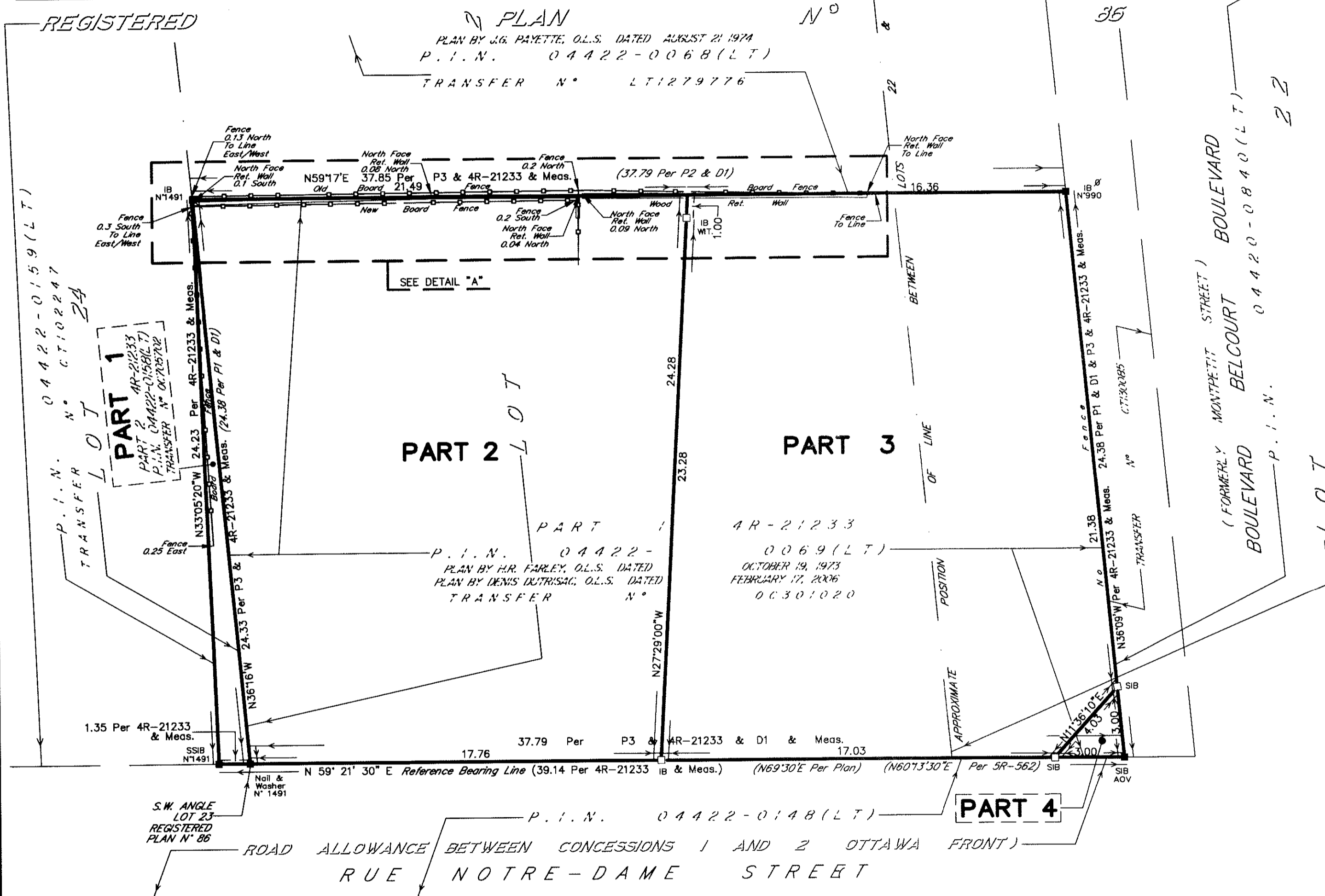
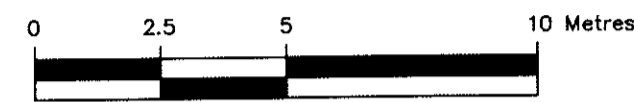


REFERENCE PLAN OF SURVEY OF  
**PART OF LOTS 22, 23 AND 24**  
**SOUTH OF ST-JOSEPH BOULEVARD (FORMERLY OTTAWA STREET)**  
**REGISTERED PLAN N° 86**  
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
**NOW IN THE**  
**CITY OF OTTAWA**  
**2010**

SURVEYED BY: ARPENTAGE DUTRISAC SURVEYING INC.  
 SCALE 1 : 150



Committee of Adjustment  
 Received | Reçu le  
 2023-06-29  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

I REQUIRE THIS PLAN TO  
 BE DEPOSITED UNDER  
 THE LAND TITLES ACT.  
 DATE 11th MARCH, 2010  
 DENIS DUTRISAC  
 ONTARIO LAND SURVEYOR  
 ROCKLAND, ONTARIO

PLAN 4R-24393  
 RECEIVED AND DEPOSITED  
 DATE Mar 30-10  
 LAND REGISTRAR  
 FOR THE LAND TITLES DIVISION  
 OF OTTAWA-CARLETON N° 4.

LAND TITLES SCHEDULE				
PART	PART OF LOTS	PLAN	AREA(Ha)	P.I.N.
1	24	REGISTERED PLAN N° 86	0.0016	ALL OF 04422-0158(LT)
2	23		0.0475	ALL OF 04422-0069(LT)
3	22 & 23		0.0437	
4	22		0.0004	

NOTES: 1) PART 1 IS ALL OF P.I.N. 04422-0158(LT).  
 2) PARTS 2, 3 AND 4 ARE ALL OF P.I.N. 04422-0069(LT).

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

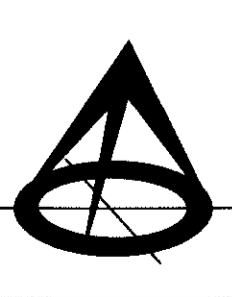
**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND  
 IN ACCORDANCE WITH THE SURVEYS ACT, THE  
 SURVEYORS ACT, AND THE LAND TITLES ACT AND  
 THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON  
 THE 3rd DAY OF MARCH, 2010  
 11th MARCH, 2010

DATE DENIS DUTRISAC  
 ONTARIO LAND SURVEYOR  
 ROCKLAND, ONTARIO

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR ( 25mm X 120cm )
IB	DENOTES	IRON BAR ( 16mm X 60cm )
SSIB	DENOTES	SHORT STANDARD IRON BAR ( 25mm X 60cm )
Ø	DENOTES	ROUND
SU	DENOTES	SOURCE UNKNOWN
WIT.	DENOTES	WITNESS
Meas.	DENOTES	MEASURED
Ret.	DENOTES	RETAINING
P.I.N.	DENOTES	PARCEL IDENTIFICATION NUMBER
Plan	DENOTES	REGISTERED PLAN N° 86
P1	DENOTES	PLAN BY H.R. FARLEY, O.L.S. DATED OCTOBER 19, 1973
P2	DENOTES	PLAN BY J.G. PAYETTE, O.L.S. DATED AUGUST 21, 1974
P3	DENOTES	PLAN BY DENIS DUTRISAC, O.L.S. DATED FEBRUARY 17, 2006
D1	DENOTES	INST. N° NS207390
O.L.S.	DENOTES	ONTARIO LAND SURVEYOR
INST. N°	DENOTES	INSTRUMENT NUMBER
CON.	DENOTES	CONCESSION
N° 647	DENOTES	H.R. FARLEY, O.L.S.
N° 725	DENOTES	R.W. ARNETT, O.L.S.
N° 990	DENOTES	J.G. PAYETTE, O.L.S.
N° 1491	DENOTES	DENIS DUTRISAC, O.L.S.
AOV	DENOTES	ANNIS, O'SULLIVAN & VOLLEBEKK ONTARIO LAND SURVEYORS

REFERENCE BEARING:  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
 SOUTHERLY LIMIT OF PART 1 PLAN 4R-21233, IT HAVING  
 A BEARING OF N59°21'30"E.



ARPENTAGE DUTRISAC SURVEYING INC.  
 ONTARIO LAND SURVEYORS  
 ROCKLAND  
 PHONE: (613) 446-7101  
 FAX: (613) 446-7102  
 INDEX :  
 OTT-86-22-3

DETAIL "A"  
 (DETAIL NOT TO SCALE)

**TOPOGRAPHIC PLAN OF  
PARTS 1 AND 2 PLAN 4R-21233 BEING  
PART OF LOTS 22, 23 AND 24  
SOUTH OF ST-JOSEPH BOULEVARD  
REGISTERED PLAN N° 86**

GEOGRAPHIC TOWNSHIP OF GLOUCESTER

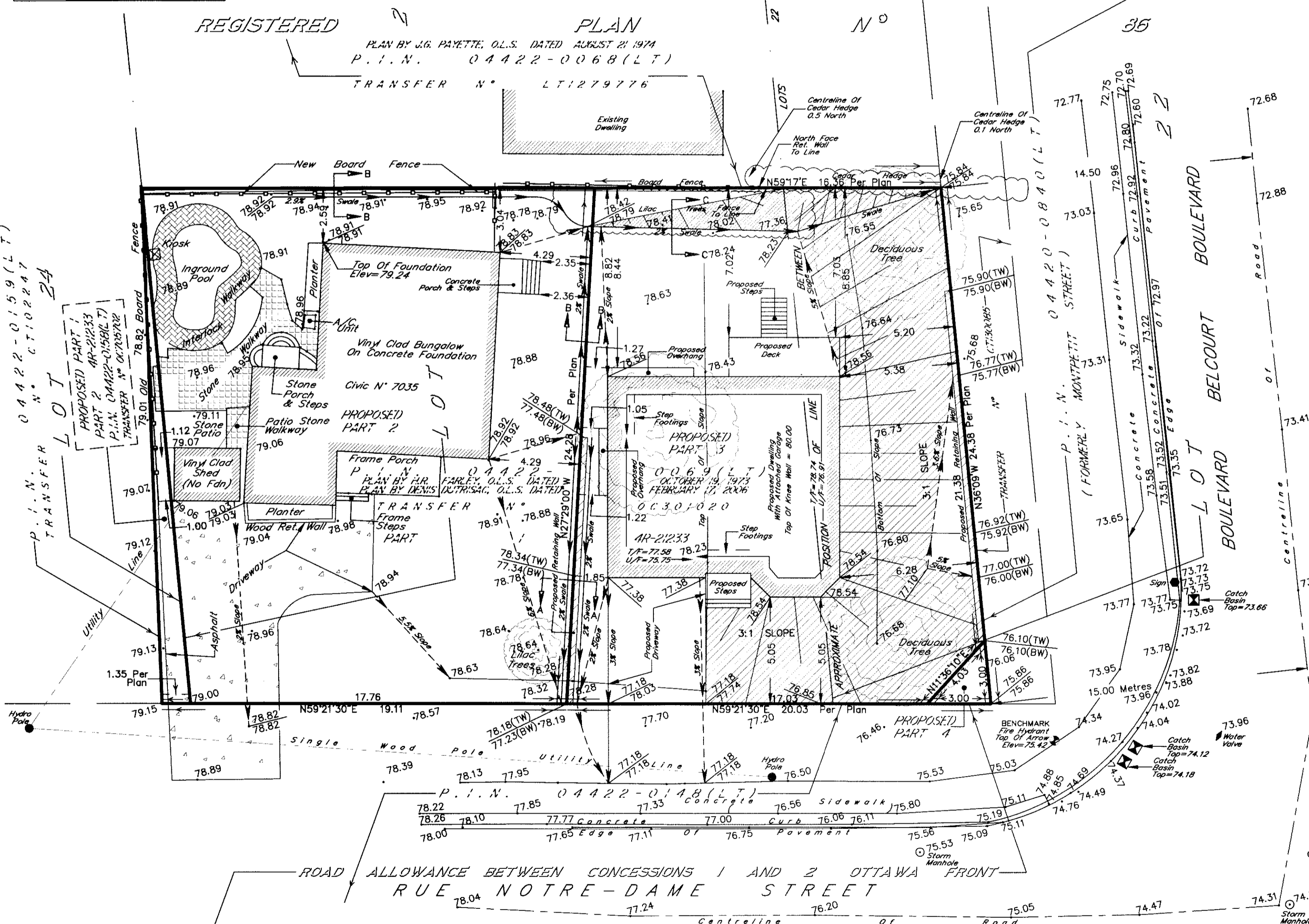
**NOW IN THE  
CITY OF OTTAWA  
2010**

SURVEYED BY: ARPENTAGE DUTRISAC SURVEYING INC.  
SCALE 1 : 150



REGISTERED PLAN  
PLAN BY J.G. PAYETTE, O.L.S. DATED AUGUST 21 1974  
P.I.N. 04422-0068(LT)  
TRANSFER N° LT1279776

Committee of Adjustment  
Received | Reçu le  
2023-06-29  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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

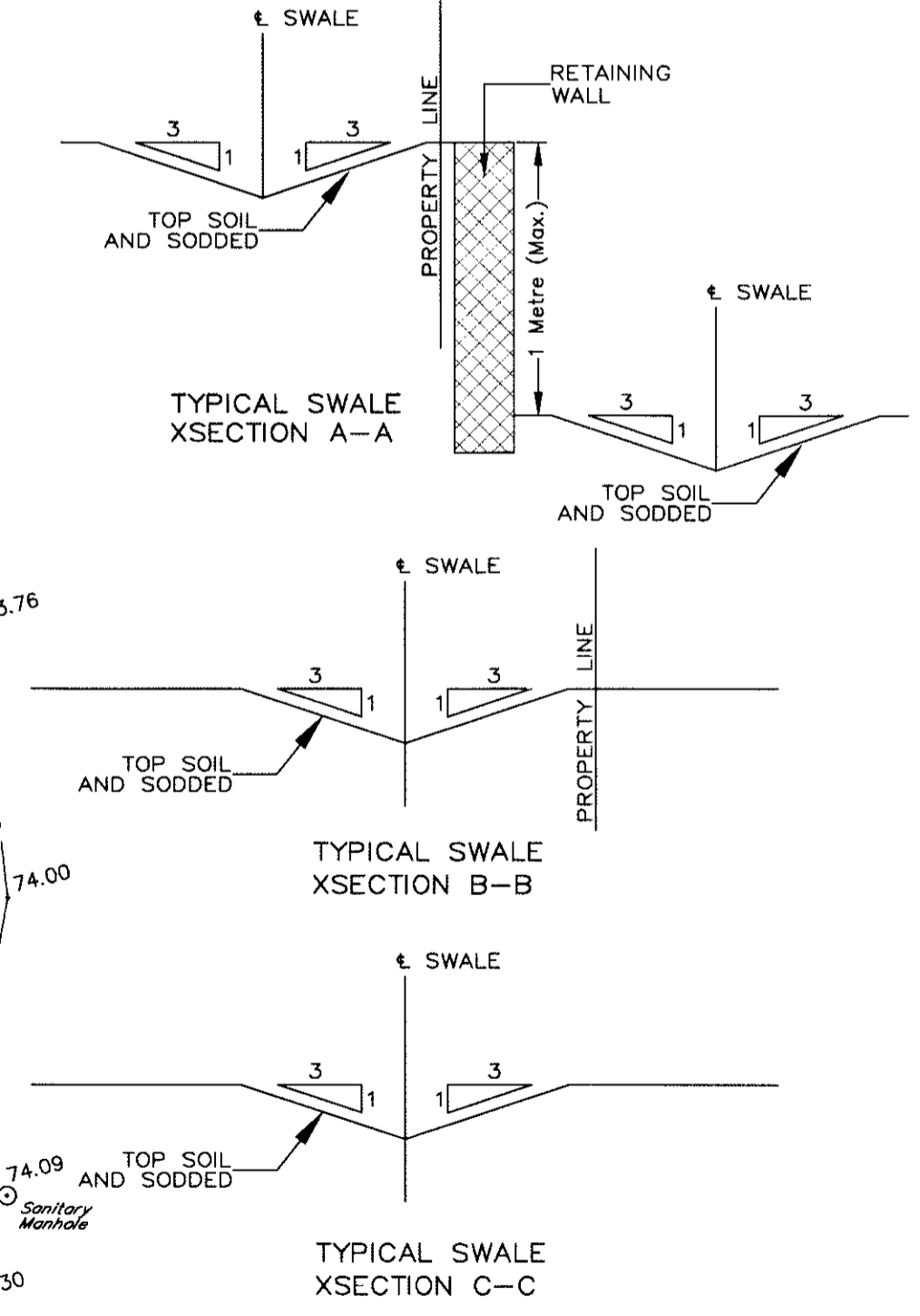
- NOTES
- 1) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
  - 2) BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
  - 3) ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC.

**SURVEYOR'S CERTIFICATE**  
THE SURVEY WAS COMPLETED ON  
THE 3rd DAY OF MARCH, 2010  
11th MARCH, 2010

DATE DENIS DUTRISAC  
ONTARIO LAND SURVEYOR  
ROCKLAND, ONTARIO

**LEGEND**

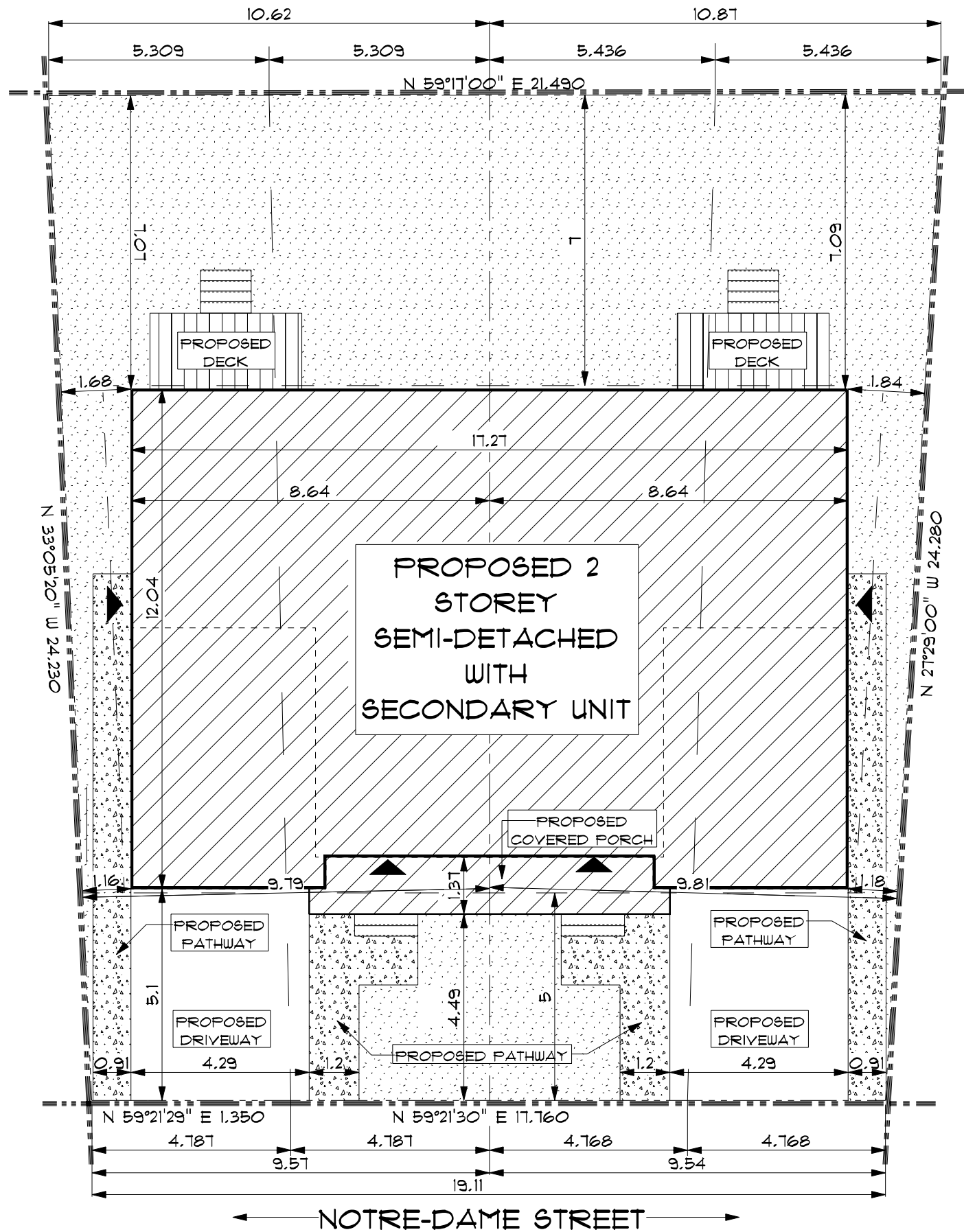
BM	DENOTES	BENCH MARK
T/F	DENOTES	TOP OF FOUNDATION
U/S	DENOTES	UNDERSIDE OF FOOTING
Fdn	DENOTES	FOUNDATION
→	DENOTES	DIRECTION OF WATER FLOW
—	DENOTES	SWALE
—	DENOTES	SWALE AND SUBDRAIN
74.18	DENOTES	PROPOSED ELEVATION
74.18	DENOTES	GROUND ELEVATION
72.00	DENOTES	EXISTING ELEVATION
Plan	DENOTES	PROPOSED REFERENCE PLAN



**NOTE: NOT FOR REGISTRATION PURPOSES**

**ARPENTAGE DUTRISAC SURVEYING INC.**  
ONTARIO LAND SURVEYORS

ROCKLAND  
PHONE: (613) 446-7101  
FAX: (613) 446-7102  
© 2010 ARPENTAGE DUTRISAC SURVEYING INC.



**SITE PLAN**  
SCALE: 1:125

  
**Committee of Adjustment**  
 Received | Reçu le  
**2023-06-29**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

PARTS 1 & 2 PLAN 4R-21233  
 PART OF LOTS 22, 23 AND 24  
 SOUTH OF ST-JOSEPH BOULEVARD  
 REGISTERED PLAN N 86  
 TOWN OF ORLEANS  
 CITY OF OTTAWA

SITE LINE AS PER  
 SURVEY FROM  
 DUTRISAC SURVEYING INC.

EXISTING GRADES TO REMAIN.  
 NO EXCESS DRAINAGE WILL BE  
 DIRECTED TOWARDS THE NEIGHBOURING  
 AND AFFECTS PROPERTIES DURING  
 AND AFTER CONSTRUCTION  
 EXISTING DITCHES & SWALES WILL BE USED

**LEGEND :**

PROPOSED RESIDENCE	
GREEN (GOD & SEED)	
CONCRETE SIDEWALK OR INTERLOCK	
ASPHALT PAVEMENT	
 MINOR VARIANCE REQUIRED	

**DATA**

PROJECT : 2 STOREY SEMI DETACHED WITH  
 SECONDARY UNITS IN BASEMENT  
 ZONING - R2  
 BUILDING SIZE - 11.21 M X 12.04 M  
 BUILDING AREA - 203.38 SQ.M ( 2189.16 SQ.FT. )

I	SUB-ZONE -	N
II	LOT WIDTH (M) - MIN. LOT WIDTH REQ'D -	9.79 M (WEST) 9.81 M (EAST) 9 M
III	LOT AREA (SQ. M) - MIN. LOT AREA REQ'D -	244.56 SQ.M (WEST) 247.22 SQ.M (EAST) 270 SQ.M
IV	BUILDING HEIGHT (M) - MAX. BUILDING HEIGHT	7.53 M 11 M
V	FRONT YARD SETBACK (M) - MIN. FRONT YARD REQ'D -	5.1 M 5 M
VII	REAR YARD SETBACK (M) - MIN. REAR YARD REQ'D -	7.07 M 7.03 M 7 M
VIII	INTERIOR SIDE YARD SETBACK (M) - MIN. INTERIOR SIDE YARD REQ'D -	1.16 M 1.18 M 1 M

PRELIMINARY DRAWINGS  
 NOT FOR CONSTRUCTION  
 PRODUCTS & MATERIAL  
 SHALL NOT BE ORDERED  
 WITH THESE DRAWINGS

I, LUC LAVOIE, DECLARE THAT I REVIEWED  
 AND TAKE RESPONSIBILITY FOR THE  
 DESIGN WORK ON BEHALF OF A FIRM  
 REGISTERED UNDER SUBSECTION 3.2.4 OF  
 DIVISION C. OF THE BUILDING CODE. I AM  
 QUALIFIED, AND THE FIRM IS REGISTERED, IN  
 THE APPROPRIATE CLASSES / CATEGORIES.  
 INDIVIDUAL B.C.I.N.: 23595  
 FIRM B.C.I.N.: 112054  
 DATE: \_\_\_\_\_  
**Luc Lavoie**  
 REGISTERED B.C.I.N.  
 ARCHITECTURAL DESIGNER

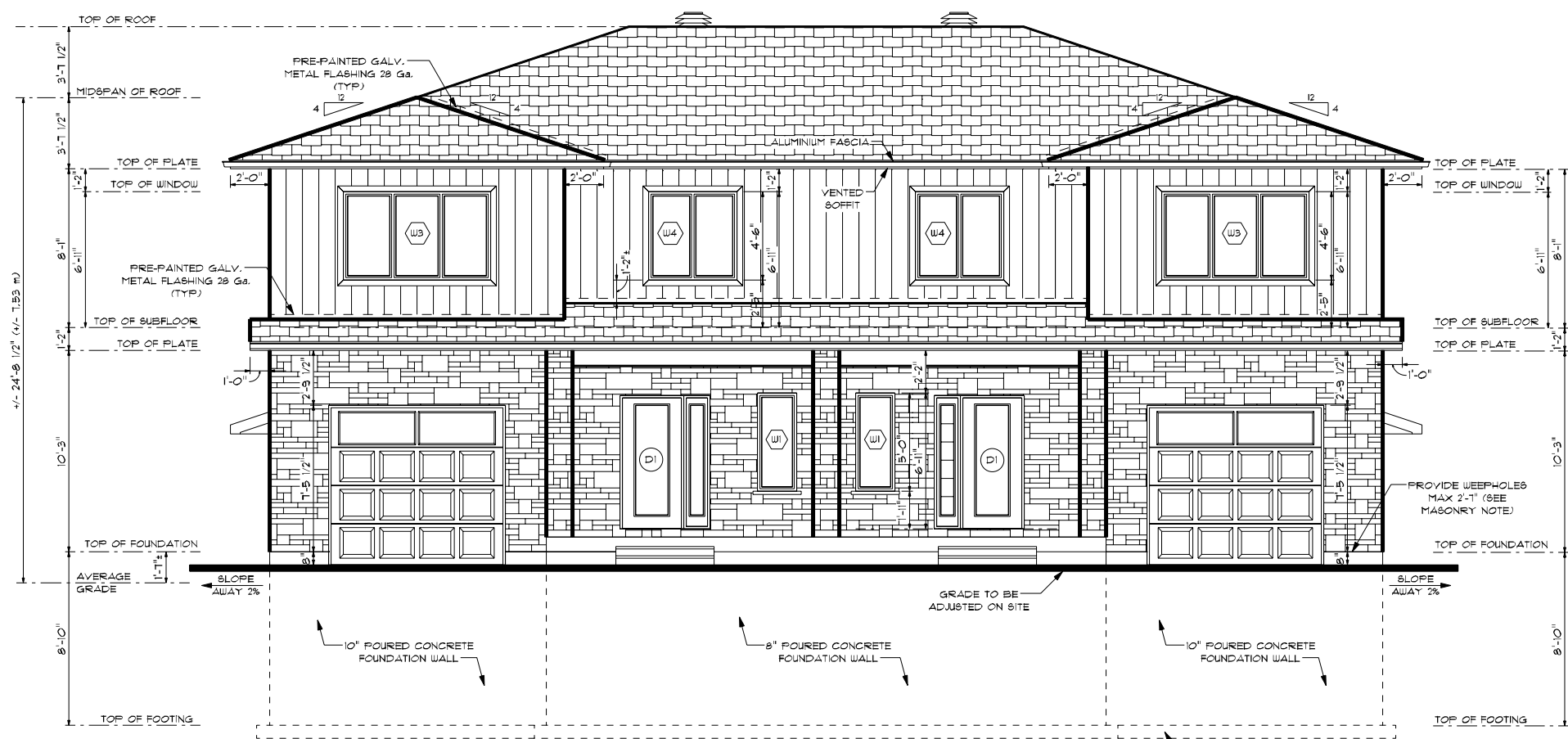


SUBJECT PROPERTY

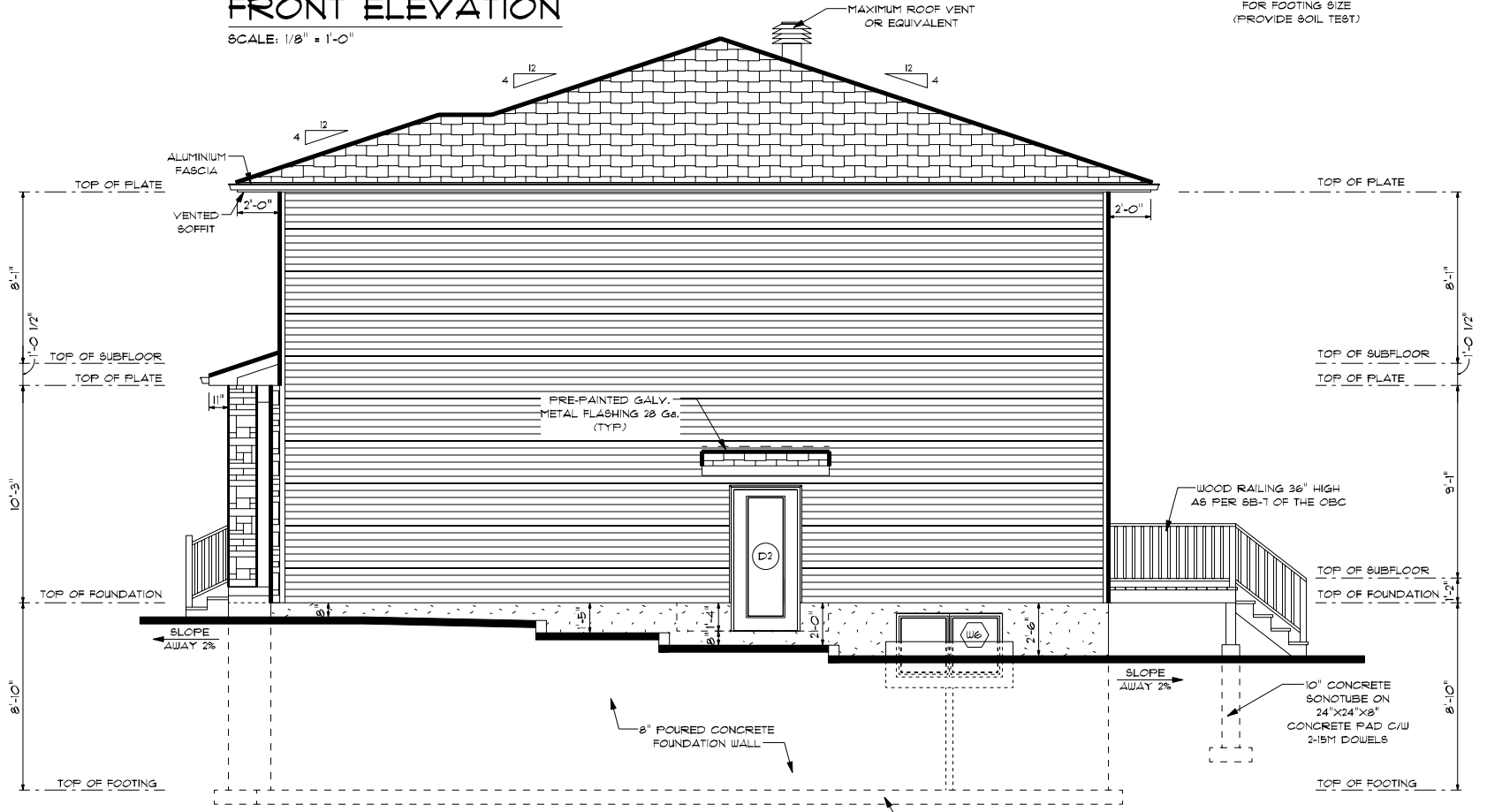
NO.	REVISIONS	DATE
5	ISSUED FOR MINOR VARIANCE	21/06/2023
4	ISSUED FOR PRELIMINARY	19/06/2023
3	ISSUED FOR PRELIMINARY	15/06/2023
2	ISSUED FOR PRELIMINARY	11/05/2023
1	ISSUED FOR PRELIMINARY	19/04/2023

**LAVOIE**  
 DESIGN & DRAFTING INC.  
 1047 NOTRE DAME STREET, P.O. BOX 928,  
 EMBURY, ON, K0A 1W0  
 WEBSITE: WWW.LAVOIEDESIGN.CA  
 EMAIL: INFO@LAVOIEDESIGN.CA  
 613-443-3461

PROJECT NAME		
PROPOSED SEMI-DETACHED FOR DANIK TRAMBAY		
NOTRE-DAME STREET, ORLEANS, ONTARIO		
PROJECT NO.	2023-0008	DRAWINGS NO.
DRAWN BY	X LLAVOIE	<b>SPI</b>
VERIFIED BY	LLAVOIE	<b>SPI</b>



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



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

**Committee of Adjustment**  
 Received | Reçu le  
**2023-06-29**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**EXTERIOR FINISH LEGEND**

- STONE
  - HORIZONTAL SIDING
  - VERTICAL SIDING
  - STUCCO
  - ASPHALT SHINGLES
- COLOR AND MANUFACTURER TO BE CONFIRMED BY CLIENT BEFORE ORDERING

**PROFESSIONAL ENGINEER**

**PRELIMINARY DRAWINGS**  
 NOT FOR CONSTRUCTION  
  
**PRODUCTS & MATERIAL**  
 SHALL NOT BE ORDERED  
 WITH THESE DRAWINGS

I, LUC LAVOIE, DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSÉS / CATEGORIES.

INDIVIDUAL B.C.I.N.: 23595  
FIRM B.C.I.N.: 112054

DATE \_\_\_\_\_

**Luc Lavoie**  
REGISTERED B.C.I.N.  
ARCHITECTURAL DESIGNER

NO.	REVISIONS	DATE
3	ISSUED FOR APPROVAL	20.06.2023
2	ISSUED FOR PRELIMINARY	19.04.2023
1	ISSUED FOR PRELIMINARY	28.03.2023

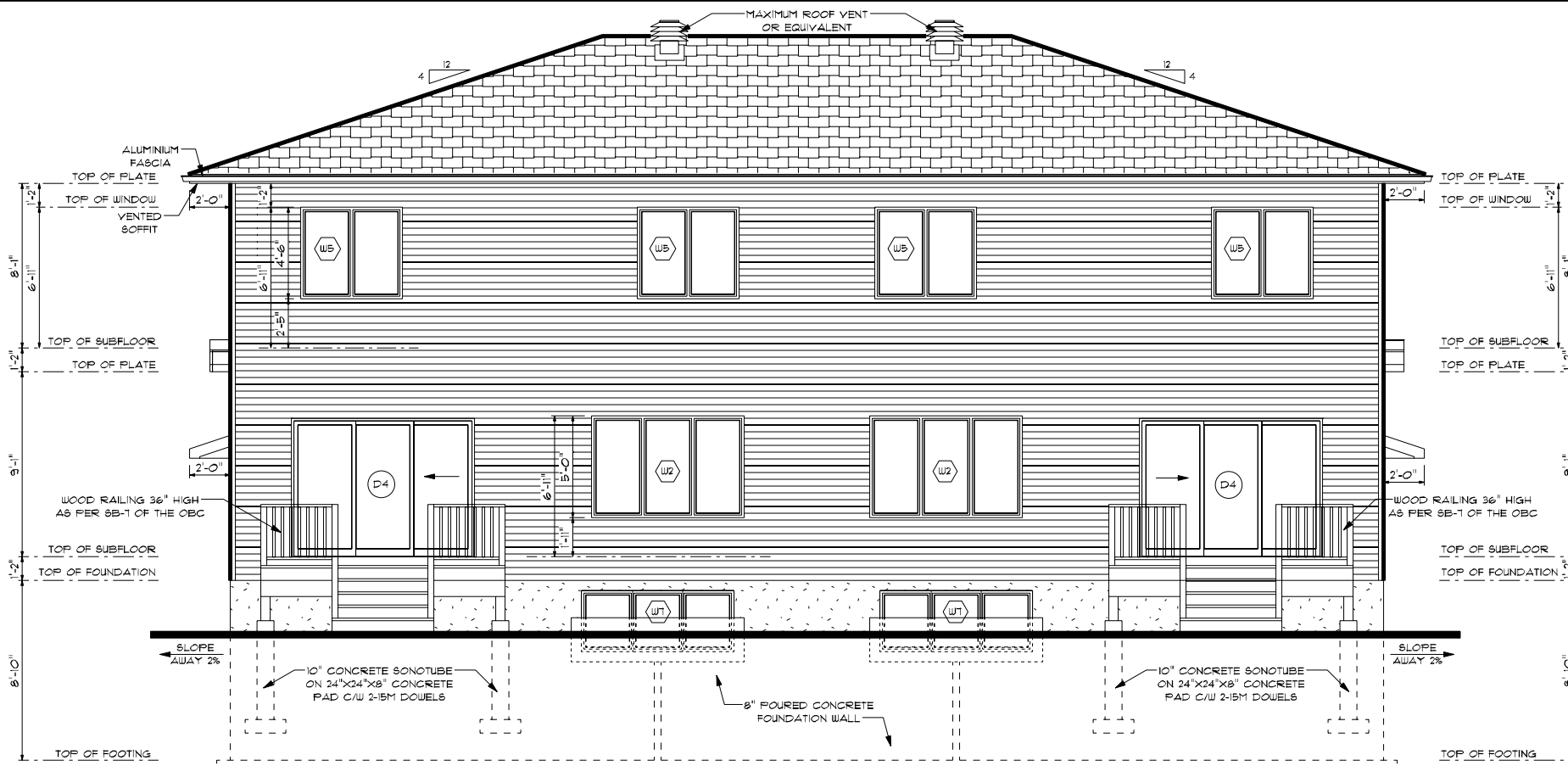
**LAVOIE**  
DESIGN & DRAFTING INC.

1041 NOTRE DAME STREET, P.O. BOX 328,  
EMBRUN, ON. K0A 1W0  
WEBSITE: WWW.LAVOIEDESIGN.CA  
EMAIL: INFO@LAVOIEDESIGN.CA  
613-443-3461

**PROJECT NAME**

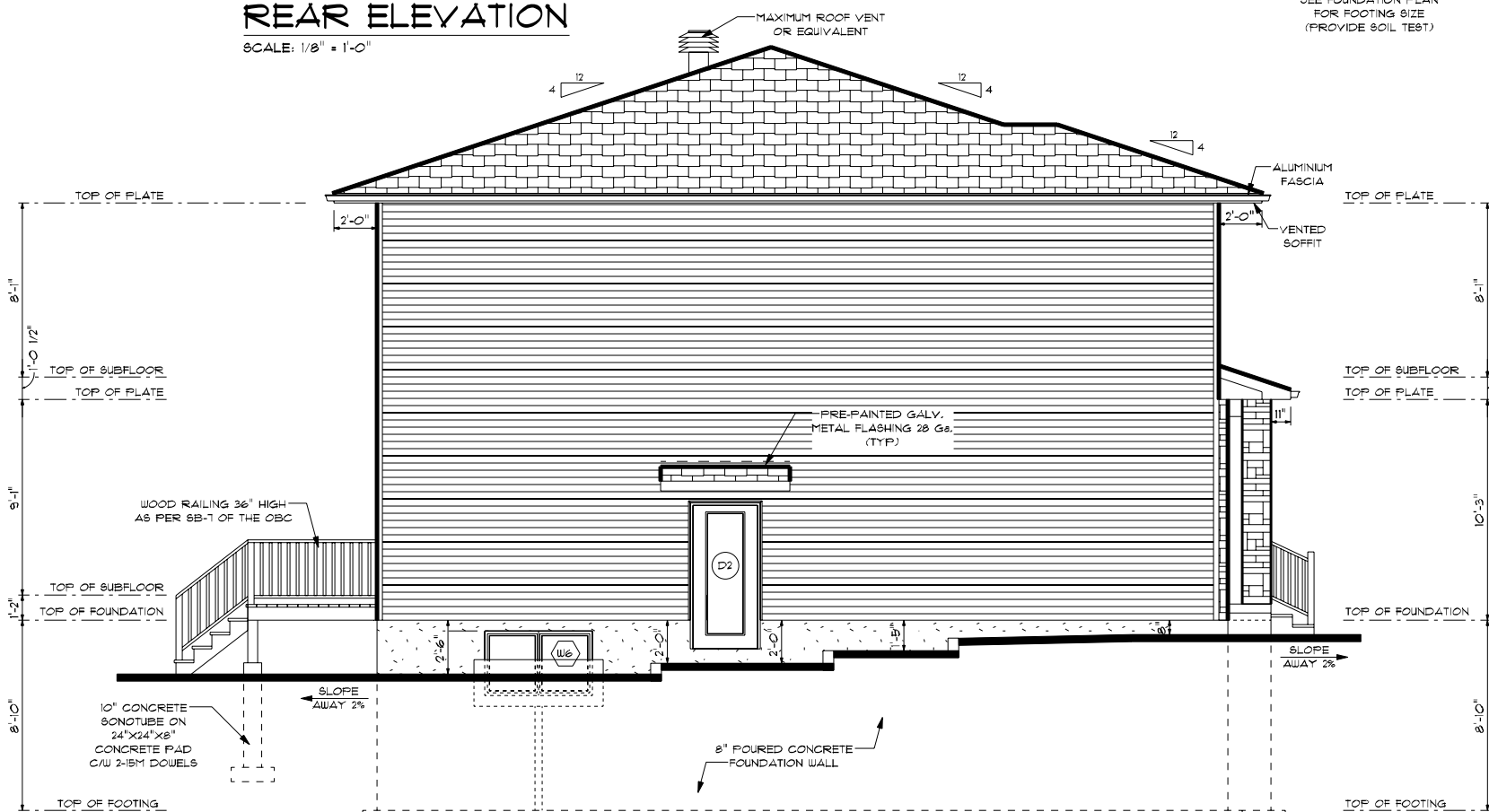
**PROPOSED 2 STOREY**  
**SEMI-DETACHED**  
 WITH  
**SECONDARY UNITS**  
 FOR  
**DANIK TREMBLAY**  
 1035 NOTRE-DAME STREET, CITY OF OTTAWA

PROJECT NO.	2023-0008	DRAWINGS NO.	1/10
DRAWN BY	B.CLEMENS LLAVOIE		
VERIFIED BY	LLAVOIE		



**REAR ELEVATION**






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



**LEFT ELEVATION**

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

**EXTERIOR FINISH LEGEND**

-  STONE
-  HORIZONTAL SIDING
-  VERTICAL SIDING
-  STUCCO
-  ASPHALT SHINGLES

COLOR AND MANUFACTURER TO BE CONFIRMED BY CLIENT BEFORE ORDERING

PROFESSIONAL ENGINEER

**PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION**

**PRODUCTS & MATERIAL  
SHALL NOT BE ORDERED  
WITH THESE DRAWINGS**

I, LUC LAVOIE, DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSSES / CATEGORIES.

INDIVIDUAL B.C.I.N.: 23595  
FIRM B.C.I.N.: 12054

DATE \_\_\_\_\_

**Luc Lavoie**  
REGISTERED B.C.I.N.  
ARCHITECTURAL DESIGNER

NO.	REVISIONS	DATE
3	ISSUED FOR APPROVAL	20.06.2023
2	ISSUED FOR PRELIMINARY	19.04.2023
1	ISSUED FOR PRELIMINARY	28.03.2023

**LAVOIE**  
DESIGN & DRAFTING INC.

1041 NOTRE DAME STREET, P.O. BOX 328,  
EMBRUN, ON. K0A 1W0

WEBSITE: WWW.LAVOIEDESIGN.CA  
EMAIL: INFO@LAVOIEDESIGN.CA  
613-443-3461

PROJECT NAME		
PROPOSED 2 STOREY SEMI-DETACHED WITH SECONDARY UNITS FOR DANIK TREMBLAY 1035 NOTRE-DAME STREET, CITY OF OTTAWA		
PROJECT NO.	2023-0008	DRAWINGS NO.
DRAWN BY	B.CLEMENS LLAVOIE	<b>2</b>
VERIFIED BY	LLAVOIE	<b>10</b>