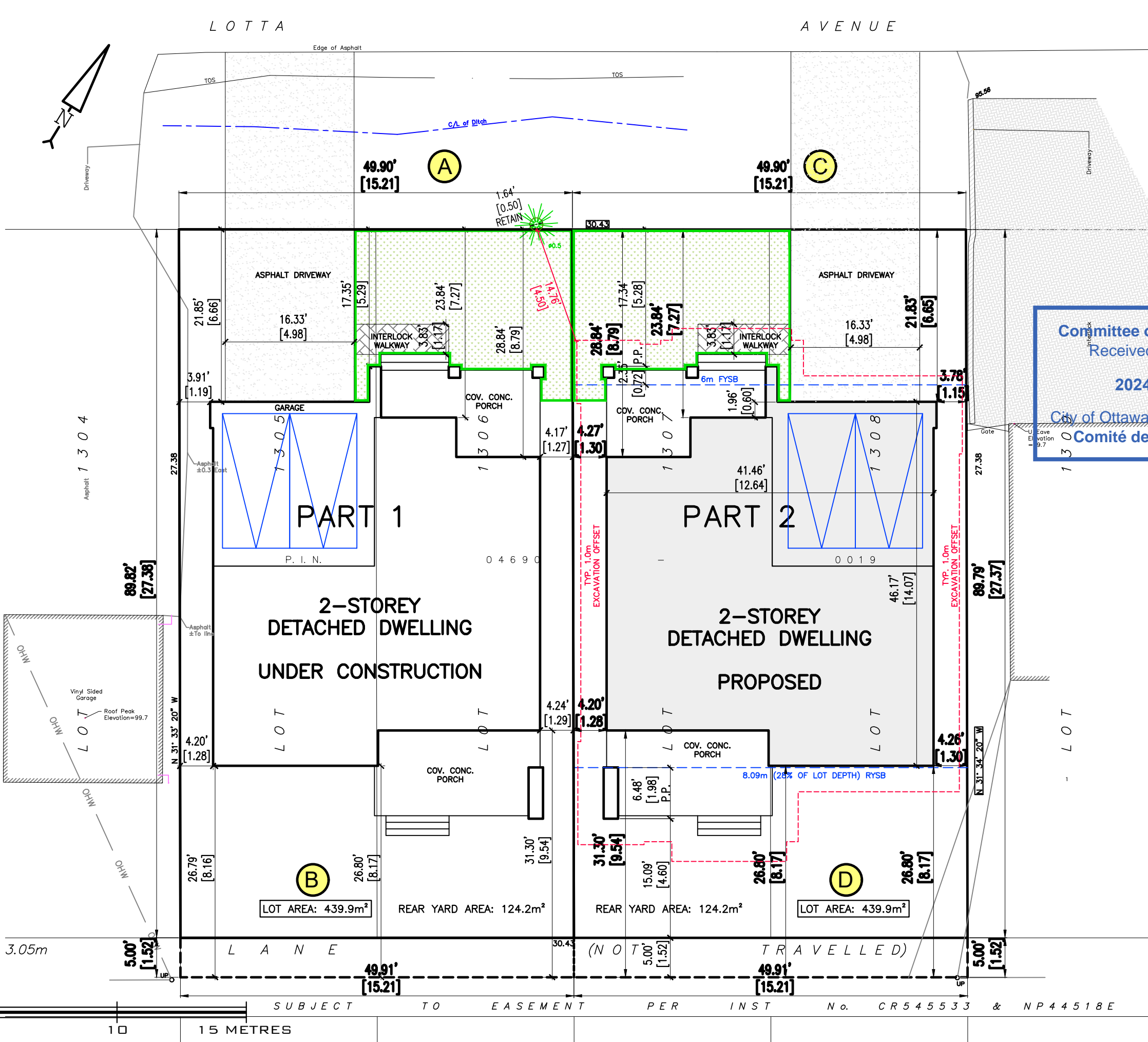
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SITE PLAN

SCALE: AS SHOWN	DWG No.
DRAWN: A.G.	S1.1
CHECKED:	
DATE: JULY 2024	
PRINT DATE:	

SITE PLAN
SCALE = 1:150



SUBJECT TO EASEMENT PER INST No. CR545533 & NP44518E