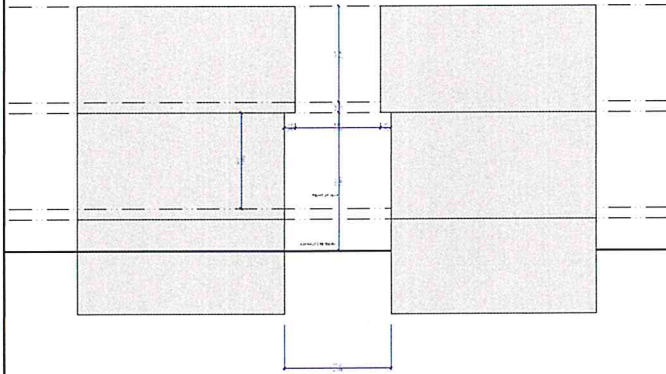




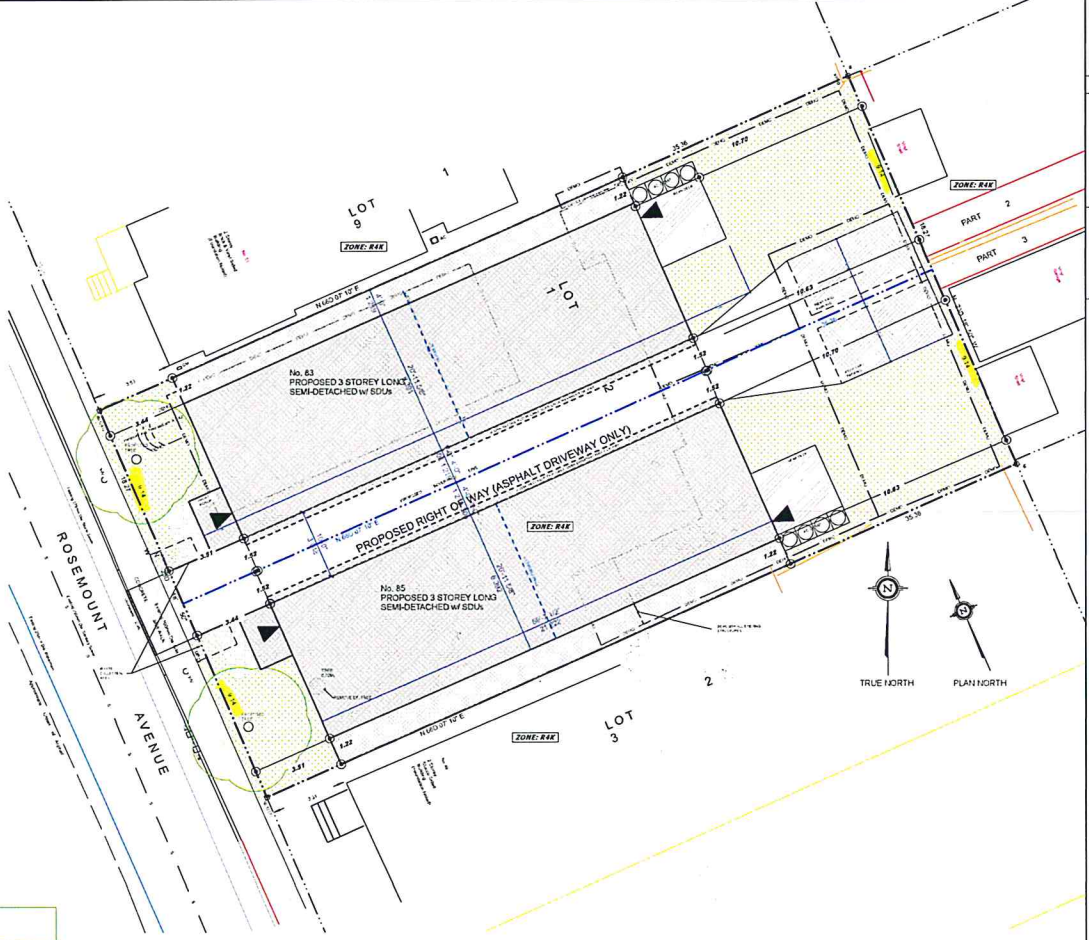
3 KEY PLAN & CONTEXT
SCALE: N.T.S.



2 SCHEMATIC SECTION
SCALE: 3/16" = 1'-0"

POLICY SUMMARY		R64		NOTES
ZONING MECHANISMS	EXISTING	REQUIREMENT	PROPOSED	
PERMITTED USES	ENCL. 1.5.1.3 (S)9	ENCL. 1.5.1.3 (S)9	ENCL. 1.5.1.3 (S)9	
MINIMUM LOT AREA	641.5 m ²	?	322.9 m ²	
MINIMUM LOT WIDTH	18.27 m	?	9.14 m	
MINIMUM FRONT YARD SET BACK	2.42 m	0.42 m (ENCL. 1.5.1.3 (S)9)	0.44 m	FRONT SETBACK
MINIMUM REAR YARD SET BACK	0.58 m	27% of the lot depth (ENCL. 1.5.1.3 (S)9)	10.63 m	
NORMAL REAR YARD AREA	1 m	Min. 25% of the lot area (ENCL. 1.5.1.3 (S)9)	0.75 m	
MINIMUM SIDE YARD SETBACK	> 0.75 m (ENCL. 1.5.1.3 (S)9)	1.2 m	1.22 m	
MAXIMUM BUILDING HEIGHT	6 m	11.0 m	11.0 m	
BUILDING FOOTPRINT	7 m ²	?	142.8 m ²	
VEHICLE PARKING	?	1	1	
BICYCLE PARKING	0	0	3	
AVENUE AREA	?	50	50	

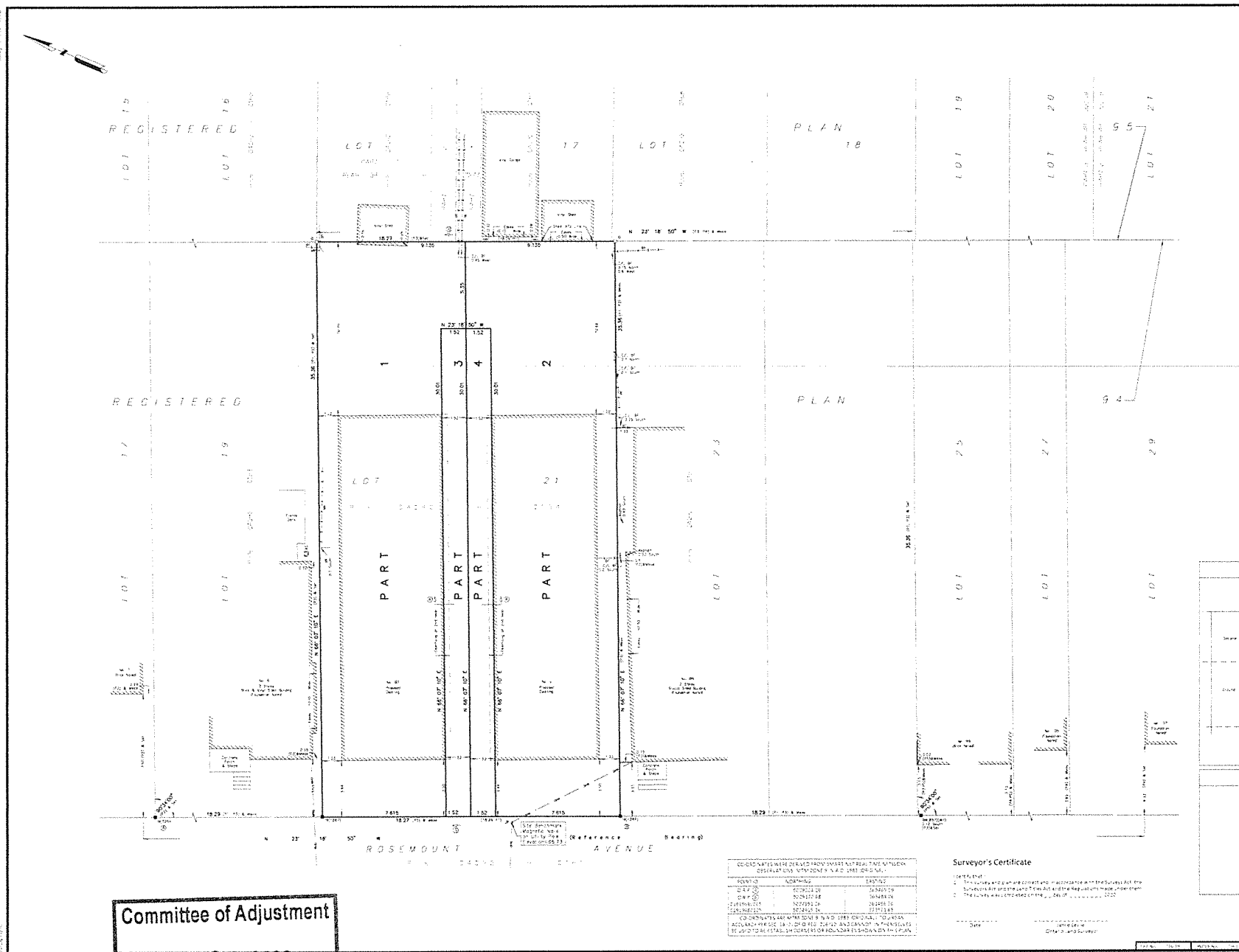
LEGEND	
	EX. TREE TO REMAIN
	EXISTING CURT. LANDSCAPING
	EXISTING HARD SURFACE
	EXISTING PAVEMENT SURFACE
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING TO BE DEMOLISHED
	PROPOSED CENTRAL ENTRY POINT
	PROPERTY LINE



1 BUILDING LOCATION PLAN
SCALE: 1/8" = 1'-0"

Committee of Adjustment
JAN 23 2020
City of Ottawa

83/85 ROSEMOUNT AVENUE
SCOPE OF WORK: NEW 3-STORY LONG-SEMI C/W
SDU ON EACH NEWLY SEVERED LOT



REGISTERED PLAN TO BE DISPLAYED UNDER THE SURVEY ACT DATE:	PLAN 49- REGISTERED SURVEY DATE:
DRAWN BY: GUYAID, LAND SURVEYOR	STRATA PLAN FOR LOTS 17 TO 21 FOR THE CITY OF OTTAWA OTTAWA, CANADA, 2020

STRATA PLAN OF SURVEY OF

**LOT 21
REGISTERED PLAN 94
CITY OF OTTAWA**

FARLEY SMITH & DENNIS SURVEYING LTD. (2020)
Scale 1: 100

NO.	DATE	BY	REVISION
1	2020-01-23	AS	INITIAL PLAN

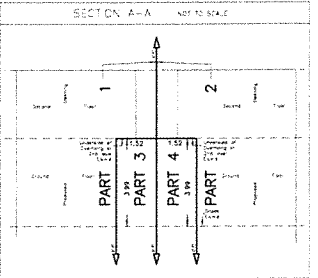
Metric Note
 Distances are in metric units. All measurements are in metres and millimetres unless otherwise specified.

Distance Note
 Distances are in metric units. All measurements are in metres and millimetres unless otherwise specified.

Bearing Note
 Bearings are given in degrees, minutes and seconds from the true meridian. All bearings are measured clockwise from the true meridian unless otherwise specified.

Elevation Notes
 Elevation is given in metres above sea level. All elevations are measured from the datum of the City of Ottawa.

- Notes & Legend**
- 1. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
 - 2. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
 - 3. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
 - 4. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
 - 5. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
 - 6. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
 - 7. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
 - 8. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
 - 9. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
 - 10. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.

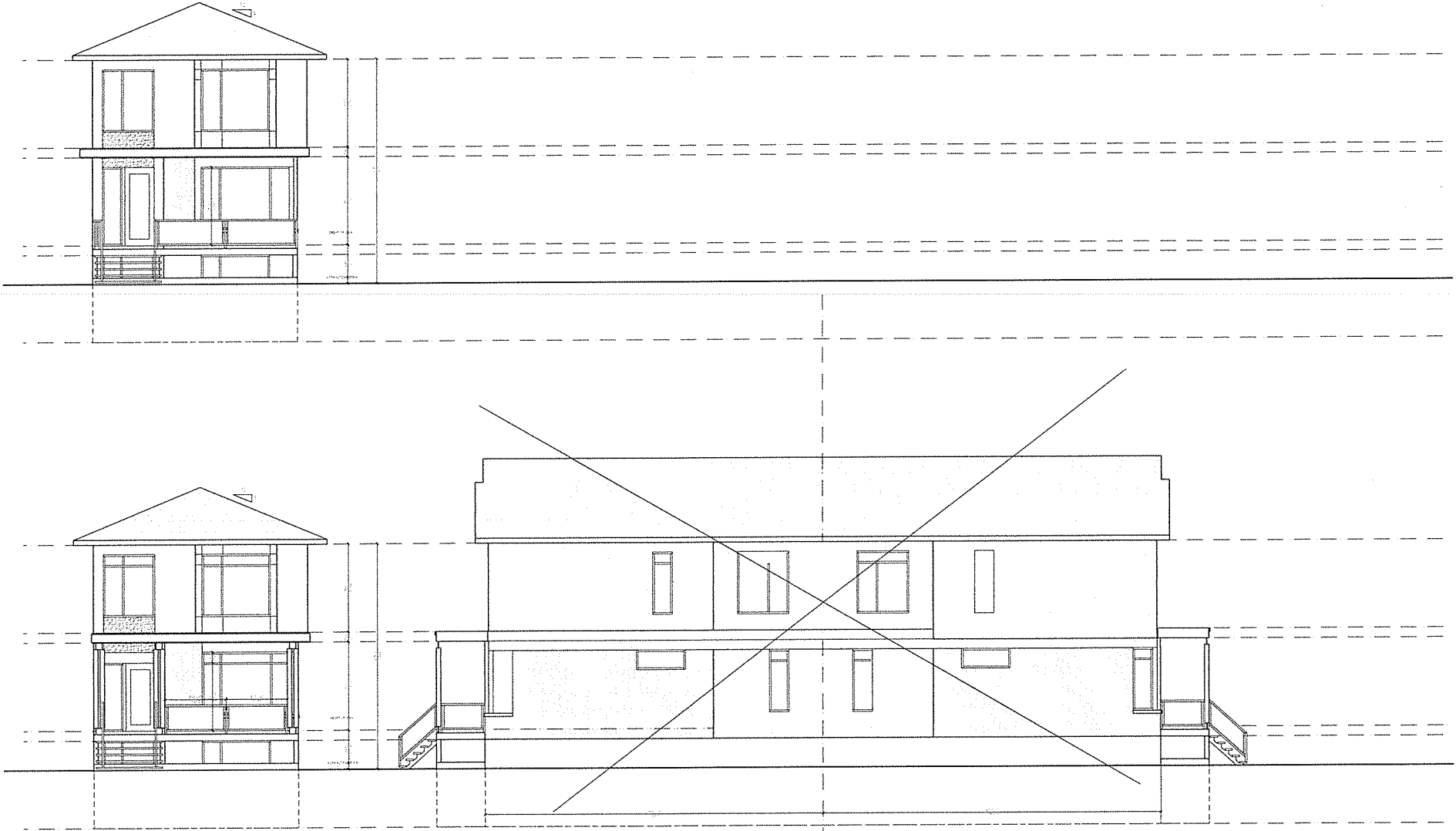


Surveyor's Certificate

1. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.	2. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.
3. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.	4. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S. 29.

Committee of Adjustment
JAN 23 2020
 City of Ottawa

FARLEY SMITH & DENNIS SURVEYING LTD.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111 FAX: (416) 291-1112



Committee of Adjustment
JAN 23 2020
City of Ottawa