

Committee of Adjustment
Received | Reçu
2024-08-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

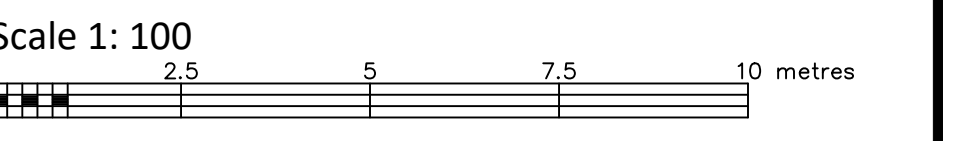
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	ROAD ALLOWANCE	CONCESSION	PIN	AREA (Sq.m.)
1	PART OF THE ROAD	1	ALL OF 04282-0730	98.2
2	ALLOWANCE BETWEEN LOTS			276.8
3	20 & 21 (AS CLOSED BY BY-LAW 121-71, INST. No. CR607220)			37.8
4				56.7
5				330.2

PART 1 - SUBJECT TO EASEMENT PER INST. No. CR607220

PLAN OF SURVEY OF
PART OF THE ROAD ALLOWANCE BETWEEN LOTS 20 & 21 CONCESSION 1 (OTTAWA FRONT) (AS CLOSED BY BY-LAW 121-71, INST. No. CR607220)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024



Metric Note
Distances and 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 are grid, referred to the easterly limit of Britannia Street having a bearing of N 23° 27' 20" W as shown on Plan 5R-11970 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°26'20" counter-clockwise was applied to bearings on P4.

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

POINT ID	NORTHING	EASTING
(A)	5025884.21	359686.51
(B)	5025868.20	359649.58
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.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - Meas Measured
 - (P1) Registered Plan 71
 - (P2) Plan 5R-9451
 - (P3) Plan 5R-11970
 - (P4) Plan 4R-491
 - (P5) Plan 5R-4809
 - (P6) Plan by (857) dated August 23, 1983 (Ref. No. 9-71(NP))
 - (P7) Plan by (1692) dated November 27, 2020 (Ref. No. 527-20)
 - (D1) Inst. No. CR607220
 - PO-W Wood Pole
 - CLF Chain Link Fence
 - BF Board Fence
 - C/L Centreline
 - ∅ Diameter
 - 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.

Surveyor's Certificate

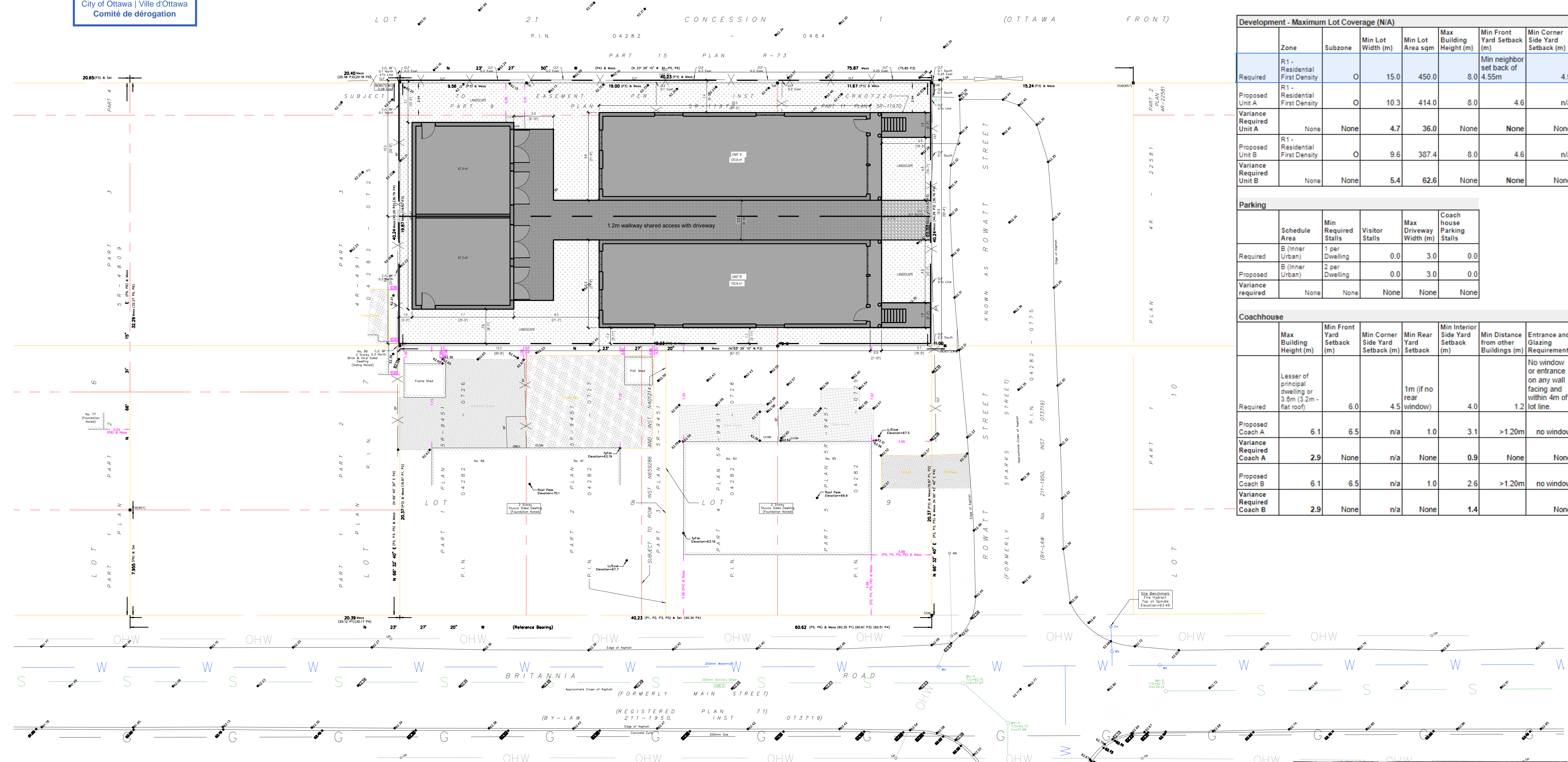
I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
2. The survey was completed on the ____ day of _____, 2024.

Date _____ Daniel Robinson
Ontario Land Surveyor

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

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: fdsurveyors@bellnet.ca

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01 SITE PLAN
A-1 1:150

Development - Maximum Lot Coverage (N/A)									
	Zone	Subzone	Min Lot Width (m)	Min Lot Area sqm	Max Building Height (m)	Min Front Yard Setback (m)	Min Corner Side Yard Setback (m)	Min Rear Yard Setback (m)	Min Interior Side Yard Setback
Required	R1 - Residential First Density	O	15.0	450.0	8.0	Min neighbor set back of 4.55m	4.5	12.1	Total is 3m, with one yard no less than 1.2m.
Proposed Unit A	R1 - Residential First Density	O	10.3	414.0	8.0	4.6	n/a	15.2	Total is 3m, with one yard no less than 1.2m.
Variance Required Unit A	None	None	4.7	36.0	None	None	None	None	None
Proposed Unit B	R1 - Residential First Density	O	9.6	387.4	8.0	4.6	n/a	15.2	Total is 3m, with one yard no less than 1.2m.
Variance Required Unit B	None	None	5.4	62.6	None	None	None	None	None

Parking					
	Schedule Area	Min Required Stalls	Visitor Stalls	Max Driveway Width (m)	Coach house Parking Stalls
Required	B (Inner Urban)	1 per Dwelling	0.0	3.0	0.0
Proposed	B (Inner Urban)	2 per Dwelling	0.0	3.0	0.0
Variance required	None	None	None	None	None

Coachhouse									
	Max Building Height (m)	Min Front Yard Setback (m)	Min Corner Side Yard Setback (m)	Min Rear Yard Setback (m)	Min Interior Side Yard Setback (m)	Min Distance from other Buildings (m)	Entrance and Glazing Requirement	Walkway Access Width (m)	Max Footprint
Required	Lesser of principal dwelling or 3.5m (3.2m - flat roof)	6.0	4.5	1m (if no rear window)	4.0	1.2	No window or entrance on any wall facing and within 4m of lot line.	Min - 1.2m Max - 1.5m	the lesser of: 40% of principal dwelling's (if <=125 sqm); 40% of its yard; and 80 sq m
Proposed Coach A	6.1	6.5	n/a	1.0	3.1	>1.20m	no window	1.2	38% of Unit A, 32% of yard and 47.2sqm
Variance Required Coach A	2.9	None	n/a	None	0.9	None	None	None	None
Proposed Coach B	6.1	6.5	n/a	1.0	2.6	>1.20m	no window	1.2	38% of Unit B, 32% of yard and 47.2sqm
Variance Required Coach B	2.9	None	n/a	None	1.4	None	None	None	None



OWNER:
PHIL DAMECOUR

PROJECT ADDRESS:
2725 ROWATT ST.
OTTAWA, ONTARIO

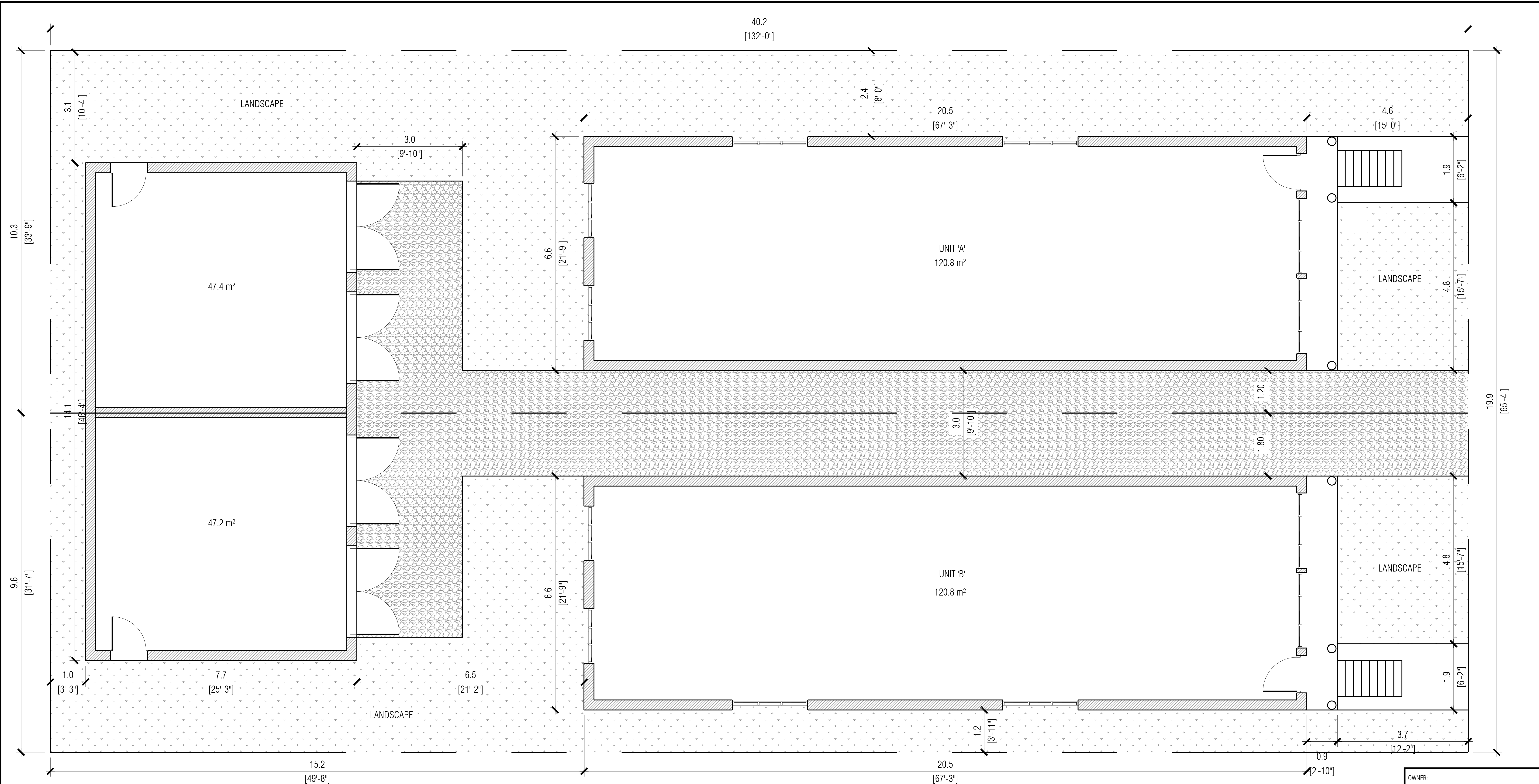
DRAWING:
SITE PLAN

DRAWN: PD
CHECKED: PD
JOB NUMBER: 24015

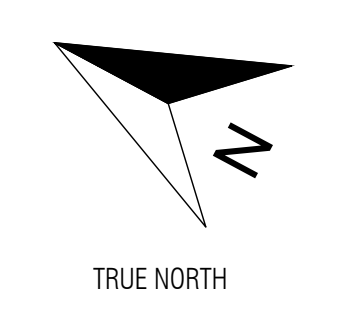
DATE (YYYY/MM/DD):
2024-04-17
SCALE: AS INDICATED

DRAWING NUMBER:
A-1
REVISION NUMBER:

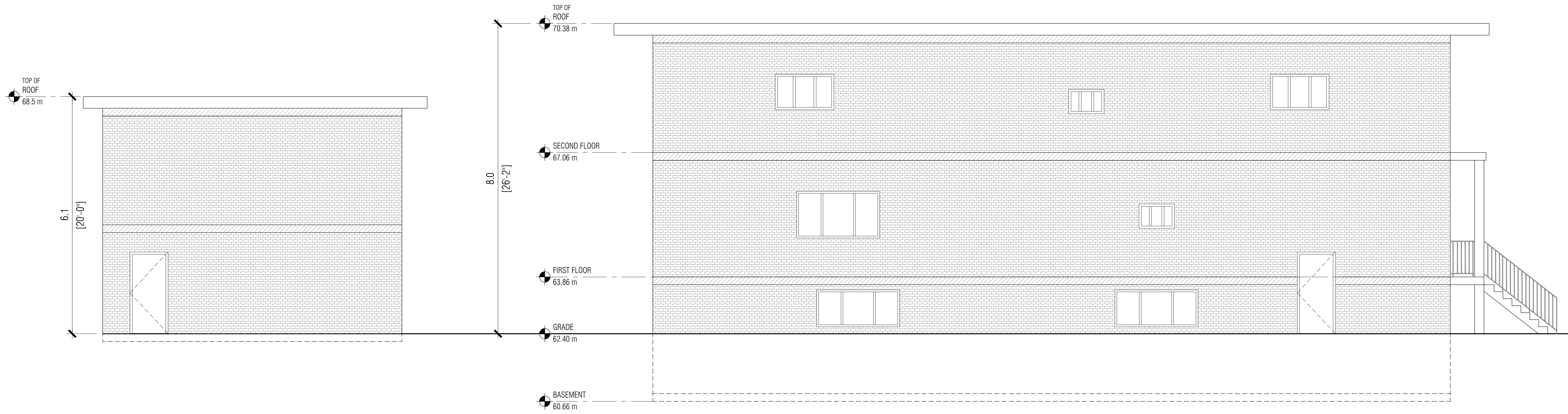
LOCATION MAP



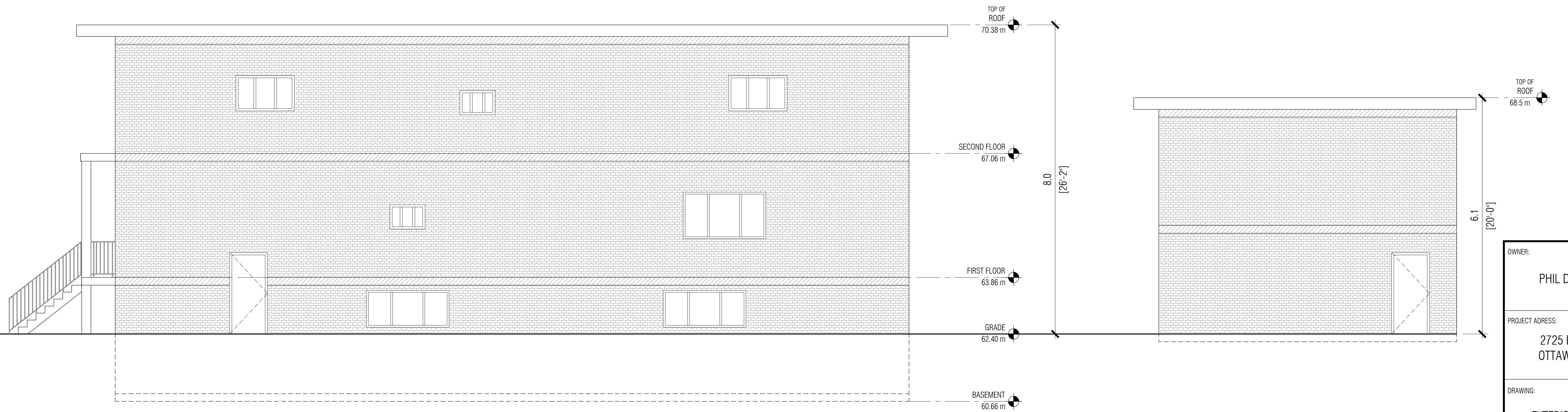
01 FLOOR PLAN
A-2 1:50



OWNER: PHIL DAMECOUR		
PROJECT ADDRESS: 2725 ROWATT ST. OTTAWA, ONTARIO		
DRAWING: FLOOR PLANS		
DRAWN: PD	CHECKED: PD	JOB NUMBER: 24015
DATE (YYYY/MM/DD): 2024-04-17		SCALE: AS INDICATED
DRAWING NUMBER: A-2		REVISION NUMBER:



01 WEST ELEVATION
A03 1:50

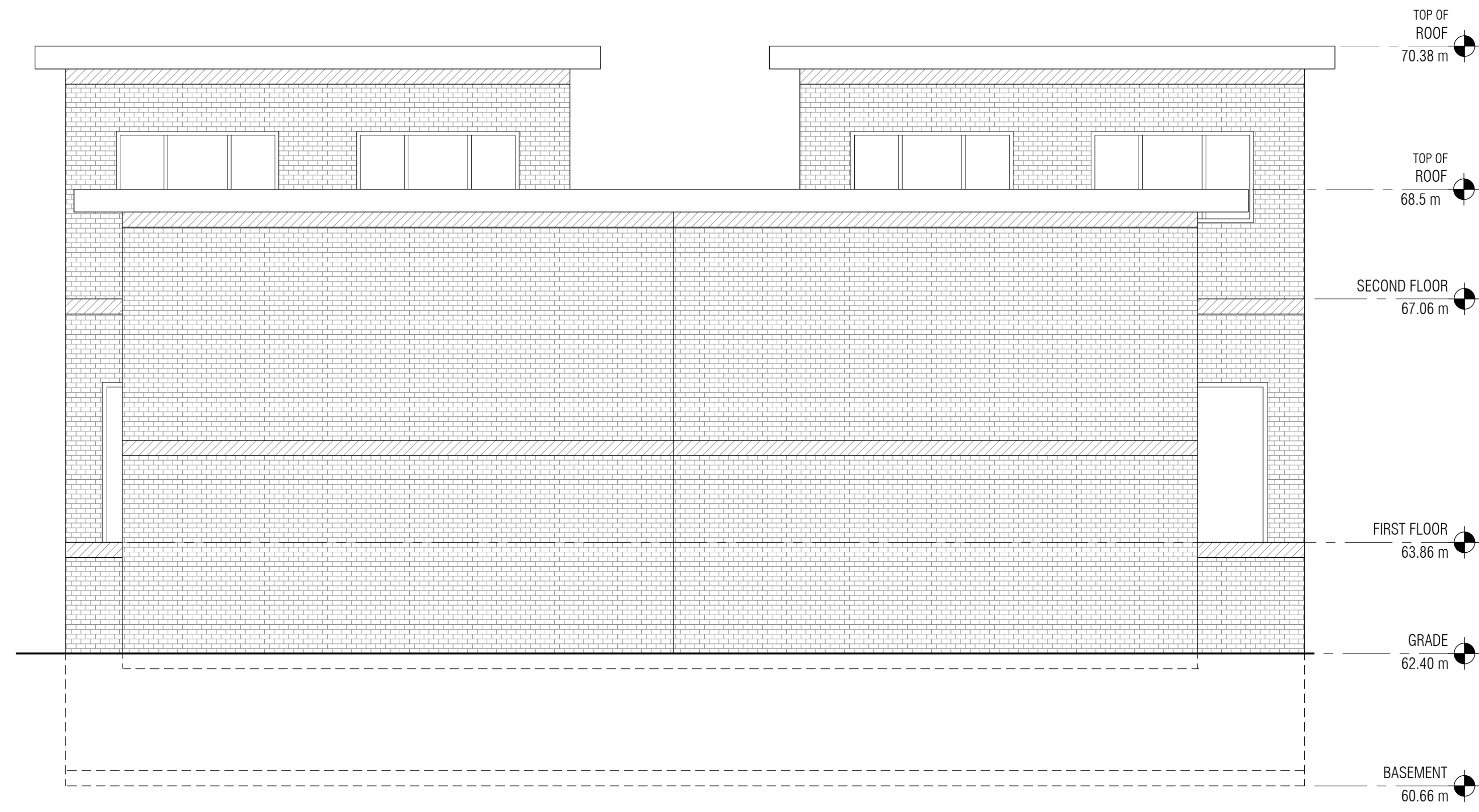


02 EAST ELEVATION
A03 1:50

OWNER: PHIL DAMECOUR		
PROJECT ADDRESS: 2725 ROWATT ST. OTTAWA, ONTARIO		
DRAWING: EXTERIOR ELEVATIONS		
DRAWN: PD	CHECKED: PD	JOB NUMBER: 24015
DATE (YYYY/MM/DD): 2024-04-17		SCALE: AS INDICATED
DRAWING NUMBER: A-3		REVISION NUMBER:



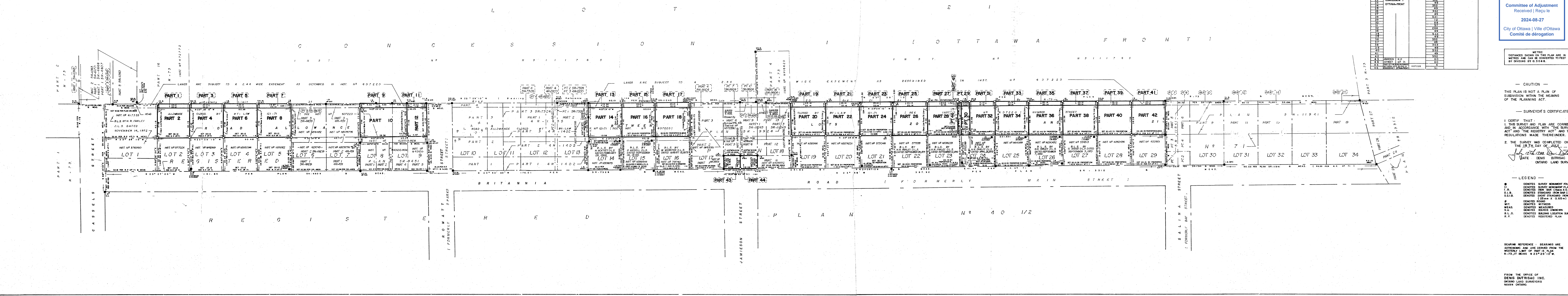
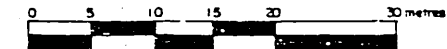
01 FRONT ELEVATION
A04 1:50



02 REAR ELEVATION
A04 1:50

OWNER: PHIL DAMECOUR		
PROJECT ADDRESS: 2725 ROWATT ST. OTTAWA, ONTARIO		
DRAWING: EXTERIOR ELEVATIONS		
DRAWN: PD	CHECKED: PD	JOB NUMBER: 24015
DATE (YYYY/MM/DD): 2024-04-17	SCALE: AS INDICATED	
DRAWING NUMBER: A-4	REVISION NUMBER:	

REFERENCE PLAN OF SURVEY OF
PART OF JAMESION STREET
 REGISTERED PLAN NO 71 AND
 PART OF THE ROAD ALLOWANCE
 BETWEEN LOTS 20 AND 21
 CONCESSION I (OTTAWA - FRONT)
 TOWNSHIP OF NEPEAN NOW IN THE
 CITY OF OTTAWA
 REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
 1988
 SURVEYED BY DENIS DUTRISAC O.L.S.
 SCALE: 1 : 500



PART	LOT	CON.	INST. #	AREA (m ²)	REMARKS
1				49	LANDS IN PARTS
2				352	1, 3, 5, 7, 9, 11, 13,
3				39	15, 17, 19, 21, 23, 25,
4				352	27, 29, 31, 33, 35
5				39	37, 39, 41, 43, 45, 47
6				352	SUBJECT TO AN
7				39	EASEMENT AS
8				352	DESCRIBED IN
9				39	INSTRUMENT NO 607220
10				500	
11				39	
12				204	
13				39	
14				343	
15				39	
16				351	
17				39	
18				352	PART OF THE
19				39	ROAD ALLOWANCE
20				351	
21				39	
22				352	BETWEEN LOTS
23				39	20 AND 21
24				352	CONCESSION I
25				39	OTTAWA-FRONT
26				352	
27				39	
28				352	
29				39	
30				352	
31				39	
32				204	
33				39	
34				352	
35				39	
36				352	
37				39	
38				352	
39				39	
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96				352	
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98				352	
99				39	
100				352	

I REQUIRE THIS PLAN TO
 BE DEPOSITED UNDER
 THE REGISTRY ACT.
 DATE: July 19, 1988
 DENIS DUTRISAC
 ONTARIO LAND SURVEYOR

PLAN 5R-11970
 RECEIVED AND DEPOSITED
 DATE: July 19, 1988
 DENIS DUTRISAC
 ONTARIO LAND SURVEYOR

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

CAUTION
 THIS PLAN IS NOT A PLAN OF
 SUBDIVISION WITHIN THE MEANING
 OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT
 AND IN ACCORDANCE WITH THE SURVEYS
 ACT AND THE REGISTRY ACT AND THE
 REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON
 THE 18TH DAY OF JULY 1988
 DATE: July 17, 1988
 DENIS DUTRISAC
 ONTARIO LAND SURVEYOR

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT PLANTED
 S.B. DENOTES IRON BAR (50mm X 0.50m)
 S.I.B. DENOTES STANDARD IRON BAR (25mm X 1.20m)
 S.S.I.B. DENOTES SHORT STANDARD IRON BAR (25mm X 0.60m)
 W DENOTES WITNESS
 WIT DENOTES WITNESS
 MEAS. DENOTES MEASURED
 S.U. DENOTES SOURCE UNKNOWN
 B.L.S. DENOTES BUILDING LOCATION SURVEY
 R.P. DENOTES REGISTERED PLAN

BEARING REFERENCE: BEARINGS ARE
 ASTRONOMIC AND ARE DERIVED FROM THE
 WESTERLY LIMIT OF PART 15. PLAN
 R-73, IT BEING N 23° 29' 10" W.

FROM THE OFFICE OF
 DENIS DUTRISAC INC.
 ONTARIO LAND SURVEYORS
 NAHAN, ONTARIO.