

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2022-12-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LEGEND:

- | — EXISTING PROPERTY LINE TO REMAIN
- ||||| PROPOSED TERRACING (3:1 MIN.)
- ▼ PROPOSED DOOR ENTRANCE/EXIT
- ▨ PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- ▨ PROPOSED CONCRETE FEATURES/SLAB
- ▨ PROPOSED LIGHT DUTY ASPHALT
- ×50.00 PROPOSED ELEVATION
- ×50.00HP PROPOSED HIGH POINT ELEVATION
- ×50.00S PROPOSED SWALE ELEVATION
- ×50.00EX MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- STM EXISTING STORM SEWER
- EXISTING CATCHBASIN

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS AN ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

No.	REVISIONS	BY	DATE
01	ISSUED FOR CLIENT APPROVAL	M.L.	06 NOV 2020

NOT AUTHENTIC UNLESS SIGNED AND DATED



LRJ
ENGINEERING | INGÉNIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT
BRIAN ELDER / VOAHANGY THORP

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: V.J.

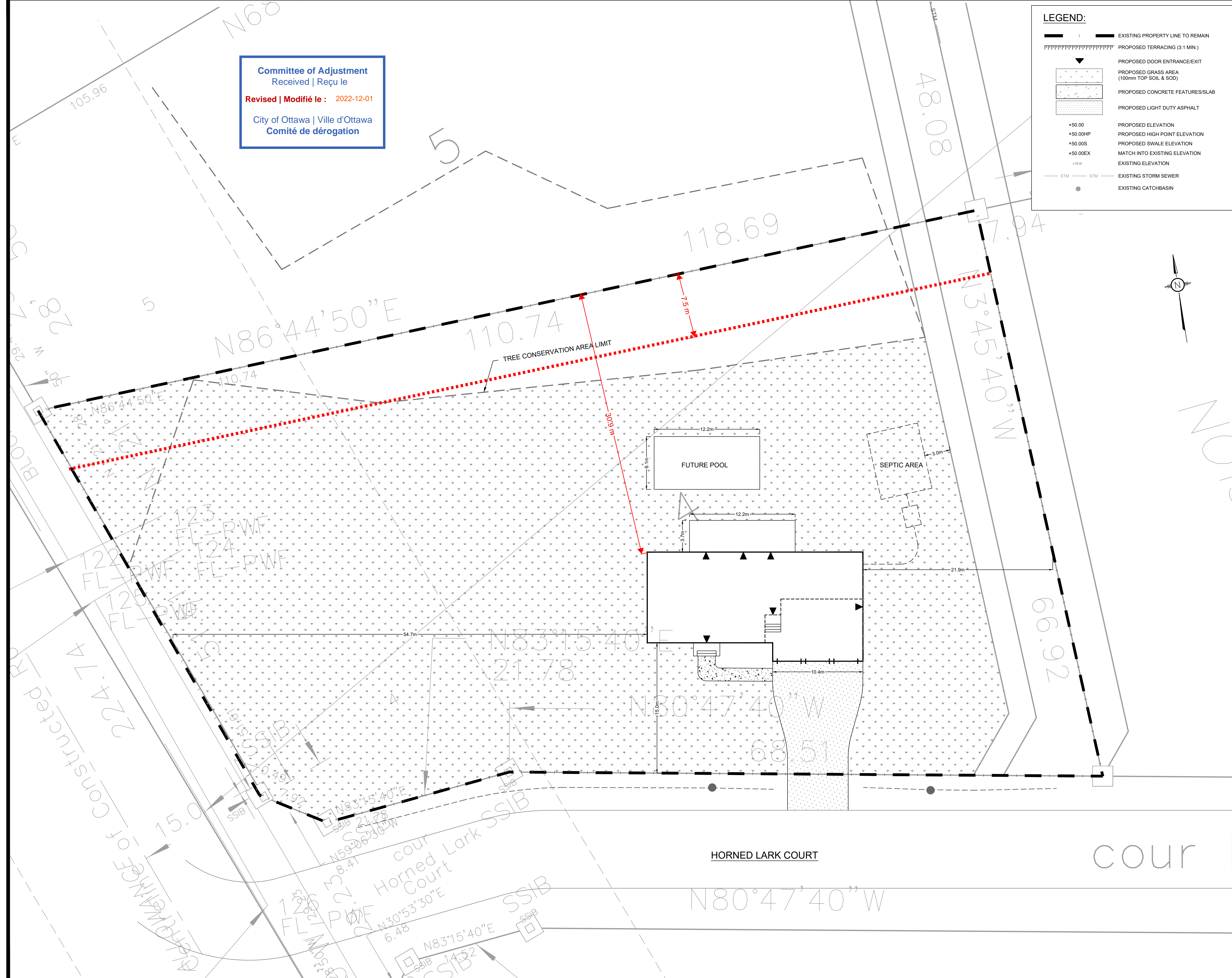
PROJECT
**15 HORNED LARK COURT
NAVAN, ON**

DRAWING TITLE
SITE DEVELOPMENT PLAN

PROJECT NO.
200636

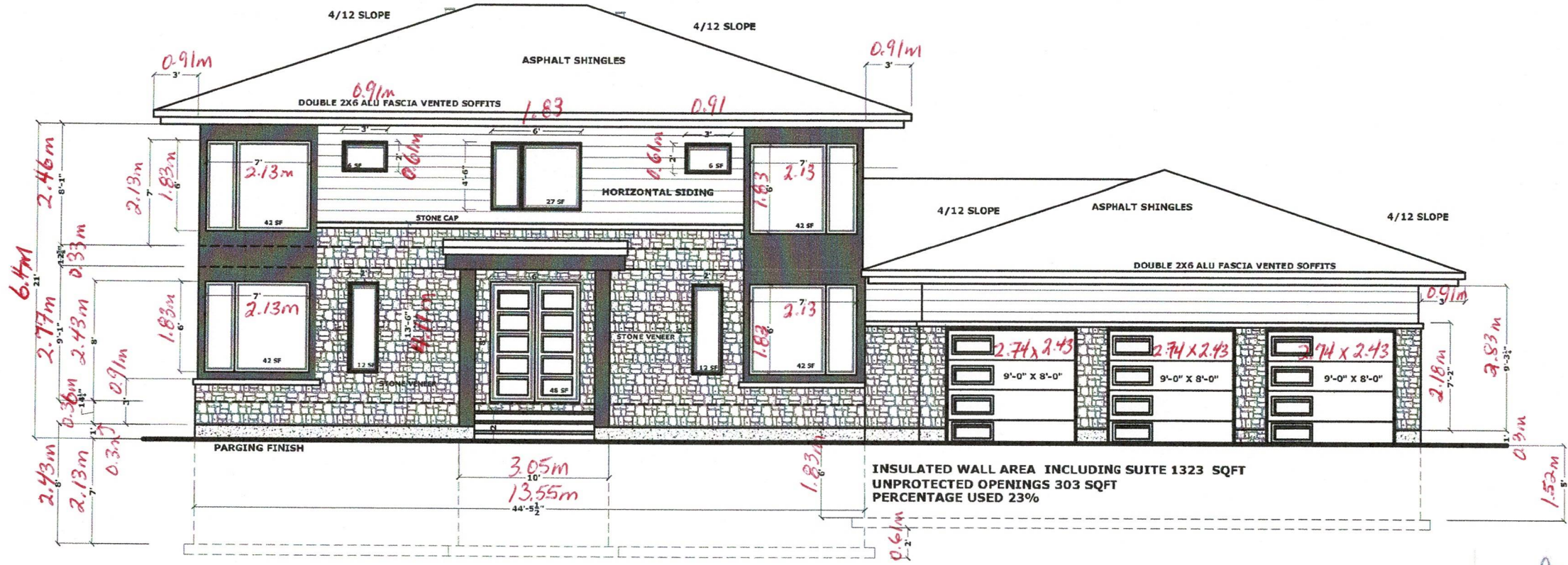
DATE
NOVEMBER 2020

C201

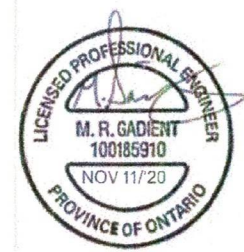


TOTAL
 INSULATED WALL AREA 4122 SQFT
 UNPROTECTED OPENINGS 818 SQFT
 PERCENTAGE USED 19.5 %

60.78
 GROUND FLOOR 1549 SQFT 143.96sm
 SECOND FLOOR 1370 SQFT 127.32sm
 TOTAL 2919 SQFT 271.28sm
 IN-LAW SUITE 654 SQFT
 GARAGE 791 SQFT 73.51sm



INSULATED WALL AREA INCLUDING SUITE 1323 SQFT
 UNPROTECTED OPENINGS 303 SQFT
 PERCENTAGE USED 23%



(STRUCTURAL ENGINEERING ONLY)

responsibilities

All design and construction to be in accordance with the Ontario Building Code 2017.
 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 to be a designer.

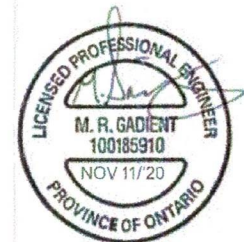
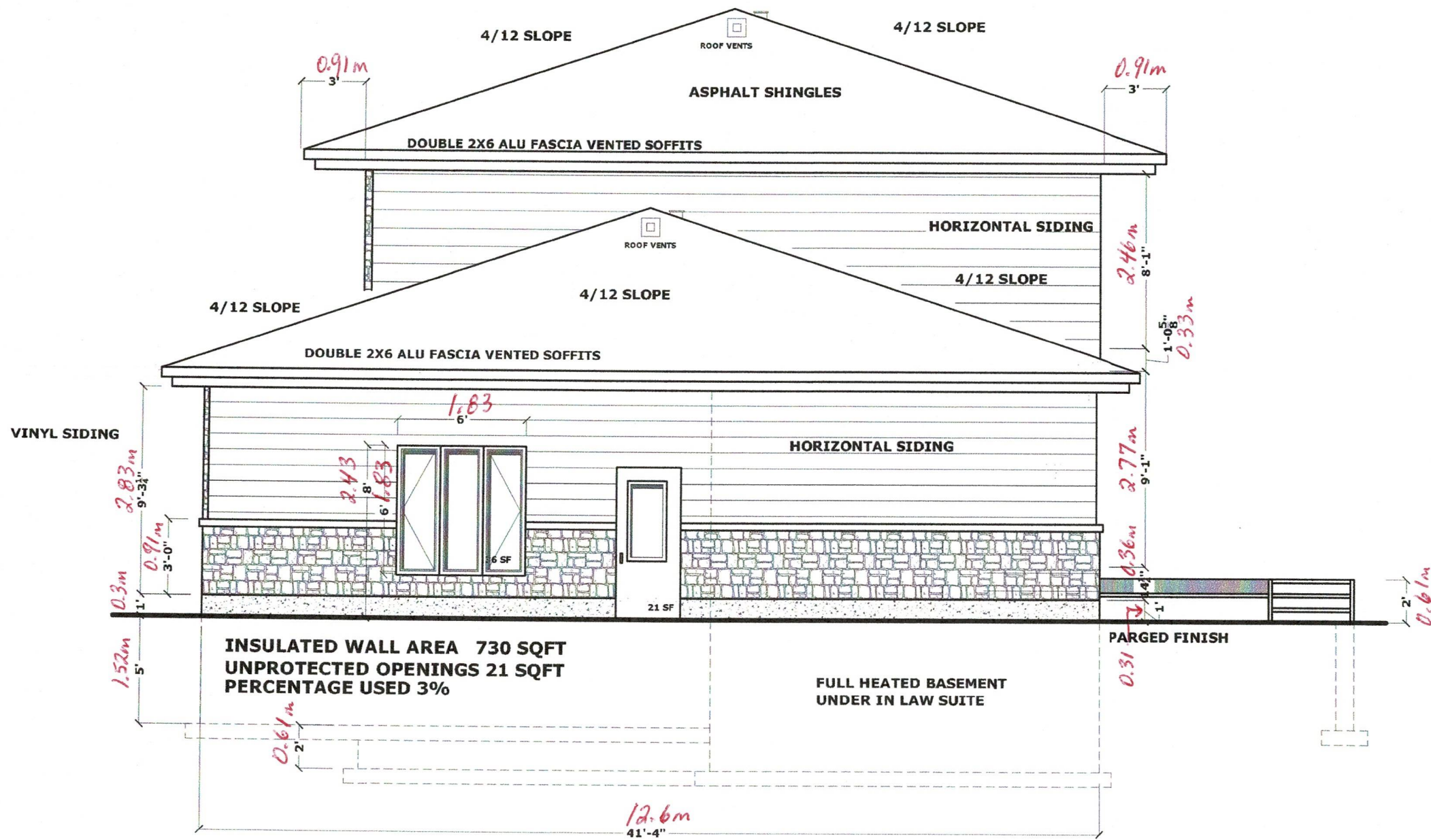
BRIAN ELDER/VOAHANGY THORP

NAVAN, ONTARIO
 15 HORNED CRES LOT 4

FRONT ELEVATION

DRAWN BY:
 PROJECT #:
 SCALE: 3/16" = 1'-0"
 DATE: OCTOBER 6, 2020

A01



(STRUCTURAL ENGINEERING ONLY)

responsibilities

All design and construction to be in accordance with the Ontario Building Code 2017.

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 to be a designer.

BRIAN ELDER/VOAHANGY THORP

NAVAN, ONTARIO
15 HORNED CRES, LOT 4

RIGHT ELEVATION

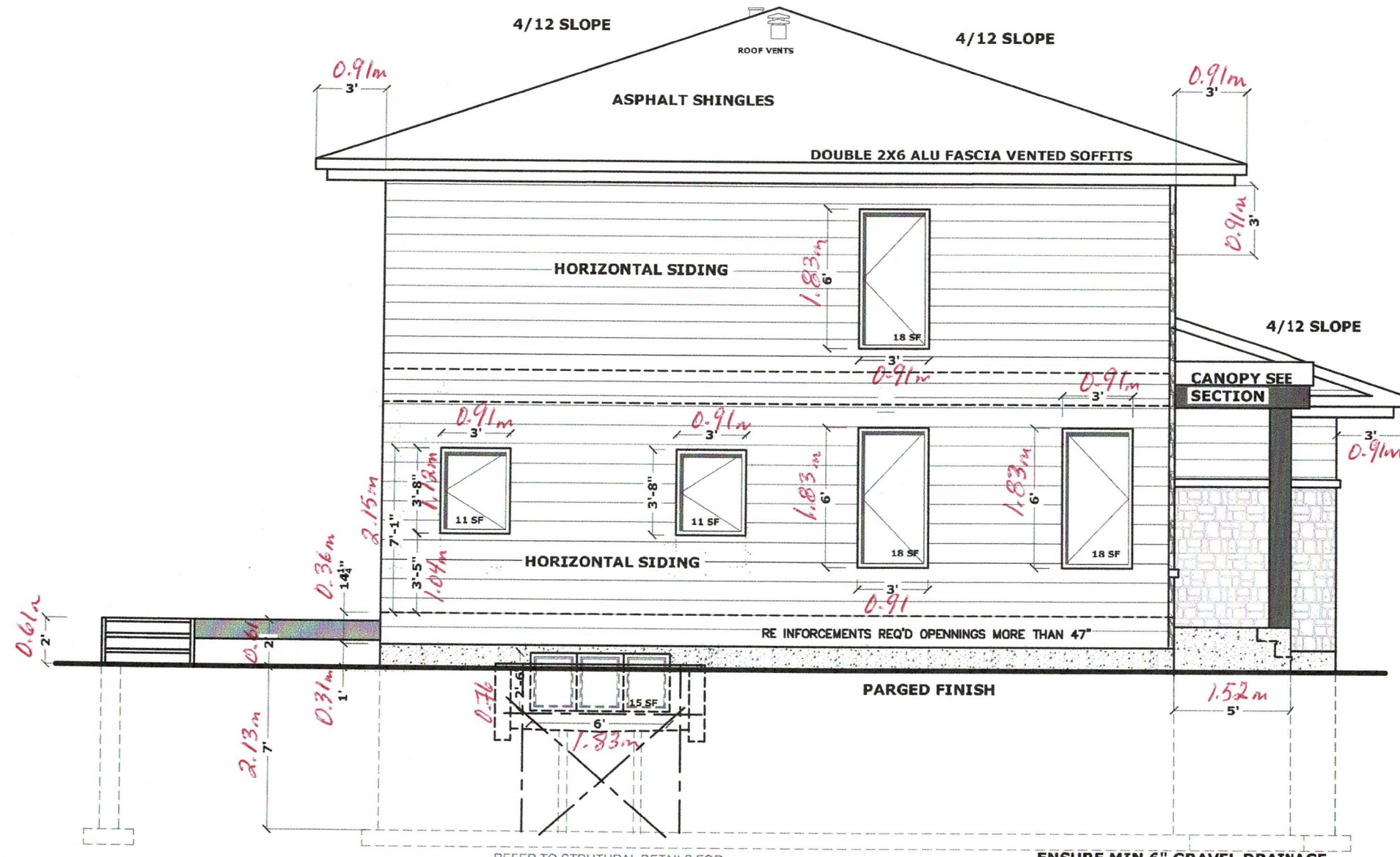
DRAWN BY:

PROJECT #:

SCALE: 3/16" = 1'-0"

DATE: OCTOBER 6, 2020

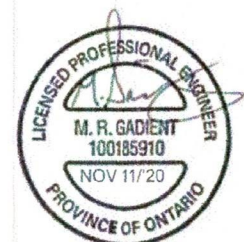
A05



INSULATED WALL AREA 732 SQFT
 UNPROTECTED OPENINGS 91 SQFT
 PERCENTAGE USED 12.4%

REFER TO STRUTURAL DETAILS FOR REINFORCING REQUIREMENTS

ENSURE MIN 6" GRAVEL DRAINAGE AND (2) STRAIGHT PIPE WITH DRAIN DOWN TO PEREMITER DRAIN C / W ICE MELTING WIRE



(STRUCTURAL ENGINEERING ONLY)

responsibilities

All design and construction to be in accordance with the Ontario Building Code 2017.

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 to be a designer.

BRIAN ELDER/VOAHANGY THORP

NAVAN, ONTARIO
 15 HORNED CRES, LOT 4

LEFT ELEVATION

DRAWN BY:

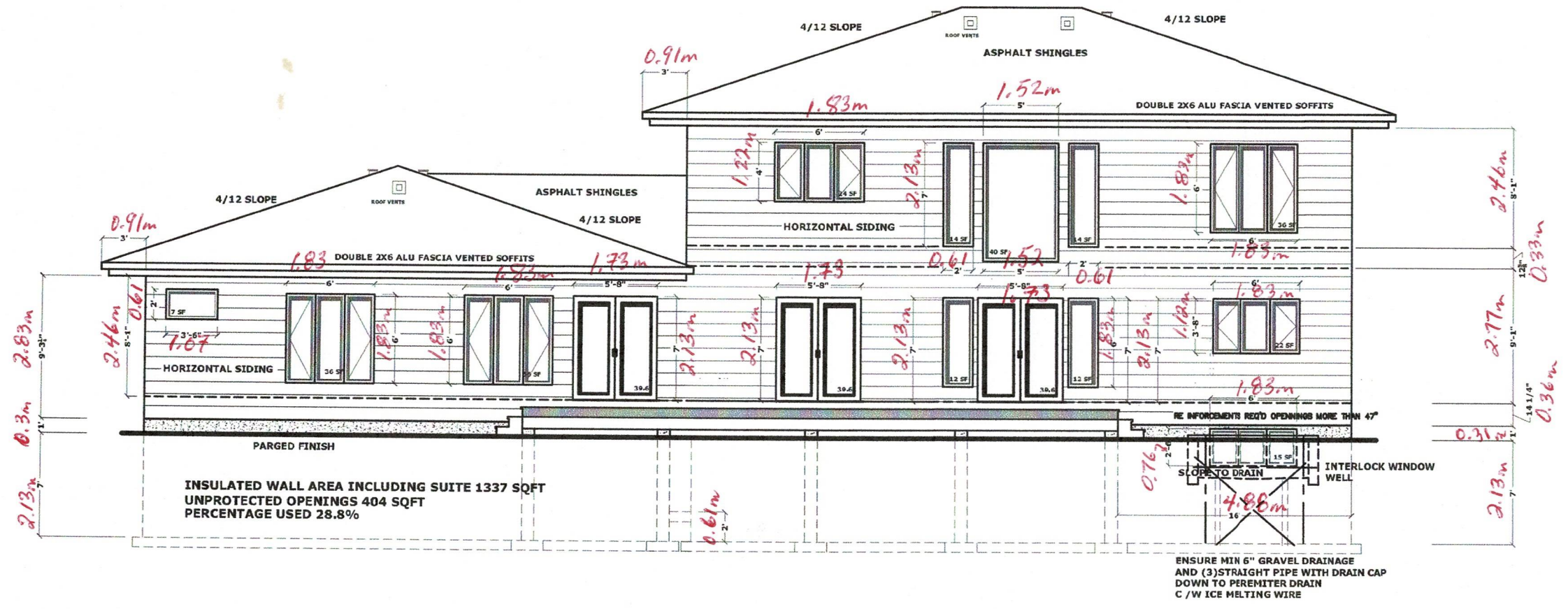
PROJECT #:

SCALE: 3/16"=1'-0"

DATE: OCTOBER 6, 2020

A06

ROOF VENTS
 UNOBSTRUCTED VENT AREA REQUIRED
 NOT LESS 1/300 OF INSULATED
 ROOF AREA AND NOT LESS 25% TOP AND 25% BOTTOM.



INSULATED WALL AREA INCLUDING SUITE 1337 SQFT
 UNPROTECTED OPENINGS 404 SQFT
 PERCENTAGE USED 28.8%

ENSURE MIN 6" GRAVEL DRAINAGE
 AND (3) STRAIGHT PIPE WITH DRAIN CAP
 DOWN TO PERIMETER DRAIN
 C/W ICE MELTING WIRE



(STRUCTURAL ENGINEERING ONLY)
 (STRUCTURAL ENGINEERING ONLY)

responsibilities

All design and construction to be in accordance with the Ontario Building Code 2017.

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 to be a designer.

Handwritten signature of Brian Elder

BRIAN ELDER/VOAHANGY THORP

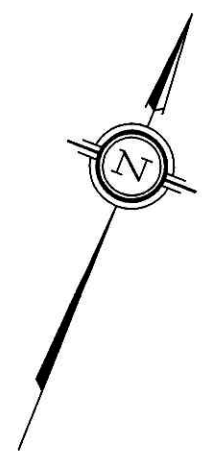
NAVAN, ONTARIO
 15 HORNED CRES, LOT 4

REAR ELEVATION

DRAWN BY:
 PROJECT #:
 SCALE: 1/8" = 1'-0"
 DATE: OCTOBER 6, 2020

A07

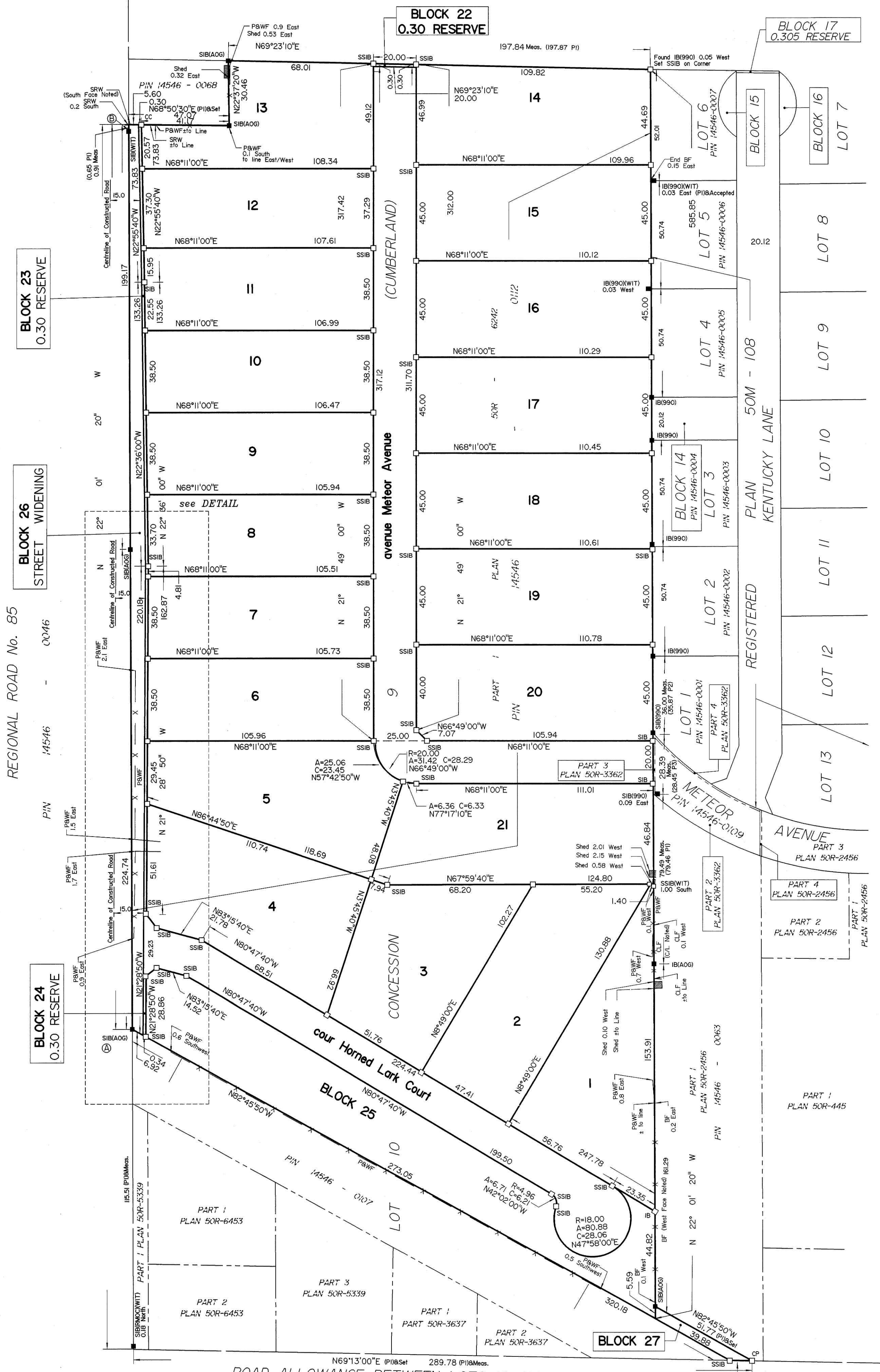
Committee of Adjustment
Received | Reçu le
2022-12-02
City of Ottawa | Ville d'Ottawa
Comité de dérogation



LOT 9 CONCESSION 9 (CUMBERLAND)
PIN 14546 - 0159

APPROVED UNDER SECTION 51 OF THE PLANNING ACT
BY THE CITY OF OTTAWA
THIS 30 DAY OF May 2018
Stephen Willis
STEPHEN WILLIS, GENERAL MANAGER
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

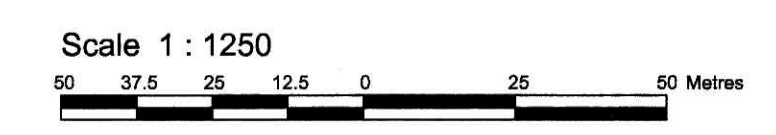
PLAN 4M-1604
I CERTIFY THAT THIS PLAN
IS REGISTERED IN THE LAND REGISTRY OFFICE
FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4
AT 12:00 O'CLOCK ON THE 13 DAY OF June 2018
AND ENTERED IN THE PARCEL REGISTER FOR
PROPERTY IDENTIFIERS 14546-0112
AND THE REQUIRED CONSENTS ARE REGISTERED AS
PLAN DOCUMENT NO. 062002189
M. Wasas Representative Av
LAND REGISTRAR
This plan comprises all of the land identified by PIN 14546-0112.



NOTES AND LEGEND
 □ denotes Survey Monument Planted
 SIB Survey Monument Found
 SIB Standard Iron Bar
 SSIB Short Standard Iron Bar
 CC Cut Cross
 IB Iron Bar
 CP Concrete Pin
 CLF Chain Link Fence
 BF Board Fence
 P&WF Post & Wire Fence
 SRW Stone Retaining Wall
 CL Centreline
 (AOG) Annis, O'Sullivan, Vollebakk Ltd.
 (P1) Plan 50R-6242
 (P2) Plan 50M-108
 (P3) Plan 50R-3362
 All planted survey monuments are IB's unless otherwise noted.

PLAN OF SUBDIVISION OF
PART OF LOT 10
CONCESSION 9
Geographic Township of Cumberland
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



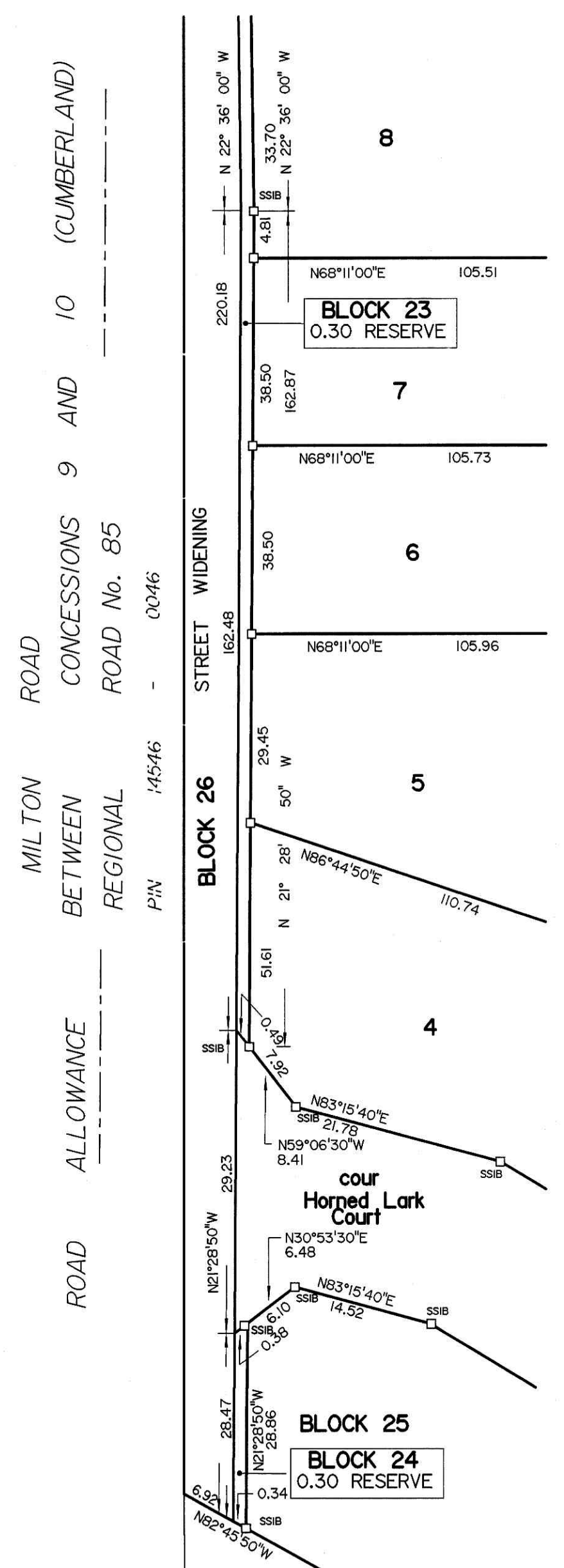
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the
Surveys Act, the Surveyors Act and the Land Titles Act and the
regulations made under them.
 2. The Survey was completed on the 16th day of November, 2017.
André Roy
Date Dec 20 2017
André Roy
Ontario Land Surveyor

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
 1. Lots 1 to 21, both inclusive, Blocks 25 and 27, the Streets, namely, Avenue Meteor
Avenue and Cour Horned Lark Court, the Street Widening, namely, Block 26 and
the Reserves, namely, Blocks 22, 23 and 24 have been laid out in accordance with
our instructions.
 2. The Streets and Street Widening are dedicated as public highways to City of Ottawa.
 Dated the 21st day
of December 2017
Frédéric Lewis
Frédéric Lewis, P.ENG., General Manager
3223701 Canada Inc.
I have authority to bind the corporation.

Distances shown on this plan are ground distances and can be converted
to grid distances by multiplying by the combined scale factor of 0.999972.
 Bearings are grid, derived from Can-Net 2016 Real Time Network GPS
observations on reference points A and B, shown hereon, having a
bearing of N22°01'20"W and are referenced to Specified Control Points
01919880191 and 01919780712, MTM Zone 9 (78°30' West Longitude)
NAD-83 (original).
 For bearing comparisons, a rotation of 0°21'35" counter-clockwise was
applied to bearings on plan P1
 Coordinates are referred to the Central Meridian of MTM Zone 9 NAD-83
(original).
 Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
 .01919880191 Northing 5033564.26 Easting 388064.94
 .01919780712 Northing 5032374.51 Easting 388567.45
 .Point A Northing 5031215.06 Easting 387521.90
 .Point B Northing 5031607.22 Easting 387362.28
 Caution: Coordinates cannot, in themselves, be used to re-establish corners
or boundaries shown on this plan.

DETAIL NOT TO SCALE



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Nepean, Ont. K2E 7S6
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Email: Nepean@aovtl.com
Ontario
Land Surveyors
Job No. E-6476-14-Brig P1L10 C9 CU SUB F