

Committee of Adjustment
Received | Reçu le

2024-10-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT FABRIC MAP



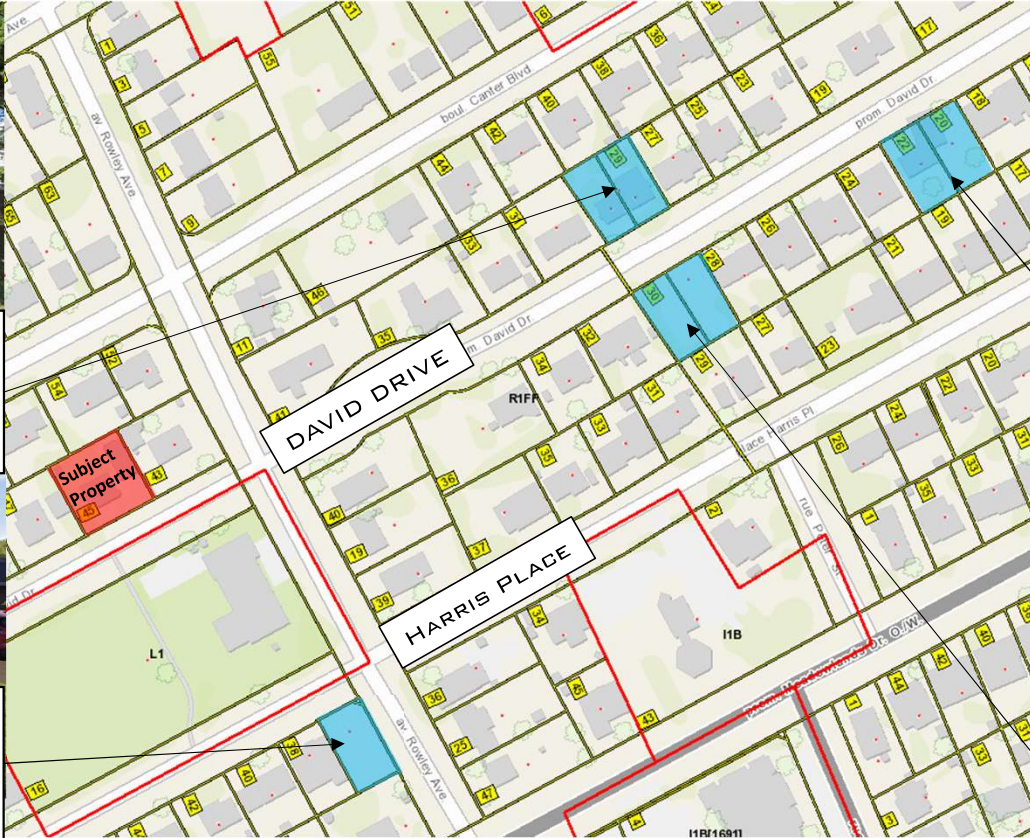
29B DAVID DRIVE
LW = 12.60M, LA = 416.85M²

29 DAVID DRIVE
LW = 13.91M, LA = 423.58M²



38A HARRIS PLACE
LW = 14.10M, LA = 518.36M²

38B HARRIS PLACE
LW = 16.08M, LA = 490.11M²



20 DAVID DRIVE
LW = 15.87M, LA = 483.81M²

22 DAVID DRIVE
LW = 16.08M, LA = 490.11M²



30A DAVID DRIVE
LW = 13.63M, LA = 403.0M²

30B DAVID DRIVE
LW = 15.23M, LA = 453.7M²



45 DAVID DRIVE

MIROCA DESIGN
INCORPORATED SINCE 1988

APPLICATION FOR CONSENT AND MINOR VARIANCE | 2024

EXISTING SUBJECT PROPERTY



MD

MIROCA DESIGN
INCORPORATED SINCE 1989

45 DAVID DRIVE

APPLICATION FOR CONSENT AND MINOR VARIANCE | 2024

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GENERAL NOTES:

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3. FIDOTNESS DESIGNED FOR 2000 P.S.F. ABSOLVED 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.

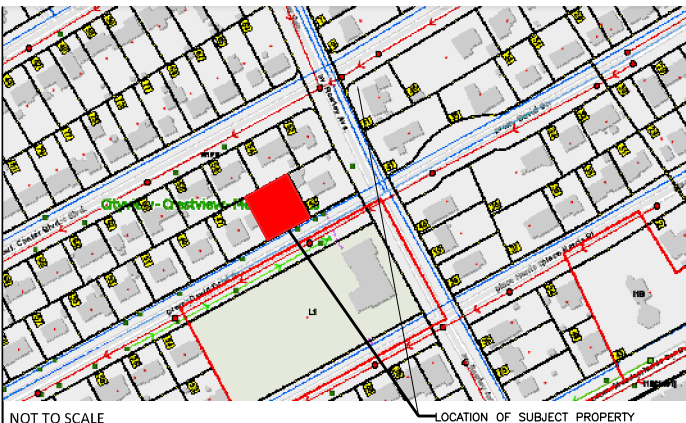
NO.	DESCRIPTION & DATE

JOB TITLE:
PROPOSED TWO STOREY DWELLING WITH ADDITIONAL UNITS 45 DAVID DRIVE CITY OF OTTAWA

SHEET TITLE:
SITE/LANDSCAPE PLAN

SCALE: AS SHOWN Dwg NO.
DRAWN: C.S.
CHECKED:
DATE: SEPT 2024
PRINT DATE:

S1.1

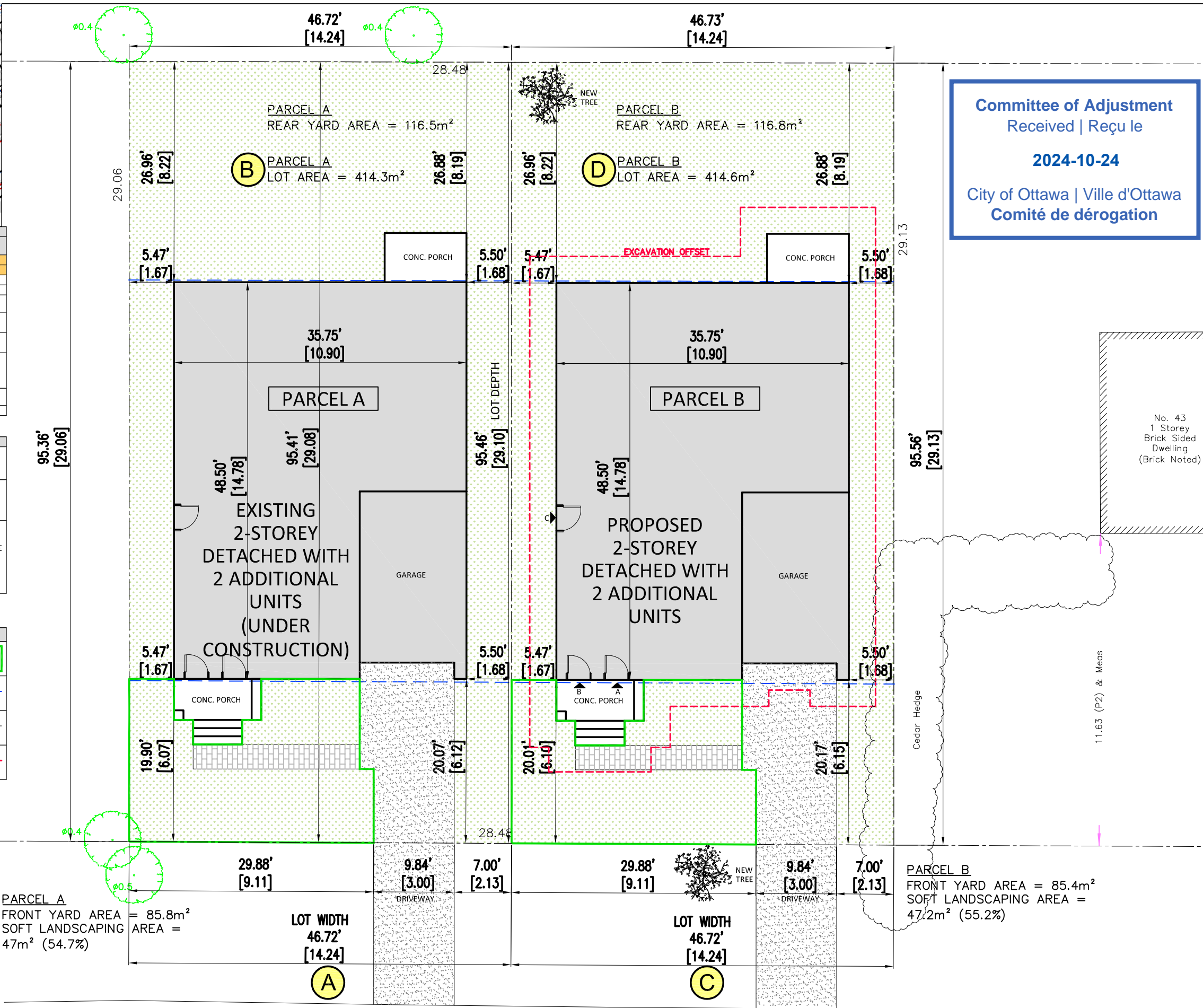


NOT TO SCALE LOCATION OF SUBJECT PROPERTY

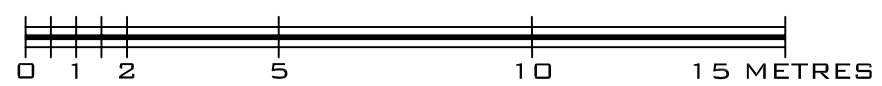
DEVELOPMENT STANDARDS			
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PARCEL A	PROVIDED PARCEL B
MIN. LOT WIDTH	19.5m	14.24m	14.24m
MIN. LOT AREA	600m ²	414.3m ²	414.6m ²
MAX. BUILDING HEIGHT	8.5m	8.29m	8.29m
MIN. FRONT YARD SETBACK	6m	6.1m	6.1m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	28% LOT DEPTH	28.1% lot of depth (8.19m)	28.1% of lot depth (8.19m)
MIN. REAR YARD AREA	25% of lot area	28.1% (116.5m ²)	28.1% (116.8m ²)
MIN. INTERIOR YARD SETBACK	1.2m/0.9m	1.67m/1.68m	1.67m/1.68m
FRONT YARD LANDSCAPING	40%	54.7%	55.2%
MAXIMUM DRIVEWAY WIDTH	3m	3m	3m

PROJECT INFORMATION	
ADDRESS	45 DAVID DRIVE OTTAWA, ON. K2G 2N1
LEGAL DESCRIPTION	PART OF LOTS 152 REGISTERED PLAN 349783 PIN: 04676-0155 WARD 8, COLLEGE
ZONING	ZONING BYLAW 2008-250 R1FF SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

LEGEND			
PROPOSED BUILDING		SOFT LANDSCAPING AREA	
DRIVEWAY		LINE OF REQUIRED SETBACK	
SOD		EXISTING TO BE DEMOLISHED	
OTHER INTERLOCKING		EXCAVATION OFFSET	



SITE PLAN
SCALE = 1:150

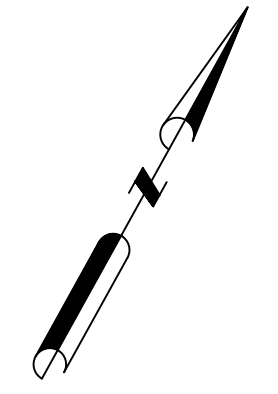


DAVID DRIVE

Edge of Asphalt

SCALE: AS SHOWN Dwg NO.
DRAWN: C.S.
CHECKED:
DATE: SEPT 2024
PRINT DATE:

S1.1



REGISTERED PLAN 362998

LOT 24 LOT 23 LOT 22 LOT 21

P.I.N. 04676 0091 P.I.N. 04676 0090

SUBJECT TO EASEMENT INST. CR364524
SUBJECT TO EASEMENT INST. CR342576

112.13 (P1, P5) & Meas

31.53 (P1, P2, P5) & Meas

14.24 (D1, P5) & Meas

14.24 (D1, P5) & Meas

14.24 (D1, P5) & Meas

14.24 (D1, P5) & Meas

14.24 (D1, P5) & Meas

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14.24 (D1, P5) & Meas

14.24 (D1, P5) & Meas

14.24 (D1, P5) & Meas

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				396.8
2	PART OF 152	349783	ALL OF 04676-0155	17.4
3				397.2
4				17.4

PARTS 2 AND 4 SUBJECT TO EASEMENT PER INST. CR342576

PLAN OF SURVEY OF
PART OF LOT 152
REGISTERED PLAN 349783
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 150
0 1.5 3 6 9 12 15 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 0.99993.

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°15'45" clockwise was applied to bearings on P1, P2, P3, 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)	5023546.29	364176.40
(B)	5023575.38	364228.90
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 _____, 2024.

Date: _____ Daniel Robinson
Ontario Land Surveyor

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

Notes & Legend

—□—	Denotes Survey Monument Planted	○ UP	Denotes Utility Pole
—■—	Survey Monument Found	— AN	Anchor
SIB	Standard Iron Bar	— BF	Board Fence
SSIB	Short Standard Iron Bar	— CLF	Chain Link Fence
IB	Iron Bar	— BF	Board Fence
(Wit)	Witness	— C/L	Centreline
Meas	Measured	∅	Diameter
(P1)	Registered Plan 349783		
(P2)	Plan by (AOG) dated November 30, 2005 (Job No. 6690-05)		
(P3)	Plan by (1473) dated June 9, 1997 (Ref. No. 10-349783)		
(P4)	Plan by (1319) dated July 28, 1992 (Ref. No. 8-349783)		
(P5)	Plan by (1692) dated December 18, 2023 (Ref. No. 457-23)		
(D1)	Inst. No. NS126455		
(D2)	Inst. No. CR342576		
— ohw —	Overhead Wires		
— T —	Deciduous Tree - The symbol shown denotes location and trunk diameter only. Size of tree's root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.		

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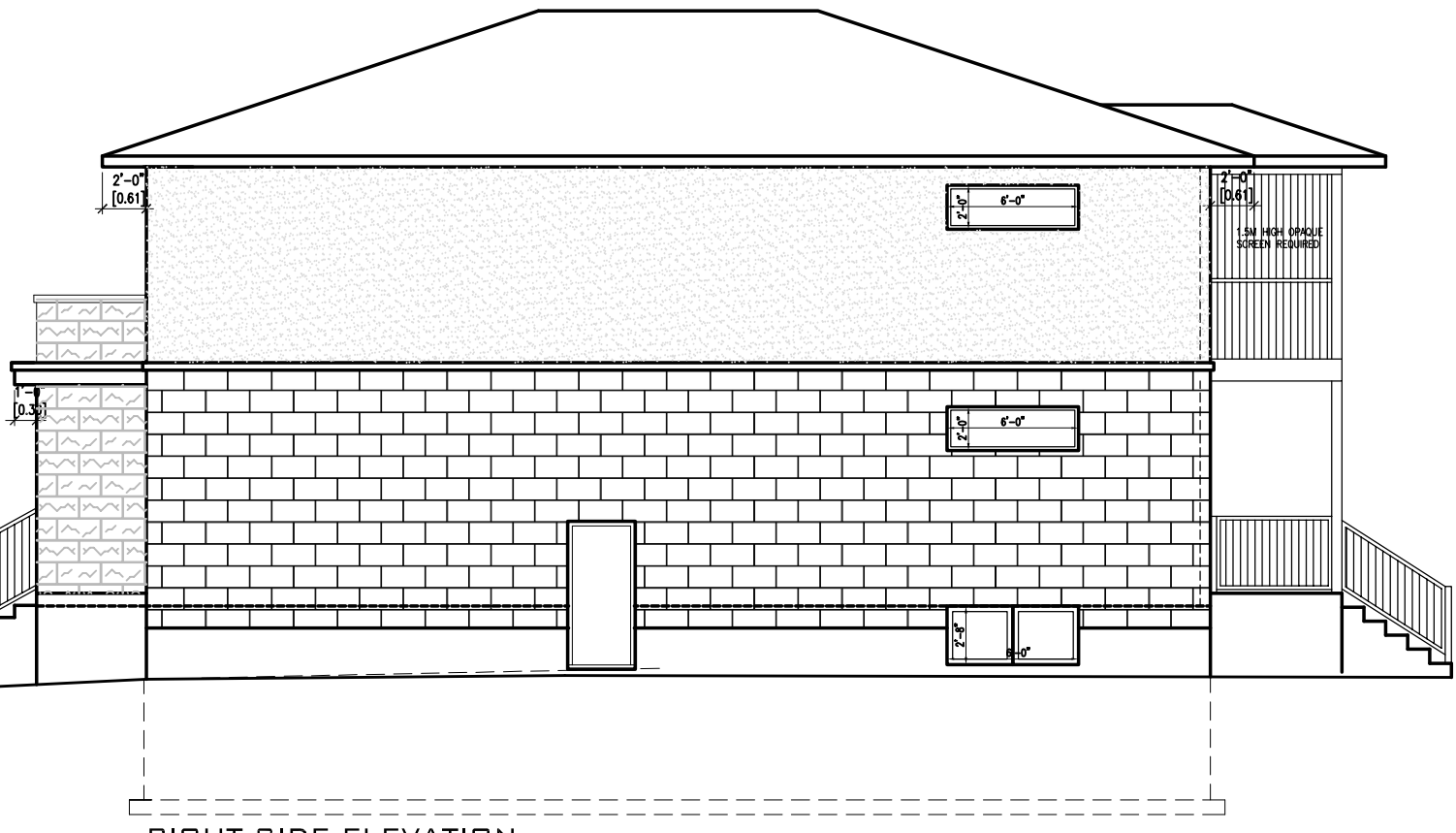
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fstdsurveys.ca

FILE NO.: 362-24



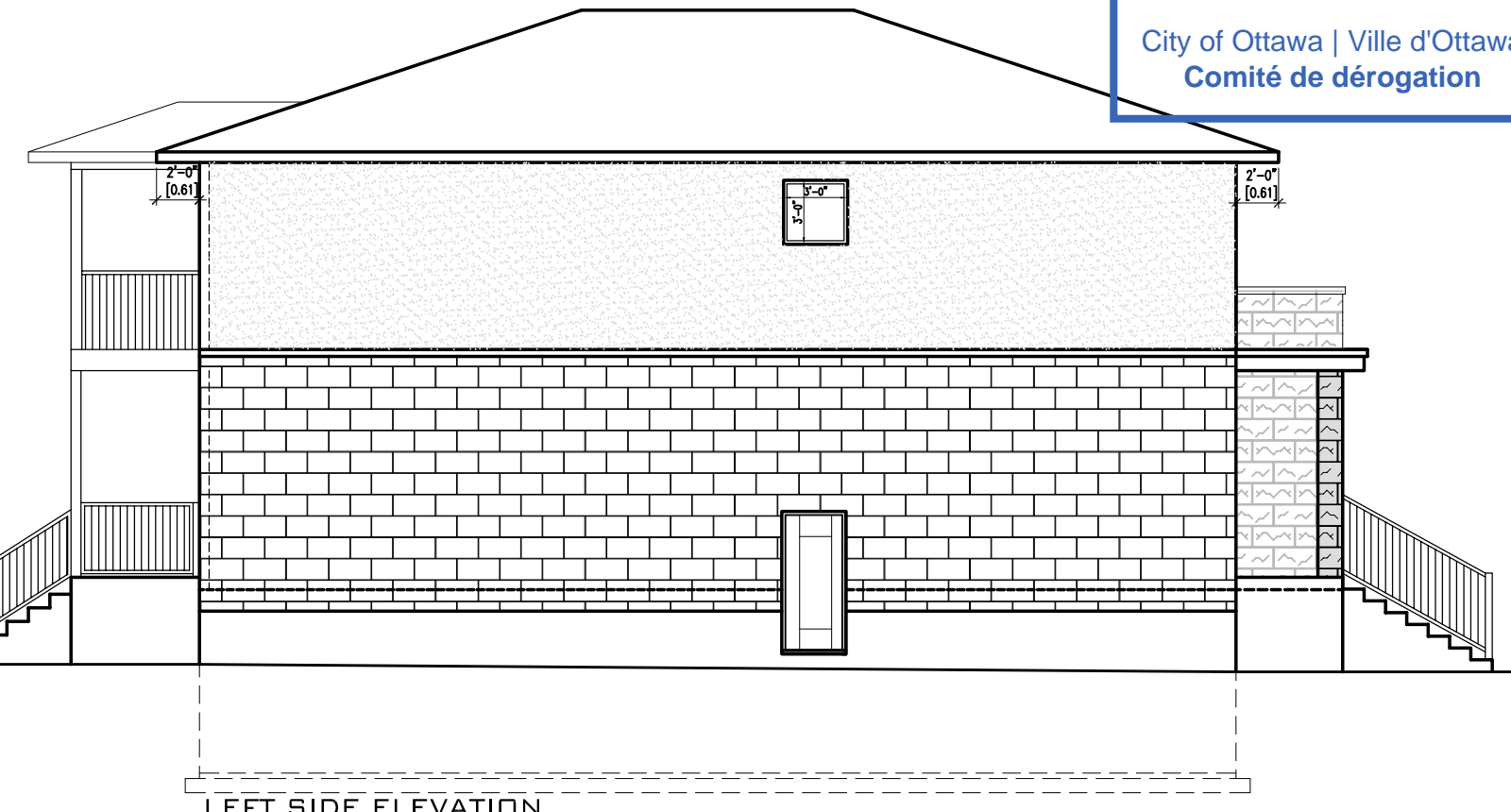
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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NO.	DESCRIPTION & DATE
1	
	REVISIONS

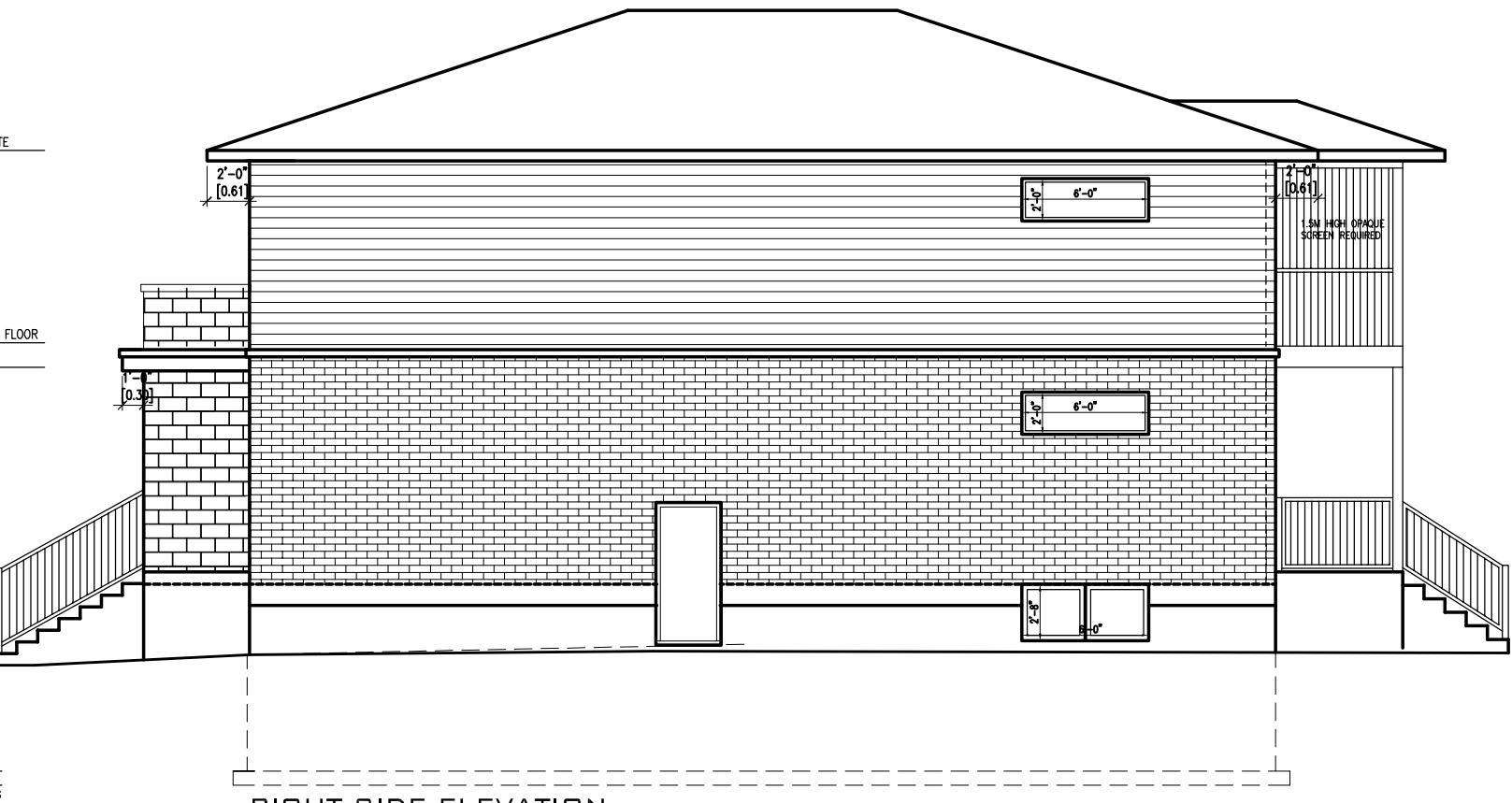
JOB TITLE:
PROPOSED
TWO STOREY DWELLING WITH
ADDITIONAL UNITS
45 DAVID DRIVE
CITY OF OTTAWA
PARCEL A

SHEET TITLE:
ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	
CHECKED:	A1.2
DATE:	



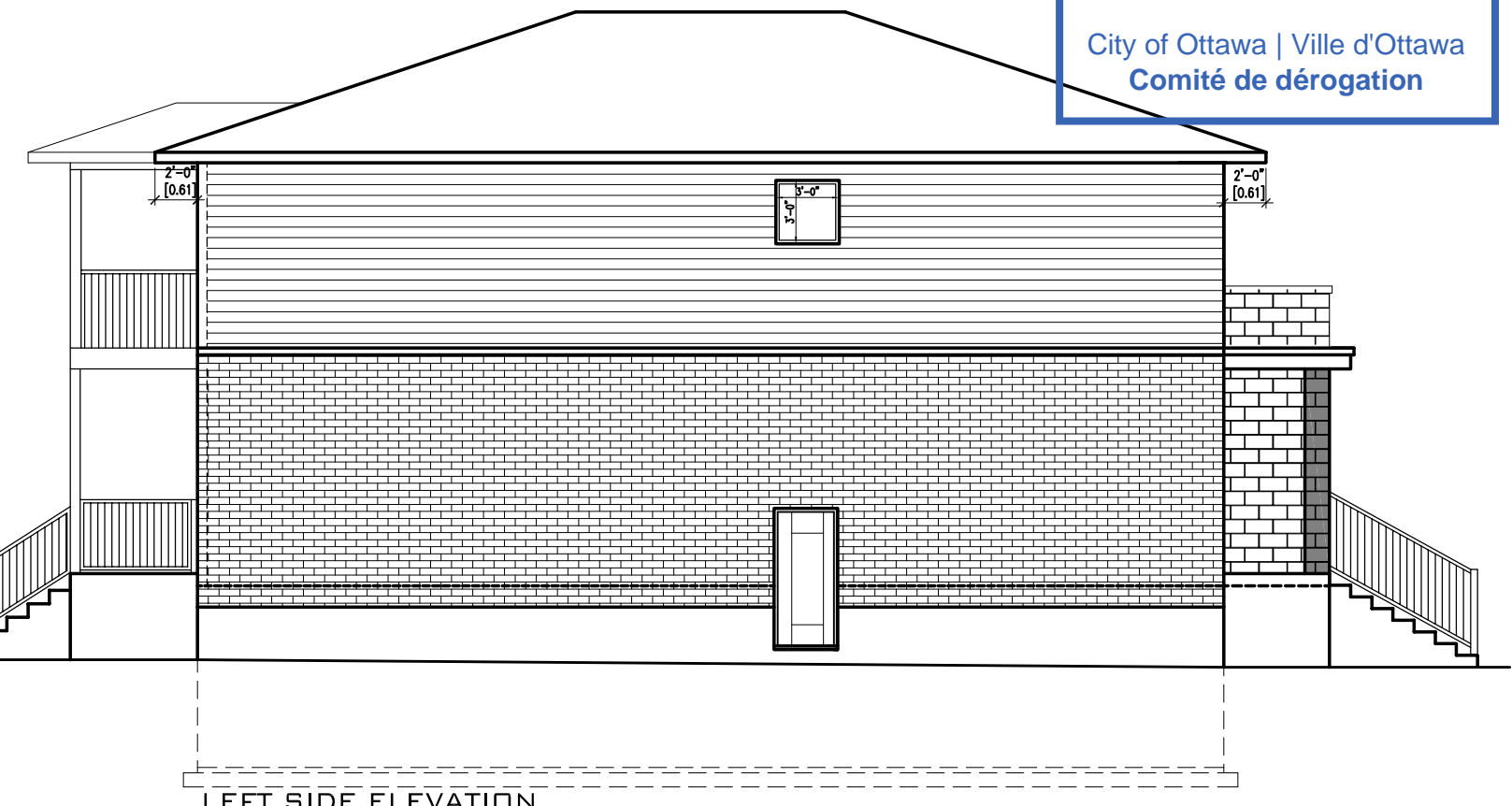
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SCALE: 1/8" = 1'-0"



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PROPOSED
TWO STOREY DWELLING WITH
ADDITIONAL UNITS
45 DAVID DRIVE
CITY OF OTTAWA
PARCEL B

SHEET TITLE:
ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	A2.2
CHECKED:	
DATE:	

2024-10-24

