

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	PART OF 13	674	ALL OF 04339-0184	92.9
2				324.1
3				44.5
4				193.3
5	PART OF 13	674	ALL OF 04339-0185	14.8
6				22.2
7				194.6
8				15.0
9				22.4
10				385.7
11				29.6
12				44.3

PARTS 1, 3, 5, 6, 8, 9, 11, & 12 ARE SUBJECT TO EASEMENT PER INST. OC1583928.

PLAN OF SURVEY OF
LOT 13
REGISTERED PLAN 674
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2024
 Scale 1: 100

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 0°38'30" counter-clockwise was applied to bearings on P1.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5022754.39	372269.99
(B)	5022783.64	372320.00
019195680005	5027191.26	361496.76
019195680105	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.

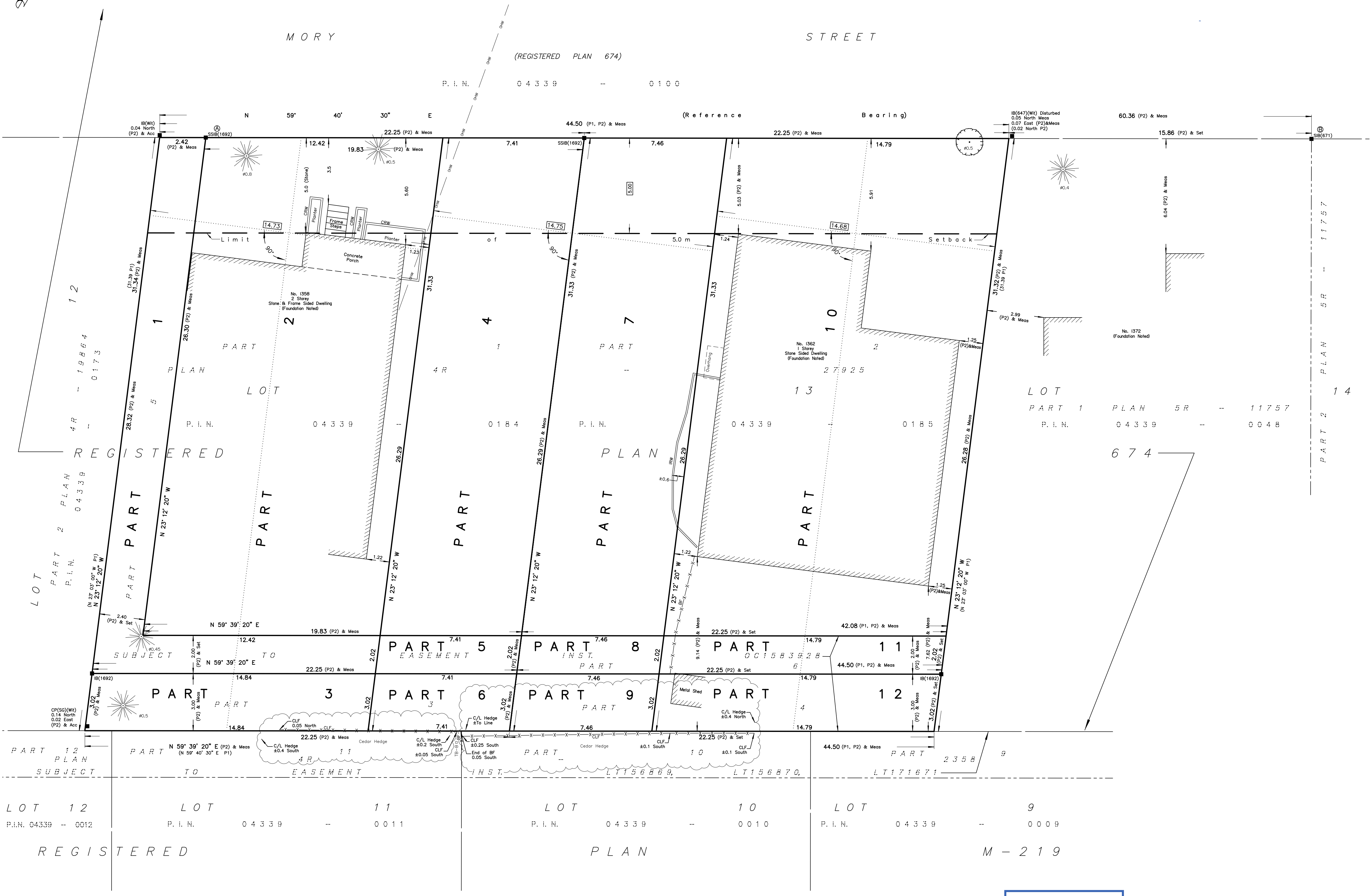
- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SSIB = Short Standard Iron Bar
 - IB = Iron Bar
 - (Wit) = Witness
 - Meas = Measured
 - (P1) = Registered Plan 674
 - (P2) = Plan 4R-27925
 - OW = Overhead Wires
 - CLF = Chain Link Fence
 - BF = Board Fence
 - CRW = Concrete Retaining Wall
 - IRW = Interlocking Retaining Wall
 - C/L = Centreline
 - Ø = Diameter
 - ☼ = 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.
 - ☼ = 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



LOT 12 REGISTERED PLAN 04339 - 0012
 LOT 11 REGISTERED PLAN 04339 - 0011
 LOT 10 REGISTERED PLAN 04339 - 0010
 LOT 9 REGISTERED PLAN 04339 - 0009

M - 219

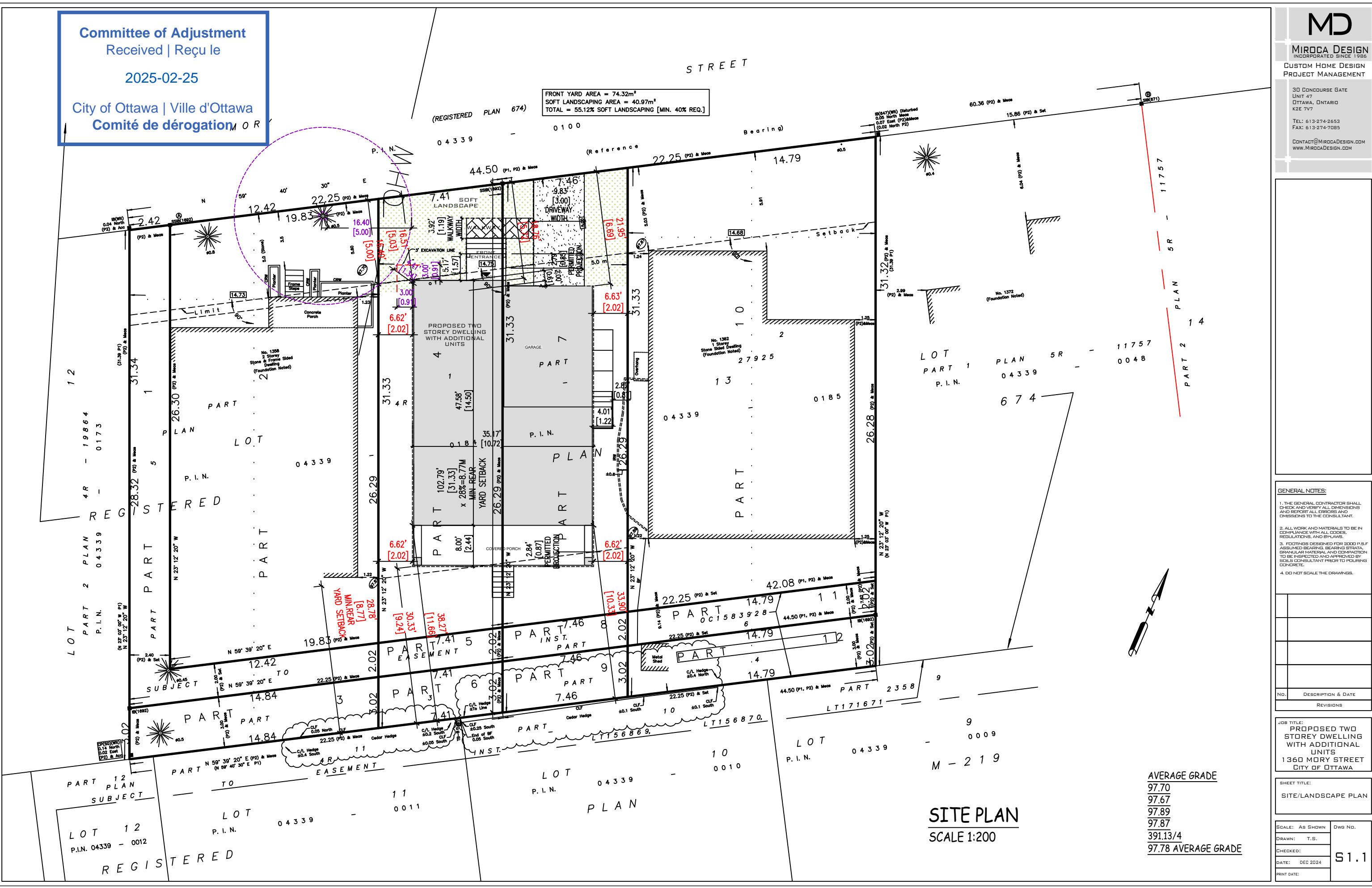
Committee of Adjustment
 Received | Reçu le
 2025-02-25
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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

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MD
 MIROCA DESIGN
 INCORPORATED SINCE 1988
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT
 30 CONDOURSE GATE
 UNIT 47
 OTTAWA, ONTARIO
 K2E 7V7
 TEL: 613-274-2653
 FAX: 613-274-7085
 CONTACT@MIROCADESIGN.COM
 WWW.MIROCADESIGN.COM

FRONT YARD AREA = 74.32m²
 SOFT LANDSCAPING AREA = 40.97m²
 TOTAL = 55.12% SOFT LANDSCAPING [MIN. 40% REQ.]



- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
 3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED 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
 1360 MORY STREET
 CITY OF OTTAWA

SHEET TITLE:
 SITE/LANDSCAPE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: T.S.	
CHECKED:	
DATE: DEC 2024	S1.1
PRINT DATE:	

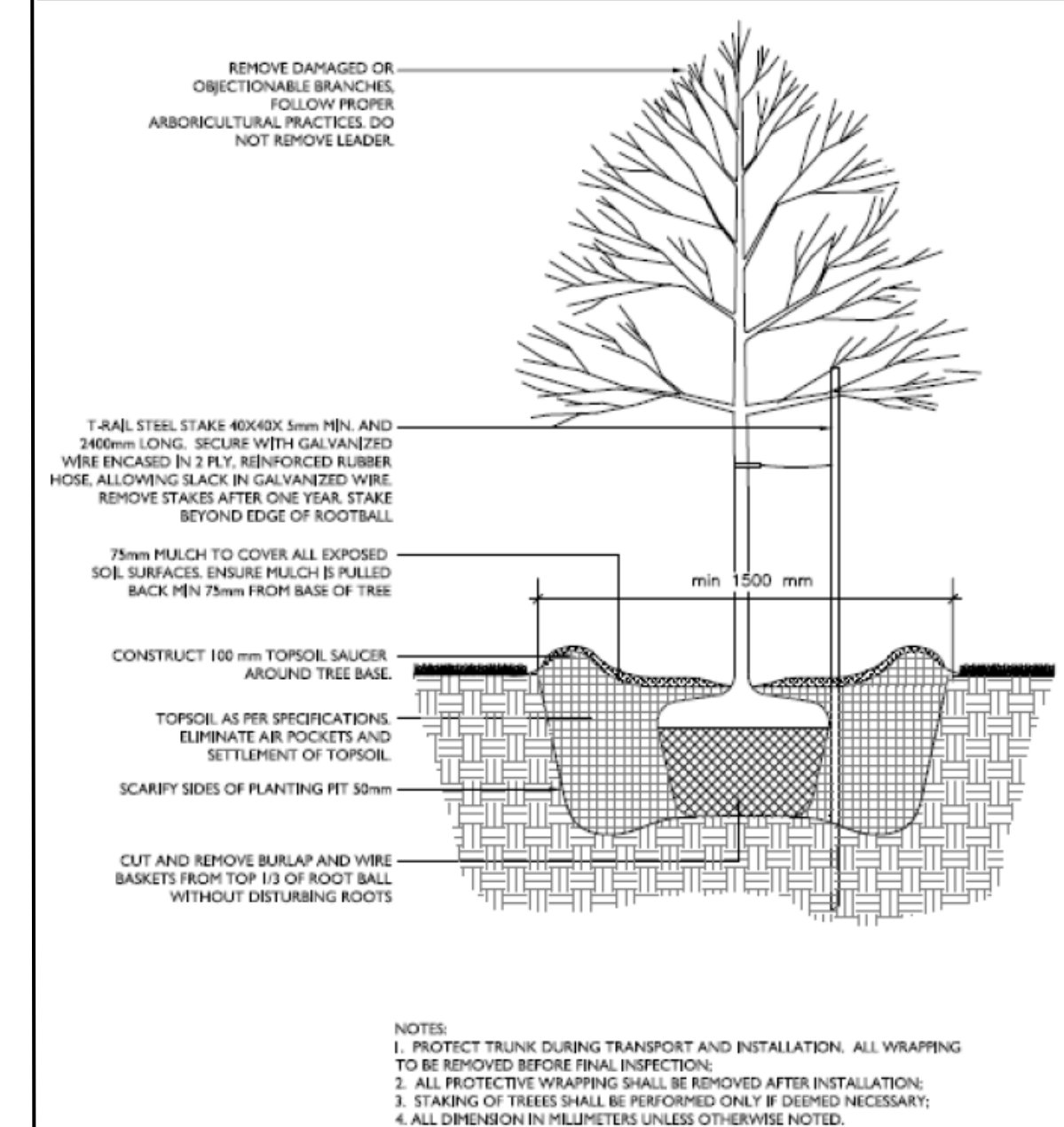
AVERAGE GRADE
 97.70
 97.67
 97.89
 97.87
 391.13/4
 97.78 AVERAGE GRADE

SITE PLAN
 SCALE 1:200



Tree Planting Plan – 1360 Mory Street
 Prepared by Dendron Forestry Services
 Version 1.0, January 10, 2025
 For more information, please contact:
info@dendronforestry.ca

Note: the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



KEY SPACING GUIDELINES

For Deciduous Trees:

- Minimum 50mm caliper stock
- 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
- 2.5m from curbs, hydro transformers, or behind fire hydrants
- 4-7m from any part of an existing tree, depending on canopy width
- 10m from bus shelters and community mailboxes

For Coniferous Trees:

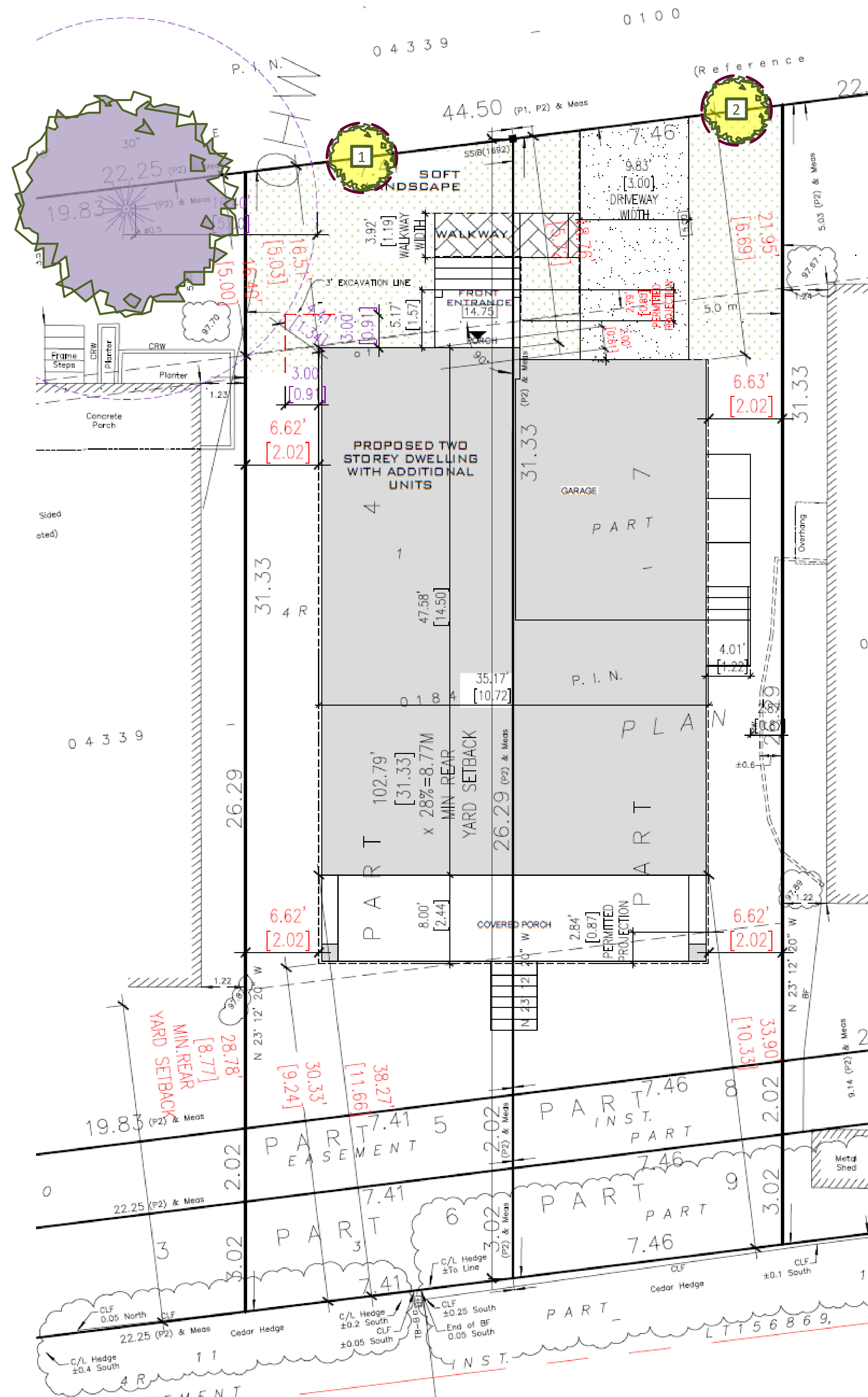
- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
- Minimum 200cm height stock
- 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
- Do not plant on corners where sight lines will be compromised.

TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.

On average, a young tree needs 6 gallons (24 liters) of water twice per week. (Do not water using a sprinkler as water on the foliage can lead to fungal infection) Placing a ring of mulch around the planting hole will help reduce water loss. Ensure no mulch is touching the base of the tree.

Legend

- Existing Tree to be retained
- New Tree either fully or partly on city property



Replacement Tree Specifications

Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines.

Tree 1 should be a large tree at maturity. Site conditions are expected to be full light exposure and moderate moisture availability. Species suggestions include:

- White oak - *Quercus alba**
- Red oak - *Quercus rubra**
- Ginkgo - *Ginkgo biloba*
- Liberty elm - *Ulmus americana* 'Libertas'*
- Northern catalpa - *Catalpa speciosa*
- Kentucky coffee tree - *Gymnocladus dioica*
- Basswood - *Tilia americana**
- Hackberry - *Celtis occidentalis**
- Horsechestnut - *Aesculus hippocastanum*

Tree 2 should be a medium tree at maturity due to the limited rooting space. Site conditions are expected to be full light exposure and minimal moisture availability. Species suggestions include:

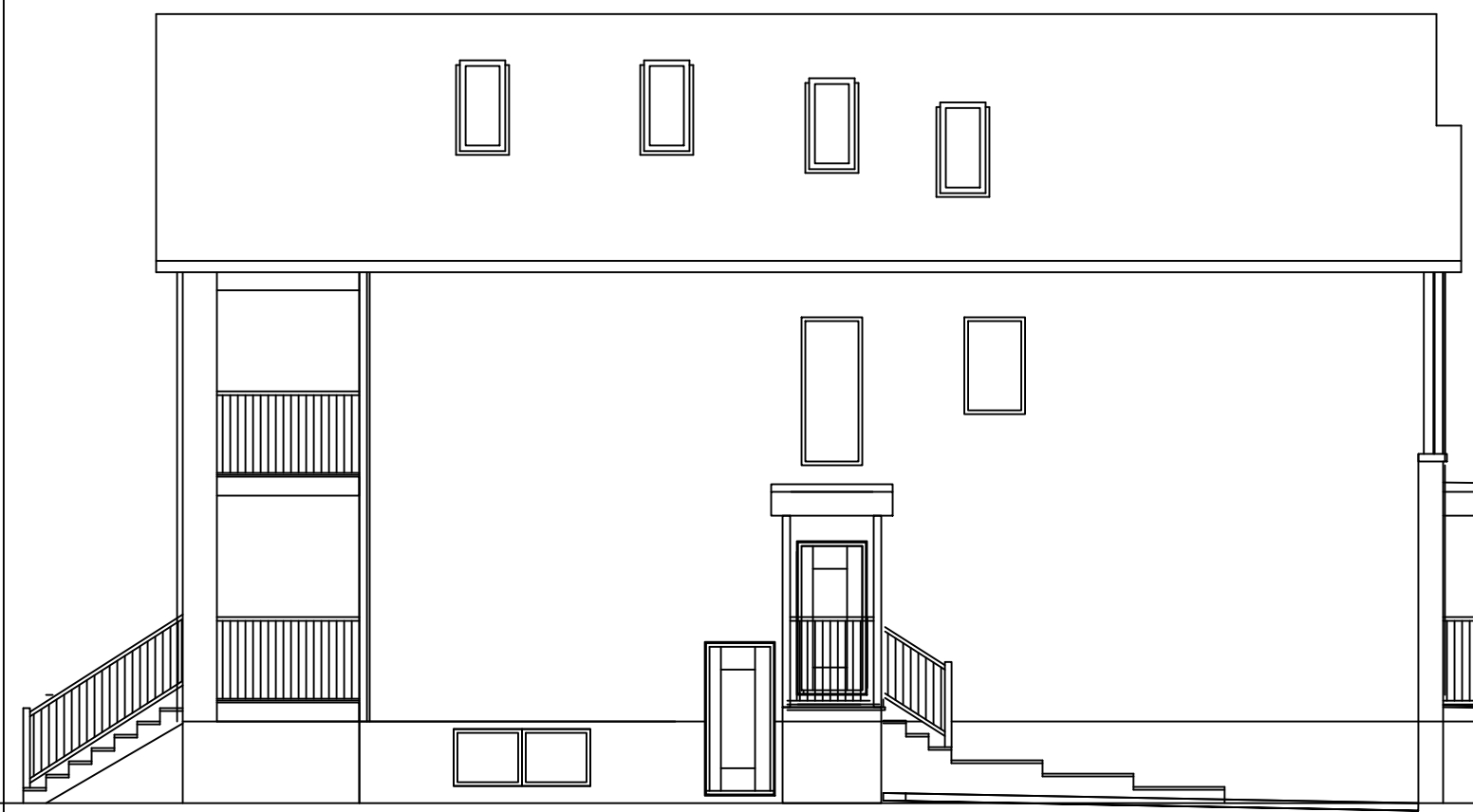
- Honey locust - *Gleditsia triacanthos*
- Sour cherry - *Prunus cerasus*
- Pin cherry - *Prunus pensylvanica**
- Littleleaf linden - *Tilia cordata*
- Burr oak - *Quercus macrocarpa**
- Pin oak - *Quercus palustris**

*Native to Ottawa region: Planting species native to a region can help maintain and enhance biodiversity.

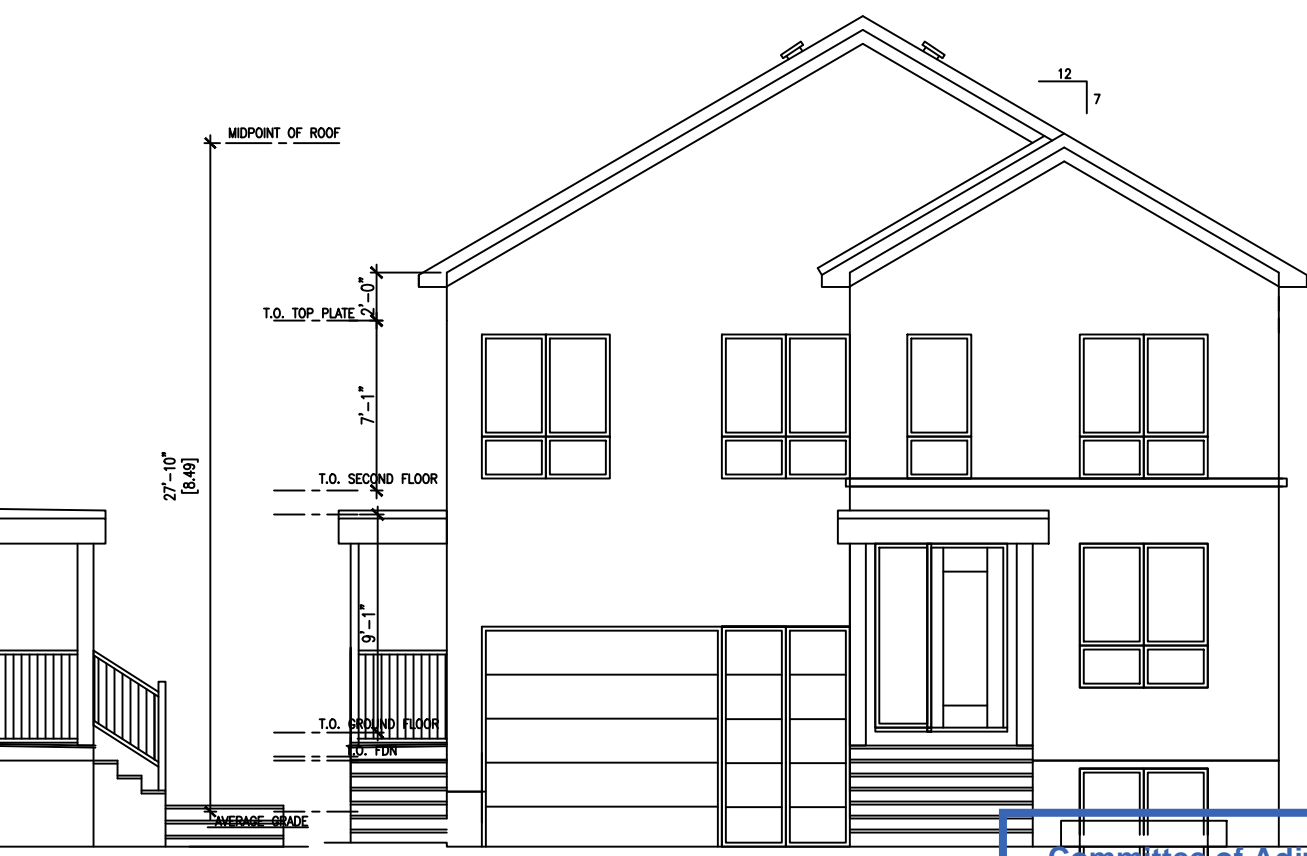
Note: Norway maple (*Acer platanoides*) is not recommended as it is highly invasive and not a suitable tree for urban planting.

The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

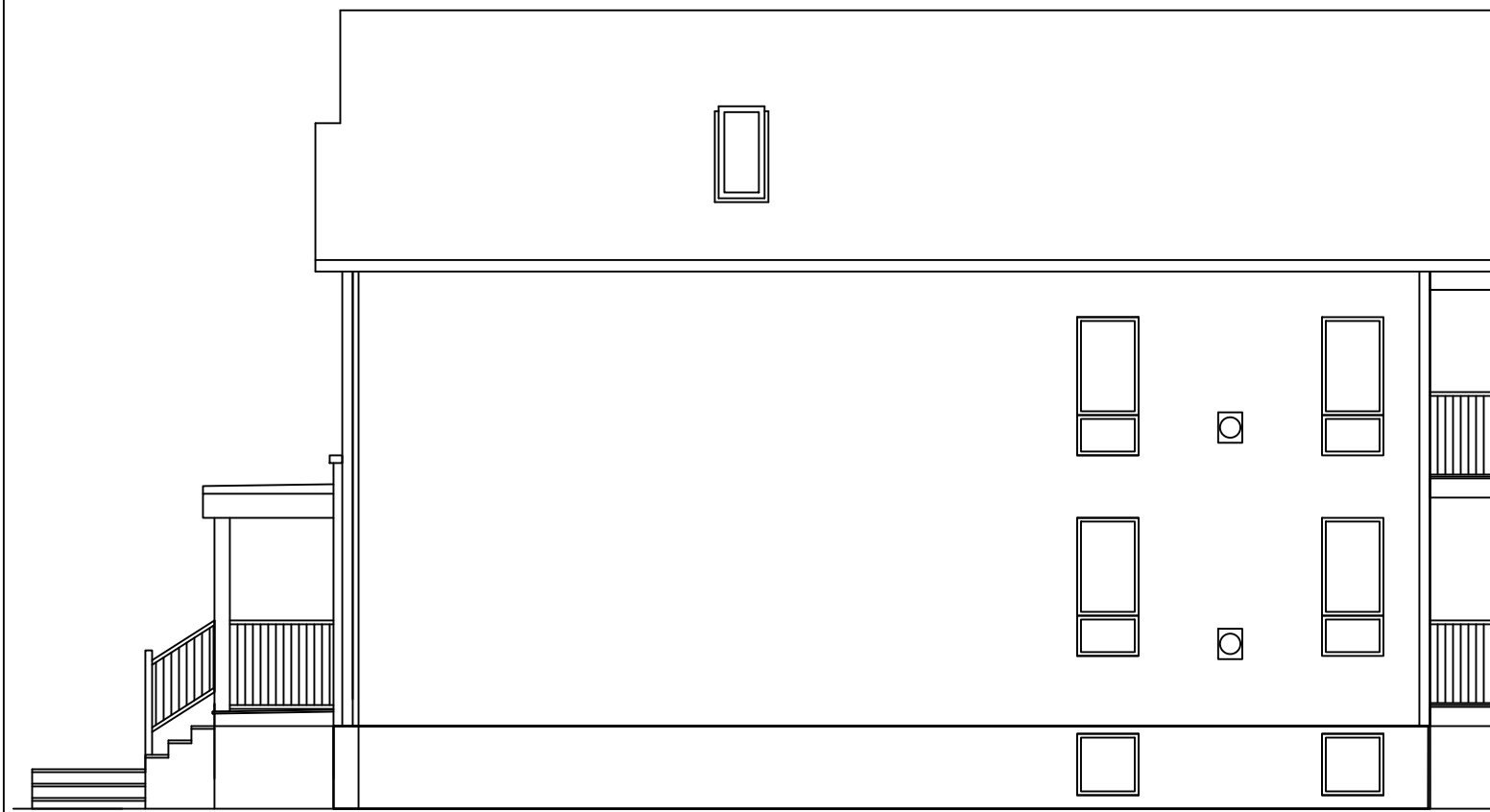
All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.



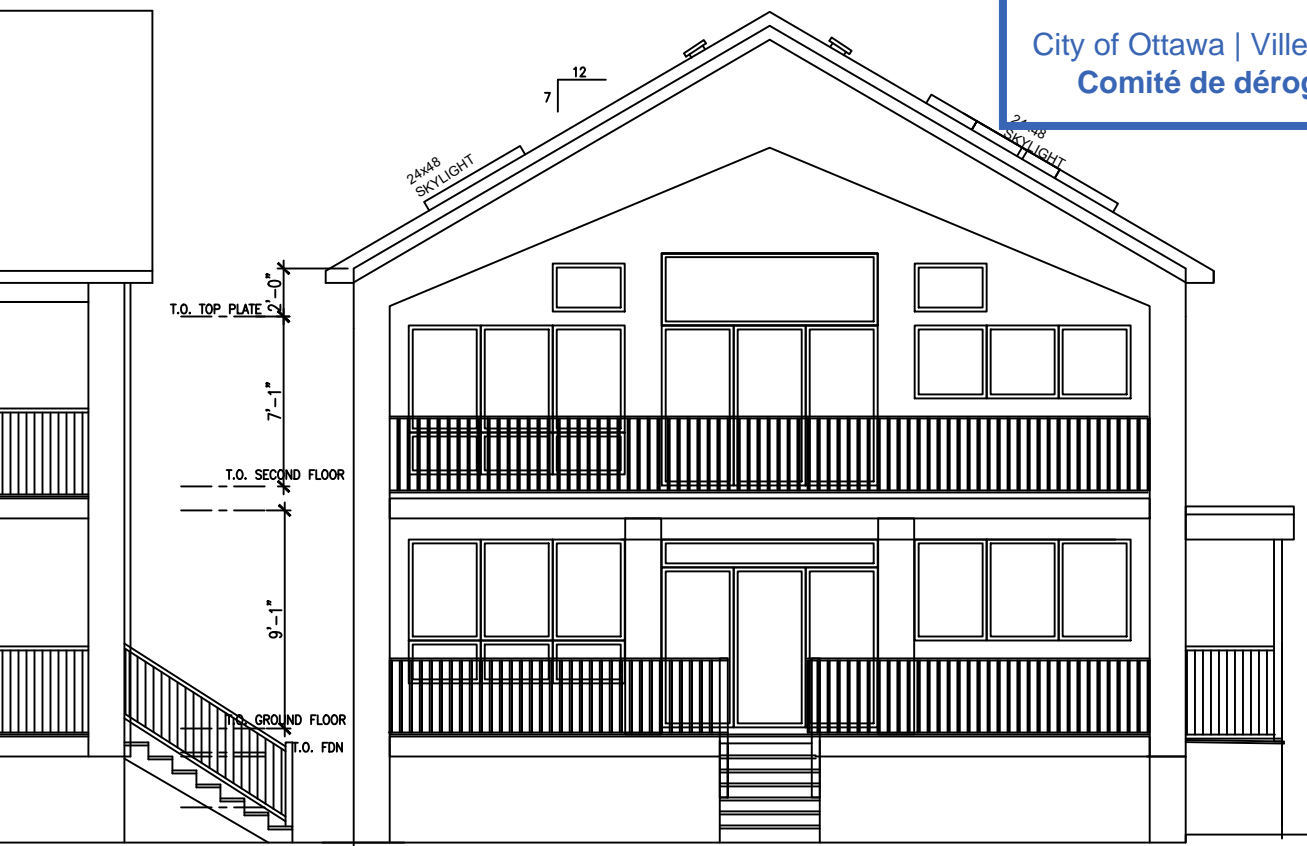
LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



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



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



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

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3. REFER TO STRUCTURAL REPORT FOR FOOTING SOIL BEARING CAPACITY, 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
REVISIONS	

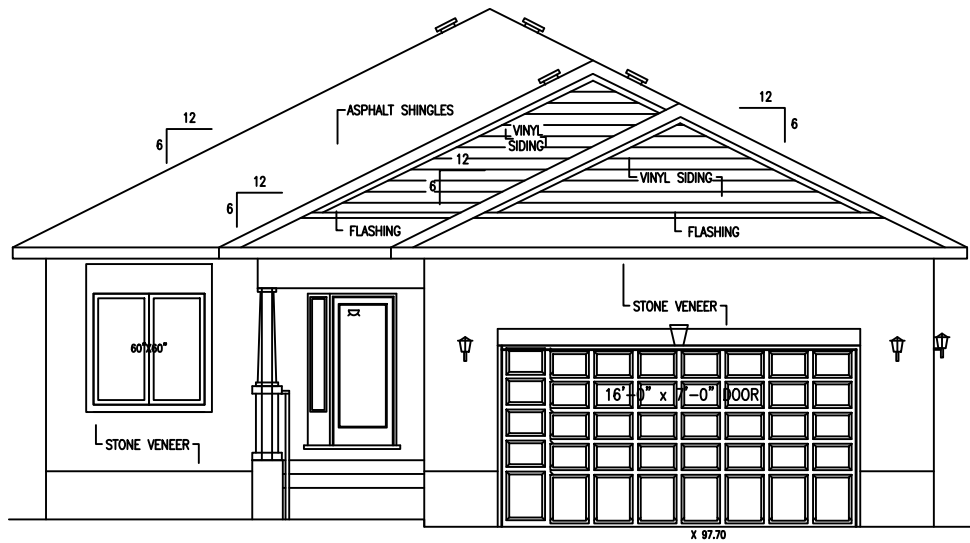
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1360 MORY STREET
CITY OF OTTAWA

SHEET TITLE:
ELEVATIONS

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SUBJECT PROPERTY



FRONT ELEVATION 1362 MORY STREET



FRONT ELEVATION 1360 MORY STREET



FRONT ELEVATION 1358 MORY STREET

STREETSCAPE