

2023-04-03

City of Ottawa | Ville d'Ottawa
Comité de dérogation

METRIC
DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN PREPARED FOR COMMITTEE
OF ADJUSTMENT PURPOSES
24 FEBRUARY, 2023

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA(M ²)
1				148
2				128
3	PART OF BLOCK 13	4M-997	ALL OF PIN 04740-1918	363
4				0.2

PARTS 1, 2, 3 & 4 - SUBJECT TO EASEMENTS DECISION, CC030350, CC032903 AND CC037321
PART 4 - SUBJECT TO EASEMENT INST. CC030350

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATE _____

PLAN 4R--
RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA - CARLETON (N° 4)

JOHN H. COUTÉ, O.L.S.

PLAN OF SURVEY OF
PART OF BLOCK 13
REGISTERED PLAN 4M-997
CITY OF OTTAWA

SCALE 1 : 150

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE GRID DERIVED FROM THE SOUTHERLY LIMIT OF
INVERKIP AVENUE AS SHOWN ON REGISTERED PLAN 4M-997, HAVING A
BEARING OF N 89°15'00" E AND ARE REFERRED TO THE CENTRAL
MERIDIAN 78°30' W LONGITUDE, WTM ZONE 9, NAD83 (CGRS, 2010-0)
 - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99999

- NOTES**
- SI - SURVEY MONUMENT SET
 - MF - SURVEY MONUMENT FOUND
 - SSR - SHORT STANDARD IRON BAR
 - ID - IRON BAR
 - CP - CONCRETE PIN
 - (P) - PLAN 4R-32935
 - (S) - SET
 - (M) - MEASURED
 - (W) - WITNESS
 - (SG) - STANTEC GEOMATICS LTD., O.L.S.

COORDINATES WERE DERIVED FROM REAL TIME NETWORK
OBSERVATIONS (SMARTNET) WITH ZONE 9, NAD83 (CGRS, 2010-0)

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY
IN ACCORDANCE WITH SECTION 14(2) OF OREG 216/10

POINT ID	NORTHING	EASTING
50	5025790.837	378279.301
51	5025793.147	378284.643
52	5025795.175	378280.822

COORDINATES OMBUST IN THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON _____, 2023.

John H. Couté
DATE

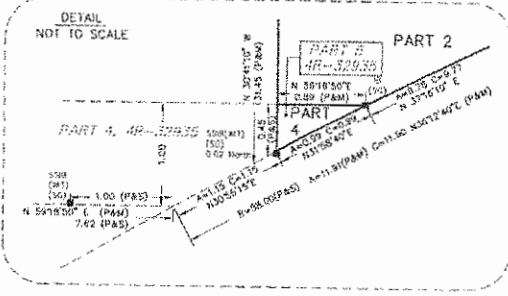
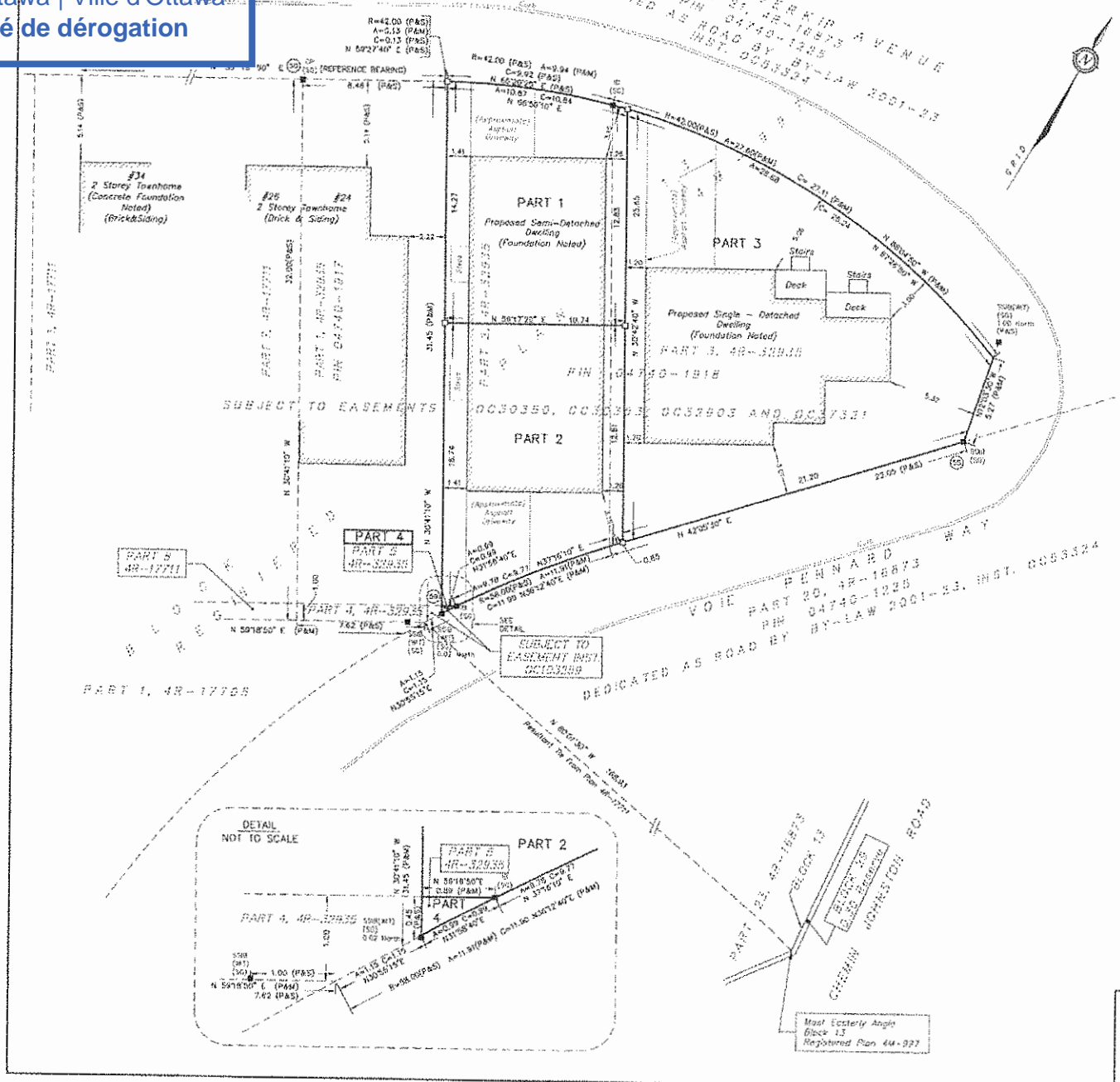
JOHN H. COUTÉ
ONTARIO LAND SURVEYOR

**Fairhall
Moffatt &
Woodland**

REGISTERED PROFESSIONAL SURVEYORS

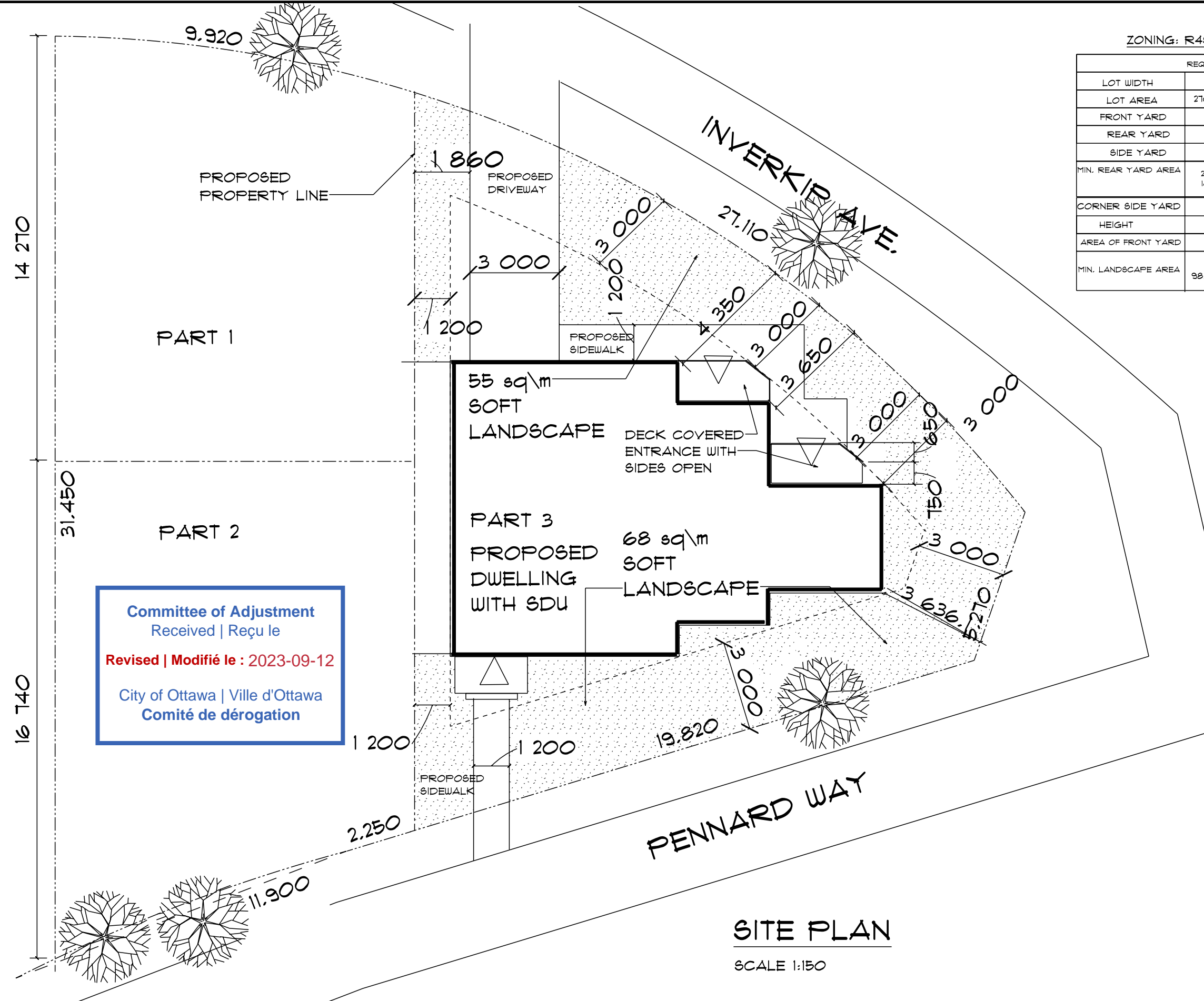
Surveying and Land Information Services
100-100 Street View Road, Ottawa, Ontario K2G 2K2
Tel: (613) 291-2262 Fax: (613) 261-1425
www.fairhallmoffatt.com

FILE NO. A 222800
E 372906, N 502570
REFERENCE NO.
(P) 4M-997
N 5025790.837, 5025793.147, 5025795.175
E 378279.301, 378284.643, 378280.822
RF.AC229.46g (4g)



ZONING: R46 [923]

	REQUIRED	PROV.
LOT WIDTH	9 m	21.20 m
LOT AREA	270 sq m	329 sq m
FRONT YARD	5 m	3.01 m
REAR YARD	5 m	3.00 m
SIDE YARD	1.2 M	1.2 M
MIN. REAR YARD AREA	25% of lot area	102 m ²
CORNER SIDE YARD	3 M	3.636 sq\m
HEIGHT	11 m	11 m
AREA OF FRONT YARD		72 sq\m
MIN. LANDSCAPE AREA	98.7 sq\m	123 sq\m



Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-09-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation



André Therault, Therault design, takes responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of Division C of the Building Code. I and the firm is registered in the appropriate class/categories.
Individual: 22968
Firm: 108420
Date: _____
Signature of Designer: _____

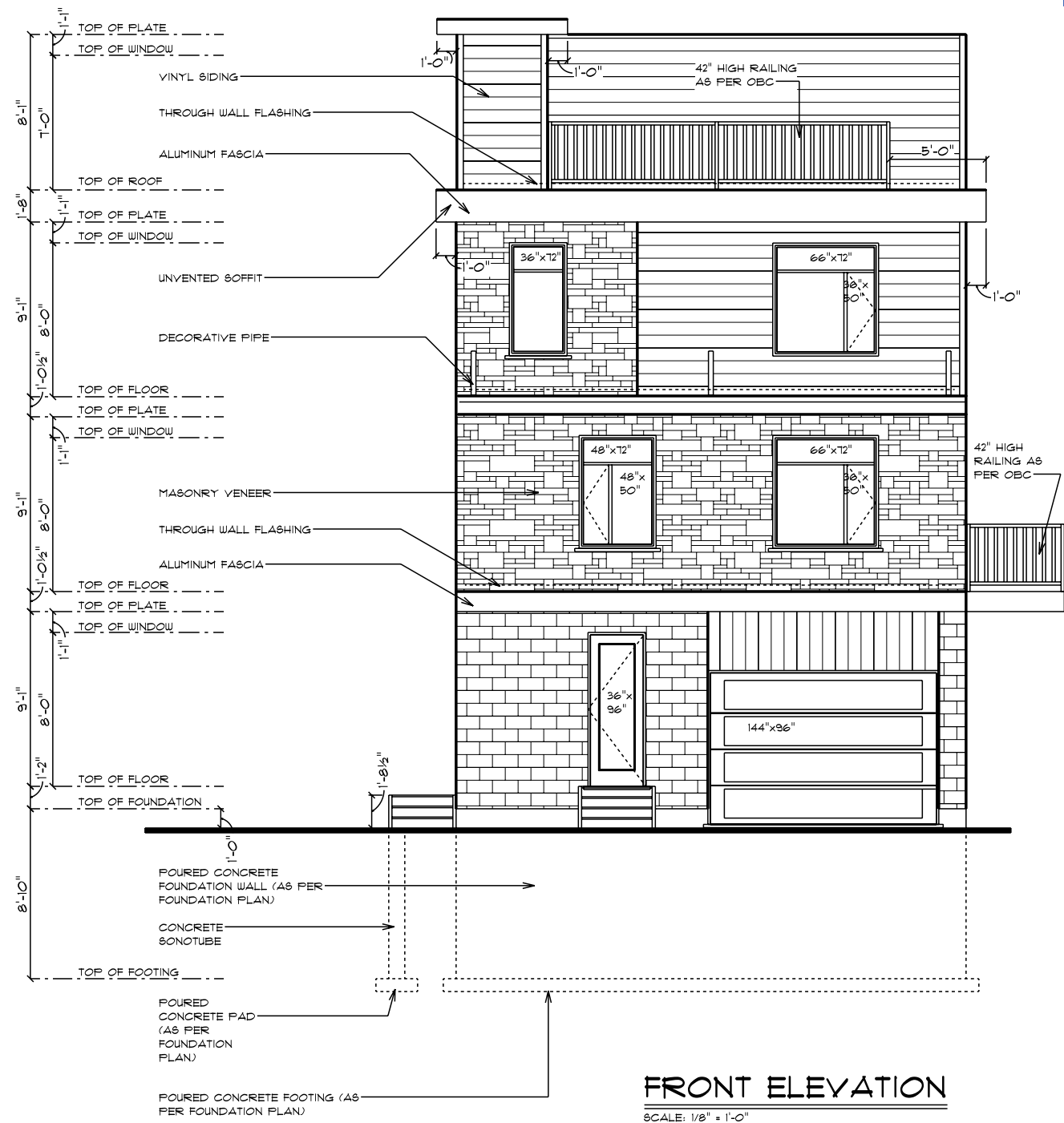
ANDRÉ THERIAULT
2551 ESPRIT DRIVE, ORLÉANS
K4A 0A4
tel: (613) 834-5284
fax: (613) 834-0985
email: theriault85@gmail.com

1	SITE PLAN	2 JUL 2022
2	REVISED	4 OCT 2022
3	REVISED	1 OCT 2022
4	REVISED	1 MAR 2023
5	REVISED	3 AUG 2023
6	REVISED	8 SEPT 2023

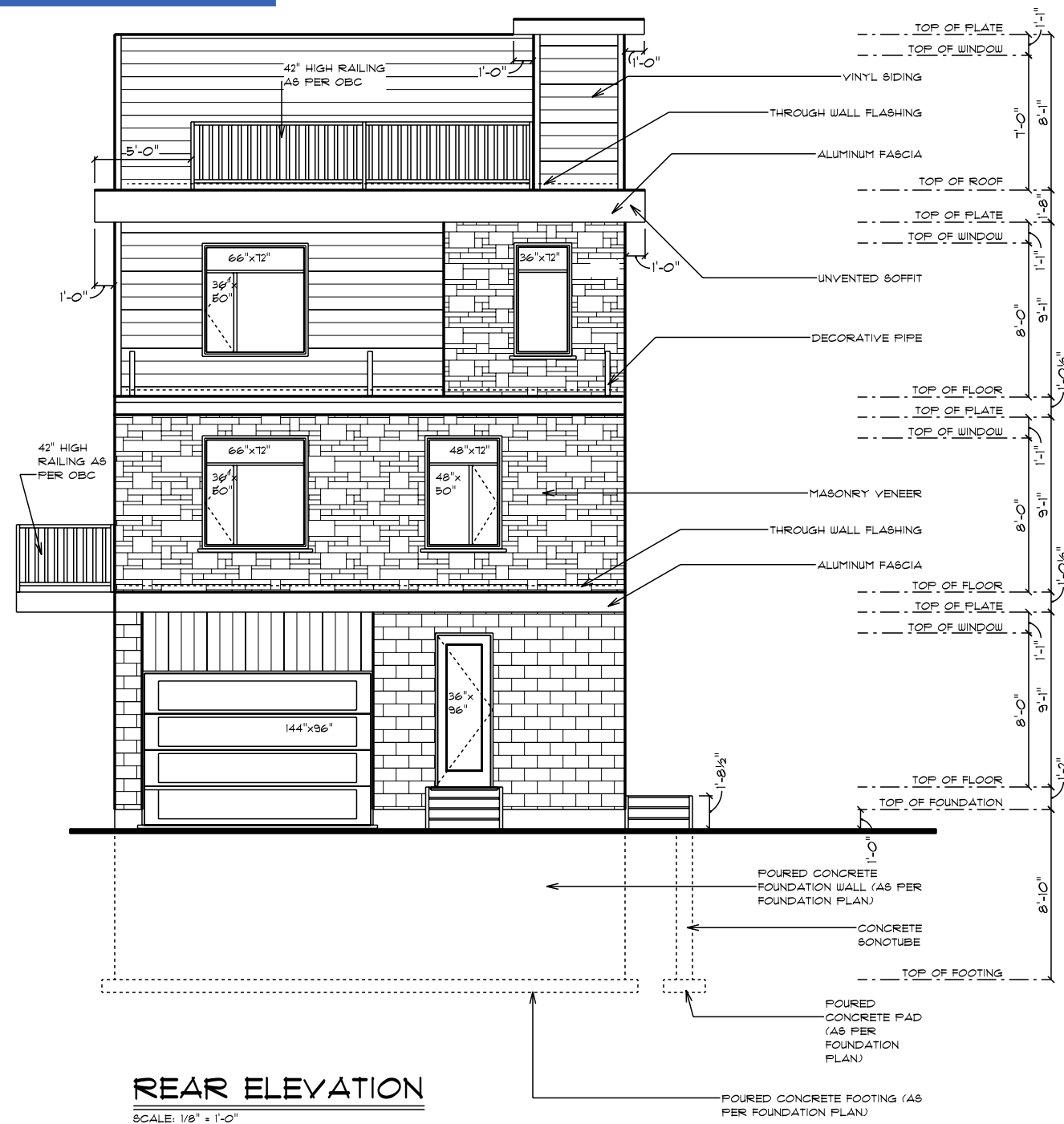
PROPOSED RESIDENCE
for
LOT 1 25 PENNARD WAY
drawing by: H. MAUR
drawing no: 61
project no: 2022-288
1

SITE PLAN
SCALE 1:150

Committee of Adjustment
 Received | Reçu le
2023-03-30
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



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



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

structural engineer stamp if required:



I, Andre Theriault, Theriault design, take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C of the building code. I and the firm is registered in the appropriate class/categories.

Individual: 22968
Firm: 105420

Date: 10 JULY 2022

Signature of Designer:

Andre Theriault

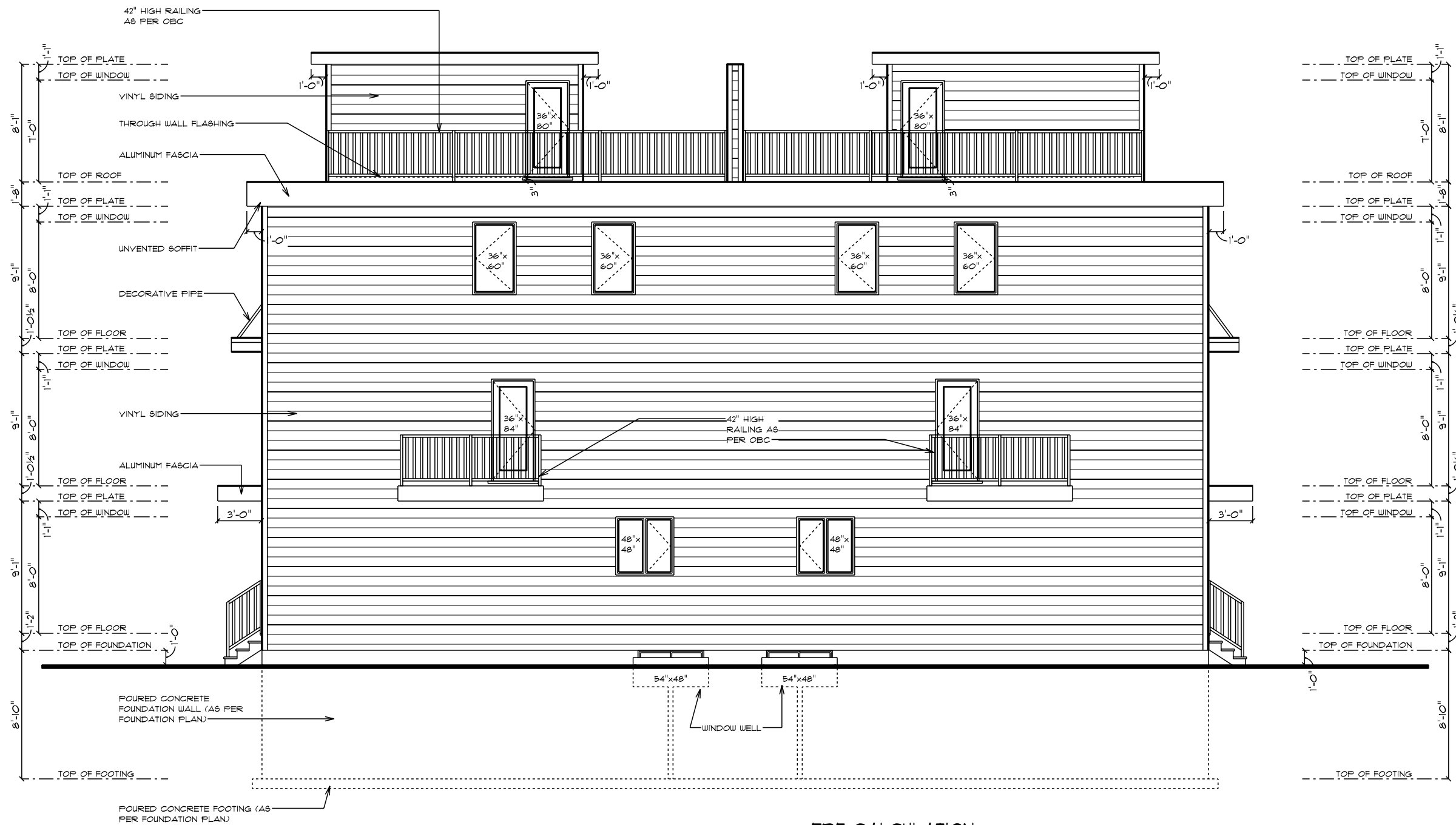
ANDRE THERIAULT
21-5330 CANOTEK RD, OTTAWA
K1J 9C3
tel: (613) 834-5284
email: andre@theriaultdesign.ca

1 CONST DWG 10 JULY 2022
Project name

PROPOSED LONG SEMI
FOR
LOT 1 - PENNARD WAY

drawn by: A.THERIAULT drawing no: 1

Project no: 2022-288 12



RIGHT ELEVATION

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

EBF CALCULATION

WALL AREA: 2392 sqft
 WIN AREA: 163 sqft
 LD: 1.2 M
 % PROPOSED OPENINGS: 6.8%

structural engineer stamp if required:



I, Andre Theriault, Theriault design, take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C. of the building code. I and the firm is registered in the appropriate class/categories.

Individual: 22968
 Firm: 105420
 Date: 10 JULY 2022

Signature of Designer:
Andre Theriault

ANDRE THERIAULT
 21-5330 CANOTER RD, OTTAWA
 K1J 9C3
 tel: (613) 834-5284
 email: andre@theriaultdesign.ca

1 CONST DWG 10 JULY 2022
 project name

PROPOSED LONG SEMI
 FOR
 LOT 1 - PENNARD WAY

drawn by	drawing no
A.THERIAULT	2
project no.	12
2022-288	



EBF CALCULATION

WALL AREA: 2392 sqft
 WIN AREA: 152 sqft
 LD: 1.2 M
 % PROPOSED OPENINGS: 6.3%

LEFT ELEVATION

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

structural engineer stamp if required:



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Individual: 22968
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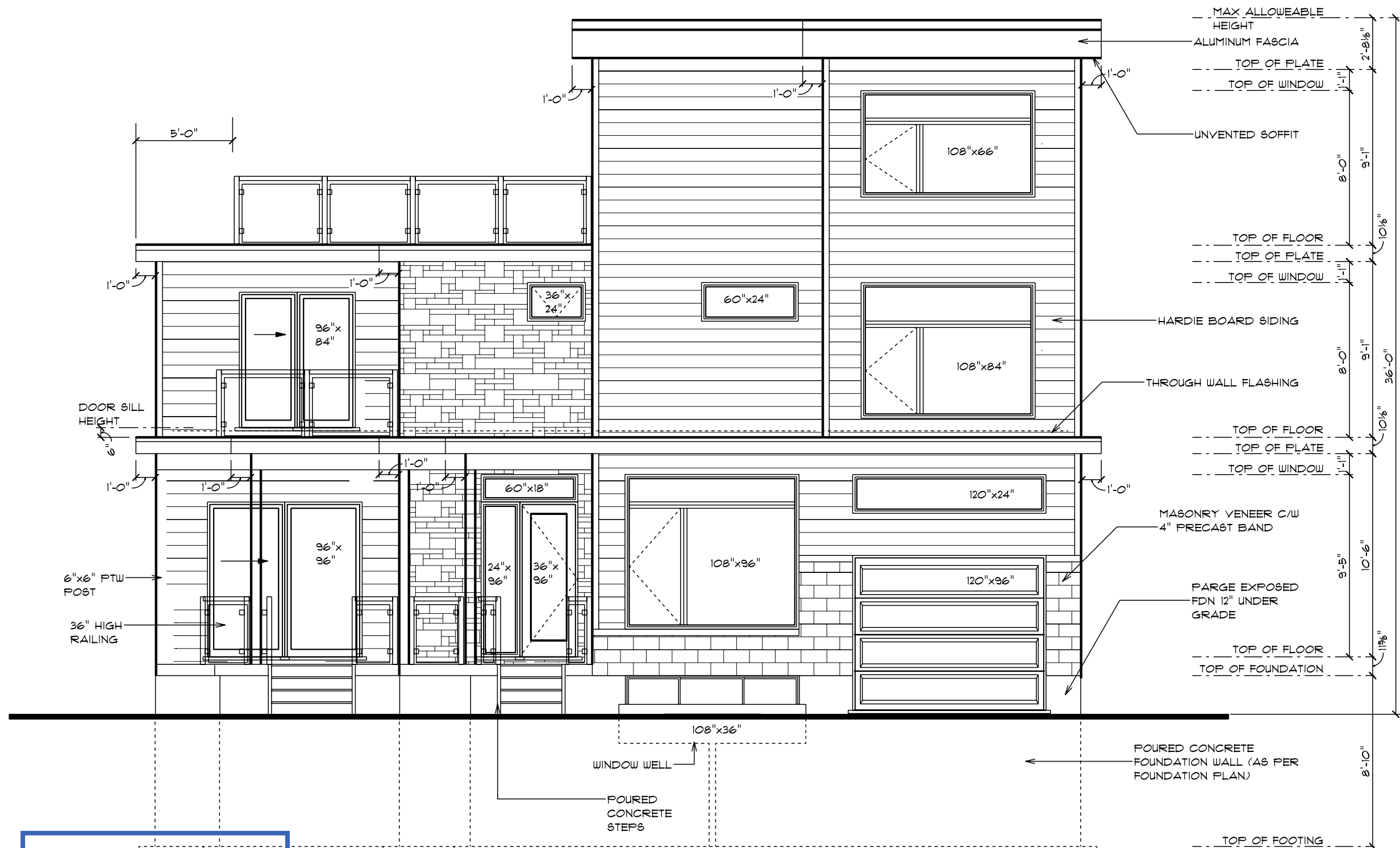
Signature of Designer:
Andre Theriault

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 21-5330 CANOTEK RD, OTTAWA
 K1J 9C3
 tel: (613) 834-5284
 email: andre@theriaultdesign.ca

1 CONST DWG 10 JULY 2022
 project name

PROPOSED LONG SEMI
 FOR
 LOT 1 - PENNARD WAY

drawn by	drawing no
A.THERIAULT	3
Project no.	12
2022-288	



structural engineer stamp if required:



I, Andre Theriault, Theriault design: Take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C. of the building code. I and the firm is registered in the appropriate class/categories.

Individual: 22968
 Firm: 105420
 Date: 7 SEPT 2023

Signature of Designer:
Andre Theriault

ANDRE THERIAULT
 3550 CANOTEK ROAD, UNIT 21
 GLOUCESTER, K1J 9C3
 tel: (613) 834-5284

email: andre@theriaultdesign.ca

2	REVISED	8 SEPT 2023
1	CONST. DWG.	17 NOV 2022

project name
 PROPOSED DEVELOPMENT
 FOR
 LOT 2 PENNARD WAY

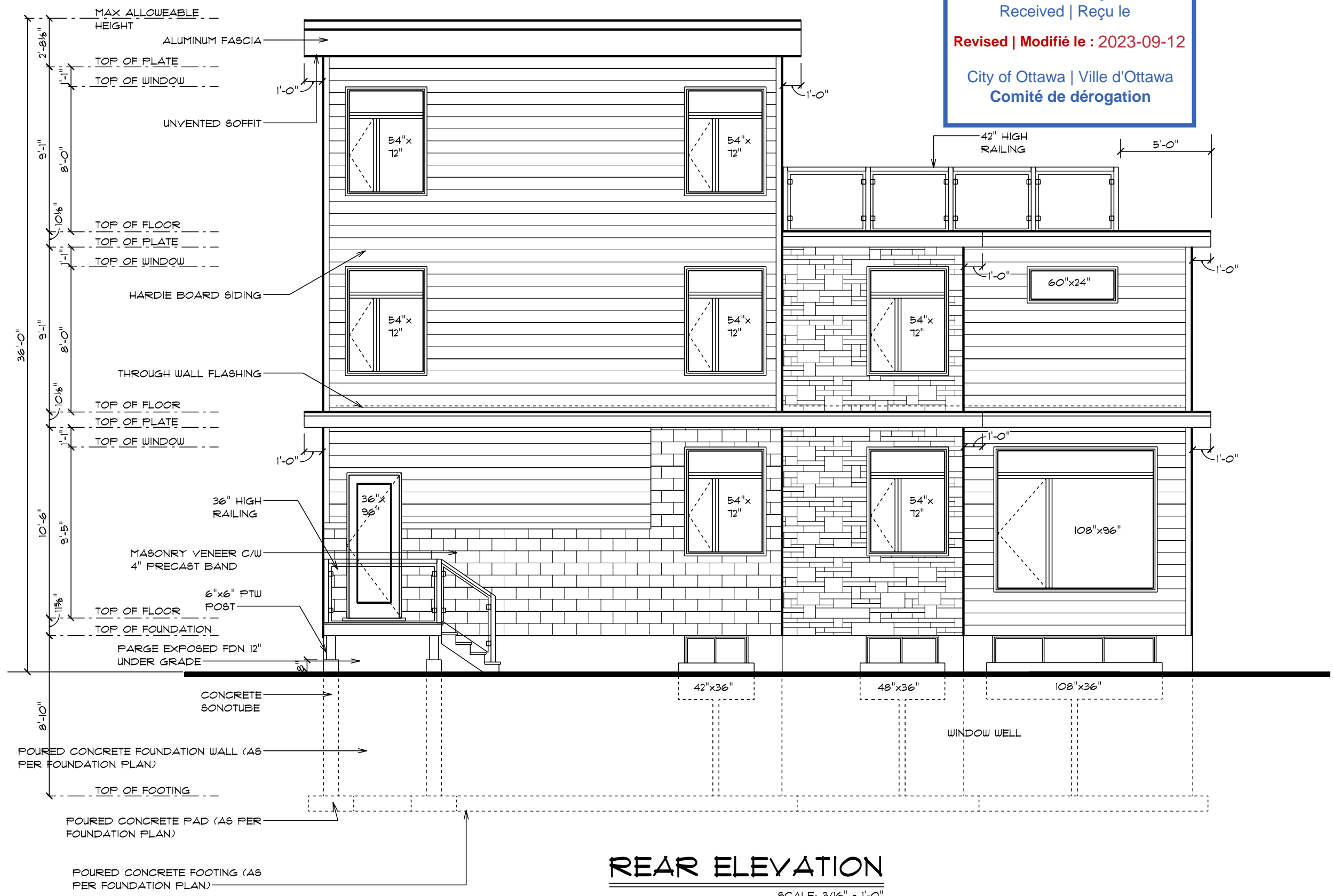
drawn by	drawing no
A.THERIAULT	1
project no.	13
2022-289	

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2023-09-12
 City of Ottawa | Ville d'Ottawa
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FRONT ELEVATION

SCALE: 3/16" = 1'-0"

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-09-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation



REAR ELEVATION

SCALE: 3/16" = 1'-0"

structural engineer stamp if required:



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Firm: 105420
Date: 7 SEPT 2023

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ANDRE THERIAULT
3550 CANOTEK ROAD, UNIT 21
GLOUCESTER, K1J 9C3
tel: (613) 834-5284

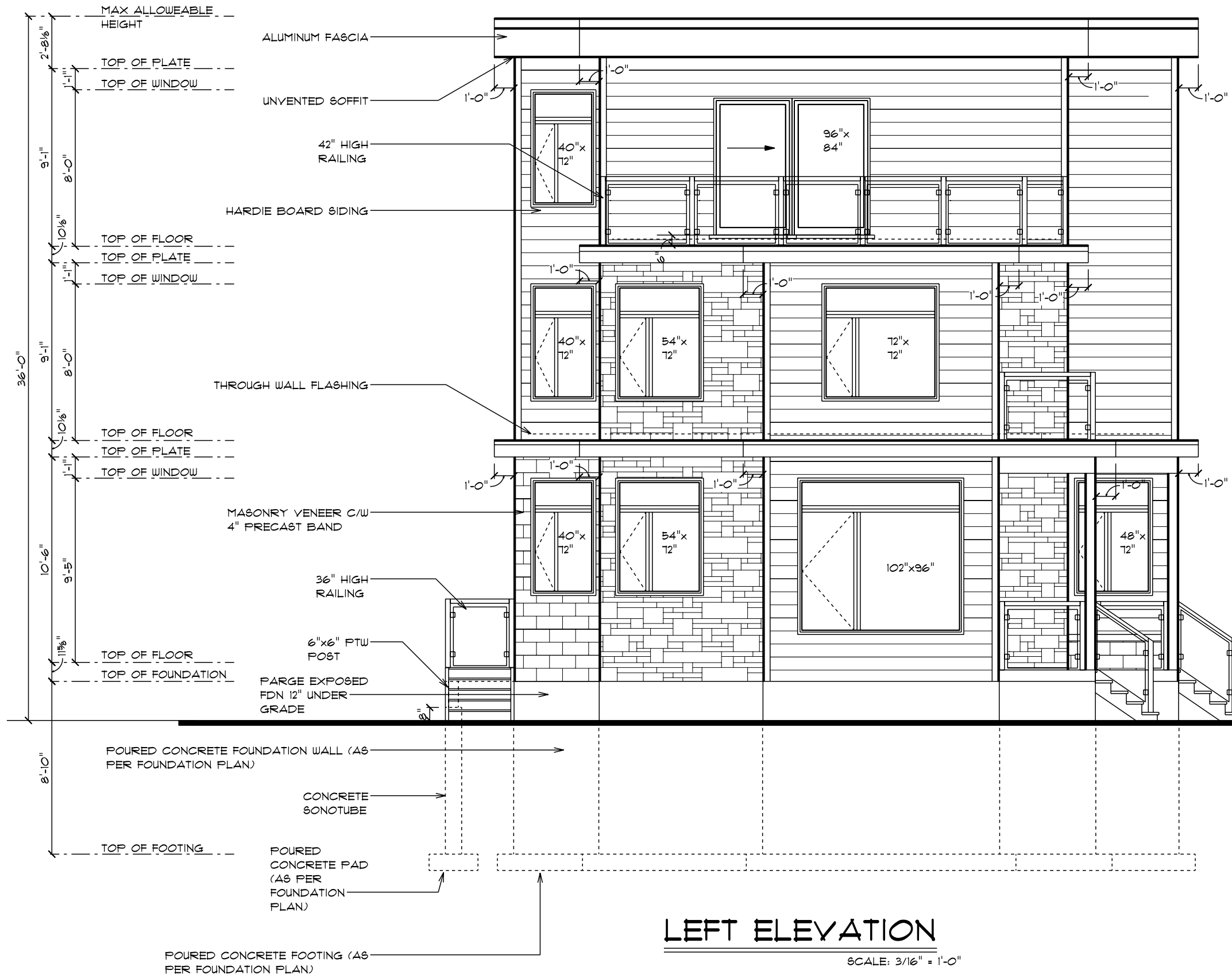
email: andre@theriaultdesign.ca

2	REVISED	8 SEPT 2023
1	CONST. DWG	17 NOV 2022

project name

PROPOSED DEVELOPMENT
FOR
LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	2
project no.	13
2022-289	



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

structural engineer stamp if required:



I Andre Theriault, Theriault design:
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subsection 3.2.4 of division C. of
the building code.
I and the firm is registered in the
appropriate class/categories.

Individual: 22968
Firm: 105420

Date: 20 JAN 2023

Signature of Designer:

Andre Theriault

ANDRE THERIAULT
2251 ESPRIT DRIVE, ORLEANS
K4A 0A4
tel: (613) 834-5284
fax: (613) 834-0995

email: theriault85@gmail.com

1 CONST. DWG 17 NOV 2022

project name

PROPOSED DEVELOPMENT
FOR
LOT 2 PENNARD WAY

drawn by

A.THERIAULT

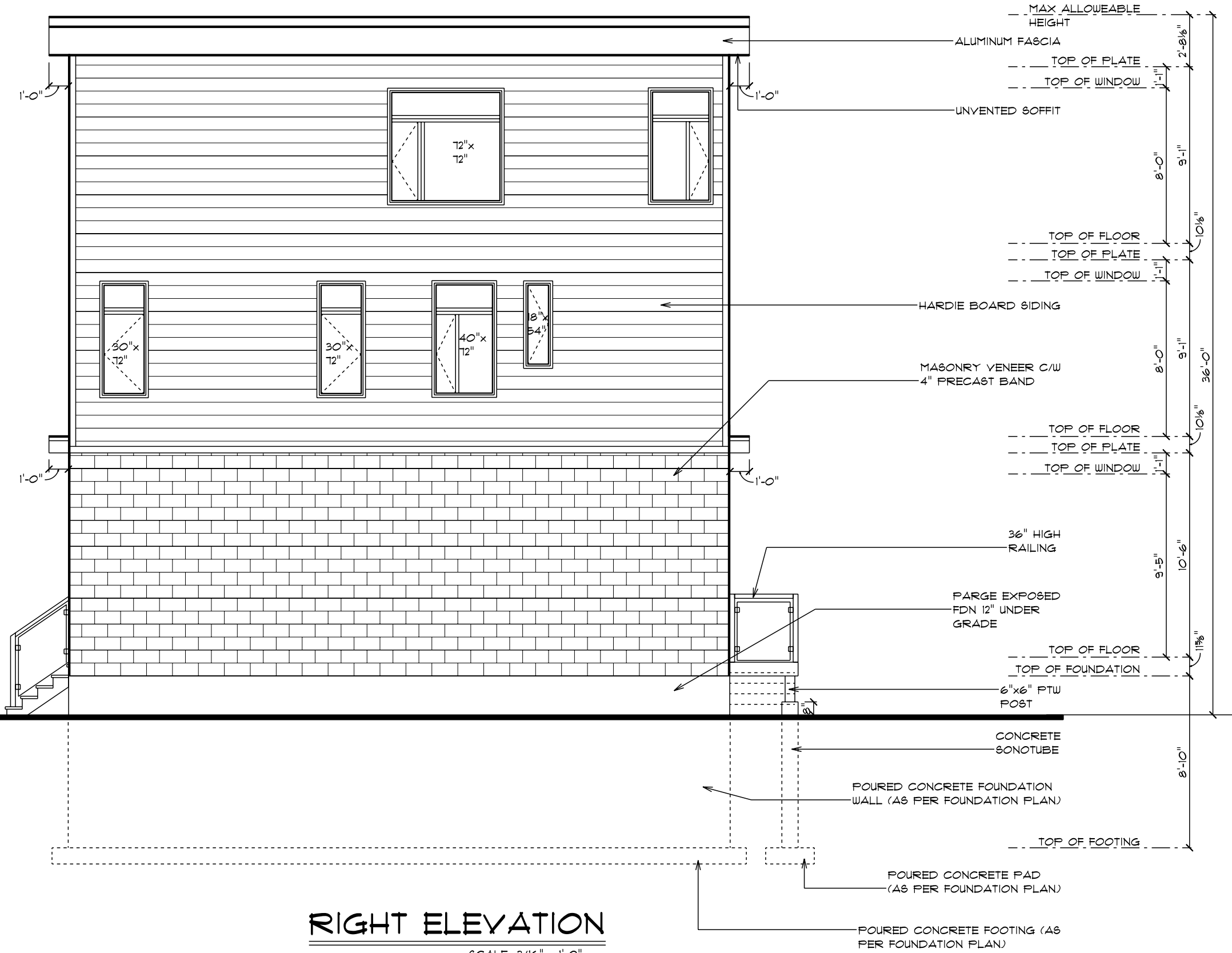
project no.

2022-289

drawing no

3

13



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

structural engineer stamp if required:



I Andre Theriault, Theriault design:
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1 CONST. DWG 17 NOV 2022

project name
PROPOSED DEVELOPMENT
FOR
LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	4
project no.	13
2022-289	

PRE-ENGINEERED FLOOR
JOISTS SEE LAYOUT

LEGEND

POST TABLE:

- P1 = 3" DIA. TELEPOST
- P1a = HSS 3 1/2" X 3 1/2" X .188"
- P2 = 2-2X6 + KING POST
- P3 = 3-2X6 + KING POST
- P4 = 4-2X6 + KING POST
- P5 = 5-2X6 + KING POST
- P6 = VERSALAM 5 1/4" X 5 1/4"

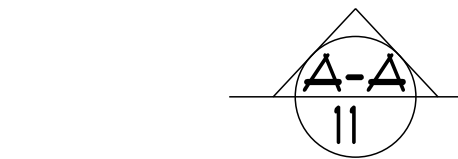
PROVIDE A MIN. OF 4" X 4" X 1/4"
END BEARING PLATES TOP AND BOTTOM
OF ALL STEEL COLUMNS

LINTEL TABLE:

- L1 = 2-2X10
- L2 = 3-2X10
- L3 = 2 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb LVL
- L4 = 3 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb LVL

ALL LVL TO BE 1 3/4" WIDTH PER PLY,
2.OE 2900Fb OR BETTER

S.F.L. SEE FLOOR JOIST LAYOUT



CP A 36"x36"x10" conc. pad C/W
6-15M BOTTOM EACH WAY

CP B 48"x48"x10" conc. pad
C/W 6-15M BOTTOM EACH WAY

CP C 24"x24"x8" conc. pad

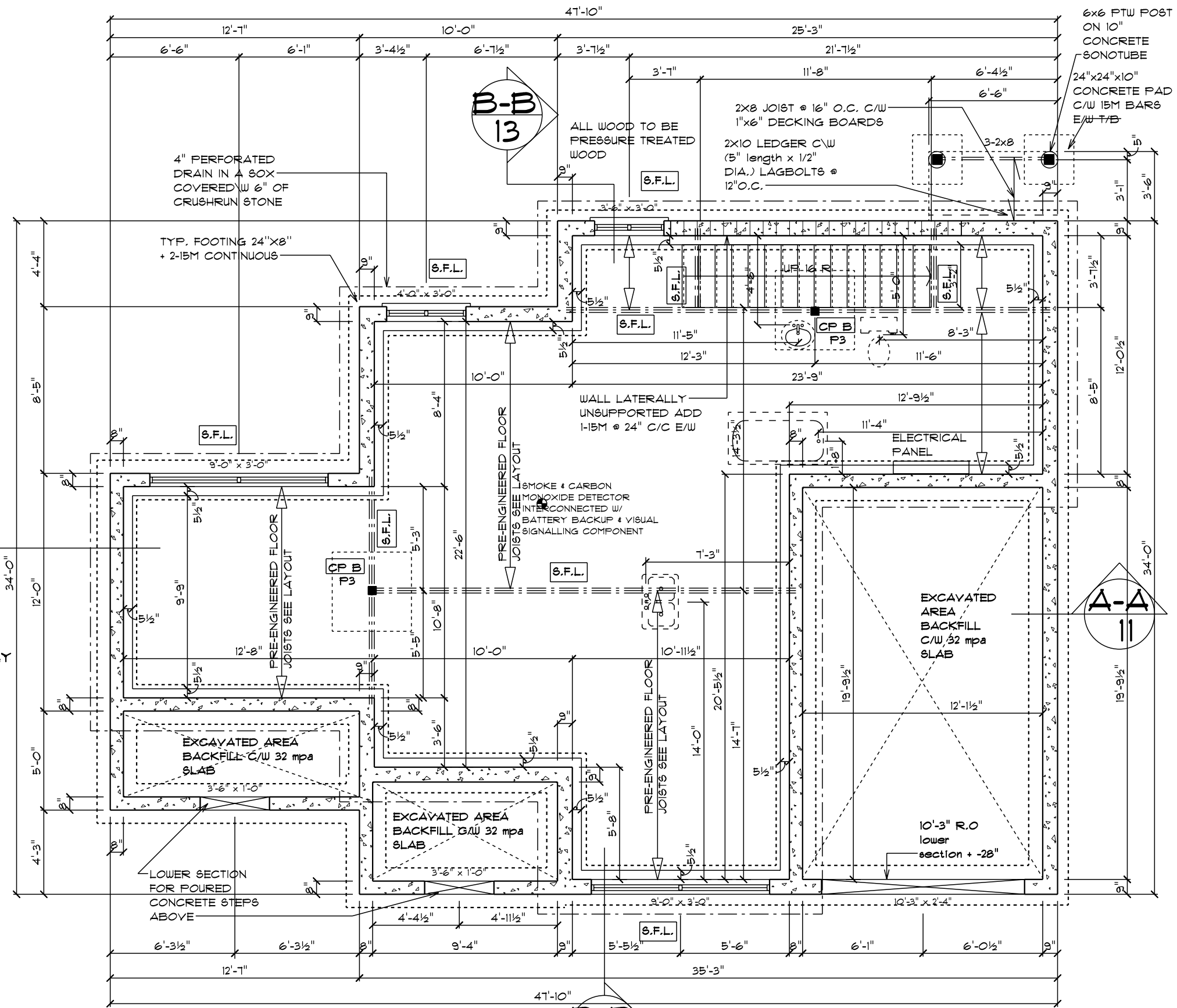
UNDISTURBED NATIVE MATERIAL 75
KPA MIN. GEOTECHNICAL
ENGINEER TO CONFIRM PRIOR TO
CONCRETE PLACEMENT

MINIMUM SOIL BEARING
CAPACITY ASSUMED AT 75
KPA FOR SERVICEABILITY
LOADS

REFER TO MANUFACTURER
FLOOR AND ROOF LAYOUT

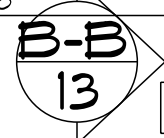
CARRY ALL POINTLOADS DOWN
TO FOOTINGS/FOUNDATION

PLEASE INSTALL 96" DOORS IF
WALL HEIGHT IS 9'-1". OTHERWISE
DOORS ARE 80"



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



SEE PAGE 6 FOR BASEMENT SDU SPECS

structural engineer stamp if required:



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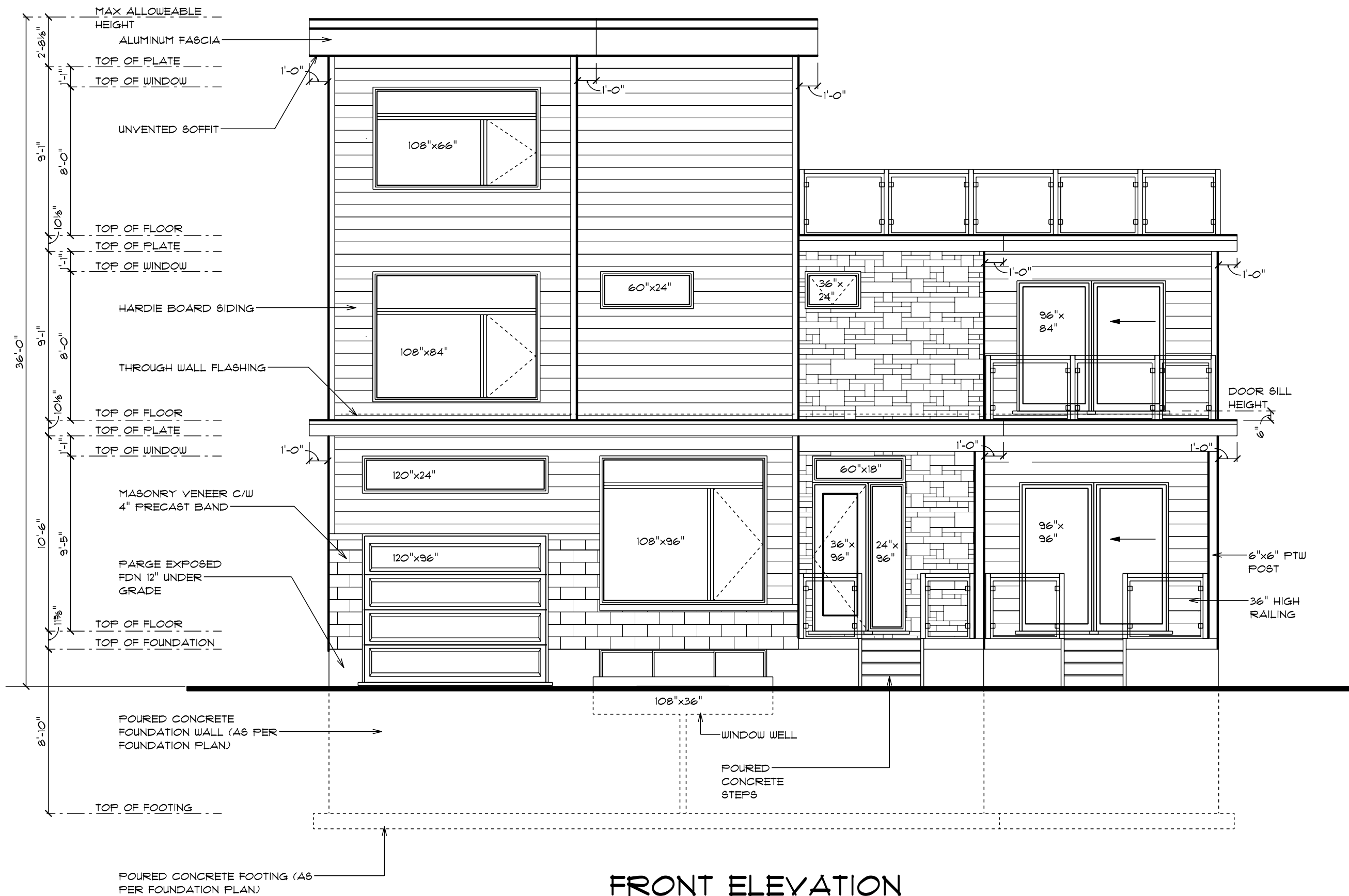
ANDRE THERAULT
2251 ESPRIT DRIVE, ORLEANS
K4A 0A4
tel: (613) 834-5284
fax: (613) 834-0895

email: therault85@gmail.com

1 CONST. DWG 17 NOV 2022

PROPOSED DEVELOPMENT
FOR
LOT 2 PENNARD WAY

drawn by	drawing no
A.THERAULT	5
project no.	13
2022-289	



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



I Andre Theriault, Theriault design:
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Individual: 22968
 Firm: 105420

Date: 17 NOV 2022

Signature of Designer:
Andre Theriault

ANDRE THERIAULT
 21-5330 CANOTEK RD, OTTAWA
 K1J 9C3
 tel: (613) 834-5284

email: andre@theriaultdesign.ca

1 CONST. DWG 17 NOV 2022

PROPOSED DEVELOPMENT
 FOR
 LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	1
project no.	13
2022-289	



REAR ELEVATION
 SCALE: 3/16" = 1'-0"



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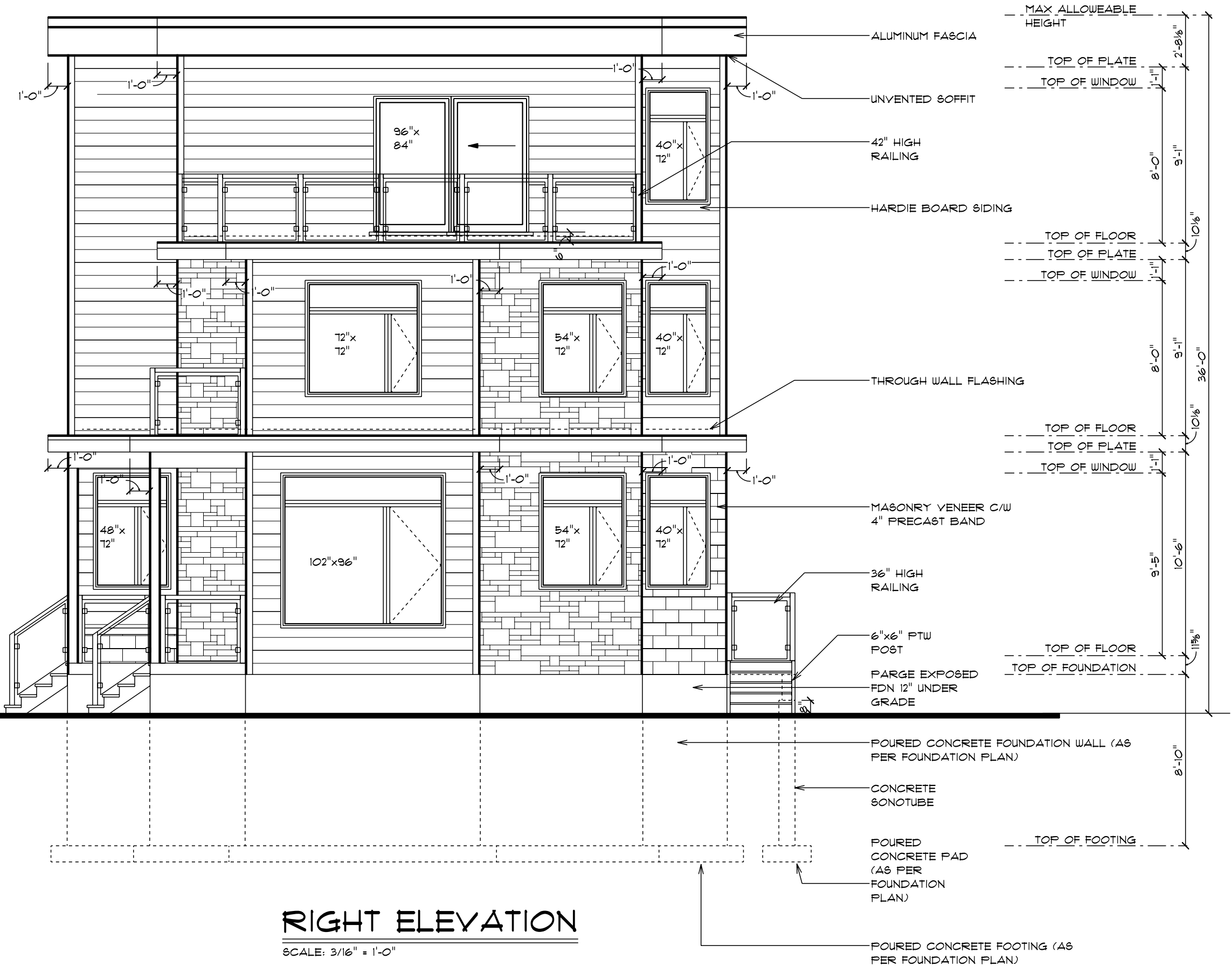
Signature of Designer:
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 21-5330 CANOTEK RD, OTTAWA
 K1J 9C3
 tel: (613) 834-5284
 email: andre@theriaultdesign.ca

1	CONST. DWG	17 NOV 2022

project name
 PROPOSED DEVELOPMENT
 FOR
 LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	2
project no.	13
2022-289	



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



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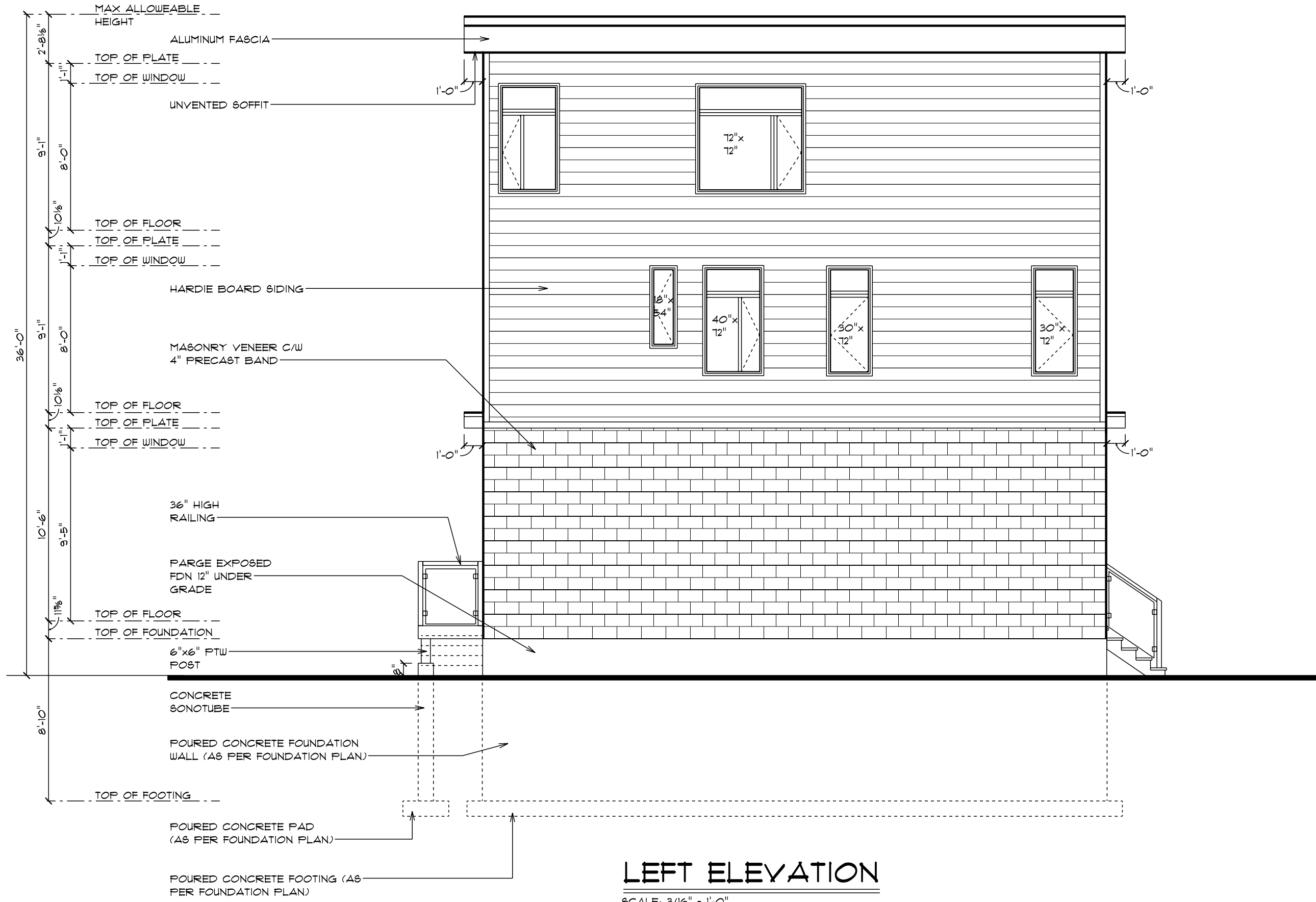
ANDRE THERIAULT
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 K1J 9C3
 tel: (613) 834-5284

email: andre@theriaultdesign.ca

1 CONST. DWG 17 NOV 2022

PROPOSED DEVELOPMENT
 FOR
 LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	3
project no.	13
2022-289	



LEFT ELEVATION
 SCALE: 3/16" = 1'-0"



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PROPOSED DEVELOPMENT
 FOR
 LOT 2 PENNARD WAY

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project no.	13
2022-289	