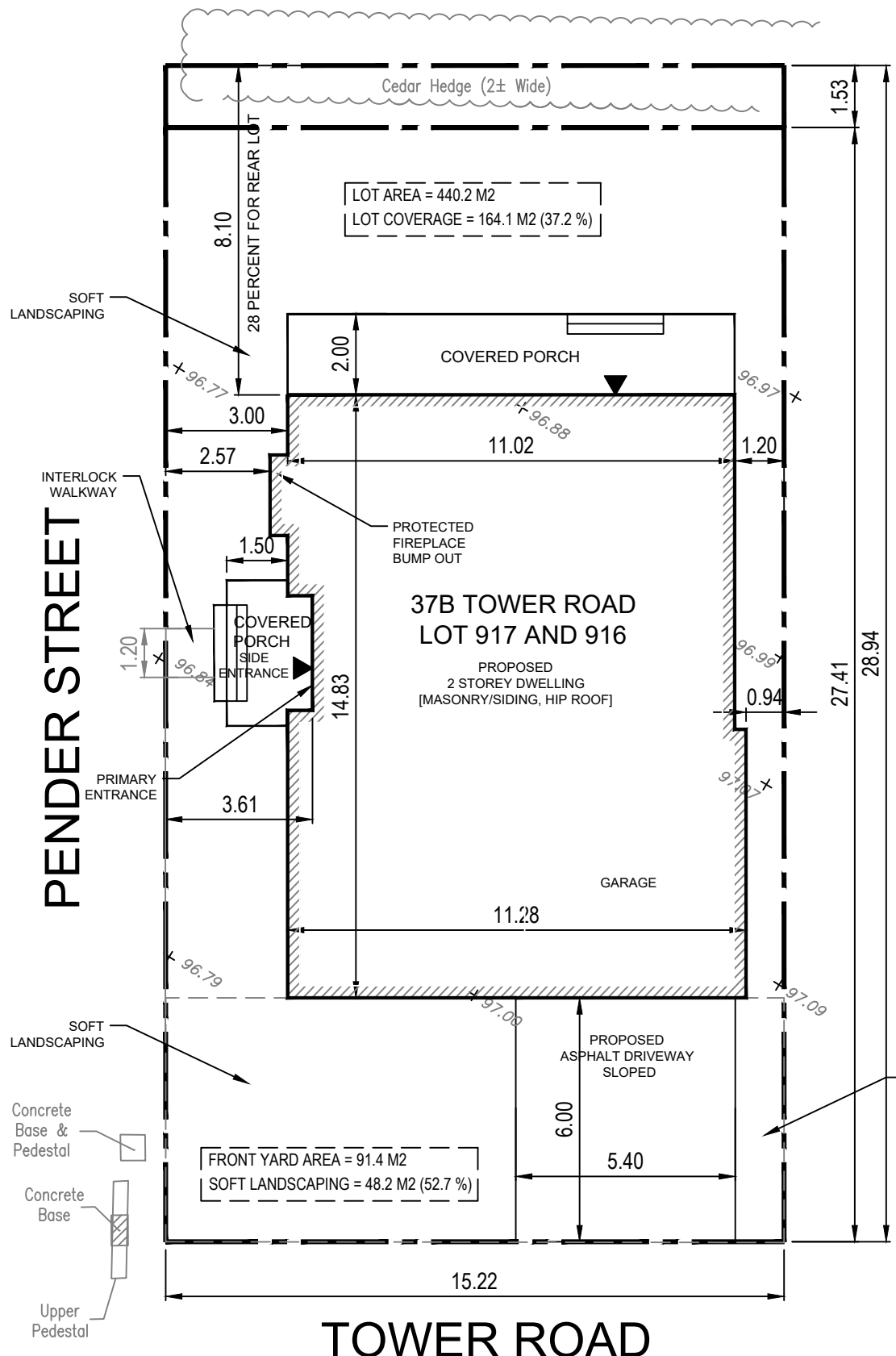
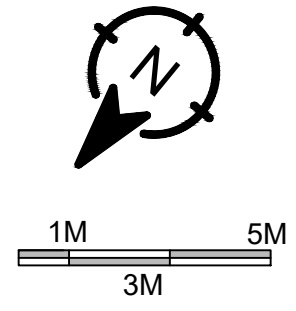


SCALE 1:100



LOT INFORMATION:
 37 TOWER ROAD
 LOT 917 AND 916
 REGISTERED PLAN 375
 ZONING: R1FF
 WARD: COLLEGE 8
 LOT AREA: 440.2m²



ZONING REQUIREMENTS: R1FF
 MINOR VARIANCE OBTAINED FOR LOT WIDTH, AREA AND MIN. SIDE YARD

	MIN LOT WIDE(M)	MIN LOT AREA(M ²)	MIN FRONT YARD SETBACK(M)	MIN REAR YARD SETBACK(M)	MIN INTERIOR SIDE YARD (M)	MIN SIDE YARD SETBACK(M)	MAX LOT COVERAGE	MAX BUILDING HEIGHT(M)
	19.5	600	6.0	8.10 (28%)	2.1 TOTAL (.94 MIN ONE SIDE)	4.5	45 %	8.5
917 & 916	15.22*	440.2*	6.0	8.10	2.85	3.0*	37.2 % (164M ²)	

AVERAGE GRADE EXISTING CALCULATION:

EXISTING GRADING POINTS TAKEN FROM BOTH SIDE LOT LINES AT FRONT AND BACK YARD SETBACKS PRIOR TO ANY SITE ALTERATION, PLEASE SEE REGISTERED SURVEY PLAN TO CONFIRM GRADES.
 CALCULATION = 96.79 + 97.09 + 96.97 + 96.77 = 387.62 / 4 = AVERAGE EXISTING GRADING 96.91M

NOTES: URBAN EXCEPTION 632: SOLELY AND SPECIFICALLY FOR THE PURPOSES OF CALCULATING MINIMUM LOT AREA, MAXIMUM LOT COVERAGE AND MINIMUM REAR YARD REQUIREMENTS FOR LANDS DESCRIBED HEREIN, THE OWNER OF THE LOTS ON PLAN 375 MAY UTILIZE A PORTION OF THE LANE NOT EXCEEDING 1.6 M IN DEPTH MEASURED PERPENDICULARLY FROM AND RUNNING ALONG THE ENTIRE LENGTH OF THE REAR LOT LINE BUT NOT EXTENDING BEYOND THE POINTS OF INTERSECTION WITH BOTH OF THE SIDE LOT LINES

NOTES:
 - ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS HAVING JURISDICTION.
 - IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO OWNER PRIOR TO COMMENCEMENT.
 -DO NOT SCALE DRAWINGS.

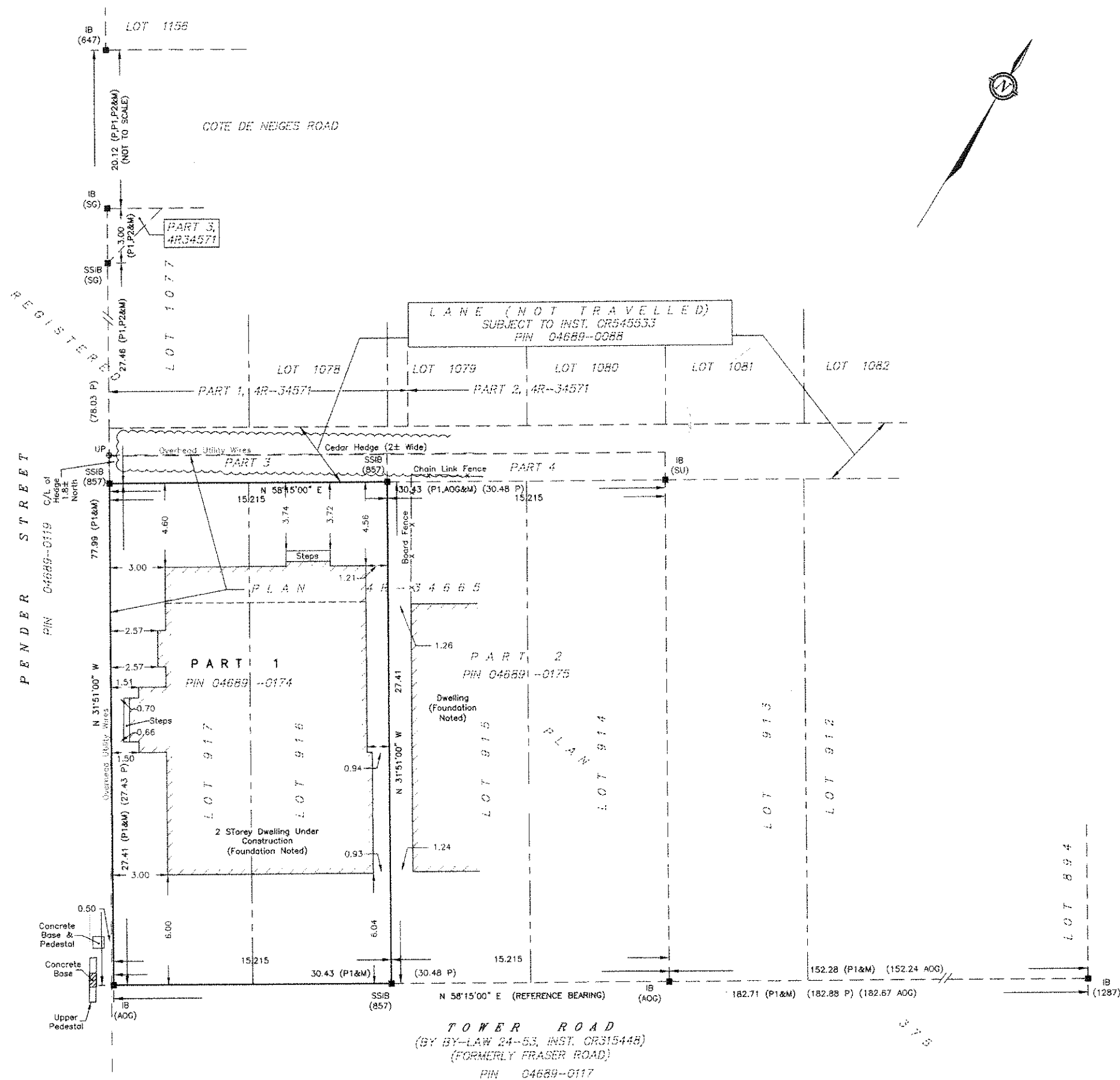
DATE (YYYY-MM-DD):	2022-10-13
DRAWN BY:	AMF
SHEET SIZE:	11"x17"
SCALE:	1:150

PROJECT: **37B TOWER ROAD**

TITLE: **SITE PLAN**

DRAWING No.: **A0.1**

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



SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
 LOTS 916 & 917
 REGISTERED PLAN 375
 CITY OF OTTAWA

SCALE 1 : 150

 FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
 LIMIT OF TOWER ROAD AS SHOWN ON REGISTERED PLAN 375 HAVING A
 BEARING OF N58°15'00"E.

LEGEND

- - SURVEY MONUMENT FOUND
- IB - IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- (P) - REGISTERED PLAN 375
- (P1) - PLAN 4R-34665
- (P2) - PLAN 4R-34571
- (M) - MEASURED
- (S) - SET
- (647) - H. R. FARLEY, O.L.S.
- (857) - FAIRHALL, MOFFATT & WOODLAND LTD., O.L.S.
- (1287) - P. G. SMITH, O.L.S.
- (AOG) - ANNIS, O'SULLIVAN & VOLLEBEKK LTD., O.L.S. (REF. 0-536-98)
- (SG) - STANTEC GEOMATICS
- (SU) - SOURCE UNKNOWN
- PIN - PROPERTY IDENTIFIER NUMBER
- C/L - CENTERLINE
- ⊙ UP - UTILITY POLE
- - OVERHEAD UTILITY WIRES

SURVEYOR'S REAL PROPERTY REPORT - PART 2
 REPORT SUMMARY

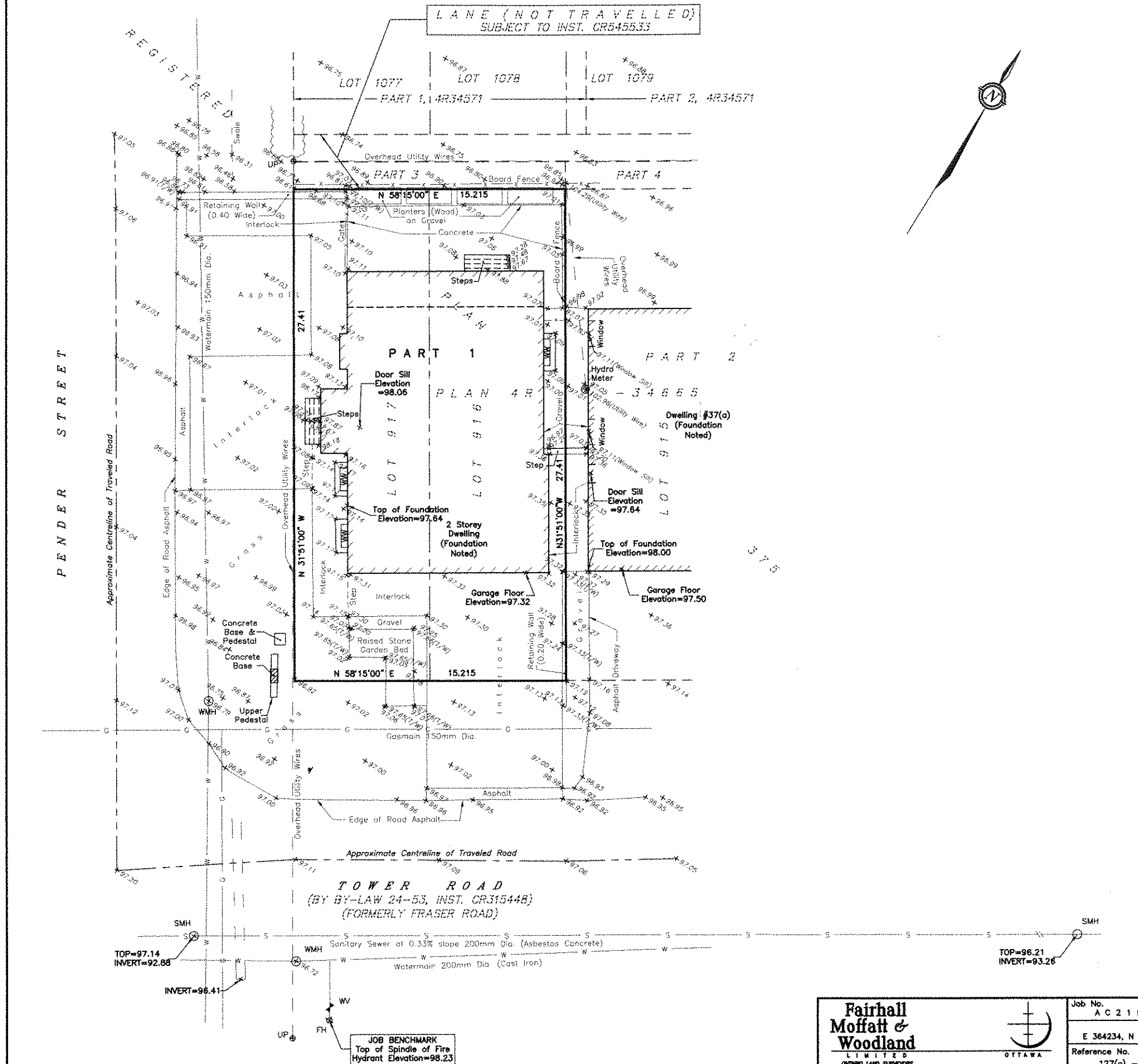
DESCRIPTION OF LAND LOTS 916 & 917, REGISTERED PLAN 375, CITY OF OTTAWA AS IN ALL OF PIN 04689-0174.	
REGISTERED EASEMENTS NONE REGISTERED.	
ZONING COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.	
THIS REPORT WAS PREPARED FOR ANTONIO SPADACCINI THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.	
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 DECEMBER 7, 2022. DATE: 2022/12/14 JOHN H. GENTRI ONTARIO LAND SURVEYOR	
ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-40481 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).	
JOB No. AC21900	
E 364233, N 5024178	
REFERENCE No. 127(b) - 375	
Fairhall Moffatt & Woodland LIMITED OTTAWA Ontario Land Surveyors Surveying and Land Information Services 100-800 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca	
S:\J085\421900\0905 2022-12-12 srr219ac.dwg (kb)	

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TOWER ROAD
 (BY BY-LAW 24-53, INST. CR315448)
 (FORMERLY FRASER ROAD)
 PIN 04689-0117

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

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED EXCEPT FOR THE PURPOSE INDICATED
IN THE TITLE BLOCK.



ELEVATION NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- 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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

- PROPERTY DIMENSIONS AND BUILDING LOCATIONS ARE AS SHOWN ON A PLAN OF SURVEY BY FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S., DATED DECEMBER 22, 2022 (REF. N° 127(b)-375).
- THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON SEPTEMBER 12, 2023.

LEGEND

- DIA - DIAMETER
- INV. - INVERT
- WW - WINDOW WELL
- (T/W) - TOP OF RETAINING WALL ELEVATION
- SMH - SANITARY MANHOLE
- WMH - WATER MANHOLE
- ⊙ UP - UTILITY POLE
- ⊙ WV - WATER VALVE
- ⊙ - SIGN
- ⊙ FH - FIRE HYDRANT
- W- WATERMAIN
- - - OVERHEAD UTILITY WIRES
- G- GAS MAIN
- S- SANITARY SEWER

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**Fairhall
Moffatt &
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LIMITED
OCTAWA

Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2590 FAX: (613) 591-1495
www.fmw.on.ca

Job No. A C 21900
E 384234, N 5024178
Reference No. 127(c) - 375
Drawing Name S:\JOBS\AC21900\DWGS 2023-09-29 tp219ac_b.dwg (kb)

LOTS 916 & 917
REGISTERED PLAN 375
CITY OF OTTAWA

SKETCH SHOWING
AS-BUILT GRADES

THIS IS NOT
A VALID COPY
UNLESS EMBOSSED
WITH SEAL