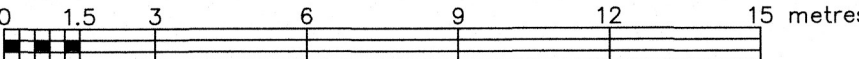


LOTS 1659 & 1660
REGISTERED PLAN 375
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 150



Metric Note

Distances and 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 0.99993.

Bearing Note

Bearings are grid and are derived from the northerly limit of St. Claire Avenue having a bearing of N 58° 31' 55" E as shown on a plan by (1692) dated September 15, 2017 (Ref 338-17) 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°16'55" counter-clockwise was applied to bearings on (P1).

Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CP	"	Concrete Pin
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 375
(P2)	"	Plan by (1692) dated January 27, 2015 (Ref. 521-14)
(P3)	"	Plan by (AOG) dated May 3, 1976
(P4)	"	Plan by (1692) dated May 7, 2016 (Ref. 236-15)
(P5)	"	Plan by (1692) dated September 15, 2017 (File No. 338-17)
OHW	"	Overhead Wires
UP	"	Utility Pole
Gate	"	Gate
AC	"	Air Conditioner
CRW	"	Concrete Retaining Wall
C/L	"	Centreline
BP	"	Brick Pillaster
BF	"	Board Fence

PART 2

- REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
- PROPERTY IMPROVEMENTS
The location of the fencing, hedges and retaining walls in relation to the property lines are noted on the plan.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
- ADDITIONAL REMARKS
Site Area=417.7 sq.m.

THIS REPORT WAS PREPARED FOR:
Maria Di Petta, Samantha Michela Di Petta & Kieran Mackinnon Stewart ("The Client"),
the Client's solicitors, mortgagees, and other related parties. The undersigned accepts
no responsibility for use by other parties. See Part 2 of this Report.

Surveyor's Certificate

- I certify that :
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
 - The survey was completed on the 11th day of June, 2025.

June 23/25
Date

Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-109438

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

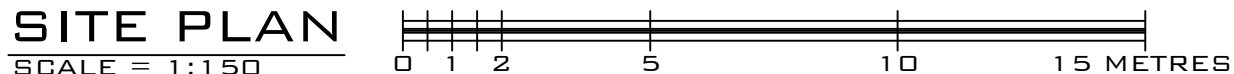
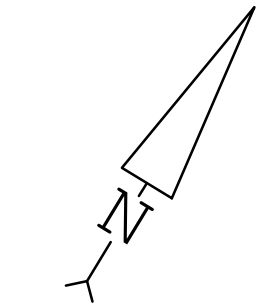
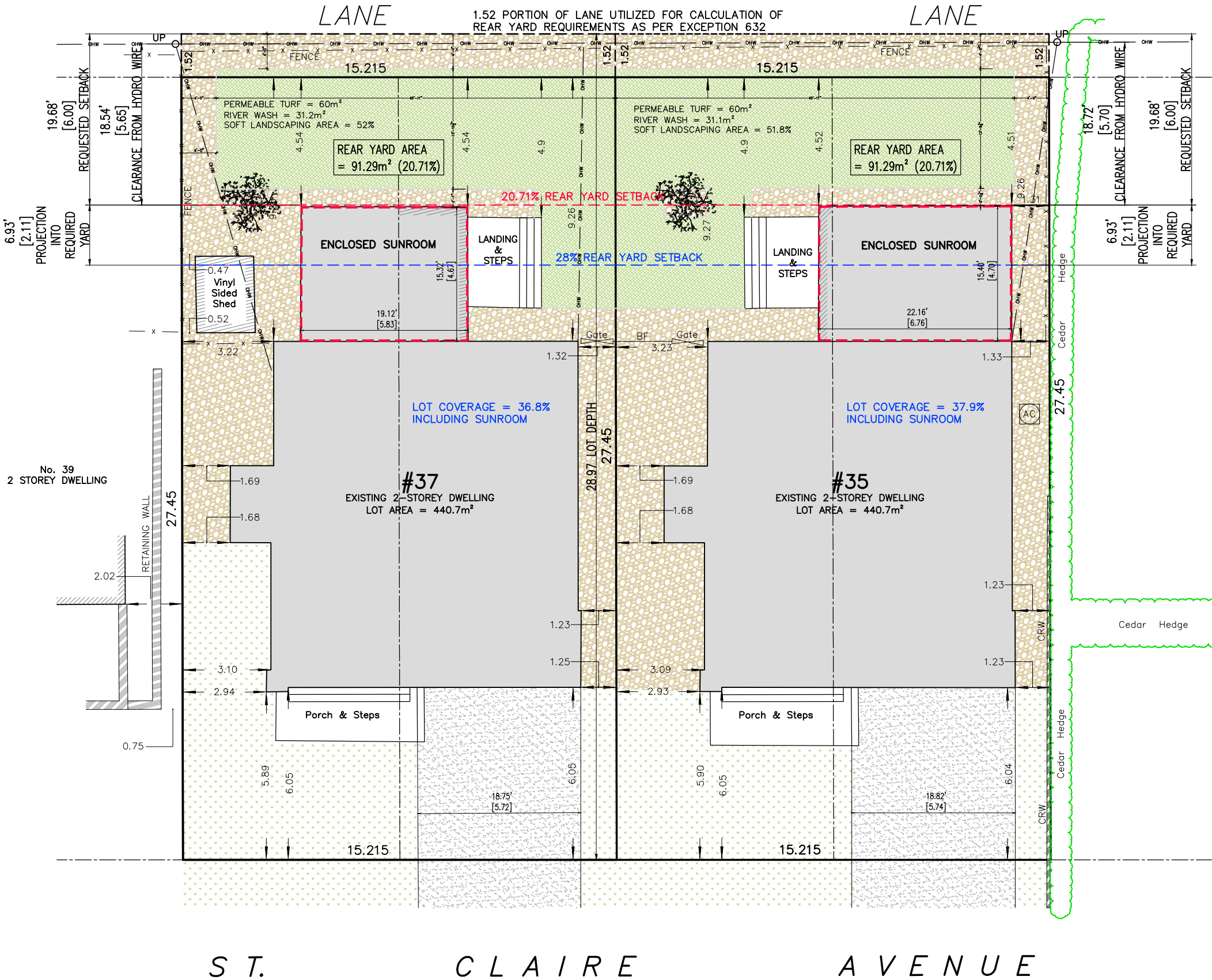
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fsdsurveys.ca

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FILE No.: 178-25

MINOR VARIANCES REQUESTED	
#35 St. Claire Avenue	
a) To permit a reduced rear yard setback of 20.71% of the lot depth (6.0 metres), whereas the By-law requires a minimum rear yard setback of 28% of the lot depth (8.11m metres.) [Sec. 144(3), Table 144B]	
b) To permit a reduced rear yard area of 20.71% of the area of the lot (91.29 square metres), whereas the By-law requires a minimum rear yard area of 25% of the area of the lot (110.19 square metres). [Sec. 144(3), Table 144B]	
#37 St. Claire Avenue	
a) To permit a reduced rear yard setback of 20.71% of the lot depth (6.0 metres), whereas the By-law requires a minimum rear yard setback of 28% of the lot depth (8.11m metres.) [Sec. 144(3), Table 144B]	
b) To permit a reduced rear yard area of 20.71% of the area of the lot (91.29 square metres), whereas the By-law requires a minimum rear yard area of 25% of the area of the lot (110.19 square metres). [Sec. 144(3), Table 144B]	

LEGEND			
EXISTING BUILDING		RIVER WASH	
DRIVEWAY		LINE OF REQUIRED SETBACK	
PERMEABLE TURF		OVERHEAD WIRES	
SOD OR PLANTINGS		FENCE	



SITE PLAN
SCALE = 1:150

MD

MIROCA DESIGN
INCORPORATED SINCE 1986
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

CELEBRATING

35

YEARS

DESIGN • BUILD

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 BY-LAWS.	
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.	
5. THE OWNER / GENERAL CONTRACTOR SHALL CONFIRM ALL UTILITY EXISTENCES AND OR SETBACK REQUIREMENTS BEFORE SETTING OUT FOR CONSTRUCTION.	
6. THE GENERAL CONTRACTOR SHALL CONFIRM ALL PROTECT PROTECTION DETAILS ON SITE WITH A GEOTECHNICAL ENGINEER BEFORE FORMING.	
ISSUED FOR APPLICATION TO COMMITTEE OF ADJUSTMENT 2025-06-25	
NO.	DESCRIPTION & DATE
REVISIONS	

JOB TITLE:
35 & 37 ST. CLAIRE AVENUE
OTTAWA, ON.
ENCLOSED SUNROOMS

SHEET TITLE:
PROPOSED SITE PLAN
KEY PLAN
ZONING INFORMATION
MINOR VARIANCES REQUESTED

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	S1.1
CHECKED:	
DATE: 2025-MAY	
PRINT DATE: 2025-JUN-25	

ELEVATION NOTES

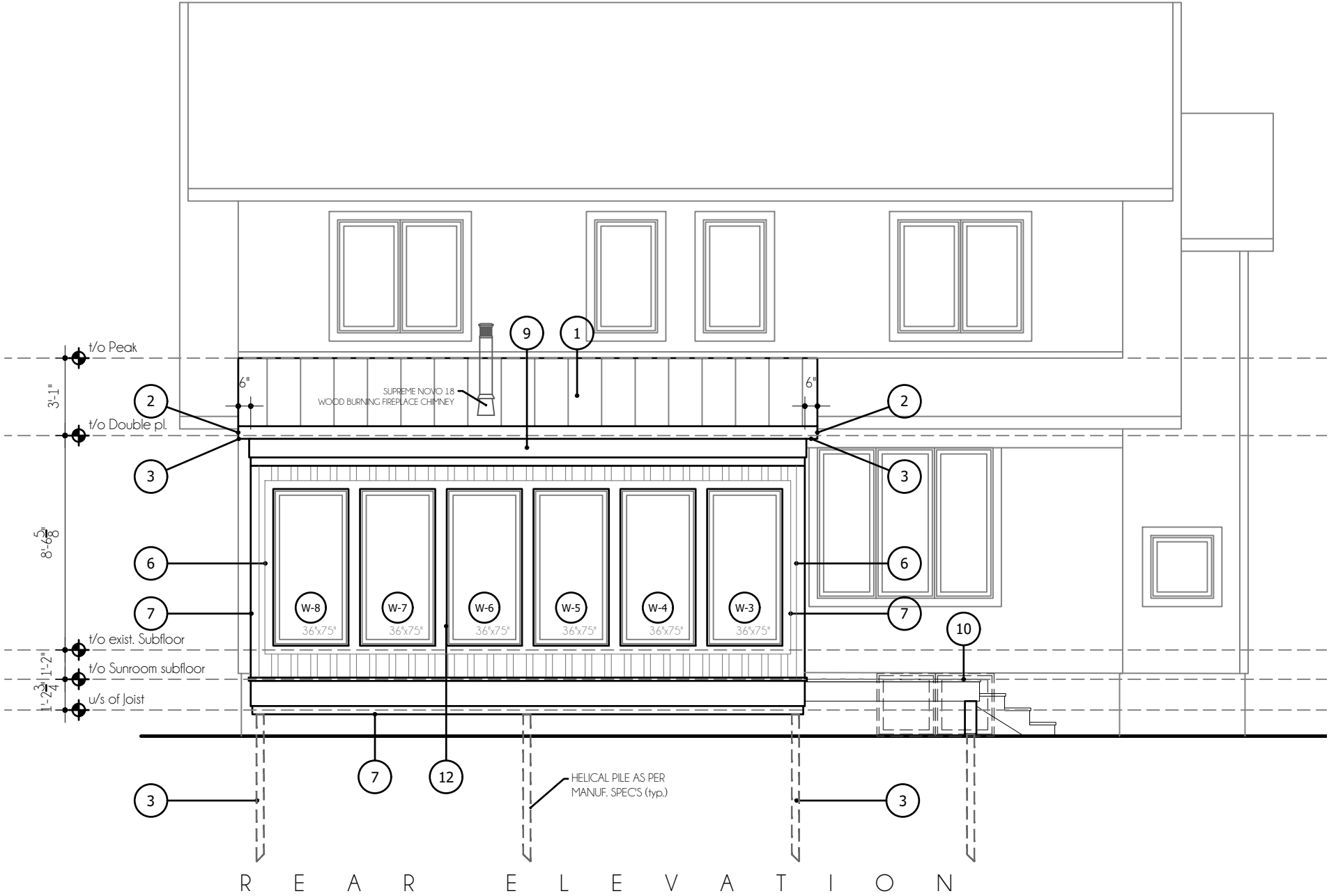
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2. PREFIN. METAL FASCIA
3. VENTED SOFFIT
4. SCREW PILES
5. OUTLINE OF FDN. WALLS
6. BOARD & BATTEN SIDING
7. 4" WOOD TRIM
8. 6" WOOD TRIM
9. 12" WOOD TRIM
10. 5/4"x6" WOOD DECKING
11. FLASHING
12. WOOD CLAD POST

Notes:

Committee of Adjustment
Received | Reçu le

2025-07-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation



POINT-TO-SCALE DRAWING:
IT IS THE RESPONSIBILITY OF THE
APPROPRIATE CONTRACTOR TO CHECK
AND VERIFY ALL DIMENSIONS ON SITE
AND REPORT ALL ERRORS AND/OR
OMISSIONS. ALL CONTRACTORS MUST
WORK IN ACCORDANCE WITH ALL LAWS,
REGULATIONS AND BY-LAWS HAVING
JURISDICTION.

A. DETAIL NUMBER
B. LOCATION/DRAWING NO.
C. DRAWING NUMBER

ELEVATION NOTES

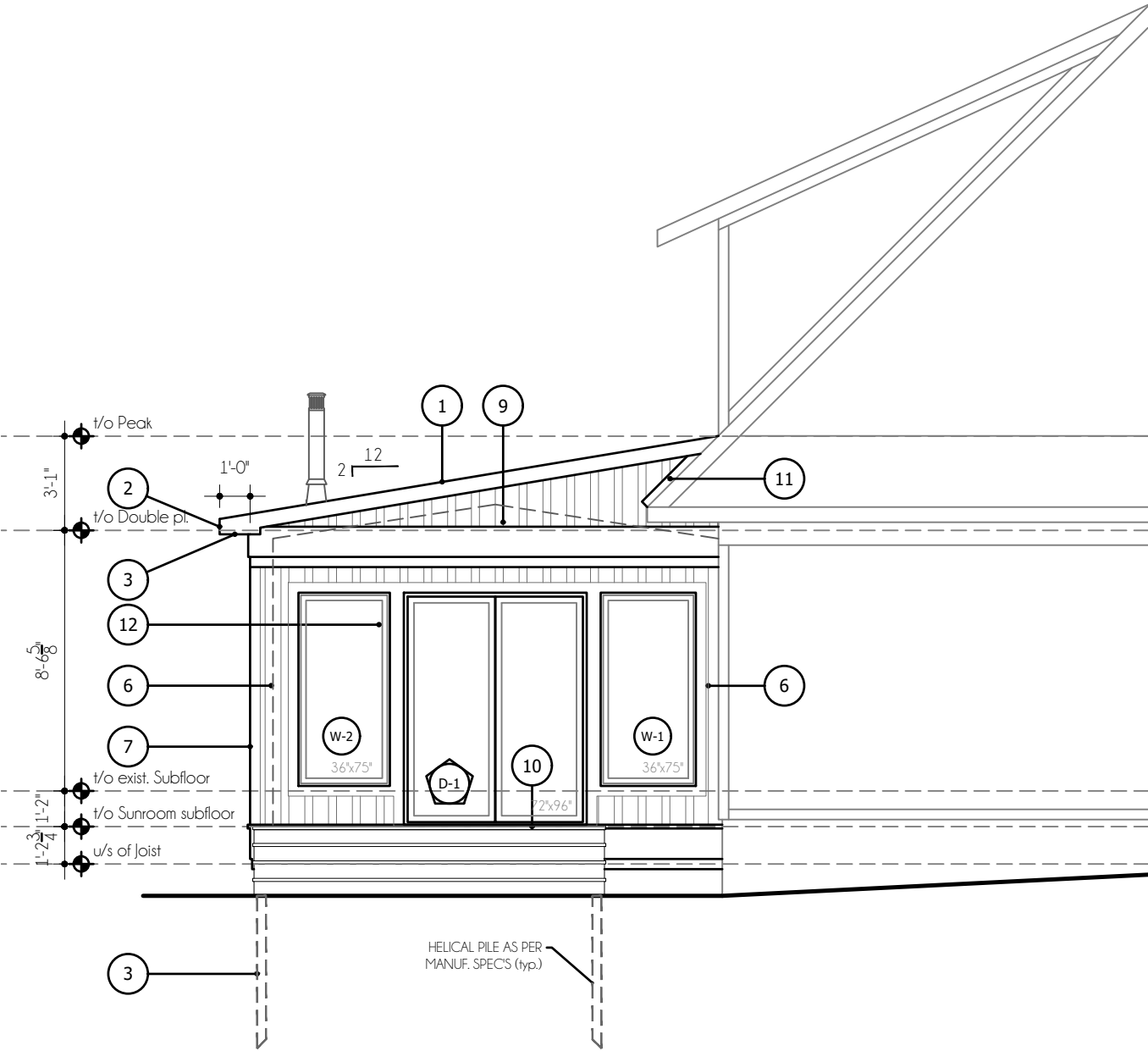
- 1. STADNING SEAM METAL ROOFING
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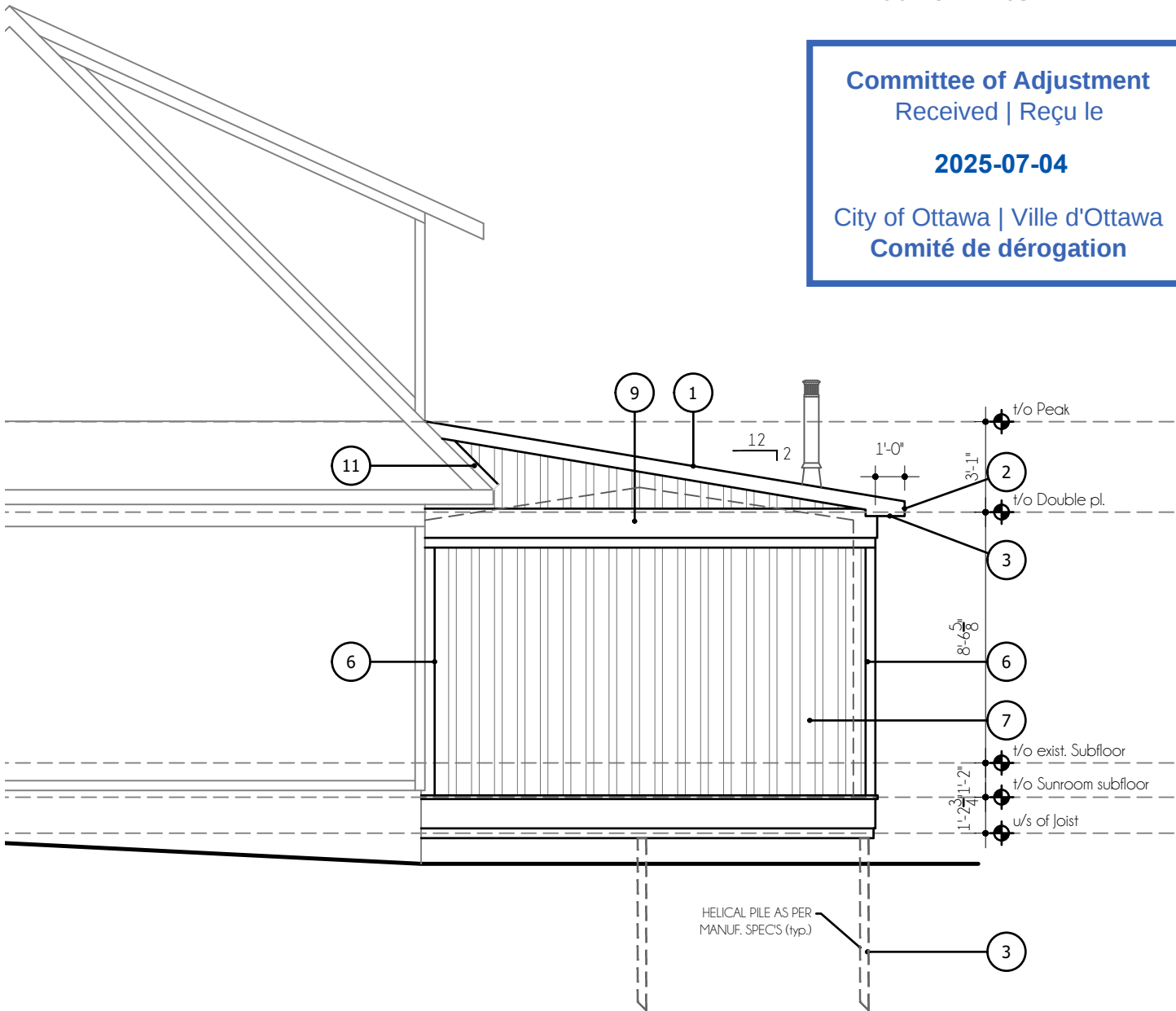
Committee of Adjustment
Received | Reçu le

2025-07-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation



R I G H T S I D E E L E V A T I O N



L E F T S I D E E L E V A T I O N

Project Name
C R A F T G r o u p l t d .

Project Location
35 ST. CLAIRE AVENUE, NEPEAN ONTARIO

Sheet Title
S I D E E L E V A T I O N S

Revisions

1	ADD 18/21	ADD WOOD SIOKE
2		
3		

Drawn By:

Rev. By:

Date
MAY 25/25

Scale
3/16"=1'-0"

Drawing No.

Committee of Adjustment
Received | Reçu le

2025-07-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation



2025-07-04



Committee of Adjustment
Received | Reçu le

2025-07-04

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