

METRIC  
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

TOPOGRAPHIC SURVEY OF  
PART OF LOT 33  
REGISTERED PLAN 83  
CITY OF OTTAWA

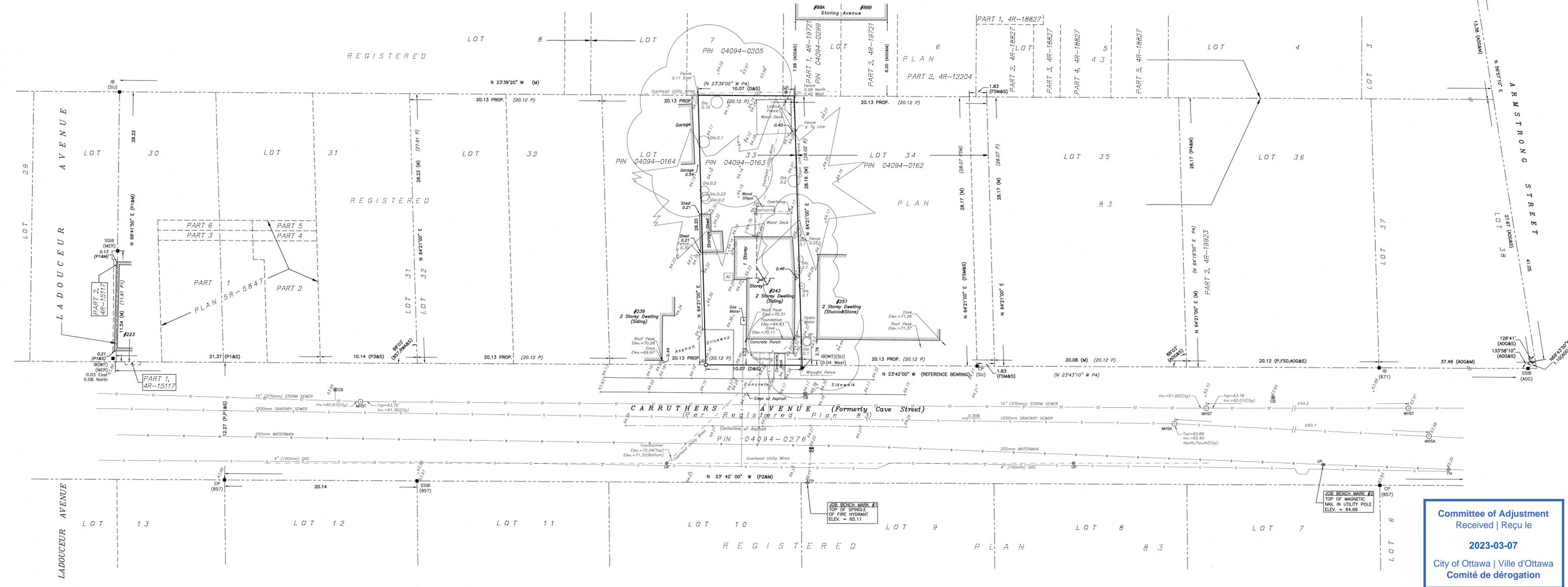
SCALE 1 : 150  
0 1 2 5 10 15 metres  
FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

- ELEVATION NOTES**
- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (GVD2022).
  - ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
  - IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

- UTILITY NOTES**
- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
  - UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:  
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
  - BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

**NOTES**  
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EASTERLY LIMIT OF CARRUTHERS AVENUE AS SHOWN ON A PLAN SR-5847 HAVING A BEARING OF N 23°42'00" W.

- LEGEND**
- SURVEY MONUMENT SET
  - SURVEY MONUMENT FOUND
  - SIB — STANDARD IRON BAR
  - SSIB — SHORT STANDARD IRON BAR
  - CC — CUT CROSS
  - CP — CONCRETE PIN
  - (P) — REGISTERED PLAN 83
  - (P1) — PLAN 4R-15117
  - (P2) — PLAN 4R-28679
  - (P3) — PLAN SR-5847
  - (P4) — PLAN 4R-19923
  - (D) — DEED, INST. N480574
  - (M) — MEASURED
  - (S) — SET
  - (WIT) — WITNESS
  - PROP. — PROPORTIONED
  - DA — DIAMETER
  - PIN — PROPERTY IDENTIFIER NUMBER
  - (FSM) — FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S. (REF. 247-97)
  - (MER) — M.E. RENAUD, O.L.S.
  - (AOG) — ANNIS, O'SULLIVAN, VOLLEBECK LTD., O.L.S. (FILE 123-18, JOB 5148-DA, JOB 21170-20)
  - (857) — FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 9-83)
  - (RWA)(725) — R. W. ARNETT, O.L.S. (REF. 12-83C, 4-83c)
  - (671) — F.H. GOOCH, O.L.S.
  - (FSD) — FARLEY, SMITH & DENNIS SURVEYING LTD., O.L.S. (REF. 123-18)
  - (SC) — STANTEC GEOMATICS LTD., O.L.S. (REF. 6-83)
  - CB — CATCH BASIN
  - MH — MANHOLE
  - UP — UTILITY POLE
  - CT — CONFEROUS TREE
  - WT — WATER TREE
  - FW — FIRE HYDRANT
  - W — WATERMAIN
  - OH — OVERHEAD UTILITY WIRES
  - GM — GAS MAIN
  - ST — STORM SEWER
  - SS — SANITARY SEWER



Committee of Adjustment  
Received | Reçu le  
  
2023-03-07  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 28, 2022.

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-34782

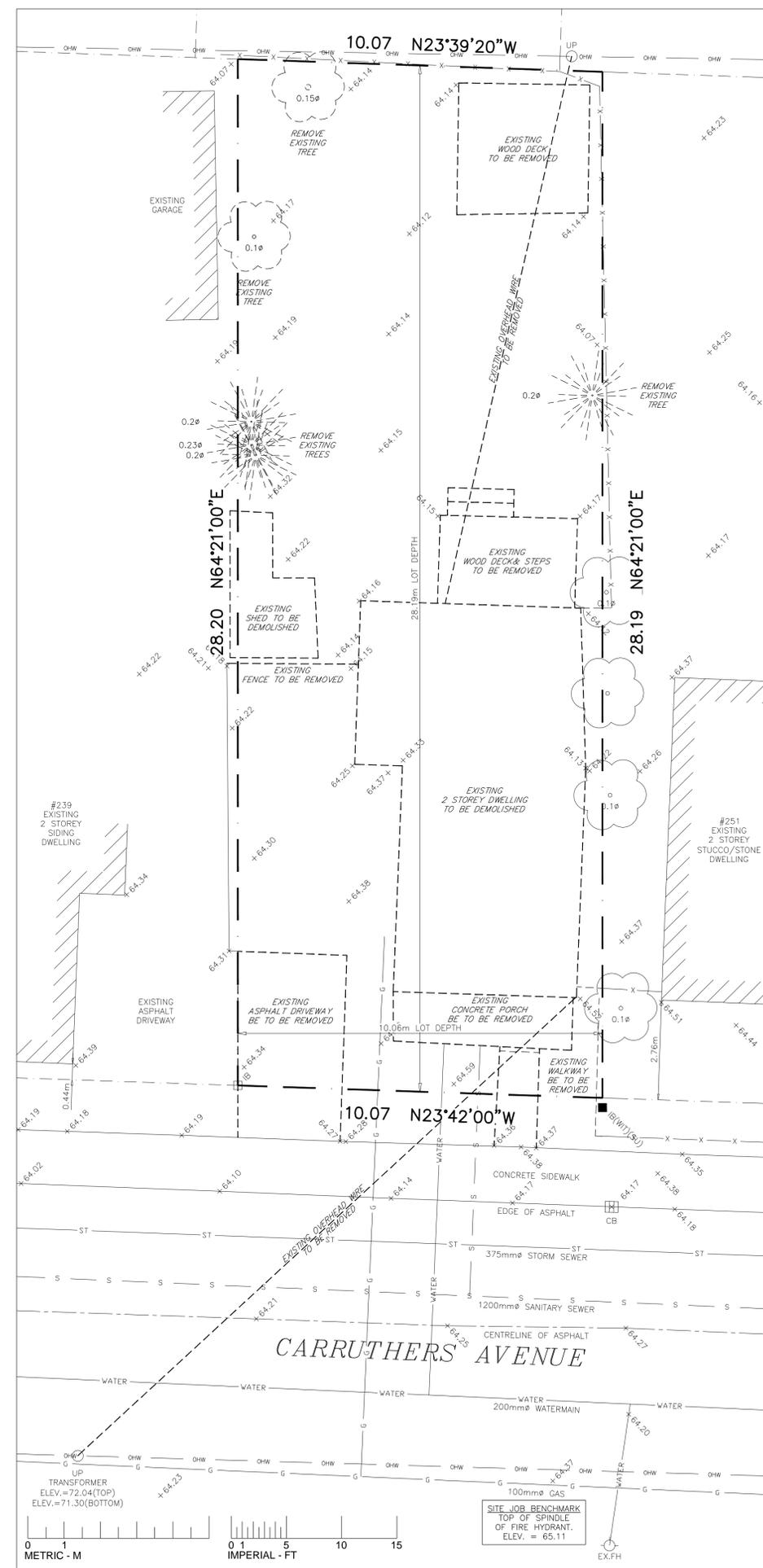
DATE: 2023/03/07

JOHN H. GUTHRIE  
ONTARIO LAND SURVEYOR

Job No. A C 2 2 8 0 0  
E 365243, N 5029670  
REFERENCE No. 19-83  
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FAIRHALL, MOFFATT & WOODLAND  
ONTOARIO LAND SURVEYORS  
Surveying and Land Information Services  
100-600 TERRY FOR DRIVE, KANATA, ONTARIO K2K 4K6  
TEL: (613) 591-2550 FAX: (613) 591-1495  
www.fairhall-moffatt-woodland.com

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LOCATION MAP  
SCALE: N.T.S.

LEGAL DESCRIPTION: PART OF LOT 33, REGISTERED PLAN No. 83, PIN 04094-0163, CITY OF OTTAWA.  
SURVEY PREPARED BY: FAIRHALL, MOFFATT & WOODLAND LTD., ONTARIO LAND SURVEYORS, DATED: 28 SEPTEMBER 2022.

248 CARRUTHERS AVENUE - TRIPLEX  
ZONING BY-LAW 2008-250  
R4UB  
SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT  
SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY  
SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

PERFORMANCE STANDARD	BY-LAW REQUIRED	PROVIDED	MINOR VARIANCE
STREETSCAPE CHARACTER ANALYSIS FRONT FACING GARAGE OR GARPORT	CHARACTER GROUP A NOT PERMITTED	NONE	
STREETSCAPE CHARACTER ANALYSIS DRIVEWAY PERMITTED	CHARACTER GROUP B SINGLE PERMITTED	SHARED OR SINGLE DRIVEWAY	
STREETSCAPE CHARACTER ANALYSIS PRINCIPAL ENTRY LOCATION	CHARACTER GROUP A FRONT FACADE ENTRY	FRONT FACADE ENTRY	
MINIMUM LOT DEPTH (LD)	NA	28.19 m	
MINIMUM LOT WIDTH	10.0 m	10.06 m	
MINIMUM LOT AREA (LA)	300.0 sq.m	289.9 sq.m	REQUIRED
MAXIMUM BUILDING HEIGHT (H)	11.0 m	10.37 m	
MINIMUM FRONT YARD SETBACK (F)	1.60 m	1.60 m	
MINIMUM FRONT YARD AREA (FYA)	NA	17.47 sq.m	
MIN. FRONT YARD LANDSCAPE AREA	3.49 sq.m (20% OF FYA)	11.98 sq.m (68.5% OF FYA)	
MINIMUM INTERIOR SIDE YARD SETBACK	1.20 m	1.20 m	
MINIMUM REAR YARD SETBACK	0.457 m (30% OF LD)	0.457 m (30% OF LD)	
MINIMUM REAR YARD AREA (v)	70.95 sq.m (25% OF LA)	42.91 sq.m (32.7% OF LA)	
MINIMUM TOTAL REAR YARD LANDSCAPE AREA	35.0 sq.m	34.60 sq.m	REQUIRED
MINIMUM (I) AGGREGATED RECTANGLE REAR YARD LANDSCAPE AREA	25.0 sq.m	16.98 sq.m	REQUIRED
MAXIMUM (I) AGGREGATED RECTANGLE REAR YARD LANDSCAPE AREA DIMENSIONS (v)	LONG SIDE (L) < 2x SHORTER SIDE	LONG SIDE 1.95x SHORTER SIDE	
MINIMUM FRONT FACADE AREA (FFA)	NA	64.07 sq.m	
MINIMUM FRONT FACADE GLAZING AREA	17.27 sq.m (26% OF FFA)	24.08 sq.m (34.8% OF FFA)	
MINIMUM FRONT FACADE RECESSED AREA	13.81 sq.m (20% OF FFA)	20.83 sq.m (30.1% OF FFA)	
MINIMUM FRONT FACADE RECESS	0.60 m	0.91 m	
MINIMUM ACCESSORY SIDE LOT LINE SETBACK	0.60 m	0.97 m	
MINIMUM ACCESSORY REAR LOT LINE SETBACK	0.60 m	0.76 m	
MINIMUM ACCESSORY FLOOR AREA	2.0 sq.m	2.22 sq.m	
MINIMUM ACCESSORY TOTAL VOLUME	9.50 cu.m	4.07 cu.m	
PARKING SPACES PERMITTED	PERMITTED	2	
MAXIMUM DRIVEWAY WIDTH	3.0 m	3.0 m	

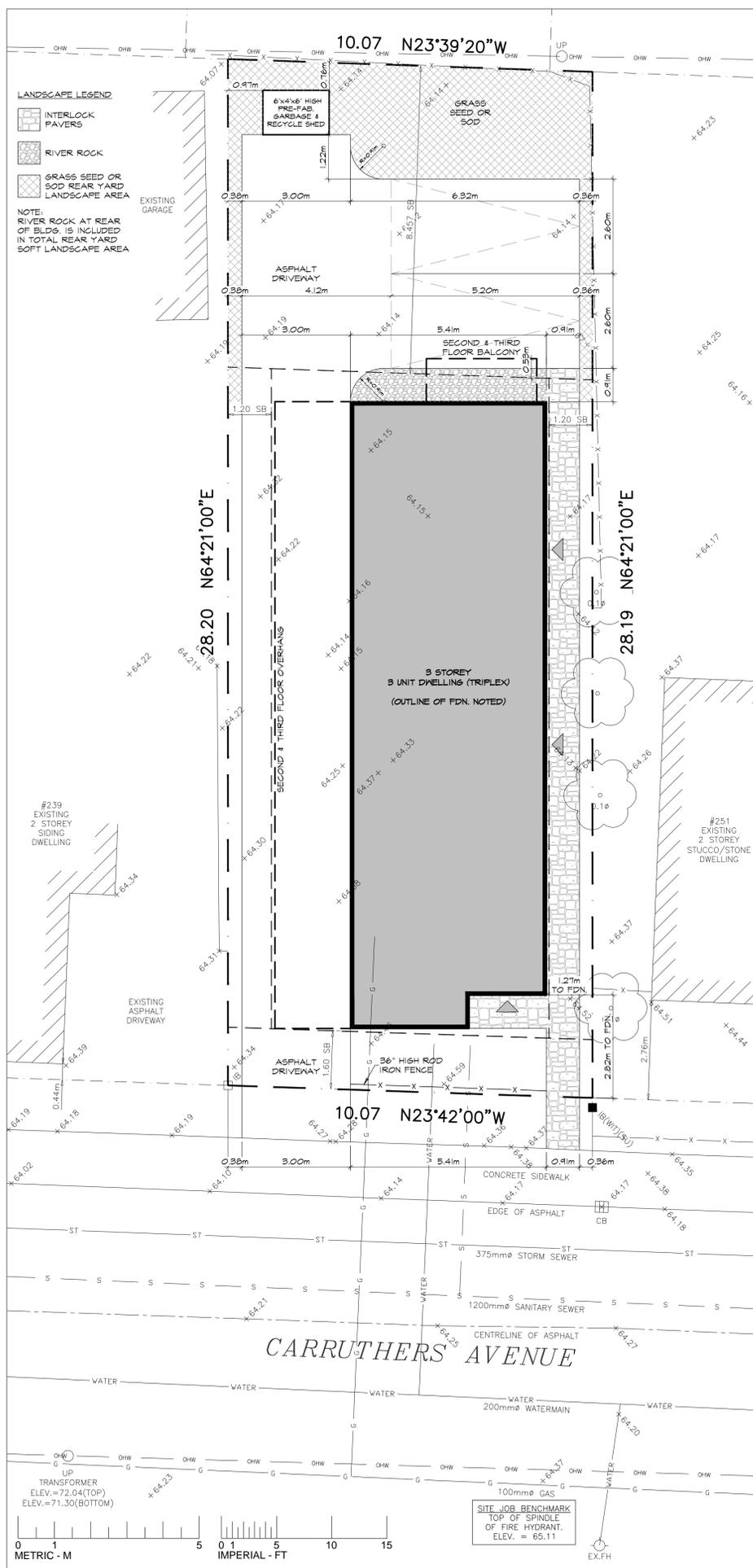
I BUILDING HEIGHT CALCULATED FROM THE EXISTING AVERAGE GRADE PRIOR TO ANY SITE ALTERATIONS.  
II FRONT YARD SETBACK IS THE AVERAGE OF THE ADJACENT LOTS EXISTING SETBACK, BUT NEED NOT EXCEED THE MIN. REQUIRED FOR SUBZONE.  
III REAR YARD LANDSCAPE RECTANGLE AREA DIMENSIONS - LONG SIDE = 5.71 m & SHORT SIDE = 2.95 m.

EXISTING AVERAGE GRADE CALCULATION - TO BE CONFIRMED BY SURVEYOR OR CIVIL

	LEFT	RIGHT	
FRONT EXISTING GRADE	64.33 m	64.48 m	
REAR EXISTING GRADE	64.20 m	64.04 m	64.21 m

248 CARRUTHERS AVENUE - BUILDING INFORMATION

FOOTPRINT		- 127.59 sq.m (1379.40 sq.ft)
FOUNDATION AREA	0/S FOUNDATION	- 41.22 sq.m (442.87 sq.ft)
GROUND FLOOR AREA	0/S CLADDING	- 42.37 sq.m (454.28 sq.ft)
GROUND FLOOR AREA	0/S FRAMING	- 86.10 sq.m (926.75 sq.ft)
GROUND FLOOR AREA	1/S FRAMING	- 74.98 sq.m (810.40 sq.ft)
SECOND FLOOR AREA	0/S CLADDING	- 125.92 sq.m (1365.44 sq.ft)
SECOND FLOOR AREA	0/S FRAMING	- 122.35 sq.m (1321.0 sq.ft)
SECOND FLOOR AREA	1/S FRAMING	- 115.64 sq.m (1244.74 sq.ft)
THIRD FLOOR AREA	0/S CLADDING	- 125.92 sq.m (1365.44 sq.ft)
THIRD FLOOR AREA	0/S FRAMING	- 122.35 sq.m (1321.0 sq.ft)
THIRD FLOOR AREA	1/S FRAMING	- 115.64 sq.m (1244.74 sq.ft)



**P<sup>2</sup> concepts**  
739 RIDGEWOOD AVE., UNIT 201  
OTTAWA, ONTARIO, K1V 6M8

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS.

Committee of Adjustment  
Received | Reçu le  
2023-03-07  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

NO.	REVISION	DATE
5	CLIENT REVIEW - REVISED PER CLIENT	2023.02.24
4	CLIENT REVIEW - REDUCED	2023.02.23
3	CLIENT REVIEW - REDUCED & SOG	2023.01.23
2	CLIENT PLANNER REVIEW	2023.01.03
1	CLIENT REVIEW	2022.12.13

SEAL: \_\_\_\_\_ NORTH: \_\_\_\_\_

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 design the work shown on the attached documents.

Qualification Information  
Required unless design is exempt under Div. C-3.2.5.1 of the building code

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ BCIN: \_\_\_\_\_  
Registration Information  
Required unless design is exempt under Div. C-3.2.4.1 of the building code

Firm: \_\_\_\_\_ Signature: \_\_\_\_\_ BCIN: \_\_\_\_\_

**CARRUTHERS TRIPLEX**  
243 CARRUTHERS AVENUE  
OTTAWA, ONTARIO, K1V 1N8

DRAWING:  
LOCATION MAP & SITE PLANS  
ZONING INFORMATION  
BUILDING INFORMATION

DATE: OCTOBER 2022 SHEET NO.:

SCALE: AS NOTED

DRAWN: PK

CHECKED: PR

JOB NO. 0491

**SP1**

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1 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

2 GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

3 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

4 THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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Firm: \_\_\_\_\_ Signature: \_\_\_\_\_ BCIN: \_\_\_\_\_

**CARRUTHERS TRIPLEX**  
243 CARRUTHERS AVENUE  
OTTAWA, ONTARIO, K1Y 1N8

DRAWING:  
FLOOR PLANS

DATE:	OCTOBER 2022	SHEET NO.:	
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PR		
JOB NO.	0491		

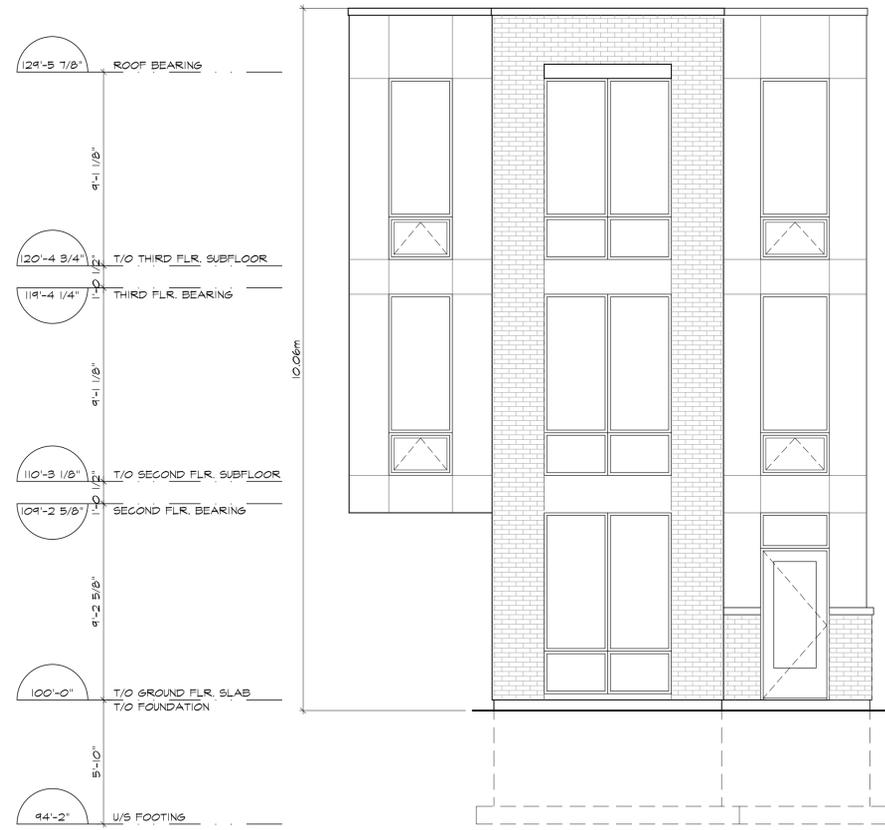
**MV1**

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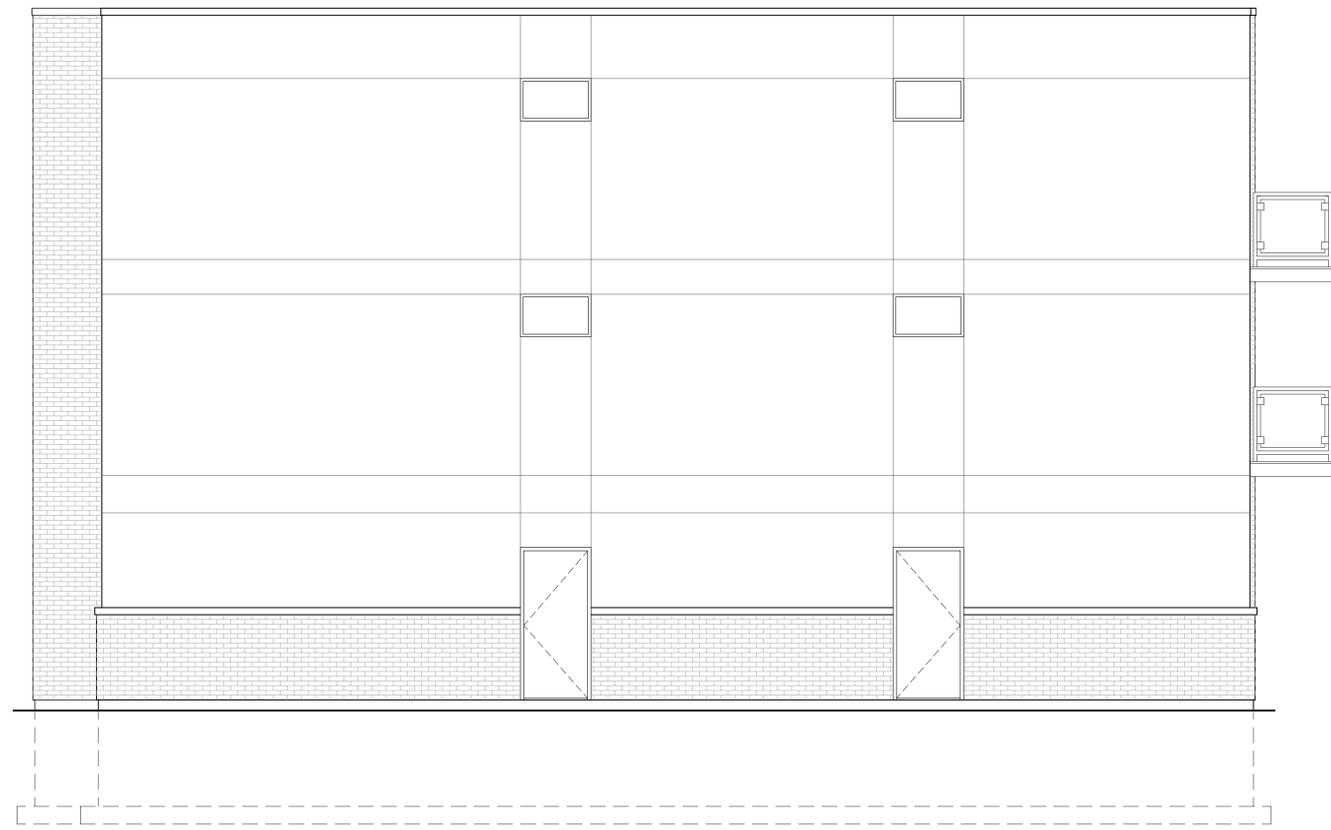
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1 FRONT (SOUTH-WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE (SOUTH-EAST) ELEVATION  
SCALE: 1/4" = 1'-0"

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Name \_\_\_\_\_ Signature \_\_\_\_\_ BCIN \_\_\_\_\_  
Registration Information  
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Firm \_\_\_\_\_ Signature \_\_\_\_\_ BCIN \_\_\_\_\_

**CARRUTHERS TRIPLEX**  
243 CARRUTHERS AVENUE  
OTTAWA, ONTARIO, K1Y 1N8

DRAWING:  
ELEVATIONS

DATE:	OCTOBER 2022	SHEET NO.:	
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PR		
JOB NO.	0491		

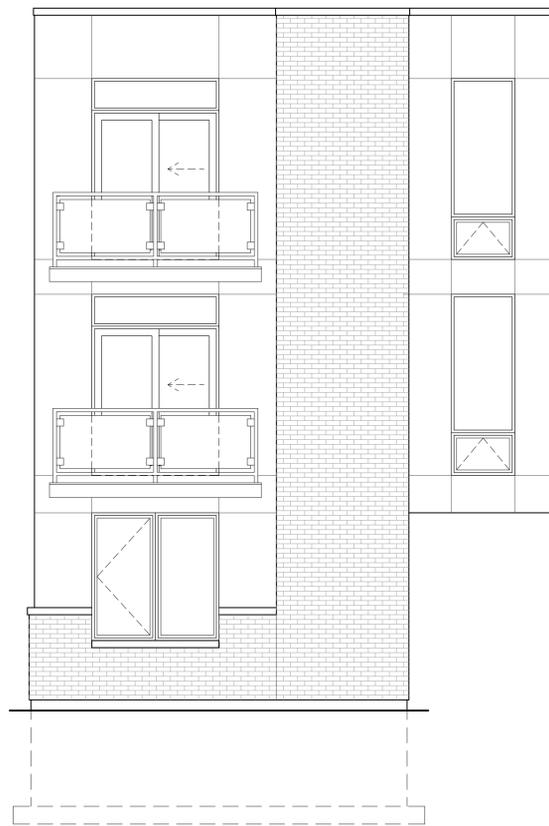
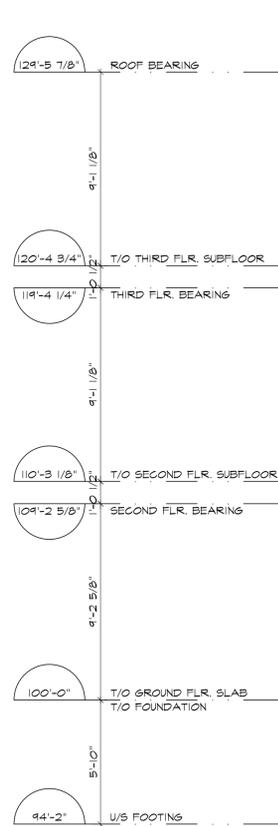
MV2

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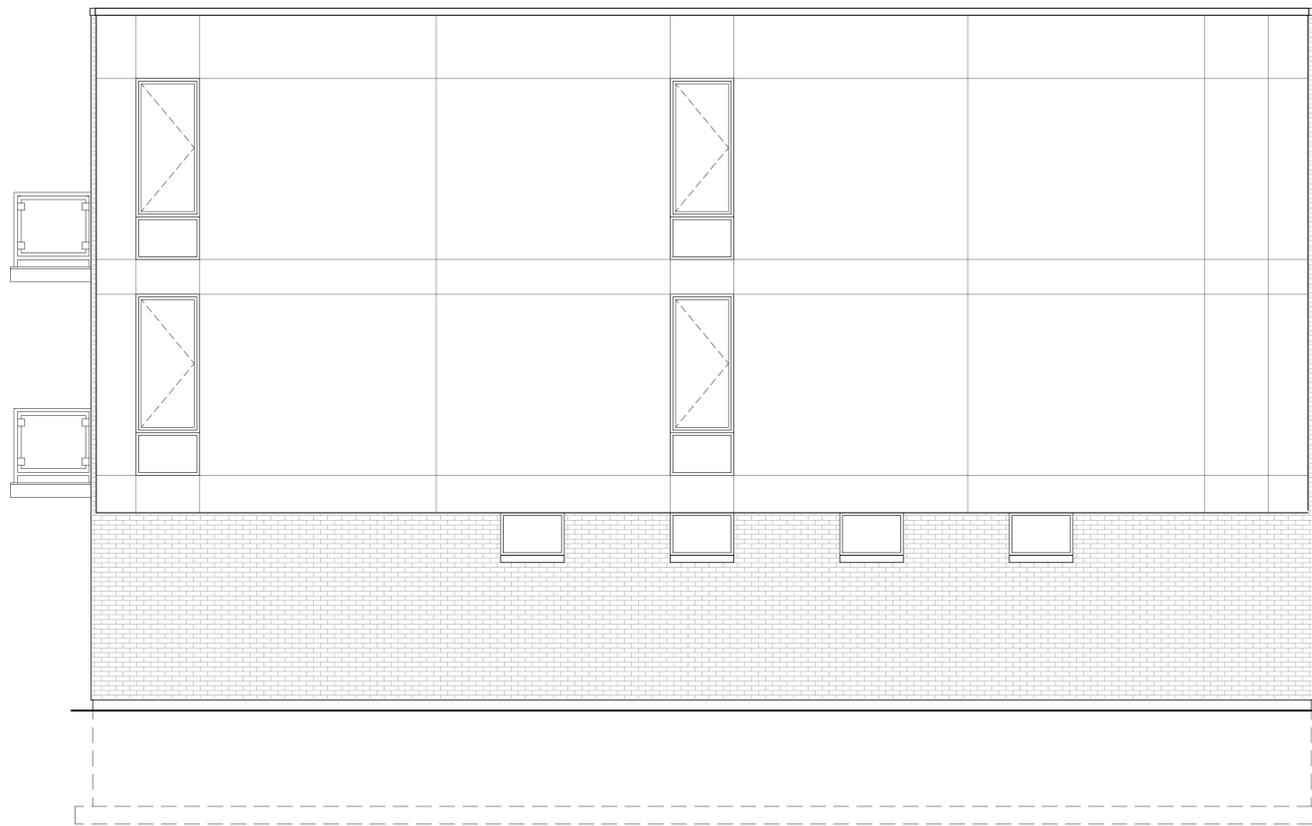
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1 REAR (NORTH-EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT SIDE (NORTH-WEST) ELEVATION  
SCALE: 1/4" = 1'-0"

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Firm \_\_\_\_\_ Signature \_\_\_\_\_ BCIN \_\_\_\_\_

**CARRUTHERS TRIPLEX**  
243 CARRUTHERS AVENUE  
OTTAWA, ONTARIO, K1Y 1N8

DRAWING:  
ELEVATIONS

DATE:	OCTOBER 2022	SHEET NO.:	<b>MV3</b>
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PR		
JOB NO.	0491		