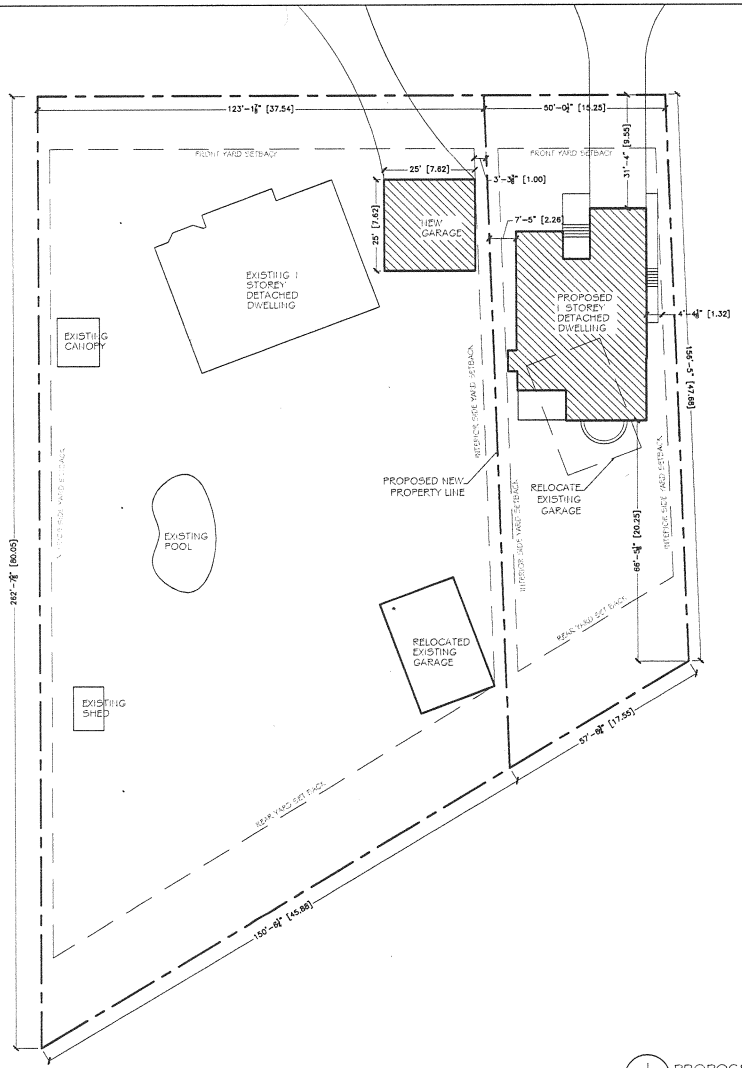
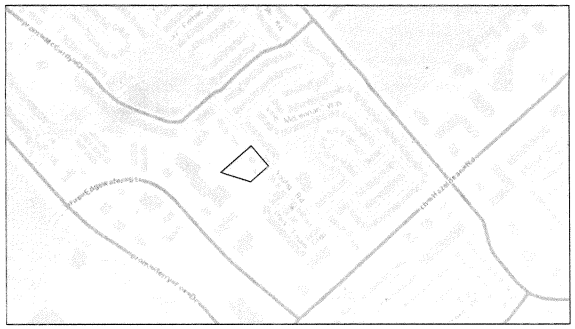
YOUNG ROAD



1 / A1 PROPOSED SITE PLAN
SCALE: 1:400



2 / A1 KEY PLAN
SCALE: NTS

ZONING INFORMATION (CON 12 E PT LOT 30)		
R1W[751]		
PRINCIPAL DWELLING TYPE	DETACHED DWELLING	PROPOSED
MINIMUM LOT WIDTH	13 m	15.24 m
MINIMUM LOT AREA	240 m²	800 m²
MAXIMUM BUILDING HEIGHT	11 m	approx. 4.5 m
MINIMUM FRONT YARD SETBACK	4.5	9.55 m
MINIMUM CORNER SIDE YARD SETBACK	4.5	N/A
MINIMUM REAR YARD SETBACK	6	20.25 m
MINIMUM INTERIOR SIDE YARD SETBACK	1 m	1.32 m & 2.26 m

NEW DETACHED DWELLING

AT

29 YOUNG RD.
OTTAWA, ONTARIO

SUSAN D. SMITH ARCHITECT
941 MERIVALE ROAD
OTTAWA, ONTARIO
K1Z 6A1
613-722-5327
s.smith@sdsarch.ca

NO.	REVISION	DATE
04	ISSUED FOR CERSEW APPLICATION	JULY 11, 2018
03	ISSUED FOR REVIEW	JULY 09,2018
02	ISSUED FOR REVIEW	JUNE 29,2018
01	ISSUED FOR REVIEW	APR. 26,2018

NOTES:
1. All dimensions are to be checked on site. Dimensions or discrepancies shall be reported prior to work on site or ordering materials.
2. All work to comply with Ontario building code.
3. All dimensions include thickness of gypsum board on stud walls.

PROPOSED SITE PLAN

JOB#	DRAWN BY
1815	HS
DATE	SCALE
APRIL/2018	AS NOTED

A1

SCHEDULE			
PART	LOT	CON.	P.I.N.
1	PART OF 30	12	PART OF 04498–0094

Committee of Adjustment
JUL 16 2018
City of Ottawa

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

DATE _____

_____
J.P. SHIPMAN

PLAN 4R– _____

RECEIVED AND DEPOSITED

DATE _____

_____
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA–CARLETON (No.4)

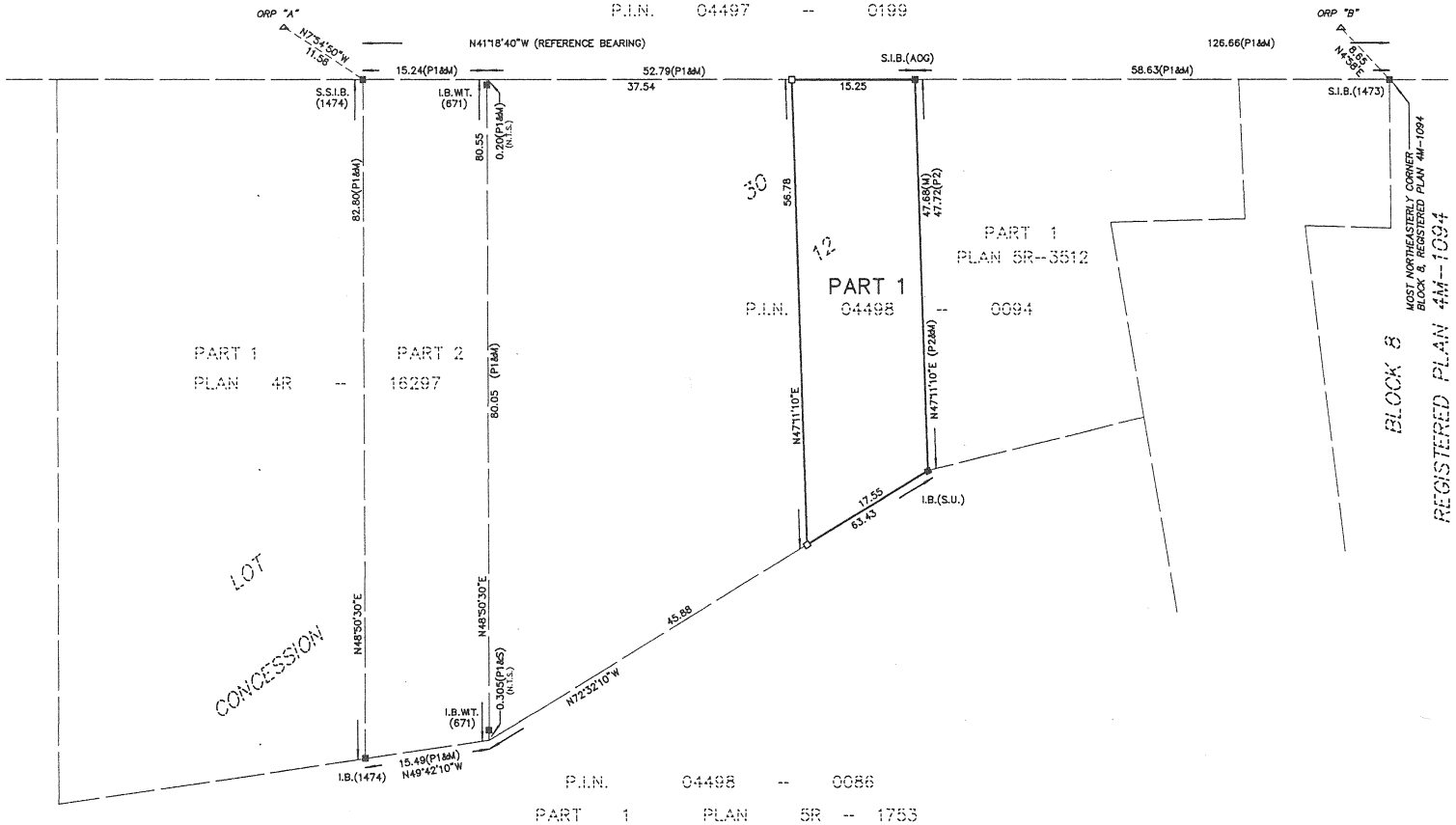
PRELIMINARY

PLAN OF SURVEY OF
PART OF LOT 30
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA
SCALE 1:400

0 5 10 15 20 30 40
METRES

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 (YOUNG ROAD)

P.I.N. 04497 -- 0199



P.I.N. 04498 -- 0086
PART 1 PLAN 5R -- 1753

METRIC

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

NOTES

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC, DERIVED FROM THE SOUTHWESTERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 (YOUNG ROAD) AS SHOWN ON PLAN 4R–16297, HAVING A BEARING OF N41°18'40"W.

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999910

S.I.B.	DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
S.S.I.B.	DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
I.B.	DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
R.I.B.	DENOTES ROUND IRON BAR
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
WIT.	DENOTES WITNESS
671	DENOTES F.H. GOOCH, O.L.S.
1473	DENOTES WEBSTER & SIMMONDS SURVEYING LTD.
1474	DENOTES M.E. RENAUD, O.L.S.
AOG	DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
P1	DENOTES PLAN 4R–16297
P2	DENOTES PLAN 5R–3512
P3	DENOTES PLAN 5R–1753
M	DENOTES MEASURED
S	DENOTES SET
N.T.S.	DENOTES NOT TO SCALE

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)		
POINT IDENTIFICATION	NORTHING	EASTING
ORP A	5017770.84	352197.50
ORP B	5017673.55	352284.20

COORDINATES SHOWN TO URBAN ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

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 DAY OF , 2018.

JULY 29, 2016
DATE

_____
J.P. SHIPMAN
ONTARIO LAND SURVEYOR

H.A.KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0

REF No. : GLB.–456
FILE No. : 16–10987