

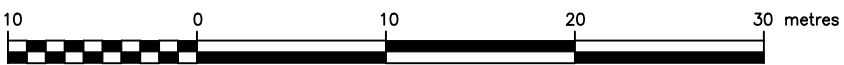
DRAFT

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-07-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA [sq. m.]
1	PART OF 15	2 (RIDEAU FRONT)	ALL OF 04732-0007 (LT)	8.4
2				301.4
3				274.8
4				274.3
5				293.1
6				506.0
7				5684.2
8				12.9
9				13.0
10				13.0
11				13.3
12				19.3
13				19.3
14				19.3
15				19.3
16				19.2
17				19.2
18			ALL OF 04732-0009 (LT)	5153.3

PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
NOW IN THE
CITY OF OTTAWA

SCALE 1 : 400



THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400

J.D. BARNES LIMITED

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 MTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCP_s) A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999931.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP_s): MTM ZONE 9, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	365 931.20	5 015 781.17
ORP (B)	365 875.56	5 015 921.41

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

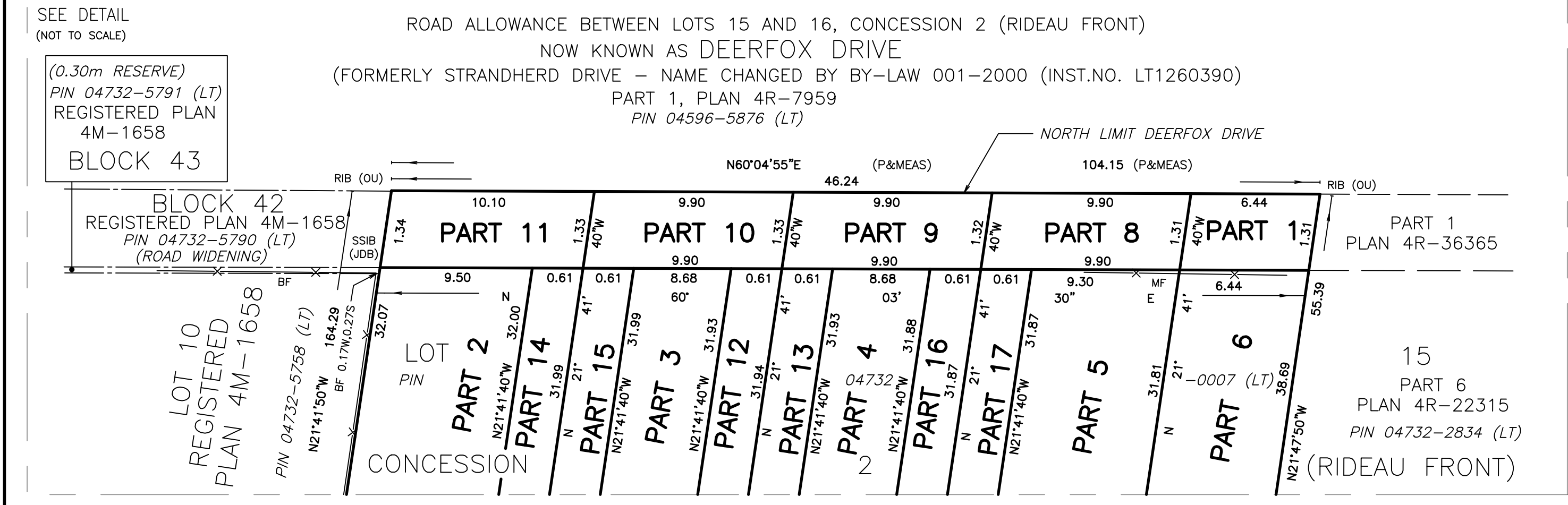
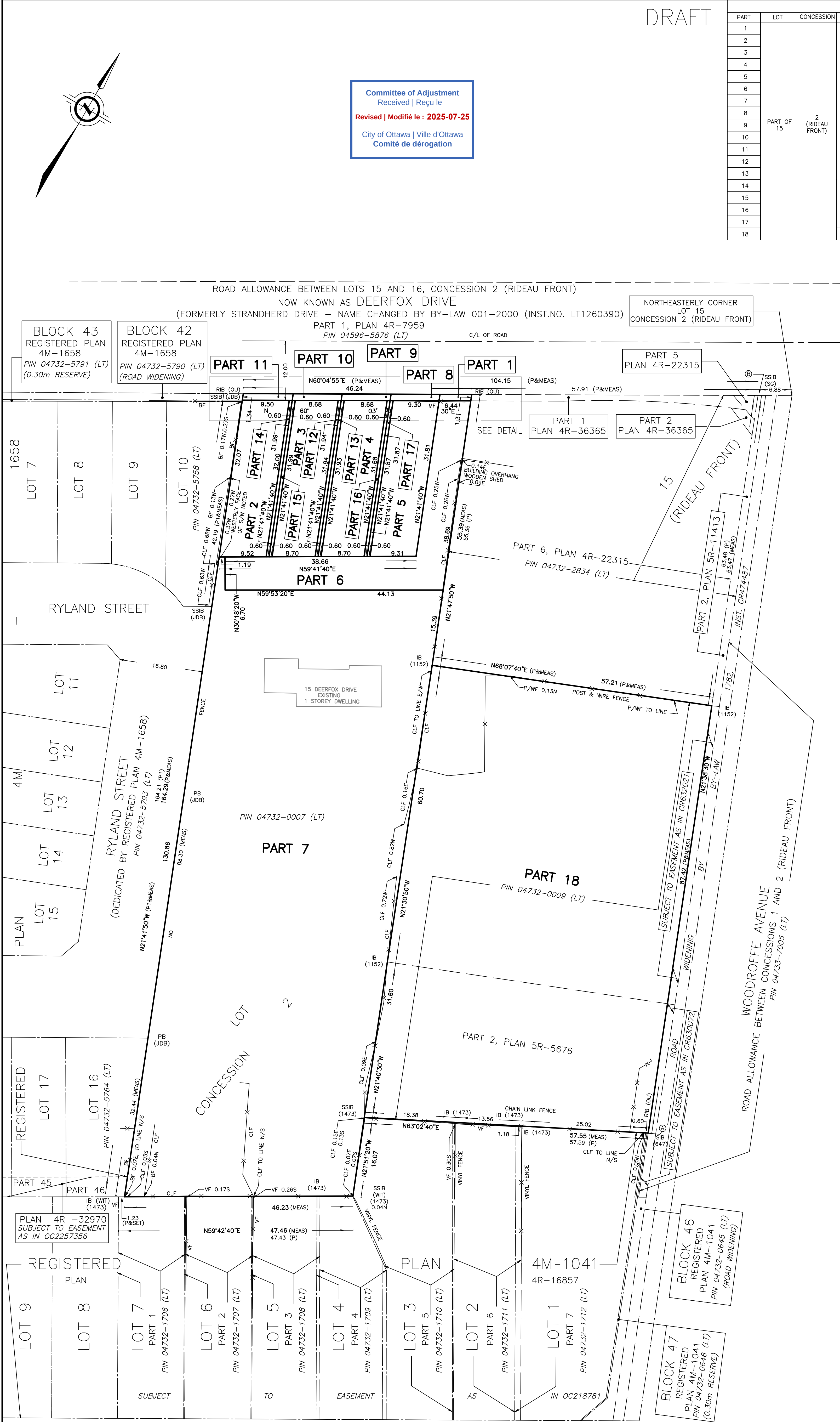
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 150.89 N21°38'30"W

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
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
P	DENOTES	TOPOGRAPHIC SURVEY BY FAIRHALL, MOFFATT & WOODLAN DATED JANUARY 13, 2017

P1	DENOTES	PLAN 4M-1658
RF	DENOTES	RIDEAU FRONT
P/WF	DENOTES	POST AND WIRE FENCE
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
MF	DENOTES	METAL FENCE
VF	DENOTES	VINYL FENCE
SG	DENOTES	STANTEC GEOMATICS, LTD, O.L.S.
OU	DENOTES	ORIGINAL UNKNOWN
1152	DENOTES	J.E. KIHIL O.L.S.
647	DENOTES	H.R. FARLEY O.L.S.
1473	DENOTES	WEBSTER & SIMMONS SURVEYING LTD.
JDB	DENOTES	J.D. BARNES LTD.
C/L	DENOTES	CENTERLINE
—	DENOTES	PROPERTY LINE

N=NORTH / E=EAST / S=SOUTH / W=WEST



SURVEYOR'S CERTIFICATE

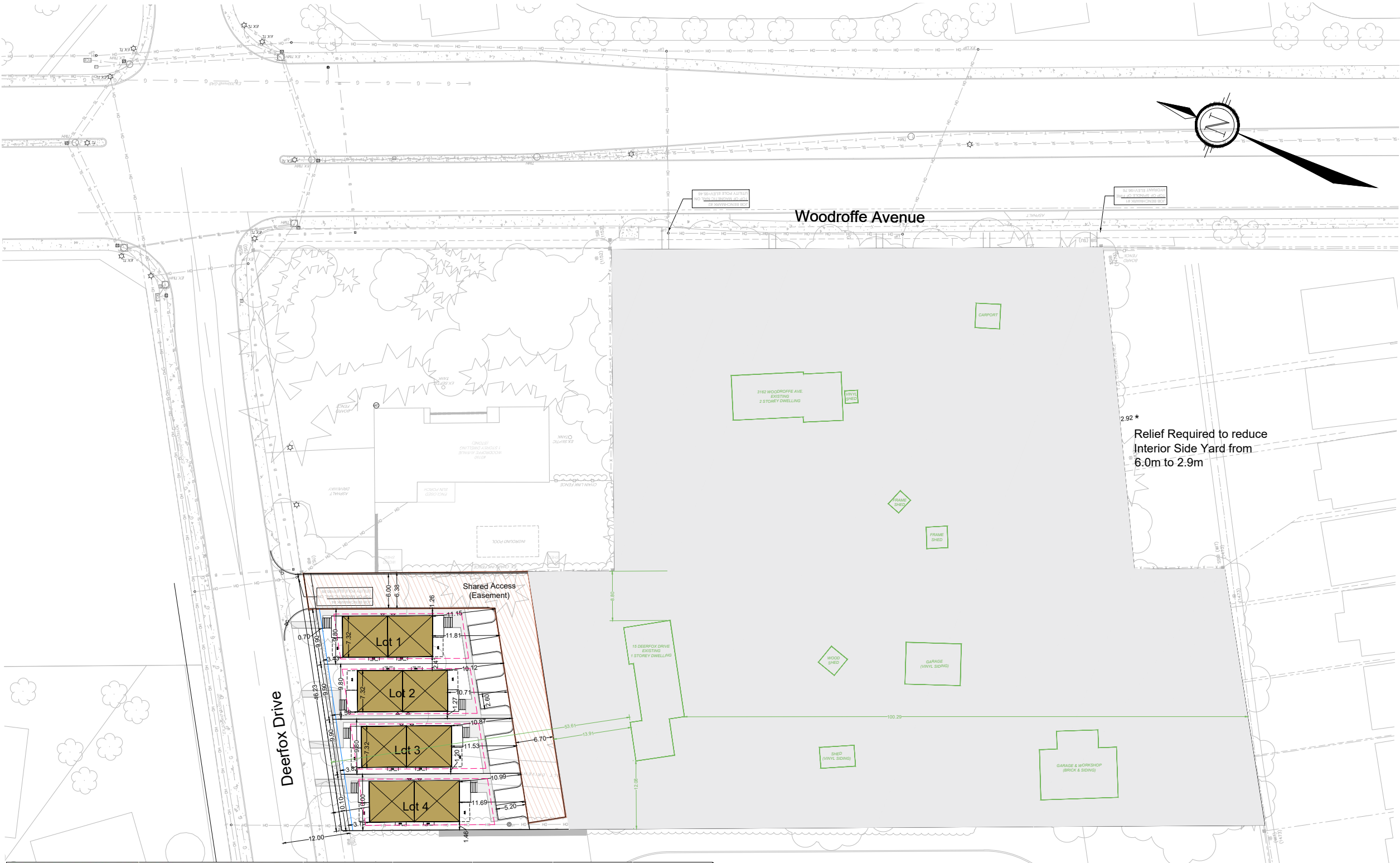
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MONTH DAY, YEAR

MM/DD/YYYY DATE DRAFT
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

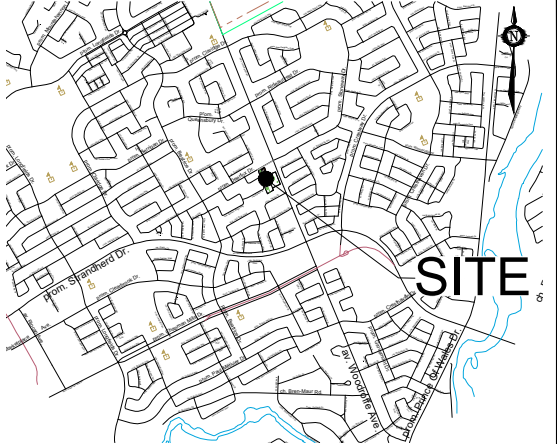
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-100292

J.D. BARNES LIMITED LAND INFORMATION SPECIALISTS 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com		
DRAWN BY: M.C/KZ	CHECKED BY: G.Z	REFERENCE NO.: 25-10-019-00 V2 DATED: 04/17/2025

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ZONING PROVISIONS: R2V[2050]-h, Long Demi-Detached City of Ottawa By-Law 2008 -250						
	Required	Provided - Lot 1	Provided - Lot 2	Provided - Lot 3	Provided - Lot 4	
*Minimum Lot Width (m)	10.0 m	9.8m	9.8m	9.8m	10.0m	
*Minimum Lot Area (m²)	260 m²	312m²	313m²	313m²	320m²	
*Minimum Front Yard Setback (m)	3.0 m	3.4m	3.7m	3.0m	3.7m	
*Minimum Rear Yard Setback (m) see endnote 8	6.0m	11.0m	10.8m	11.6m	10.9m	
*Minimum Interior Side Yard Setback (m)	1.8m total, 0.6m for one side	2.47m (1.2m / 1.27m)	2.48m (1.2m / 1.28m)	2.47m (1.2m / 1.27m)	2.66m (1.2m / 1.46m)	
Maximum Building Height (m)	9.5m	11.0m	11.0m	11.0m	11.0m	
Parking Requirements						
Minimum Parking Spaces (Table 101, Row R7, Column IV) - 1 space / dwelling unit Part 4, Sec 101 - Schedule 1A: Area "C" - Suburban	Required (per lot)					
	2	2	2	2	2	
*NOTE: All measurements taken using Bluebeam Revu based on GeoOttawa information and should be considered approximate values						
Endnote 8: Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288).						



KEY PLAN
N.T.S.

CONCEPTUAL SITE PLAN

15 DEERFOX DRIVE
&
3162 WOODROFFE AVENUE

CITY OF OTTAWA

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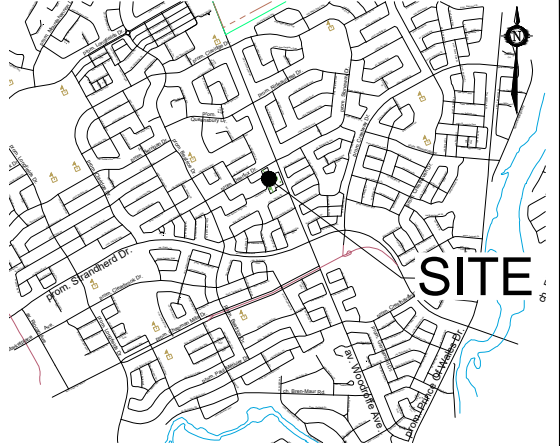
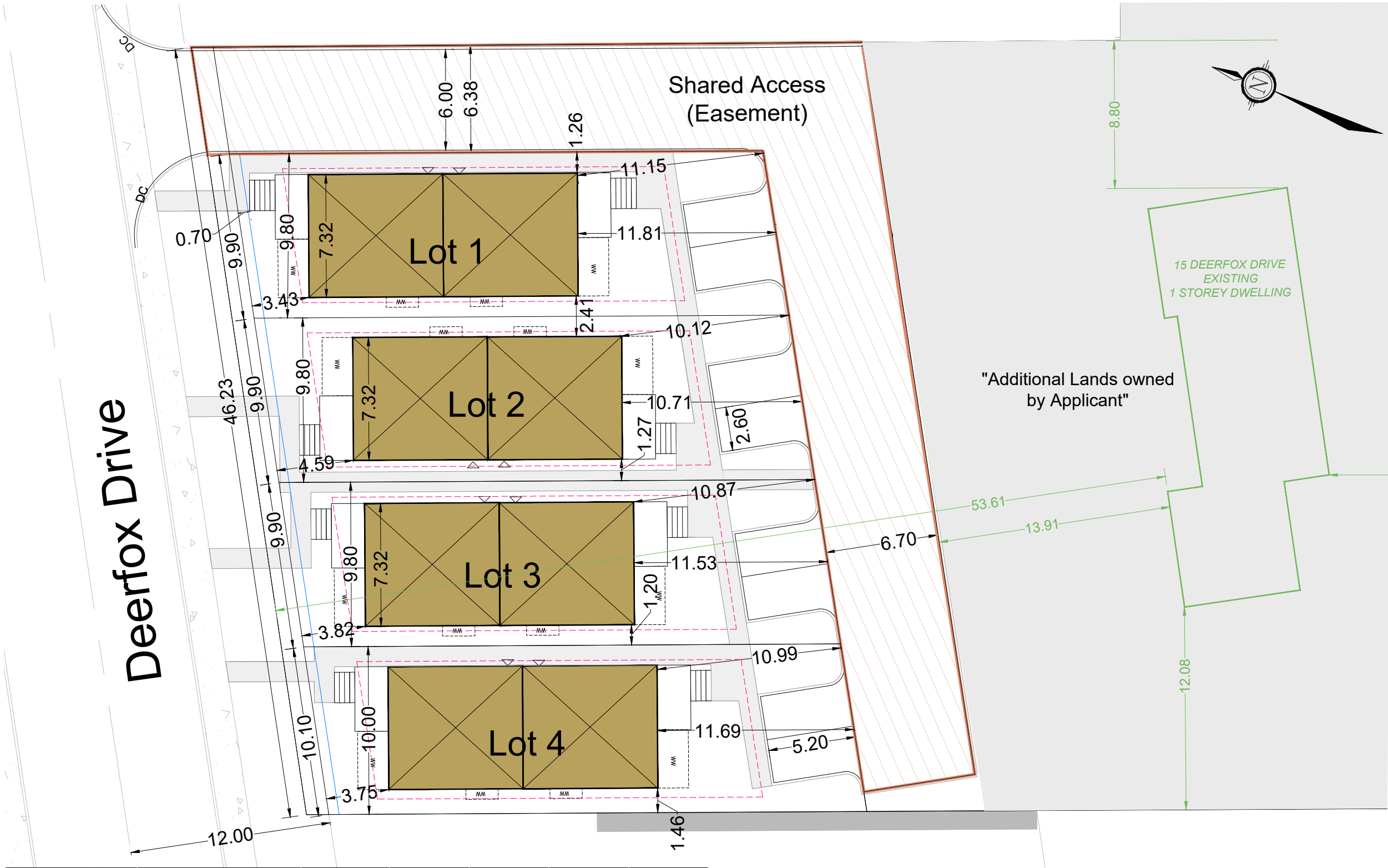
1 : 750

3.	UPDATED WALKWAY	JUL 09/25	JK
2.	UPDATED WALKWAY	JUL 04/25	JK
1.	UPDATED PER LEGAL SURVEY	APR 23/25	JK
No.	REVISION	DATE	BY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED	JULY, 2025
PROJECT No.	121096
DRAWING No.	121096-CP5

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N.T.S.

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1 : 250

ZONING PROVISIONS: R2V[2050]-h, Long Demi-Detached City of Ottawa By-Law 2008 -250					
	Required	Provided - Lot 1	Provided - Lot 2	Provided - Lot 3	Provided - Lot 4
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Maximum Building Height (m)	9.5m	11.0m	11.0m	11.0m	11.0m
Parking Requirements					
	Required (per lot)				
Minimum Parking Spaces (Table 101, Row R7, Column IV) - 1 space / dwelling unit Part 4, Sec 101 - Schedule 1A: Area "C" - Suburban	2	2	2	2	2
*NOTE: All measurements taken using Bluebeam Revu based on GeoOttawa information and should be considered approximate values					
Endnote 8: Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288).					

Ryland
Street

3.	UPDATED WALKWAY	JUL 09/25 JK
2.	UPDATED WALKWAY	JUL 04/25 JK
1.	UPDATED PER LEGAL SURVEY PLAN	APR 23/25 JK
No.	REVISION	DATE BY
NOVATECH Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com		ISSUED JULY, 2025
		PROJECT No. 121096
		DRAWING No. 121096-CP5