

Committee of Adjustment
 Received | Reçu le
2026-03-12
 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 Lots 379 & 380			346.7
2	Part of Lots 381 & 382	326	ALL OF 04340-0261	346.7
3	Part of Lots 382 & 383			346.6

PLAN OF SURVEY OF
 PART OF LOTS 379, 380, 381, 382 & 383
 REGISTERED PLAN 326
 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025
 Scale 1: 150
 0 1.5 3 6 9 12 15 metres

Metric Note
 Distances 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 0.99995.

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 00°38'50" counter-clockwise was applied to bearings on P2.

For bearing comparisons, a rotation of 00°41'30" counter-clockwise was applied to bearings on P3 & P4.

For bearing comparisons, a rotation of 00°01'20" clockwise was applied to bearings on P6.

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

POINT ID	NORTHING	EASTING
(A)	5023419.16	372968.27
(B)	5023450.07	373037.00
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

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**
- 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 326
 - (P2) Ottawa-Carleton Condominium Plan No. 605
 - (P3) Plan SR-4937
 - (P4) Plan SR-8456
 - (P5) Plan 4R-17069
 - (P6) Plan by (1692) dated September 7, 2021 (File No. 250-21)
 - (P7) Plan by (990) dated October 6, 1962
 - (P8) Plan by (857) dated August 7, 1971 (Ref. No. 8-326 GR)
 - (P9) Plan by (1319) dated March 19, 1981 (Ref. No. 9-326 GR)
 - (P10) Plan by (1692) dated February 15, 2022 (Ref. No. 713-21)
 - (D1) Inst GL56342
 - (D2) Inst N455329
 - OHV Overhead Wires
 - UP Utility Pole
 - BF Board Fence
 - C/L Centreline
 - Property Line
 - Diameter
 - 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 - 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:

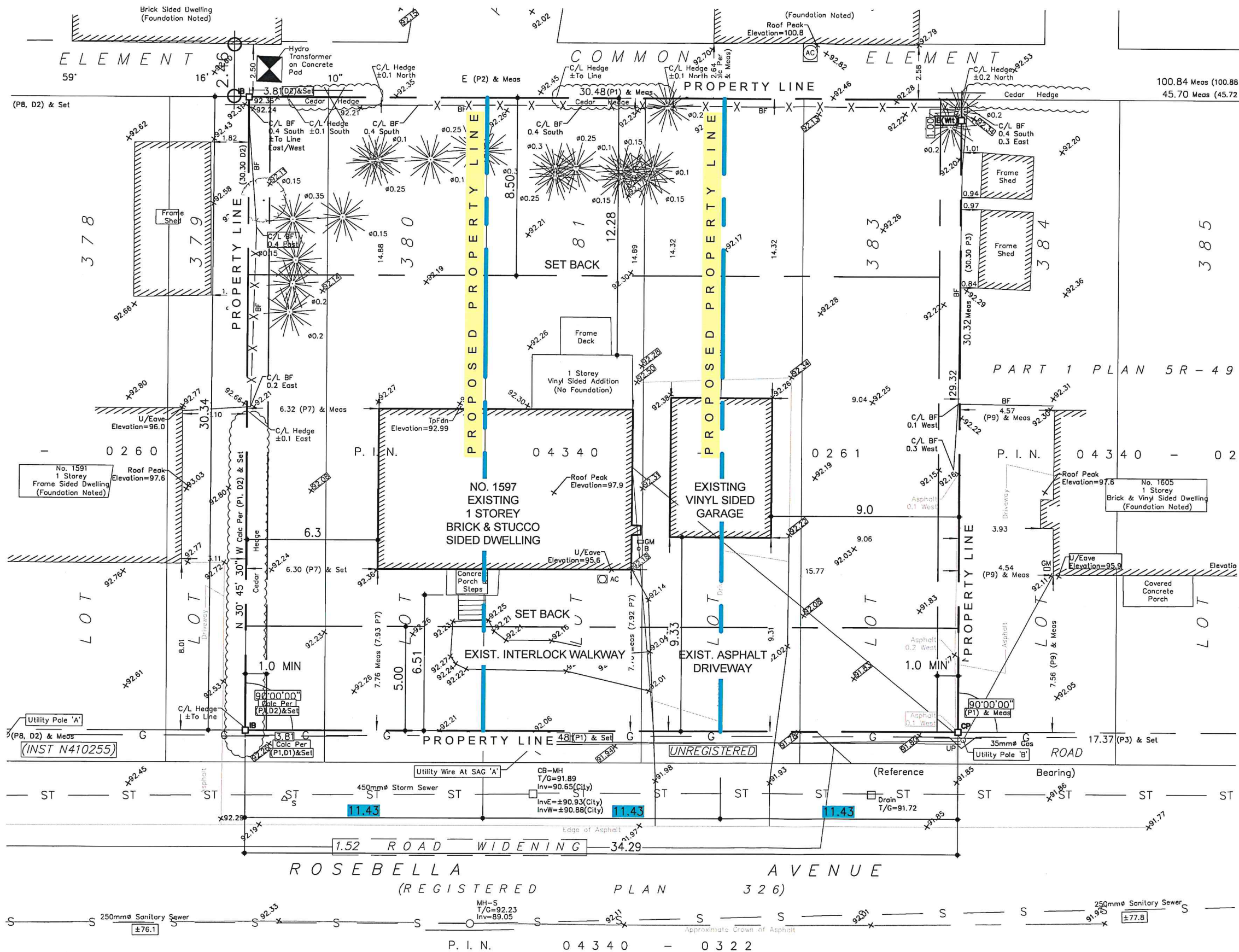
- This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the ___ day of _____ 2025.

Date: _____ Daniel Robinson
 Ontario Land Surveyor

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

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2025.

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@fstdsurveys.ca



PROJECT DATA - EXISTING DWELLING
 ADDRESS: 1597 ROSEBELLA AVENUE
 PROPERTY ZONING: R1WW
 LOT AREA REQUIRED: 450m²
 EXISTING LOT AREA: 1040.17m²

LOT WIDTH REQUIRED: 9m min
 EXISTING LOT WIDTH: 34.29m

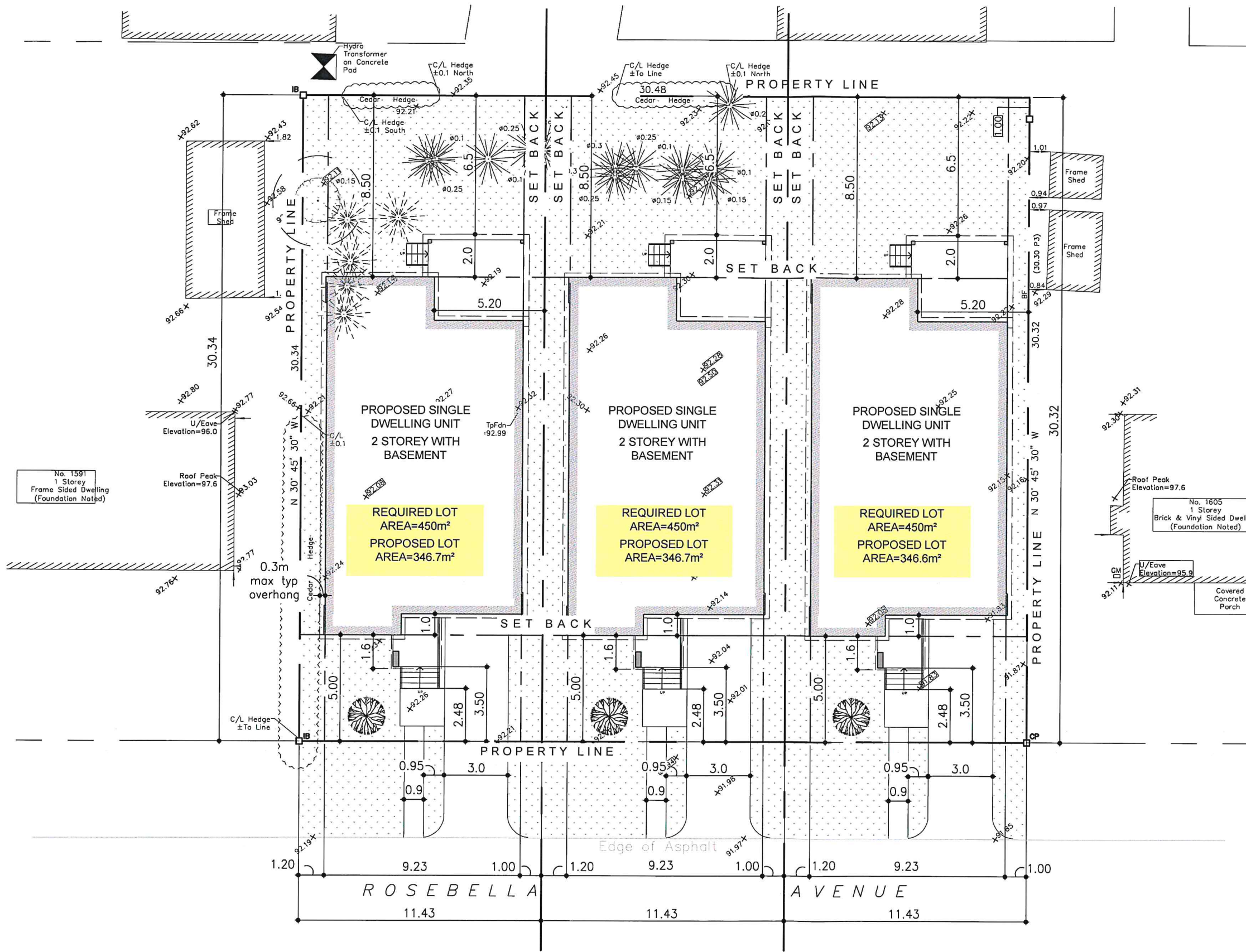
SETBACKS
 FRONT YARD REQUIRED: 5m
 FRONT YARD PROPOSED: 6.5m
 MIN INTERIOR SIDE YARD REQUIRED: no less than 1m (exist. lot width < 36m)

EXISTING INTERIOR SIDE YARD: 9m and 6.3m
 REAR YARD MINIMUM: 28% of lot depth 8.498m
 EXISTING REAR YARD: 12.28m

BUILDING HEIGHT MAX ALLOWED: 8.5 m
 EXISTING BUILDING HEIGHT: ±4.4m

NOTE:
 PROPOSED SEVERANCE LINES ARE MARKED IN COLOUR ON THE EXISTING SITE PLAN. REFER TO SHEET A2 FOR THE PROPOSED SITE PLAN.

Committee of Adjustment
 MAR 10 2026
 City of Ottawa



PROJECT DATA - PROPOSED DWELLING
 ADDRESS: NEW -TBD, EXISTING - 1597 ROSEBELLA AVENUE
 PROPERTY ZONING: R1WW
 LOT AREA REQUIRED: 450m²
 LOT AREA PROPOSED: 346.6m² (min)- (SUBJECT FOR MINOR VARIANCE)

LOT WIDTH REQUIRED: 9m min
 LOT WIDTH PROPOSED: 11.43m

SETBACKS
 FRONT YARD REQUIRED: 5m
 FRONT YARD PROPOSED: 5m*
 INTERIOR SIDE YARD REQUIRED: no less than 1m
 INTERIOR SIDE YARD PROPOSED: 1m* and 1.2m*
 REAR YARD MINIMUM: 28% of lot depth 8.498m with 1.2m max porch structure projection allowed
 REAR YARD PROPOSED: 8.5m with 2.0m for porch structure projection- (By-law 2022 (iv) in all other cases, the maximum projection but no closer than 1 m from any lot line.)

REAR YARD AREA REQUIRED***: 25% (86.6m²) of the lot area
 REAR YARD AREA PROPOSED: 96.9m² > 25% required
 BUILDING HEIGHT REQUIRED: 8.5m
 BUILDING HEIGHT PROPOSED: 8m

MINIMUM REQUIRED AGGREGATED SOFT LANDSCAPING
 REQUIRED: 35%
 PROPOSED: 48.5%
 (TOTAL FRONT YARD AREA=46m², SOFT LANDSCAPING AREA TO THE EAST OF THE DRIVEWAY= 22.4m²*)
 *DOES NOT INCLUDE PROJECTIONS
 **INCLUDING PAVED PATH AND LANDING
 ***REAR YARD WHICH MEANS THAT YARD THAT EXTENDS ACROSS THE FULL WIDTH OF THE LOT BETWEEN REAR LOT LINE AND THE NEAREST POINT OF THE PRINCIPAL BUILDING NOT INCLUDING A PROJECTION PERMITTED UNDER SECTION 65

SITE NOTES:

1. REMOVE EXISTING CEDAR HEDGE
2. REMOVE EXISTING VEGETATION
3. PROPOSED SOFT LANDSCAPE
4. PROPOSED ASPHALT DRIVEWAY
5. PROPOSED PAVED PATH
6. CONCRETE STAIR C/W LANDINGS
7. COVERED PORCH
8. COVERED VERANDA DECK
9. PROPOSED DECIDUOUS TREE
10. EXISTING TREE TO REMAIN INTACT, ROOT PROTECTION ZONE

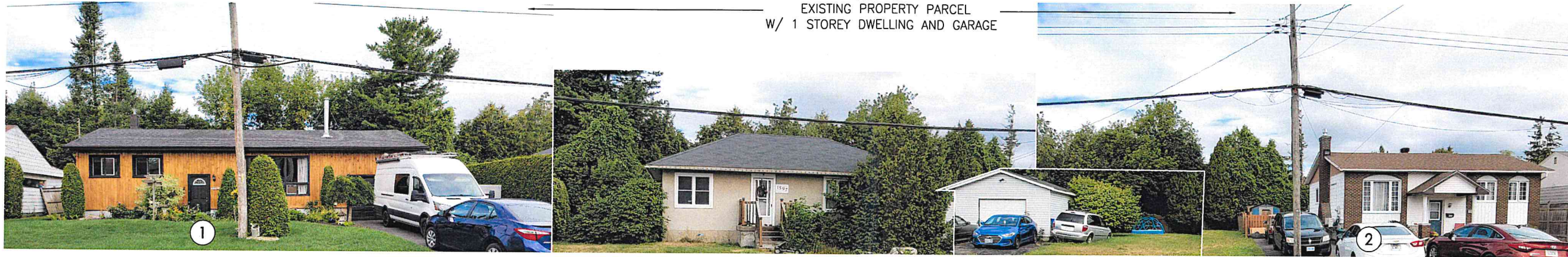
ALL YELLOW DENOTATIONS INDICATE DEVIATIONS FROM THE REQUIREMENTS AND SUBJECT TO MINOR VARIANCE APPLICATION.

Committee of Adjustment
 MAR 10 2026
 City of Ottawa



NO.1597
 EXISTING PROPERTY PARCEL
 W/ 1 STOREY DWELLING AND GARAGE

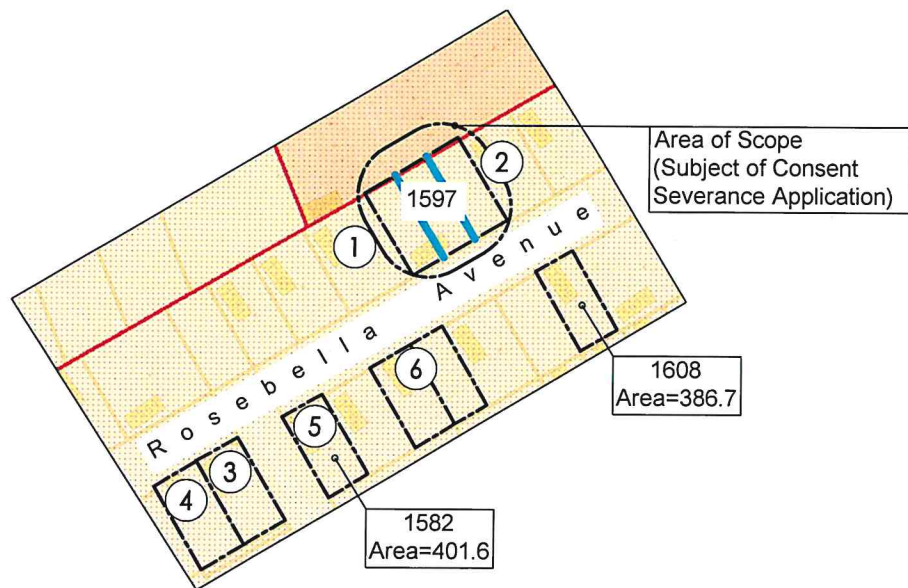
Committee of Adjustment
 MAR 10 2026
 City of Ottawa



Existing Streetscape - North

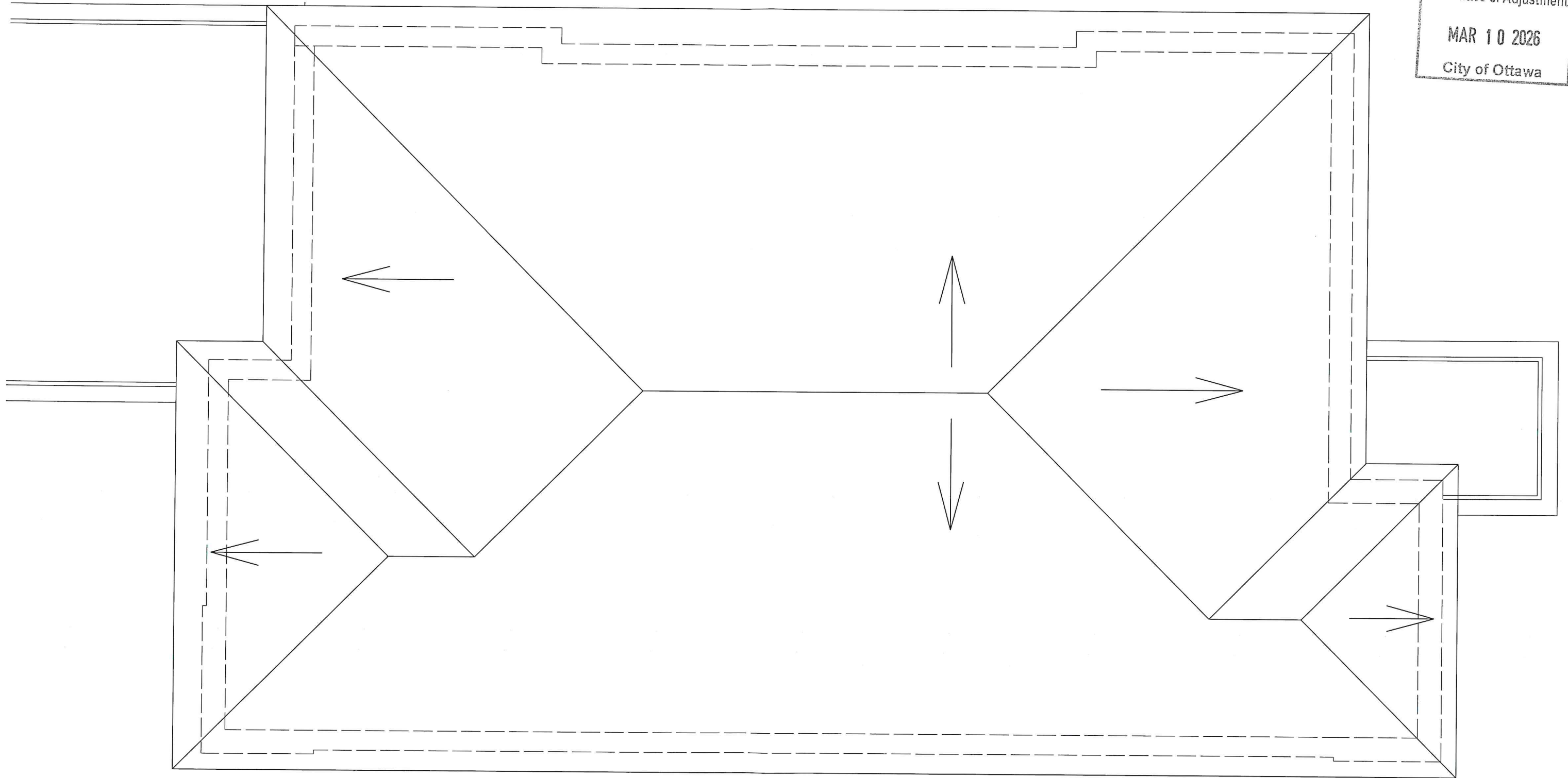


Proposed Schematic Streetscape - North

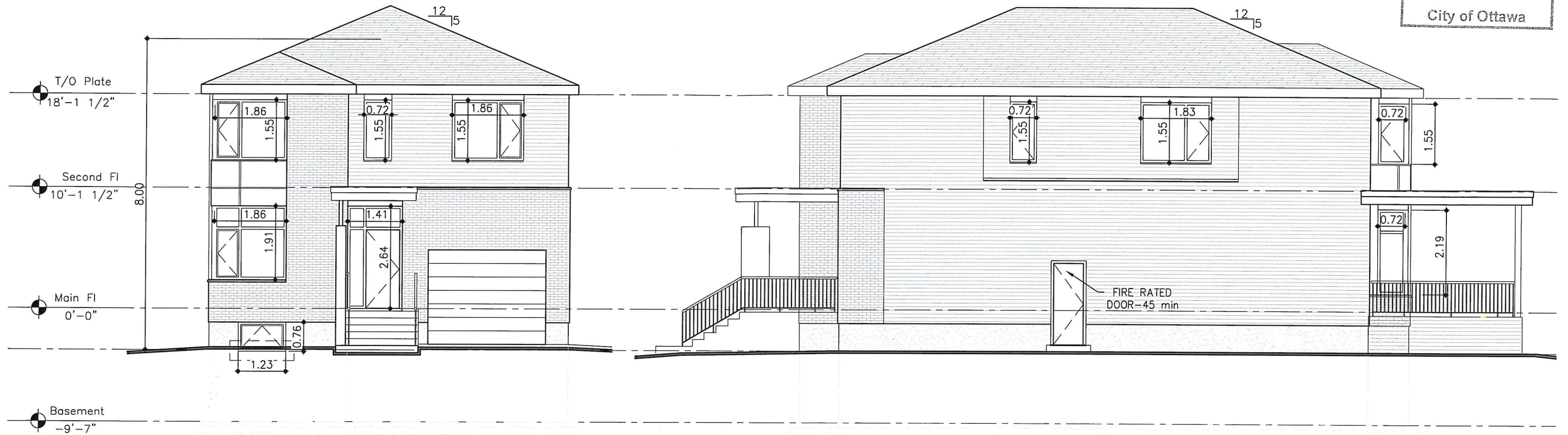


Existing Urban Context & Streetscape Precedents - South

Committee of Adjustment
MAR 10 2026
City of Ottawa



Committee of Adjustment
 MAR 10 2026
 City of Ottawa



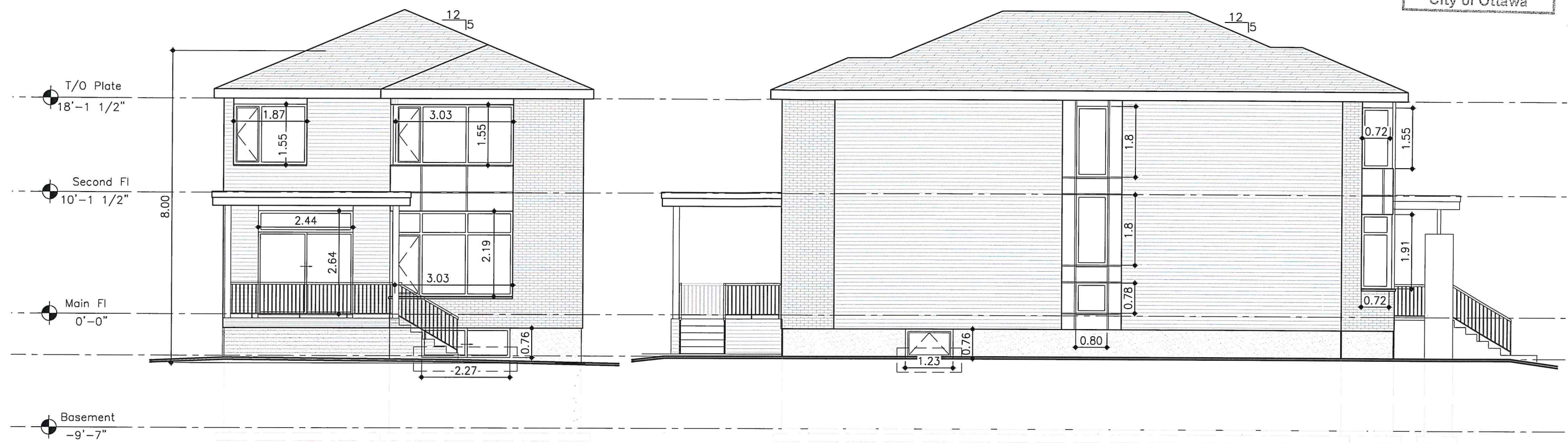
AGGREGATE AREA OF WINDOWS AND DOORS (EXCLUDING OVERHEAD GARAGE DOOR) = 162sq.ft=15 m²
 GARAGE DOOR AREA= 80 sq.ft=7.4m²

18m² ALLOWED WITH LIMITING DISTANCE 4m
 DIFFERENT FIRE COMPARTMENT. 34 m² ALLOWED WITH LIMITING DISTANCE 6m

AGGREGATE AREA OF WINDOWS WITH LIMITING DISTANCE OF 1.2m= 71sq.ft

WINDOWS SIZED TO MEET REQUIRED ≤ 7M² (75 SQ.FT) AREA OF UNPROTECTED OPENINGS

Committee of Adjustment
 MAR 10 2026
 City of Ottawa



AGGREGATE AREA OF UNPROTECTED OPENINGS = 222.4sq.ft=20.66m² 56m² ALLOWED FOR 8 m LIMITING DISTANCE

AGGREGATE AREA OF WINDOWS WITH LIMITING DISTANCE OF 1.2m = 75sq.ft

WINDOWS SIZED TO MEET REQUIRED ≤ 7M² (75 SQ.FT) AREA OF UNPROTECTED OPENINGS