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

DATE 2017

RONALD A. DENIS
ONTARIO LAND SURVEYOR

PLAN 4R- .....

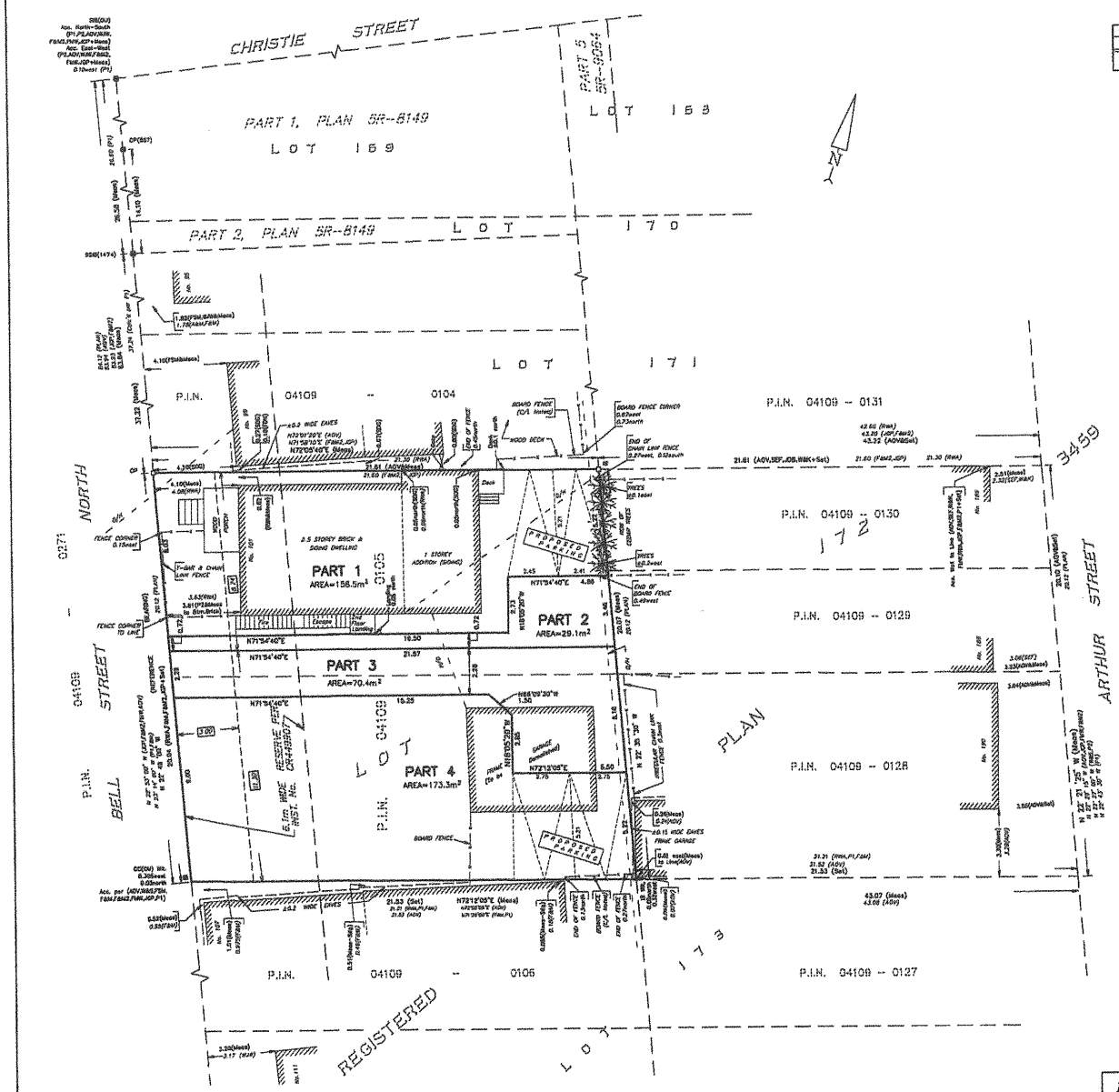
RECEIVED AND DEPOSITED

DATE 2017

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No.4

SCHEDULE			
Part	Lot	Reg'd Plan	P.I.N.
1 to 4	Part of Lot 172	3459	04109-0105

PARTS 1 to 2 - COMPRISE ALL OF P.I.N. 04109-0105



PLAN OF SURVEY OF
PART OF LOT 172
REGISTERED PLAN 3459
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD.
2017

SCALE = 1:100

0 1.0 2.0 5.0 7.5 10 metres

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF BELL STREET, SHOWN ON PLAN 5R-9064 AS HAVING A BEARING OF N22°49'00"W.

METRIC NOTE

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

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 THE XXX DAY OF XXX 2017.

DATE 2017

RONALD A. DENIS
ONTARIO LAND SURVEYOR

LEGEND

IB	SURVEY MONUMENT FOUND
IB	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
CB	CUT CROSS
CP	CONCRETE PIN
WIT.	WITNESS
Meas	MEASURED
PLAN	REGISTERED PLAN 3459
P1	PLAN 5R-8149
P2	PLAN 5R-9064
720/RMA	R.M. ARNETT O.L.S. DATE: OCT. 6/55 & JUNE 14/76
A&M	ARNETT & MARTIN, DATE: MAR. 12/63
1310/W&S	WEBSTER & SIMMONDS LTD., DATE: DEC. 15/67
950/JCP	J.C. PAYETTE LTD., DATE: JUNE 23/69
657/F&M	FAIRHALL & MOFFATT LIMITED DATE: OCT. 28/83
657/F&M2	FAIRHALL & MOFFATT LIMITED DATE: JAN. 15/93
657/FMW	FAIRHALL, MOFFATT & WOODLAND LIMITED DATE: NOV. 27/97
1474/HCR	H.E. RENNIE O.L.S.
ADV	AVRAS, O'SULLIVAN & VOLLEBEKK LTD., DATE: JAN.17/89
JDB	J.D. BARNES LIMITED DATE: MAR.18/74
WBK	WEBSTER & HERR LTD., DATE: MAY 1/75
SSI	S.E.A.R. FARLEY DATE: SEPT. 22/86
1297/FSH	FARLEY, SMITH & DENIS SURVEYING LTD., DATE: NOV. 30/93
1682/FSD	FARLEY, SMITH & DENIS SURVEYING LTD.
O/H	OVERHEAD WIRES
——	FENCE
Acc.	ACCEPTED
(Fdn)	MEASUREMENT TO FOUNDATION
(Sdg)	MEASUREMENT TO SIDING
CALC'D	CALCULATED
Dated	INST. No. ER453003
C/L	CENTRELINE

NOTE: ALL BUILDING TIES ARE TO FOUNDATION (UNLESS NOTED OTHERWISE)

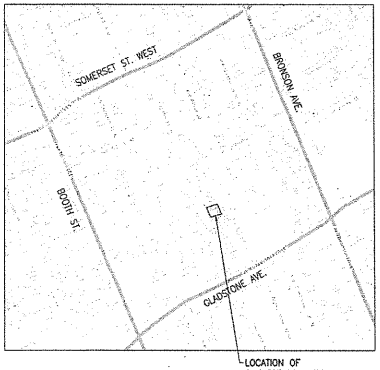
FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5 TEL.(613)727-8226 FAX.(613)727-1823

FILE No. : 300-17 INDEX : 3059

I:\2017\300-17_101 Bell St. N._Rebar\Drafting\300-17_101 Bell St_Pt172 RP3459_R_01.dwg

Committee of Adjustment
NOV 23 2017
City of Ottawa

KEY PLAN



ZONING INFORMATION

ADDRESS	101 BELL ST. N., OTTAWA, ON. K1R 7L8
LEGAL DESCRIPTION	PLAN 3459, PT LOT 172 PIN: 041090105 WARD 14, SOMERSET
ZONING	ZONING BY-LAW: 2015-228 R4H – MATURE NEIGHBOURHOOD OVERLAY

DETACHED DWELLING	ZONING	PART 1&2	PART 3&4
MIN. LOT WIDTH (m)	9m	8.74m	11.30m
MIN. LOT AREA (m²)	270m²	187.5m²	243.5m²
MAX. BUILDING HEIGHT (m)	11m [18]		11m
MIN. FRONT YARD SETBACK (m)	3m (AVG. 2.07m) **		2.20m
MIN. REAR YARD SETBACK (m)	VARIES [4]*		5.38m
MIN. INTERIOR SIDEYARD SETBACK (m)	MIN. COMB. 1.8m [8]		3.91m & 1.24m

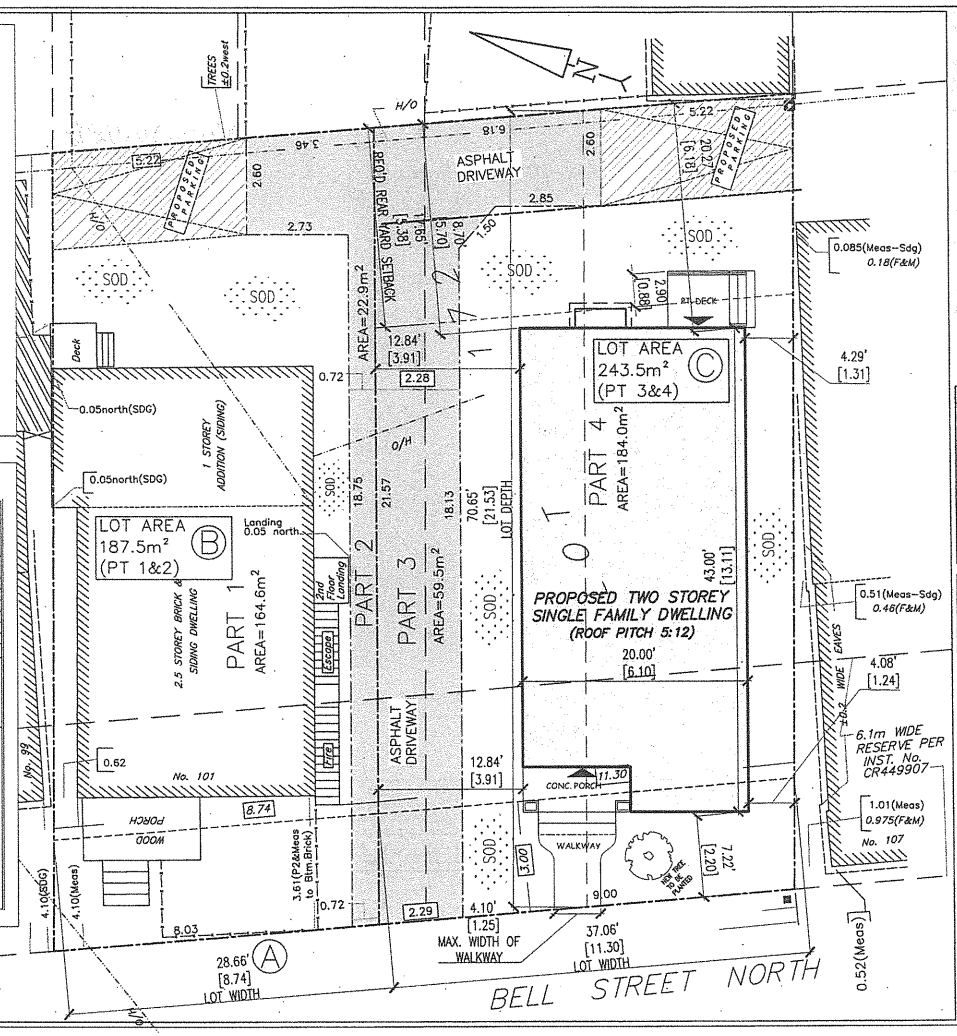
* ALTERNATIVE SETBACKS FOR URBAN AREAS
** SECTION 139 – LOW RISE RESIDENTIAL INFILL DEVELOPMENT IN THE MATURE NEIGHBOURHOODS OVERLAY – THE MINIMUM REQUIRED YARD SETBACK FOR A YARD ABUTTING A STREET... ON AN INTERIOR LOT, THE AVERAGE OF THE EXISTING SETBACKS OF THE ABUTTING LOTS ON WHICH THE DWELLINGS FACE THE SAME STREET AS THE AFFECTED LOT.

ENDNOTES

4. MINIMUM REAR YARD SETBACK IS 25% OF THE LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT; HOWEVER IT NEED NOT EXCEED 7.5m. DESPITE THE FOREGOING, ON LOTS WITH DEPTHS OF 15m OR LESS, THE MINIMUM REAR YARD SETBACK IS 4m.

8. MINIMUM TOTAL INTERIOR SIDE YARD SETBACK IS 1.8m, WITH ONE MINIMUM YARD, NO LESS THAN 0.6m. WHERE THERE IS A CORNER LOT ON WHICH IS LOCATED ONLY ONE INTERIOR SIDE YARD, THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK EQUALS THE MINIMUM REQUIRED FOR AT LEAST ONE YARD. IN AREA A ON SCHEDULE 342, THE MINIMUM INTERIOR SIDE YARD SETBACK IS 0.6m ON ONE SIDE AND 1.2m ON THE OTHER (By-law 2018-462), By-law 2015-228)
(OMB ORDER FILE NO: PL150797, ISSUED JULY 25, 2016 - BY-LAW 2015-228)

28. IN AREA A OF SCHEDULE 342 THE DETACHED DWELLING PERMITTED USE HAS A MAXIMUM BUILDING HEIGHT OF 10.0 METRES, UNLESS THE BUILDING HAS A PEAKED ROOF HAVING A SLOPE OF 1.81:5 (4/12 PITCH) OR STEEPER, IN WHICH CASE THE MAXIMUM BUILDING HEIGHT IS AS PER COLUMN VI, TABLE 102A. ALL OTHER PERMITTED USES IN AREA A OF SCHEDULE 342 HAVE A MAXIMUM BUILDING HEIGHT AS PER COLUMN VI TABLE 162A.



SITE PLAN
SCALE: 1:100

MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

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

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

Committee of Adjustment
NOV 30 2017
City of Ottawa

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.

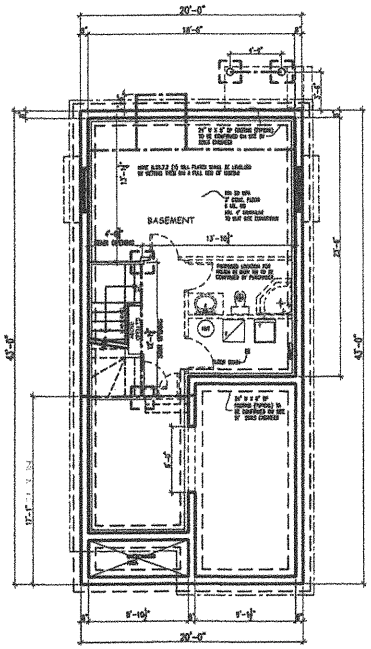
No.	Description & Date
1	
	Revisions

JOB TITLE:
PROPOSED SINGLE FAMILY DWELLING FOR
101 BELL STREET,
PT. LOT 172
PLAN 3459
CITY OF OTTAWA

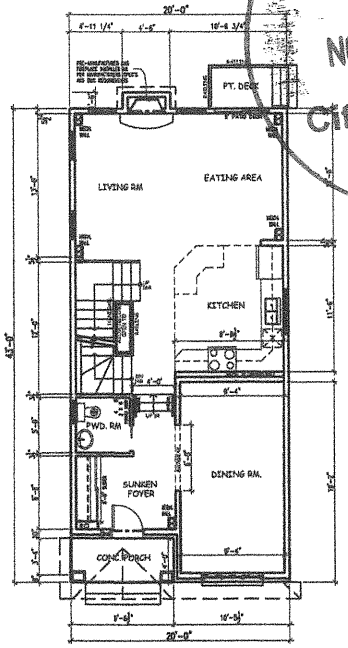
SHEET TITLE:

SCALE: AS SHOWN	DWG NO.
DRAWN: N.R.	
CHECKED:	
DATE:	
PRINT DATE: NOV. 29, 2017	

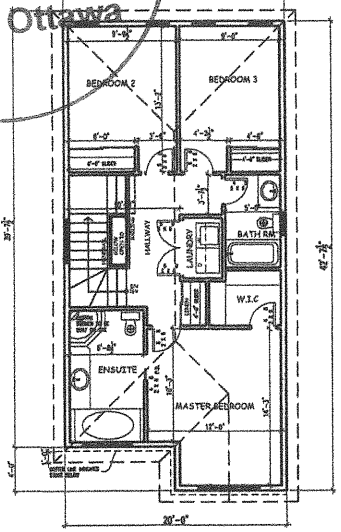
Committee of Adjustment
NOV 23 2017
City of Ottawa



FOUNDATION PLAN
SCALE 3/16" =1'-0"



GROUND FLOOR PLAN
SCALE 3/16" =1'-0"



SECOND FLOOR PLAN
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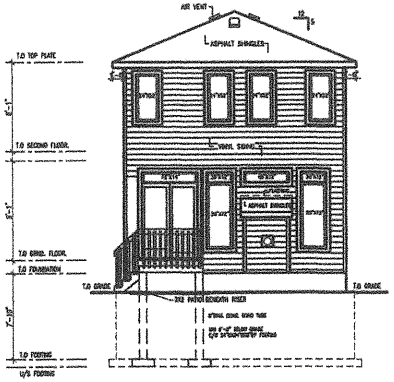
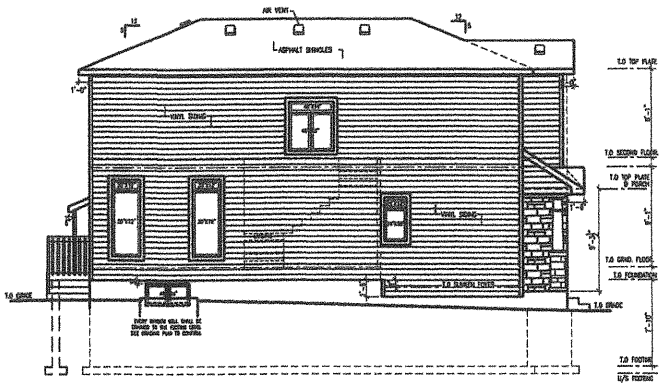
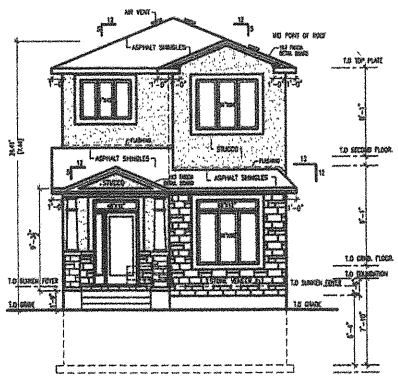


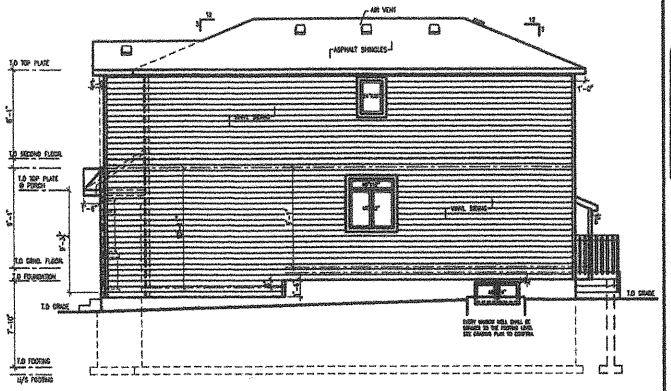
REAR ELEVATION
SCALE 3/16" =1'-0"



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



FORNT ELEVATION
SCALE 3/16" =1'-0"



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

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4. DO NOT SCALE THE DRAWINGS.
5. DO NOT ORDER ANY MATERIAL UNTIL PERMIT IS RELEASED

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no.	description & date
	revisions

Miroca Design
Consulting Services Inc.
Custom Homes Project Management
30 Concourse Gate, Unit 47
Ottawa, Ontario
Tel: (613) 274-2853
Fax: (613) 274-7085

JOB TITLE:
PROPOSED SINGLE FAMILY DWELLING FOR JOE MERLO
101 BELL STREET,
REG'D. PLAN 34759, CITY OF OTTAWA

SHEET TITLE:
FOUNDATION PLAN
FLOOR PLANS
ELEVATIONS

SCALE: AS SHOWN	DWG. NO.
DRAWN: MDA	A1.1
CHECKED:	
DATE: AUG-03-10	
PRINT DATE:	