

Committee of Adjustment  
Received | Reçu le

2023-02-06

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

AREA (Sq.m.)	SCHEDULE		
	PART	LOT	PLAN
379.4	1	PART OF 27	301137
473.9	2		

PLAN OF SURVEY OF  
**PART OF LOT 27**  
**REGISTERED PLAN 301137**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150  
The intended plot size of the plan is 914.4 mm in width by 609.6 mm in height when plotted at a scale of 1:150.

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

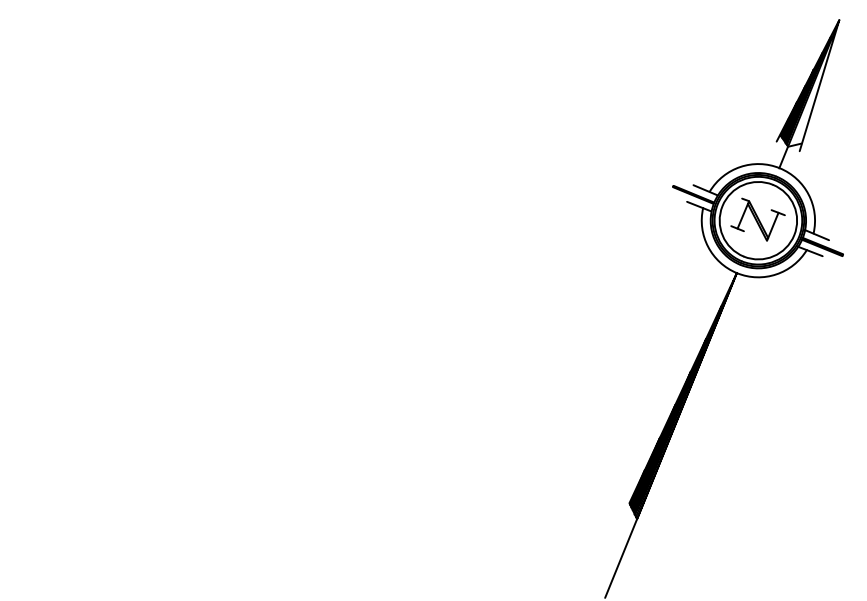
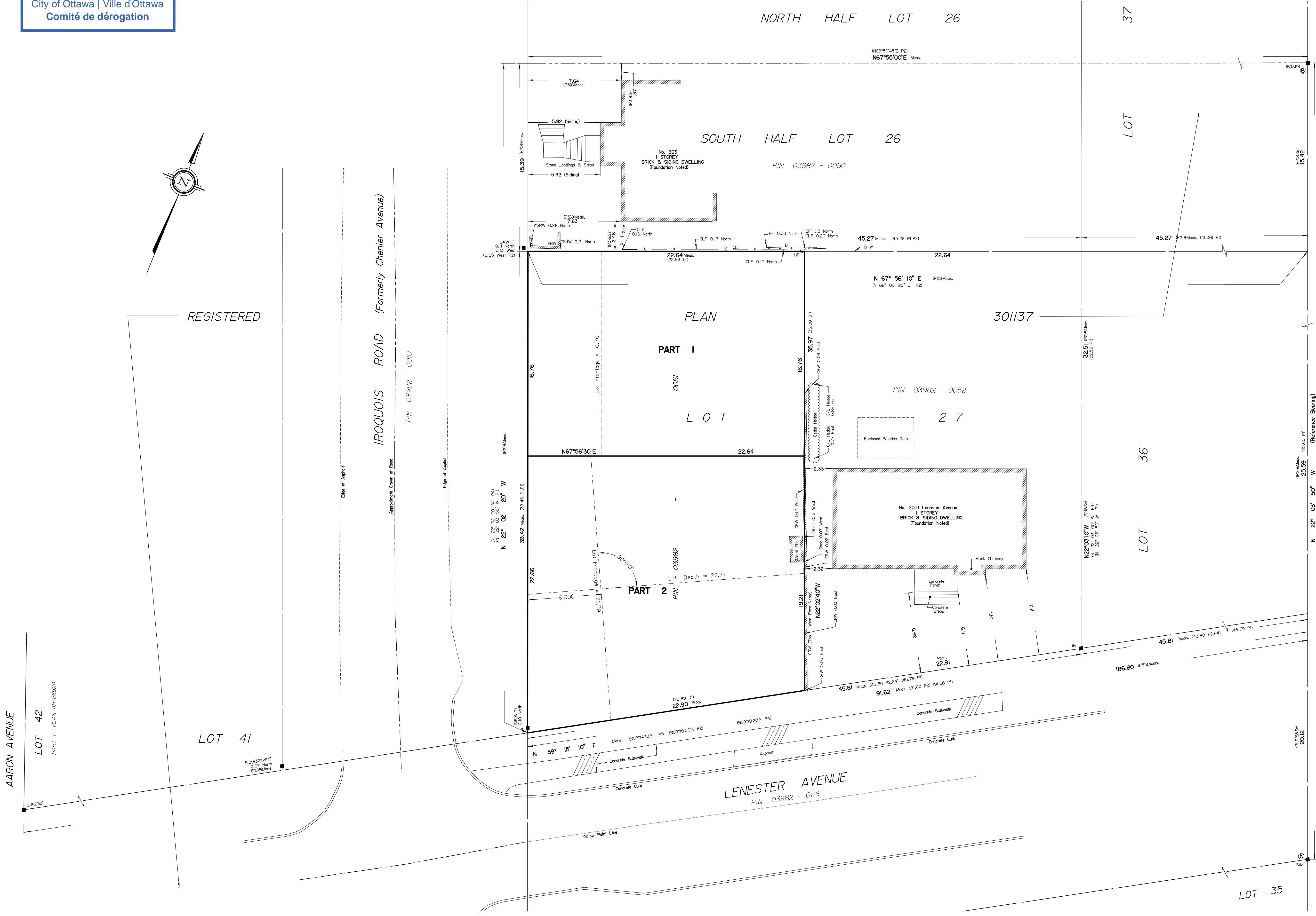
Surveyor's Certificate  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the \_\_\_ day of \_\_\_\_\_ 2022.

Date \_\_\_\_\_  
E. H. Herweyer  
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-31776

- Notes & Legend
- | Denotes |                                  |
|---------|----------------------------------|
| □       | Survey Monument Planted          |
| ■       | Survey Monument Found            |
| SIB     | Standard Iron Bar                |
| SSIB    | Short Standard Iron Bar          |
| IB      | Iron Bar                         |
| IB#     | Round Iron Bar                   |
| CC      | Cut Cross                        |
| CP      | Concrete Pin                     |
| (WIT)   | Witness                          |
| Meas.   | Measured                         |
| Prop.   | Proportioned                     |
| (AOG)   | Annis, O'Sullivan, Vollebek Ltd. |
| (P1)    | Registered Plan 301137           |
| (P2)    | (1473) Plan June 14, 2001        |
| (P3)    | (847) Plan March 24, 1975        |
| (P4)    | (AOG) Plan June 22, 2013         |
| (P5)    | (OTT) Field Records June 1958    |
| (DI)    | Inst. CR322512                   |
| ow      | Overhead Wires                   |
| BF      | Board Fence                      |
| CLF     | Chain Link Fence                 |
| SRW     | Stone Retaining Wall             |
| WRW     | Wooden Retaining Wall            |
| CRW     | Concrete Retaining Wall          |
| Fdn.    | Foundation                       |
| C/L     | Centreline                       |
| o up    | Utility Pole                     |

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999x.  
Bearings are grid, derived from the westerly limit of Kingsmere Avenue shown to be N22°03'50"W on Plan 4R-31038 and are referenced to MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
For bearing comparisons, a rotation of 0°30'50" counter-clockwise was applied to bearings on plan P1, P2.  
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.  
. 01919680005 Northing 5027191.26 Easting 361496.76  
. 01919750705 Northing 5016816.93 Easting 360806.84  
. Point A Northing 5025757.28 Easting 362409.09  
. Point B Northing 5025813.93 Easting 362386.13  
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



AARON AVENUE  
LOT 42  
PART 1 PLAN 4R-2082/4

LOT 41

IROQUOIS ROAD (Formerly Chenier Avenue)

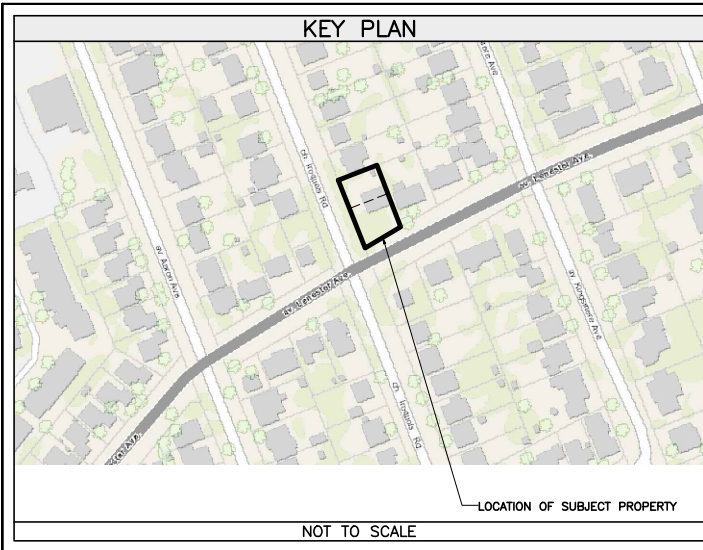
LENESTER AVENUE  
PIN 03982 - 016

LOT 37

LOT 36

LOT 35

KINGSMERE AVENUE  
(Formerly Achbar Avenue)



**PROJECT INFORMATION**

ADDRESS	871 IROQUOIS ROAD OTTAWA, ON. K2A 3N3
LEGAL DESCRIPTION	PART OF LOT 27 REGISTERED PLAN 301137 PIN: 03982-0051 CITY OF OTTAWA
ZONING	ZONING BYLAW 2008-250   R10 SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

**DEVELOPMENT STANDARDS**

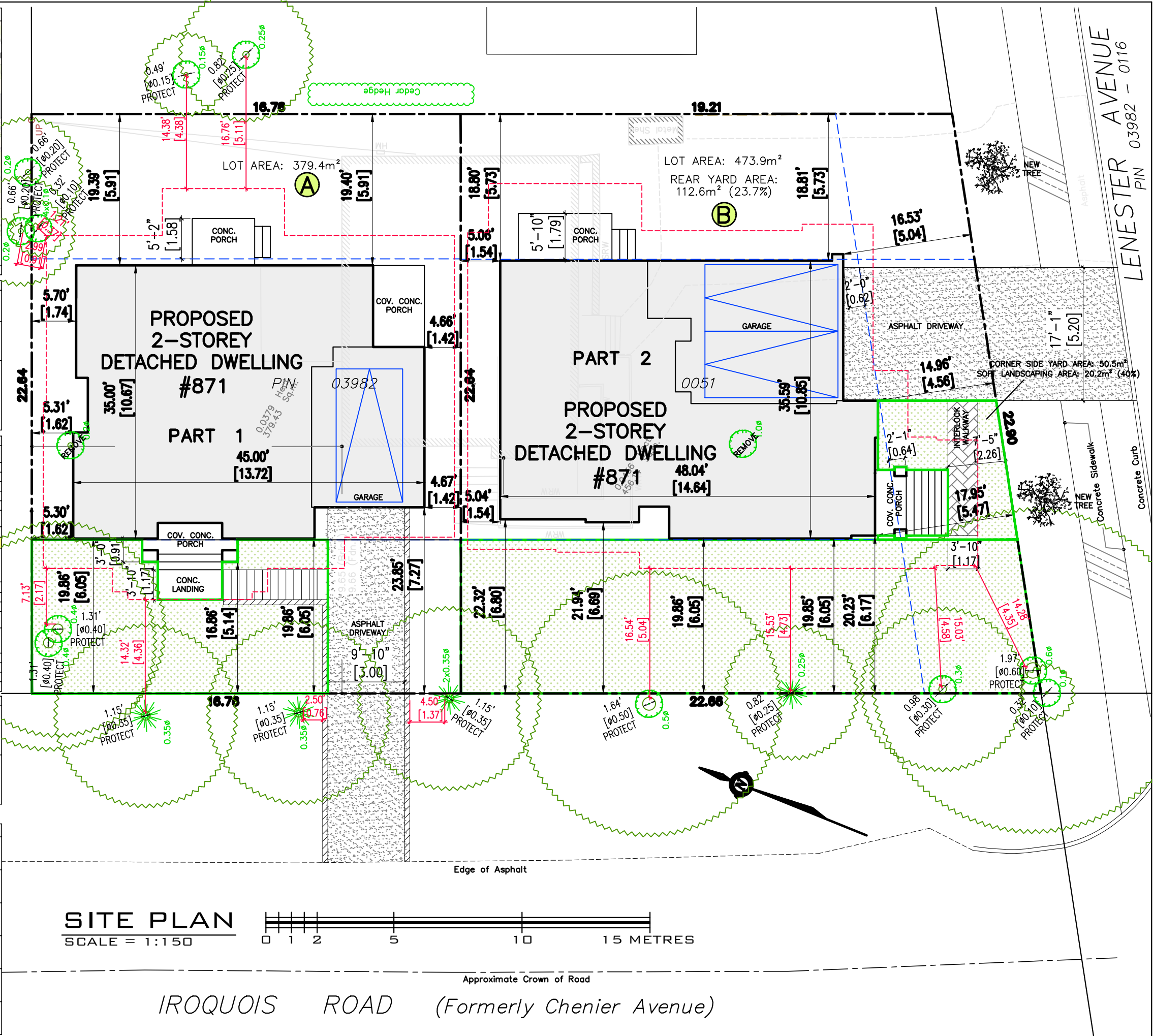
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PART 1	PROVIDED PART 2
MIN. LOT WIDTH	15.0m	16.76m	20.93m
LOT DEPTH		22.63m	22.71m
MIN. LOT AREA	450m <sup>2</sup>	379.4m <sup>2</sup>	473.9m <sup>2</sup>
MAX. BUILDING HEIGHT	8m	7.52m	7.70m
MIN. FRONT YARD SETBACK	6m	6.05m	6.05m
MIN. CORNER YARD SETBACK	4.5m	N/A	4.56m
MIN. REAR YARD SETBACK	25%	26.1% (5.91m)	25.2% (5.73m)
MIN. REAR YARD AREA	25%	26.1% (99.1m <sup>2</sup> )	23.7% (112.6m <sup>2</sup> )
MIN. INTERIOR YARD SETBACK	TOTAL IS 3m WITH ONE YARD, NO LESS THAN 1.2m	1.62m + 1.42m = 3.04m	1.32m + 4.56m = 5.88m
MAX. LOT COVERAGE	N/A	34.60%	31.20%
PERMITTED PROJECTION	2.0m	1.58m	1.79m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	62.1%	100%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	40%	N/A	40%
MAXIMUM DRIVEWAY WIDTH	5.5m DOUBLE	3.15m	4.88m

**MINOR VARIANCES REQUESTED**

PART 1	A) To permit a reduced lot area of 379.4 square metres, whereas the By-law requires a minimum lot area of 450 square metres. [Table 156A]
PART 2	B) To permit a reduced rear yard area of 23% of the lot area (109 square metres), whereas the By-law requires a minimum rear yard area of 25% of the lot area (118.5 square metres). [Table 156A]

**LEGEND**

PROPOSED BUILDING	[Grey Box]	SOFT LANDSCAPING AREA	[Green Box]
DRIVEWAY	[Stippled Box]	LINE OF REQUIRED SETBACK	[Blue Dashed Line]
WALKWAY	[Hatched Box]	OVERHEAD WIRES	[OHW Line]
SOD	[Green Box]	EXISTING TO BE DEMOLISHED	[Red Dashed Line]
OTHER INTERLOCKING	[Patterned Box]	EXCAVATION OFFSET	[Red Dashed Line]
PERMEABLE PAVERS	[Patterned Box]	FENCE	[Line]



**GENERAL NOTES:**

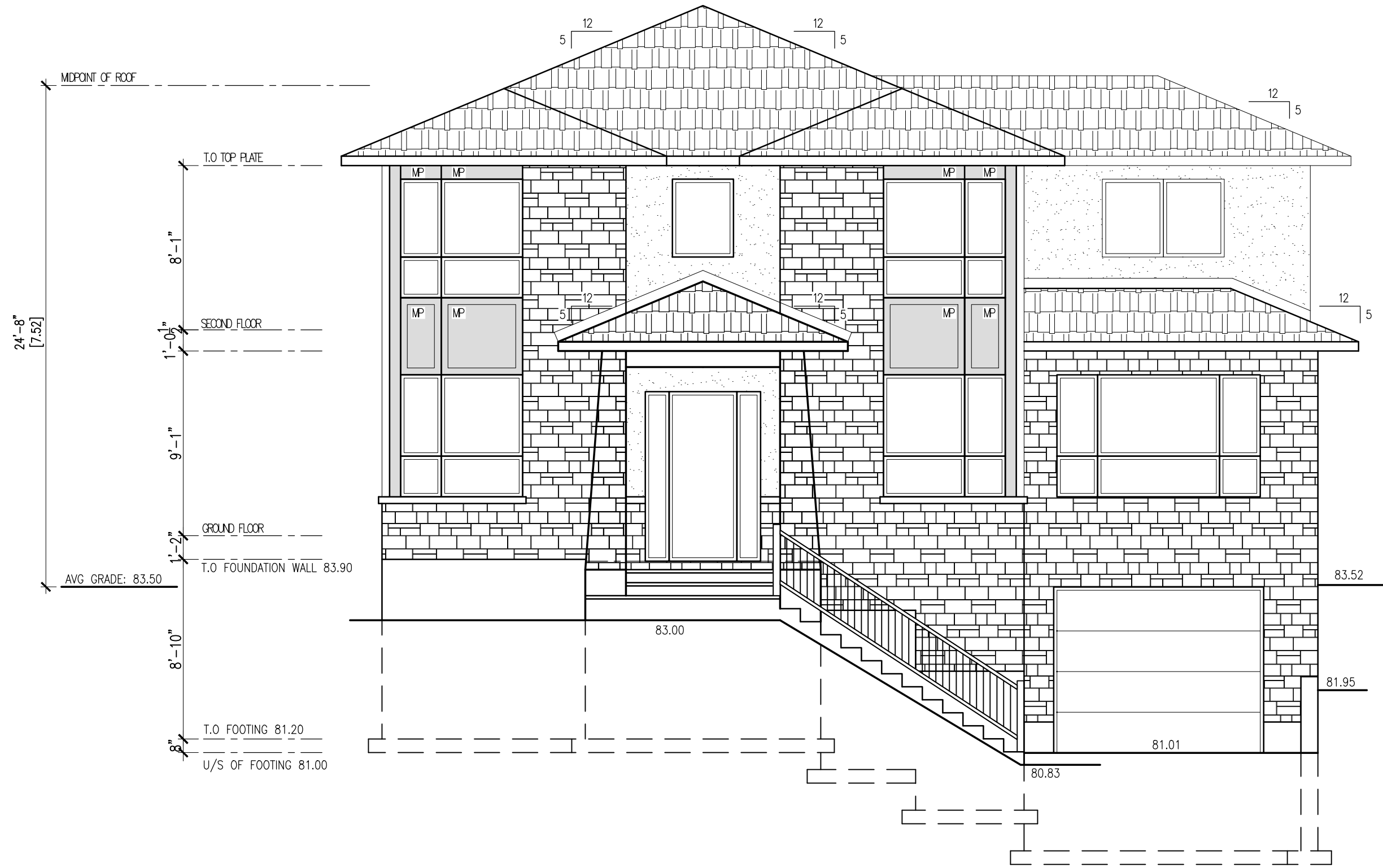
- THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE PROVIDED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
- DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

**JOB TITLE:**  
 871 IROQUOIS ROAD  
 PART 1 & 2  
 OTTAWA, ON.  
 PROPOSED 2-STORY  
 SINGLE FAMILY DWELLINGS

**SHEET TITLE:**  
 PROPOSED SITE PLAN  
 KEY PLAN  
 ZONING INFORMATION  
 MINOR VARIANCES REQUESTED

SCALE: AS SHOWN DWG NO.  
 DRAWN: A.G.  
 CHECKED: A.G.  
 DATE: DECEMBER 2022  
 PRINT DATE: S1.1



**FRONT ELEVATION - PART 1**  
SCALE: 3/16" = 1'-0"

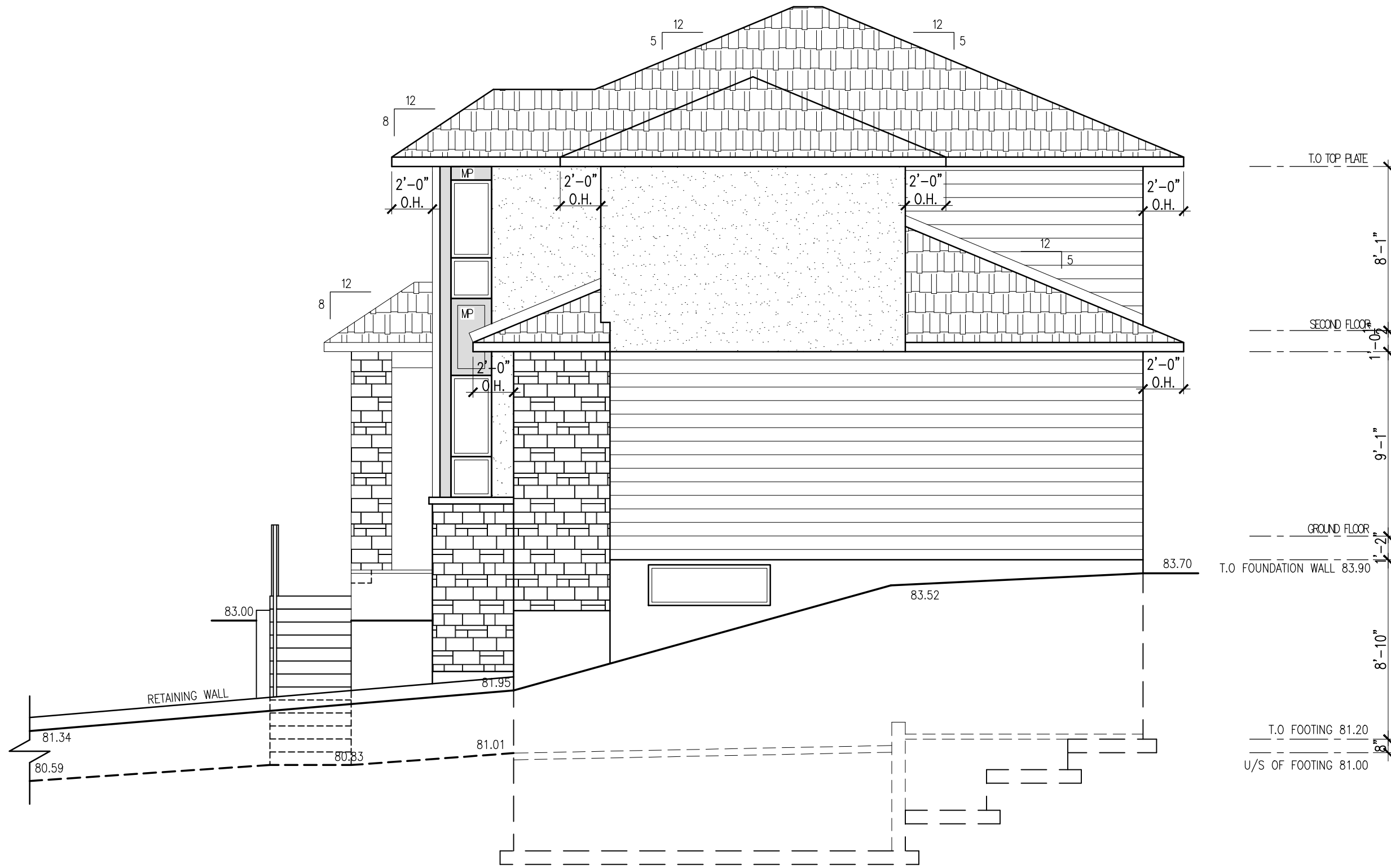
- GENERAL NOTES:**
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  4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	
	REVISIONS

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
871 IROQUOIS CITY OF OTTAWA

SHEET TITLE:  
FRONT ELEVATION PART 1

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	
CHECKED:	<b>A1.8</b>
DATE: DECEMBER 2022	
PRINT DATE:	



**RIGHT SIDE ELEVATION - PART 1**  
SCALE: 3/16" = 1'-0"

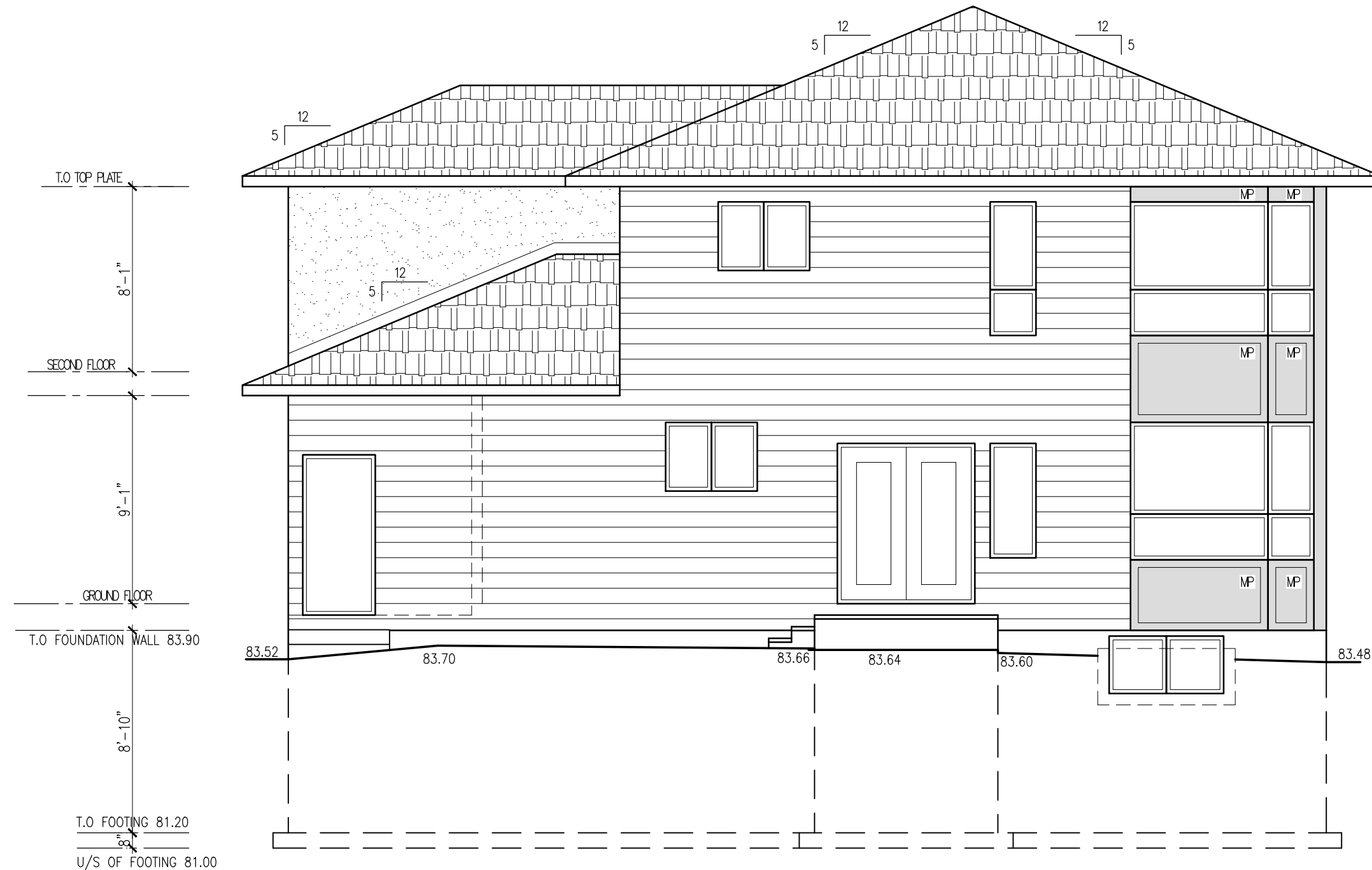
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  4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	REVISIONS

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
871 IROQUOIS CITY OF OTTAWA

SHEET TITLE:  
RIGHT SIDE ELEVATION PART 1

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	<b>A2.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



**REAR ELEVATION - PART 1**  
SCALE: 3/16" = 1'-0"

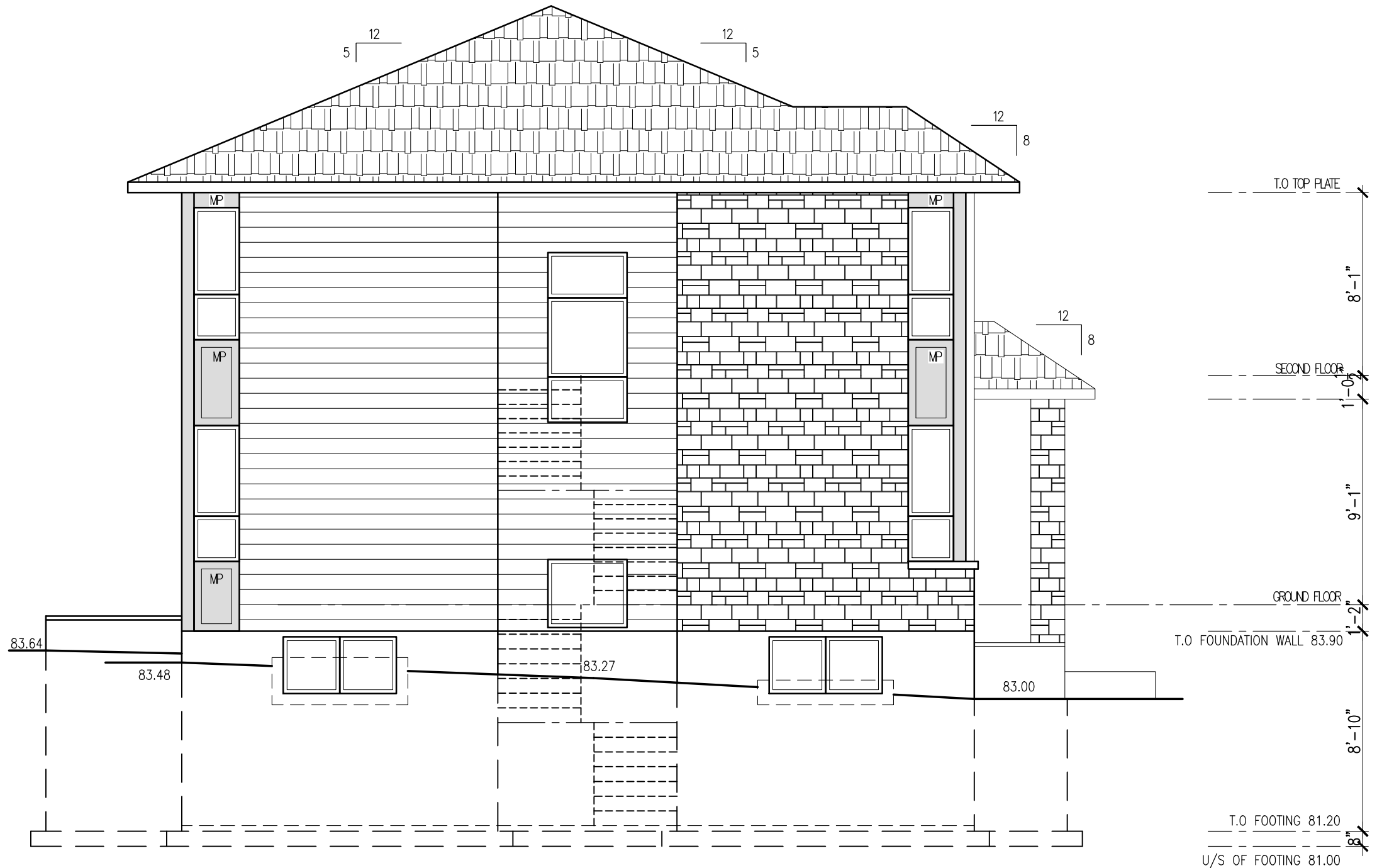
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NO.	DESCRIPTION & DATE

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
871 IROQUOIS  
CITY OF OTTAWA

SHEET TITLE:  
REAR ELEVATION  
PART 1

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A3.8
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



**LEFT SIDE ELEVATION - PART 1**

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

**GENERAL NOTES:**

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4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:  
**PROPOSED TWO STOREY DWELLING**  
871 IROQUOIS  
CITY OF OTTAWA

SHEET TITLE:  
**LEFT SIDE ELEVATION PART 1**

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A4.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



**FRONT ELEVATION - PART 2**  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

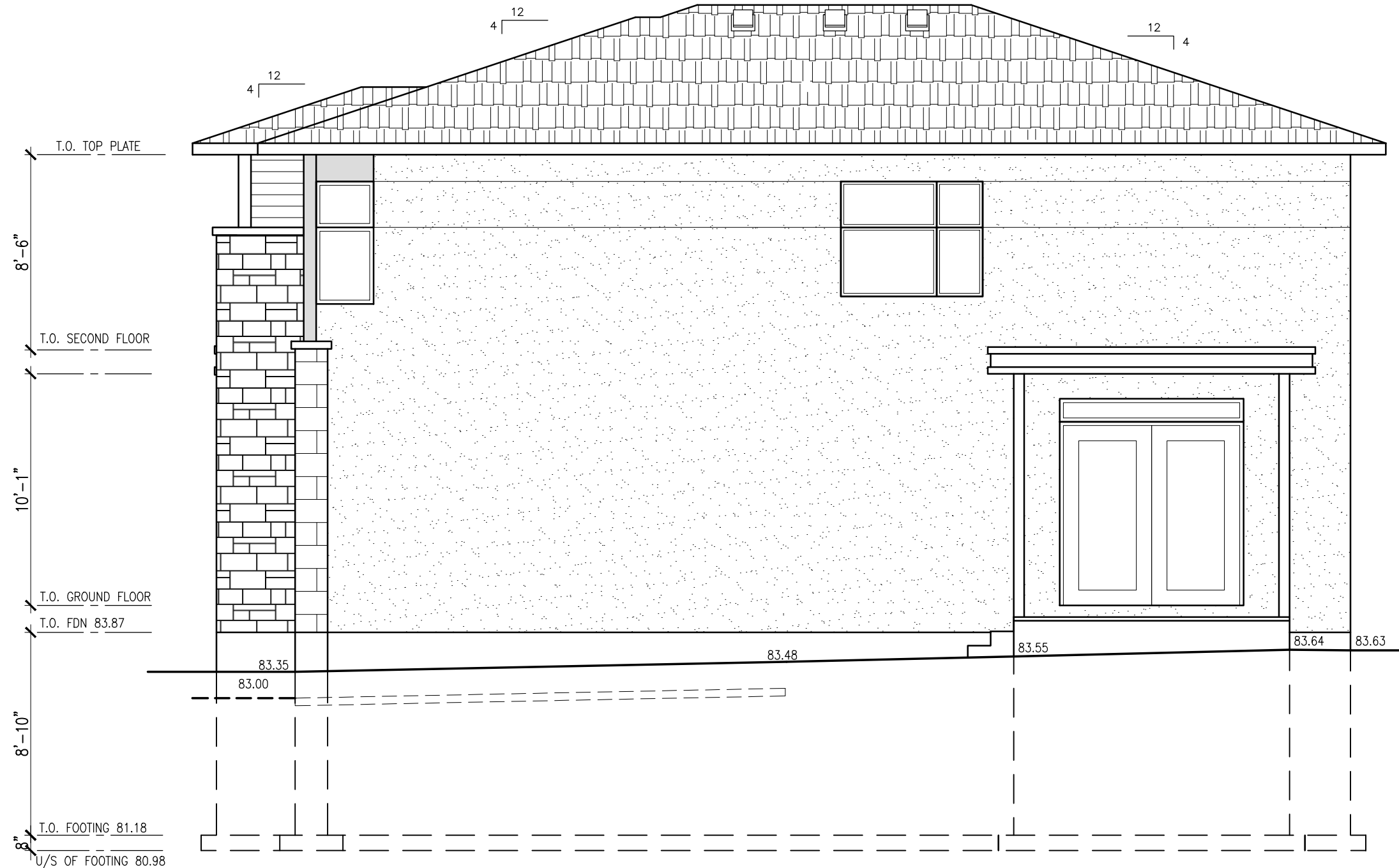
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NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
871 IROQUOIS CITY OF OTTAWA

SHEET TITLE:  
FRONT ELEVATION PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A5.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



**RIGHT SIDE ELEVATION - PART 2**  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

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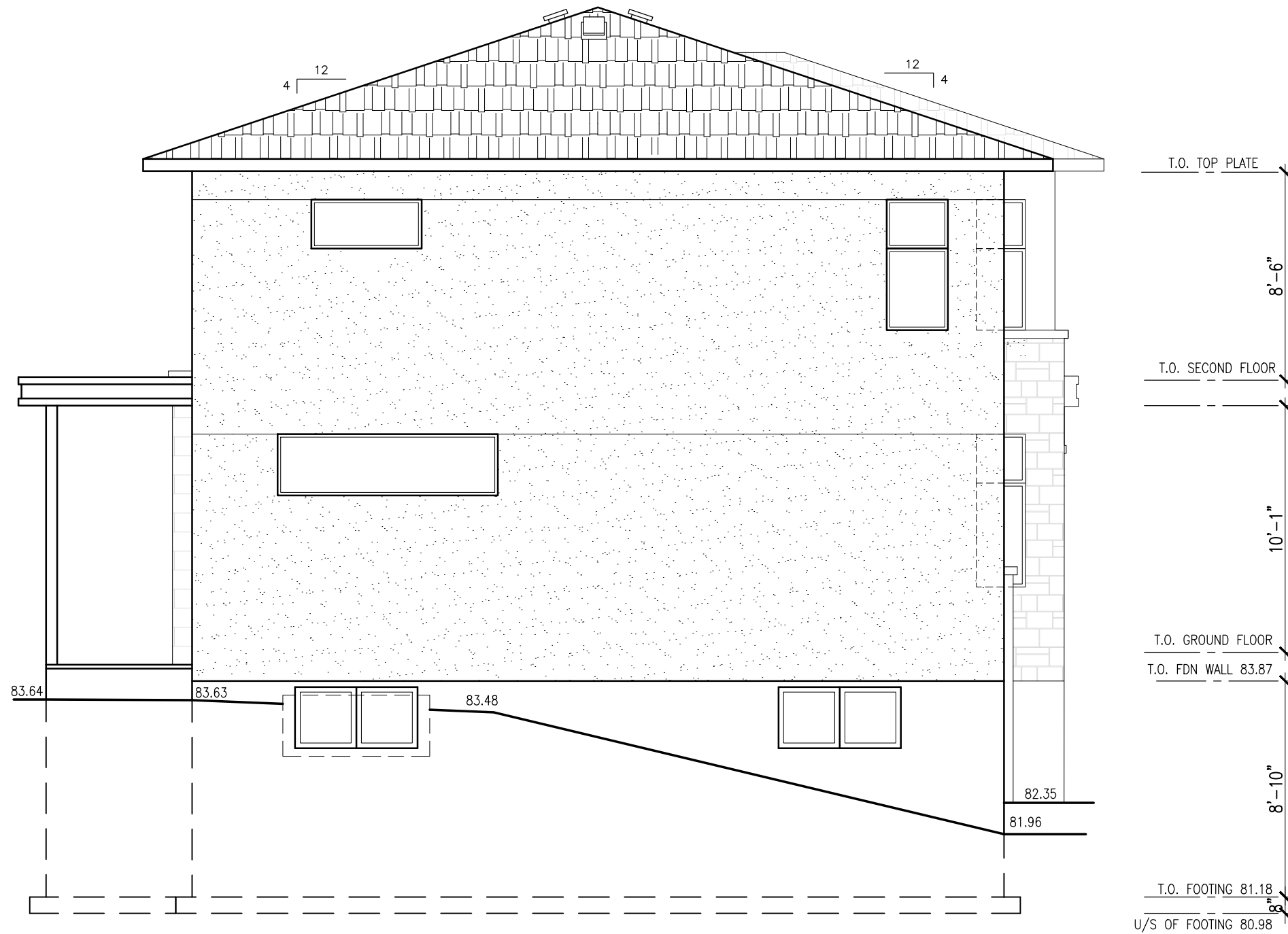
NO.	DESCRIPTION & DATE
1	
	REVISIONS

JOB TITLE:  
PROPOSED TWO STOREY DWELLING  
871 IROQUOIS  
CITY OF OTTAWA

SHEET TITLE:  
RIGHT SIDE ELEVATION  
PART 2

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	
CHECKED:	<b>A6.8</b>
DATE: DECEMBER 2022	
PRINT DATE:	





**REAR ELEVATION - PART 2**

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

**GENERAL NOTES:**

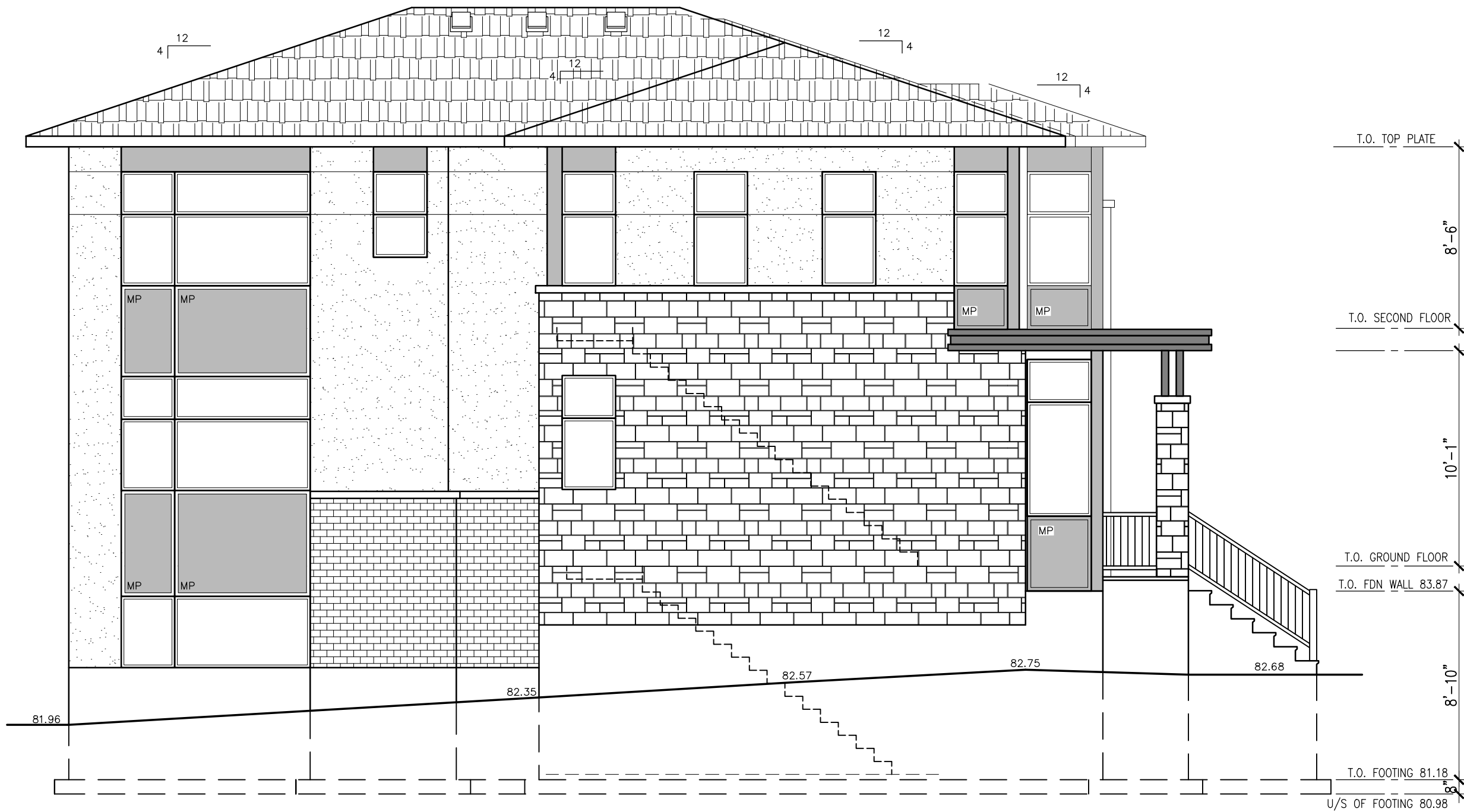
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NO.	DESCRIPTION & DATE

JOB TITLE:  
**PROPOSED TWO STOREY DWELLING**  
871 IROQUOIS  
CITY OF OTTAWA

SHEET TITLE:  
**REAR ELEVATION PART 2**

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	<b>A7.8</b>
CHECKED:	
DATE: DECEMBER 2022	
PRINT DATE:	



**LEFT SIDE ELEVATION - PART 2**  
SCALE: 3/16" = 1'-0"

- GENERAL NOTES:**
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NO.	DESCRIPTION & DATE
1	

JOB TITLE:  
**PROPOSED TWO STOREY DWELLING**  
871 IROQUOIS  
CITY OF OTTAWA

SHEET TITLE:  
**LEFT SIDE ELEVATION PART 2**

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	
CHECKED:	<b>A8.8</b>
DATE: DECEMBER 2022	
PRINT DATE:	