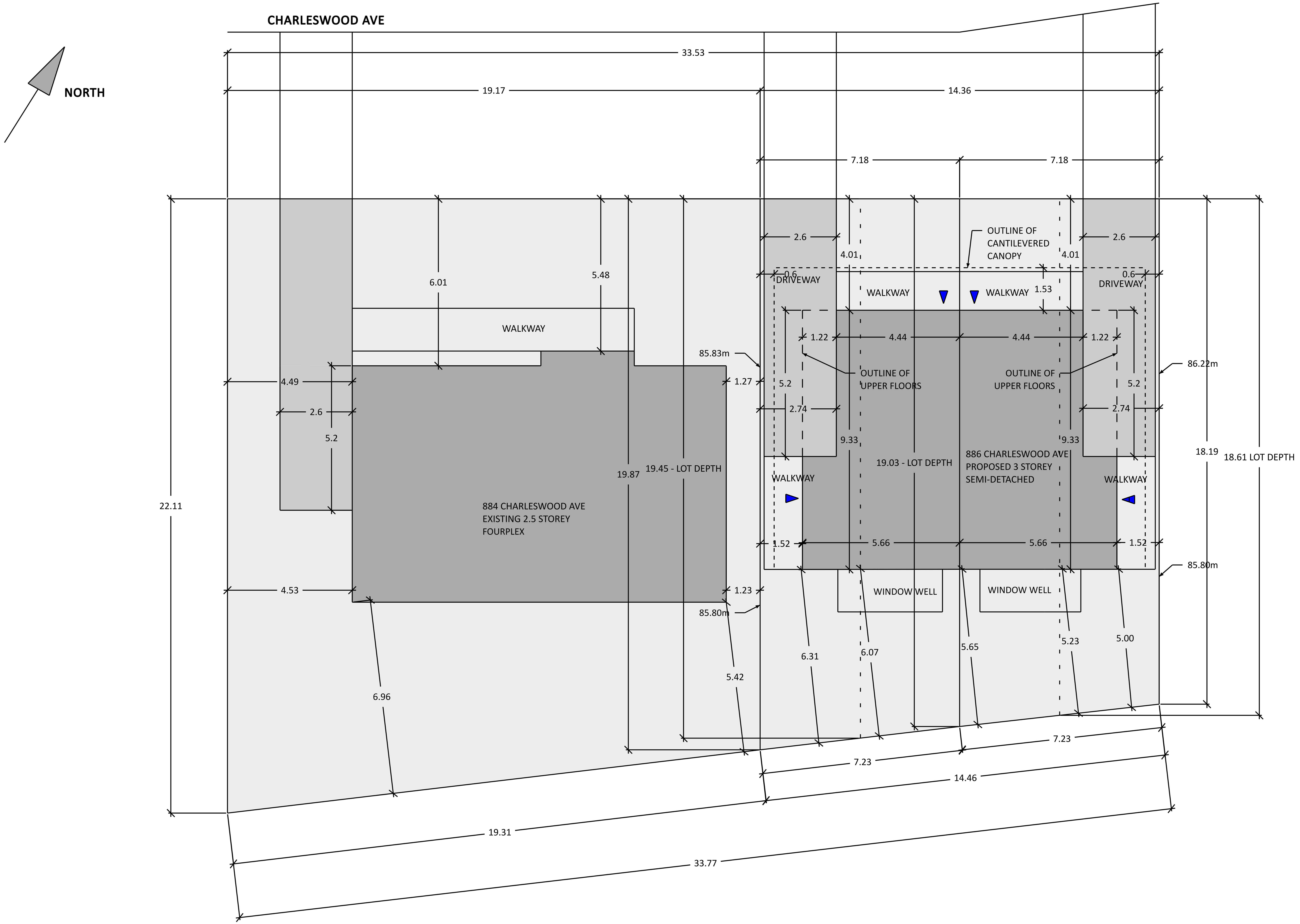


884 CHARLESWOOD AVE
R2F ZONING

RETAINED PARCEL

ORIGINAL FOURPLEX
2.5 STOREYS
1 PARKING (NEW)

LOT WIDTH
REQUIRED = 15.0m min
PROPOSED = 19.17m

LOT AREA
REQUIRED = 450m2 min
PROPOSED = 402.1m2 *
* minor variance required

BUILDING HEIGHT
REQUIRED = 8.0m max
PROPOSED = approx 7.1m **
** existing

FRONT YARD SETBACK
REQUIRED = 6.0m min
PROPOSED = 5.48m **
** existing

REAR YARD SETBACK
REQUIRED = 5.25m (25% of lot depth)
PROPOSED = 5.42m **
** existing

INTERIOR SIDE YARD SETBACKS
REQUIRED = 3.0m total
with 1.2m min one side
PROPOSED = 5.71m
with 1.2m one side **
** existing

886 CHARLESWOOD AVE
R2F ZONING

SEVERED PARCEL

NEW SEMI-DETACHED
3 STOREYS
152m2 AREA PER UNIT (above grade)
1 SDU PER UNIT
1 PARKING PER UNIT

LOT WIDTH
REQUIRED = 9.0m min (each)
PROPOSED = 7.18m (each) *
* minor variance required

LOT AREA
REQUIRED = 270m2 min (each)
PROPOSED = 133.5m2 and 139.4m2 *
* minor variance required

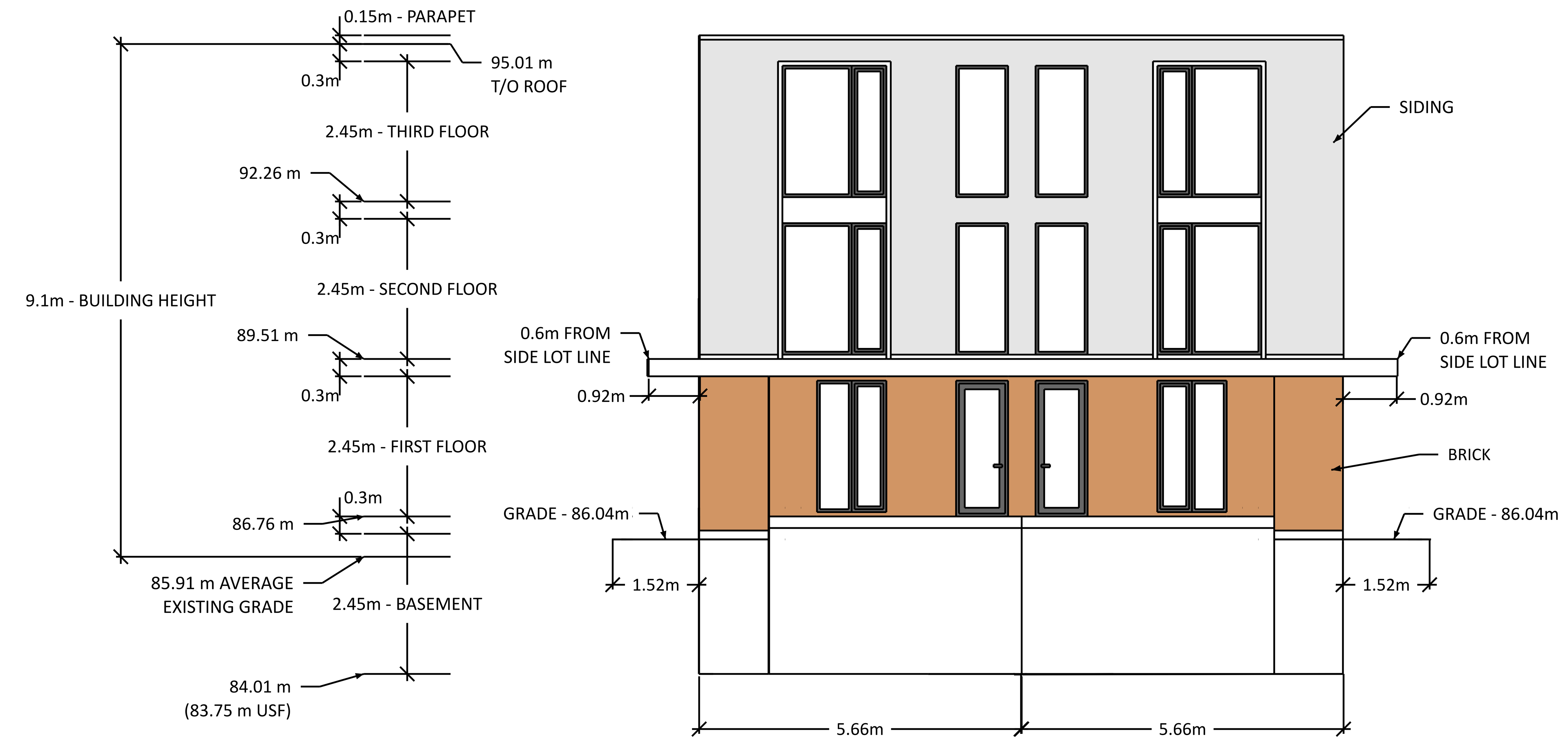
BUILDING HEIGHT
REQUIRED = 8.0m max
PROPOSED = 9.1m *
* minor variance required

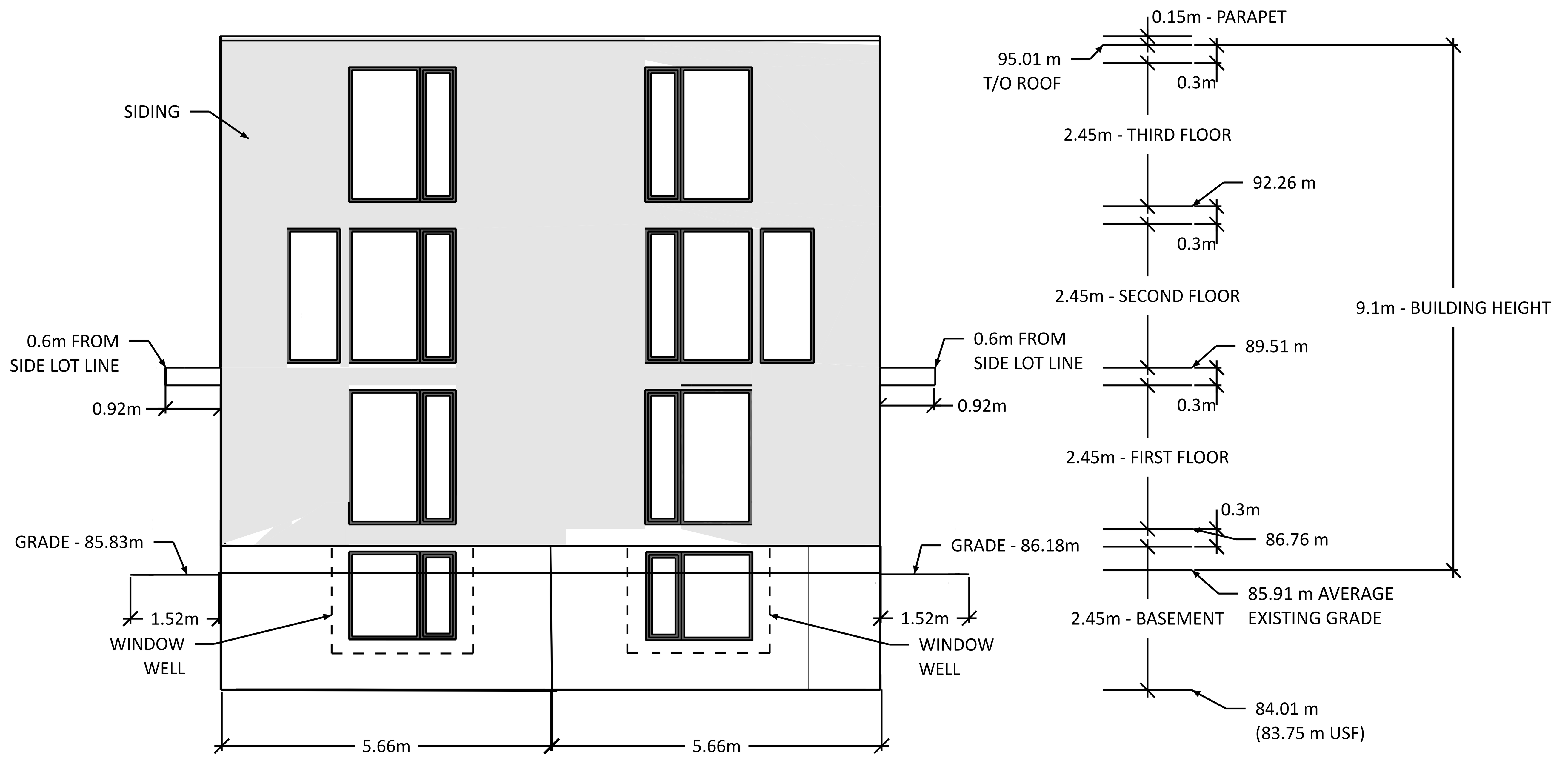
FRONT YARD SETBACK
REQUIRED = 4.01m min
PROPOSED = 4.01m

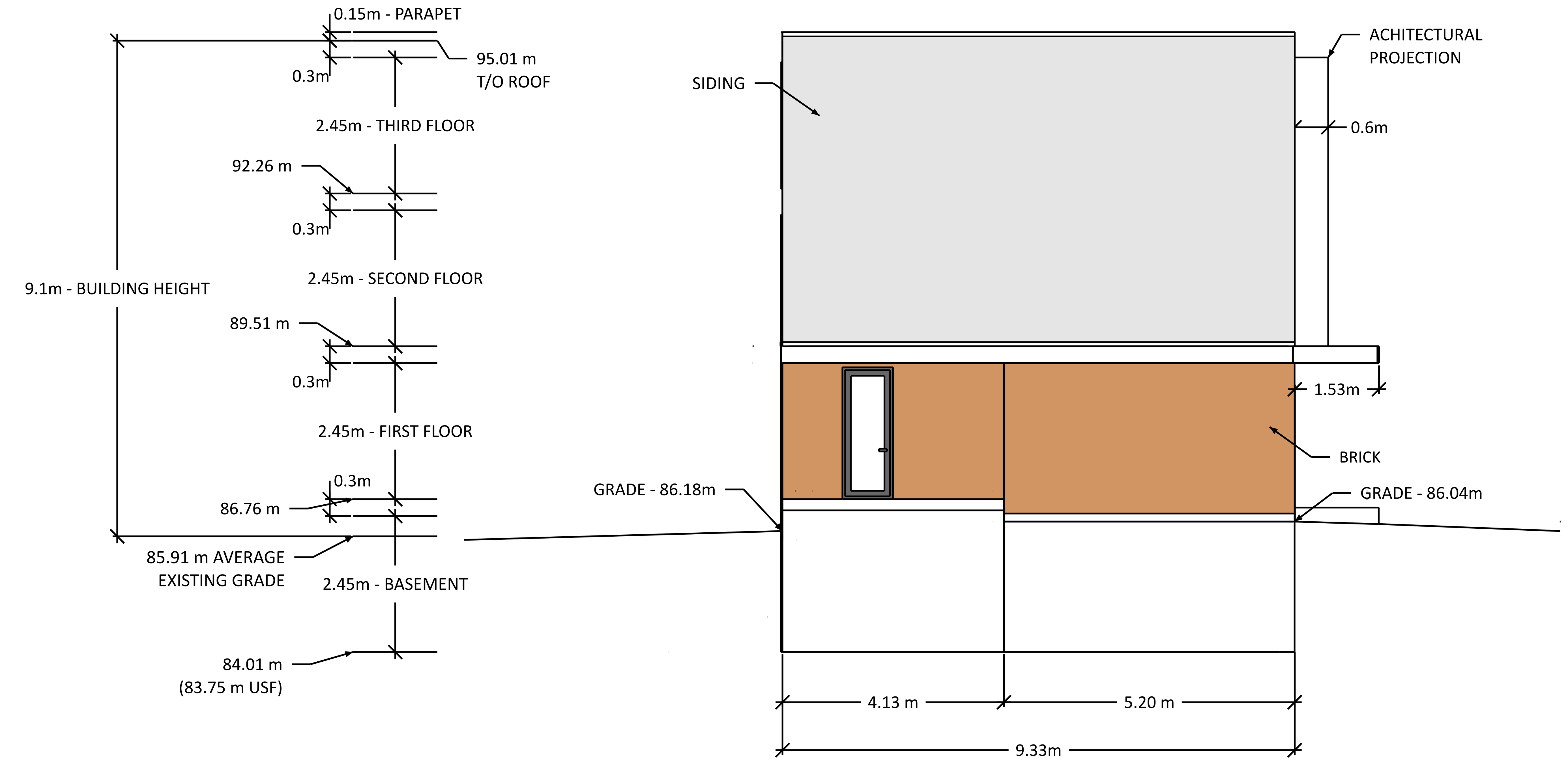
REAR YARD SETBACK
REQUIRED = 4.65m and 4.86m (25% of lot depth)
PROPOSED = 5.00m and 5.65m

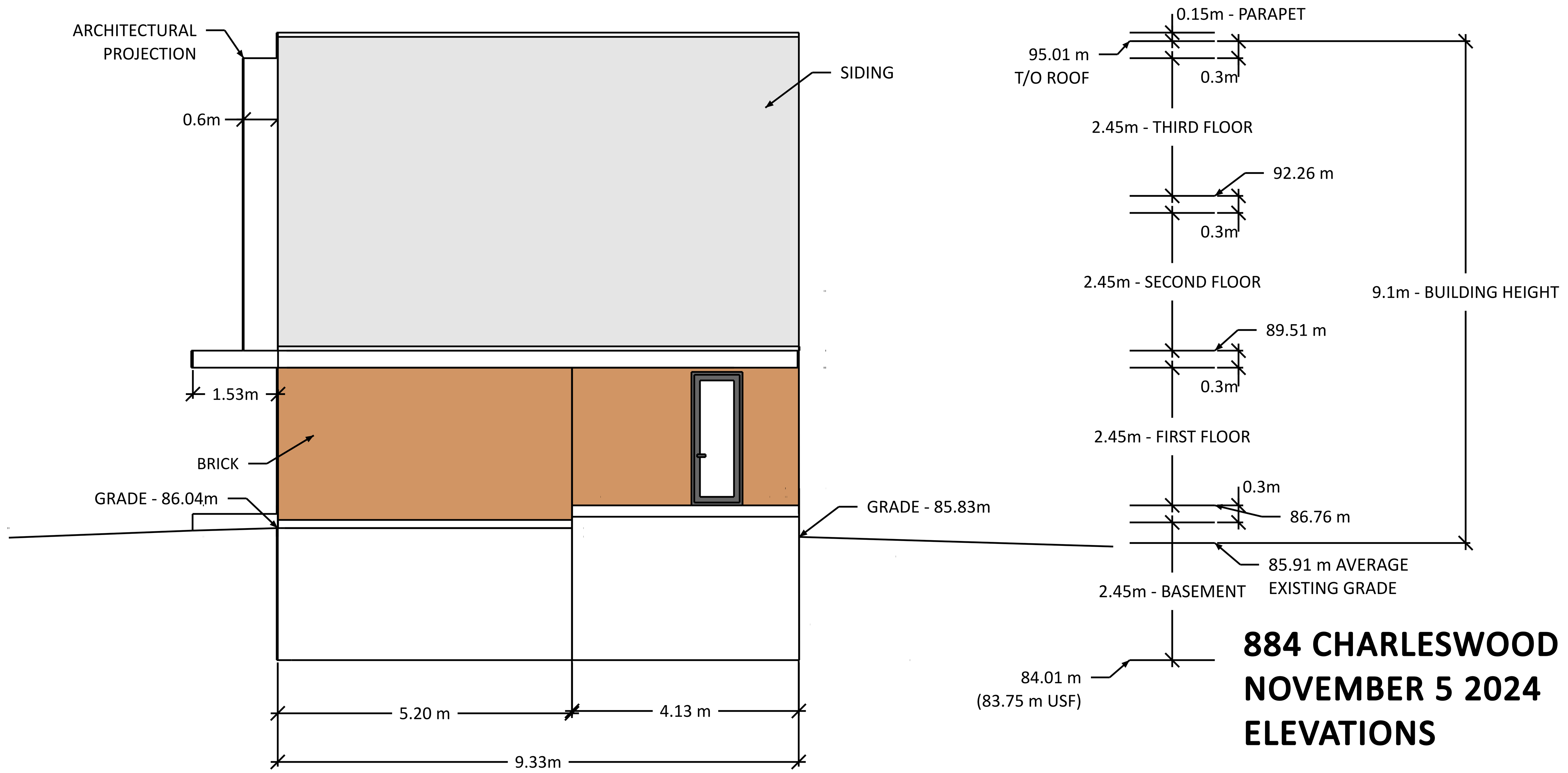
INTERIOR SIDE YARD SETBACKS
REQUIRED = 1.5m min
when one side yard
PROPOSED = 1.5m
when one side yard

884 CHARLESWOOD AVE
NOVEMBER 5 2024
SITE PLAN









884 CHARLESWOOD AVE
NOVEMBER 5 2024
ELEVATIONS

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	CONCESSION	PIN	AREA (Sq.m.)
1	PART OF LOT 23	1 (Ottawa Front)	ALL OF 04269-0263	402.6
2				273.3

PLAN OF SURVEY OF

PART OF LOT 23
CONCESSION 1 (Ottawa Front)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
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 0.99995.

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 1°01'00" (counter-clockwise) was applied to bearings on Plans (P1), (P2), (P3) and (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	5033977.39	372994.38
B	5033990.97	373025.05
01919680105	5024915.16	373971.65
019198434761	5036178.12	372436.11

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
	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
CP	"	Concrete Pin
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 4M-100
(P2)	"	Plan CAR-17
(P3)	"	Plan 4R-32158
(P4)	"	Plan by (1175) dated August 11, 2020(Ref No. GL.520)
(P5)	"	Plan by (1319) dated June 15, 1983(Ref No. 2-M 100Gr)
(P6)	"	Plan by (1692) dated October 31, 2022(File No. 493-22)
OHW	"	Overhead Wires
OUP	"	Utility Pole
Ø	"	Diameter
CLF	"	Chain Link Fence
BF	"	Board Fence
SRW	"	Stone Retaining Wall
TRW	"	Timber Retaining Wall
C/L	"	Centreline
·	"	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.

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.

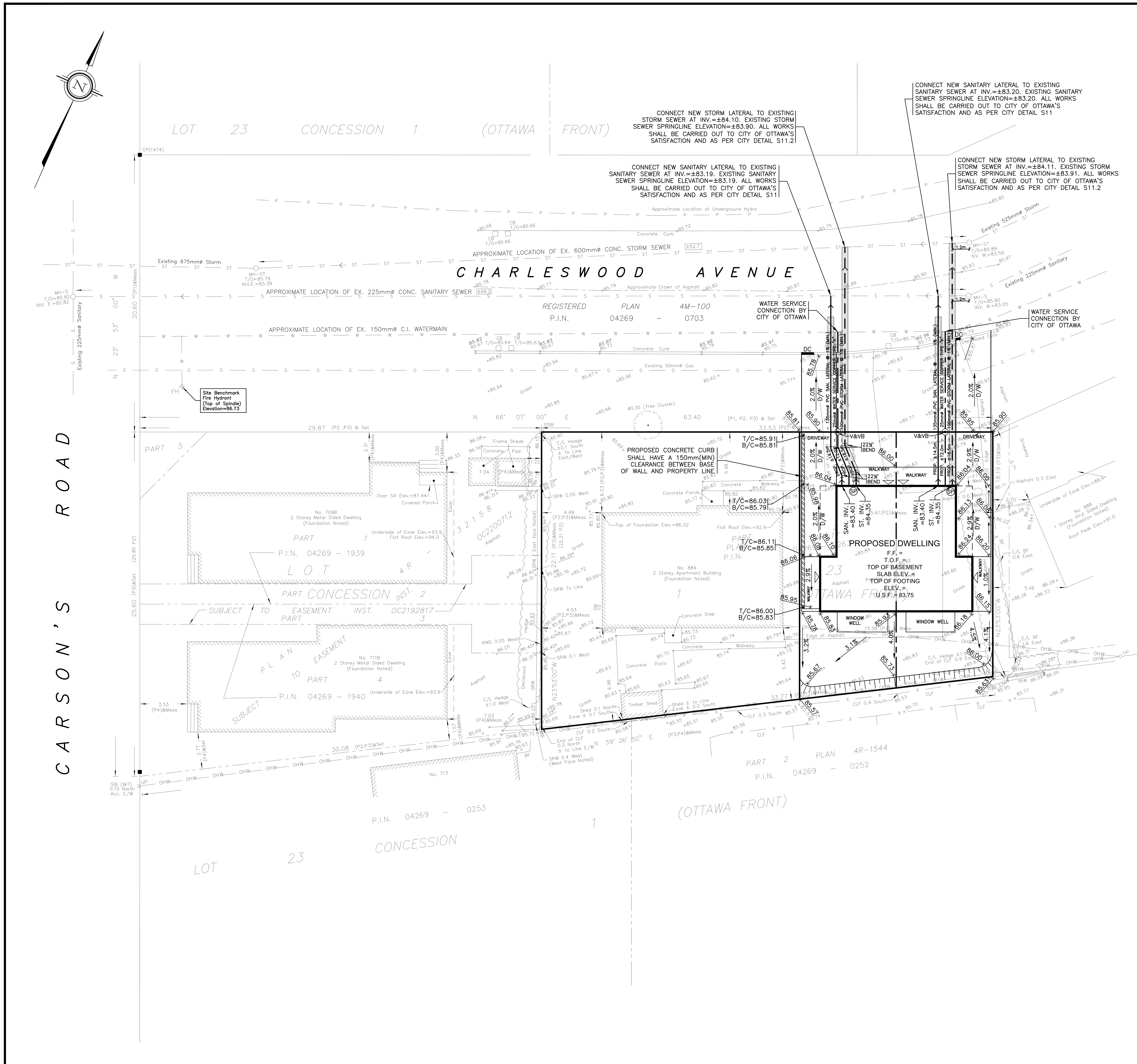
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

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

FILE No.: 36-23

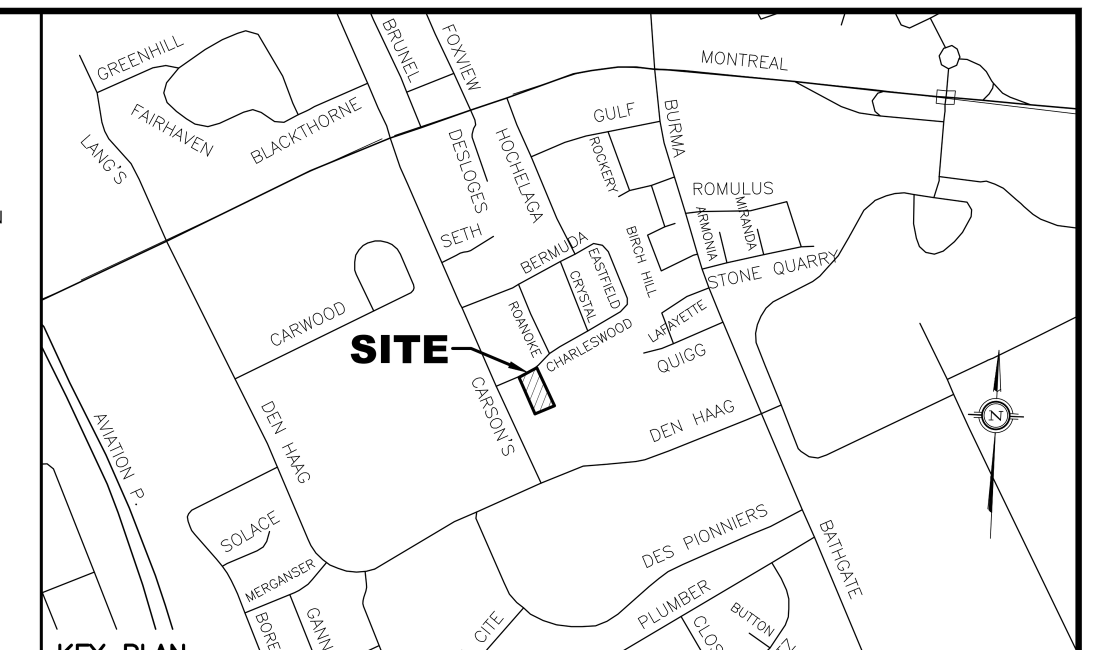
RPLAN 24X36

J:\2023\36-23_884 Charleswood ave_Rplan\Drafting\36-23 884 Charleswood Ave_LT23 C1 OF GL_RPlan_D4.dwg



LEGEND

86.20	PROPOSED ELEVATION
85.70	EXISTING ELEVATION
F.F.	PROPOSED TOP OF GROUND FLOOR ELEVATION
T.O.F.	PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
U.S.F.	PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
D/W	PROPOSED DRIVEWAY
S	EXISTING SANITARY SEWER
ST	EXISTING STORM SEWER
W	EXISTING WATERMAIN
	PROPOSED 135mmø PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 100mmø PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 25mmø WATER SERVICE (COPPER TYPE "K")
MH-S	EXISTING SANITARY MANHOLE
MH-ST	EXISTING STORM MANHOLE
CB	EXISTING CATCH BASIN
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
UP	EXISTING UTILITY POLE
OHW	EXISTING OVERHEAD WIRES
V&VB	PROPOSED VALVE AND VALVE BOX (V&VB)
	PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
	PROPOSED TERRACING 3:1 (MAX.) TO 1 V
	PROPOSED CONCRETE CURB
T/C	PROPOSED TOP OF CONCRETE CURB ELEVATION
B/C	PROPOSED BOTTOM OF CONCRETE CURB ELEVATION
SP	PROPOSED WEEPING TILE SUMP PIT LOCATION C/W DUPLEX SUMP PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
DC	PROPOSED DEPRESSED CURB
	PROPOSED RIGID STYROFOAM INSULATION 50mm THICK (MIN.)



KEY PLAN
(NOT TO SCALE)

No.	REVISION	DATE	BY
2	REVISIONS AS PER DEVELOPER'S REVIEW COMMENTS OF DECEMBER 13, 2024	12/16/24	TLM
1	REVISIONS AS PER LATEST REVISED SITE PLAN RECEIVED ON NOVEMBER 4, 2024	11/06/24	TLM

SCALE
0 1.5 4.5 7.5m
1:150 HORIZONTAL
VERTICAL

DESIGN T.L.M.
CHECKED T.L.M.
DRAWN BY P.M.
CHECKED T.L.M.
APPROVED T.L.M.

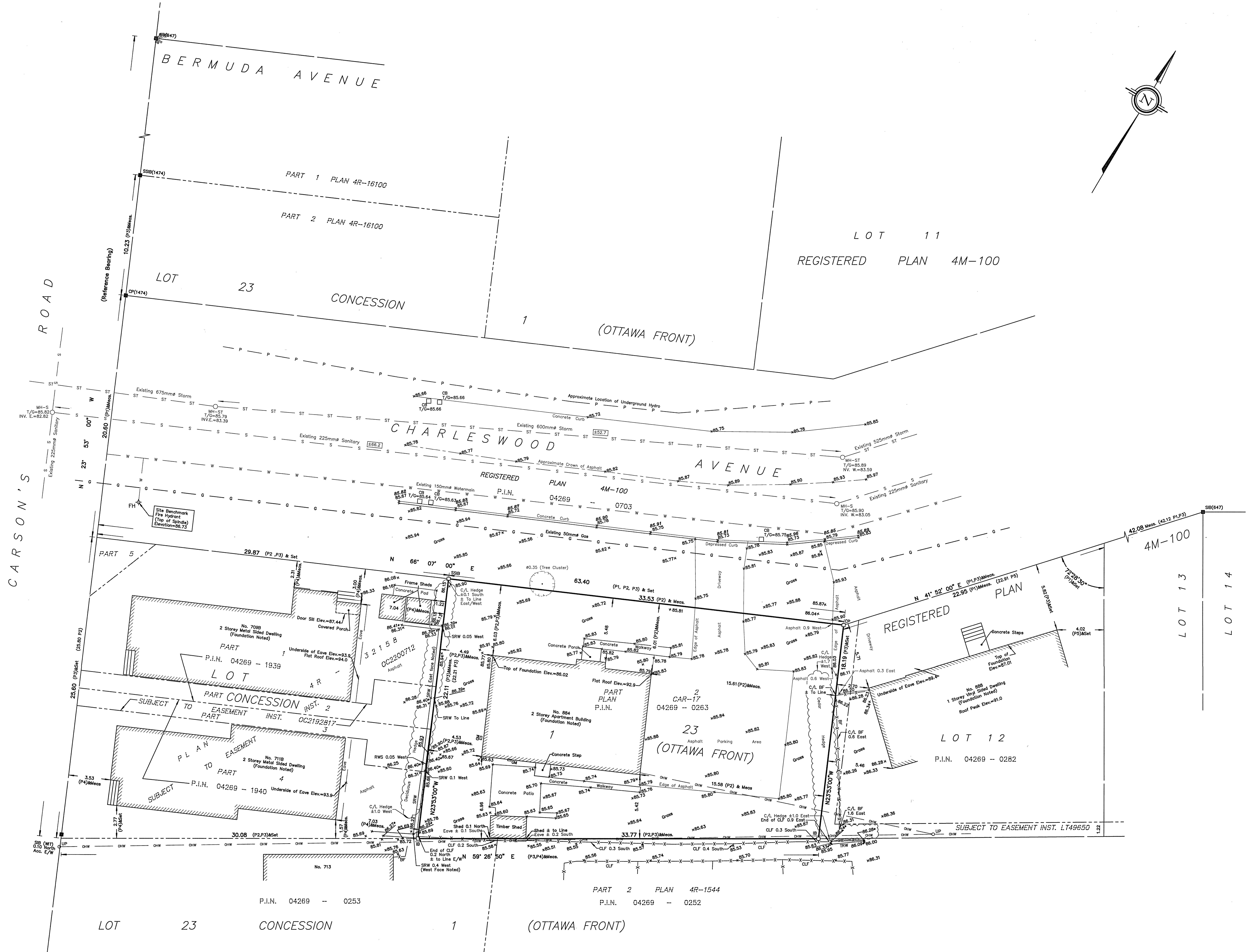
PROJECT
884 CHARLESWOOD AVENUE
PART OF LOT 23
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

DRAWING TITLE
PROPOSED LOT GRADING AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No. 824-126
DATE SEPTEMBER 2024
DRAWING No. G-1

373015, 5033974



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 23
CONCESSION 1 (Ottawa Front)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 150

0 1.5 3 6 9 12 15 metres

Metric Note
Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

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 1°01'00" (counter-clockwise) was applied to bearings on Plans (P1), (P2), (P3) and (P4).

Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 198434761)
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Utility Notes
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: Sheet No. C-22-25, C-23-25 & Plan No. 168 sheet 3 of 7.
4. Sanitary and storm sewer grades and inverts were derived from: Field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

	Denotes	
—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
CP	"	Concrete Pin
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 4M-100
(P2)	"	Plan CAR-17
(P3)	"	Plan 4R-32158
(P4)	"	Plan by (1175) dated August 11, 2020(Ref No. GL.520)
(P5)	"	Plan by (1319) dated June 15, 1983(Ref No. 2-M 100Gr)
○ MH–ST	"	Maintenance Hole (Storm)
○ MH–S	"	Maintenance Hole (Sanitary)
□ CB	"	Catch Basin
—— ST ——	"	Underground Storm Sewer
—— S ——	"	Underground Sanitary Sewer
—— OHW ——	"	Overhead Wires
○UP	"	Utility Pole
Ø	"	Diameter
CLF	"	Chain Link Fence
BF	"	Board Fence
SRW	"	Stone Retaining Wall
TRW	"	Timber Retaining Wall
Inv.	"	Invert
T/G	"	Top of Grate
C/L	"	Centreline
+65.00	"	Location of Elevations
+*65.00*	"	Top of Concrete Curb Elevation
+*65.00**	"	Top of Retaining Wall Elevation
▬▬	"	Property Line
	"	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.

Site Area=675.9 sq.m.

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 the 20th day of October, 2022.

Oct 31/2022
Date

Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-38776

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: fsdsurveys@bellnet.ca

FILE No. : 493-22

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TOPO 24436