

PLAN OF SURVEY
 INFORMATION HAS BEEN TAKEN FROM
 FAIRHALL, MOFFATT & WOODLAND LTD.
 18240 TERRY FOX DR.
 KANATA, ON
 TEL: 613-911-2880

TOPOGRAPHIC PLAN OF SURVEY
PART OF LOT 15
CONCESSION 3
 (REGULATED TOWNSHIP OF MARCH)
CITY OF OTTAWA

NOTES:
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE
 EASTERLY LINE OF DUNROBIN ROAD AS SHOWN ON PLAN
 5R-13420, HAVING A BEARING OF N00°53'30"W.
 SITE BENCHMARK: (E 347189.56, N 5026163.54)
 VERTICAL CONSTRAINT (GEODEIC BENCHMARK) 0011968011
 ELV. 65.331M
 HORIZONTAL CONSTRAINT (NCC MONUMENT) 001919791051

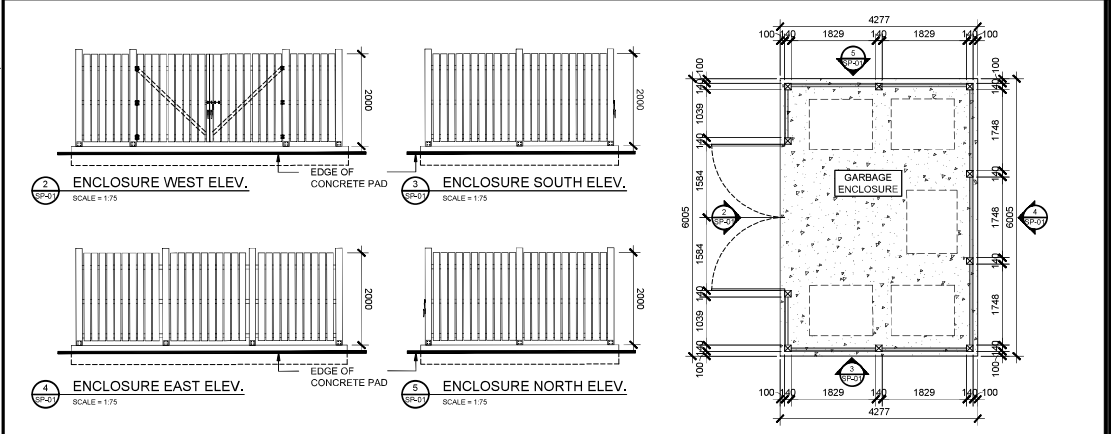
Horizontal datum: NAD83 (Original) / M.T.M. ZONE 9;
 Vertical datum: Geoidic Datum CGVD28

NOTE:
 SNOW WILL BE STORED ON SITE.

CLIENT:
 A & G OLENDER HOLDINGS LTD.
 1405 Houston Crescent
 Ottawa, Ontario
 K2W 1B6

LEGEND:

- PROPERTY LINE
- PROPERTY SETBACK
- OVERHEAD WIRES
- ROW PROTECTION
- EXISTING BUILDING
- BUILDING ENTRANCE
- W.P. WALL MOUNTED LIGHT
- H.P. HYDRO POLE
- F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- D.C. DEPRESSED CURB
- EXISTING GRADE
- PROPOSED GRADE
- PAVERS
- DESIGNATED FIRE ROUTE



No.	REVISIONS	BY	DATE
16	FOR SPC SUBMISSION (CIVIL REVISION)	JP	AUG. 18 2023
15	FOR SPC SUBMISSION	JP	JUNE 13 2023
14	FOR REVIEW	JP	MAY 15 2023
13	FOR MV SUBMISSION	JP	APR. 26 2023
12	FOR REVIEW	JP	FEB. 15 2023
11	FOR REVIEW	JP	DEC. 06 2022
10	FOR REVIEW	JP	NOV. 30 2022
09	FOR REVIEW	PE	SEPT. 21 2022
08	FOR REVIEW	PE	AUG. 08 2022
07	FOR REVIEW	PE	MAR. 14 2022
06	FOR REVIEW	PE	OCT. 28 2021
05	FOR REVIEW	PE	OCT. 07 2021
04	FOR REVIEW	PE	AUG 03 2021
03	FOR REVIEW	PE	JULY 21 2021
02	FOR REVIEW	PE	JULY 09 2021
01	FOR REVIEW	PE	MAY 18 2021

SITE STATISTICS		4 CAMPBELL REID COURT	
ITEM		REQUIRED	PROVIDED
Zone	Current	RU	
Lot Area		8000 sqm	7917 sqm (Minor Variance required)
Lot Width		50.0 m	25.84 m (Minor Variance required)
Maximum Building Height		12.0m	8.7 m (Existing two storey house) 5.6 m (Proposed Veterinary Clinic)
Minimum Front Yard (Campbell Reid Court)		10.0m	27.7 m (Existing two storey house) 90.7 m (Proposed Veterinary Clinic)
Minimum Interior Side Yard		5.0 m	6.4 m (Existing two storey house) 59.3 m / 8.1 m (Proposed Veterinary Clinic)
Minimum Corner Side Yard (March Road)		10.0m	10.0m (Proposed Veterinary Clinic)
Minimum Rear Yard (Dunrobin Road)		10.0m	15.1 m (Proposed Veterinary Clinic)
Building Footprint		n/a	221 sqm (Existing two storey house) 504 sqm
Maximum Lot Coverage		20%	220 sqm (Existing two storey house) 504 sqm (Proposed Veterinary Clinic) 54 sqm (Maintenance Shed) 35 sqm (Utility Shed) 813 sqm TOTAL 10%
Parking Spaces		4 Spaces per 100 sqm of animal hospital GFA Minus exterior walls, washrooms and utility/ Laundry room 431 sqm 18.3 required	18 Spaces
Max. Total area (accessory structures)		5% of total lot area = 395.85 sqm	89 sqm

APPROVED
 By Adam Brown at 10:16 am, Feb 16, 2024

Adam Brown

ADAM BROWN
 MANAGER, DEVELOPMENT REVIEW - RURAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

P2 concepts
 2795 BUCKINGHAM AVE. SUITE 201
 OTTAWA, ONTARIO, K1V 6H6

ARCH-NOVA Design Inc.
 45 Banner Rd.,
 Nepean, ON,
 K2H 8X5
 613-702-3403
 contact@archnova.ca

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.R.

PROJECT
4 CAMPBELL REID COURT
PROPOSED VETERINARIAN CLINIC

DRAWING TITLE
SITE PLAN

PROJECT NO.
 0423

DATE
 MAY, 18, 2021

SP-01



D07-12-22-0140