

Committee of Adjustment
 Received | Reçu le
 2023-08-03
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

PLAN 50R 14977
 RECEIVED AND DEPOSITED

MARCH 14 1986
J. G. Payette
 J. G. PAYETTE
 ONTARIO LAND SURVEYOR

March 19 1986
M. Symonides
 Dep. LAND REGISTRAR FOR THE REGISTRY DIVISION OF
 Russell No. 50

"CAUTION" THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

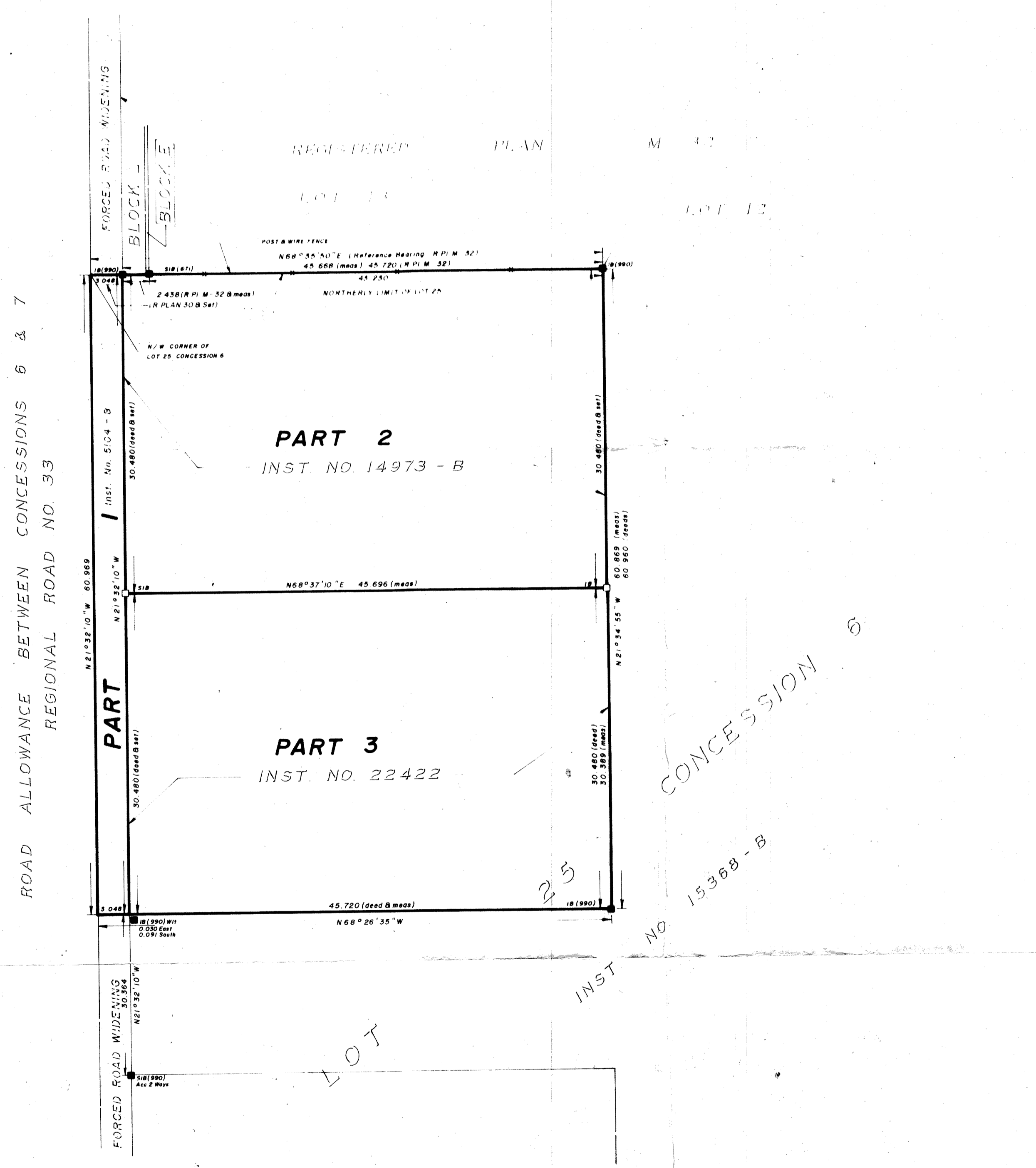
SURVEYOR'S CERTIFICATE
 I hereby certify that
 1 This survey and plan are correct and in accordance with the Surveys Act and the Registry Act and the regulations made thereunder
 2 The survey was completed on MARCH 5 1986
 MARCH 14 1986 *J. G. Payette*
 J. G. PAYETTE
 ONTARIO LAND SURVEYOR

LEGEND
 ■ Denotes Survey Monument Found
 □ Denotes Survey Monument Set
 I.B. Denotes Iron Bar
 S.I.B. Denotes Standard Iron Bar
 S.S.I.B. Denotes Short Standard Iron Bar
 C.C. Denotes Cut - Cross
 R Denotes Round
 Meas. Denotes Measured
 Prop. Denotes Proportioned
 Wit. Denotes Witness
 -X-X- Denotes Fence
 Acc. Denotes Accepted
 O.U. Denotes Origin Unknown
 590 Denotes J. G. Payette O.L.S.
 671 Denotes F.H. Gooch

NOTES
METRIC Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.
BEARING Bearings are astronomic and are referred to the southerly limit of Lot 13, R. Plan M-32, having a bearing of N68°35'50"E.

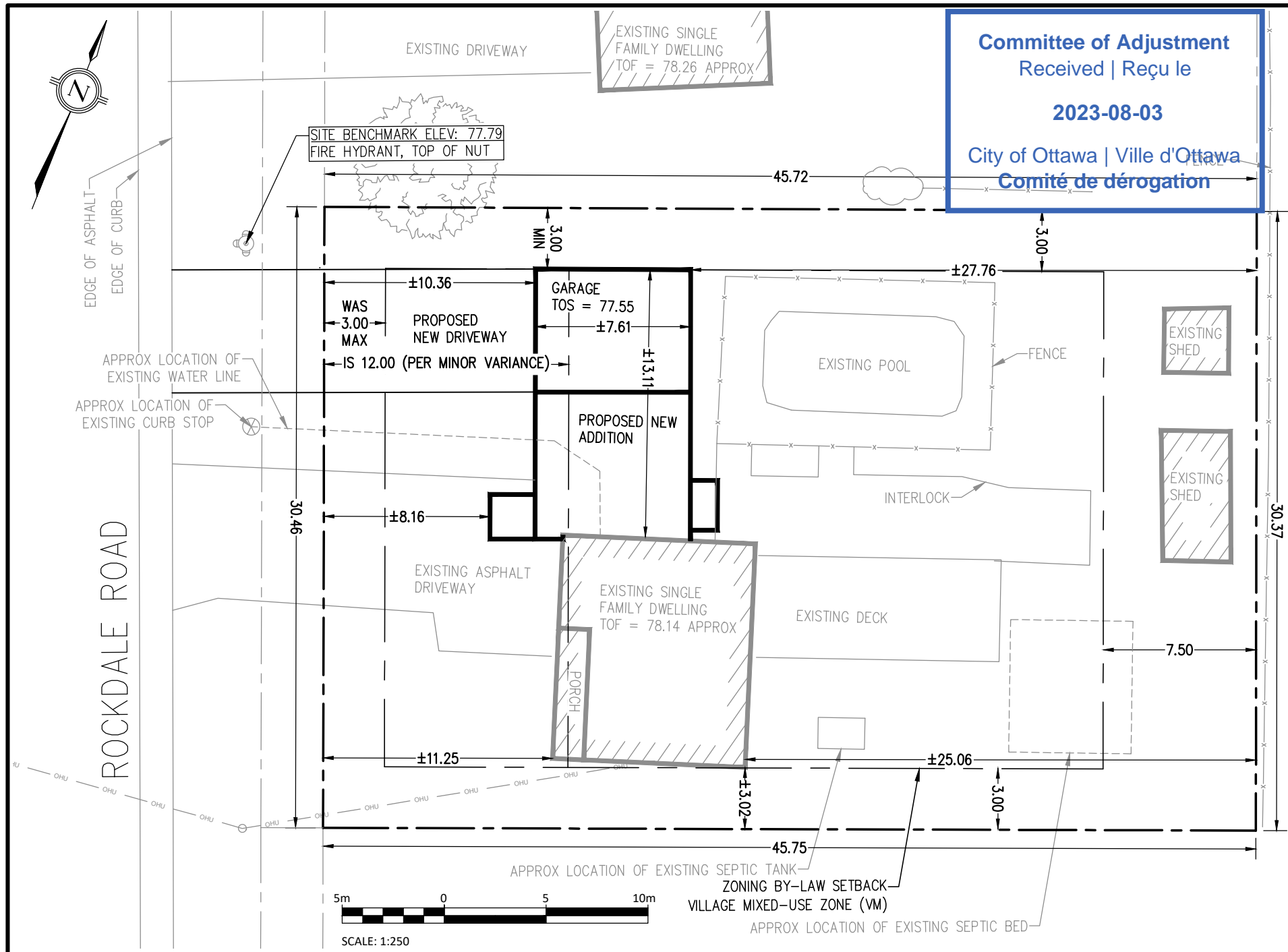
SCHEDULE

PART	LOT	CONCESSION	INST. NO.
1			5104-B
2	25	6	14973-B
3			22422



PLAN OF SURVEY OF
Part of W 1/2 of Lot 25, Concession 6
 Township of Cumberland
 Regional Municipality of Ottawa Carleton
 J.G. Payette O.L.S.
 1986
 Scale - 1:300

J.G. PAYETTE LTD.
 ONTARIO LAND SURVEYOR
 VANIER ONTARIO
 (613) 745-1390

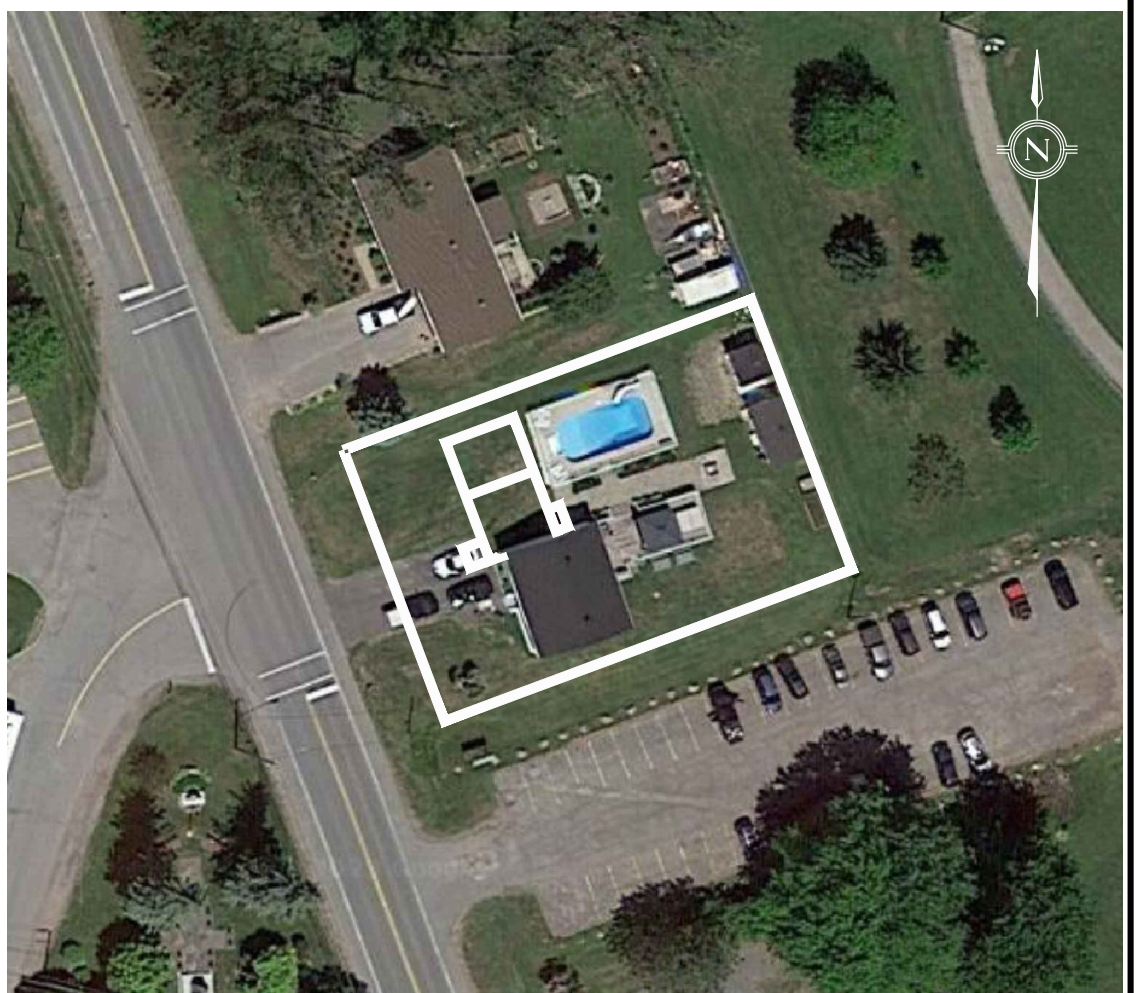


NOT FOR CONSTRUCTION TENDER OR PERMIT

LEGEND

	SITE BOUNDARY
	EXISTING PROPERTY LINES
	EXISTING SITE FEATURES
	PROPOSED DRIVEWAY
	TOF
	TOP OF FOUNDATION
	PROPOSED BUILDING ENVELOPE
	EXISTING BUILDING & STRUCTURES

SITE BENCHMARK ELEV: 77.79m
FIRE HYDRANT, TOP OF NUT



ZONING: VILLAGE MIXED-USE ZONE (VM) SECTION 229		
BYLAW REQUIREMENTS	EXISTING LOT	
MINIMUM LOT AREA (m ²) = 1350m ²	±1392m ²	
MINIMUM LOT WIDTH (m) = 20m	30.46m	
BYLAW REQUIREMENTS	EXISTING DWELLING	PROPOSED ADDITION
FRONT YARD SETBACKS (m) = 3m MAX	±11.25m	±8.16m TO 10.36m
MINIMUM INTERIOR SIDE YARD SETBACKS (m) = 3m	±3.02m	3.0m MIN
MINIMUM REAR YARD SETBACKS (m) = 7.5m	±25.06m	±27.19m
BUILDING HEIGHTS (m) = 6.7m MIN TO 11m MAX	±4.0m	±5.0m (6.83m)

REFER MINOR VARIANCE

REFER MINOR VARIANCE

ADDITIONAL SITE INFORMATION:
 TOTAL BEDROOMS = 4
 EXISTING DWELLING FLOOR AREA = ±93.9m² (1011ft²)
 NEW ADDITION FLOOR AREA = ±53.7m² (578ft²)
 NEW GARAGE AREA = ±46.4m² (500ft²)
 COMBINED FLOOR AREA = ±147.6m² (1589ft²)
 COMBINED BUILDING AREA = ±194m² (2089ft²)
 RATIO OF BUILDING COVERAGE = 13.9%
 MUNICIPAL WATER SUPPLY
 PRIVATE SEPTIC SYSTEM
 ROADSIDE DITCH STORMWATER DRAINAGE

LASCELLES
ENGINEERING & ASSOCIATES

1010 SPENCE AVENUE
SUITE 14
HAWKESBURY, ONTARIO
K6A 3H9
OFFICE: (613) 632-0241

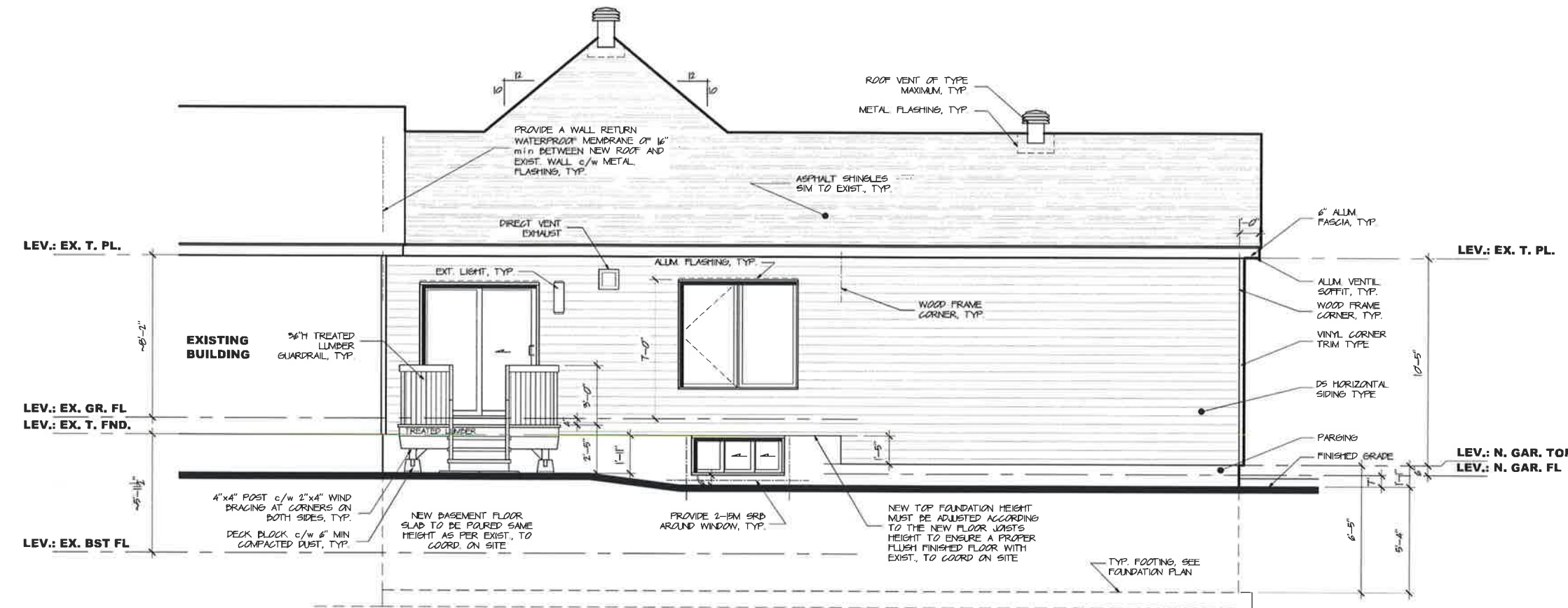
DRAWN BY: S.E.
CHECKED BY: F.E.
DATE: MAR 20, 2023

FILE No.:
No. DU DOSSIER: 220525
DRAWING No.
No. DU DESSIN: 220525-SP

01	MINOR HOUSE ROTATION	MAY 17, 2023	S.E.
00	ISSUED FOR MINOR VAIANCE APPLICATION	MAR 20, 2023	F.E.
No. REVISIONS		DATE	BY/PAR
CLIENT: MIREILLE LONGPRE (ST-LOUIS)			
DRAWING TITLE / TITRE DU DESSIN: CONCEPTUAL SITE PLAN			
PROJECT LOCATION / LOCALISATION DU PROJET: 5707 Rockdale Road, Vars, ON K0A 3H0 (50R-4977, PART 3)			

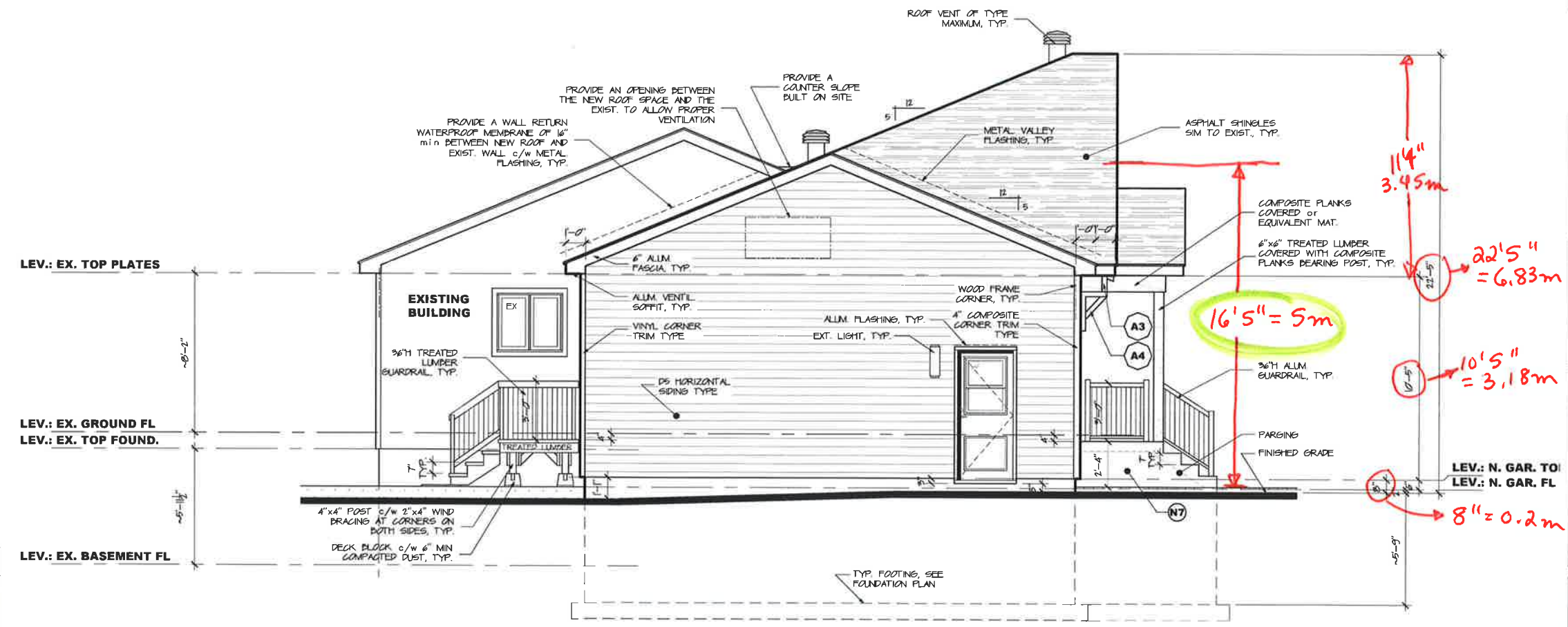
REVISIONS		
No.	DETAIL	DATE
1	ISSUED FOR COORD.	2022 JUNE 27
2	ISSUED FOR COORD., REV 1	2022 JULY 18
3	ISSUED FOR FINAL COORD., FLOOR PLANS & ALL ELEVATIONS	2022 JULY 27
4	ISSUED FOR PERMIT & CONSTRUCTION	2022 AUG 5

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2023-08-08
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REAR ELEVATION, RENOVATION
SCALE: 1/4"=1'-0"

ADDITION ONLY WALL AREA: 266 sq ft
OPENINGS AREA: 83.33 sq ft



LEFT ELEVATION, RENOVATION
SCALE: 1/4"=1'-0"

ADDITION ONLY WALL AREA: 273 sq ft
OPENINGS AREA: 0 sq ft

NOTES:

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESIRED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE TECHNOLOGIST OR ENGINEER.
NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

ENGINEER-ENGINEER

DESIGNER:
MICHELANGELO GAMBUTO
LATO, BCG, BCN 24820
ARCHITECTURAL TECHNOLOGIST
499 PRINCE ROAD WEST
L'ORIGNAL, ONTARIO
M0B 1K0
PRM BCN 104215
CEL: (541) 576-8044
E-MAIL: micheangelo@homedesign@gmail.com

Design & Inspections Inc.

CLIENT

MIREILLE & DENIS St-LOUIS
5707 Ch. ROCKDALE
VARS, ONTARIO

PROJECT-PROJECT
NEW ADDITION RENOVATION
TO EXISTING HOUSE

DESIGN-DRAWING

ELEVATIONS:
REAR & LEFT RENOVATION

DESIGNER: M GAMBUTO

SCALE: AS NOTED
DATE: JUNE 2023
FILE: M211-2B
SHEET:

A210

M. Gambuto

ARCH. FULL BLEED © (14"x18")

