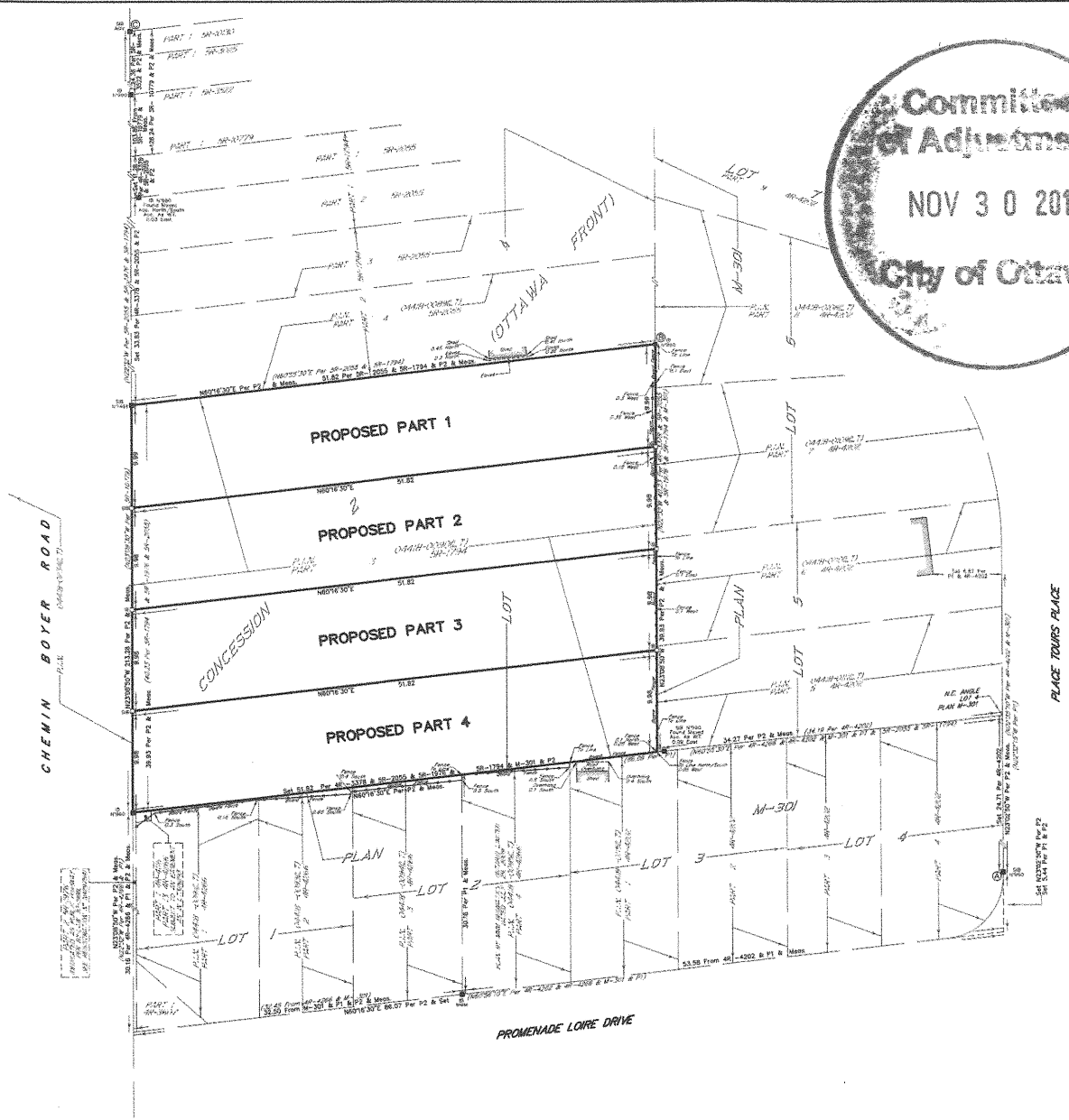
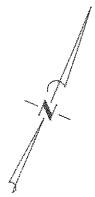


PROPOSED REFERENCE PLAN OF
**PART OF LOT 4
 CONCESSION 2 (OTTAWA FRONT)**
 GEOGRAPHIC TOWNSHIP OF OLOUCESTER
 NOW IN THE
CITY OF OTTAWA
2 0 1 9

SURVEYED BY: ARPENTAGE DUTRISAC SURVEYING INC.
 SCALE 1 : 200



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

DATE 11 2019

PLAN 4R-
 RECEIVED AND DEPOSITED
 DATE _____

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

DENIS DUTRISAC
 ONTARIO LAND SURVEYOR
 ROCKLAND, ONTARIO

SCHEDULE

PART	LOT	CONCESSION	P.L.N.	AREA(m ²)
1				514.27
2	PART OF	2 (OTTAWA FRONT)	ALL OF 04418-0050(LT)	513.76
3				513.76
4				513.76

METRIC
 DISTANCES AND COORDINATES 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 SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 11 DAY OF NOV 2019.

DATE _____
 DENIS DUTRISAC
 ONTARIO LAND SURVEYOR
 ROCKLAND, ONTARIO

- LEGEND**
- SB DENOTES SURVEY MONUMENT FOUND
 - CT DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BARS (100mm x 100mm)
 - ID DENOTES IRON BARS (50mm x 50mm)
 - SB DENOTES SHORT STANDARD IRON BARS (20mm x 60mm)
 - DT DENOTES DECKBOARD WIRE
 - CT DENOTES CONCRETE PIPE
 - TH DENOTES TOP OF WALL
 - PA DENOTES PILE/PIERS
 - SU DENOTES SOURCE UNKNOWN
 - WT DENOTES WITNESS
 - Mme DENOTES MEASURED
 - P.L.N. DENOTES PARCEL IDENTIFICATION NUMBER
 - P1 DENOTES PLAN BY SOME GEOMATICS ONTARIO LIMITED DATED JULY 29, 2009
 - P2 DENOTES PLAN BY DENIS DUTRISAC, O.L.S. DATED JANUARY 23, 2018
 - O.L.S. DENOTES ONTARIO LAND SURVEYOR
 - N° 910 DENOTES J.G. PARLETTE, O.L.S.
 - N° 1481 DENOTES DENIS DUTRISAC, O.L.S.
 - ADV DENOTES ADRIAN O'SULLIVAN & VOLLEBERG ONTARIO LAND SURVEYORS
 - MM DENOTES MMH GEOMATICS ONTARIO LIMITED

DISTANCES ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.9999709.

BEARING REFERENCE:
 BEARINGS SHOWN HEREON ARE NAD83 WITH (CGRS) (1987) BEARINGS AND ARE FROM THE COMPUTED BEARING OF MERIDIAN BETWEEN OMS 001988504 (N. 5021172.255 E. 35448.740) AND OMS 001947230 (N. 5047885.641 E. +16632.076) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF LONGITUDE 75°30'W OF ZONE 9 WTM.

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH OREG 216/10.

POINT Ⓞ NORTHING: 5036416.17 EASTING: 380692.98
 POINT Ⓞ NORTHING: 5036456.82 EASTING: 380637.84
 POINT Ⓞ NORTHING: 5036590.29 EASTING: 380624.71

CAUTION:
 COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ADSI
 Arpentage Dutrisc Surveying Inc.

ROCKLAND PHONE: (416) 444-7100 FAX: (416) 444-7102	INDEX 1 OL-OP-2-4-19
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**ZONING - R2N RESIDENTIAL SECOND DENSITY
ZONE (SEC.157-158)**

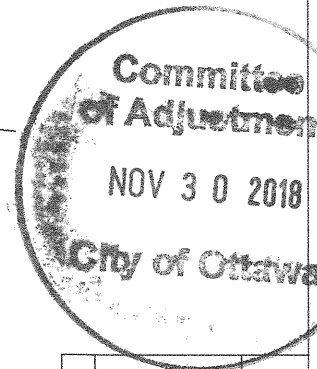
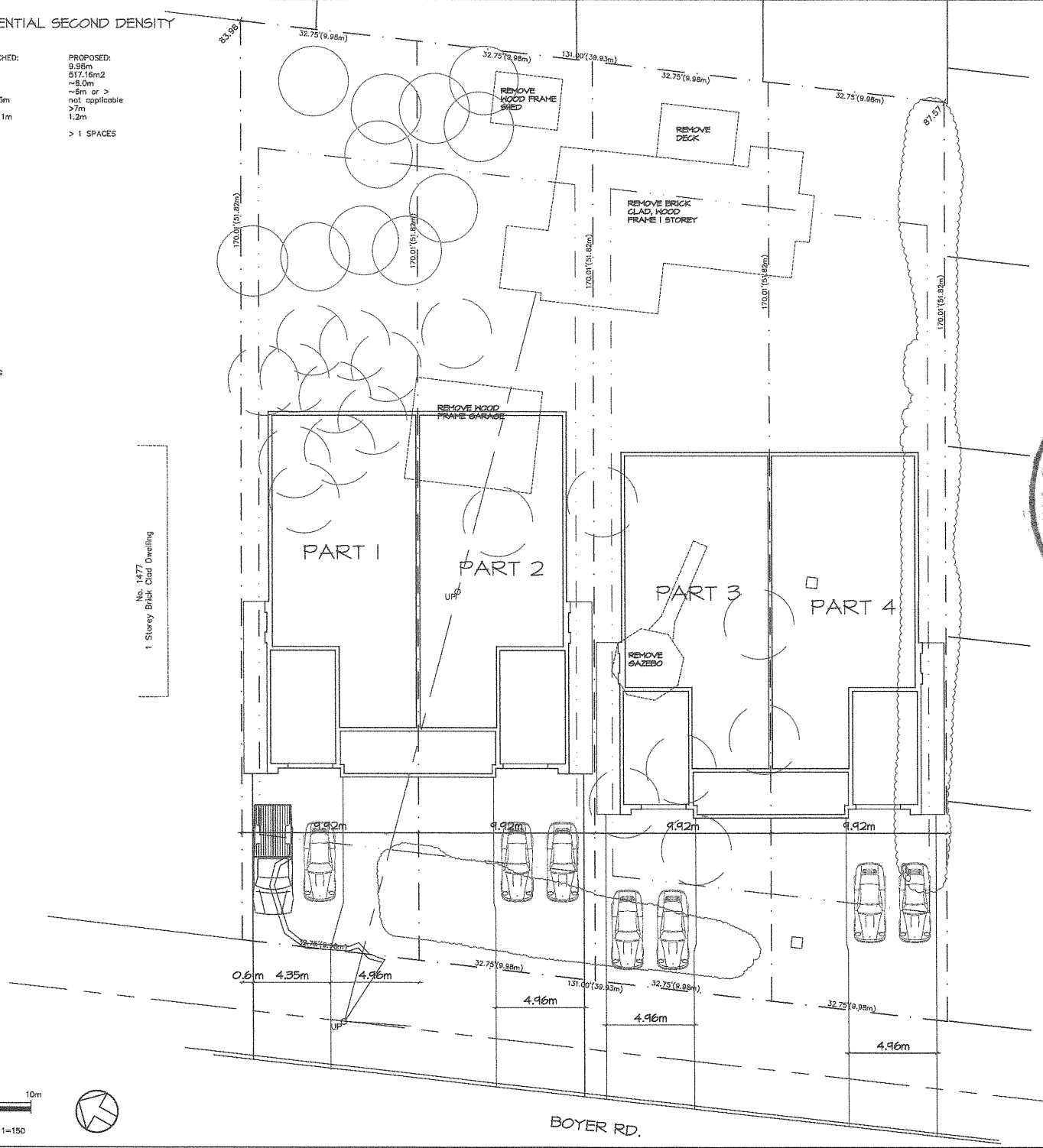
REQUIRED ZONING FOR SEMI OR DETACHED:
 MIN. LOT WIDTH - 9m
 MIN. LOT AREA - 270m²
 MAX. BUILDING HEIGHT - 11m
 MIN. FRONT YARD SETBACK - 5m
 MIN. CORNER SIDE YARD SETBACK - 5m
 MIN. REAR YARD SETBACK - 7m
 MIN. INTERIOR SIDE YARD SETBACK - 1m

PARKING- 1 Space/unit = 1 spaces

PROPOSED:
 9.98m
 517.16m²
 ~8.0m
 ~5m or >
 not applicable
 >7m
 1.2m
 > 1 SPACES

LEGEND

- ▲ ENTRANCE LOCATION
- ◀ WINDOW WELL
- ▶ GENERAL LOT DRAINAGE
- - - 1.5m WOOD FENCE
- ⊕ HYDRO POLE
- OHW OVERHEAD WIRE (HYDRO BELL CABLE)
- STB 0.2m DIA. STEEL BOLLARD
- CB CBMH MH CATCH BASIN, MANHOLE
- ASPHALT
- INTERLOCK MATERIAL
- LANDSCAPED-SOD/PLANTING



REV 6	
REV 4	
REV 3	
REV 2	
REV 1	Rev. 06, 2018

Developer/Owner:
Diamond Way Holdings
 1528 Startop Rd.
 Ottawa, Ontario
 K1B 3N6

Designer:
David Bekkers
M.A.A.T.O.
 151 Bay St., Suite 100B
 Ottawa, Ontario
 K1R 1T2 613-852-8493

Project:
The "1507 BOYER"
Redevelopment
 1507 Boyer Rd.
 Orleans, ON, K1G 1P4
 PART 1, PLAN BR-1194
 PART OF LOT 4, CONC. 2

Dep. Title:
SITE PLAN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

David Bekkers
 M.A.A.T.O.
 NAME SIGNATURE 22/180 BOR

Drawn By: D.B. Date: _____
 Scale: 3/16" = 1'-0" Dep. No: _____
 Job: 2018.08.10 _____ **A1**

