



**A) ZONING INFORMATION:**  
V3B ZONE

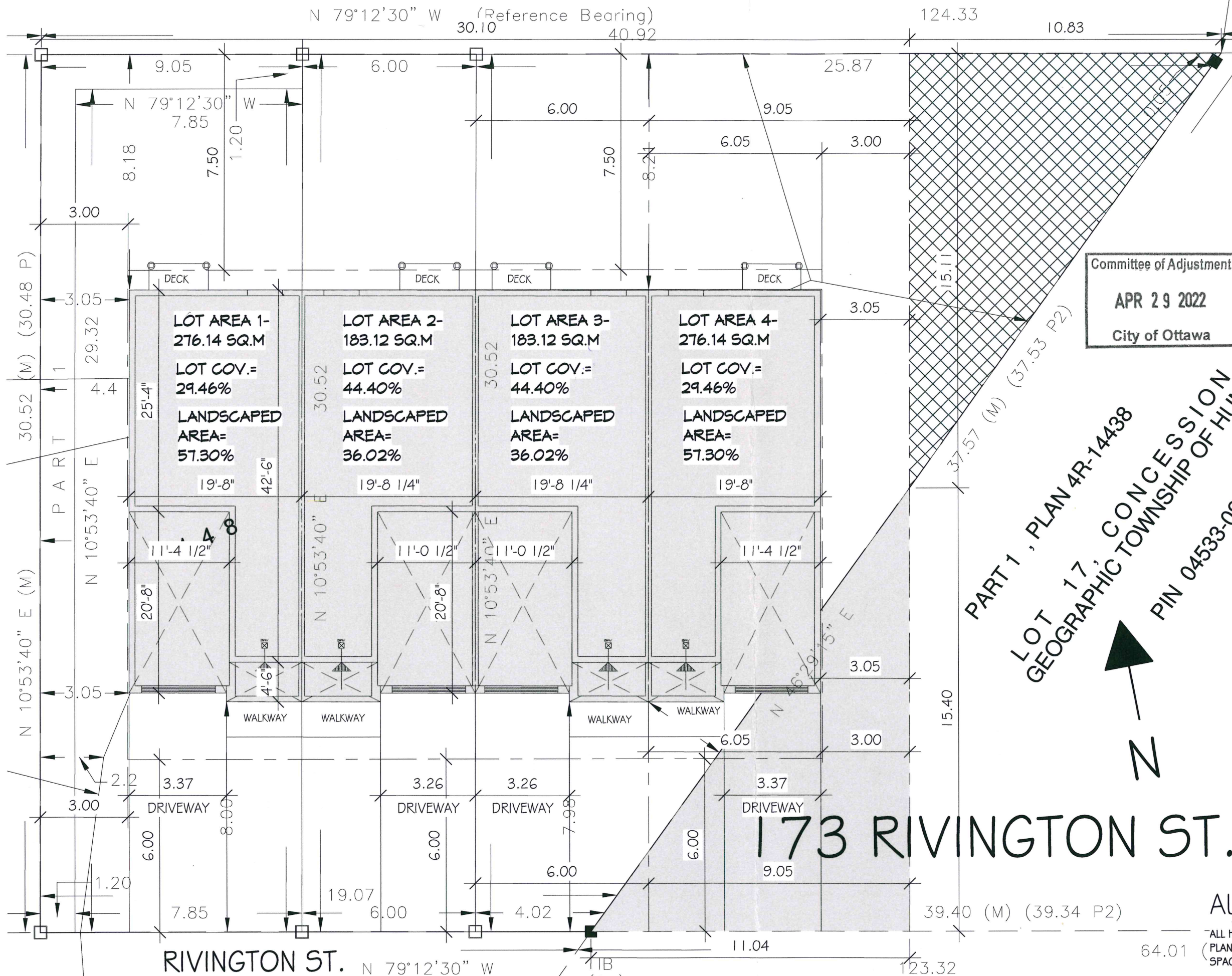
- 1) **MINIMUM LOT AREA:**  
ZONING- 240 SQ.M  
SITE- AS SHOWN
- 2) **MINIMUM LOT WIDTH:**  
ZONING- 6M  
SITE- AS SHOWN
- 3) **MINIMUM FRONT YARD SETBACK:**  
ZONING- 6.0M  
SITE- AS SHOWN
- 4) **MINIMUM INTERIOR SIDE YARD SETBACK:**  
ZONING- 3M BOTH SIDES  
SITE- AS SHOWN
- 5) **MINIMUM REAR YARD SETBACK:**  
ZONING- 7.5M  
SITE- AS SHOWN
- 6) **MAXIMUM LOT COVERAGE:**  
ZONING- 30.00%  
SITE- AS SHOWN
- 7) **MAXIMUM BUILDING HEIGHT:**  
ZONING- 11M TO MID-POINT OF ROOF  
SITE- X TO TOP OF ROOF
- 8) **MINIMUM LANDSCAPED AREA:**  
ZONING- 30.00%  
SITE- AS SHOWN

**B) SITE SPECIFICS:**

**LOT AREA:**  
9,852.57 SQ.FT. (915.33 SQ.M.)  
**BLDG. FOOTPRINT (NOT INCLUDING PORCH AREA):**  
" (" SQ.M)  
= "% LOT COVERAGE

AUG 11 2021

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE





**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN PREPARED FOR COMMITTEE OF  
ADJUSTMENTS SEPTEMBER 20, 2021



|  |           |            |
|--|-----------|------------|
| COORDINATES WERE DERIVED FROM FAIRHALL, MOFFATT & WOODLAND LIMITED REFERENCE 18-148, CARP COORDINATED MONUMENTS, MTM ZONE 9, NAD83 ORIGINAL. |           |            |
| COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG 216/10.                                     |           |            |
| POINT ID   | NORTHING  | EASTING    |
| 410  | 341788.74 | 5022707.32 |
| 411  | 341888.86 | 5022684.05 |
| COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.   |           |            |

| SCHEDULE     |      |            |          |                    |
|--------------|------|------------|----------|--------------------|
| AREA (SQ.M.) | PART | LOT        | PLAN/CON | PIN                |
| 46           | 1    | ALL OF 70  | 148      | ALL OF 04533-1906  |
| 230          | 2    |            |          |                    |
| 175          | 3    |            |          |                    |
| 7            | 4    |            |          |                    |
| 180          | 5    |            |          |                    |
| 194          | 6    | PART OF 17 | 2        | PART OF 04533-0946 |
| 81           | 7    |            |          |                    |
| 2.5          | 8    |            |          |                    |
| 82           | 9    |            |          |                    |

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.

DATE \_\_\_\_\_

JOHN H. GUTRI, O.L.S.

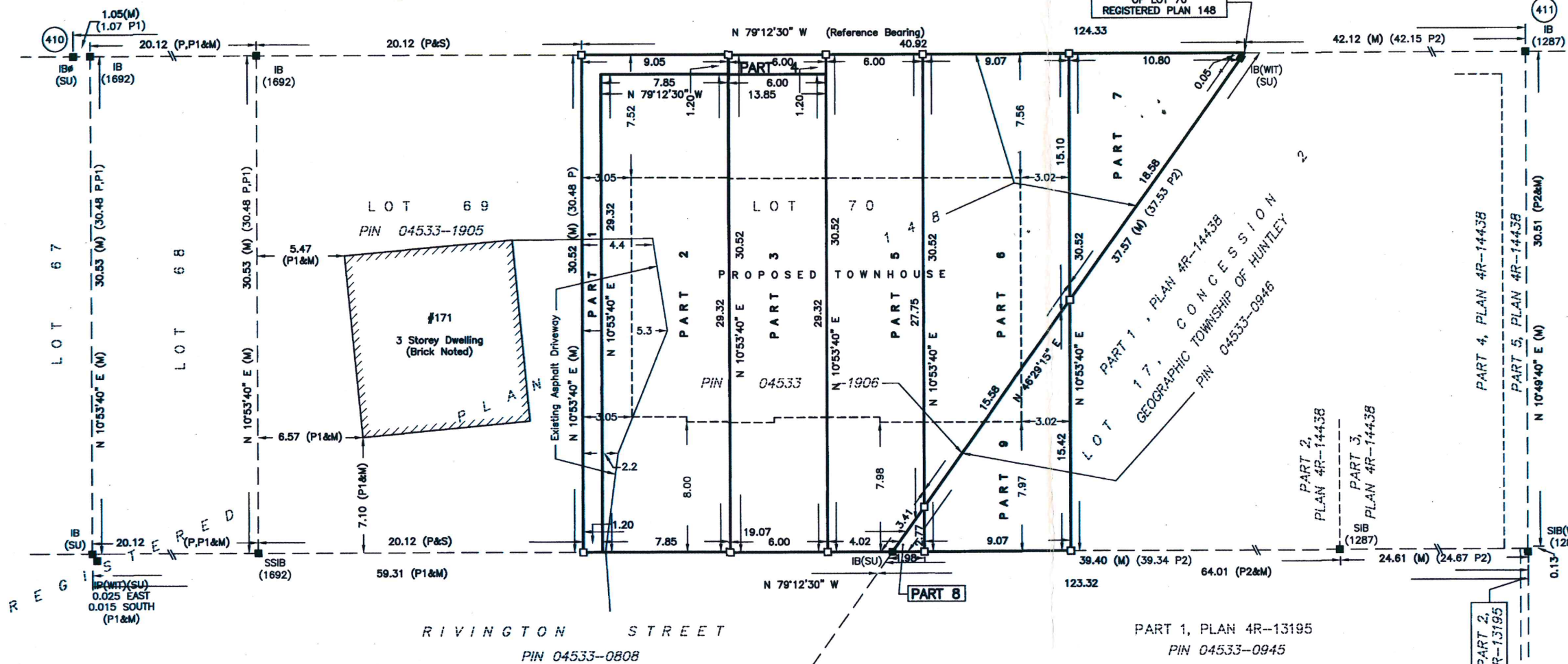
**PLAN 4R-**  
RECEIVED AND DEPOSITED

DATE \_\_\_\_\_

REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA - CARLETON (N° 4)

LOT 17, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF HUNTLEY  
PIN 04533-0845

MOST EASTERLY CORNER  
OF LOT 70  
REGISTERED PLAN 148



PLAN OF SURVEY OF  
LOT 70  
REGISTERED PLAN 148 AND  
PART OF LOT 17  
CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF HUNTLEY  
CITY OF OTTAWA

SCALE 1 : 200  
0 5 10 20 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

**NOTES**

1. BEARINGS ARE GRID, DERIVED FROM THE COORDINATED VALUES OF POINTS 410 AND 411 (FAIRHALL, MOFFATT & WOODLAND LIMITED, REFERENCE 18-148 HUNTLEY AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9, NAD83 ORIGINAL.

2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999907.

**LEGEND**

□ - SURVEY MONUMENT SET (S) - SET  
■ - SURVEY MONUMENT FOUND (M) - MEASURED  
SIB - STANDARD IRON BAR (WIT) - WITNESS  
SSIB - SHORT STANDARD IRON BAR (SU) - SOURCE UNKNOWN  
IB - IRON BAR PIN - PROPERTY IDENTIFIER NUMBER  
IP - IRON PIPE # - ROUND

(P) - REGISTERED PLAN 148

(P1) - PLAN BY (1692) DATED SEPT. 7, 2012.

(P2) - PLAN 4R-14438

(1287) - FARLEY, SMITH & MURRAY SURVEYING LIMITED, O.L.S.

(1692) - FARLEY, SMITH & DENIS SURVEYING LIMITED, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON

2021/09/21

DATE

JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

**Fairhall  
Moffatt &  
Woodland**  
LIMITED  
ONTARIO LAND SURVEYORS  
Surveying and Land Information Services  
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6  
TEL: (613) 591-2580 FAX: (613) 591-1495  
www.fmw.on.ca

JOB No.  
A B 2 0 2 0 0  
E 341817, N 5022678  
REFERENCE No.  
27 - 148 HUNTLEY  
S:\J085\AB20200\DWGS 2021-09-20  
rp202ab\_v2.dwg (kb)

Committee of Adjustment  
APR 29 2022  
City of Ottawa