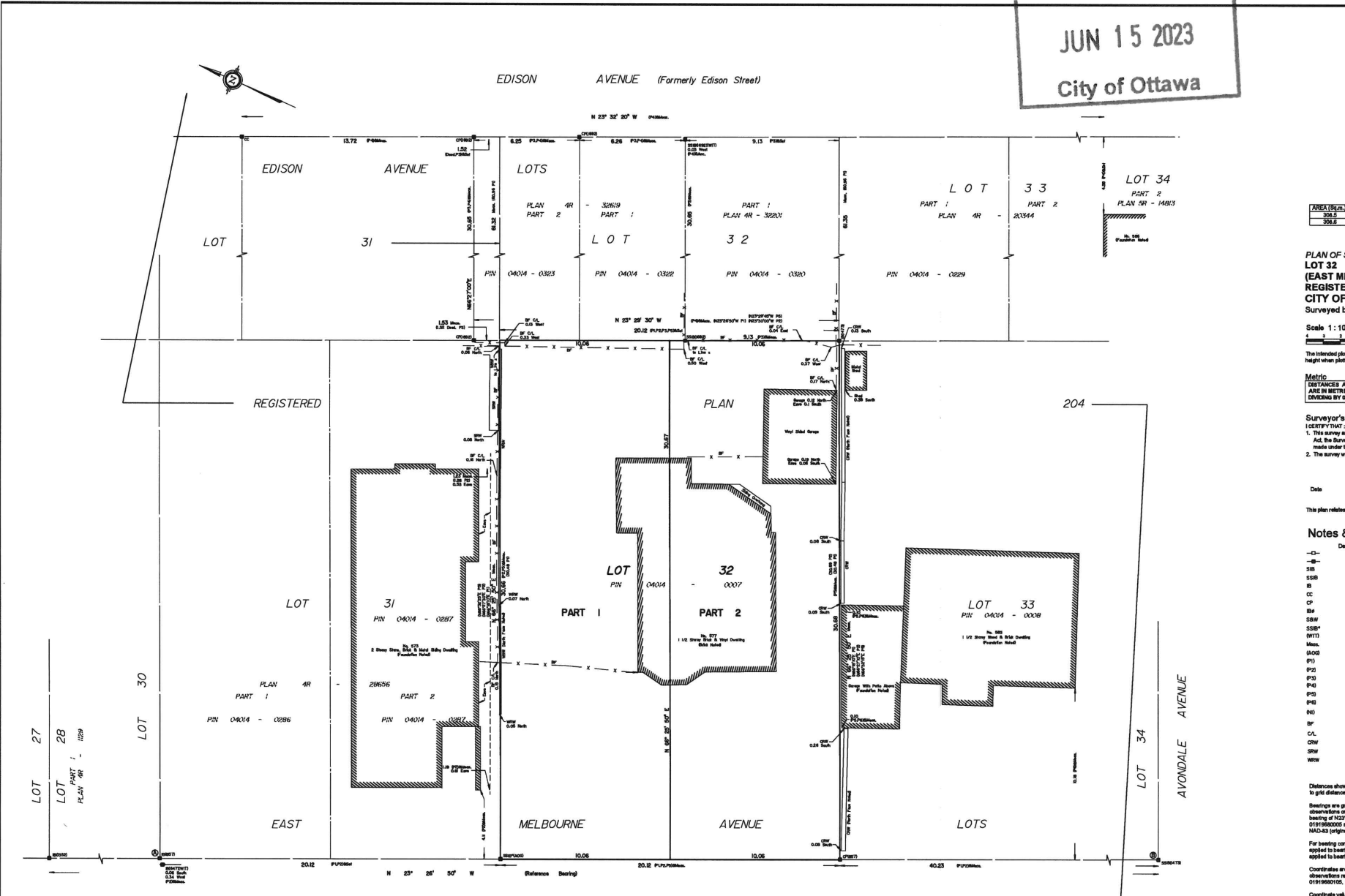


Committee of Adjustment
 JUN 15 2023
 City of Ottawa



SCHEDULE				
AREA (Sq. M.)	PART	LOT	PLAN	PIN
308.5	2	32	204	04014-0007
308.5	2	EAST MELBOURNE AVENUE	204	04014-0007

PLAN OF SURVEY OF
LOT 32
(EAST MELBOURNE AVENUE)
REGISTERED PLAN 204
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:100
 The intended plot size of this plan is 914 mm in width by 610 mm in height when plotted at a scale of 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 Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the ____ day of _____, 2022.

Date _____
 E.H. Herweyer
 Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: _____

- Notes & Legend**
- C- Survey Monument Planted
 - F- Survey Monument Found
 - SIB Standard Iron Bar
 - SIBB Short Standard Iron Bar
 - I Iron Bar
 - CC Cud Cross
 - CP Concrete Pin
 - Re Round Iron Bar
 - S&W Spike & Washer
 - S&WB Short Standard Iron Bar (0.3 Long)
 - V Vertical
 - Moon. Measured
 - (AOS) Annis, O'Sullivan, Vollebek Ltd.
 - (PI) Registered Plan 204
 - (P2) (857) Plan July 22, 2015
 - (P3) Plan 4R-32619
 - (P4) (AOS) Plan January 13, 2022
 - (P5) (AOS) Plan August 6, 2005
 - (P6) (857) Plan April 28, 1975
 - (N1) (AOS) Field Notes Ref. 204-17
 - BF Board Fence
 - CL Concrete
 - CWF Concrete Retaining Wall
 - SW Stone Retaining Wall
 - WW Wood 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-Hot 2016 Real Time Network GPS observations referenced to Specified Control Points 01915640000 and 0191660100, MTM Zone 8 (78°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°28'27" counter-clockwise was applied to bearings on P1, a rotation of 0°03'02" counter-clockwise was applied to bearings on P5.

Coordinates are derived from Can-Hot 2016 Real Time Network GPS observations referenced to Specified Control Points 01915640000 and 0191660100, MTM Zone 8 (78°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01915640000	Northing	8027191.26	Eastng	381496.76
0191660100	Northing	802815.16	Eastng	373871.65
Point A	Northing	8027808.89	Eastng	383342.26
Point B	Northing	8027832.77	Eastng	383334.06

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Commerce Park, Suite 200
 Ottawa, Ont. K2E 7S8
 Phone: (613) 727-0889 / Fax: (613) 727-1079
 Website: www.aosllv.com
 Land Surveyors (No. 90282, 918, and 919) Ontario Reg. A-903 & 917

MELBOURNE AVENUE (BY-LAW 1964 INST. N°48636)
 (FORMERLY PROSPECT AVENUE) PIN 04014 - 0098



Committee of Adjustment

JUN 15 2023

City of Ottawa

simmonds
ARCHITECTURE

340 Catherine Street
Ottawa, ON K1R 1C4
613.567.7888
simmondsarch.com

PROJECT:
577 MELBOURNE AVE

DRAWING TITLE:
SEVERANCE PLAN 1

DATE: 2022-11-03

SCALE: 1:200

DRAWN BY: SS

JOB No: 832-22

DRAWING No:

SEV01



LANDS TO BE SEVERED
AREA=308.5m2

LANDS TO BE RETAINED
AREA=308.6m2

Committee of Adjustment
JUN 15 2023
City of Ottawa



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 ARCHITECTURE.

340 Catherine Street
 Ottawa, ON K1R 1C4
 613.567.7888
 simmondsarch.com

PROJECT:
577 MELBOURNE AVE

DRAWING TITLE:
SEVERANCE PLAN 2

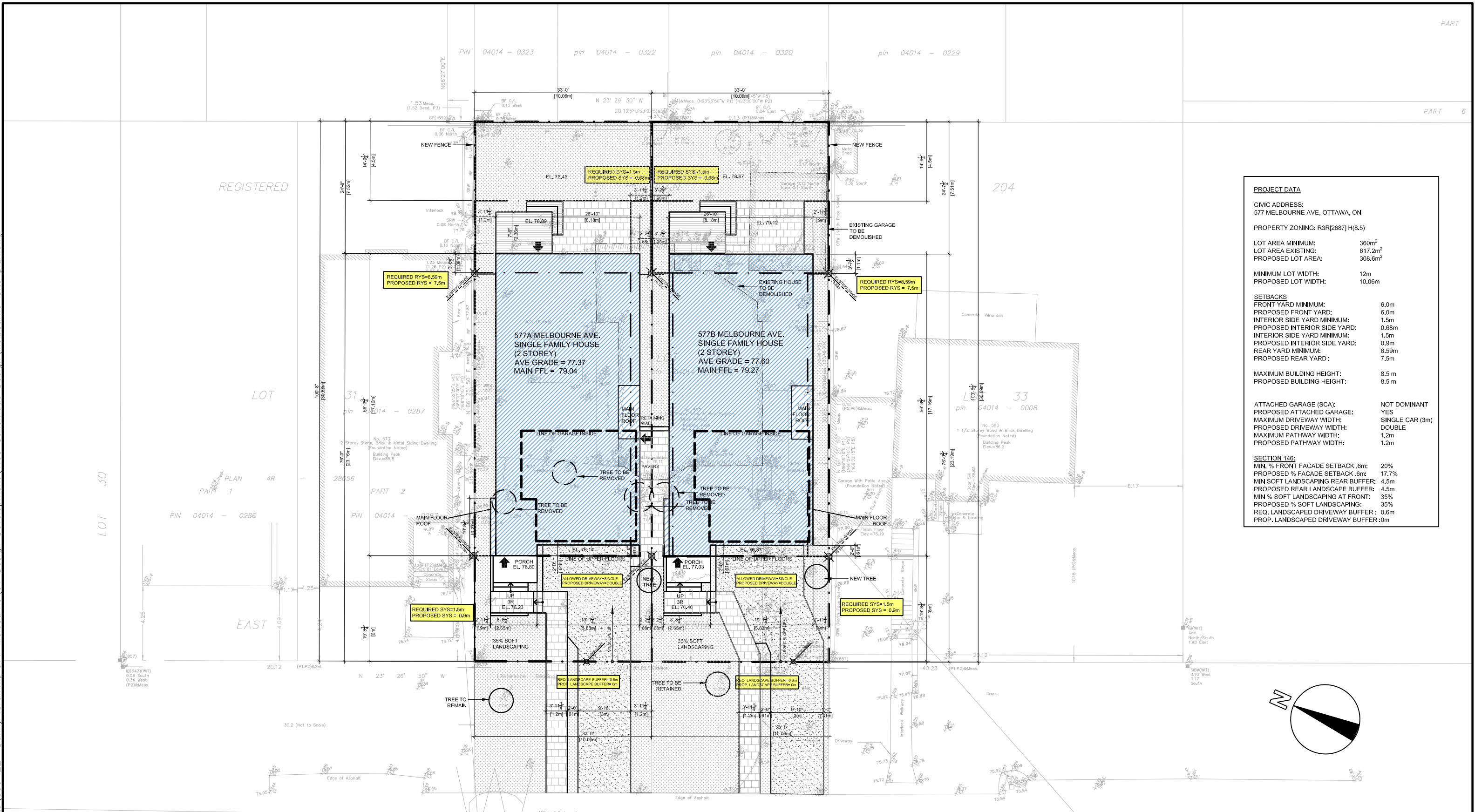
DATE: 2022-11-03

SCALE: 1:200

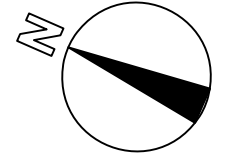
DRAWN BY: SS

JOB No: 832-22

DRAWING No:
SEV02



PROJECT DATA	
CIVIC ADDRESS: 577 MELBOURNE AVE, OTTAWA, ON	
PROPERTY ZONING: R3R(2687) H(8.5)	
LOT AREA MINIMUM:	360m ²
LOT AREA EXISTING:	617.2m ²
PROPOSED LOT AREA:	308.6m ²
MINIMUM LOT WIDTH:	12m
PROPOSED LOT WIDTH:	10.06m
SETBACKS	
FRONT YARD MINIMUM:	6.0m
PROPOSED FRONT YARD:	6.0m
INTERIOR SIDE YARD MINIMUM:	1.5m
PROPOSED INTERIOR SIDE YARD:	0.68m
INTERIOR SIDE YARD MINIMUM:	1.5m
PROPOSED INTERIOR SIDE YARD:	0.9m
REAR YARD MINIMUM:	8.59m
PROPOSED REAR YARD:	7.5m
MAXIMUM BUILDING HEIGHT:	8.5 m
PROPOSED BUILDING HEIGHT:	8.5 m
ATTACHED GARAGE (SCA):	NOT DOMINANT
PROPOSED ATTACHED GARAGE:	YES
MAXIMUM DRIVEWAY WIDTH:	SINGLE CAR (3m)
PROPOSED DRIVEWAY WIDTH:	DOUBLE
MAXIMUM PATHWAY WIDTH:	1.2m
PROPOSED PATHWAY WIDTH:	1.2m
SECTION 146:	
MIN. % FRONT FACADE SETBACK .6m:	20%
PROPOSED % FACADE SETBACK .6m:	17.7%
MIN SOFT LANDSCAPING REAR BUFFER:	4.5m
PROPOSED REAR LANDSCAPE BUFFER:	4.5m
MIN % SOFT LANDSCAPING AT FRONT:	35%
PROPOSED % SOFT LANDSCAPING:	35%
REQ. LANDSCAPED DRIVEWAY BUFFER:	0.6m
PROP. LANDSCAPED DRIVEWAY BUFFER:	0m



simmonds
ARCHITECTURE

340 Catherine Street
Ottawa, ON K1R 1C4
613.567.7888
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PROJECT:
577 MELBOURNE AVE

DRAWING TITLE:
SITE PLAN

DATE:	2023-02-23
SCALE:	1:200
DRAWN BY:	SS
JOB No:	832-22
DRAWING No:	SP01