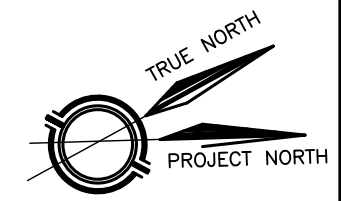


CONCRETE SIDEWALK
 JOLLIET AVE.

NEW APARTMENT BUILDING
96 JOLLIET AVE.
 OTTAWA, ON K1L 5H2

CLIENT:

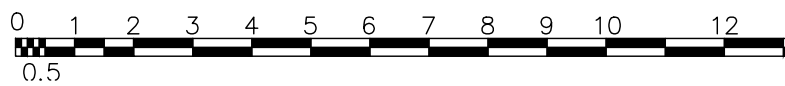


City of Ottawa Zoning By-law No. 2008-250 and Revised By-law No. 2015-228		
R4UA		
LOW RISE APARTMENT 4 STOREY, 8 UNIT	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	12m	12.19m
MINIMUM LOT AREA	360m ²	372.33m ²
MAXIMUM BUILDING HEIGHT	11m	11m
MINIMUM FRONT YARD SETBACK	(4.48+4.56)/2=4.52m (Ave. of neigh. buildings)	4.52m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	8.51m (28% of lot depth)	6.74m (REQ' M.V.)
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.5m
MINIMUM LANDSCAPE AREA		
FRONT YARD	40%	60%
REAR YARD	50m ²	62m ²
Parking Rate		
Motor Vehicle (0.5/unit)	No require	0
Bicycle Parking (0.5/unit)	4 spaces	8 spaces

PROPERTY DESCRIPTION:
 Legal Description: PART 1 -- PLAN OF SURVEY LOT 151 REGISTERED PLAN M-27 CITY OF OTTAWA
 Base on survey prepared by Stantec Geomatics Ltd.

DEVELOPMENT DATA:
 Site Zoning Designation: R4 UA
 Site area: 372.33m²
 Frontage as per survey: 12.19 m.
 Depth as per survey: 30.50 m.
 Site Plan Control Approval for: 8 unit apartment
 Building Area (Footprint): 176.55 m² (47.6% lot coverage)
 Gross Floor Area : 578.79 m²

- LEGEND:**
- ENTRANCE
 - PROPERTY LINE
 - SETBACK LINE
 - REMOVE EXISTING WALL
 - NEW BUILDING
 - LANDSCAPE AREA
 - INTERLOCKING WALKWAY
 - RIVER ROCK



Committee of Adjustment
 Received | Reçu le
July 14th 2023
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SUSAN D. SMITH ARCHITECT
 941 MERIVALE RD
 Ottawa, Ontario
 613-722-5327
 S.SMITH@SDSARCH.CA

3		
2		
1		
0	ISSUED FOR C.O.A	JUL. 14/23
No.	REVISION	DATE

NOTES:
 1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
 2. All work to be in accordance with the Ontario Building Code, latest edition.

SITE PLAN	
Scale	1:100
Drawn	TD
Checked	SDS
Date	MAR/2020
Job #	2017

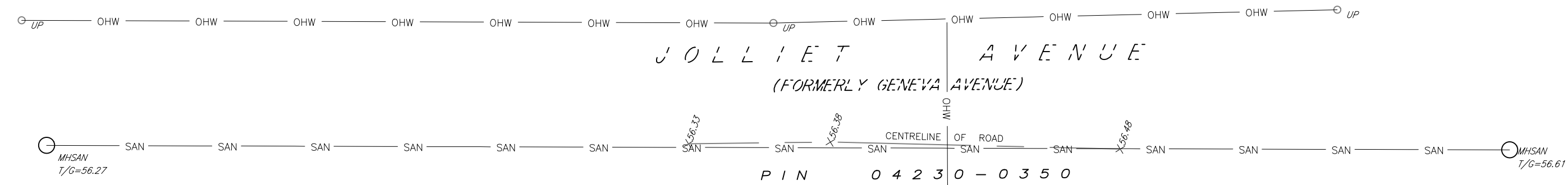
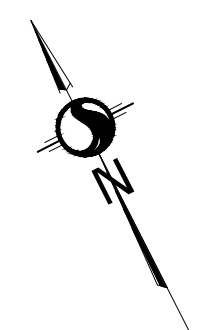
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21 February 2021 7:04 PM
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2156864

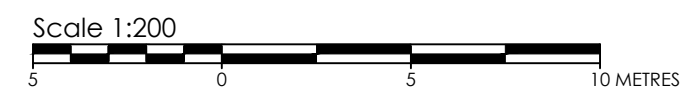


THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY

LOT 151
REGISTERED PLAN M-27
CITY OF OTTAWA



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

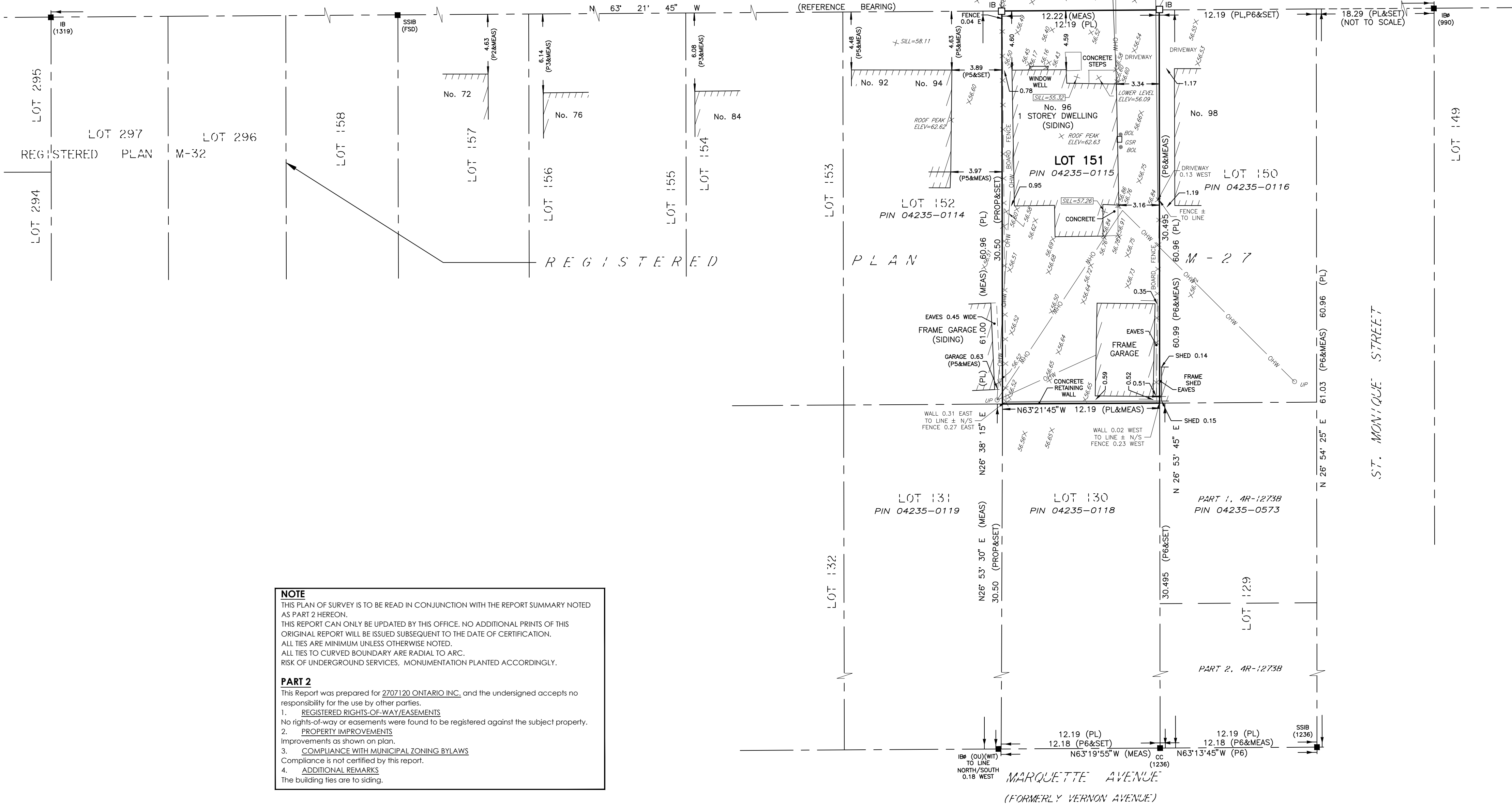
BEARING NOTE
BEARINGS ARE MTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT
OF JOLLIET AVENUE, HAVING A BEARING OF N63°21'45"W AS SHOWN
ON PLAN 4R-30288.

FOR BEARING COMPARISONS, A ROTATION OF 9°42'45" COUNTER-CLOCKWISE
HAS BEEN APPLIED TO BEARINGS ON REGISTERED PLAN M-27 AND A ROTATION OF
0°06'45" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P6.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED
FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

LEGEND

SYMBOL	DENOTES	FOUND MONUMENTS
■	FOUND MONUMENTS	FOUND MONUMENTS
□	IRON BAR	IRON BAR
IB	SET MONUMENTS	SET MONUMENTS
IBØ	ROUND IRON BAR	ROUND IRON BAR
SIB	STANDARD IRON BAR	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
CC	CUT CROSS	CUT CROSS
CP	CONCRETE PIN	CONCRETE PIN
WIT	WITNESS	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER	PROPERTY IDENTIFICATION NUMBER
MEAS	MEASURED	MEASURED
PROP	PROPORTIONED	PROPORTIONED
OU	ORIGIN UNKNOWN	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.	STANTEC GEOMATICS LTD.
PL	REGISTERED PLAN M-27	REGISTERED PLAN M-27
P1	PLAN 4R-30288	PLAN 4R-30288
P2	PLAN BY 1319 DATED MAY 4, 1994	PLAN BY 1319 DATED MAY 4, 1994
P3	PLAN BY FMW DATED APRIL 8, 1996	PLAN BY FMW DATED APRIL 8, 1996
P4	PLAN BY A&O DATED JUNE 23, 1983	PLAN BY A&O DATED JUNE 23, 1983
P5	PLAN BY S.E. & H.R. FARLEY DATED OCT. 31, 1969	PLAN BY S.E. & H.R. FARLEY DATED OCT. 31, 1969
P6	PLAN 4R-12738	PLAN 4R-12738
P7	PLAN BY FARLEY & MARTIN LTD. DATED FEB. 28, 1977	PLAN BY FARLEY & MARTIN LTD. DATED FEB. 28, 1977
ACU	AIR CONDITIONING UNIT	AIR CONDITIONING UNIT
AN	ANCHOR	ANCHOR
BOL	BOLLARD	BOLLARD
CB	CATCH BASIN	CATCH BASIN
DCB	DOUBLE CB	DOUBLE CB
CBMH	DOUBLE CB MANHOLE	DOUBLE CB MANHOLE
DCBMH	DOUBLE CB MANHOLE	DOUBLE CB MANHOLE
SICB	SIDE INLET CB	SIDE INLET CB
GSR	GAS SERVICE REGULATOR	GAS SERVICE REGULATOR
HYD	FIRE HYDRANT	FIRE HYDRANT
JBX	JUNCTION BOX	JUNCTION BOX
LS	LIGHT STANDARD	LIGHT STANDARD
MHSA	MAINTENANCE HOLE SANITARY	MAINTENANCE HOLE SANITARY
MHST	MAINTENANCE HOLE STORM	MAINTENANCE HOLE STORM
SN	SIGN	SIGN
UP	UTILITY POLE	UTILITY POLE



NOTE
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED
AS PART 2 HEREON.
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS
ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2
This Report was prepared for 2707120 ONTARIO INC., and the undersigned accepts no
responsibility for the use by other parties.

- REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
- PROPERTY IMPROVEMENTS
Improvements as shown on plan.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
- ADDITIONAL REMARKS
The building ties are to siding.

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF FEBRUARY, 2021.

February 22, 2021
DATE

Francis Lau
FRANCIS LAU
ONTARIO LAND SURVEYOR

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IS STRICTLY PROHIBITED.

SRO MAP COORD.= 369995.46, 5033943.82

Stantec Geomatics Ltd.

CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: NJ CHECKED: AB PM: FL FIELD: CA/AW PROJECT No.: 161614317-111