

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 9
REGISTERED PLAN 356
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 100



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 and the regulations made under them.
 2. The survey was completed on the 5th day of December, 2022.

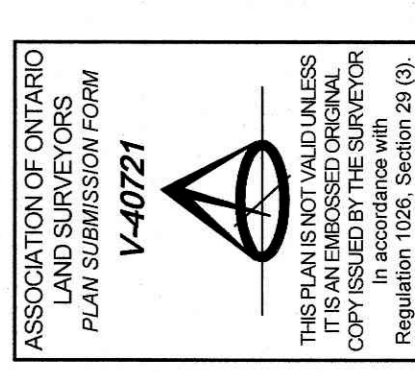
Dec 5, 2022
 Date
 J. E. Annis, O.S.
 Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED December 5, 2022.

Notes & Legend

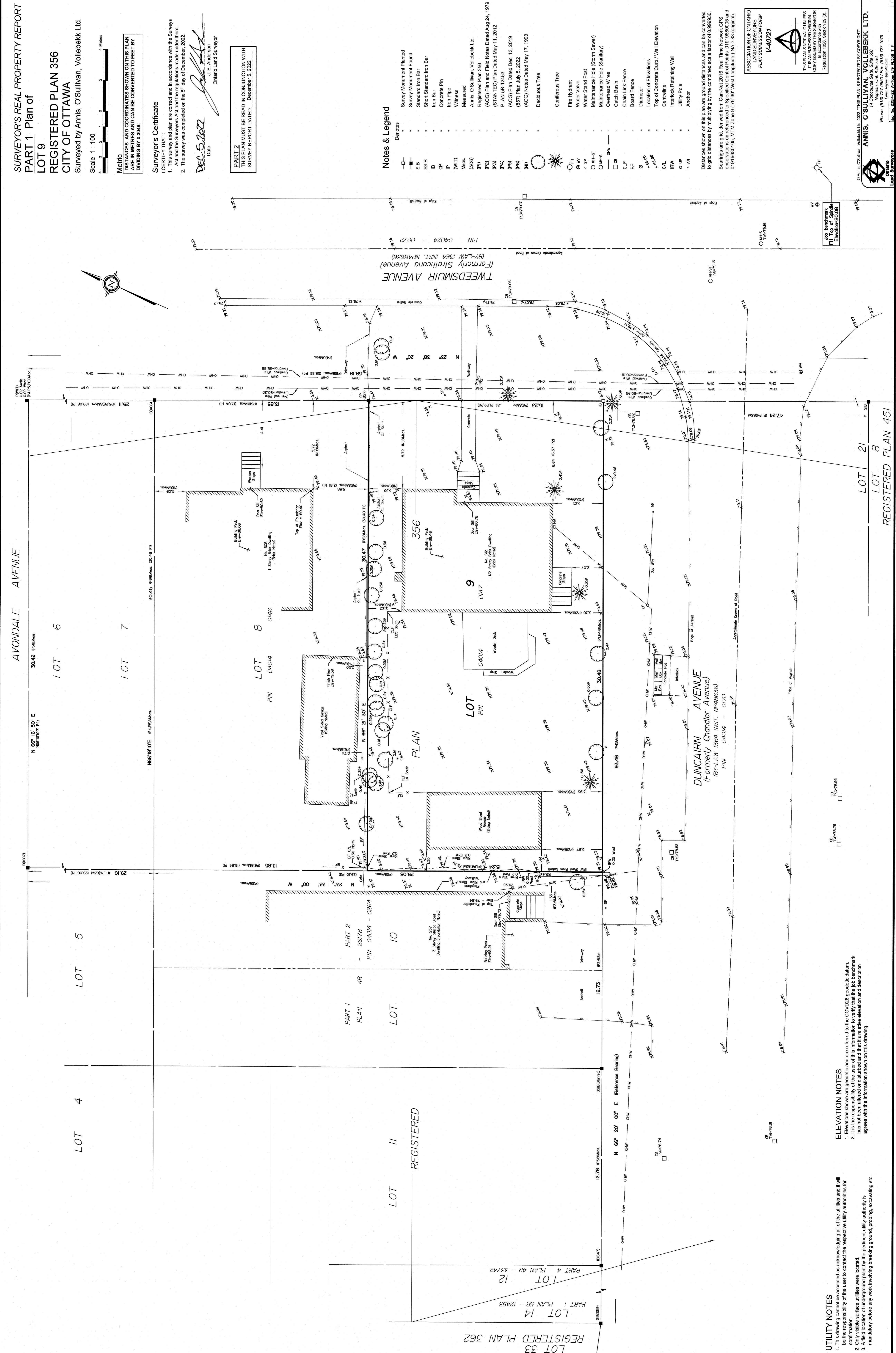
- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Concrete Pin
 - Iron Pipe
 - Witness
 - Measured
 - (AO3)
 - (AO5)
 - (P1)
 - (P2)
 - (P3)
 - (P4)
 - (P5)
 - (P6)
 - (N1)
 - Deciduous Tree
 - Coniferous Tree
 - Fire Hydrant
 - Water Valve
 - Water Stand Post
 - Maintenance Hole (Storm Sewer)
 - Maintenance Hole (Sanitary)
 - Overhead Wires
 - Catch Basin
 - Chain Link Fence
 - Board Fence
 - Diameter
 - Location of Elevations
 - Top of Concrete Curb / Wall Elevation
 - Centreline
 - Interlock Retaining Wall
 - Utility Pole
 - Anchor

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99930.
 Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on referenced to Specified Control Points 01916880005 and 01916880105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-40721
 THIS PLAN IS NOT VALID UNLESS
 A COPY ISSUED BY THE SURVEYOR
 IS ATTACHED TO THIS PLAN
 Regulation 1025, Section 29 (3)

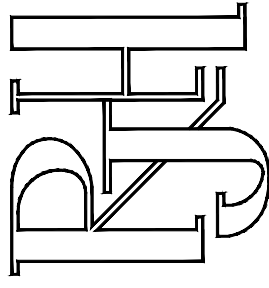
© Annis, O'Sullivan, Vollebakk Ltd. 2022. THIS PLAN IS PROTECTED BY COPYRIGHT.
ANNIS, O'SULLIVAN, VOLLEBAKK LTD.
 14 Concourse Gate, Suite 500
 1000 Wellington Street West
 Phone: (613) 272-0550 / Fax: (613) 727-1079
 Email: info@anniso.com
 Ontario
 Land Surveyors



ELEVATION NOTES
 1. Elevation notes are referred to the CGD09 geoid 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 permit utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

REGISTERED PLAN 451
 LOT 8
 LOT 21



Rosaline J. Hill Architect Inc.

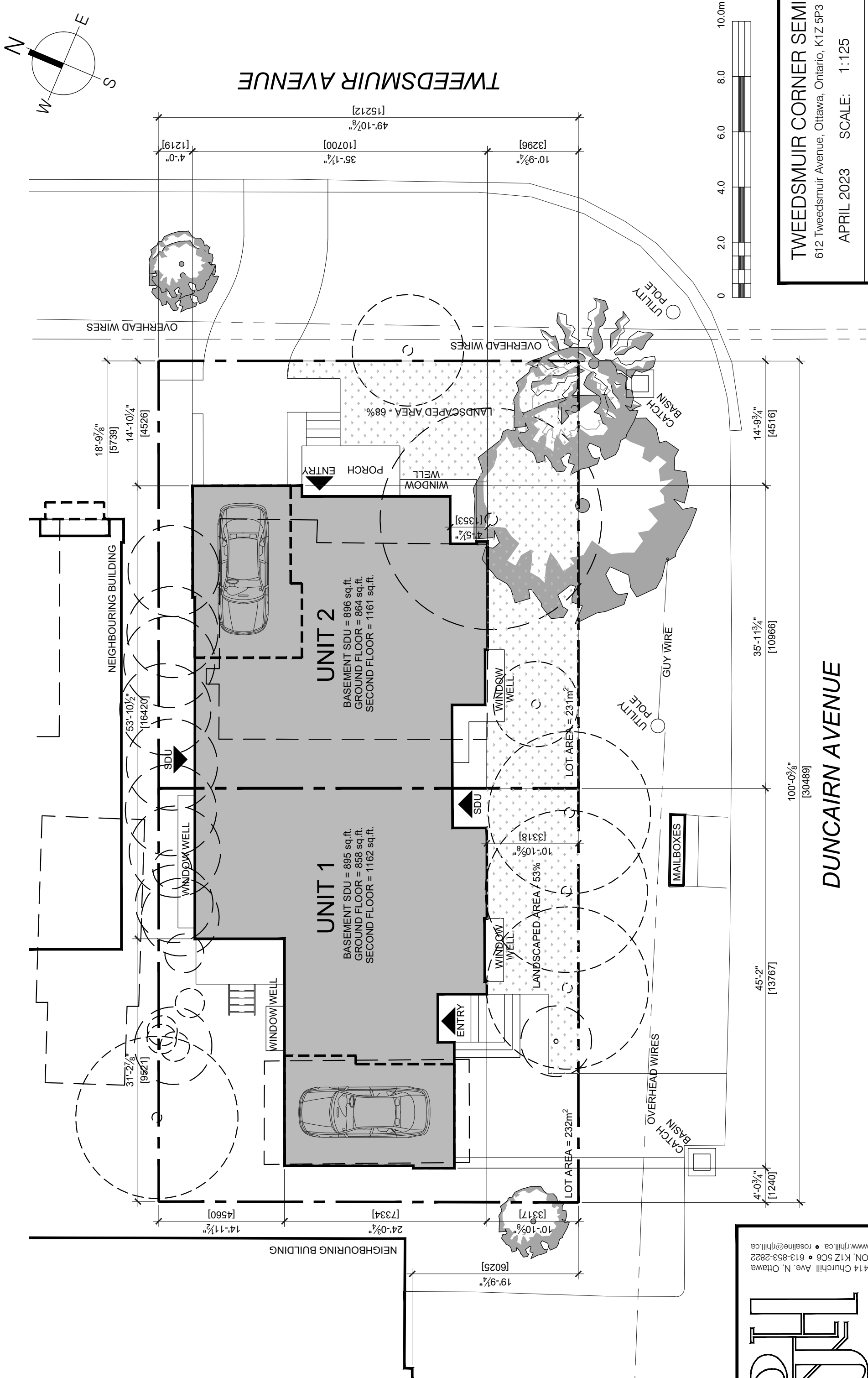
414 Churchill Ave. N. Ottawa
ON, K1Z 5C6 • 613-853-2822
www.rjhll.ca • rosahill@rjhll.ca

DUNCAIRN AVENUE

TWEEDSMUIR CORNER SEMI
612 Tweedsmuir Avenue, Ottawa, Ontario, K1Z 5P3

APRIL 2023 SCALE: 1:125

SITE PLAN



TWEEDSMUIR AVENUE

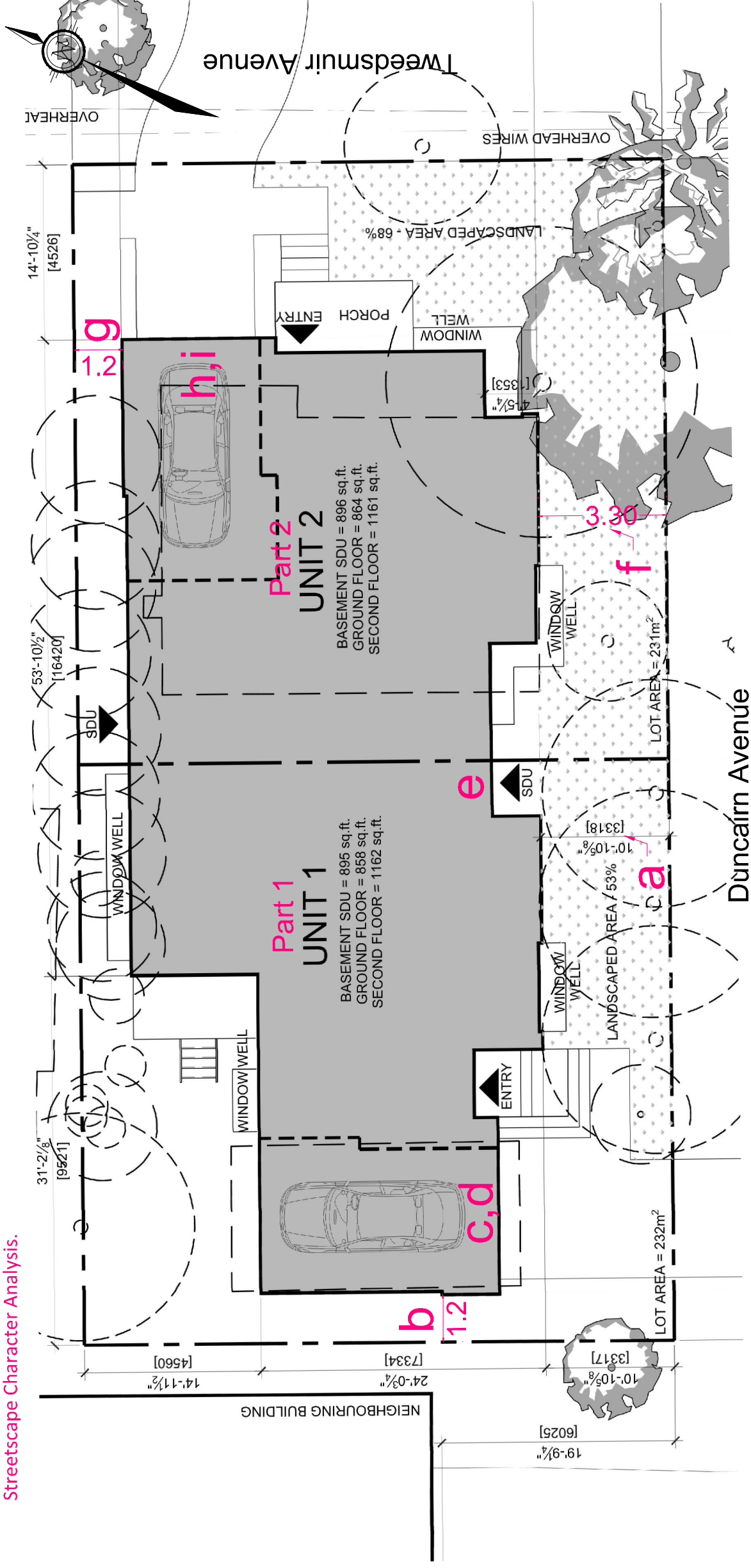
Minor Variance Application:

Part 1

- To permit a reduced front yard setback of 3.2 meters; whereas the By-law requires a minimum front yard setback of 4.5 meters (Section 162(17), Table 162A(R4-UD)).
- To permit a reduced interior side yard setback of 1.2 meters; whereas the By-law requires a minimum interior side yard setback of 1.5 meters (Part 15, Exception 2686).
- To permit a front-facing attached garage; whereas Section 139(3)(c) does not permit a front-facing attached garage as it does not reflect the dominant character as determined by the Streetscape Character Analysis.
- To permit a front-facing attached garage; whereas Section 140(8)(a) does not permit a front-facing attached garage as it does not reflect the dominant character as determined by the Streetscape Character Analysis.
- To permit a doorway entrance leading to a secondary dwelling unit to be added to the front wall; whereas Section 133(9) does not permit the creation of a secondary dwelling unit to result in any new doorway entrance on the front wall.

Part 2:

- To permit a reduced corner side yard setback of 3.2 meters; whereas the By-law requires a minimum corner side yard setback of 4.5 meters (Section 162(17), Table 162A(R4-UD)).
- To permit a reduced interior side yard setback of 1.2 meters; whereas the By-law requires a minimum interior side yard setback of 1.5 meters (Part 15, Exception 2686).
- To permit a front-facing attached garage; whereas Section 139(3)(c) does not permit a front-facing attached garage as it does not reflect the dominant character as determined by the Streetscape Character Analysis.
- To permit a front-facing attached garage; whereas Section 140(8) does not permit a front-facing attached garage as it does not reflect the dominant character as determined by the Streetscape Character Analysis.



MINOR VARIANCE APPLICATION

612 TWEEDSMUIR AVENUE

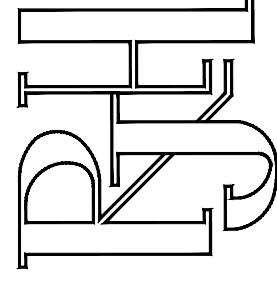
LOT 9
REGISTERED PLAN 356
CITY OF OTTAWA

1 : 125

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	MAY 31/23	SS

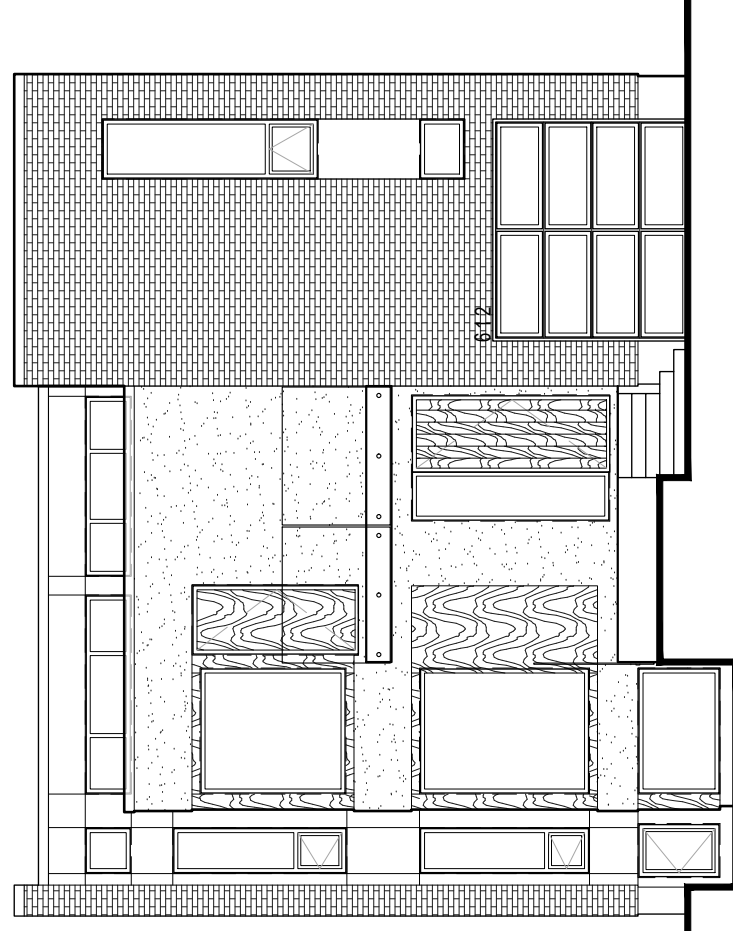
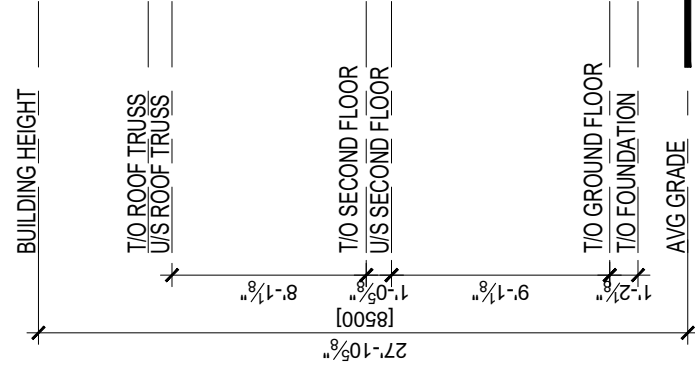
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2N 1P6
Telephone: (613) 254-5653
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

ISSUED: MAY 1, 2023
PROJECT No.: 122099
DRAWING No.: 122099-SEV1

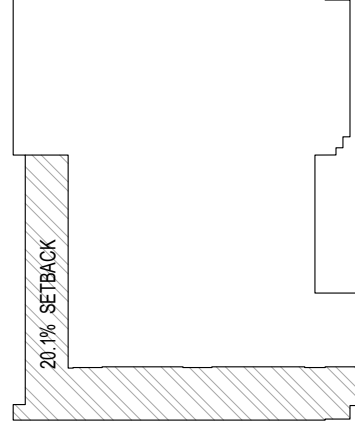


Rosaline J. Hill Architect Inc.

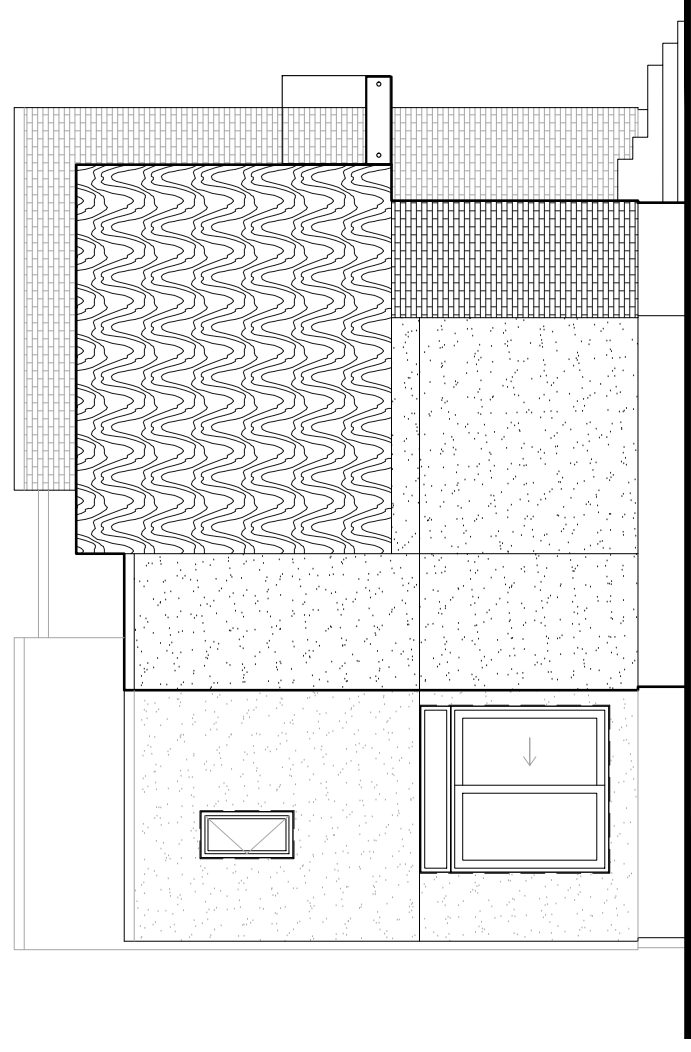
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ON, K1Z 5C6 • 613-853-2822
www.rjhll.ca • rosaline@rjhll.ca



FRONT ELEVATION



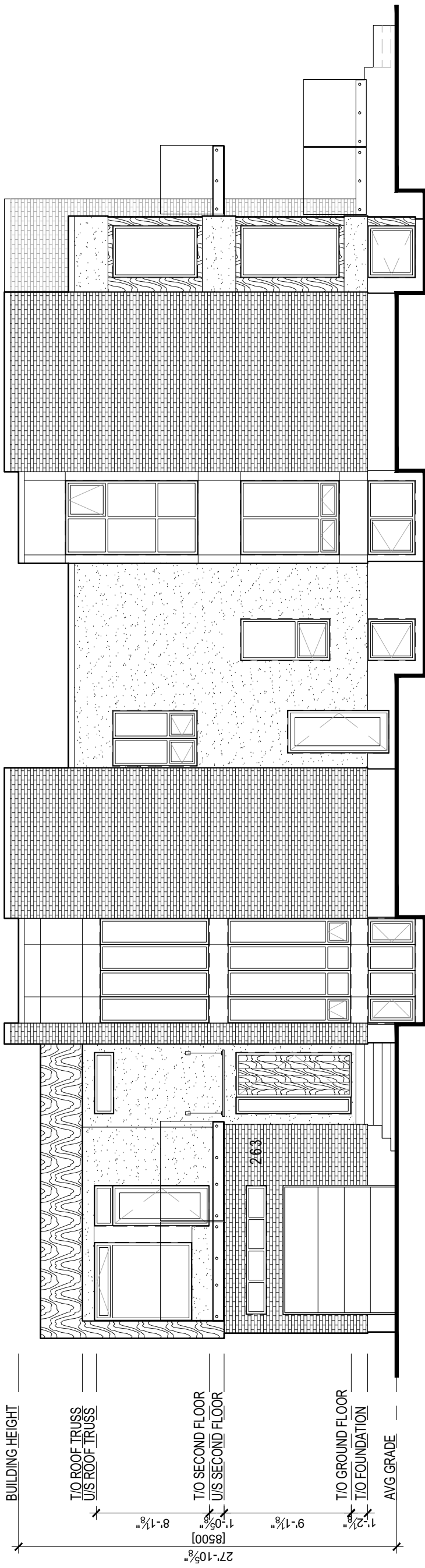
FRONT FACADE SETBACK



REAR ELEVATION

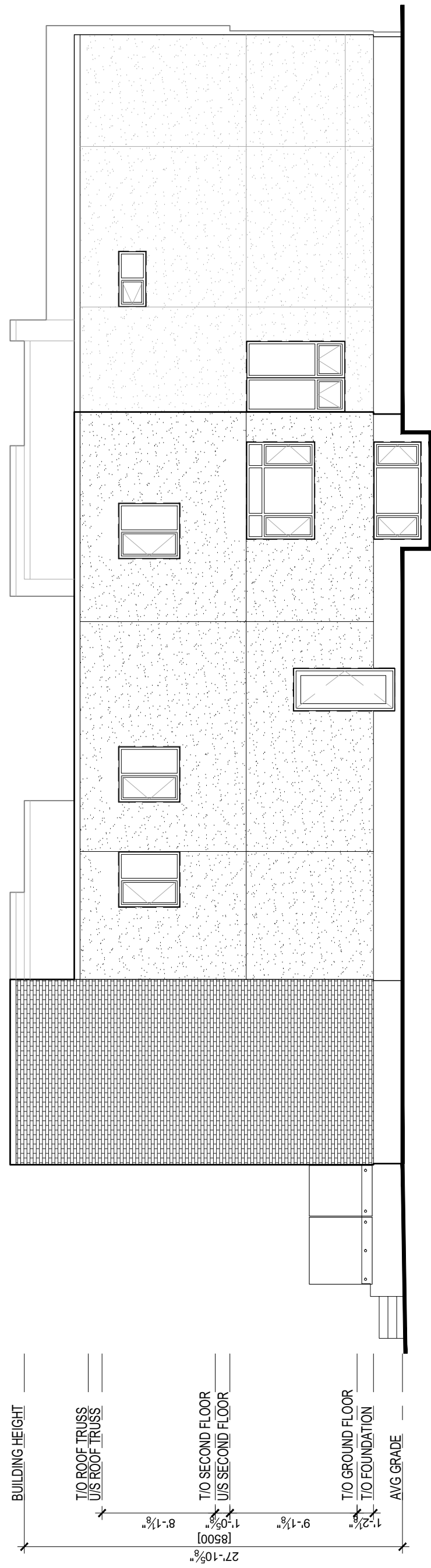
TWEEDSMUIR CORNER SEMI
612 Tweedsmuir Avenue, Ottawa, Ontario, K1Z 5P3
MAY 2023 SCALE: 1/8" = 1'-0"

ELEVATIONS



BUILDING HEIGHT
 T/O ROOF TRUSS
 U/S ROOF TRUSS
 27'-10⁵/₈"
 [8500]
 1'-0⁵/₈"
 8'-1¹/₈"
 T/O SECOND FLOOR
 U/S SECOND FLOOR
 9'-1¹/₈"
 1'-2¹/₈"
 T/O GROUND FLOOR
 T/O FOUNDATION
 1'-2¹/₈"
 AVG GRADE

LEFT ELEVATION



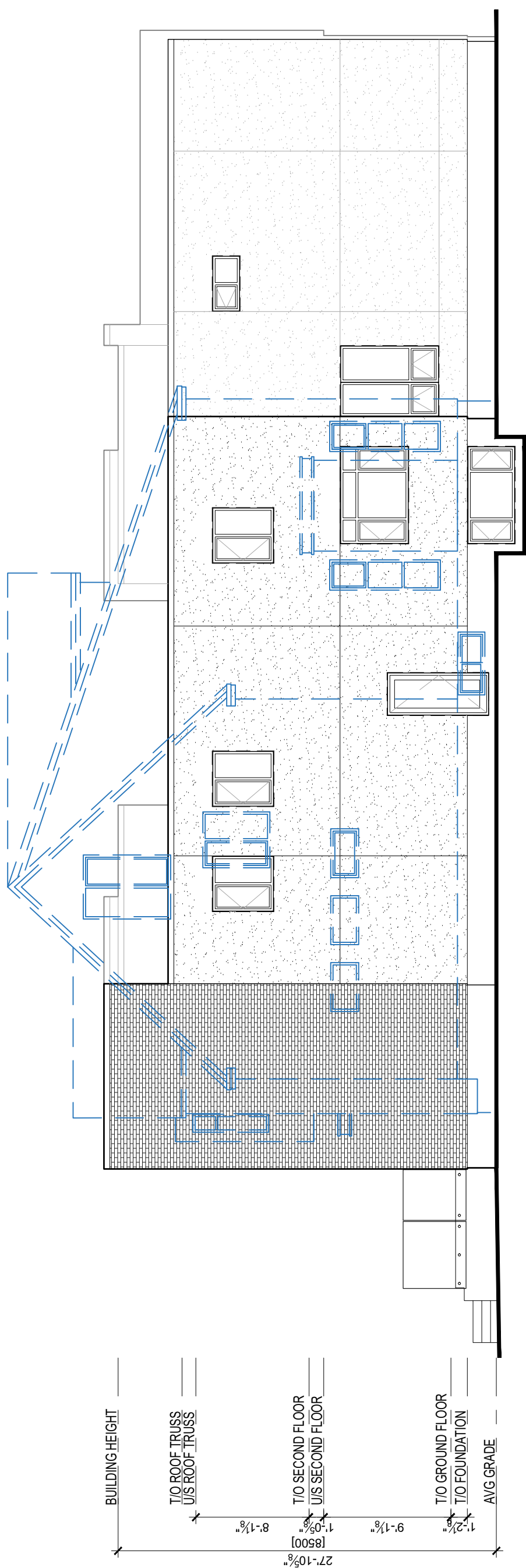
BUILDING HEIGHT
 T/O ROOF TRUSS
 U/S ROOF TRUSS
 27'-10⁵/₈"
 [8500]
 1'-0⁵/₈"
 8'-1¹/₈"
 T/O SECOND FLOOR
 U/S SECOND FLOOR
 9'-1¹/₈"
 1'-2¹/₈"
 T/O GROUND FLOOR
 T/O FOUNDATION
 1'-2¹/₈"
 AVG GRADE

RIGHT ELEVATION

RJH

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 ON, K1Z 5C6 • 613-853-2822
 www.rjhll.ca • rosaline@rjhll.ca

TWEEDSMUIR CORNER SEMI
 612 Tweedsmuir Avenue, Ottawa, Ontario, K1Z 5P3
 APRIL 2023 SCALE: 1/8" = 1'-0"
ELEVATIONS



BUILDING HEIGHT

T/O ROOF TRUSS
U/S ROOF TRUSS

T/O SECOND FLOOR
U/S SECOND FLOOR

T/O GROUND FLOOR
T/O FOUNDATION

AVG GRADE

27'-10⁵/₈"
[8500]
8'-1¹/₈"
1'-0⁵/₈"
9'-1¹/₈"
1'-2¹/₈"

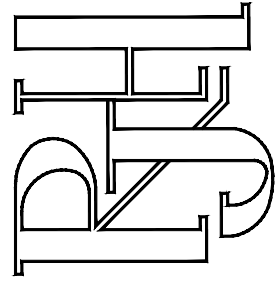
RIGHT ELEVATION

TWEEDSMUIR CORNER SEMI
612 Tweedsmuir Avenue, Ottawa, Ontario, K1Z 5P3

APRIL 2023 SCALE: 1/8" = 1'-0"

NEIGHBOUR OVERLAY

414 Churchill Ave. N. Ottawa
ON, K1Z 5C6 • 613-853-2822
www.rhill.ca • rosaline@rhill.ca



Rosaline J. Hill Architect Inc.

AVONDALE AVENUE

LOT 6

LOT 7

LOT 8

LOT 5

LOT 4

LOT 10

LOT 11

LOT 8

REGISTERED PLAN 451



REGISTERED PLAN 206
 TWEEDSMUIR AVENUE
 (Formerly Strathcona Avenue)
 (BY-LAW 1364 INST. N-18636)
 PIN 04024 - 0072

PLAN OF SURVEY OF
LOT 9
REGISTERED PLAN 356
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

SCHEDULE			
AREA (Sq.M.)	PART	LOT	PLAN
235.9	1	ALL OF 9	356
	2		

ALL OF 94014-0147
 PIN

Scale 1:100
 4 Meters

METRIC UNITS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS 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 Land Titles Act and the Land Titles Regulations made under there.
 2. The survey was completed on the ____ day of _____, 2023.
 M.M.M.D.D.YYYY Date
 E. H. Hewesyer
 Ontario Land Surveyor

Notes & Legend

- This plan of survey relates to AOLS Plan Submission Form Number V-_____.
- Discrepancies
 - Survey Monument Planned
 - Survey Monument Found
 - Standard Iron Bar
 - SSSB
 - IB
 - Street Standard Iron Bar
 - CP
 - Concrete Pin
 - IP
 - Iron Pipe
 - (WIT)
 - Witness
 - Acc.
 - Accepted
 - Meas.
 - Measured
 - (AOG)
 - Annis, O'Sullivan, Vollebekk Ltd.
 - (P1)
 - Registered Plan 356
 - (ACG) Plan and Field Notes Dated Aug 24, 1979
 - (STANTEC) Plan Dated May 11, 2012
 - (P4)
 - PLAN SR-12453
 - (ACG) Plan Dated Dec. 13, 2019
 - (P5)
 - (857) Plan July 5, 2022
 - (P6)
 - (ACG) Notes Dated May 17, 1983
 - (N1)
 - Chain Link Fences
 - CLF
 - Board Fence
 - BF
 - Centreline
 - CL
 - IRW
 - Interlock Retaining Wall

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.
 Bearings are grid, derived from Can-Nat 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 Coordinates are derived from Can-Nat 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 and 01919680105, 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
 - 01919680105 Northing 5024945.16 Easting 373971.65
 - Point A Northing 5027399.83 Easting 363774.41
 - Point B Northing 5027607.32 Easting 363680.03
 Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

DUNCAIRN AVENUE
 (Formerly Chandler Avenue)
 (BY-LAW 1364 INST. N-18636)
 PIN 04024 - 0170



CONSENT APPLICATION #1

612 TWEEDSMUIR AVENUE

LOT 9
REGISTERED PLAN 356
CITY OF OTTAWA

1 : 125

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	MAY 31/23	SS

NOVATECH
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Telephone: (613) 254-5653
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

ISSUED: MAY, 2023
PROJECT No.: 122099
DRAWING No.: 122099-SEV1





CONSENT APPLICATION #2

612 TWEEDSMUIR AVENUE

LOT 9
REGISTERED PLAN 356
CITY OF OTTAWA

1 : 125

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	MAY 31/23	SS

ISSUED MAY, 2023
PROJECT No. 122099
DRAWING No. 122099-SEV1

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