

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	PART OF 23	674	ALL OF 04339 - 0169	399.6
2				492.7

PLAN OF SURVEY OF
PART OF LOT 23
REGISTERED PLAN 674
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100
 0 2.5 5 7.5 10 metres

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 0.99995.

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°42'40" counter-clockwise was applied to bearings on P1, P2, P5.

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

POINT ID	NORTHING	EASTING
(A)	5022750.21	372223.183
(B)	5022762.86	372244.75
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

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
 - Denotes Survey Monument Found
 - SSIB Denotes Short Standard Iron Bar
 - SSIB* Denotes Short Standard Iron Bar (0.30 m)
 - IB Denotes Iron Bar
 - (Wit) Denotes Witness
 - Meas Denotes Measured
 - (P1) Denotes Registered Plan 674
 - (P2) Denotes Plan 4R-17984
 - (P3) Denotes Plan 4R-31944
 - (P4) Denotes Plan 4R-30613
 - (P5) Denotes Plan by (1697) dated October 12, 2005 (Ref. No. GL-322)
 - (P6) Denotes Plan by (AOG) dated April 26, 2022 (Ref. No. 22441-21)
 - (P7) Denotes Plan by (1692) dated July 16, 2024 (Ref. No. 223-24)
 - UP Denotes Overhead Wires
 - Denotes Utility Pole
 - Denotes Chain Link Fence
 - CF Denotes Board Fence
 - PVC Denotes Plastic Vinyl Fence
 - CRW Denotes Concrete Retaining Wall
 - C/L Denotes Centreline
 - ∅ Denotes Diameter
 - ★ Denotes 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.
 - ✱ Denotes 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: info@fdsurveys.ca

PLAN 2456

Committee of Adjustment
Received | Reçu le
2024-10-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Legend for noise contours and airport zones:

- Airport Vicinity Development Zone
Zone d'aménagement dans le voisinage de l'aéroport
- 25 Line (Composite of 25 NEF/NEP)
Ligne 25 (ensemble des courbes NEF et NEP 25)
- 35 Line (Composite of 35 NEF/NEP)
Ligne 35 (ensemble des courbes NEF et NEP 35)
- Airport Zoning Regulations
Règlements de zonage applicables à de l'Aéroport
- Airport Operating Influence Zone
Zone d'influence d'exploitation de l'aéroport

due to the property being inside the
25 nep airport line a noise study
will be required

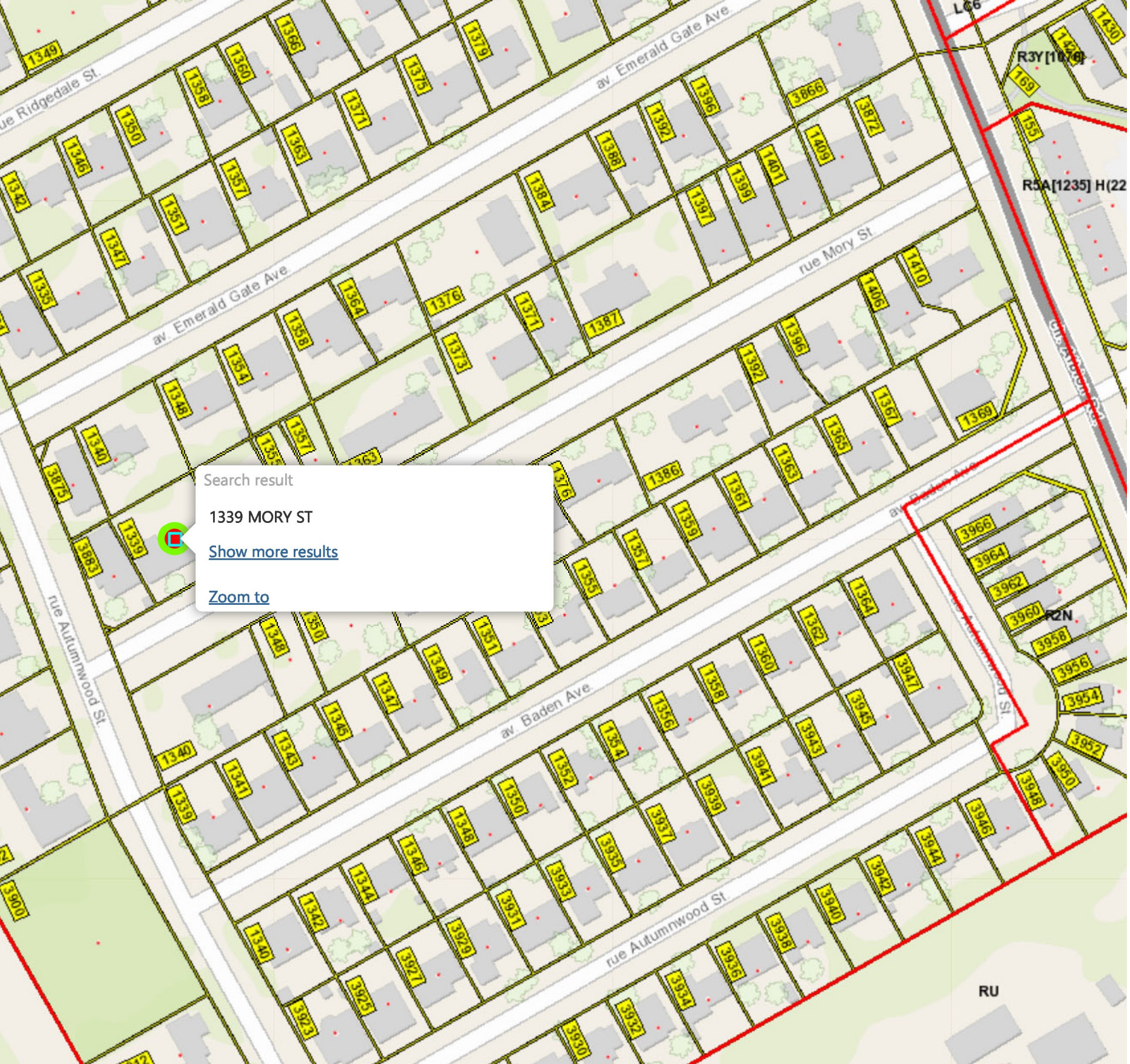
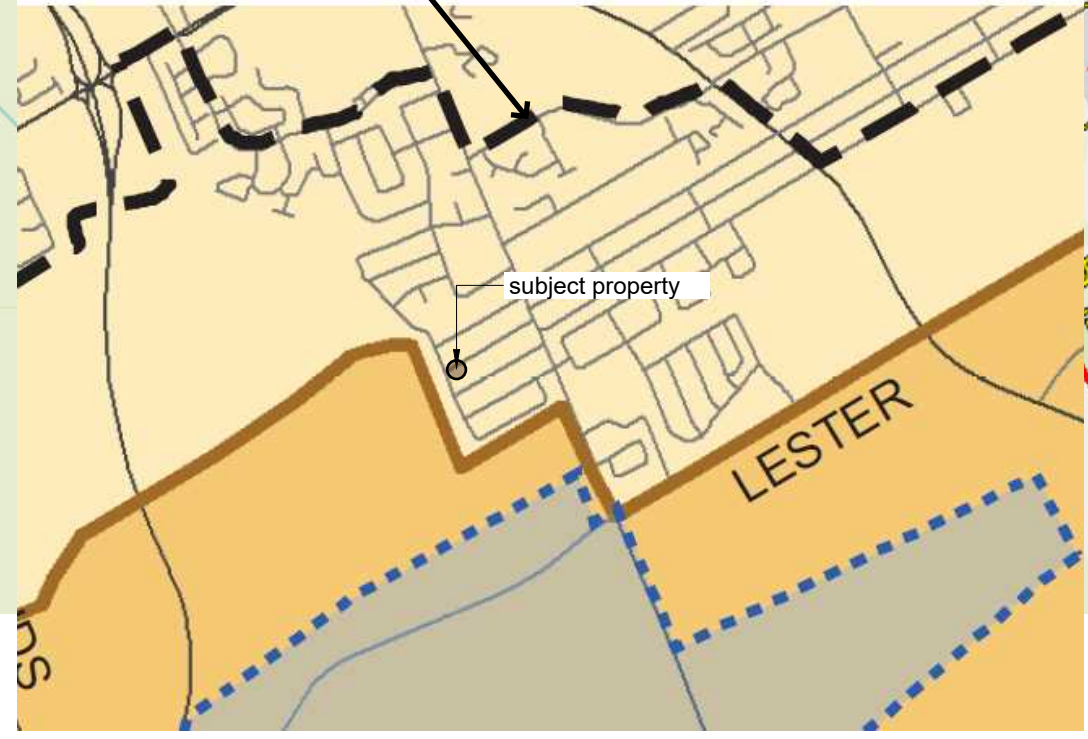


TABLE 156A – R1 SUBZONE PROVISIONS

(By-law 2009-164) (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288) (By-law 2021-111)(By-law 2022-103)

I Sub-Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m ²)	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)
WW ²	9	450	Schedule 342, is 8.5; in other cases 11	5	5	7'	1 ⁴	na	4,5,7

A0-A1: 31.55 m (103.51 ft)
 A1-A2: 26.51 m (86.98 ft)
 A2-A3: 31.30 m (102.70 ft)
 A3-A0: 30.52 m (100.13 ft)
 Total Perimeter: 119.88 m (393.31 ft)
 Total Area: 892.38 m² (9605.53 ft²) (0.09 ha)

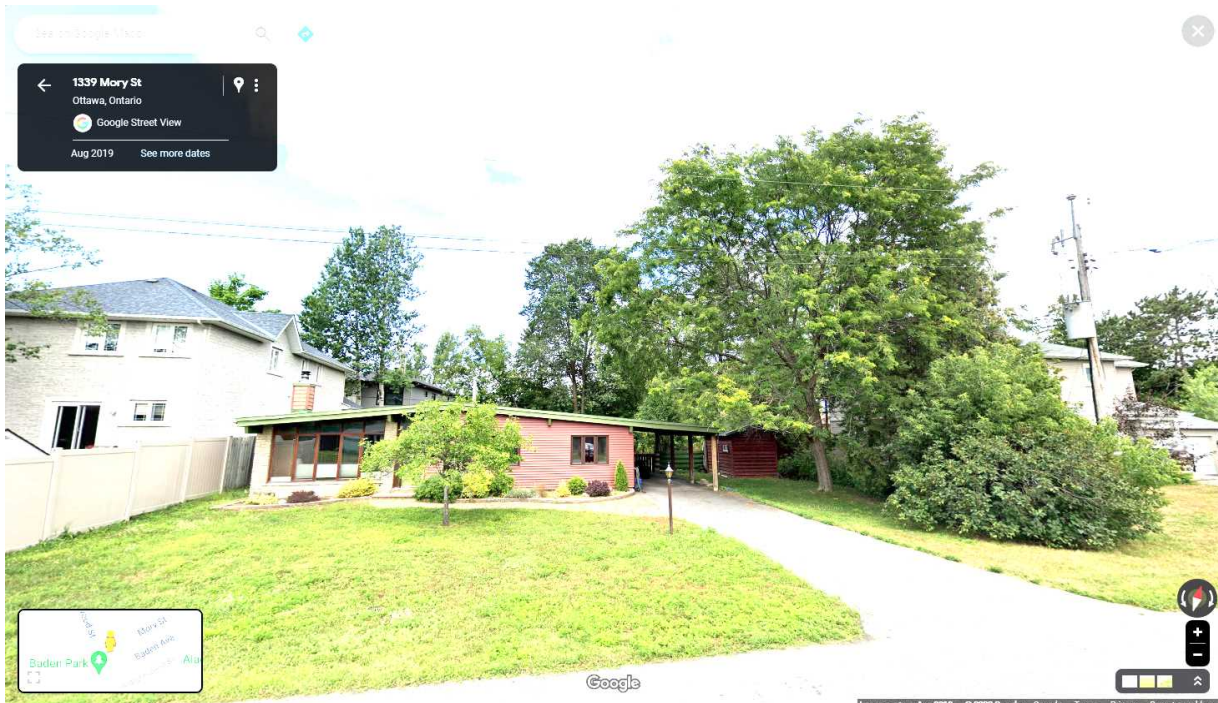


TABLE 156B – ADDITIONAL ZONING PROVISIONS

(By-law 2009-164) (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
4.	Despite the minimum interior side yard setback provision in column VIII of Table 156A, the combined minimum required interior side yard setback for interior or through lots in Area A on Schedule 342 where the lot width is: <ul style="list-style-type: none"> (i) 36 metres or greater: must increase by 1 m for each additional 1 m of lot width, to a maximum of 40% of the lot width, and (ii) with one yard no less than the minimum interior side yard setback of the applicable zone or subzone. (By-law 2020-288)
5	Where development is proposed on a corner lot, See Part V, Section 144: <ul style="list-style-type: none"> (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 façade; 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)
7	For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 – Alternative Yard Setbacks for Lowrise Dwellings in the Greenbelt. In all other cases 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, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m. (By-law 2022-103)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
637	R1WW[637]			- minimum lot area is 555 m ²

Committee of Adjustment
 Received | Reçu le
 2024-10-07
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



1339 Mory Street
 Severance
 Modulink



Committee of Adjustment
 Received | Reçu le
 2024-10-07
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



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 1:400

PROJECT
 1339 Mory Street
 PROJECT NO.
 2023

ISSUE
 CJ

October 3, 2024
 Geo Ottawa



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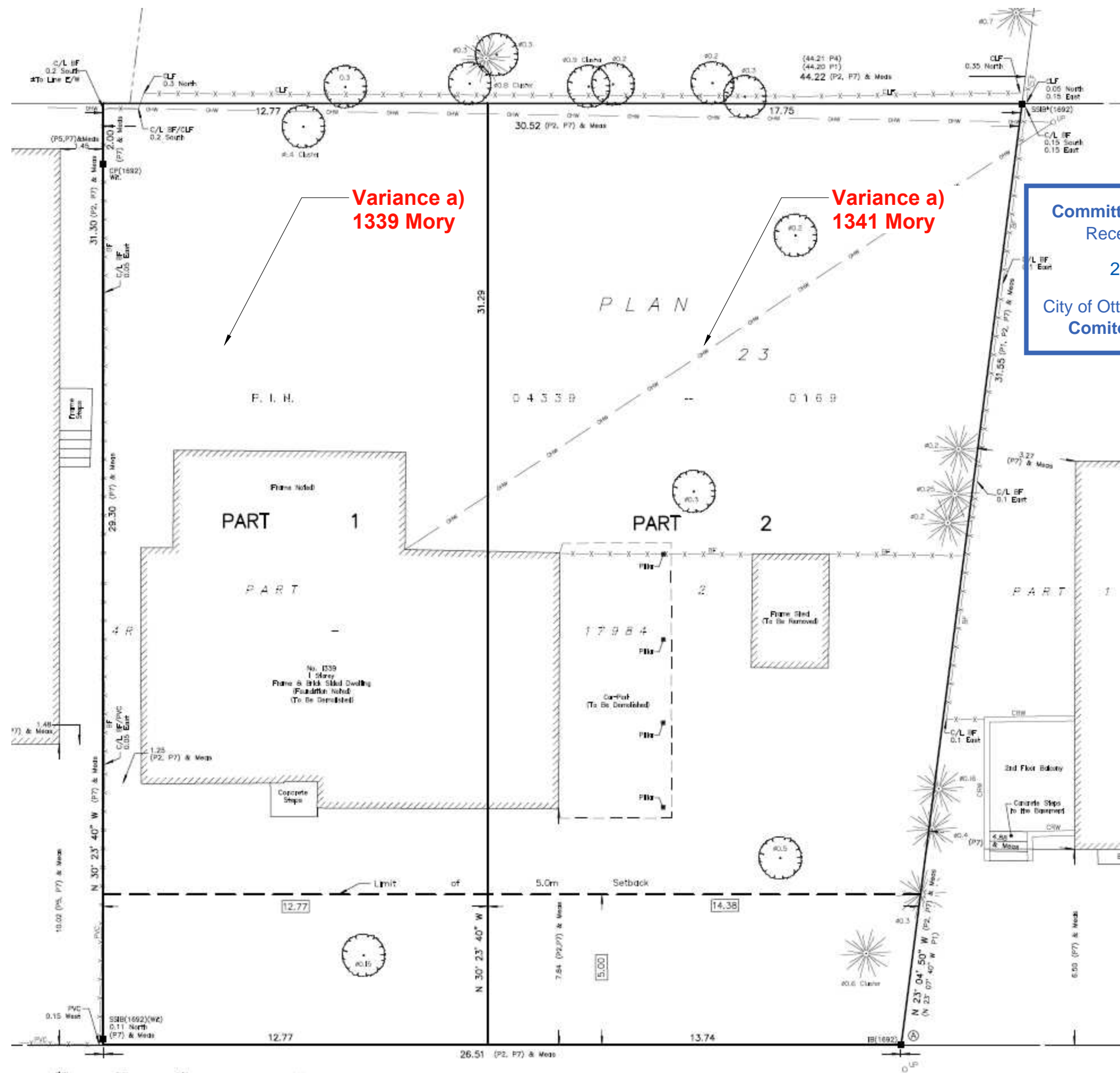
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PROJECT
1339 Mory Street

ISSUE
CJ

October 3, 2024
Page 9

A.02



Variance a)
1339 Mory

Variance a)
1341 Mory

Committee of Adjustment
Received | Reçu le
2024-10-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DRAWN BY
CJ
PROJECT NO.
2023

Committee of Adjustment
Received | Reçu le

2024-10-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation



1

FRONT RIGHT PERSPECTIVE

SCALE:



2

REAR LEFT PERSPECTIVE

SCALE:



Evolution
DESIGN & DRAFTING

613-884-7068

1339 - 1341 MORY STREET

2245 SQ. FT.

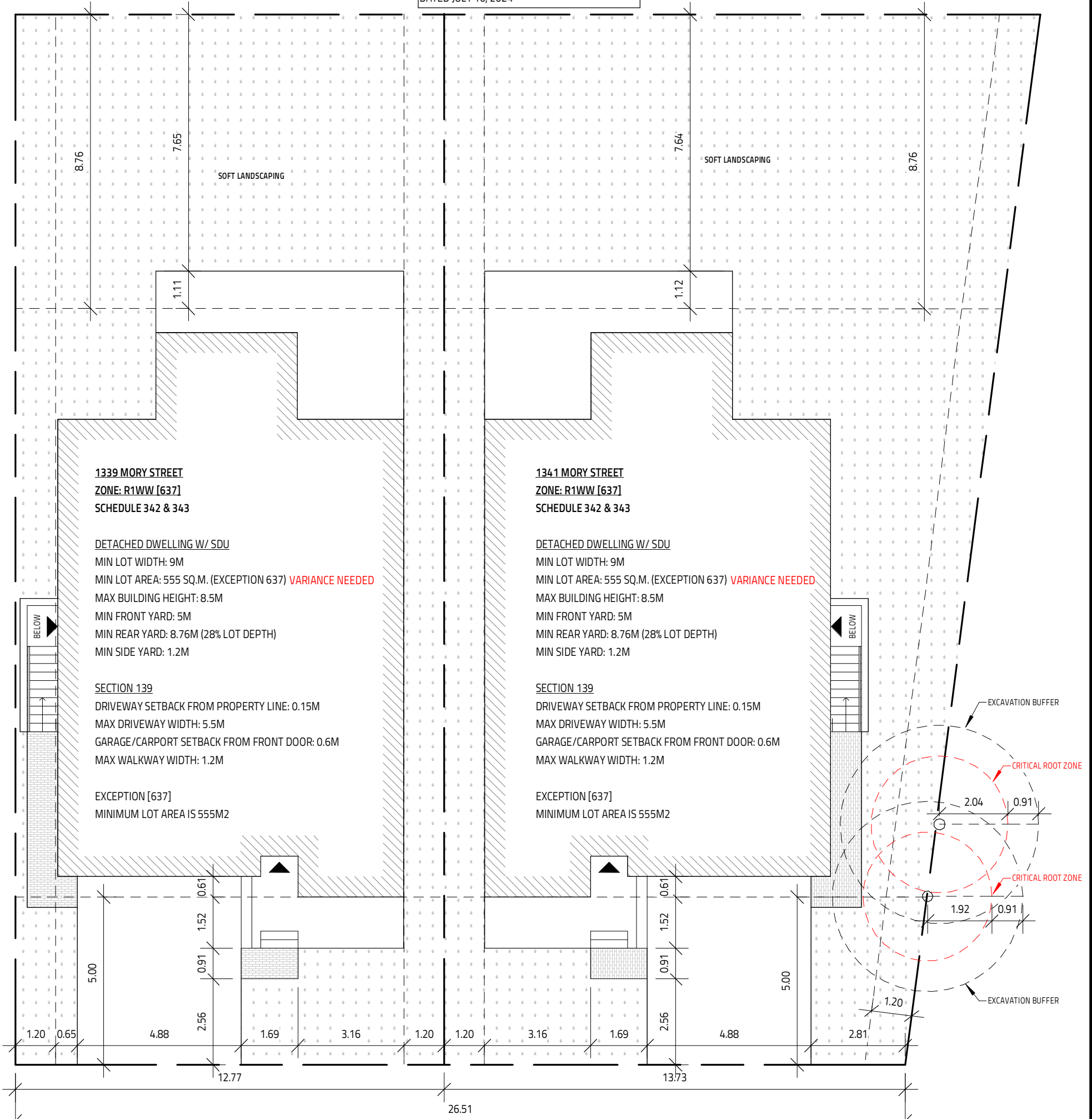
AUGUST 8, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

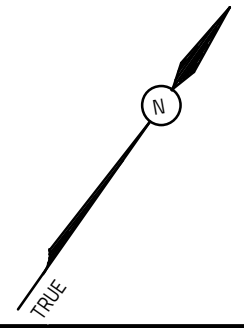
1339 - 1341 MORY STREET

2245 SQ. FT.

ARCHITECTURAL SITE PLAN BASED ON SURVEY BY FARLEY, SMITH & LTD. SIGNED AND DATED JULY 16, 2024



1 PROPOSED SITE
SCALE: 1 : 125



AUGUST 8, 2024

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1339 - 1341 MORY STREET

2245 SQ. FT.



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1

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

AUGUST 8, 2024

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2245 SQ. FT.



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1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

AUGUST 8, 2024

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1339 - 1341 MORY STREET

2245 SQ. FT.



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1 LEFT ELEVATION
SCALE: 1 : 55

AUGUST 8, 2024

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1339 - 1341 MORY STREET

2245 SQ. FT.



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1 RIGHT ELEVATION
SCALE: 1 : 55

AUGUST 8, 2024

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