

2023-04-03

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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

PLAN PREPARED FOR COMMITTEE  
OF ADJUSTMENT PURPOSES  
24 FEBRUARY, 2023

PART	BLOCK	PLAN	PIN	AREA(M <sup>2</sup> )
1				148
2				120
3	PART OF BLOCK 13	4M-997	ALL OF PIN 04740-1918	363
4				0.2

PARTS 1, 2, 3 & 4 - SUBJECT TO EASEMENTS DESCRIBED, CC030350, CC032903 AND CC037321  
PART 4 - SUBJECT TO EASEMENT INST. 0063324

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.  
DATE \_\_\_\_\_

PLAN 4R--  
RECEIVED AND DEPOSITED  
DATE \_\_\_\_\_  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA - CARLETON (N° 4)  
JOHN H. OUDRE, O.L.S.

PLAN OF SURVEY OF  
PART OF BLOCK 13  
REGISTERED PLAN 4M-997  
CITY OF OTTAWA



FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

- NOTES
- BEARINGS ARE GRID DERIVED FROM THE SOUTHERLY LIMIT OF  
INVERKIP AVENUE AS SHOWN ON REGISTERED PLAN 4M-997, HAVING A  
BEARING OF N 80°14'50" E AND ARE REFERRED TO THE CENTRAL  
MERIDIAN 78°00' W LONGITUDE, WPM ZONE 9, NAD83 (CGRS, 2010-0)
  - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99999

- NOTES
- SM - SURVEY MONUMENT SET
  - MF - SURVEY MONUMENT FOUND
  - SSR - SHORT STANDARD IRON BAR
  - ID - IRON BAR
  - CP - CONCRETE PIN
  - (P) - PLAN 4R-32935
  - (S) - SET
  - (M) - MEASURED
  - (W) - WITNESS
  - (SG) - STANTEC GEOMATICS LTD., O.L.S.

COORDINATES WERE DERIVED FROM REAL TIME NETWORK  
OBSERVATIONS (SMARTNET) WITH ZONE 9, NAD83 (CGRS, 2010-0)

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY  
IN ACCORDANCE WITH SECTION 14(2) OF OREG 216/10

POINT ID	NORTHING	EASTING
50	5025790.837	378279.301
51	5025793.147	378284.643
52	5025755.175	378260.822

COORDINATES OMBUST IN THEMSELVES BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

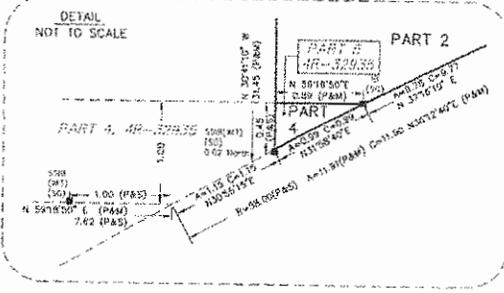
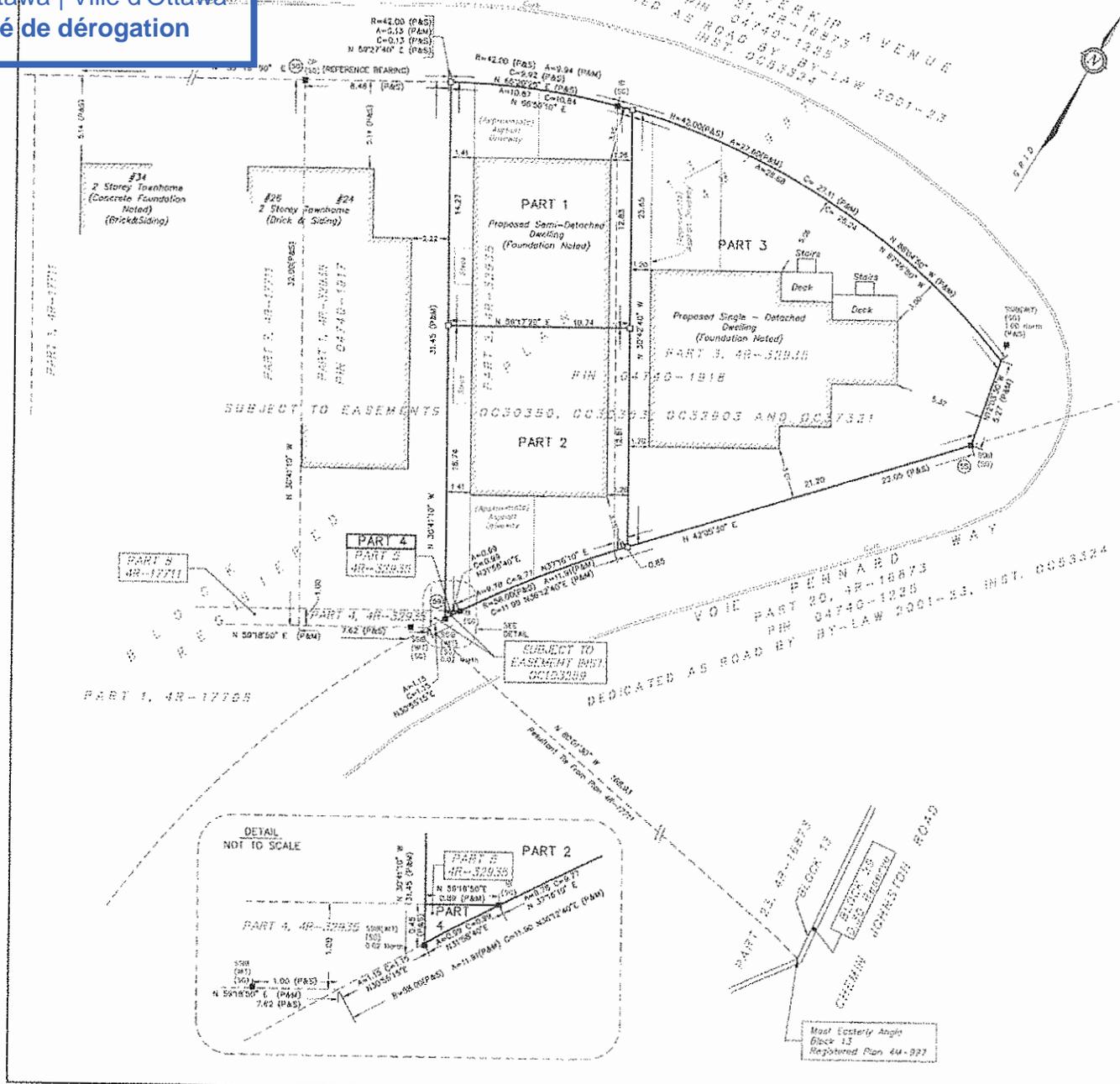
- I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES  
ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 2023.

*John H. Oudre*  
DATE

JOHN H. OUDRE  
ONTARIO LAND SURVEYOR

**Fairhall  
Moffatt &  
Woodland**  
LIMITED  
Surveying and Land Information Services  
500-1000 Street for Trade, Ottawa, K1N 6N5 (453) 222-7222  
Tel: (613) 225-2262 Fax: (613) 561-1425  
www.fairhall.com

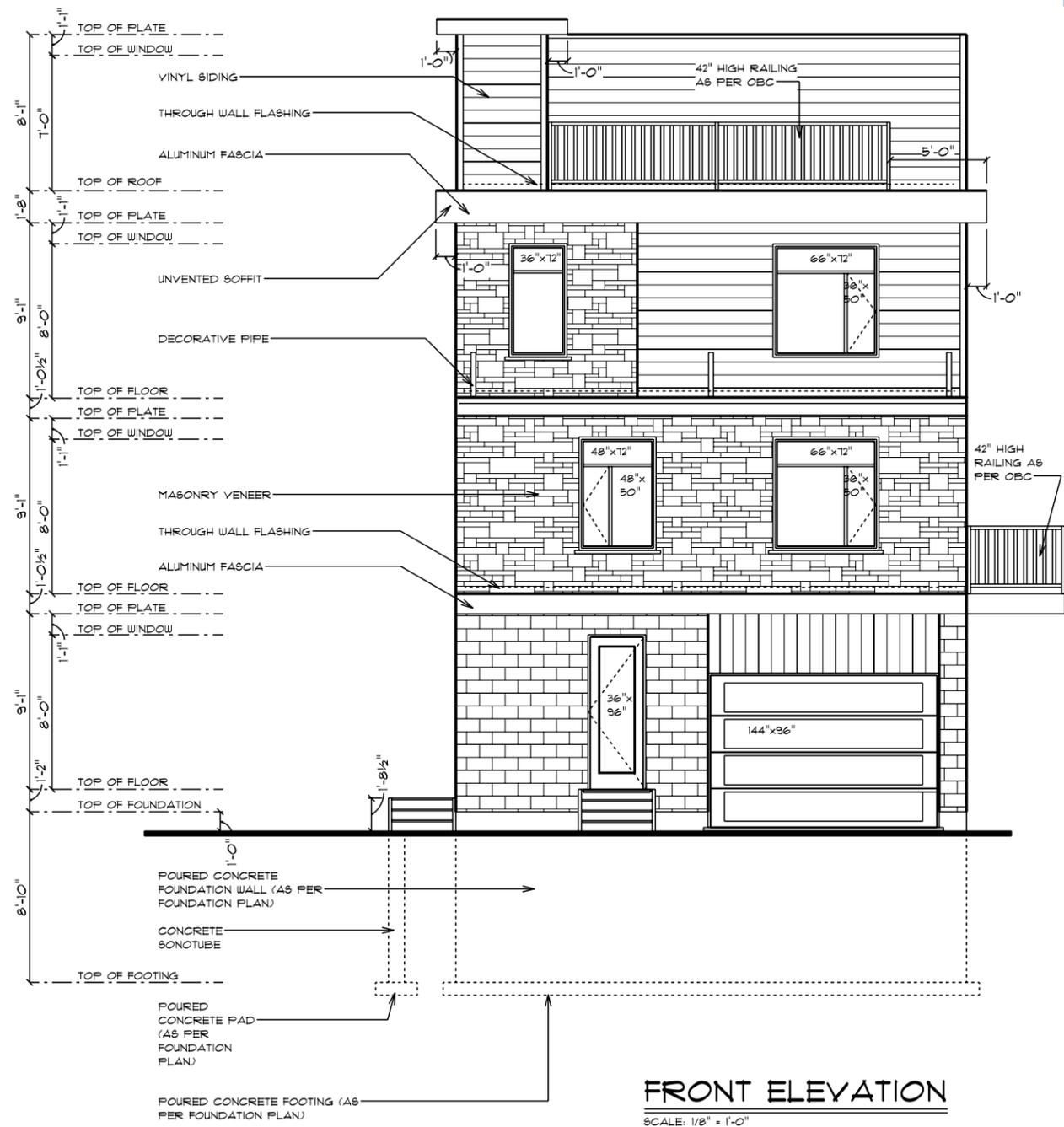
500 No. A 222 800  
E. 372606, N 5025791  
REFERENCE No.  
(P) 4M-997  
N. 5025790.837, 5025793.147, 5025755.175  
E. 378279.301, 378284.643, 378260.822  
RF, AC229.46 (4)



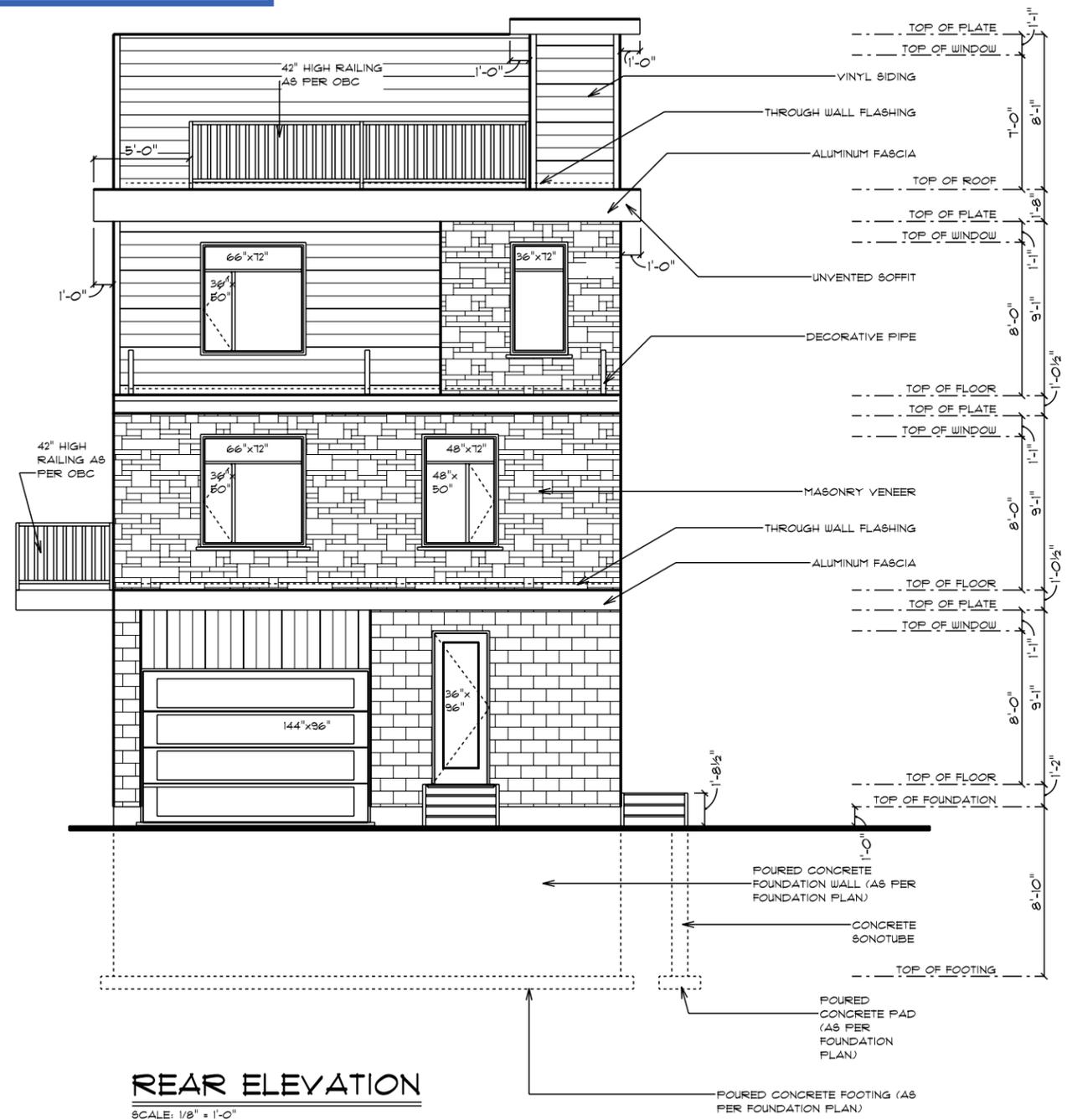
Most Easterly Angle  
Block 13  
Registered Plan 4M-997



**Committee of Adjustment**  
 Received | Reçu le  
**2023-03-30**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



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



**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"

structural engineer stamp if required:



I, Andre Theriault, Theriault design, take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C of the building code. I and the firm is registered in the appropriate class/categories.

Individual: 22968  
 Firm: 105420  
 Date: 10 JULY 2022

Signature of Designer:  
*Andre Theriault*

ANDRE THERIAULT  
 21-5330 CANOTEK RD, OTTAWA  
 K1J 9C3  
 tel: (613) 834-5284  
 email: andre@theriaultdesign.ca

1 CONST DWG 10 JULY 2022  
 project name

PROPOSED LONG SEMI  
 FOR  
 LOT 1 - PENNARD WAY

drawn by	drawing no
A.THERIAULT	1
project no.	12
2022-288	





**EBF CALCULATION**

WALL AREA: 2392 sqft  
 WIN AREA: 152 sqft  
 LD: 1.2 M  
 % PROPOSED OPENINGS: 6.3%

**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"

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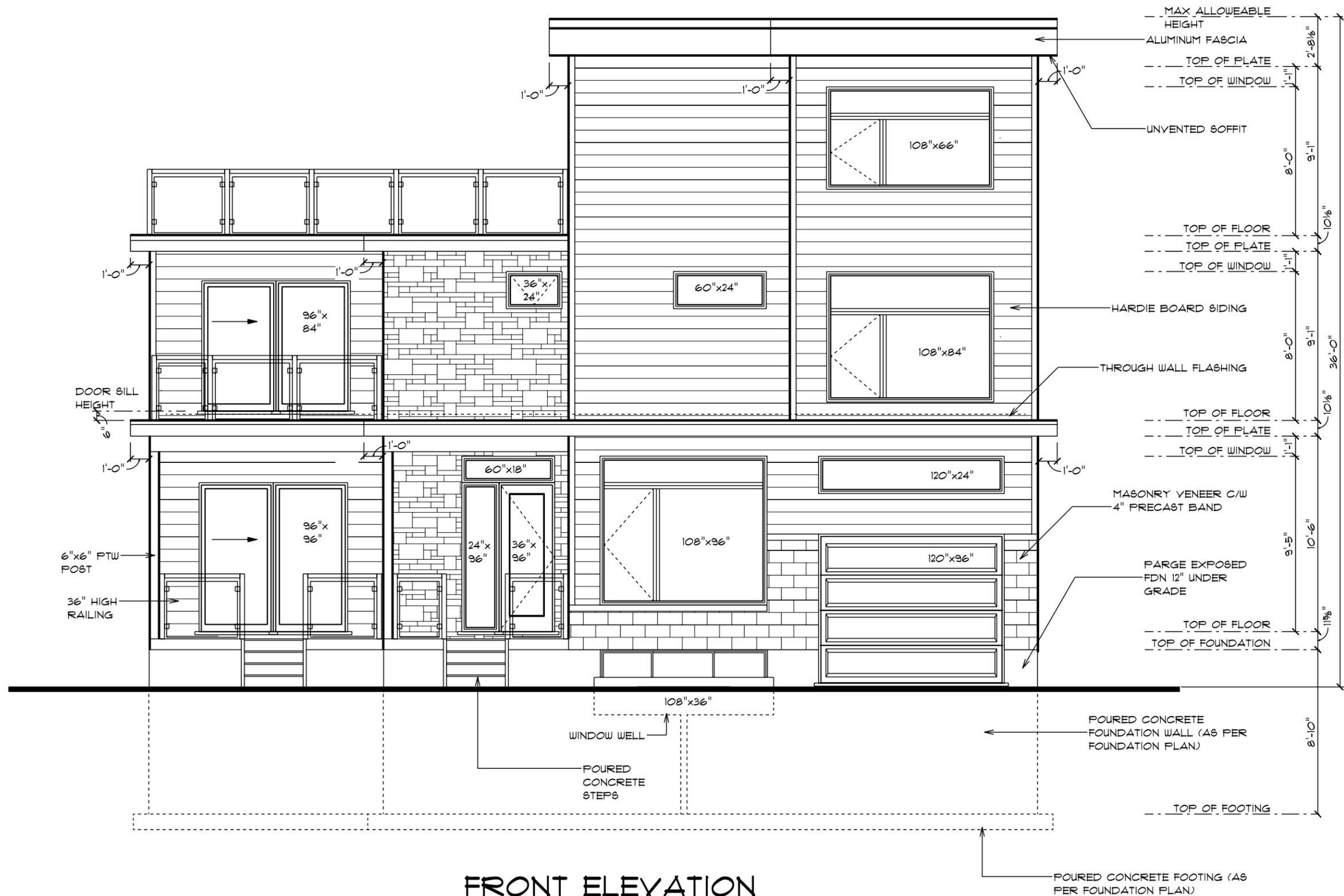
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1 CONST DWG 10 JULY 2022  
 project name

PROPOSED LONG SEMI  
 FOR  
 LOT 1 - PENNARD WAY

drawn by	drawing no
A.THERIAULT	3
Project no.	12
2022-288	



**FRONT ELEVATION**

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

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Date: 20 JAN 2023

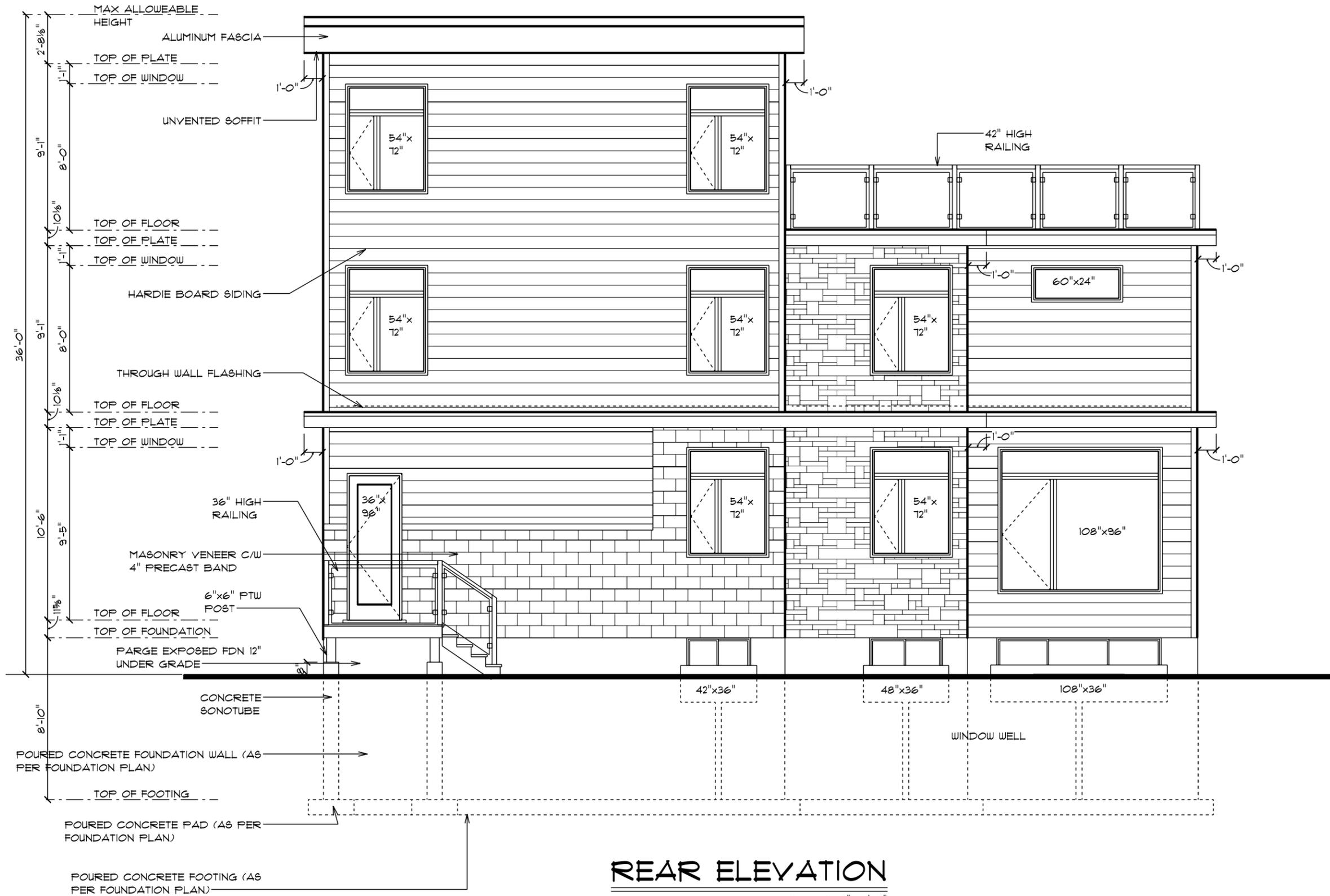
Signature of Designer:  
*Andre Theriault*

ANDRE THERIAULT  
2251 ESFRIT DRIVE, ORLEANS  
K4A 0A4  
tel: (613) 834-5284  
fax: (613) 834-0895  
email: theriault85@gmail.com

1 CONST. DWG. 17 NOV 2022

project name  
PROPOSED DEVELOPMENT  
FOR  
LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	1
project no.	13
2022-289	



# REAR ELEVATION

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

structural engineer stamp if required:



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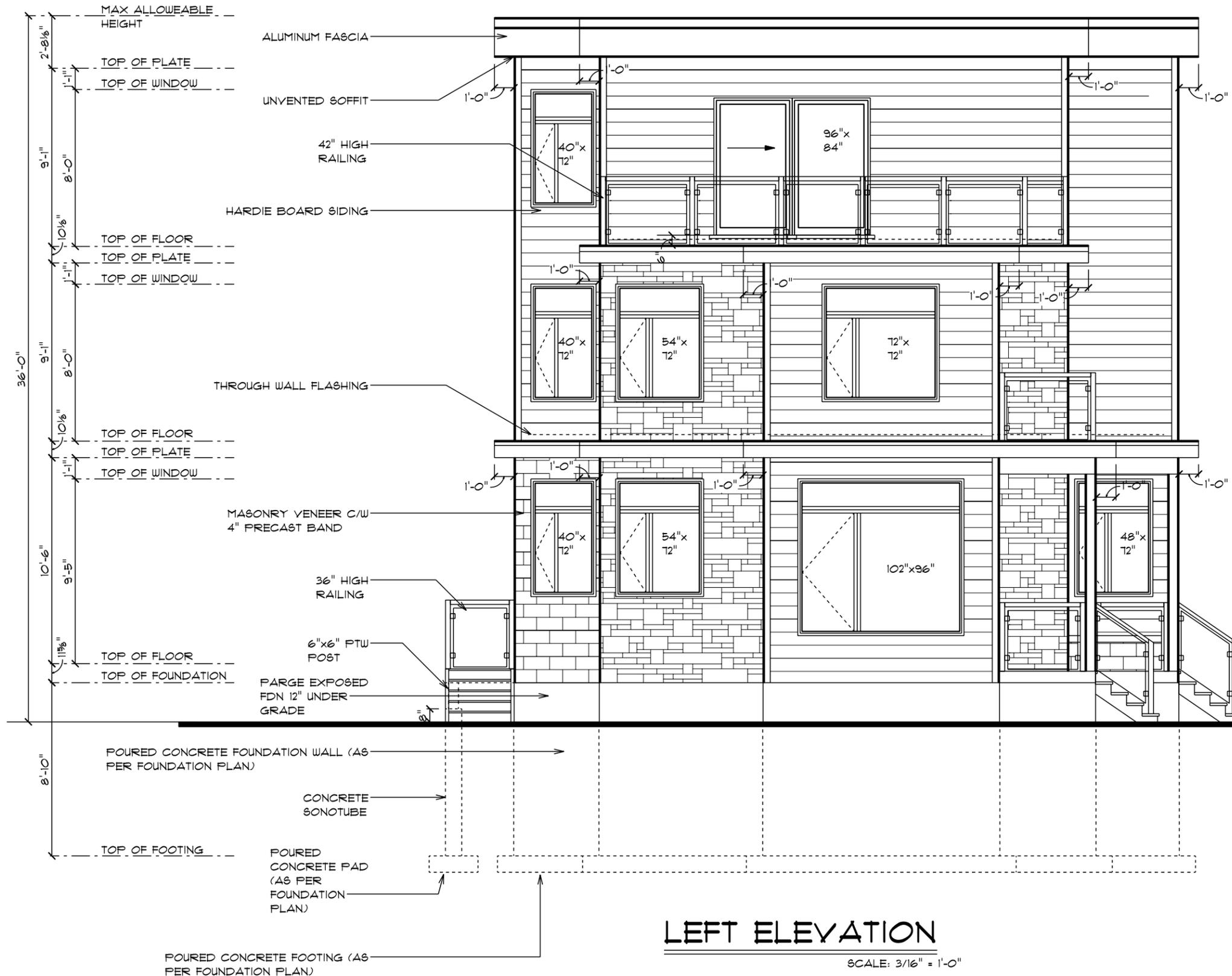
ANDRE THERIAULT  
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1 CONST. DWG 17 NOV 2022

project name

PROPOSED DEVELOPMENT FOR LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	2
project no.	13
2022-289	



**LEFT ELEVATION**

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

structural engineer stamp if required:



I Andre Theriault, Theriault design:  
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Individual: 22968  
 Firm: 105420

Date: 20 JAN 2023

Signature of Designer:

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 fax: (613) 834-0995

email: theriault85@gmail.com

1 CONST. DWG 17 NOV 2022

project name

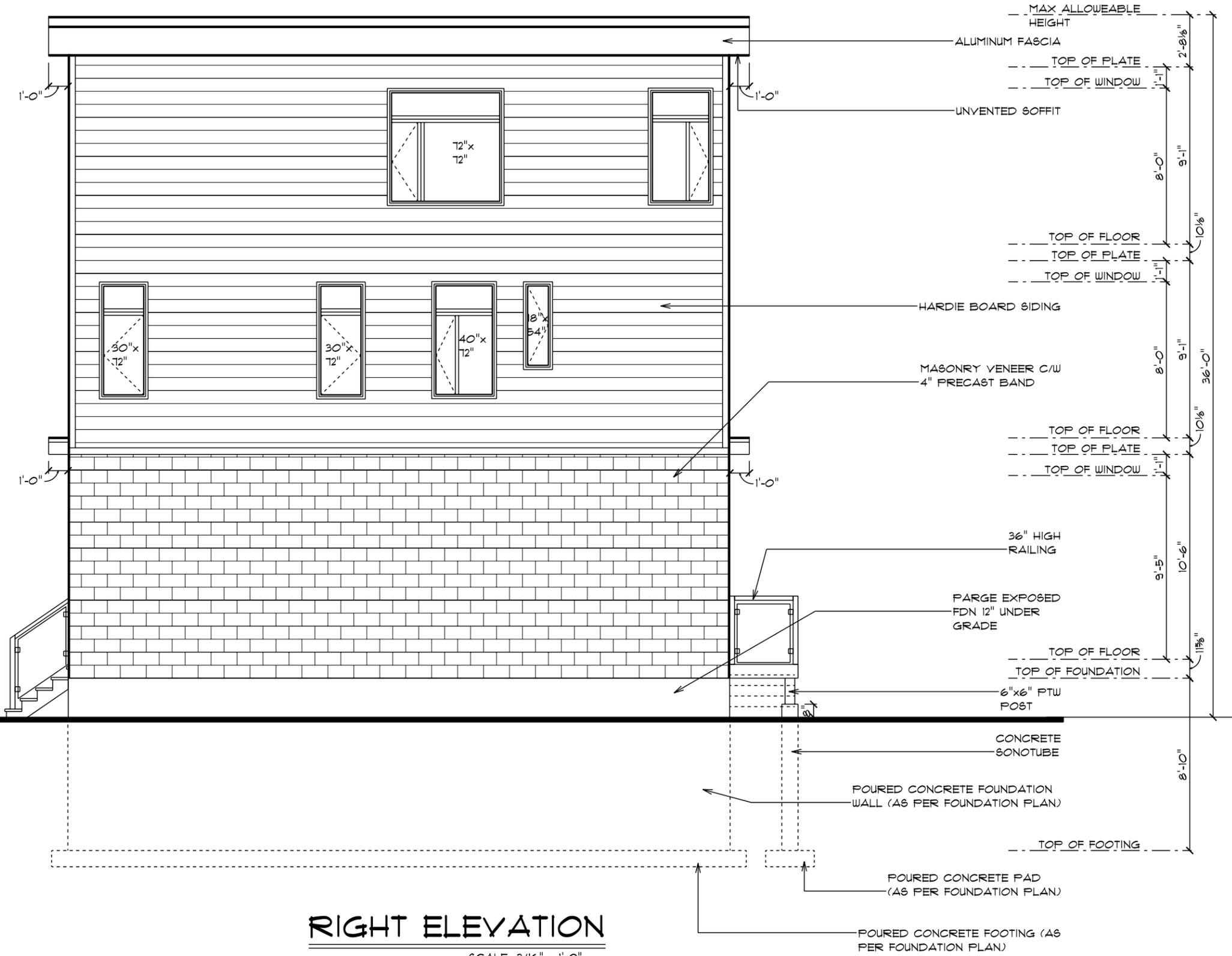
PROPOSED DEVELOPMENT  
 FOR  
 LOT 2 PENNARD WAY

drawn by drawing no

A.THERIAULT 3

project no.

2022-289 13



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

structural engineer stamp if required:



I Andre Theriault, Theriault design:  
Take responsibility for design work  
on behalf of a firm registered under  
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Firm: 105420

Date: 20 JAN 2023

Signature of Designer:  
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1 CONST. DWG 17 NOV 2022

project name  
PROPOSED DEVELOPMENT  
FOR  
LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	4
project no.	13
2022-289	

PRE-ENGINEERED FLOOR  
JOISTS SEE LAYOUT

**LEGEND**

**POST TABLE:**

- P1 = 3" DIA. TELEPOST
- P1a = HSS 3 1/2" X 3 1/2" X .188"
- P2 = 2-2X6 + KING POST
- P3 = 3-2X6 + KING POST
- P4 = 4-2X6 + KING POST
- P5 = 5-2X6 + KING POST
- P6 = VERSALAM 5 1/4" X 5 1/4"

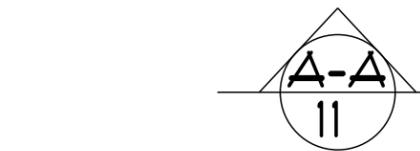
PROVIDE A MIN. OF 4" X 4" X 1/4"  
END BEARING PLATES TOP AND BOTTOM  
OF ALL STEEL COLUMNS

**LINTEL TABLE:**

- L1 = 2-2X10
- L2 = 3-2X10
- L3 = 2 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb LVL
- L4 = 3 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb LVL

ALL LVL TO BE 1 3/4" WIDTH PER PLY,  
2.OE 2900Fb OR BETTER

**S.F.L.** SEE FLOOR JOIST LAYOUT



- CP A** 36"x36"x10" conc. pad C/W 6-15M BOTTOM EACH WAY
- CP B** 48"x48"x10" conc. pad C/W 6-15M BOTTOM EACH WAY
- CP C** 24"x24"x8" conc. pad

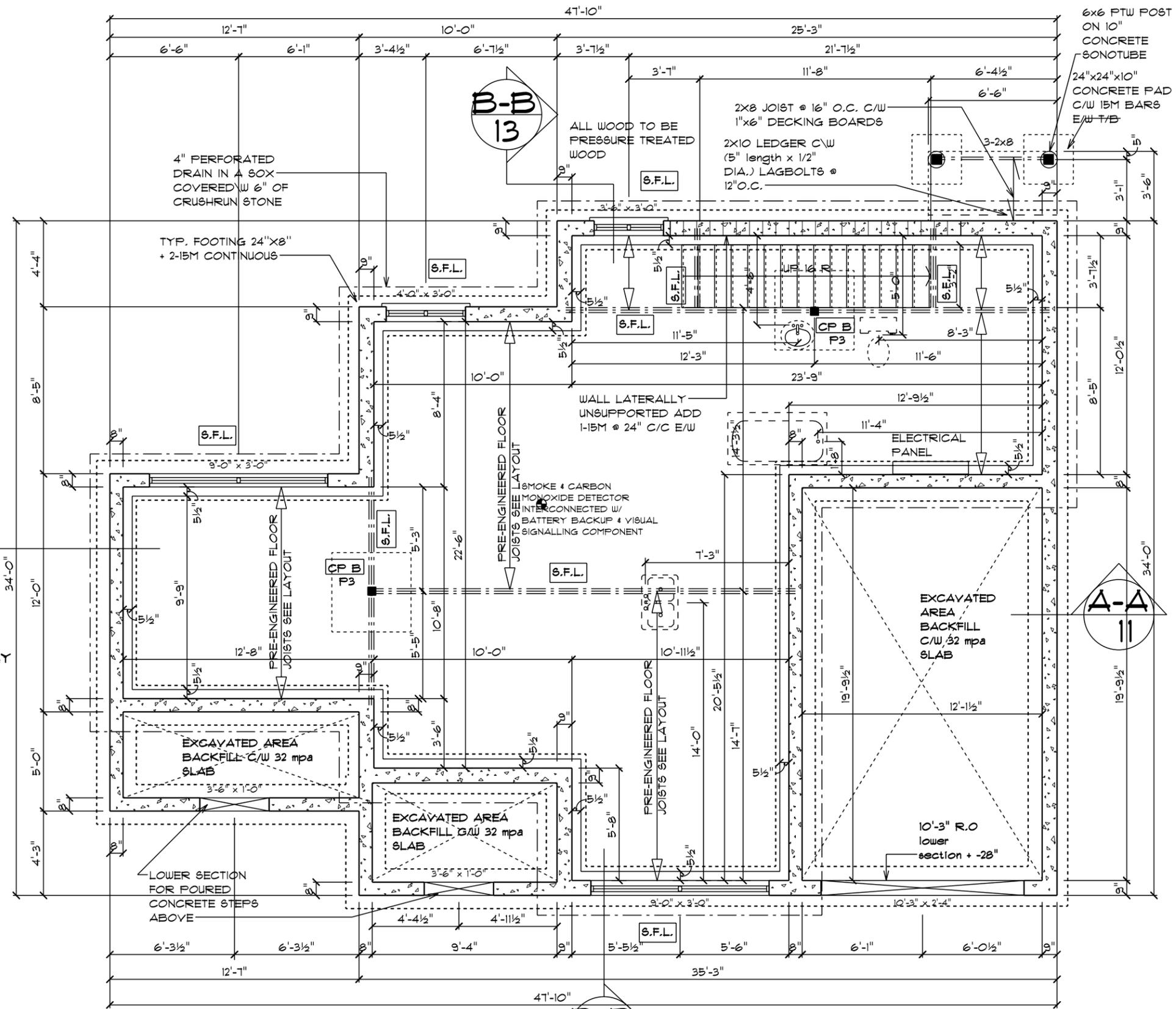
UNDISTURBED NATIVE MATERIAL 75  
KPA MIN. GEOTECHNICAL  
ENGINEER TO CONFIRM PRIOR TO  
CONCRETE PLACEMENT

MINIMUM SOIL BEARING  
CAPACITY ASSUMED AT 75  
KPA FOR SERVICEABILITY  
LOADS

REFER TO MANUFACTURER  
FLOOR AND ROOF LAYOUT

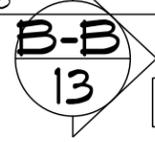
CARRY ALL POINTLOADS DOWN  
TO FOOTINGS/FOUNDATION

PLEASE INSTALL 96" DOORS IF  
WALL HEIGHT IS 9'-1". OTHERWISE  
DOORS ARE 80"



**FOUNDATION PLAN**

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



SEE PAGE 6 FOR BASEMENT SDU SPECS

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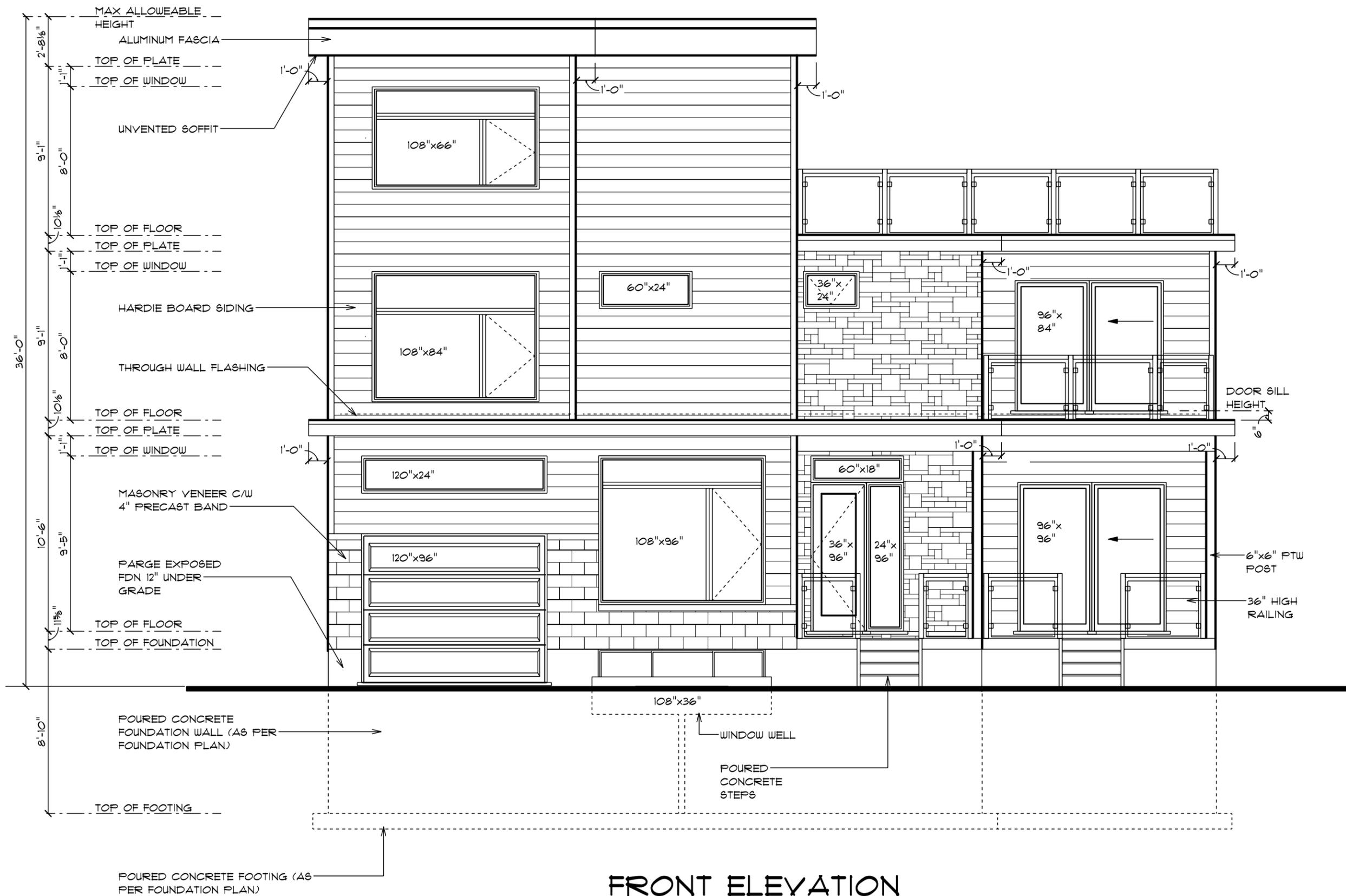
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email: therault85@gmail.com

1 CONST. DWG 17 NOV 2022

project name  
PROPOSED DEVELOPMENT  
FOR  
LOT 2 PENNARD WAY

drawn by	drawing no
A.THERAULT	5
project no.	13
2022-289	



# FRONT ELEVATION

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



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email: andre@theriaultdesign.ca

1 CONST. DWG 17 NOV 2022

PROPOSED DEVELOPMENT  
 FOR  
 LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	1
project no.	13
2022-289	



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



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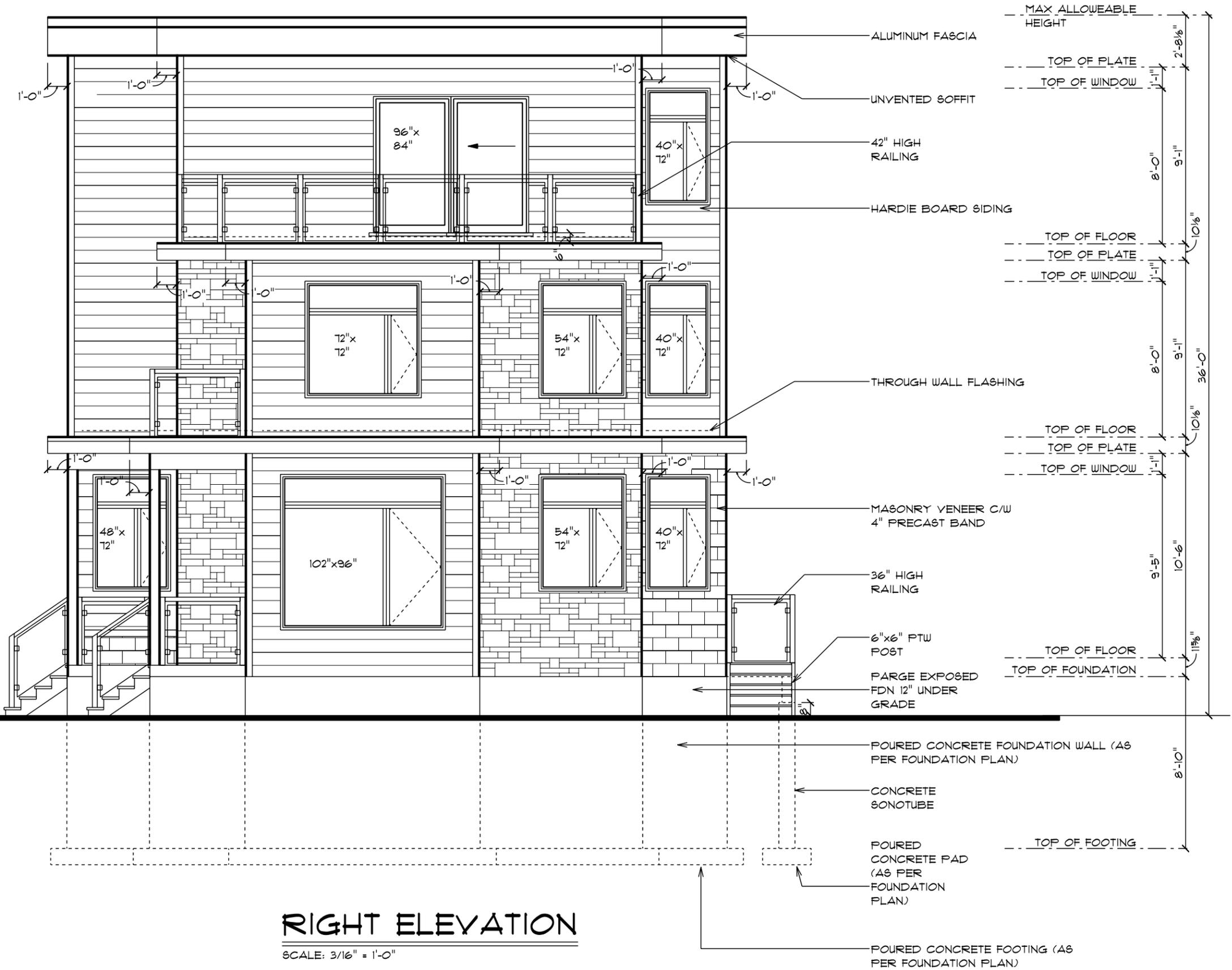
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1	CONST. DWG	17 NOV 2022

project name

PROPOSED DEVELOPMENT  
 FOR  
 LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	2
project no.	13
2022-289	



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



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Date: 17 NOV 2022

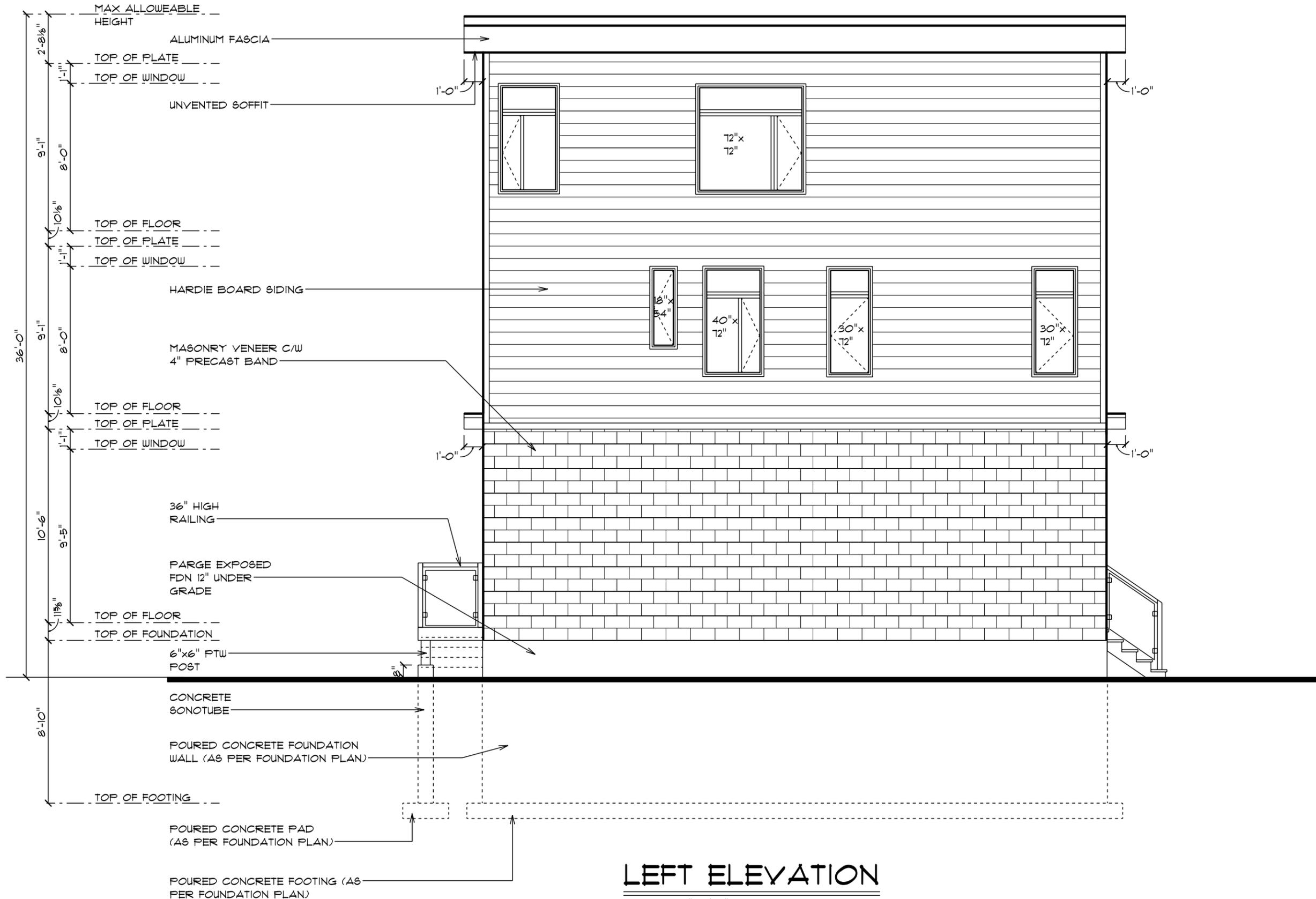
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1 CONST. DWG 17 NOV 2022

PROPOSED DEVELOPMENT  
 FOR  
 LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	3
project no.	13
2022-289	



# LEFT ELEVATION

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



I Andre Therault, Therault design:  
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Individual: 22968  
Firm: 105420

Date: 17 NOV 2022

Signature of Designer:  
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21-5330 CANOTEK RD, OTTAWA  
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email: andre@theraultdesign.ca

1 CONST. DWG 17 NOV 2022

PROPOSED DEVELOPMENT  
FOR  
LOT 2 PENNARD WAY

drawn by	drawing no
A.THERAULT	4
project no.	13
2022-289	