

LEGEND:

- Test Hole Location
- Existing Ground Surface Elev. (m)
- Proposed Ground Surface Elev. (m)
- Proposed Subgrade Elev. (m)
- Groundwater Elevation (99.99)
- Main Floor Level
- Basement Floor Level
- Top of Foundation Wall
- Garage Floor Level
- Underside of Footing
- Structural Flow Direction
- Final Grading: 2% Min., 7% Max. or Terrace Grade 3H:1V Max.
- Existing Structure
- Proposed Structure
- Existing Tree
- Flooding
- Water's Edge Setback
- Proposed Downspout Location

BENCHMARK INFORMATION:
 TBM: Spike in Utility Pole at South Corner of Lot 59
 Assumed Elevation = 60.46m

REFERENCE:
 Base Plan and Topographic Information obtained from Registered Plan No. 424, dated November, 2021, by H.A. Kon Shiman Surveying Ltd.

DATE	ISSUED BY	DESCRIPTION
07/12/22	Issued by Minor Variance	1
02/09/22	Issued for INCO Approval	0
	DRAWN BY	SEK

CONSULTANT:

PATERSON GROUP
 4000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-4270

Client: MARCO RUSHTON

Project: PROPOSED SINGLE FAMILY DWELLING
 860 BAYVIEW DRIVE
 OTTAWA (WOODLAWN), ONTARIO

Drawing: LOT GRADING PLAN

Scale: 1:300

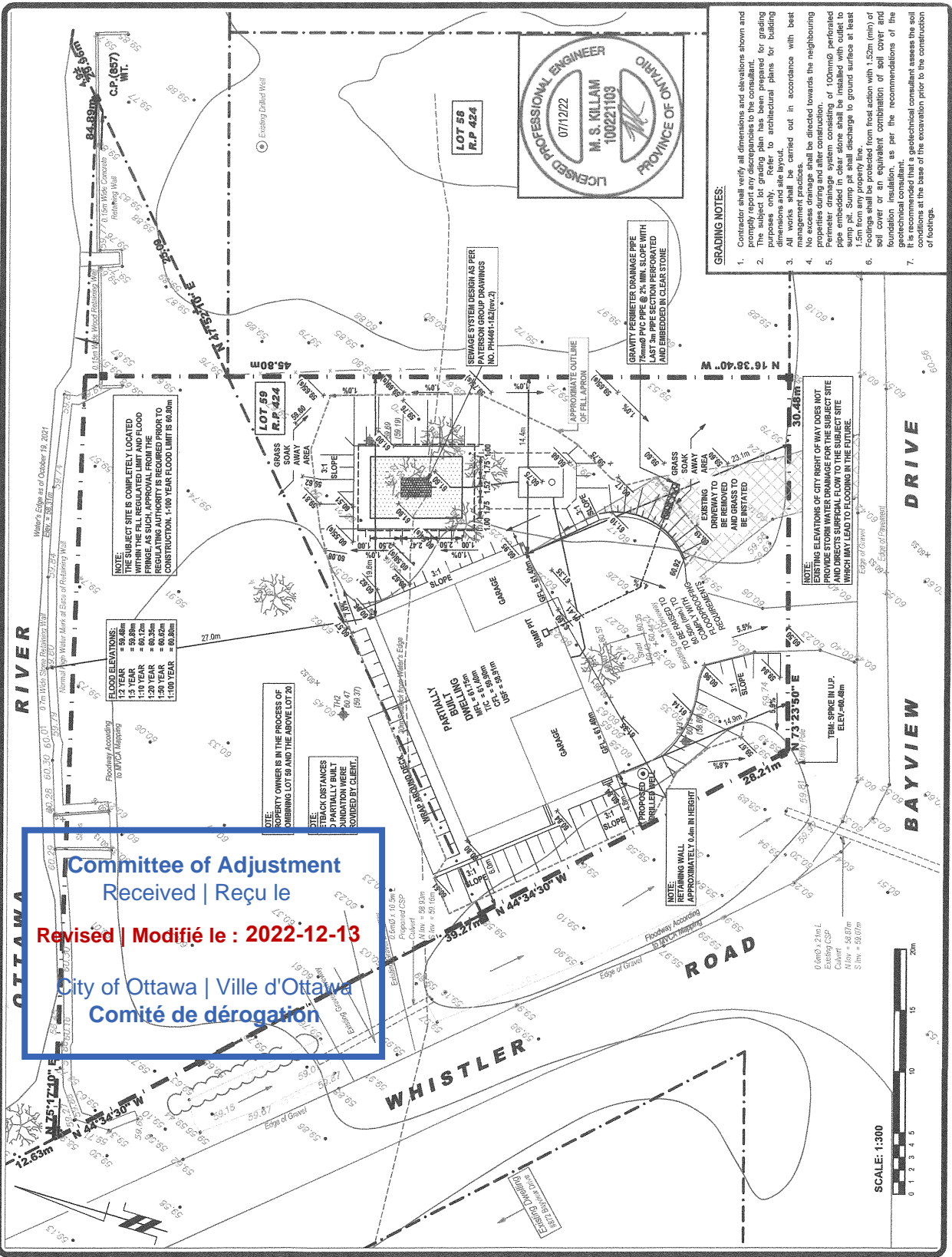
Date: 12/2022

Drawn by: KB

Checked by: MK

Drawing No.: PH4461-3 (rev.1)

Project location: C:\Users\pater\OneDrive\Documents\Projects\PH4461-3\PH4461-3.dwg
 Date: 12/20/2022 10:58:15 AM



LEGEND:

- Test Hole Location
- Existing Ground Surface Elev. (m)
- Proposed Ground Surface Elev. (m)
- Proposed Subgrade Elev. (m)
- Groundwater Elevation
- Main Floor Level
- Crawl Space Floor Level
- Top of Foundation Wall
- Garage Floor Level
- USF
- Surficial Flow Direction
- Final Grading: 2%/Min., 7% Max. or Terrace Grade 3H:1V Max.
- Existing Structure
- Proposed Structure
- Existing Tree
- Floodway
- Water's Edge Setback
- Fill Apron
- BENCHMARK INFORMATION:**
- TBM: Spike in Utility Pole at South Corner of Lot 59
- Assumed Geodetic Elevation = 60.48m
- REFERENCE:**
- Base Plan and Topographic Information obtained from Registered Plan No. 424, dated November, 2021, by H.A. Ken Shipman Surveying Ltd.
- 07/12/22 Issued for Minor Variance 4
- 21/10/22 Issued for MICA Permit Application 3
- 28/07/22 Issued for Septic Permit 2
- 07/06/22 New House Orientation 1
- 29/04/22 Issued for Client Review 0
- DESCRIPTION
- REVISION

PATERSON GROUP
PATERSON GROUP
405 AVENUE DAVENPORT
SUITE 101, RICHMOND HILL, ONTARIO L4B 2V8

MARCO RUSHTON

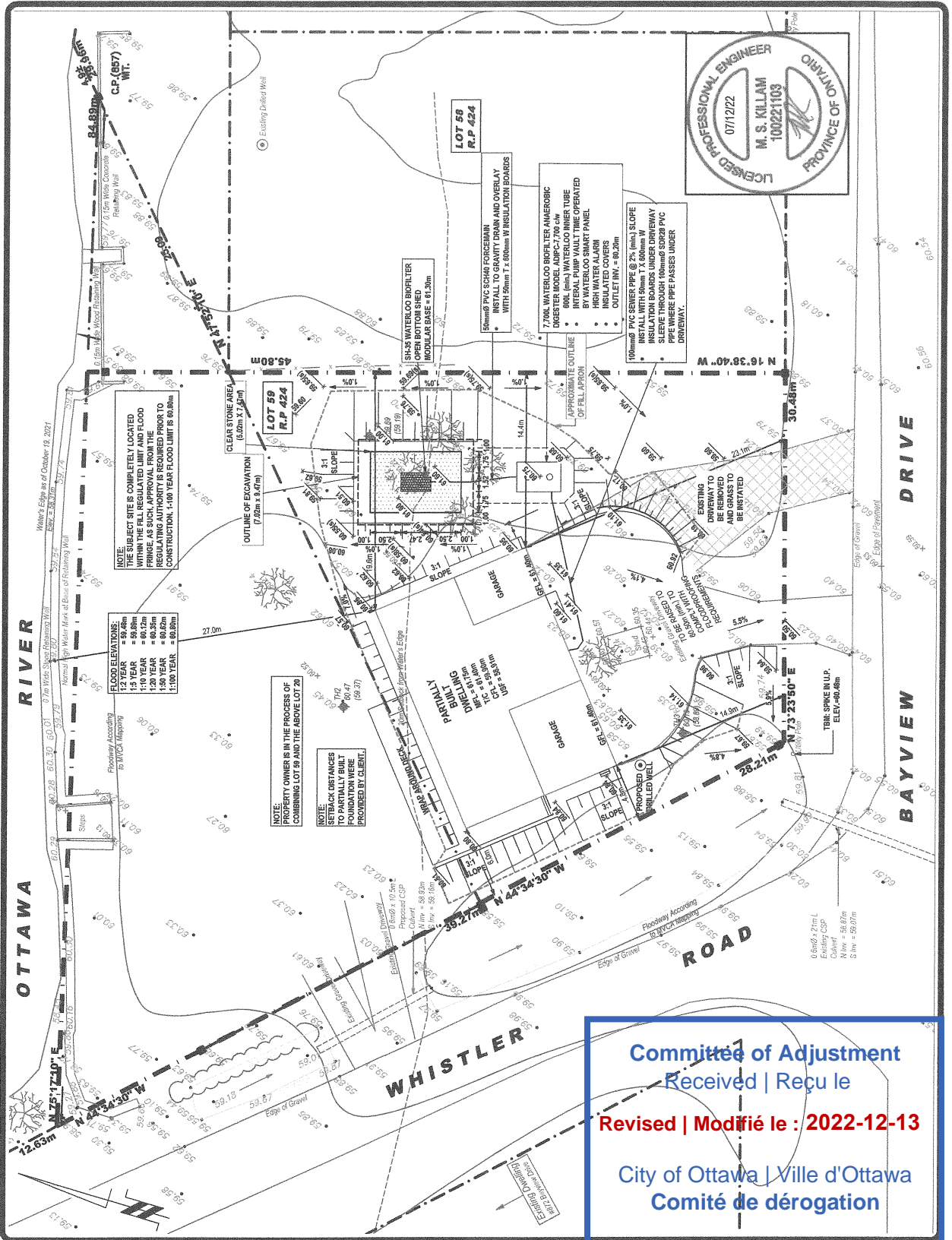
PROJECT:
PROPOSED SINGLE FAMILY DWELLING
880 BAYVIEW DRIVE
OTTAWA (WOODLAWN), ONTARIO

DRAWING:
SEWAGE SYSTEM LAYOUT PLAN

Scale: 1:300
Drawn by: KB
Date: 12/2022
Checked by: HV

Drawing No.: **PH4461-1 (rev.4)**

Professional Drawing by Technology (PH4461-1) & PH4461-1 - marco.rushton@patersongroup.com
(905) 880-8800 bayview-drawings.com 2022 PH4461-1 (rev. 4) (1/4)



October 27, 2022

To whom it may concern:

Re: 860 Bayview Dr., Ottawa, Ontario

We are writing to confirm that the registration of the Application to Consolidate has now been certified, upon which certification the Land Parcels described below have been merged successfully:

PIN: 04581 - 0057LT
Description: LT 59, PL 424; CITY OF OTTAWA
Address: 866 BAYVIEW DR - WOODLAWN

PIN: 04581 - 0303LT
Description: PT LT 20 CON 5 TORBOLTON AS IN TO8828;
S/T TO8828; CITY OF OTTAWA
Address: 868 BAYVIEW DR - WOODLAWN

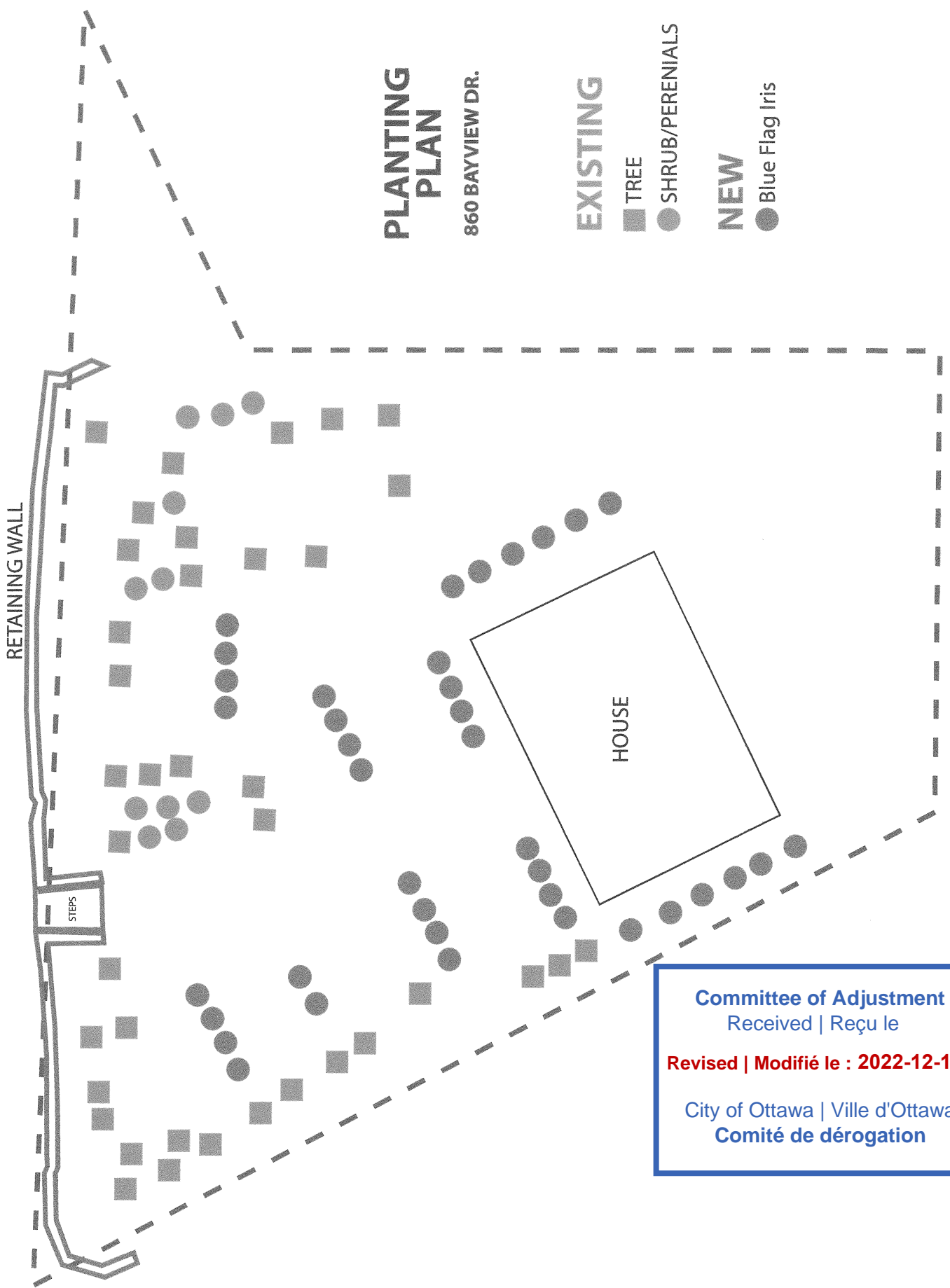
I have been asked to provide an opinion that the Land Parcels cannot be sold separately. I confirm that it is my opinion that they cannot be sold separately. Further, Planning Act approval would be required if indeed a severance of the Land Parcels would in the future ever be desired.

Enclosed is a copy of the Application to Consolidate that has been filed in furtherance of same.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Jpmcavoy', written in a cursive style.

Jeffrey Paul McAvoy
JP/cd
Encl.



PLANTING PLAN

860 BAYVIEW DR.

EXISTING

■ TREE

● SHRUB/PERENNIALS

NEW

● Blue Flag Iris

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2022-12-13

City of Ottawa | Ville d'Ottawa
Comité de dérogation