



MAY STREET

MAY STREET

MUTUAL STREET

(REGISTERED PLAN 300)

P. I. N. 0 4 2 4 4 -- 0 1 7 8

Committee of Adjustment
Received | Reçu le

2025-07-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

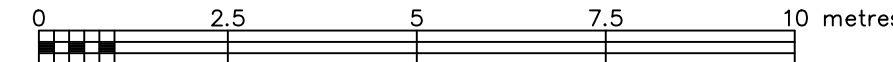
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 119 AND 120			46.9
2		300	ALL OF 04244 - 0137	162.8
3				205.3
4	PART OF 119			209.7

PLAN OF SURVEY OF

LOT 119 AND PART OF LOT 120
REGISTERED PLAN 300
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

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.

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°23'20" counter-clockwise was applied to bearings on P2, P4.
For bearing comparisons, a rotation of 0°02'40" clockwise was applied to bearings on P3.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK
OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5032930.00	371677.98
(B)	5032933.93	371714.34
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

Symbol	Denotes
SSIB	Survey Monument Planted
SSIB	Survey Monument Found
IB	Short Standard Iron Bar
IB	Iron Bar
IB	Round Iron Bar
CC	Cut Cross
CP	Concrete Pin
(Wit)	Witness
Meas	Measured
(P1)	Registered Plan 300
(P2)	Plan SR-6019
(P3)	Plan SR-9348
(P4)	Plan by (1287) dated March 1, 1988 (Job No. 55-88)
(P5)	Plan by (AOG) dated June 27, 2017 (Job No. 19581-17)
(P6)	Plan by (1692) dated November 26, 2024 (Job No. 412-24)
OW	Overhead Wires
UP	Utility Pole
Ø	Diameter
BF	Board Fence
CRW	Concrete Retaining Wall
C/L	Centreline
—	Property Line
Deciduous Tree	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.
Coniferous Tree	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.

Surveyor's Certificate

I certify that:

- 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.
- The survey was completed on the ___ day of _____, 2025.

Date

Daniel Robinson
Ontario Land Surveyor

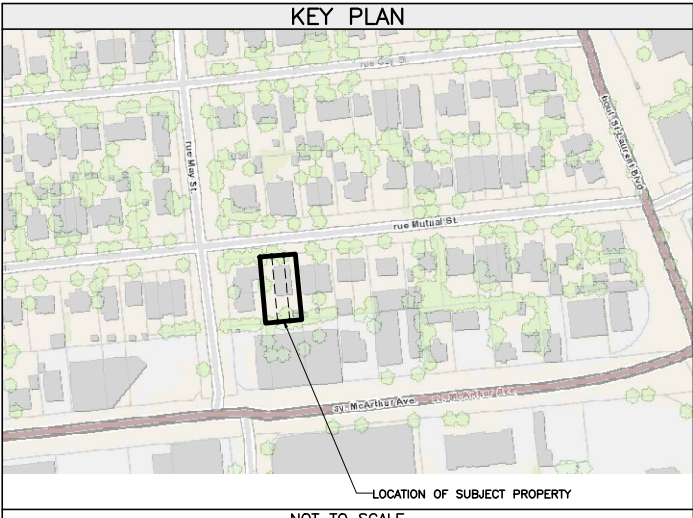
This plan of survey relates to AOLS Plan Submission Form Number V-XXXX

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@fidsurveys.ca

FILE No.: 472-24



PROJECT INFORMATION	
ADDRESS	526 MUTUAL ST OTTAWA, ON. K1K 1C6
LEGAL DESCRIPTION	LOT 119 AND PART OF LOT 120 REGISTERED PLAN 300 PIN: 04244-0137
ZONING	ZONING BYLAW 2008-250 R3A SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY

DEVELOPMENT STANDARDS				
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PARTS 1 & 2	PROVIDED PART 3	PROVIDED PART 4
MIN. LOT WIDTH	6m	6.14m	6.01m	6.14
LOT DEPTH	N/A	34.16m	34.16m	34.16m
MIN. LOT AREA	180m ²	209.7m ²	205.3m ²	209.7m ²
MAX. BUILDING HEIGHT	10m	9.4m	9.4m	9.4m
MIN. FRONT YARD SETBACK	6m	6.05m	6.17m	6.05m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A	N/A
MIN. REAR YARD SETBACK	25% OF LOT DEPTH	25% (8.60m)	28% (9.57m)	25% (8.60m)
MIN. REAR YARD AREA	25% OF LOT AREA	25% (52.78m ²)	28% (57.45m ²)	25% (52.78m ²)
MIN. INTERIOR YARD SETBACK	1.2m	1.2m	N/A	1.2m
MAX. LOT COVERAGE	N/A	44.7%	52.0%	44.7%
PERMITTED PROJECTION	2.0m	1.17m	1.17m	1.17m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	30%	30%	42%	30%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	30%	N/A	N/A	N/A
MAXIMUM DRIVEWAY WIDTH	2.6m SINGLE	2.44m	2.54m	2.44m
NOTES				

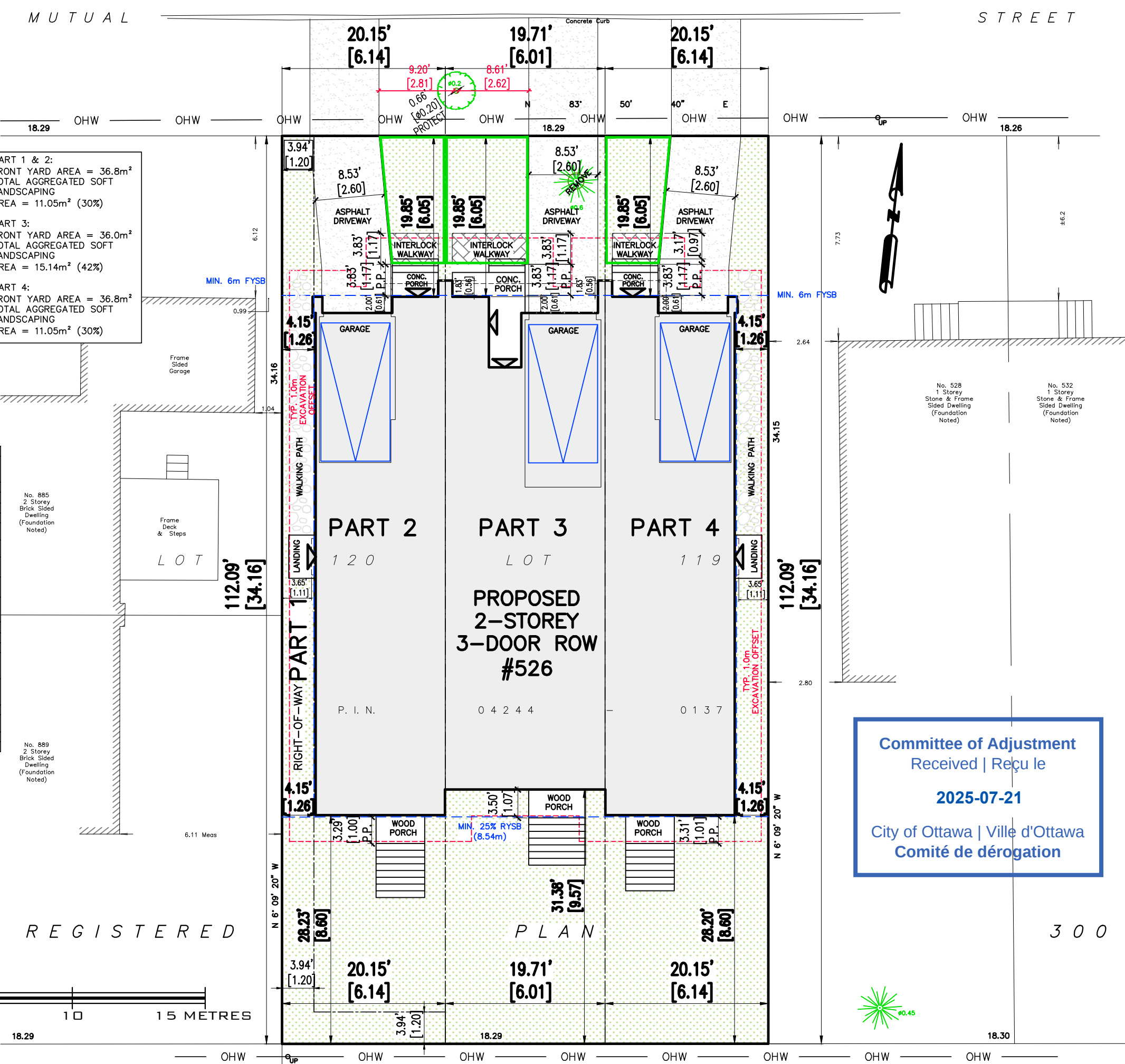
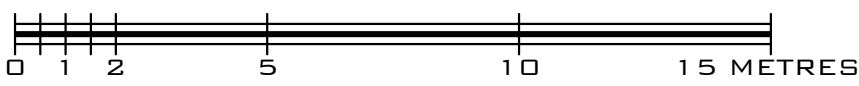
LEGEND			
PROPOSED BUILDING		SOFT LANDSCAPING AREA	
DRIVEWAY		LINE OF REQUIRED SETBACK	
WALKWAY		OVERHEAD WIRES	
SOD		EXCAVATION OFFSET	

PART 1 & 2:
FRONT YARD AREA = 36.8m²
TOTAL AGGREGATED SOFT
LANDSCAPING
AREA = 11.05m² (30%)

PART 3:
FRONT YARD AREA = 36.0m²
TOTAL AGGREGATED SOFT
LANDSCAPING
AREA = 15.14m² (42%)

PART 4:
FRONT YARD AREA = 36.8m²
TOTAL AGGREGATED SOFT
LANDSCAPING
AREA = 11.05m² (30%)

SITE PLAN
SCALE = 1:150



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City of Ottawa | Ville d'Ottawa
Comité de dérogation

MD

MIROCA DESIGN
INCORPORATED SINCE 1986

CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2653
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM



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
1	REVISED 2025-05-15
REVISIONS	

JOB TITLE:
PROPOSED 3-DOOR ROW
526 MUTUAL ST
CITY OF OTTAWA

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	S1.1
CHECKED:	
DATE: MAY 2025	
PRINT DATE:	



CUSTOM HOME DESIGN
PROJECT MANAGEMENT

TEL: 613-274-2653
FAX: 613-274-7085

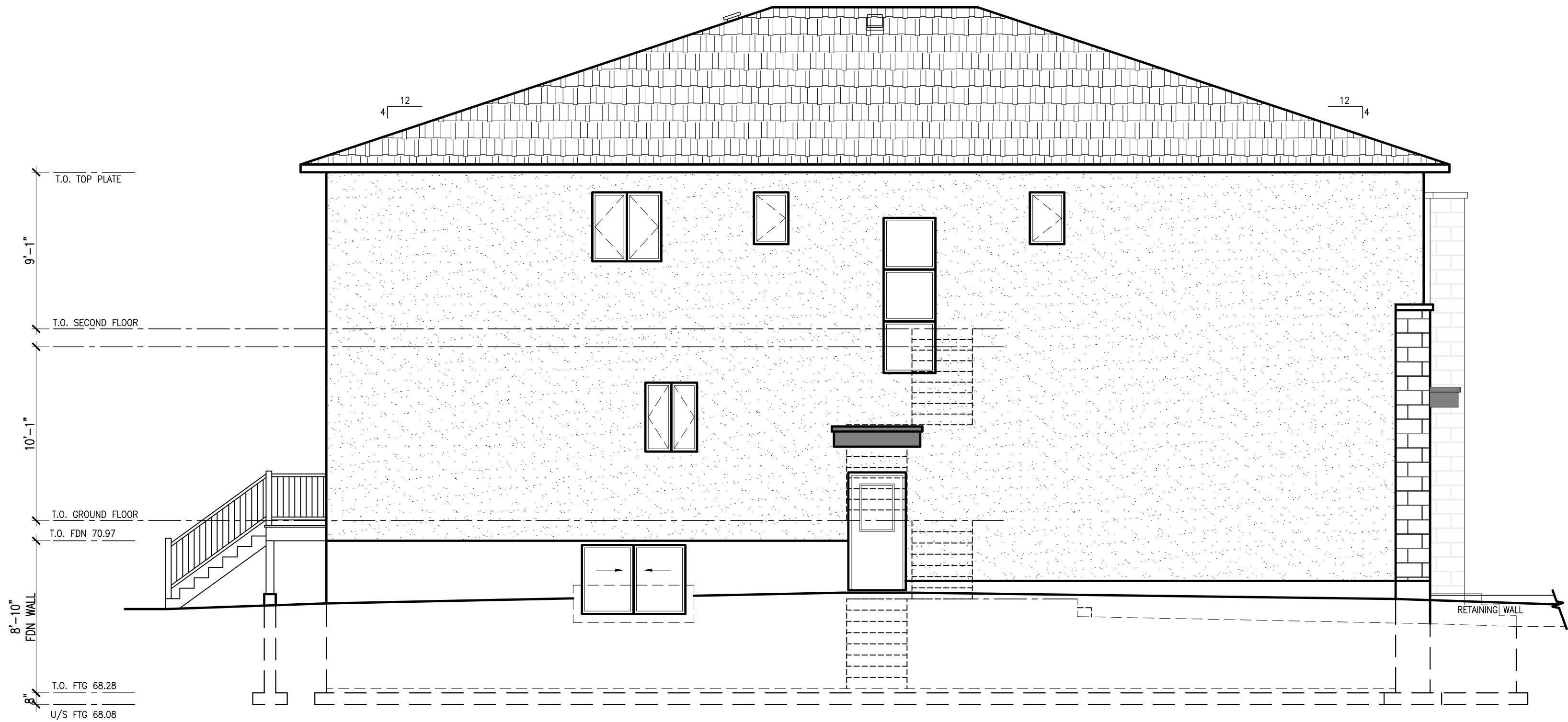
CONTACT@MIROCADESIGN.COM
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REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE
ELEVATION
SCALE: 3/16" = 1'-0"



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INCORPORATED SINCE 1986

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PROJECT MANAGEMENT

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NO.	DESCRIPTION & DATE
1	
REVISIONS	

JOB TITLE:
PROPOSED
THREE DOOR ROW
526 MUTUAL
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION
LEFT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A2.2
CHECKED:	
DATE: JULY 2025	
PRINT DATE:	

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2025-07-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT FABRIC

Townhouse

Semi-Detached



526 MUTUAL STREET

APPLICATION FOR CONSENT | 2025

MIROCA DESIGN
INCORPORATED SINCE 1989



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