

**METRIC**

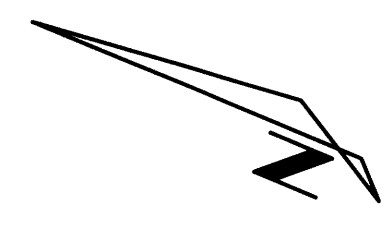
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**NOTES**

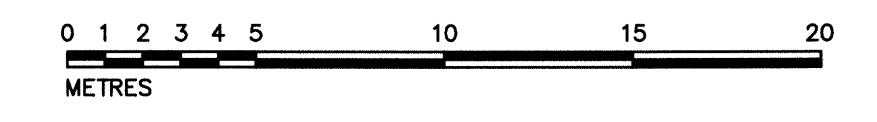
BEARINGS HEREON ARE ASTRONOMIC, DERIVED FROM THE BEARING OF N22°25'14"W AS SHOWN FOR THE WESTERLY LIMIT OF WESTMINSTER AVENUE, (FORMERLY THIRD AVENUE) ON A SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON LOT 498 DATED JUNE 26, 1991.

- S.I.B. DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
- R.I.B. DENOTES ROUND IRON BAR
- RPL DENOTES ROCK PLUG
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WT. DENOTES WITNESS
- S.U. DENOTES SOURCE UNKNOWN
- 725 DENOTES R.W. ARNETT, O.L.S.
- 857 DENOTES FAIRHALL, MOFFATT & WOODLAND LTD.
- 1692 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
- RP DENOTES REGISTERED PLAN M-29
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.P. SHIPMAN, O.L.S. ON LOT 503 DATED JULY 4, 2019.
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD. ON LOT 527 DATED DECEMBER 14, 2017. (FILE No. 430-17)
- M DENOTES MEASURED
- S DENOTES SET
- B.F. DENOTES BOARD FENCE
- L.F. DENOTES LATTICE FENCE
- L.S. DENOTES LIGHT STANDARD
- U.P.L. DENOTES UTILITIES POLE LINE
- U.S.W. DENOTES UTILITIES SERVICE WIRE

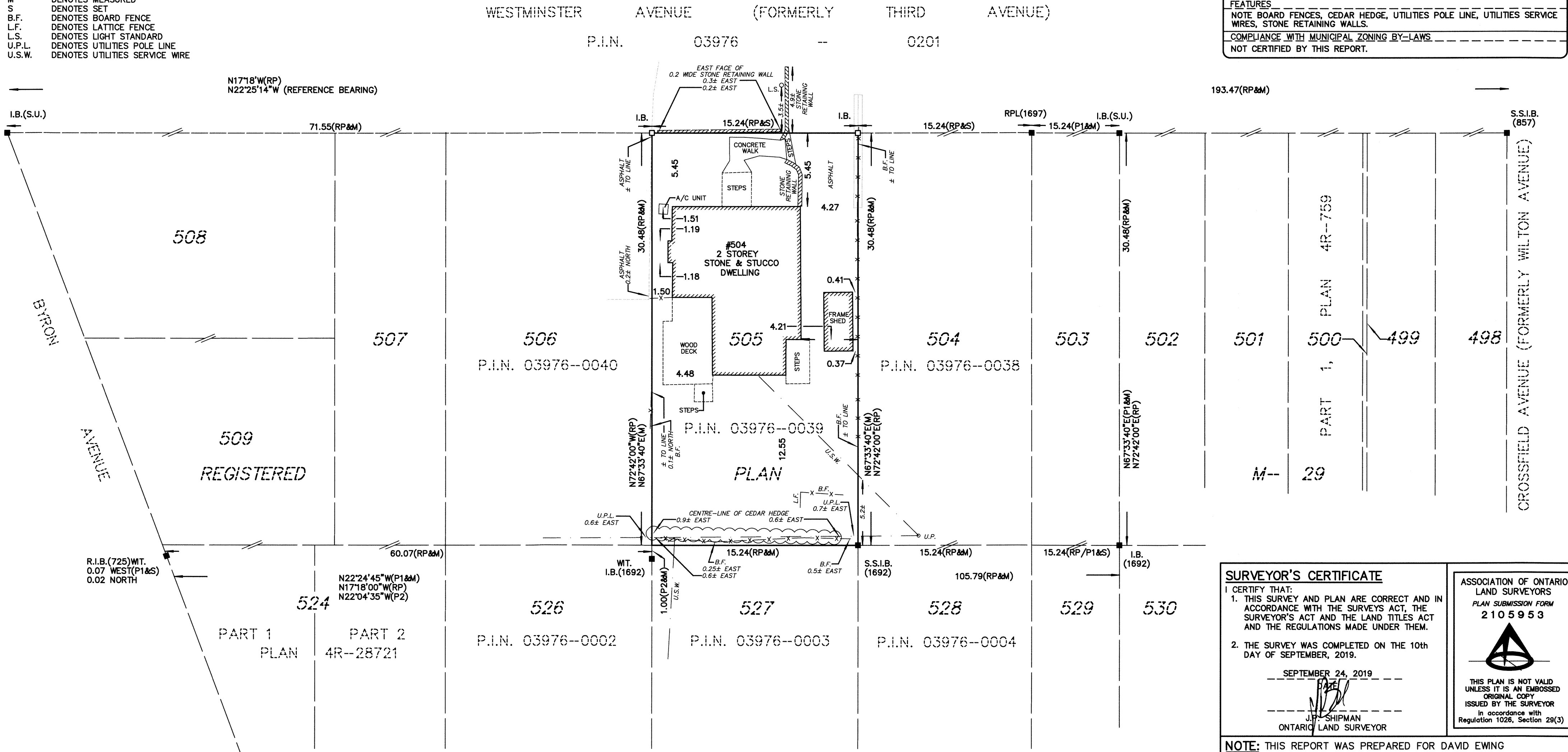
**Committee of Adjustment**  
 Received | Reçu le  
**2023-04-26**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1) PLAN OF**  
**LOT 505**  
**REGISTERED PLAN M-29**  
**CITY OF OTTAWA**  
 SCALE 1:200



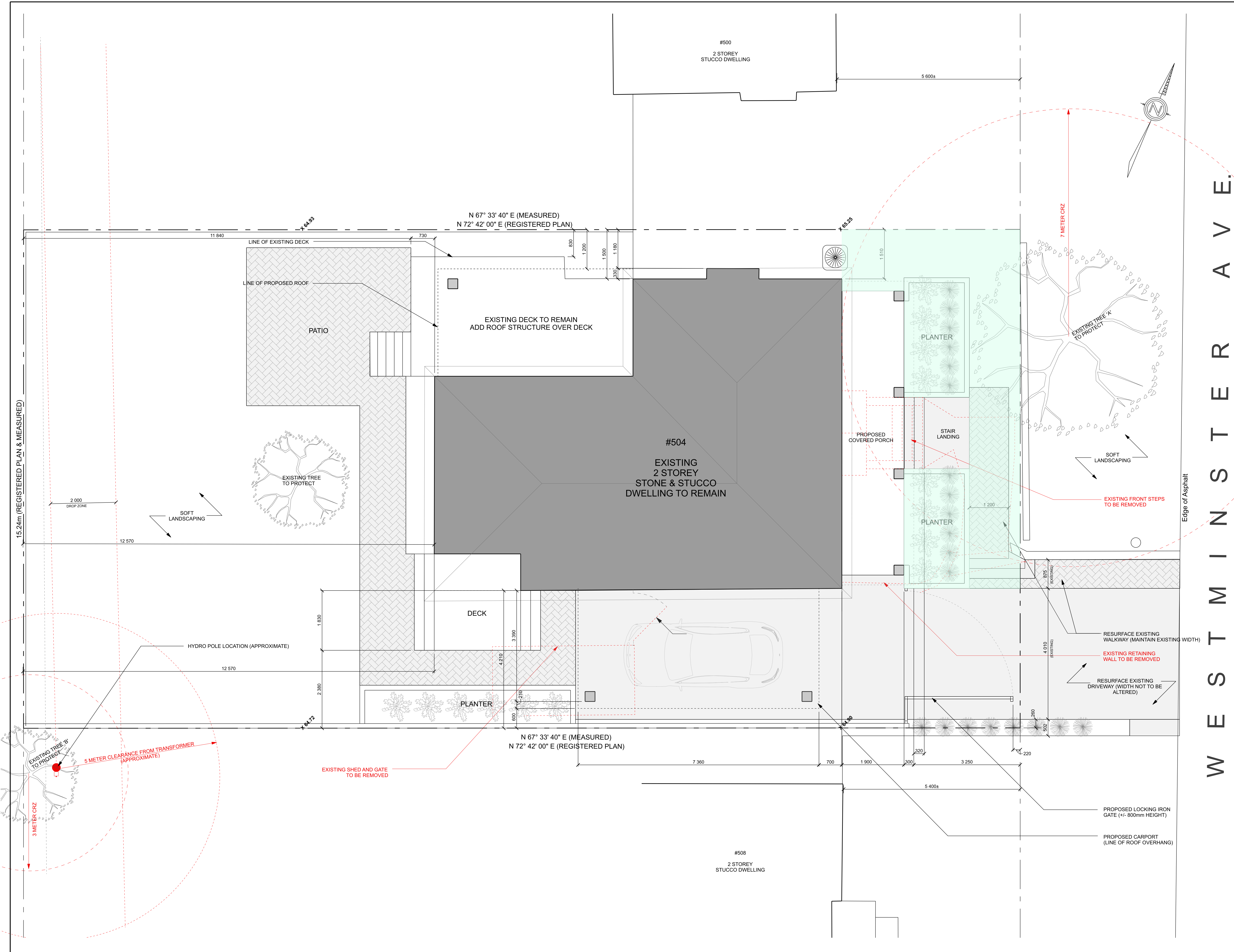
<b>SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY</b>	
DESCRIPTION OF LAND	LOT 505, REGISTERED PLAN M-29, CITY OF OTTAWA.
P.I.N.	03976-0039
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS	NONE
FEATURES	NOTE: BOARD FENCES, CEDAR HEDGE, UTILITIES POLE LINE, UTILITIES SERVICE WIRES, STONE RETAINING WALLS.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS	NONE
NOT CERTIFIED BY THIS REPORT.	



<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I CERTIFY THAT:</p> <ol style="list-style-type: none"> <li>THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.</li> <li>THE SURVEY WAS COMPLETED ON THE 10th DAY OF SEPTEMBER, 2019.</li> </ol> <p style="text-align: right;">SEPTEMBER 24, 2019</p> <p style="text-align: right;">J.P. SHIPMAN ONTARIO LAND SURVEYOR</p>	<p>ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2105953</p> <p>THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3)</p>
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**NOTE:** THIS REPORT WAS PREPARED FOR DAVID EWING AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED

**DRAWING NOTES**

FRONT YARD SOFT LANDSCAPING CALCULATION:  
 AREA OF FRONT YARD = 83 SQ/M  
 AGGREGATE FRONT YARD LANDSCAPING AREA = 38.1 SQ/M  
 AGGREGATE FRONT YARD LANDSCAPING PERCENTAGE = 46%

REAR YARD AREA = 191 SQ/M  
 EXISTING AVERAGE GRADE = 64.95

REVISIONS		
NO.	DESCRIPTION	DATE
2	UPDATES PER PLANNING REVIEW	16 MAR 2023
1	ISSUED FOR PLANNING REVIEW	9 MAR 2023

DEVELOPER / BUILDER

**DESIGN FIRM**  
**ARDINGTON AND ASSOCIATES DESIGN INC.**  
 43 ECCLES STREET UNIT C | OTTAWA, ONTARIO  
 E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

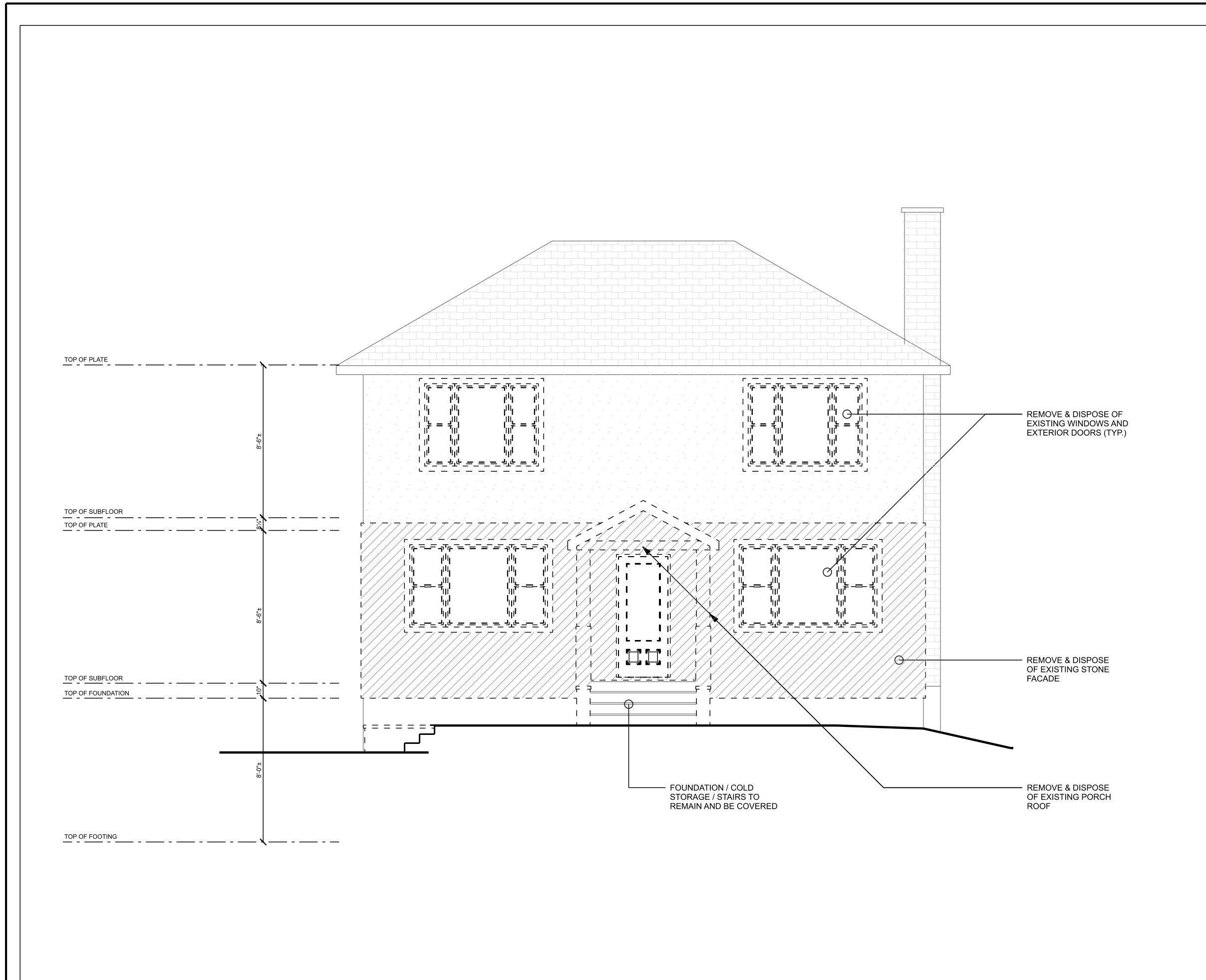
**DESIGNER**  
 The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code  
 Stephen Ardington, BCIN # 35954

**PROJECT INFORMATION**  
**EWING & ORSBORNE HOUSE**  
 504 WESTMINSTER AVE.  
 OTTAWA, ON.  
 K2A 2V1

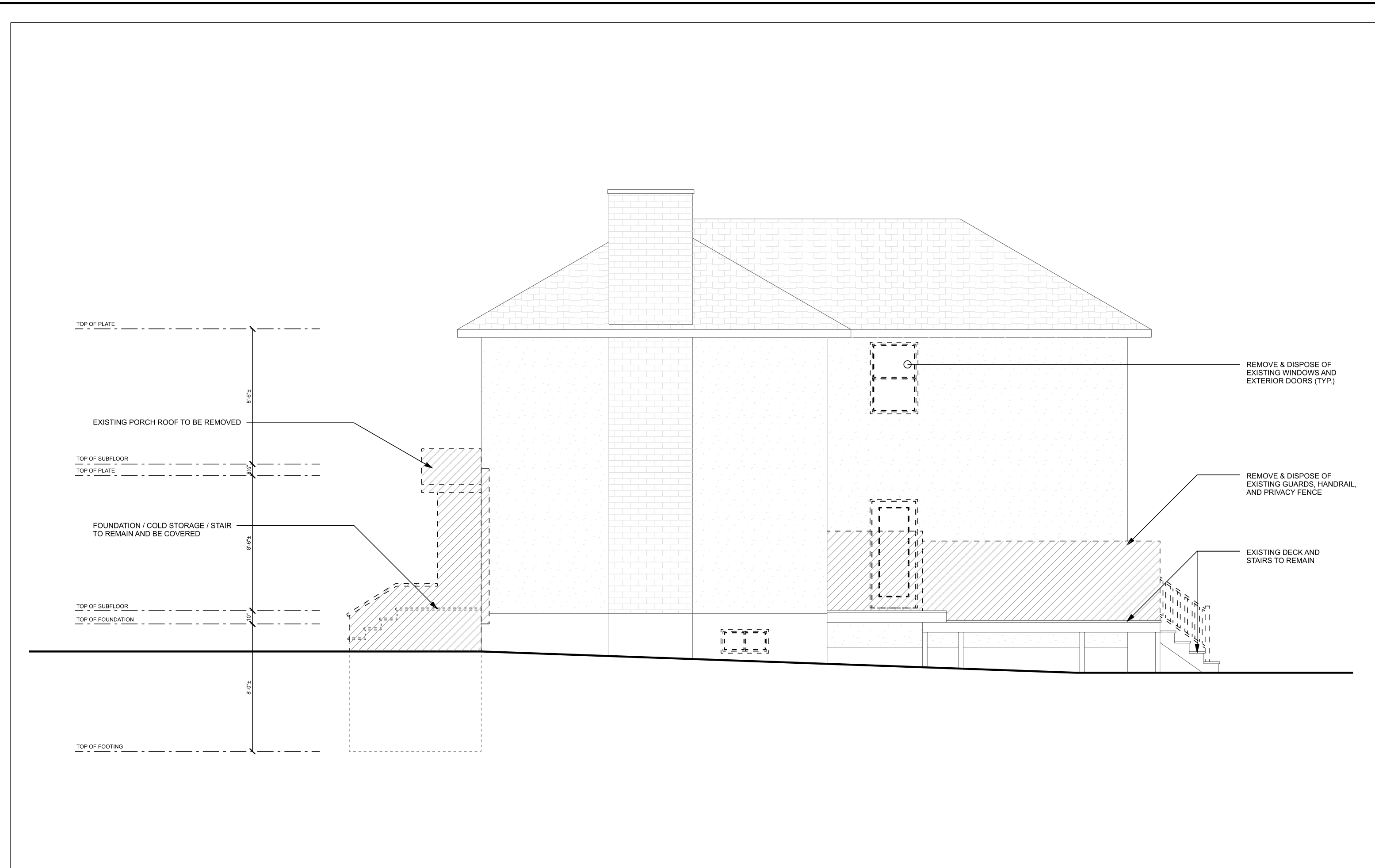
**DRAWING INFORMATION**  
 ARCHITECTURAL SITE PLAN  
 SCALE = 1:50

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A1

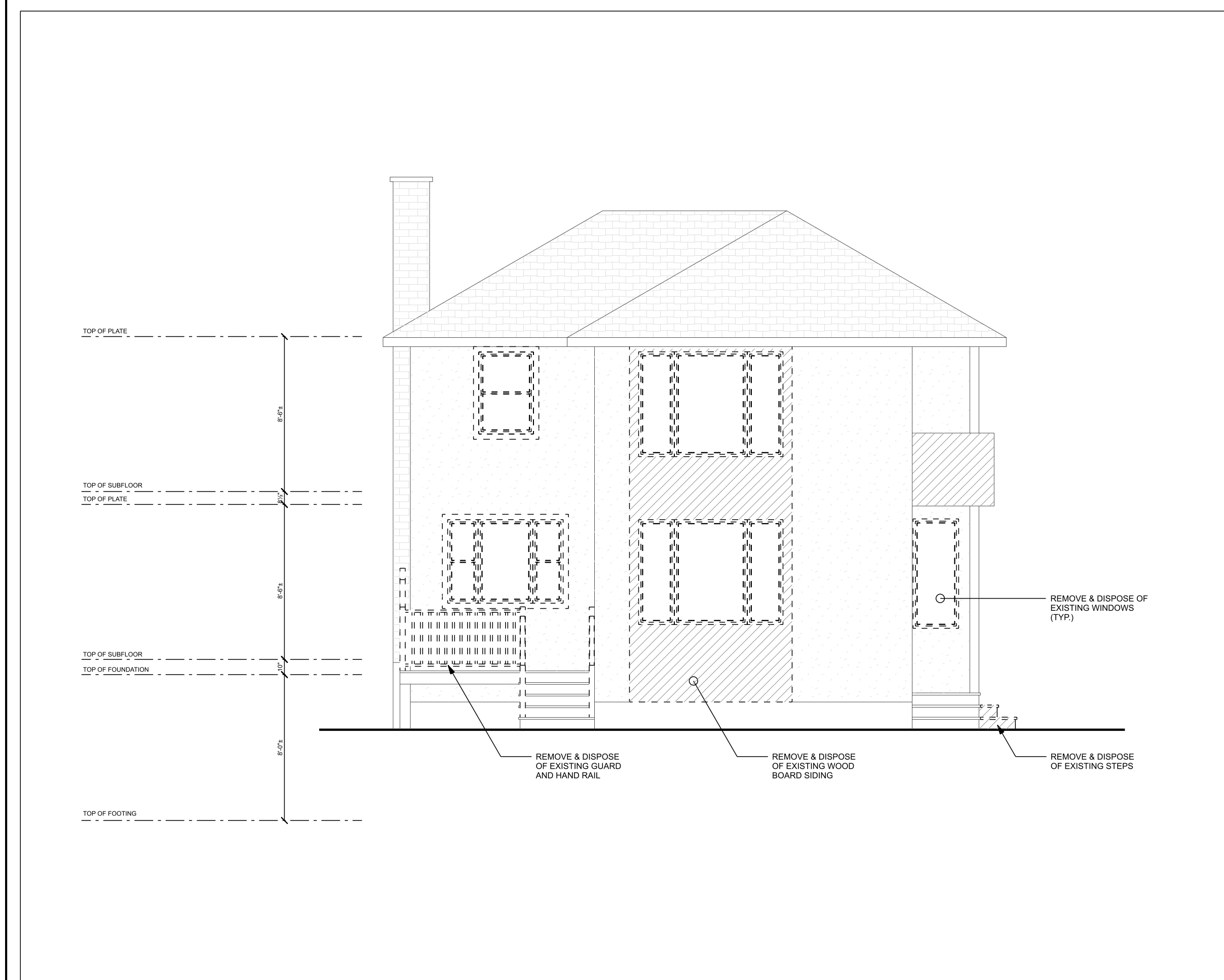
WESTMINSTER AVE.



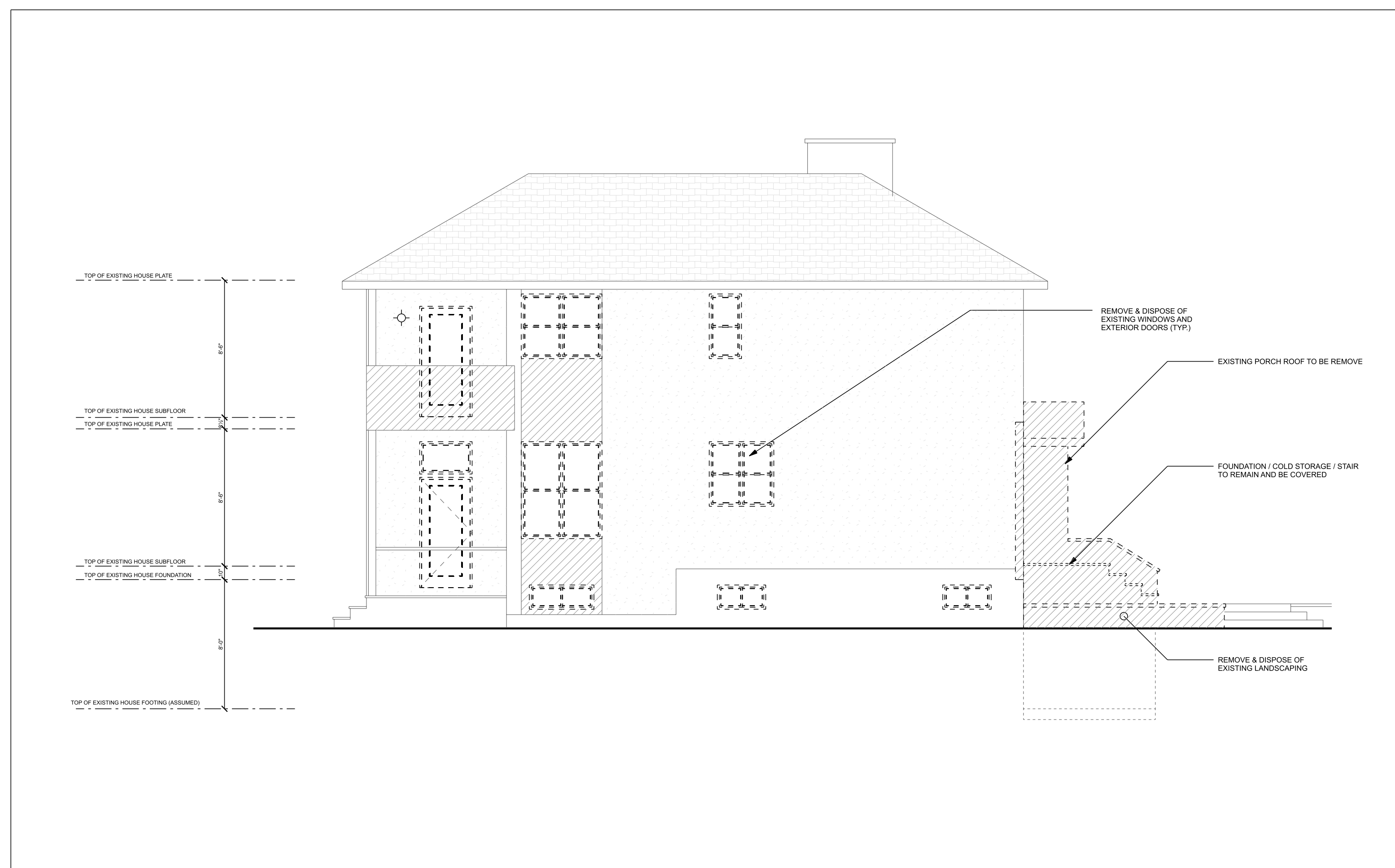
AS-BUILT FRONT ELEVATION



AS-BUILT RIGHT ELEVATION



AS-BUILT REAR ELEVATION



AS-BUILT LEFT ELEVATION

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Stephen Ardington, BCIN # 39954

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EWING & ORSBORNE HOUSE

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 K2A 2V1

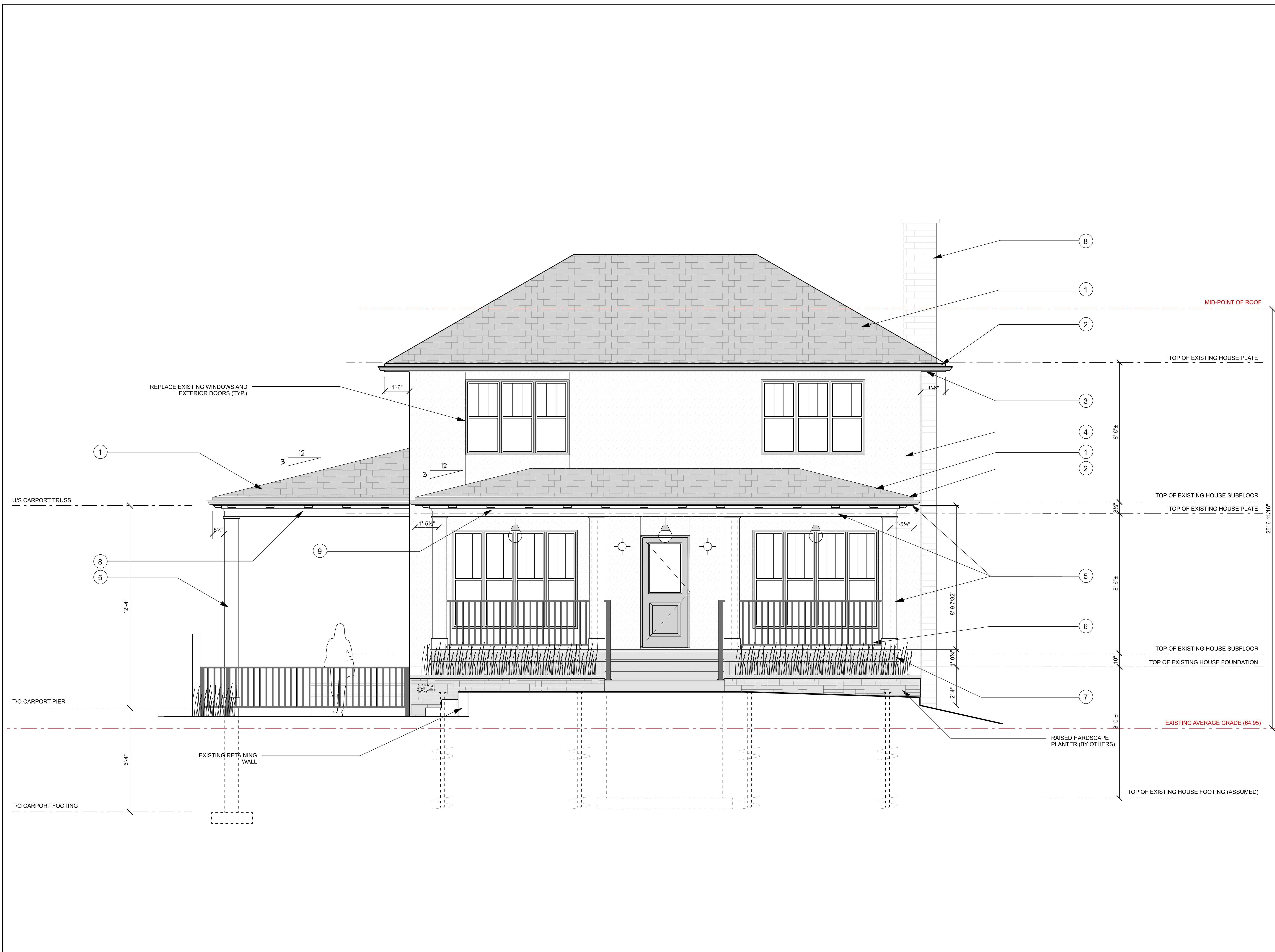
**DRAWING INFORMATION**

AS-BUILT ELEVATIONS  
 SCALE: 3/8" = 1'-0"

DRAWN BY: S.A. CHECKED BY: S.A. DRAWING NO.

PROJECT NO.

**A3**



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	DEVELOPER / BUILDER	

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EWING & ORSBORNE HOUSE  
 504 WESTMINSTER AVE.  
 OTTAWA, ON.  
 K2A 2V1

**DRAWING INFORMATION**

PROPOSED FRONT ELEVATION  
 SCALE: 3/8" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A7
PROJECT NO.		





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**PROJECT INFORMATION**

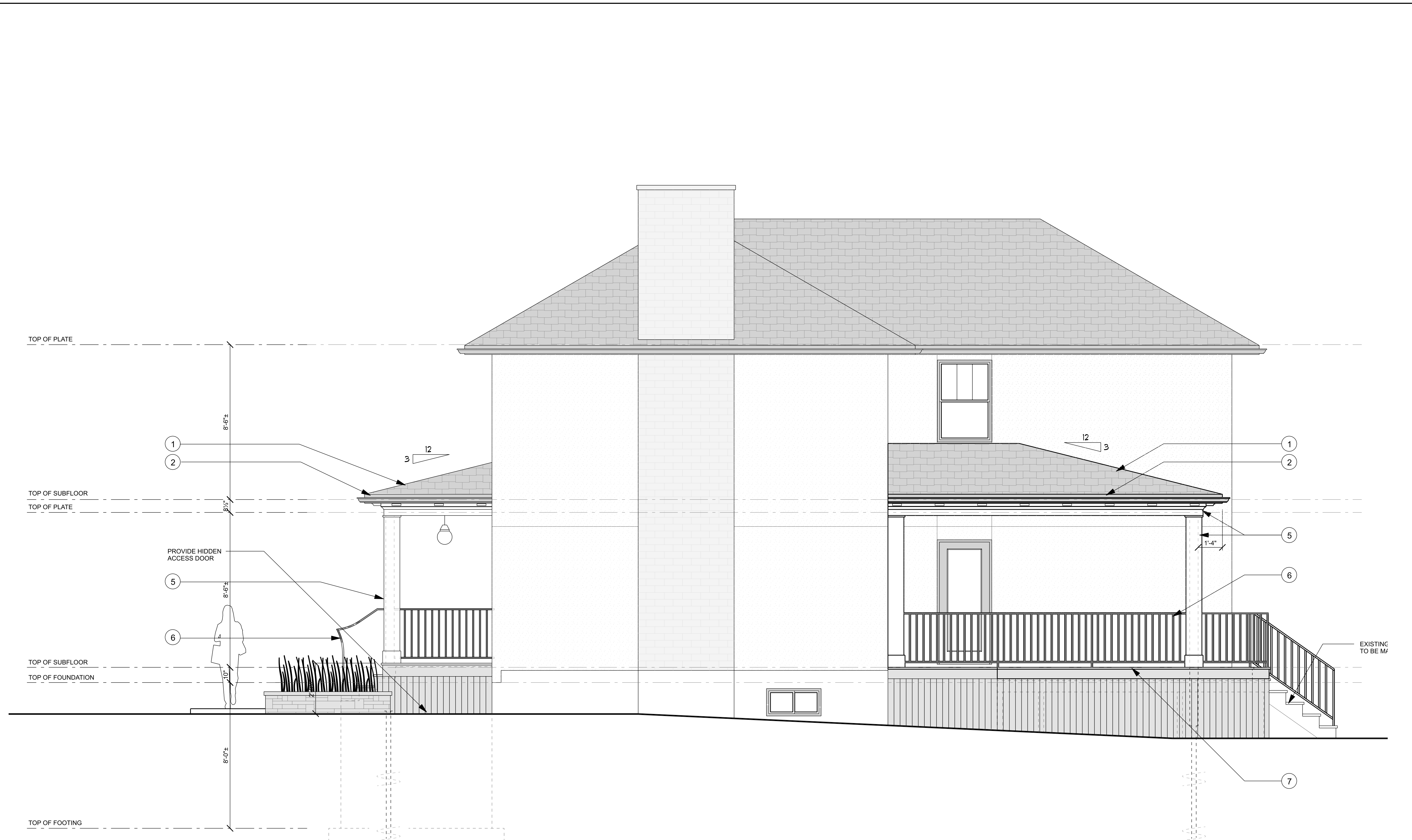
EWING & ORSBORNE HOUSE

504 WESTMINSTER AVE.  
 OTTAWA, ON.  
 K2A 2V1

**DRAWING INFORMATION**

PROPOSED LEFT ELEVATION  
 SCALE: 3/8" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A9
PROJECT NO.		



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 K2A 2V1

**DRAWING INFORMATION**

**PROPOSED RIGHT ELEVATION**  
 SCALE: 3/8" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A10
PROJECT NO.		