



PLAN OF SURVEY
 INFORMATION SHOWN HAS BEEN TAKEN FROM FAIRHALL, MCFARTY & WOODLAND LTD., 100-400 TERRY FOX DR., KANATA, ON. TEL: 613-991-2580

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

13			
12			
11			
10			
09			
08			
07			
06			
05			
04			
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

Land area impacted by the proposed development: 4,864 m²

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