

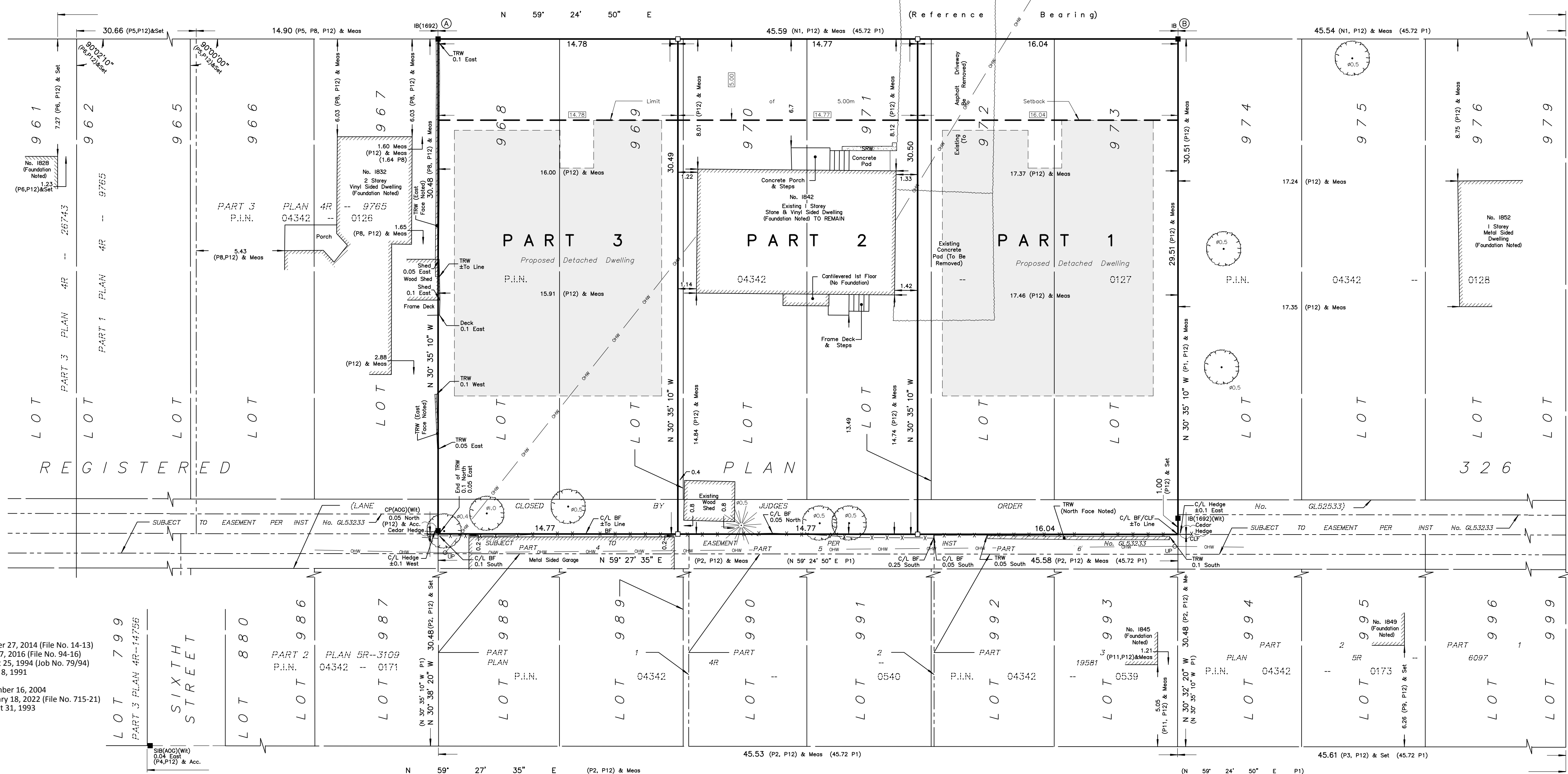
KINGSDALE AVENUE

(Formerly Central Boulevard)

(REGISTERED PLAN 326)

P.I.N. 04342 -- 0209

Committee of Adjustment  
Received | Reçu le  
2024-12-18  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

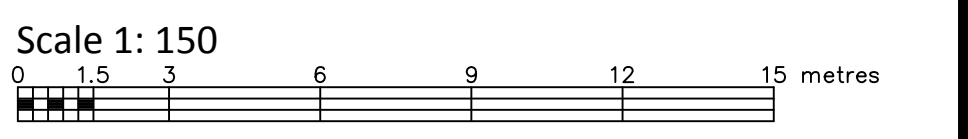


- Notes & Legend
Denotes Survey Monument Planted
Survey Monument Found
Standard Iron Bar
Short Standard Iron Bar
Iron Bar
Concrete Pin
Witness
Measured
Accepted
Registered Plan 326
Plan 4R-19581
Plan 5R-6097
Plan 4R-31213
Plan 4R-9765
Plan by (1692) dated October 27, 2014 (File No. 14-13)
Plan by (1692) dated April 27, 2016 (File No. 94-16)
Plan by (1287) dated August 25, 1994 (Job No. 79/94)
Plan by (990) dated January 8, 1991
Plan 5R-8407
Plan by (AOG) dated September 16, 2004
Plan by (1692) dated February 18, 2022 (File No. 715-21)
Note by (1287) dated August 31, 1993
Overhead Wires
Utility Pole
Chain Link Fence
Board Fence
Stone Retaining Wall
Timber Retaining Wall
Centreline

Table with 2 columns: I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. and PLAN 4R- RECEIVED AND DEPOSITED. Includes fields for DATE and REPRESENTATIVE FOR LAND REGISTRAR.

SCHEDULE table with columns: PART, LOT, PLAN, PIN, AREA (Sq.m.). Contains 3 rows of lot and plan information.

PLAN OF SURVEY OF
LOTS 968 to 973 (both inclusive)
AND PART OF LANE
(CLOSED BY JUDGE'S ORDER INST. GL52533)
REGISTERED PLAN 326
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2022



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 0.99995.

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 12° 20' 10" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 0° 38' 10" counter-clockwise was applied to bearings on P2, P5 & P8.

For bearing comparisons, a rotation of 0° 41' 00" counter-clockwise was applied to bearings on P10.

Table with 3 columns: POINT ID, NORTHING, EASTING. Lists coordinates for points A, B, and other survey points.

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 \_\_\_\_\_ 2022.

Date Daniel Robinson
Ontario Land Surveyor

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

## 1842 KINGSDALE AVE

### ZONING: R1WW

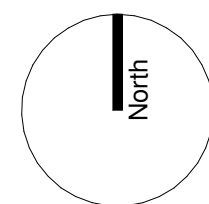
DWELLING TYPE: DETACHED	REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH (min):	9 m	14 + m	YES
LOT AREA (min):	450 m <sup>2</sup>	450 + m <sup>2</sup>	YES
HEIGHT LIMIT (max):	8.5 m	8.5 m	YES
FRONT YARD SETBACK (min):	5 m	5 m	YES
CORNER SIDEYARD SETBACK (min):	5 m	5 m	YES
REAR YARD SETBACK (min):	28% LOT DEPTH (8.55m)	28% (8.55m)	YES
SIDE YARD SETBACK (min):	1 m	1 m	YES
<b>PART V: TABLE 139 (S. 139 - of by-law 2020-289)</b>			
FRONT YARD SOFT LANDSCAPING:	40% (min.)	60 + %	YES
DRIVEWAY WIDTH:	6 m (max)	6 m	YES
FRONT FACING GARAGES:	0.6 m	0.6 m	YES
SETBACK 0.6m FROM PRINCIPAL ENTRANCE OR FRONT EDGE OF PORCH TO PRINCIPAL ENTRANCE WALKWAYS WIDTH:	1.2m	1.2 m	YES

\*THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING PLAN & LEGAL SURVEY.

### KEY PLAN

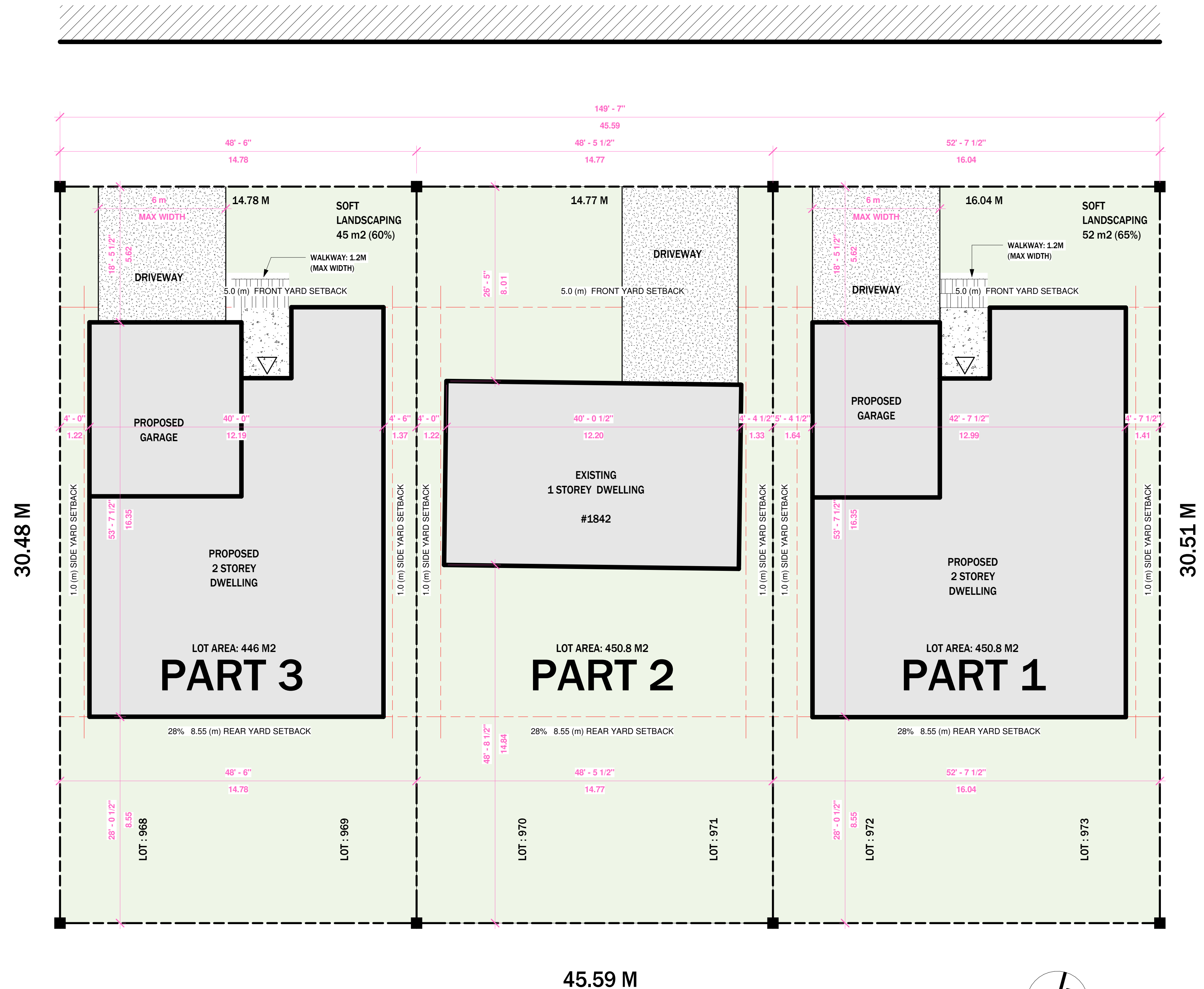


### SITE LOCATION

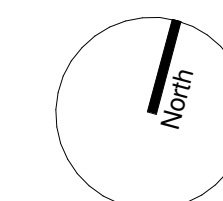


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Received | Reçu le  
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## KINGSDALE AVE



45.59 M



DESIGNED BY: A Cesare

# 1842 KINGSDALE

Project No. 22-09  
INDV. BCIN: 36783 FRM BCIN: 42007

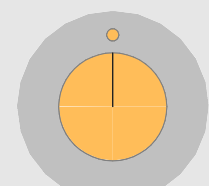


Revisions

1	AS-FOUND	OCT 10, 2024
2	REVISION	OCT 24, 2024
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 1:100

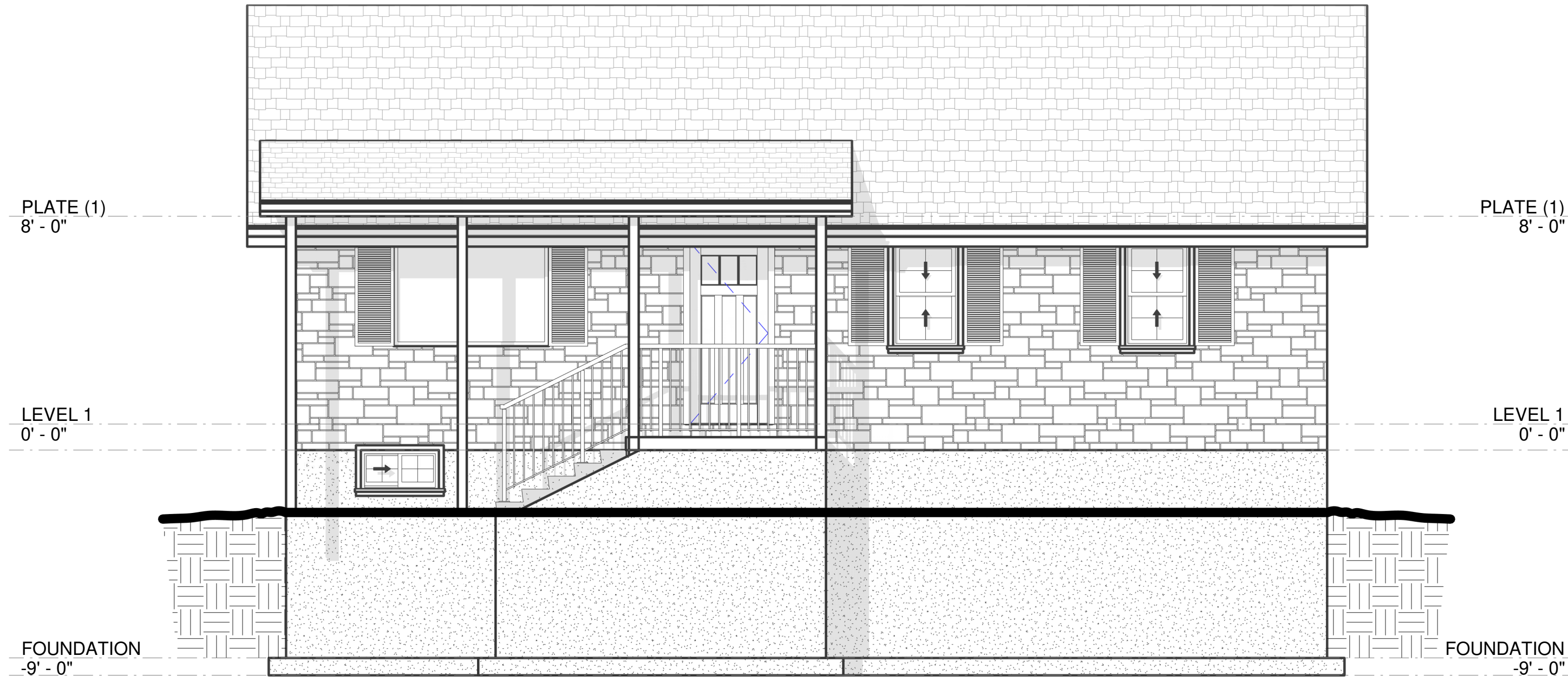
SITE PLAN

# A0.3

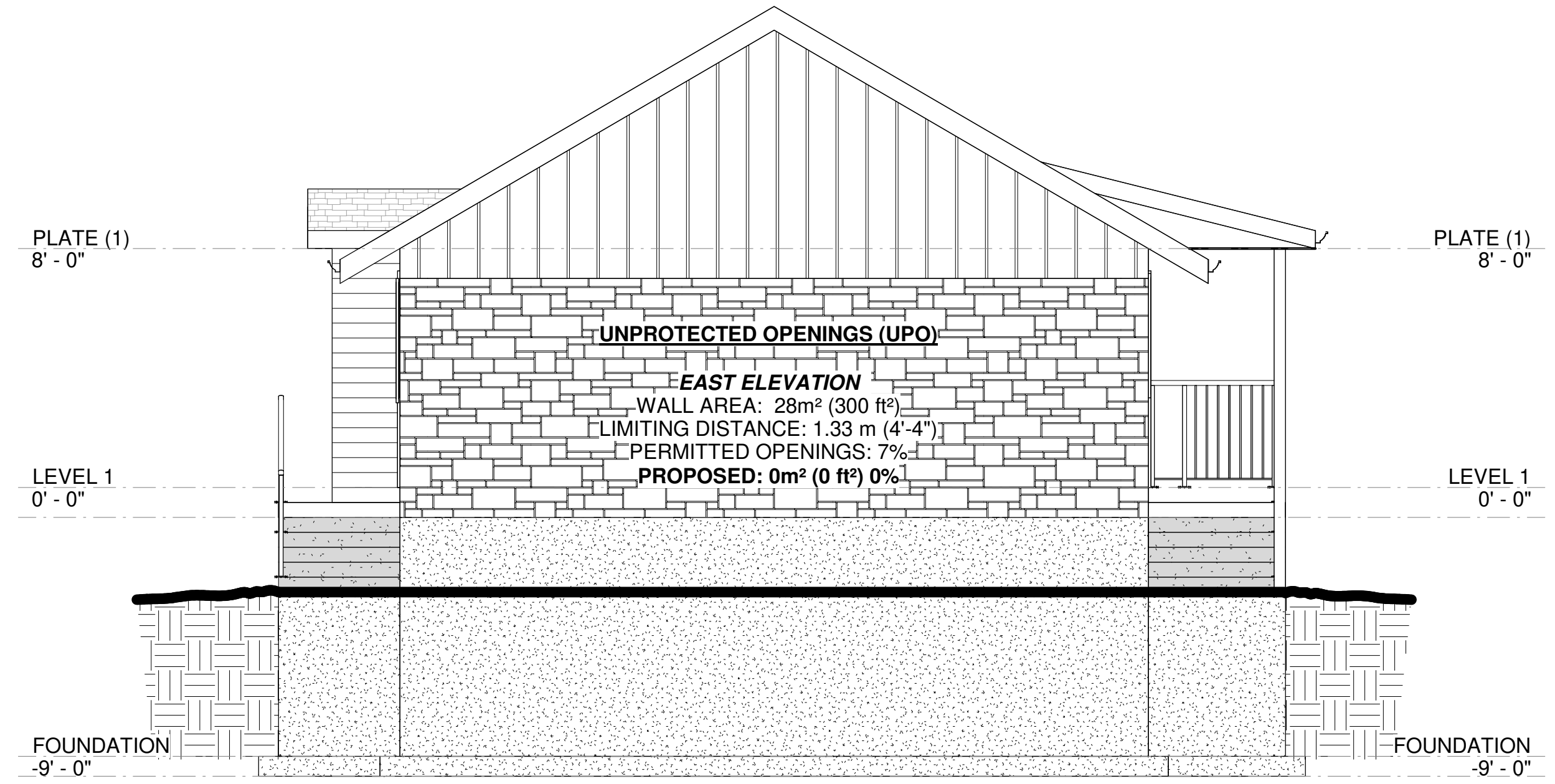
LEGEND  
 UNPROTECTED OPENINGS  
 OBC: 9.10.15.4

TYPE OF CONSTRUCTION  
 OBC: 9.10.14.5

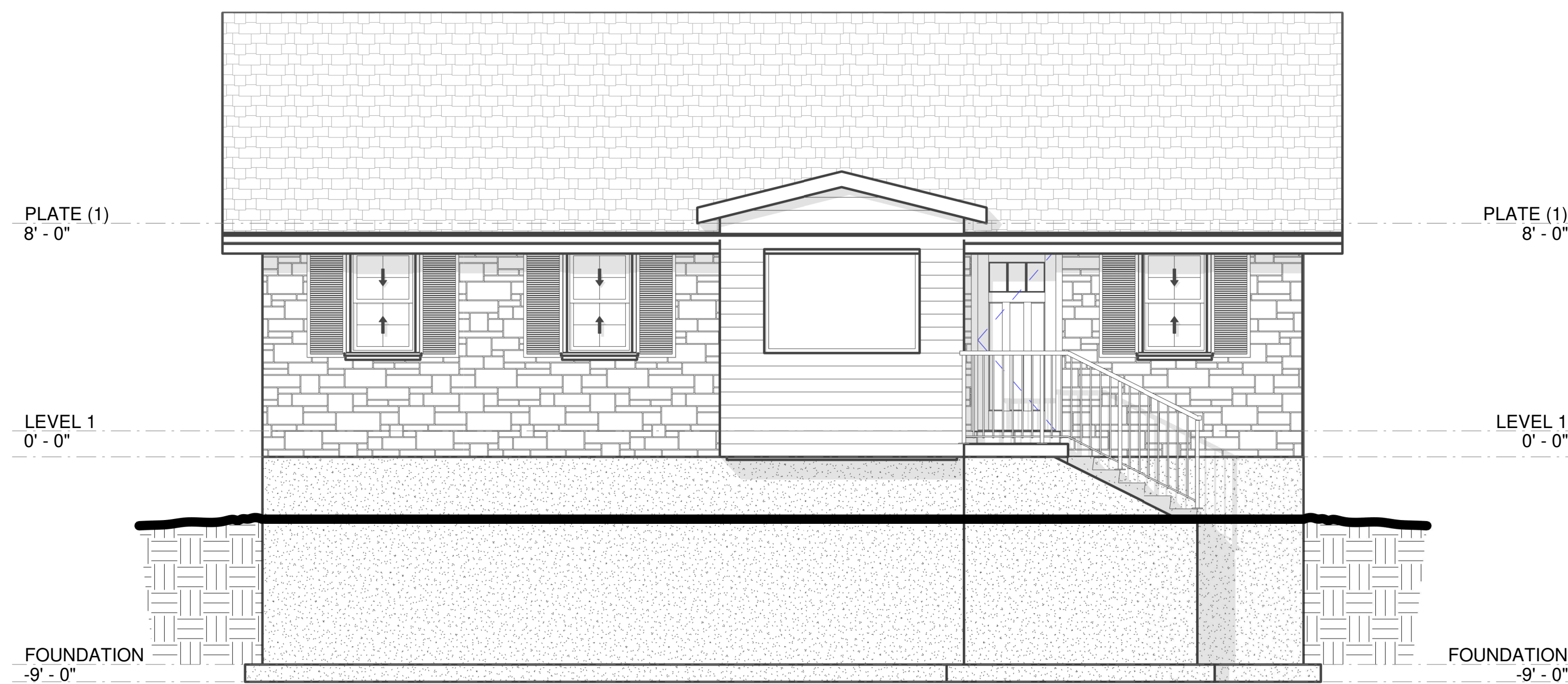
# 1842 KINGSDALE AVE PART 2 - BUILDING ELEVATIONS



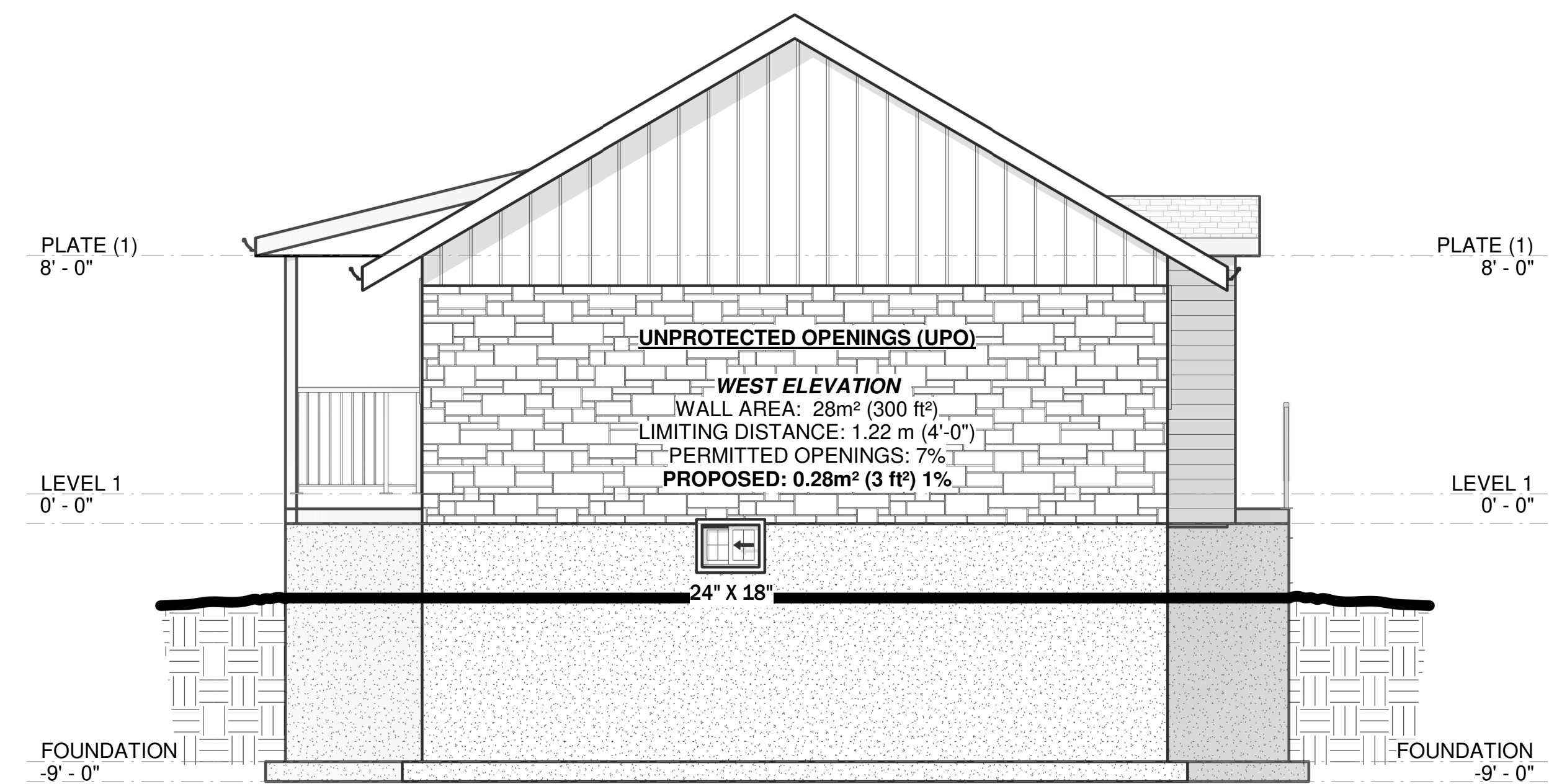
② North - FRONT ELEVATION  
 1/4" = 1'-0"



③ East  
 1/4" = 1'-0"



① South - REAR ELEVATION  
 1/4" = 1'-0"



④ West  
 1/4" = 1'-0"

1842 KINGSDALE  
 1842 KINGSDALE AVE

Project No. 22-09  
 INDV. BCIN: 36783 FIRM BCIN: 42007



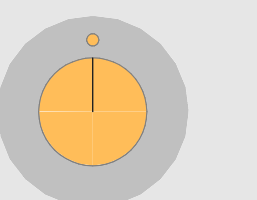
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Project North



Scale 1/4" = 1'-0"

ELEVATIONS

REVISION #  
**SK-1**