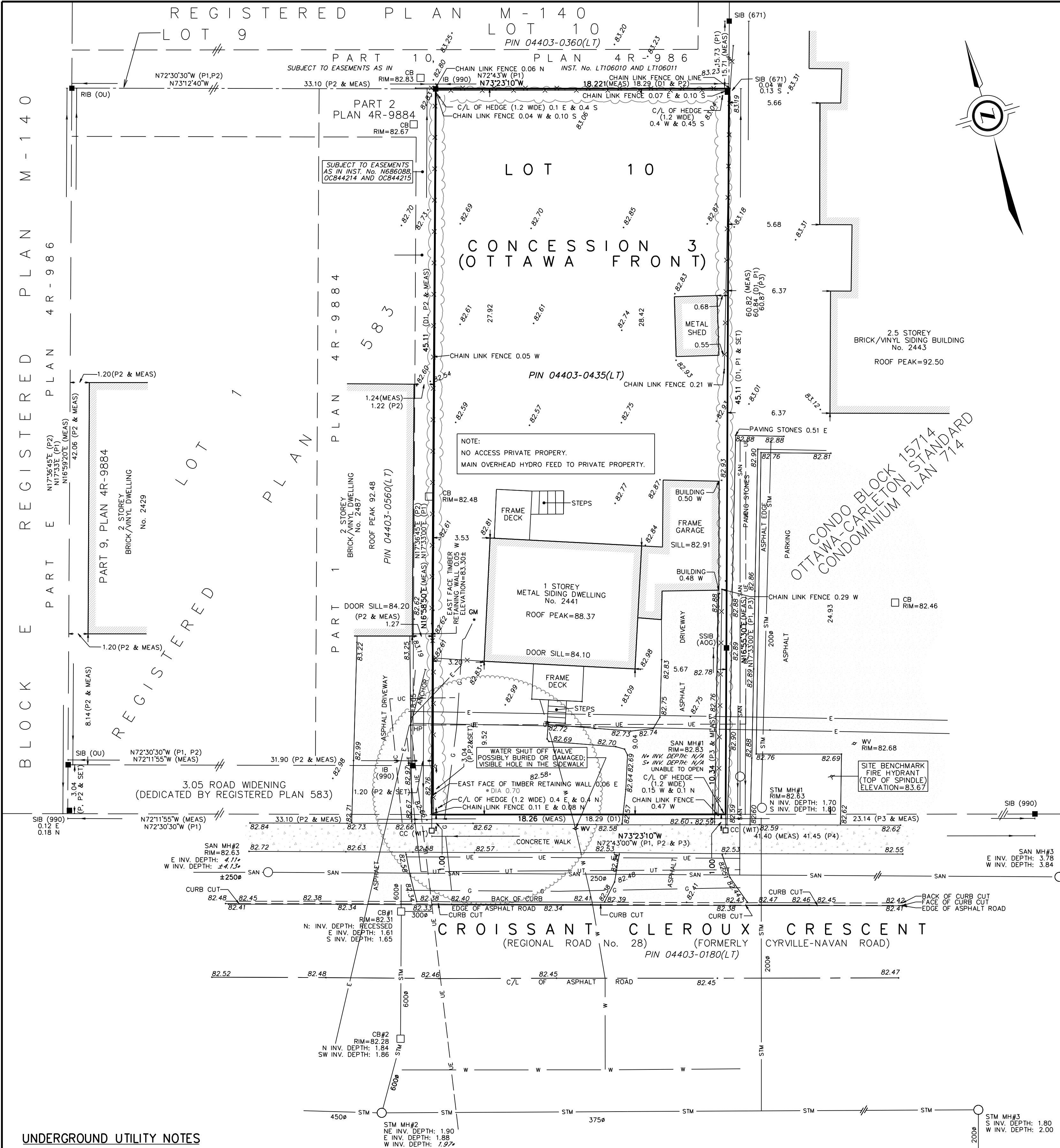




UNDERGROUND UTILITY NOTES

THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH ASCE STANDARD 38-02. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:

DATA QUALITY LEVEL

HIGHEST QUALITY

LOWEST QUALITY

QUALITY LEVEL A

QUALITY LEVEL B

QUALITY LEVEL C

QUALITY LEVEL D

QUALITY LEVEL "A" - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.

QUALITY LEVEL "B" - INFORMATION OBTAINED USING GEOPHYSICAL LOCATE TECHNIQUES TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.

QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO THE QUALITY "D" INFORMATION OBTAINED.

QUALITY LEVEL "D" - INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS.

ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE.

LEVEL "D" RECORD INFORMATION SHOWN ON THIS PLAN HAVE BEEN PLOTTED APPROXIMATELY AS PER THE RECORDS FOUND AND COULD NOT BE FIELD VERIFIED WITHIN THE SCOPE OF THIS PROJECT. IF FURTHER VERIFICATION IS REQUIRED, IT IS SUGGESTED THAT LEVEL "A" METHODOLOGIES BE EMPLOYED.

SEWER INVERT NOTE:

SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRATE OF THE GIVEN FEATURE.

ANNOTATIONS DISPLAYED AS *ITALICIZED* WITH AN ASTERISK* HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES LTD.

INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.

DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE COMPILED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS

WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTH FOR THE SPECIFIC TYPE OF UTILITY.

THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING SAFE DIGGING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION)

INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INFORMATIONS OBTAINED FROM RECORDS PROVIDED BY OTTAWA UTILITY COORDINATING COMMITTEE SHEET No. H-28-15 AND PLAN No. 04-154

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
PART OF LOT 10
CONCESSION 3 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER, NOW IN THE
CITY OF OTTAWA
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

SCALE 1 : 150

J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, MTM ZONE 9, NAD83 (CSRS) (2010.0).

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0.

FOR BEARING COMPARISONS, A ROTATION OF 0°40'10" COUNTER-CLOCKWISE CAN BE APPLIED TO BEARINGS ON P1, P2, P3 AND P4.

DISTANCES ARE GROUND DISTANCES

PART 2 - SURVEY REPORT

- **DESCRIPTION**
PART OF LOT, CONCESSION 3 (OTTAWA FRONT)
- **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**
NONE
- **BOUNDARY FEATURES**
-NOTE THE LOCATION OF HEDGE AND CHAIN LINK FENCES ALONG THE NORTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY
-NOTE THE LOCATION OF TIMBER RETAINING WALL ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY
-NOTE THE LOCATION OF OVERHEAD HYDRO CABLES OVER THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY
- **ZONING COMPLIANCE**
NOT VERIFIED BY THIS SURVEY
- **ADDITIONAL REMARKS**
PLAN PREPARED FOR INFINITE REAL ESTATE SOLUTIONS

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
RIB	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
WIT	DENOTES	WITNESS
P	DENOTES	REGISTERED PLAN 583
P1	DENOTES	PLAN 4M-140
P2	DENOTES	PLAN 4R-9884
P3	DENOTES	OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN 714
P4	DENOTES	PLAN 5R-10110
D1	DENOTES	INSTRUMENT No. CT157969
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
AOG	DENOTES	ANNIS O'SULLIVAN VOLLEBEKK LTD, O.L.S.
OU	DENOTES	ORIGIN UNKNOWN
671	DENOTES	F.H. GOOCH, O.L.S.
990	DENOTES	J.G. PAYETTE, O.L.S.
	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION.

TOPOGRAPHIC LEGEND

□	CB	DENOTES SINGLE CATCHBASIN
○	SAN MH	DENOTES SANITARY MANHOLE
○	STM MH	DENOTES STORM MANHOLE
•	HP	DENOTES HYDRO POLE
⋈	FH	DENOTES FIRE HYDRANT
◇	WV	DENOTES WATER VALVE
•	GM	DENOTES GAS METER
—	C/L	DENOTES CENTERLINE
—	E	DENOTES OVERHEAD HYDRO CABLE
—	G	DENOTES UNDERGROUND GAS LINE
—	UC	DENOTES UNDERGROUND CABLE LINE
—	UT	DENOTES UNDERGROUND TELEPHONE LINE
—	SAN	DENOTES UNDERGROUND SANITARY SEWER
—	STM	DENOTES UNDERGROUND STORM SEWER
—	UE	DENOTES UNDERGROUND HYDRO LINE
—	W	DENOTES UNDERGROUND WATER LINE
⊙		DENOTES DECIDUOUS TREE
—x—		DENOTES FENCE

Committee of Adjustment
Received | Reçu le
2025-05-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation

CAUTION: CALL BEFORE YOU DIG

THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OR BREAKING GROUND. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LEGAL REQUIREMENTS ARE MET.

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 DECEMBER 3, 2019

DATE _____ SHAWN LEROUX
ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
DR	SL	19-10-137-00

FILE: G:\19-10-137\00\Drawing\19-10-137-00.dgn

PLOTTED: 1/10/2020

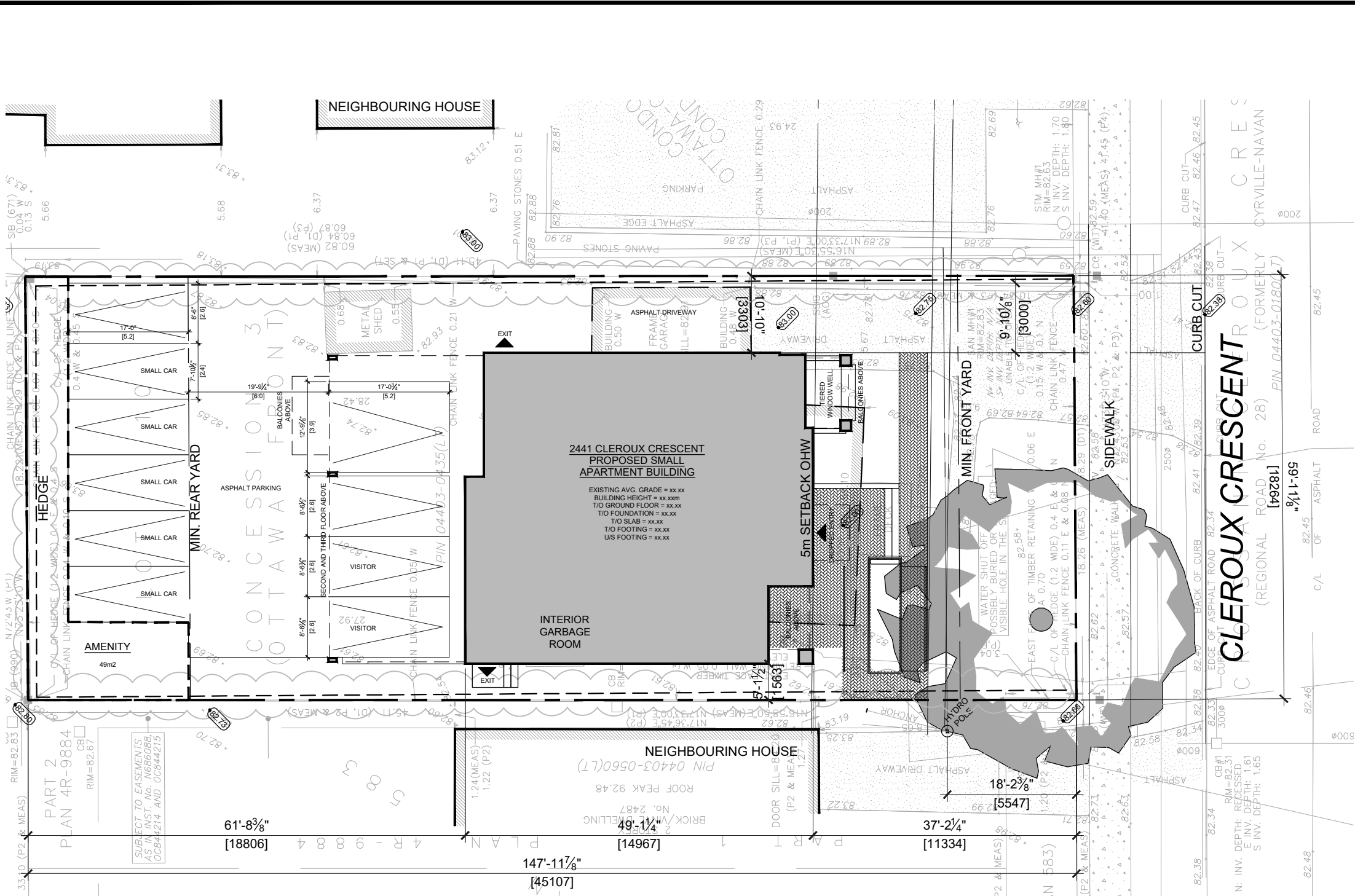
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Comité de dérogation

CLEROUX APT.
2441 Cleroux Crescent, Ottawa, Ontario
MAY 6, 2025 SCALE: 1:200

SITE PLAN

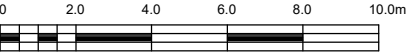


R4Z[1335] ZONING DESIGNATION
AREA C AS PER SCHEDULE 1A
OUTSIDE AREA A AS PER SCHEDULE 342 (OUTSIDE THE GREENBELT)
OUTSIDE AREA A AS PER SCHEDULE 321

10-UNIT APARTMENT		
PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	18m	18.2m
MIN. LOT AREA	450m²	822.8m²
MAX. HEIGHT	15m	12.6m
MIN. SIDE YARD SETBACK [EXC. 1335]	5m	1.5m - VAR
MIN. FRONT YARD SETBACK [EXC. 1335]	5m	11.3m
MIN. REAR YARD SETBACK [EXC. 1335]	7m	18.8m
MIN. PARKING SPACES [T.101]	1.2 PER DWELLING UNIT (12)	8 - VAR
MIN. VISITOR PARKING SPACES [T.102]	0.2 PER DWELLING UNIT (2)	2
MIN. BICYCLE PARKING SPACES [T.111A]	0.5 PER DWELLING UNIT (5)	5
MIN. AMENITY AREA [T.137(12)]	6m² PER DWELLING UNIT (60m²), OF WHICH AT LEAST 50% MUST BE COMMUNAL	49m² COMM., 52m² PRIVATE
MIN. SOFT LANDSCAPING IN THE REAR YARD [S.109(11b)]	15%	22%

PARKING LOT & DRIVEWAY REQ'TS		
PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. PARKING SPACE WIDTH [S.106(1a)]	2.6m	2.6m
MIN. PARKING SPACE DEPTH [S.106(1c)]	5.2m	5.2m²
MIN. DRIVEWAY WIDTH [S.107(1a,i)]	3m	3m
MAX. DRIVEWAY WIDTH [S.107(1aa,i)]	3.6m	3m
MIN. AISLE WIDTH [S.107(1c,ii)]	6m	6m
MIN. LANDSCAPED AREA PROVIDED AS INTERIOR OR BUFFER [S.110(1)]	15%	22%
MIN. LANDSCAPING BETWEEN A DRIVEWAY AND A LOT LINE [PRIVATE APPROACH BY-LAW]	0.3m	0.3m
MIN. LANDSCAPED BUFFER [T.110b]	NONE FOR A PKG LOT =<10 SPACES NOT ABUTTING A STREET	NA
MIN. ACCESSIBLE PARKING SPACES [ADS]	1	1
MIN. WIDTH OF AN ACCESSIBLE PARKING SPACE [ADS]	3.4m	3.4m
MAX. COMPACT CAR SPACES [S.106(3)] - CANNOT BE VISITOR OR ABUT A WALL	50% (5)	5
MIN. WIDTH OF A COMPACT CAR SPACE [S.106(3)]	2.4m	2.4m
MIN. DEPTH OF A COMPACT CAR SPACE [S.106(3)]	4.6m	4.6m
MAX. REAR YARD THAT CAN BE USED FOR PARKING [S.109(11a)]	70%	78% - VAR

- EXISTING:
- ONE SINGLE-FAMILY DETACHED HOME
- PROPOSED DEVELOPMENT:
- 10-UNIT APARTMENT BUILDING WITH PARKING





FRONT



LEFT



REAR



RIGHT

RJH ARCHITECTURE
+ PLANNING

414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
613-262-5480 info@rjhill.ca rjhill.ca

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SCALE: 3/32 = 1'-0"

ELEVATIONS