



**PLAN OF SURVEY**  
INFORMATION SHOWN HAS BEEN TAKEN FROM FAIRHALL, MCFARLAND & WOODLAND LTD., 100-400 TERRY FOX DR., KANATA, ON. TEL: 613-991-2550

**TOPOGRAPHIC PLAN OF SURVEY**

**PART OF LOT 15 CONCESSION 3**  
(GEOGRAPHIC TOWNSHIP OF MARCH) CITY OF OTTAWA

**NOTES:**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF DUNROBIN ROAD AS SHOWN ON PLAN SR-13420, HAVING A BEARING OF N00°53'30"W.

**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
- X 100.00 EXISTING GRADE
- 100.00 PROPOSED GRADE
- INTERLOCK PAVERS
- DESIGNATED FIRE ROUTE

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03	FOR SPC RESUBMISSION	JP	AUG. 02 2023
02	FOR REVIEW	JP	DEC. 06 2022
01	FOR REVIEW	JP	NOV. 30 2022
No.	REVISIONS	BY	DATE

SITE STATISTICS		4 CAMPBELL REID COURT	
ITEM	Current	REQUIRED	PROVIDED
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)
Minimum Interior Side Yard		5.0 m	6.4 m (Existing two storey house) 8.1 m (Proposed Veterinary Clinic)
Minimum Corner Side Yard (March Road)		10.0m	10.0m
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 10:10 am, Feb 16, 2024

*Adam Brown*

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

Land area impacted by the proposed development: 4,864 m<sup>2</sup>

**P2 concepts**  
CONSULTING ENGINEERS

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  
Cash In Lieu of Parkland Plan

PROJECT NO.  
0423

DATE  
MAY, 18, 2021

**CILP-01**