

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 21
CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF OSGOODE
 CITY OF OTTAWA
 SCALE 1:150



METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES
 BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC, AND ARE DERIVED FROM THE BEARING OF N79°13'30"E, AS SHOWN FOR THE SOUTHERLY LIMIT OF PART 2 ON PLAN SR-13608.

FOR BEARING COMPARISONS, A ROTATION OF 0°37'25" CLOCKWISE WAS APPLIED TO BEARINGS ON P1 & P5.

S.I.B.	DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
S.S.I.B.	DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
I.B.	DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
*S.I.B.	DENOTES 0.025 SQ., 0.3 LONG, SHORT STANDARD IRON BAR
*I.B.	DENOTES 0.016 SQ., 0.3 LONG, SHORT STANDARD IRON BAR
R.I.B.	DENOTES ROUND IRON BAR
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
WT.	DENOTES WITNESS
S.U.	DENOTES SOURCE UNKNOWN
671	DENOTES F.H. GOOCH, O.L.S.
1283	DENOTES E.F. LYN COLE, O.L.S.
A0G	DENOTES ANNIS O'SULLIVAN, VOLLEBEKK LTD.
P1	DENOTES PLAN 4R-14515
P2	DENOTES PLAN SR-13608
P3	DENOTES PLAN SR-9493
P4	DENOTES PLAN OF SURVEY BY H.A.K. SHIPMAN SURVEYING LTD. ON PART OF LOT 20 DATED DECEMBER 18, 2009. (FILE No. 09-B-9396)
P5	DENOTES PLAN 4R-16216
M	DENOTES MEASURED
S	DENOTES SET
C.L.F.	DENOTES CHAIN LINK FENCE
P.W.F.	DENOTES POST & WIRE FENCE
L.S.	DENOTES LIGHT STANDARD
T.O.B.	DENOTES TOP OF BANK
E.O.G.	DENOTES EDGE OF GRAVEL
U.P.	DENOTES UTILITIES POLE
U.P.L.	DENOTES UTILITIES POLE LINE
U.S.W.	DENOTES UTILITIES SERVICE WIRE
GWA	DENOTES GUY WIRE ANCHOR

Committee of Adjustment
 Received | Reçu le
 2024-11-14
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2 2 1 6 4 6

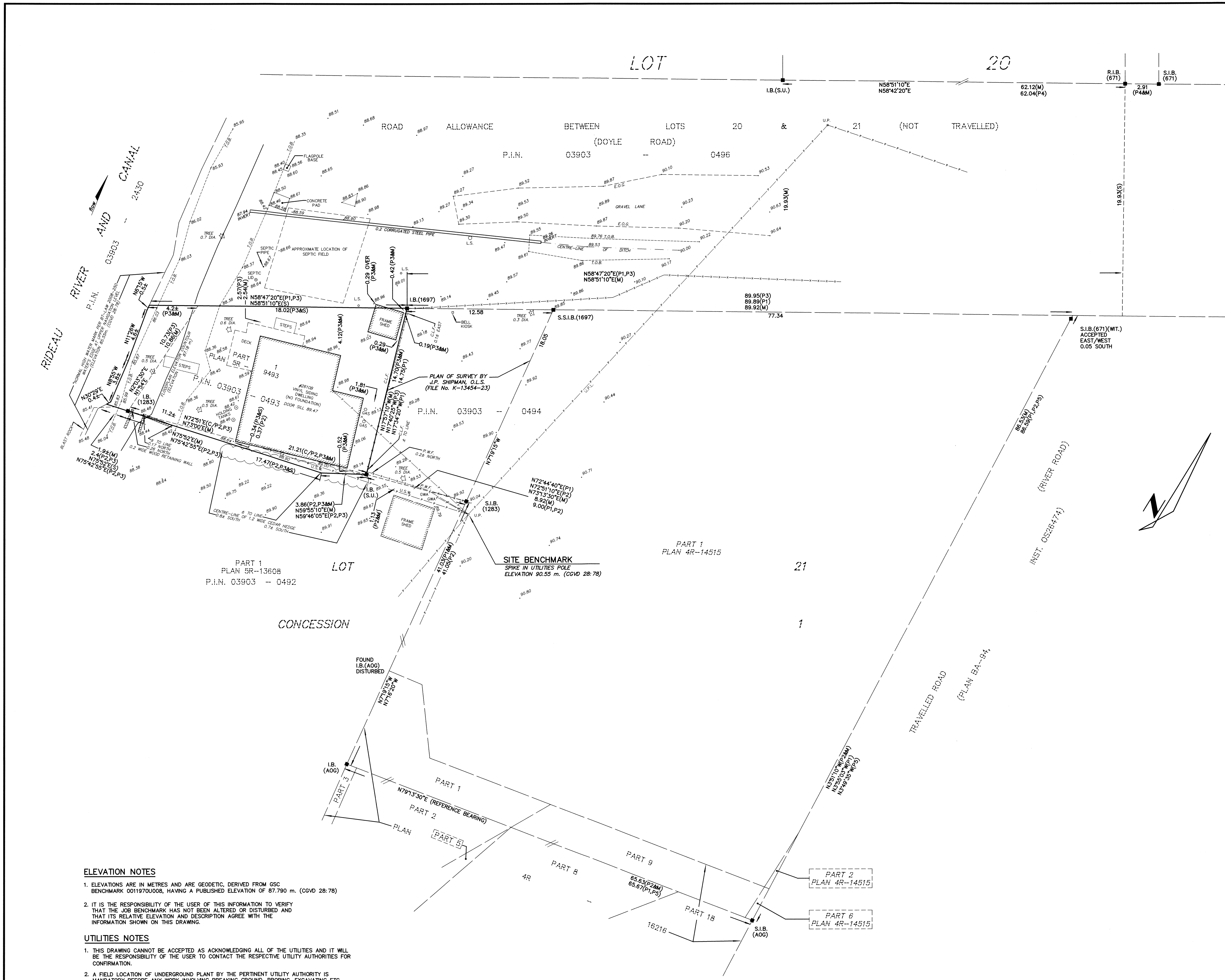
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
 In accordance with Regulation 1026, Section 29(3)

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 7th DAY OF NOVEMBER, 2023.

NOVEMBER 23 2023
 DATE

H.A.K. SHIPMAN
 ONTARIO LAND SURVEYOR



ELEVATION NOTES

- ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 0011970008, HAVING A PUBLISHED ELEVATION OF 87.790 m. (CGVD 28:78)
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITIES NOTES

- 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.
- A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

PROPOSED DETACHED DWELLING

2610 B River Road,
Manotick, ON K4M 1B4

Client:
RACKAL GHATTAS
(613) 601-1468
racobg@hotmail.com

Committee of Adjustment
Received | Reçu le
2024-11-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Architect:
SUSAN D. SMITH
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s.smith@sdsarch.ca

05		
04		
03		
02		
01	ISSUED FOR REVIEW	18/10/2024
#	REVISION	DATE

NOTE:
1. DO NOT SCALE DRAWINGS.
2. All dimensions are to be checked onsite. ALL errors and omissions and discrepancies or ambiguities on the drawings, specifications and any other contract documents, must be forwarded in writing to the Architect within two (2) days, upon discovery and prior to work on site or ordering materials.
3. All work must comply with Ontario Building Code.
4. All dimensions include thickness of gypsum board on stud walls.
5. Drawings to be read in conjunction with structural drawings.

Drawing Title:
SITE PLAN

Reviewed By:

Project Start Date:
DECEMBER, 2023

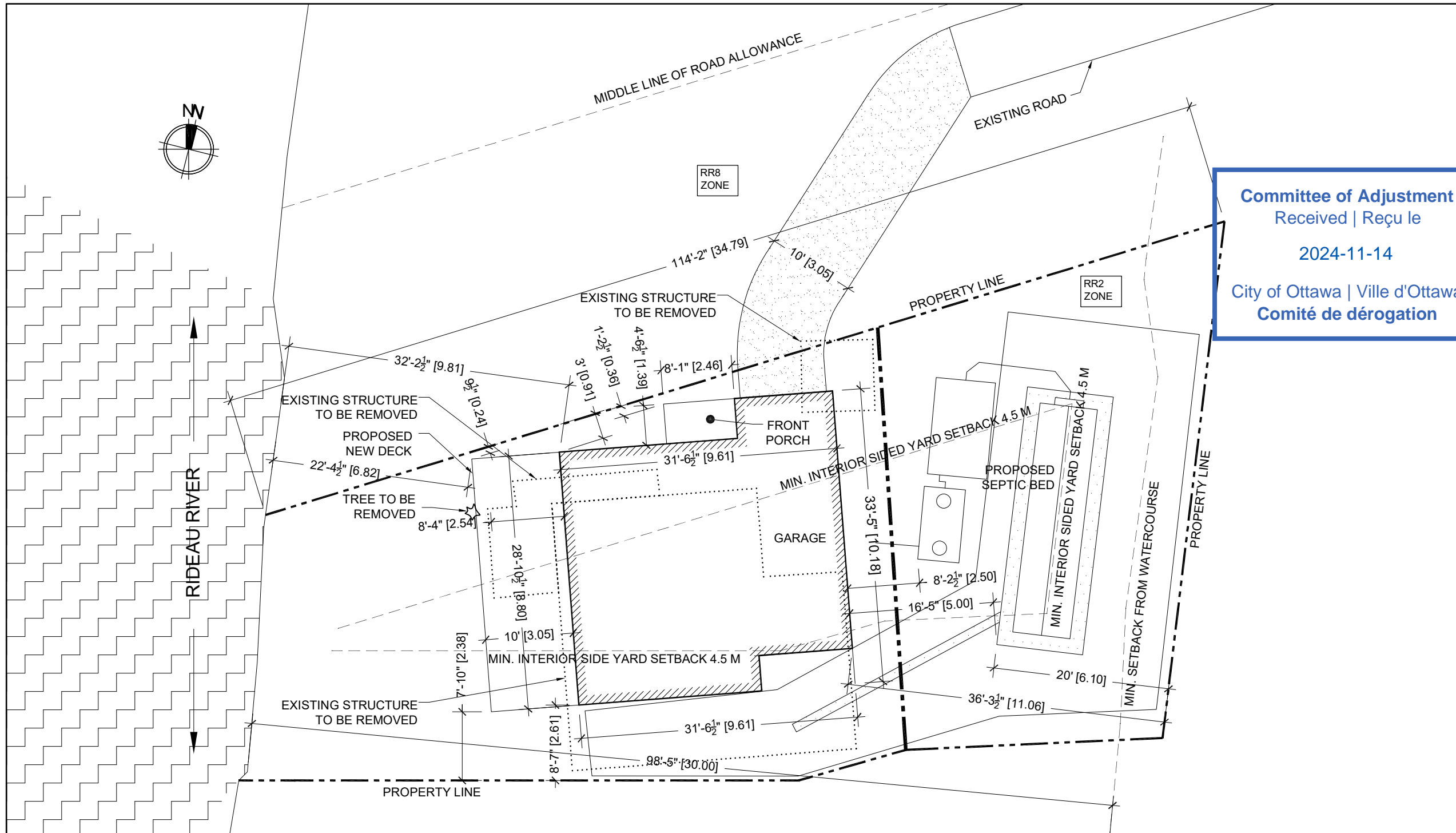
Scale:
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Drawn By:
ZK

Job No.:
2309

Sheet No.:

A-001
OF ##



01 SITE PLAN
A-001 1:150



00 LOCATION PLAN
A-001 N.T.S.

ZONING INFO - 2610 B RIVER ROAD		
LEGAL DESCRIPTION: PIN 03903-0493, PART OF LOT 21 CONCESSION 1		
ZONING	RR8 & RR2	
PRINCIPAL DWELLING TYPE	DETACHED DWELLING	
ZONING REQUIREMENTS	REQUIRED FOR RR8	REQUIRED FOR RR2
MINIMUM LOT WIDTH	30m	45m
MINIMUM LOT AREA	1,600m ²	8,000m ²
MAXIMUM BUILDING HEIGHT	11m	11m
MINIMUM FRONT YARD SETBACK	9m	12m
SETBACK FROM WATERCOURSE	30m	30m
MINIMUM CORNER YARD SETBACK	N/A	N/A
MINIMUM REAR YARD SETBACK	7.5m	23m
MINIMUM INTERIOR SIDE YARD SETBACK	4.5m	6m
MAXIMUM LOT COVERAGE (%)	15%	8%
SCHEDULE 1	AREA D RURAL	

SITE PLAN LEGEND:

- PROPERTY LINE
- - - SETBACK LINE
- ▨ PROPOSED DRIVEWAY
- ▩ PROPOSED STRUCTURE
- ▤ PROPOSED WALKWAY

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Drawing Title:

NORTH ELEVATION

Reviewed By:

Project Start Date:
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Scale:
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Drawn By:
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A-005
OF ##



25'-9³/₄" [7.866]

U/S CEILING

9'-0"

T.O. 2nd FLOOR

U/S CEILING

10'-0"

T.O. GND FLOOR

T.O. FND WALL

AVERAGE GRADE

01 NORTH ELEVATION
A-005 1/4" = 1'-0"

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Drawing Title:

WEST ELEVATION

Reviewed By:

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Drawn By:
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SOUTH ELEVATION

Reviewed By:

Project Start Date:
DECEMBER, 2023

Scale:
AS INDICATED

Drawn By:
ZK

Job No.:
2309

Sheet No.:

A-007
OF ##



01 SOUTH ELEVATION
A-007 1/4" = 1'-0"

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2610 B River Road,
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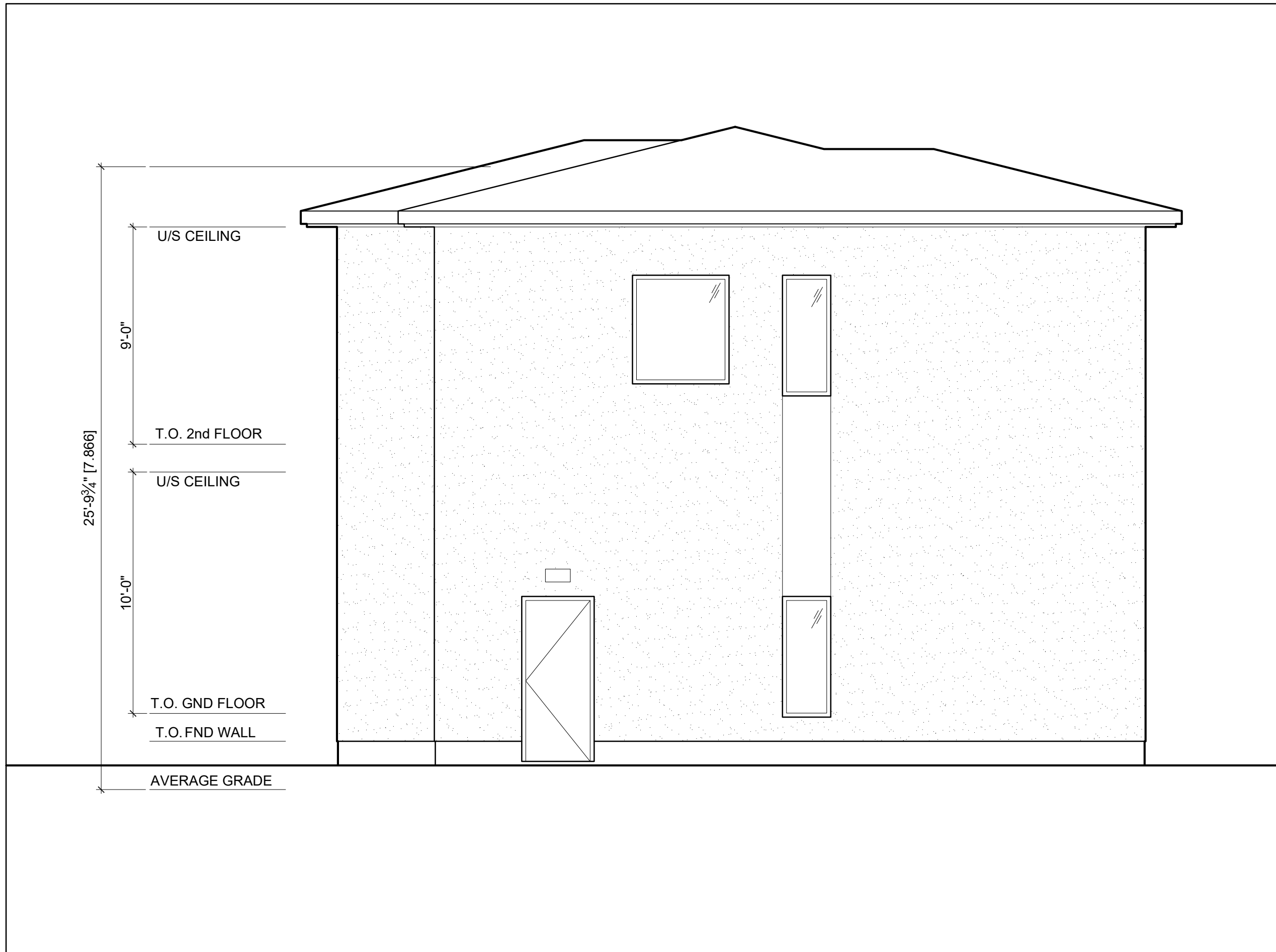
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2309

Sheet No.:

A-008

OF ##



01 EAST ELEVATION
A-008 1/4" = 1'-0"