

Committee of Adjustment
Received | Reçu le

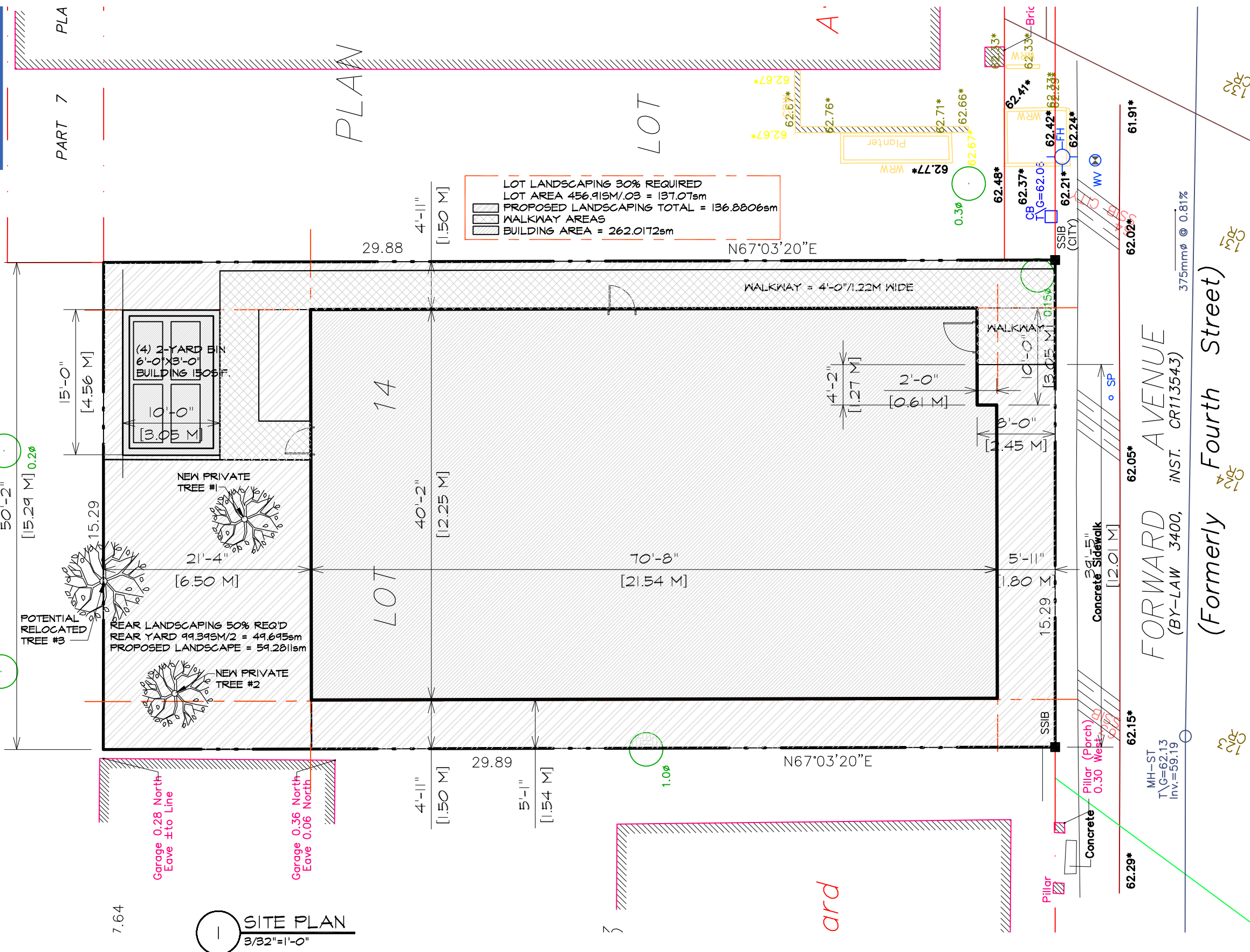
2023-03-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

LANE

UP

UP



LOT LANDSCAPING 30% REQUIRED
LOT AREA 456.91SM/03 = 137.07sm
PROPOSED LANDSCAPING TOTAL = 136.8809sm
WALKWAY AREAS
BUILDING AREA = 262.0172sm

Garage 0.28 North
Eave to Line

Garage 0.36 North
Eave to Line

7.64

1 SITE PLAN
3/32"=1'-0"

CERTIFICATION:
FIRM BCIN #: 45183
INDIVIDUAL BCIN #: 42234

Laura Hands Design
27 MAITLAND STREET, PO BOX 511
RICHMOND, ONTARIO K0A 2Z0
PHONE: 613.838.2016
EMAIL: laura@laurahandsdesign.ca

PROJECT
THREE STOREY RESIDENTIAL BUILDING
RESIDENTIAL
183 FORWARD AVENUE
OTTAWA, ONTARIO

DRAWING
SITE PLAN

DATE
DEC 21/22

SCALE
3/32"=1'-0"

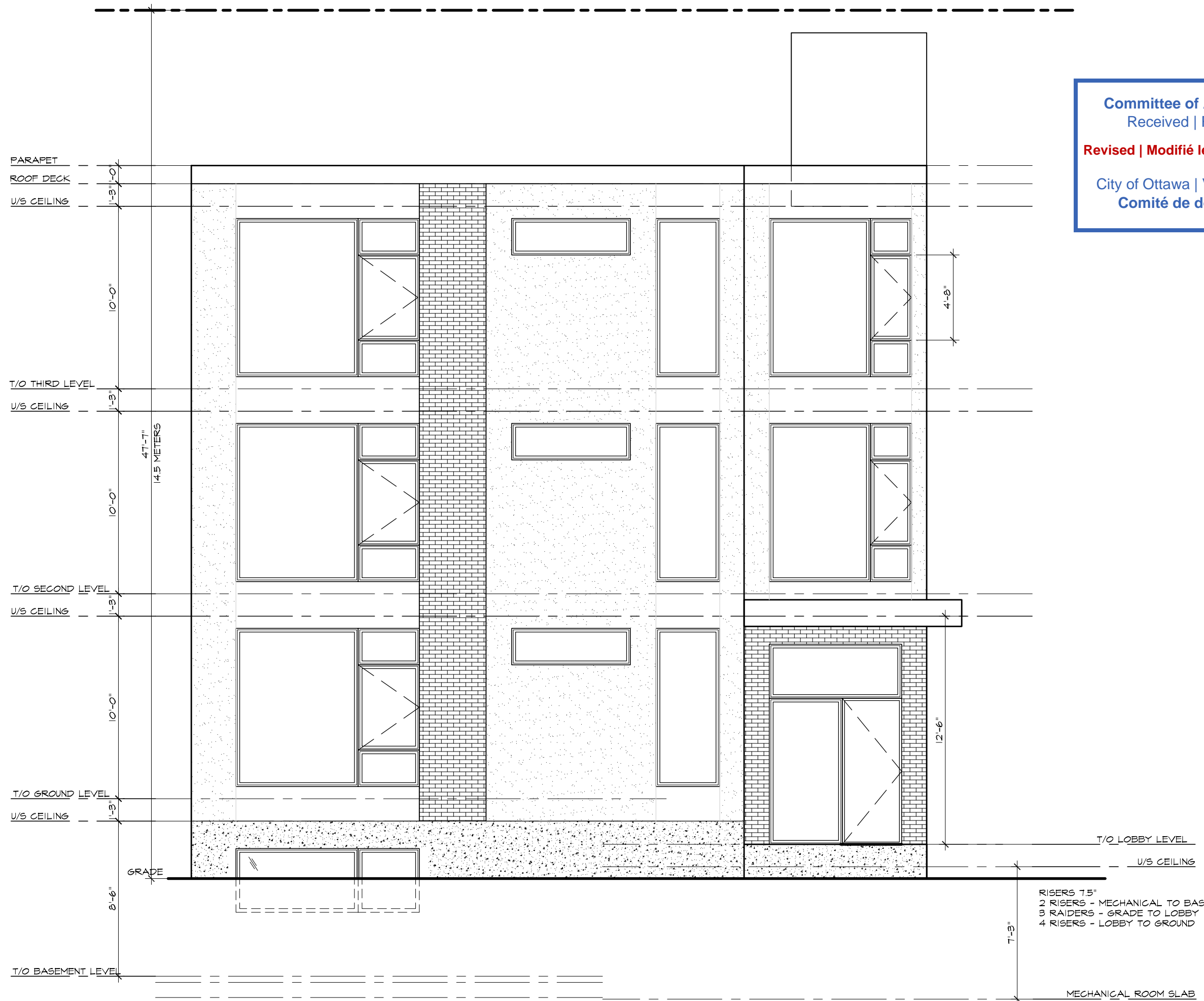
DRAWN BY
L.H.

CHECKED BY
L.H.

PROJECT NO.
2226

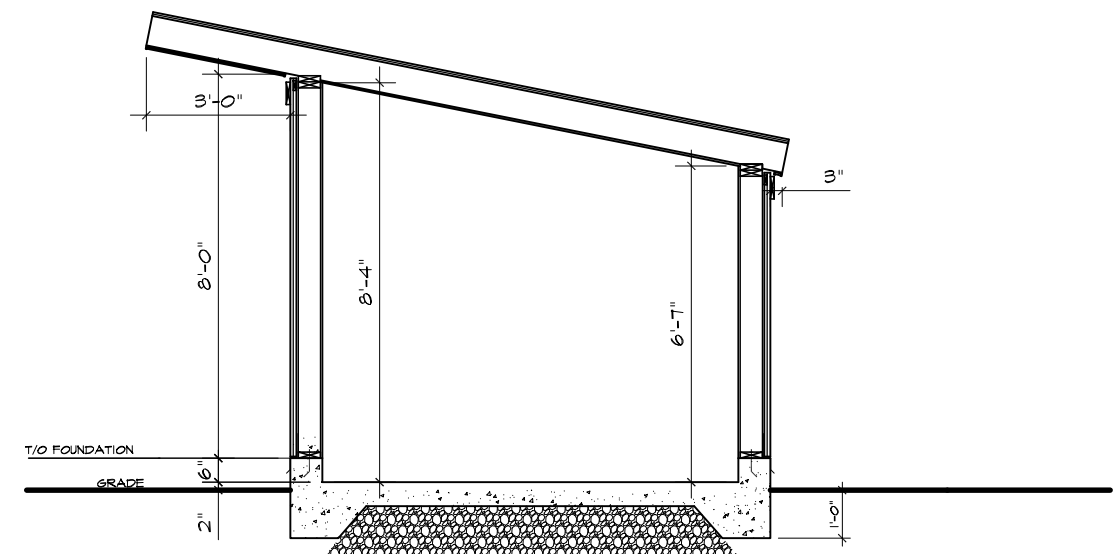
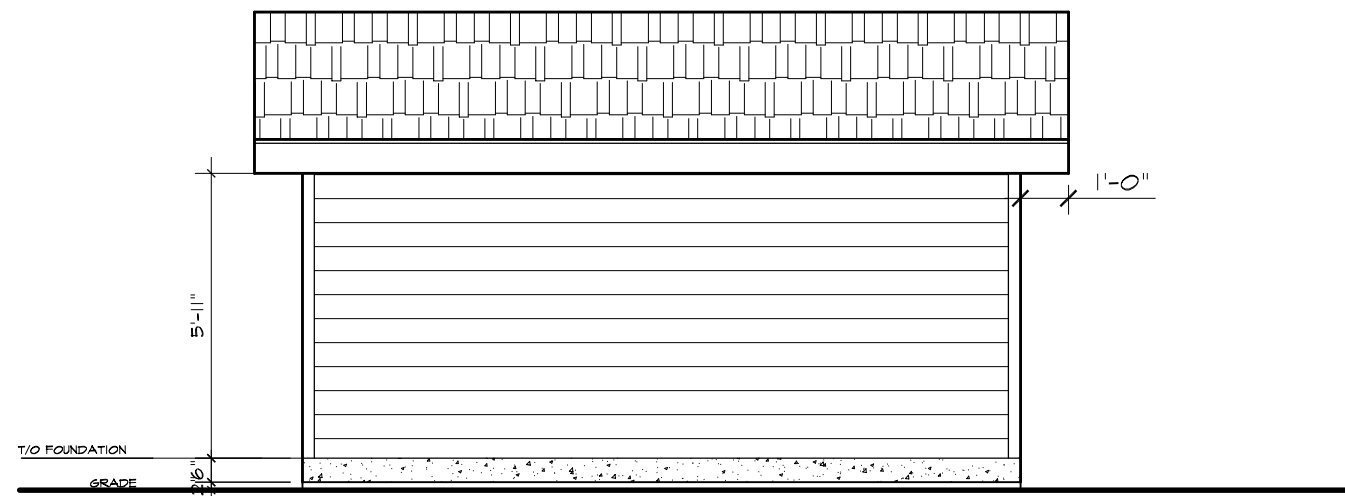
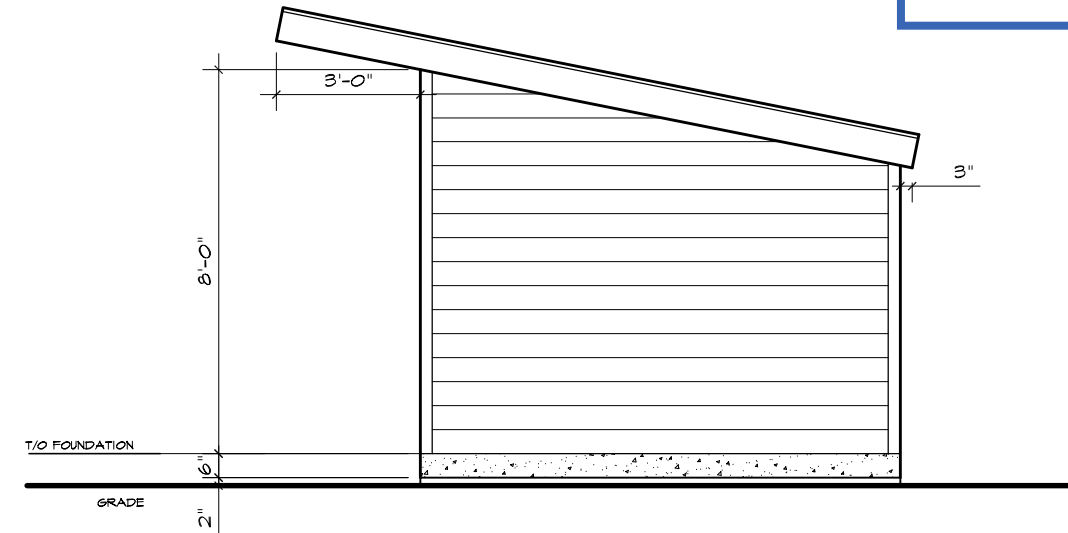
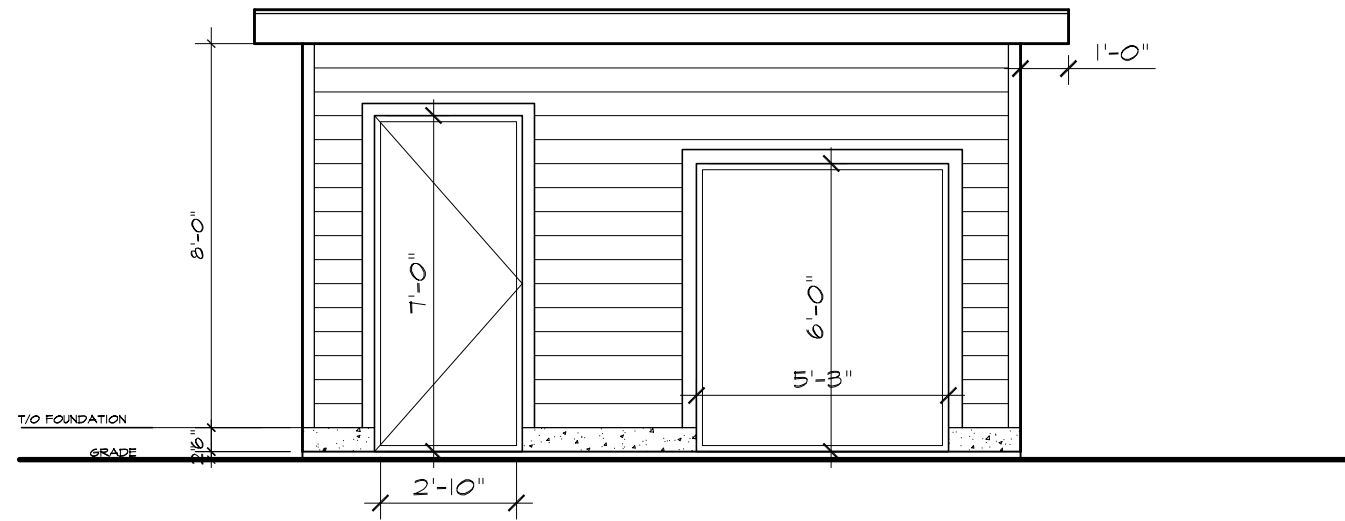
DRAWING NO.
A-01

Committee of Adjustment
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Revised | Modifié le : 2023-04-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

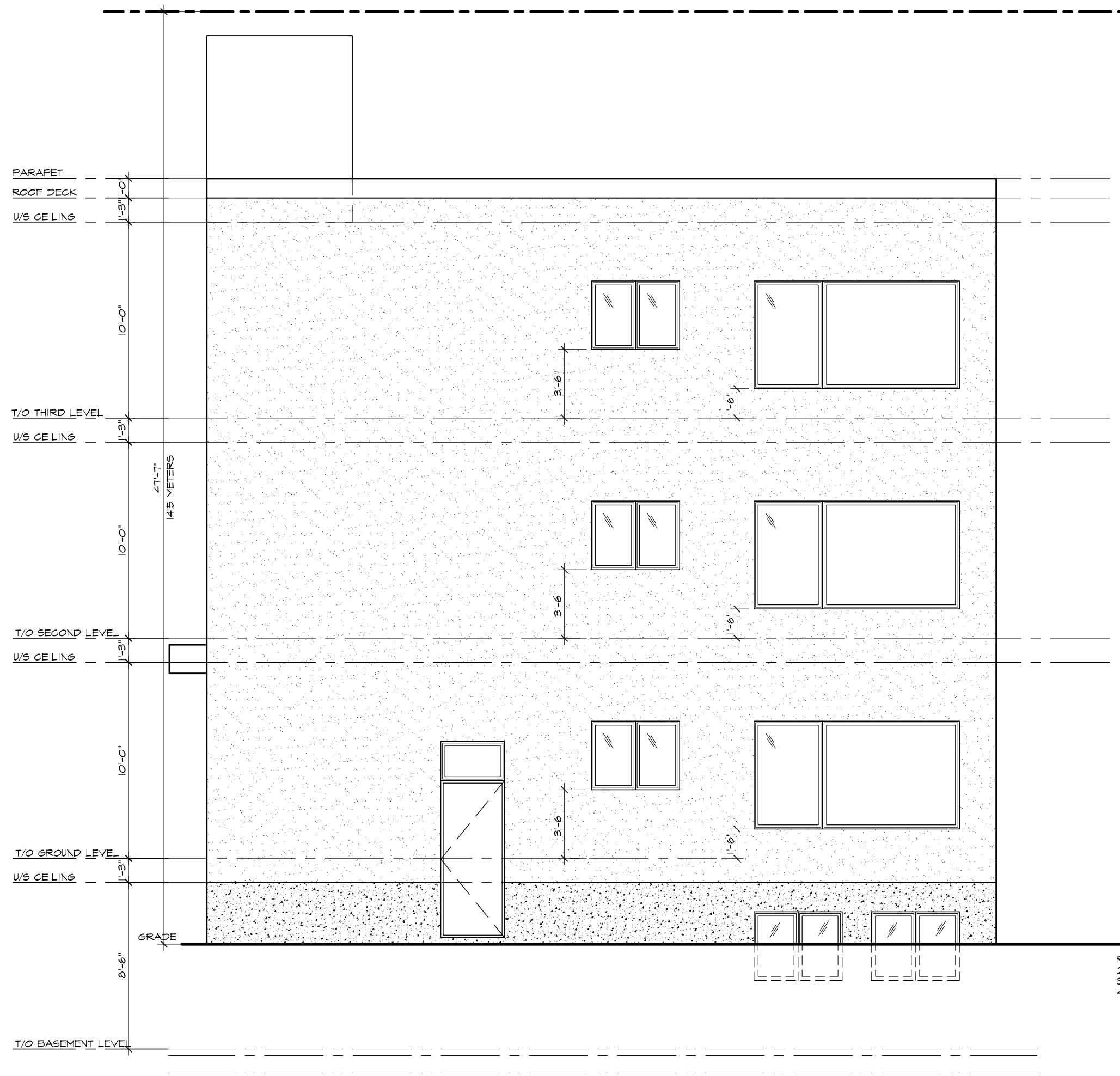


- RISERS 7.5"
- 2 RISERS - MECHANICAL TO BASEMENT
- 3 RAIDERS - GRADE TO LOBBY
- 4 RISERS - LOBBY TO GROUND

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RISERS 7.5"
 2 RISERS - MECHANICAL TO BASEMENT
 3 RAISERS - GRADE TO LOBBY
 4 RISERS - LOBBY TO GROUND

ELEVATOR OVERHEAD
114" MINIMUM
135" IF POSSIBLE

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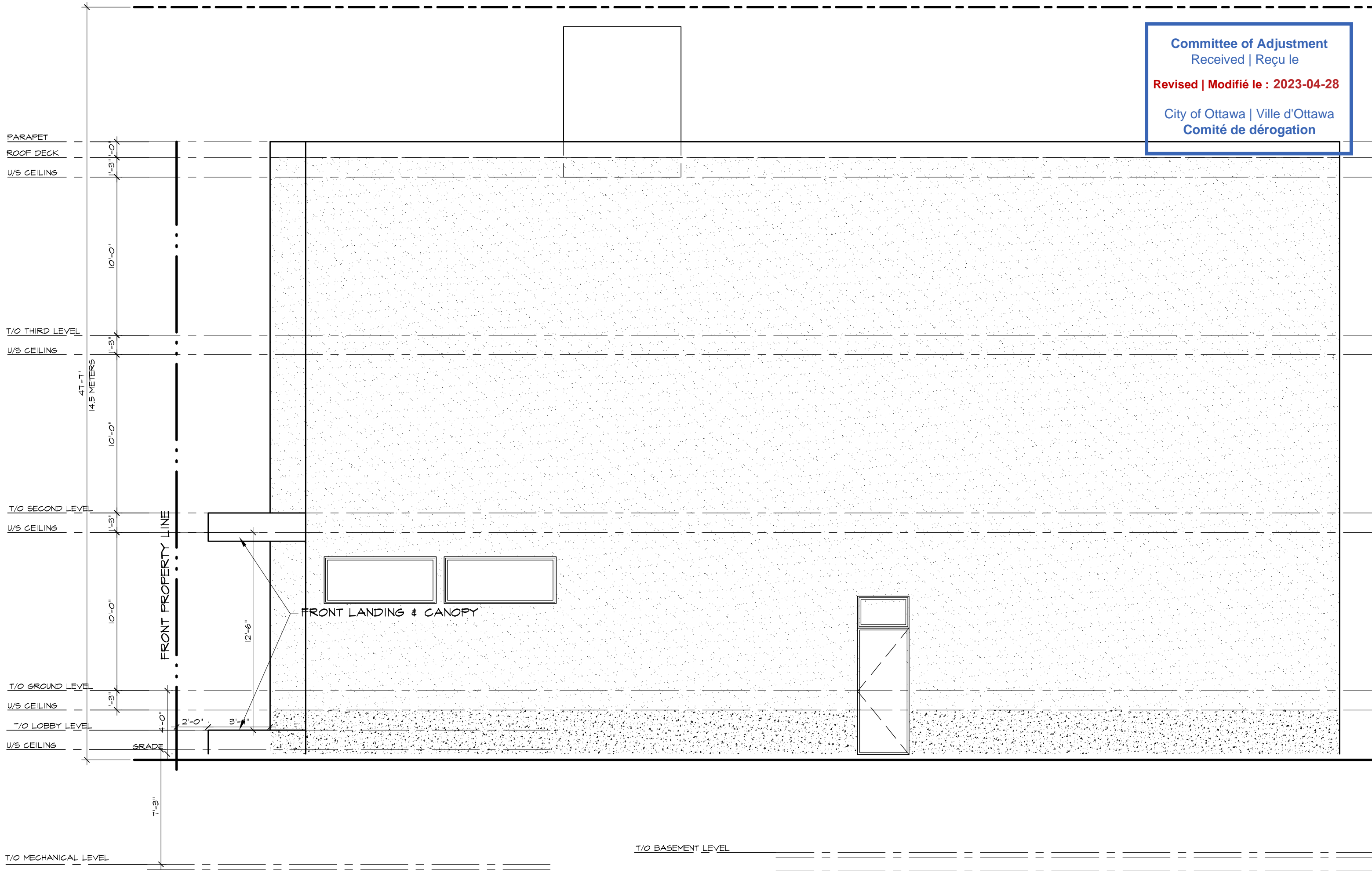
ALLOWABLE 7%
BUILDING FACE 2572.39 S.F.
WINDOW AREA 179.08 S.F.
6.96%
12X10 ROOM = 119.67 S.F.
5% = 5.98 S.F.
WINDOW 9.16 S.F. = 7.65%

FRONT PROPERTY LINE

FRONT L

7'-3"

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HINCHEY AVENUE (Formerly Third Street)

(BY-LAW 3400, INST. CR13543)

N22°45'00"W @P2,P3&S4

LOT 12
West Hinchey Avenue Lots

No. 60
Lyndale Avenue
(Success Noted)

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground services and inverts are taken from City of Ottawa Engineering Plans D-08-21 and Plan 3317 Sheet 6 of 10 and Sheet 7 of 10.

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

LOT 14

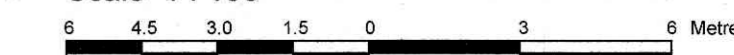
(East Forward Avenue)

REGISTERED PLAN 35

CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



Metric

DISTANCES 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 and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 6th day of July, 2022.

July 21, 2022
Date

A. J. Broxham
Andrew J. Broxham
Ontario Land Surveyor

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JULY 21, 2022

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to T. Guillaume & M. Guillaume ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Bearings are grid, derived from the easterly limit of Forward Avenue shown to be N22°48'10"W on plan 5R-7356 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Notes & Legend

Denotes	
—○—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(PI)	Registered Plan 35
(P2)	Plan 5R-11802
(P3)	Plan 5R-14680
(P5)	(857) Plan May 23, 1985
(P6)	(1319) Plan June 23, 1989
(P7)	(725) Plan April 11, 1984
(P8)	(725) Plan September 16, 1985
(P9)	(857) Plan December 19, 2011
(PI0)	Carleton Condominium Plan No. 521
(PI1)	(900) Plan March 5, 1986
(PI2)	(900) Records October 22, 1991
(NI)	(725) Field Notes September 6, 1978
○ FH	Fire Hydrant
○ WV	Water Valve
○ SP	Water Stand Post
○ M+ST	Maintenance Hole (Storm Sewer)
○ M+S	Maintenance Hole (Sanitary)
—ST—	Underground Storm Sewer
—S—	Underground Sanitary Sewer
—W—	Underground Water
—OH—	Overhead Wires
—G—	Underground Gas
—P—	Underground Power
—B—	Underground Bell
□ CB	Catch Basin
○ G	Gas Meter
○ B	Bollard
○ UP	Utility Pole
BF	Board Fence
∅	Diameter
+66.00	Location of Elevations
+66.00	Top of Wall/ Concrete Curb Elevation
—	Centreline
—	Property Line
T/G	Top of Grate
Inv.	Invert
U/S	Underside
○	Deciduous Tree
WRW	Wooden Retaining Wall
CRW	Concrete Retaining Wall
Fdn.	Foundation

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-27783

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

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Ontario Land Surveyors

