

Committee of Adjustment
Received | Reçu le
2024-10-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 262, 263, 264, 265, and Part of Lane	326	ALL OF 04340-0215	929.0
2	All of 260, 261 and Part of Lane			464.9

PLAN OF SURVEY OF
**LOT 260, 261, 262, 263, 264 AND 265
REGISTERED PLAN 326
AND PART OF THE LANE
(CLOSED BY JUDGE'S ORDER GL52533)
CITY OF OTTAWA**

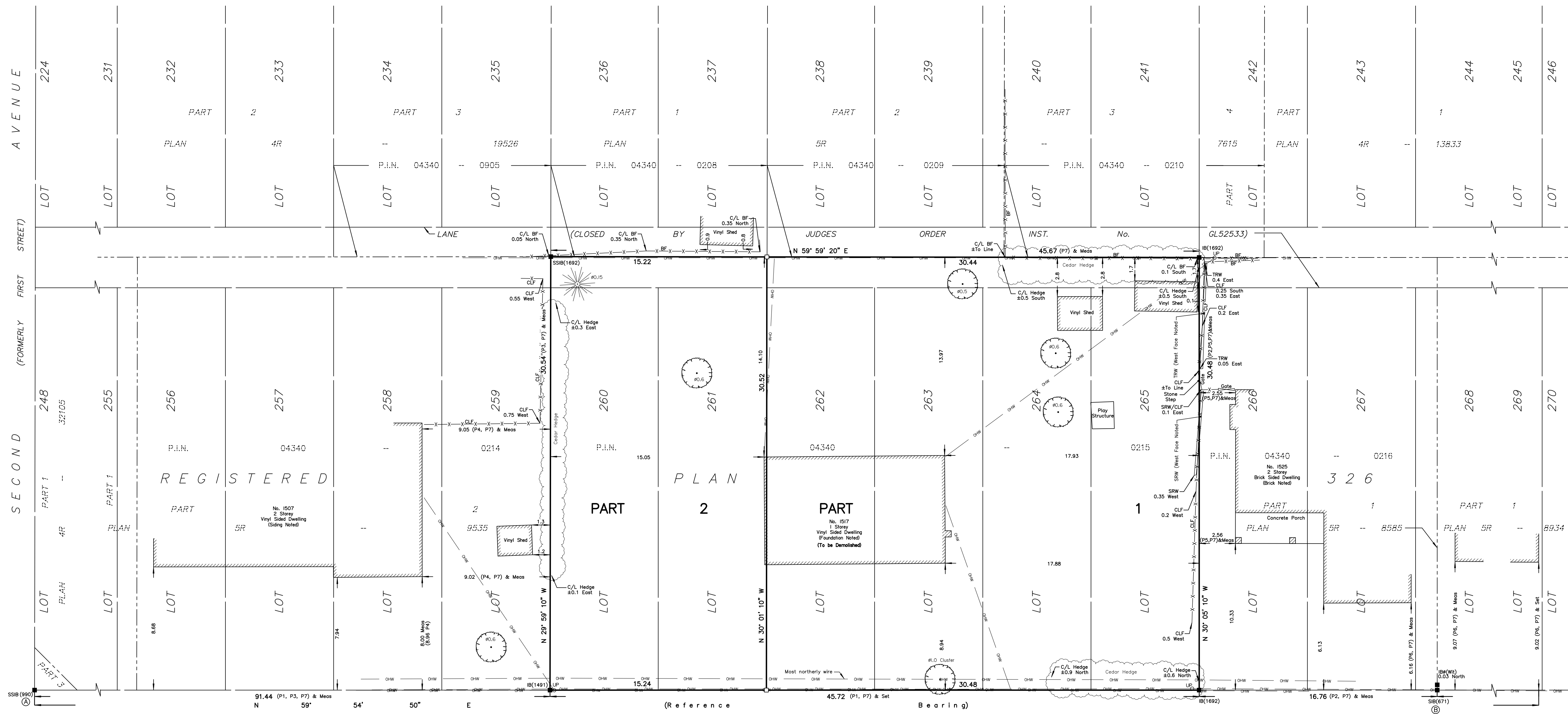
FARLEY, SMITH & DENIS SURVEYING LTD. 2024
Scale 1: 150
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.
Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.
Bearing Note
Bearings are astronomic and are referred to the northerly limit of Queensdale Avenue having a bearing of N 59° 54' 50" E as shown on Plan SR-8585.

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

POINT ID	NORTHING	EASTING
(A)	5023068.03	372685.18
(B)	5023146.78	372817.43
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
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IBØ Round Iron Bar
 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 326
 - (P2) Plan SR-8585
 - (P3) Plan SR-9535
 - (P4) Plan by (647) dated January 23, 1962
 - (P5) Plan by (671) dated June 11, 1986 (Job No. 86151)
 - (P6) Plan by (1287) dated January 13, 1998 (Job No. 03-98)
 - (P7) Plan by (1692) dated May 6, 2024 (Job No. 118-24)
 - OHW Overhead Wires
 - UP Utility Pole
 - CLF Chain Link Fence
 - BF Board Fence
 - SRW Stone Retaining Wall
 - TRW Timber Retaining Wall
 - C/L Centreline
 - Diameter 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 Surveys Act and the Land Titles Act and the Regulations made under them.
2. The survey was completed on the ___ day of _____, 2024.

Date: _____
Emad Alrefaai
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: fdsurveys@bellnet.ca

SITE PLAN

1517 QUEENSDALE AVE

PART OF LOTS: 260, 261, 262, 263, 264, 265
 REGISTERED PLAN: 326 PIN: 04340-0215

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ZONING ANALYSIS

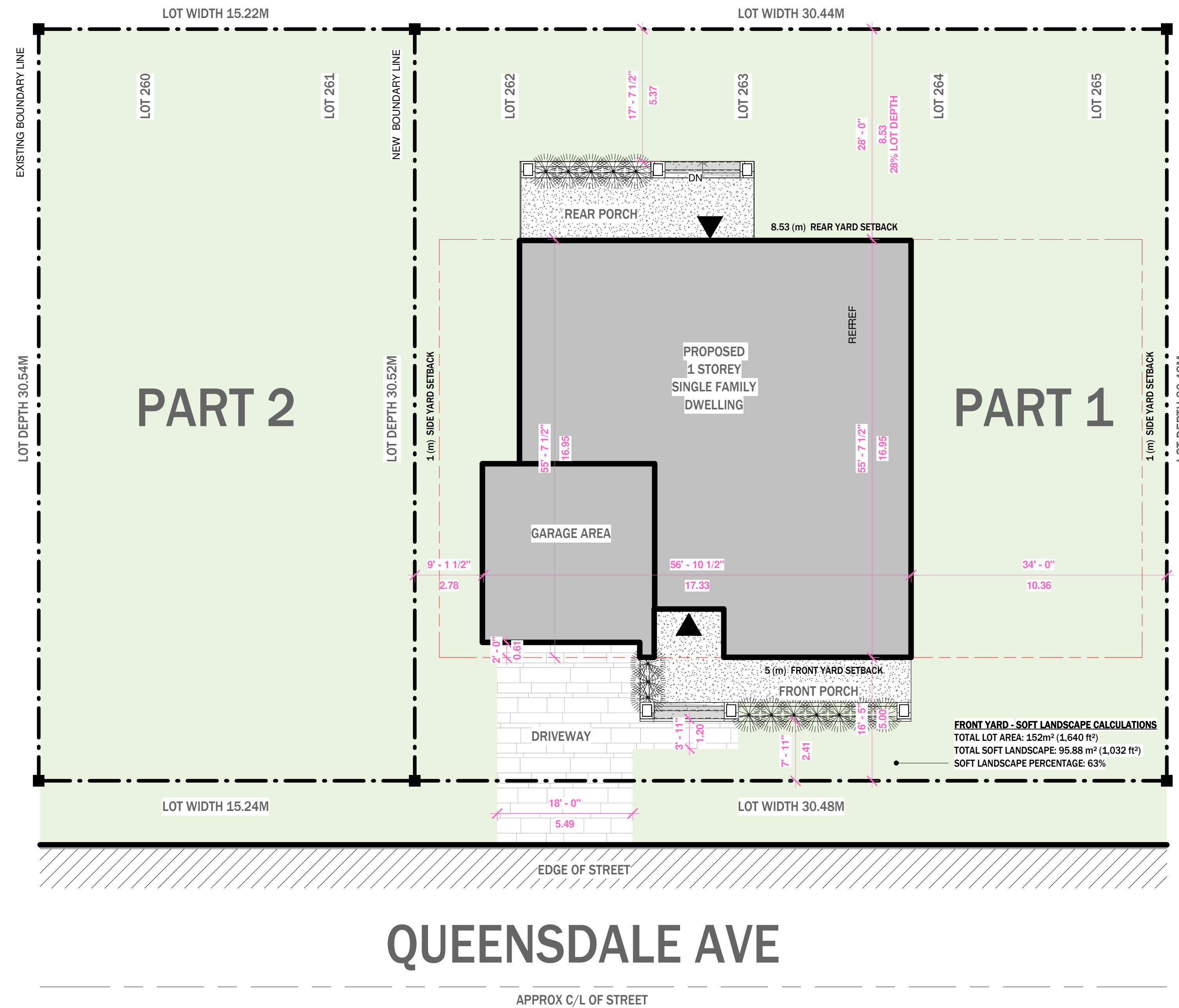
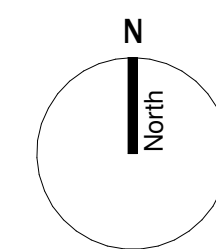
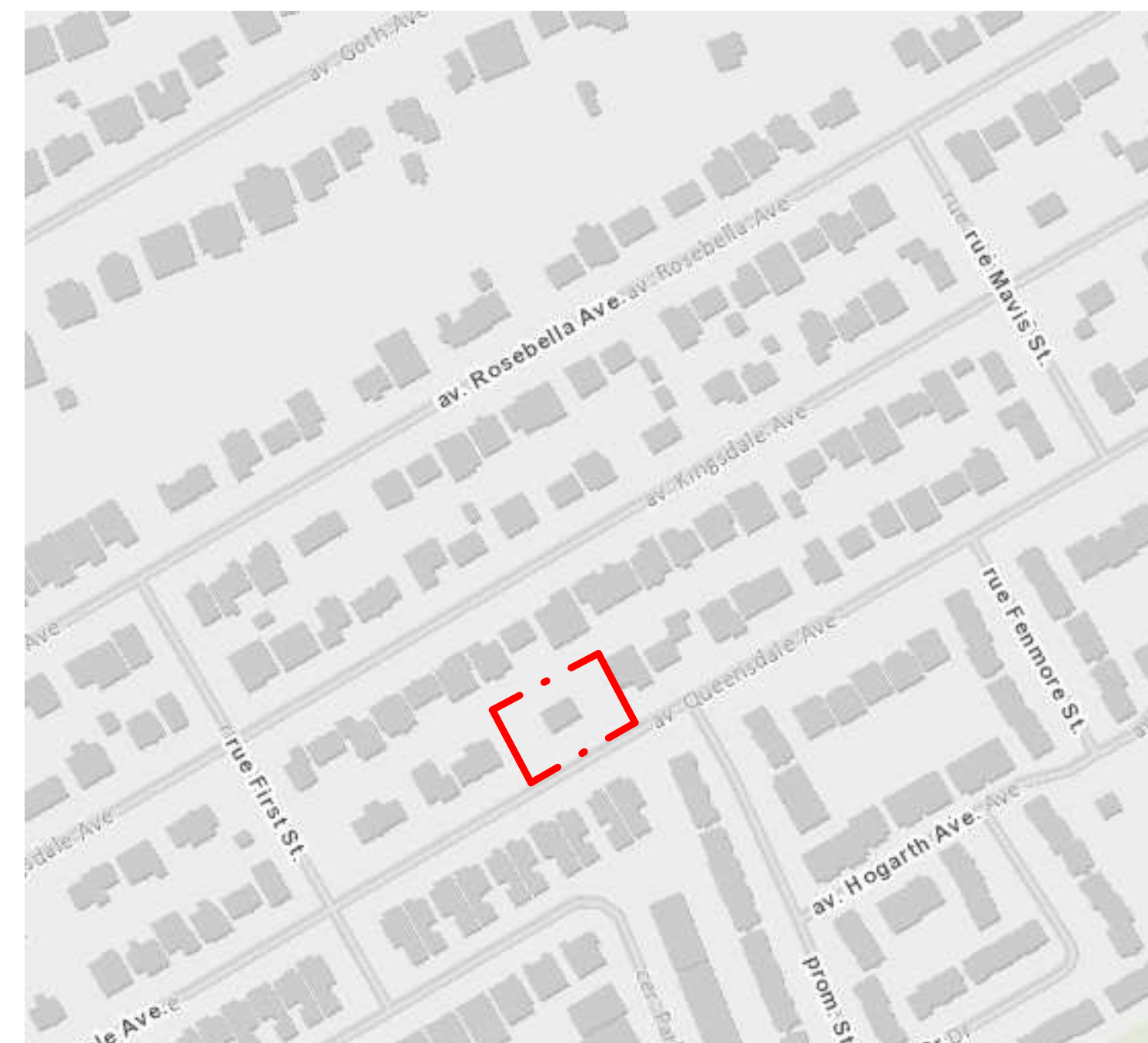
PROPOSED:
 SINGLE FAMILY DWELLING

*THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING
 PLAN AND LEGAL SURVEY

R1WW ZONING REQUIREMENTS

ZONING MECHANISM LOT PART 1	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
LOT WIDTH:	9	19.81	YES
LOT AREA:	450 m ²	929 m ²	YES
HEIGHT LIMIT:	8.5	5.6	YES
SETBACKS			
FRONT YARD:	5	5	YES
CORNER YARD:	-	-	-
REAR YARD:	8.53 (28%)	8.53 (28%)	YES
SIDE YARD:	1	2.78	YES
AMENITY AREA:	-	-	-
PARKING SPACES:	-	-	-
BIKE STALLS M.L.C.	-	-	-
LANDSCAPING: (FRONT YARD):	40%	63%	YES
WALKWAYS: PRIMARY:	1.2 m MAX	1.2	YES
WASTE COLLECTION:	-	-	-

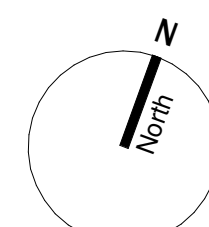
CONTEXT PLAN



QUEENSDALE AVE

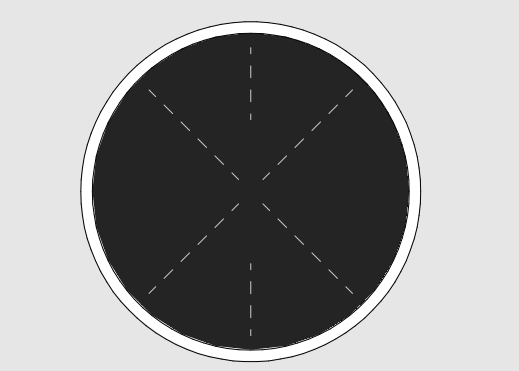
APPROX C/L OF STREET

1 Site Plan
 1" = 10'-0"



1517 QUEENSDALE

Project No. INDIV. BCIN: Project Number FIRM BCIN:

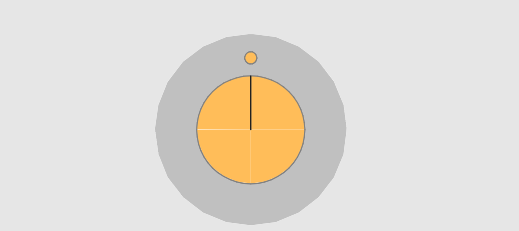


Revisions

1	DRAFT SITE LAYOUT - SEPT 23, 2024
2	ISSUED FOR REVIEW - OCT 08, 2024 R1
3	

- Notes
- These drawings are to be read in conjunction with all other project drawings and specifications.
 - The contractor shall check and verify all dimensions and report any errors and omissions to the designer.
 - All work and materials to be in compliance with all codes, regulations and by-laws.
 - Do not scale drawings.
 - This drawing is the exclusive property of Bohemio Design Inc. Copyright Reserved.

Project North

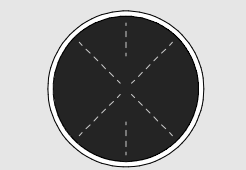


Scale 1" = 10'-0"

SITE PLAN

REVISION #

A0.1



Revisions

1	DRAFT SITE LAYOUT - SEPT 23, 2024
2	ISSUED FOR SEVERANCE - OCT 03, 2024
3	

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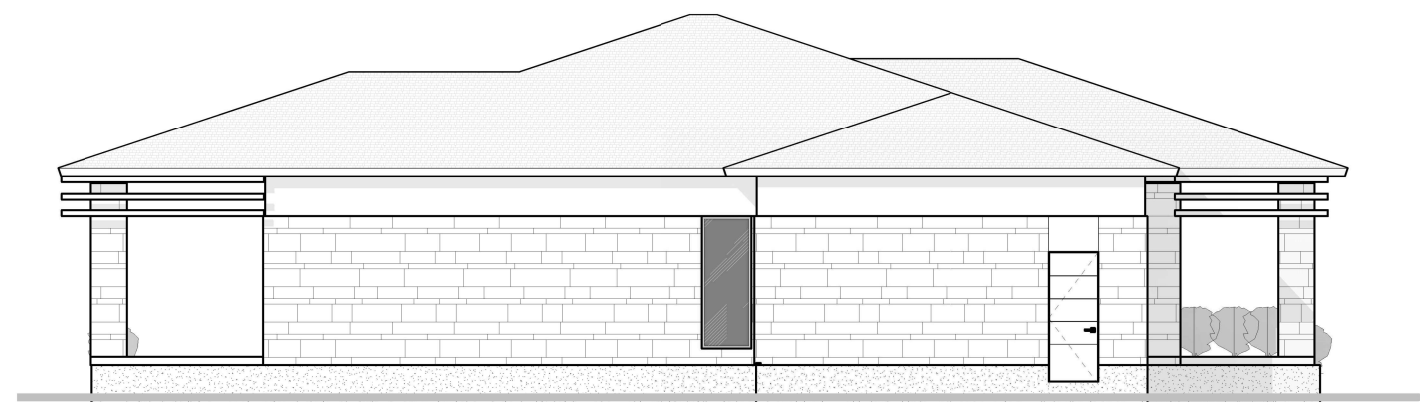


1 South (Front) - Presentation
3/16" = 1'-0"

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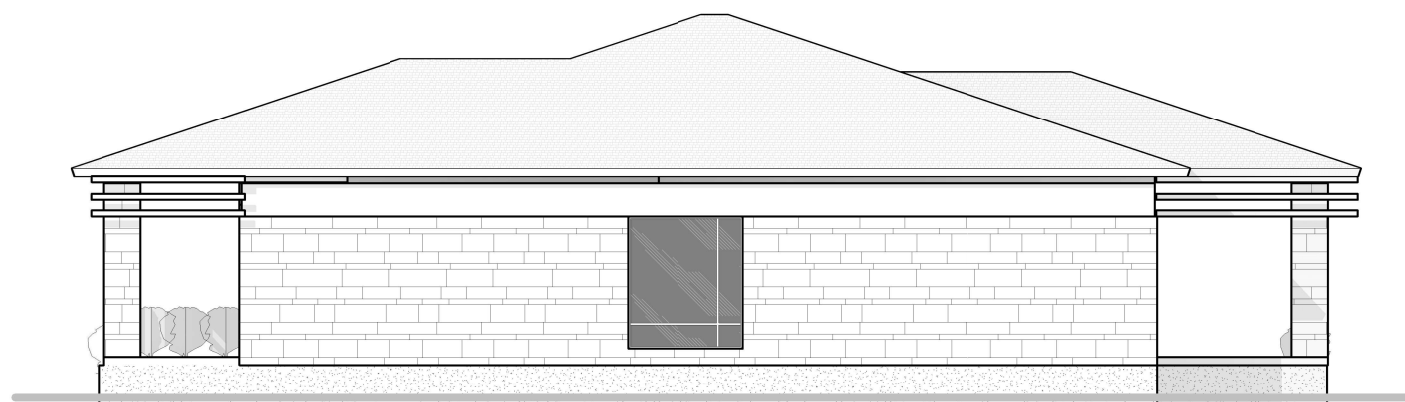
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4 West - Presentation
3/16" = 1'-0"



2 North (Rear)- Presentation
3/16" = 1'-0"



3 East - Presentation
3/16" = 1'-0"

SIMILAR LOTS
ON QUEENSDALE



The orange highlighted areas indicate lot frontages 12m or less

1434 KINGSDALE AVENUE
LW = 13.72M, LA = 419.01M²

1479 QUEENSDALE AVENUE
LW = 12.32M, LA = 463.64M²

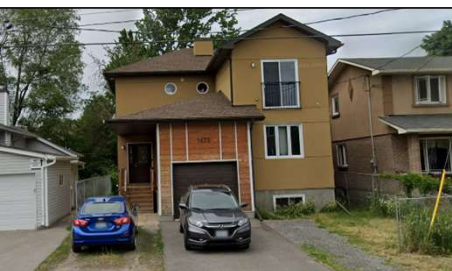
1432 QUEENSDALE AVENUE
LW = 13.65M, LA = 416.79M²



1432 KINGSDALE AVENUE
LW = 13.65M, LA = 416.79M²



1430 KINGSDALE AVENUE
LW = 13.07M, LA = 418.29M²



1433 QUEENSDALE AVENUE
LW = 11.52M, LA = 351.41M²



1575 QUEENSDALE AVENUE
LW = 7.62M, LA = 232.20M²

1574 QUEENSDALE AVENUE
LW = 7.39M, LA = 225.00M²



1443 QUEENSDALE AVENUE
LW = 9.12M, LA = 416.80M²

1441 QUEENSDALE AVENUE
LW = 13.67M, LA = 416.89M²

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EXISTING SUBJECT PROPERTY



MIROCA DESIGN
INCORPORATED SINCE 1989

1517 QUEENSDALE AVENUE
APPLICATION FOR CONSENT | NOVEMBER 2024