

A1 SITE PLAN  
A100 1 : 750

SITE DATA:

AG-2 - AGRICULTURAL ZONE

	REQUIRED	RETAINED LOT	SEVERED LOT
MIN LOT AREA	1800 (0.212 ha)	18.34	0.080 ha
MIN LOT AREA	0.080 ha (0.212 ha)		
MIN LOT WIDTH	60.0 (0.212 ha)	116.75	
MIN LOT WIDTH	NONE (0.212 ha)		62.01
MIN LOT WIDTH	NOT APPLICABLE		

AG - ZONE PROVISIONS (TABLE 211)

ZONING MECHANISMS	AGRICULTURAL USE PROVISIONS
MIN FRONT YARD SETBACK	10m
MIN REAR YARD SETBACK	10m
MIN INTERIOR SIDE YARD SETBACK	5m
MIN CORNER SIDE YARD SETBACK	10m

LEGENDS:

STRUCTURES LEGEND:

SDR: SINGLE DETACHED RESIDENCE  
S: STONE STRUCTURE  
SS: STORAGE SHED  
PS: PORTABLE STRUCTURE

SITE PLAN LEGEND:

EXISTING FARMED FIELDS  
EXISTING TREES  
NEW LOT  
TO BE DEMOLISHED (IN FUTURE)

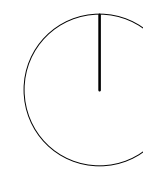
GENERAL NOTES:

- PARCEL LAYOUTS BASED ON PLAN OF SURVEY PROVIDED BY CALLOW DITZ INC. AND DEPOSITED BY G.A. SMITH, O.L.S. ON 2023-03-05.
- DIMENSIONS SHOWN ARE APPROXIMATE UNTIL CONFIRMED WITH REGISTERED SURVEY.
- ALL STRUCTURES & DRIVEWAYS EXISTING AS SHOWN.
- 30' X 40' STONE STRUCTURE TO BE USED AS A WORKSHOP.

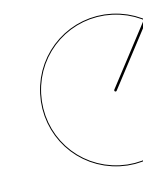
NOT FOR CONSTRUCTION

GENERAL NOTES  
DO NOT SCALE DRAWINGS  
CONTRACTORS TO VERIFY ALL DIMENSIONS & CONDITIONS  
AND REPORT ANY DISCREPANCIES.

PROJECT NORTH



TRUE NORTH



8	2024-11-11	ISSUED FOR COMMENT
A	2024-05-27	ISSUED FOR CITY PRELIMINARY REVIEW
No.	DATE	DESCRIPTION

PROJECT  
DARIUSH & MAGDA ESLIMI

2933 BREEZY HEIGHTS,  
KINBURN, ON K0A 2H0  
IDEA #  
24529  
CLIENT #

SHEET NAME

ARCHITECTURAL CONCEPT  
SITE PLAN

DATE 2025-03-17	SCALE AS NOTED.
CHECKED BY CROWLE	DRAWN BY DP
SHEET No.	

Committee of Adjustment  
Received | Reçu le  
2024-11-15  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

SITE DATA:

AG-2 - AGRICULTURAL ZONE

	REQUIRED	RETAINED LOT	SEVERED LOT
MIN LOT AREA	180A (A, 212.1)	18.34	
MIN LOT AREA	0.46A (A, 21.46)		0.09A
MIN LOT WIDTH	60A (A, 212.1)	116.75	
MIN LOT WIDTH	NONE (A, 212.24)		62.81
MOB	NOT APPLICABLE		

LEGENDS:

STRUCTURES LEGEND:

SDR: SINGLE DETACHED RESIDENCE  
S: SHED  
PS: PORTABLE STRUCTURE

SITE PLAN LEGEND:

- EXISTING FARMED FIELDS  
EXISTING TREES  
NEW LOT

GENERAL NOTES:

- PARCEL LAYOUTS BASED ON PLAN OF SURVEY PROVIDED BY CALLON DIEZ INC. AND DEPOSITED BY C.A. SMITH, O.L.S. ON 2021-03-09.
- DIMENSIONS SHOWN ARE APPROXIMATE UNTIL CONFIRMED WITH REGISTERED SURVEY.
- ALL STRUCTURES & DRIVEWAYS EXISTING AS SHOWN.

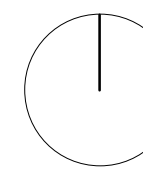
SEAL

NOT FOR CONSTRUCTION

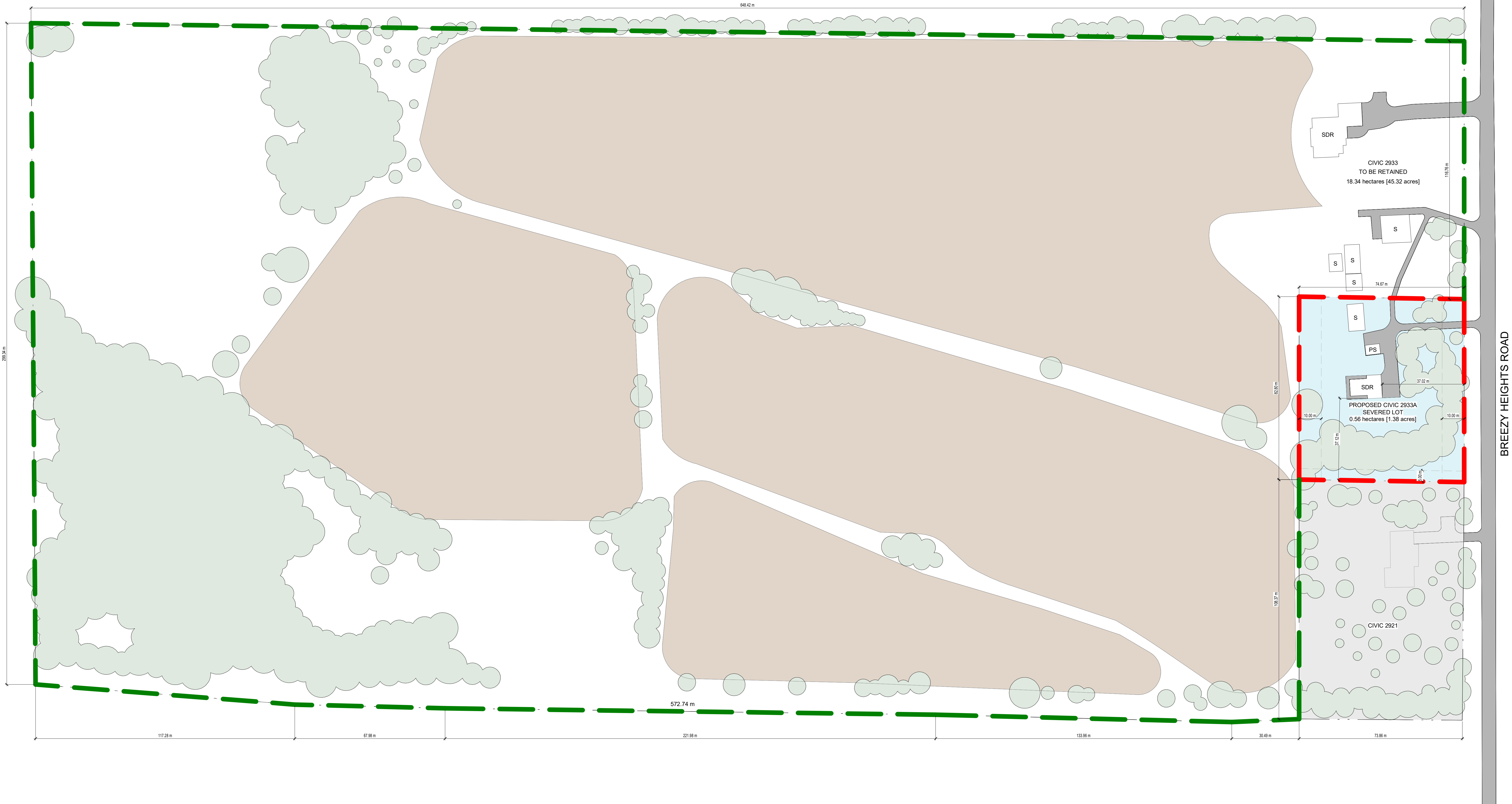
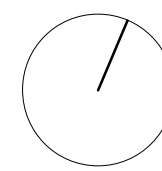
GENERAL NOTES

DO NOT SCALE DRAWINGS.  
CONTRACTORS TO VERIFY ALL DIMENSIONS & CONDITIONS  
AND REPORT ANY DISCREPANCIES.

PROJECT NORTH



TRUE NORTH



A1 SITE PLAN  
A100 1 : 750

REV	DATE	DESCRIPTION
A	2024-05-27	ISSUED FOR CITY PRELIMINARY REVIEW
B	2024-11-11	ISSUED FOR COMMENT

PROJECT  
DARIUSH & MAGDA ESLIMI

2933 BREEZY HEIGHTS,  
KINBURN, ON K0A 2H0  
IDEA # 24529 CLIENT #

SHEET NAME

ARCHITECTURAL CONCEPT  
SITE PLAN

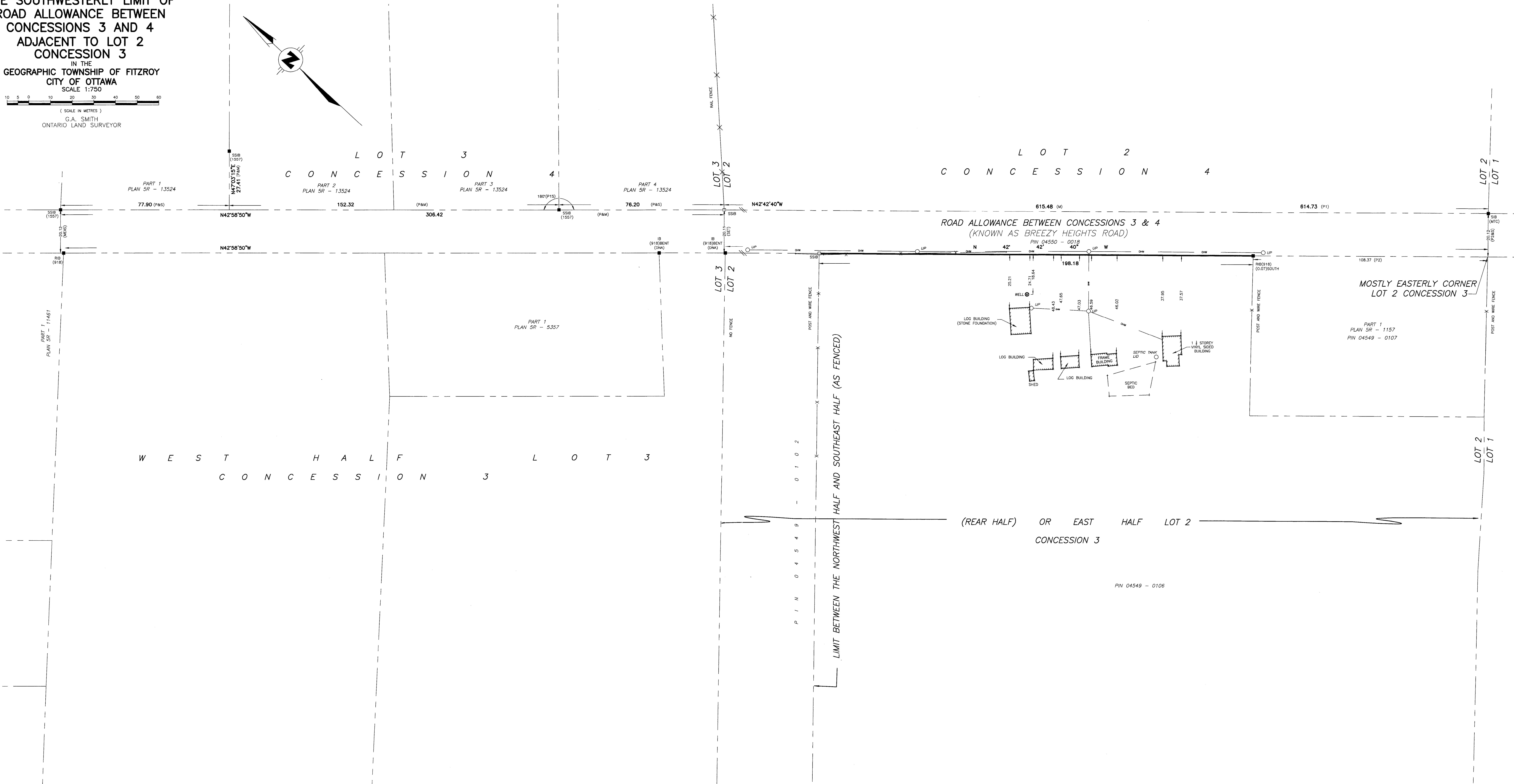
DATE 2024-11-11	SCALE AS NOTED.
CHECKED BY CROWLE	DRAWN BY DP
SHEET NO.	

A100  
A0 (1186x841)



PLAN OF SURVEY  
OF PART OF  
THE SOUTHWESTERLY LIMIT OF  
ROAD ALLOWANCE BETWEEN  
CONCESSIONS 3 AND 4  
ADJACENT TO LOT 2  
CONCESSION 3

IN THE  
GEOGRAPHIC TOWNSHIP OF FITZROY  
CITY OF OTTAWA  
SCALE 1:750  
(SCALE IN METRES)  
G.A. SMITH  
ONTARIO LAND SURVEYOR



LEGEND:

□	DENOTES SURVEY MONUMENT SET	S	SET
■	SURVEY MONUMENT FOUND	P	PLAN SR-13524
SIB	STANDARD IRON BAR	P1	MTC PLAN P-1666-17 INST. No. FY 13353
SSIB	SHORT STANDARD IRON BAR	P2	PLAN SR-1157
IB	IRON BAR	MTC	MINISTER OF TRANSPORTATION AND COMMUNICATION
RIB	ROUND IRON BAR	918	GIBSON, SURY AND ROWE LTD.
CC	CUT CROSS	1557	SURY, ROWE AND KASPRZAK LTD.
OU	ORIGIN UNKNOWN	UP	UTILITY POLE
WIT	WITNESS	OHW	OVER HEAD WIRE
M	MEASURED	DNA	DID NOT ACCEPT

BEARING NOTE

BEARINGS ARE GRID BEARINGS DERIVED FROM REAL TIME KINEMATIC SERVICE. MODIFIED TRANSVERSE MERCATOR (MTM) ZONE 9, CENTRAL MERIDIAN 76°30'00\"/>

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 4th DAY OF FEBRUARY, 2021

MARCH, 9th 2021  
DATE

*G.A. Smith*  
G.A. SMITH  
ONTARIO LAND SURVEYOR

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

C:\johs\1 JOBS CALLON DIETZ\2021\21-0910 Eslm\Boundary\Drawing\21-0910\_c3d\_01.dwg March 10, 2021

**Callon Dietz** INCORPORATED  
ONTARIO LAND SURVEYORS  
CARLETON PLACE LONDON NORTH BAY  
info@callondietz.com callondietz.com

SURVEY BY: RG DRAWN BY: DM FILE No: 21-0910 PLAN No: X-2728

