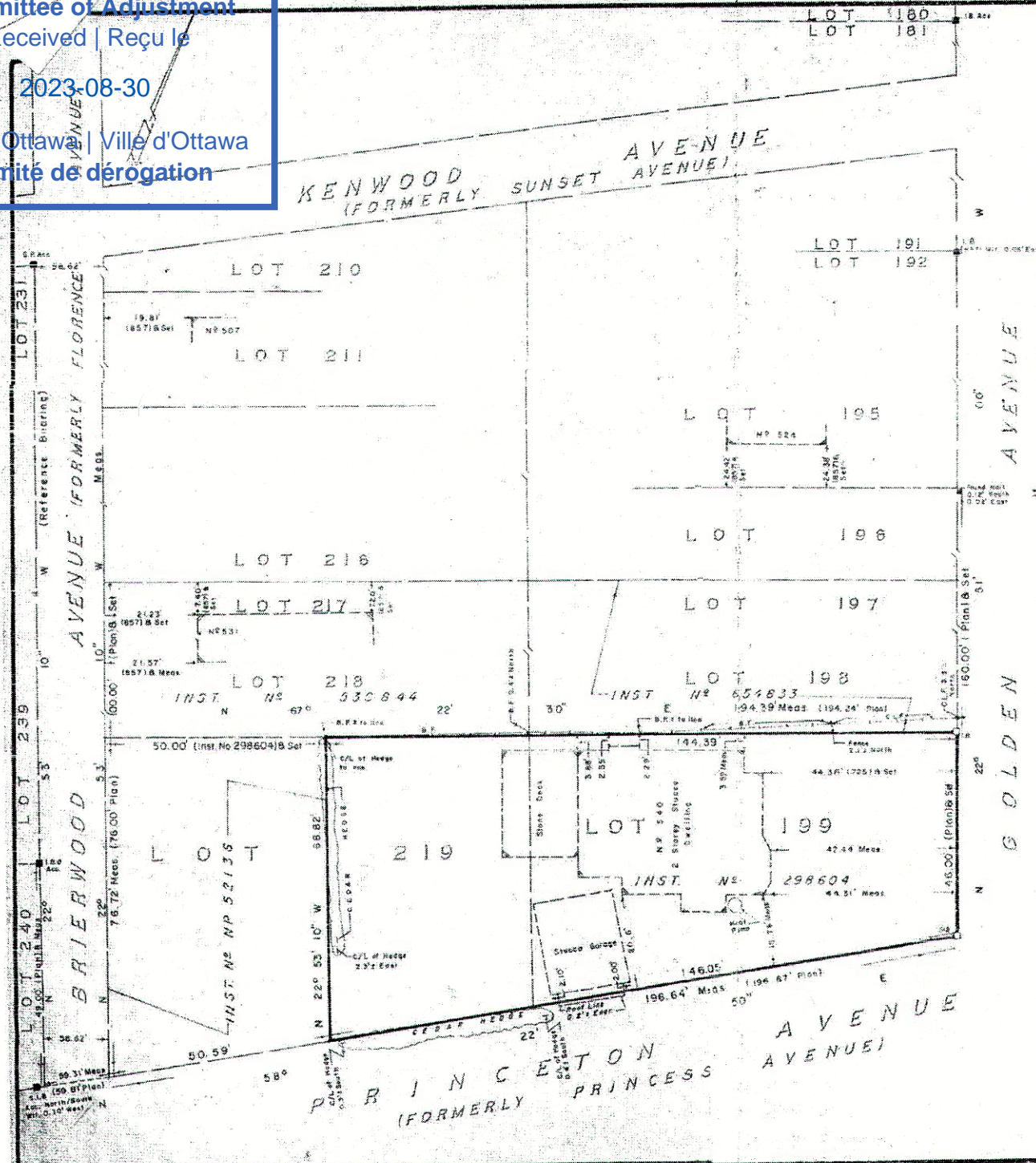


Committee of Adjustment
Received | Reçu le

2023-08-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation



**PLAN OF
BUILDING LOCATION SURVEY OF
LOT 199 AND
PART OF LOT 219
REGISTERED PLAN 283
CITY OF OTTAWA
REGIONAL MUNICIPALITY OF
OTTAWA-CARLETON**

SCALE: 1" = 20'

Surveyed by
Annis, O'Sullivan, Vollebek Ltd.
1990.

SURVEYOR'S CERTIFICATE
GENTLY READ

- The field work represented on this plan was completed on the 27th day of February, 1990.
- The buildings and improvements connected therewith are wholly within the limits of the said lands unless otherwise shown hereon.
- There are no encroachments on or with respect to the said lands unless otherwise indicated hereon.
- This survey certificate does not apply to structures which are underground or cannot readily be seen by an on-site inspection.

March 1/90
Date

George B. Annis
Ontario Land Surveyor



NOTES & LEGEND

Bearings hereon are astronomic, derived from the Westerly limit of Brierwood Avenue shown to be 42° 29' 55" 10" W on a Plan of Survey by Fairhall & Moffatt Ltd. dated October 6, 1986.

⊙	denotes Survey Monument	⊙	Planted
⊙	Found		
S.I.B.	Standard Iron Bar		
S.S.I.B.	Short Standard Iron Bar		
I.B.	Iron Bar Round		
I.B.	Iron Bar		
S.P.	Galvanized Pipe		
C.L.F.	Chain Link Fence		
B.F.	Block Fence		
M.P.	Meppeloned		
M.C.	Measured		
W.	Witness		
(A.O.S.)	Annis, O'Sullivan, Vollebek Ltd.		
(S.P.)	G.W. Fairhall, O.L.S.		
(T.S.)	R.W. Arnett, O.L.S.		
Encr.	Encroachment		

FROM THE OFFICE OF
ANNIS, O'SULLIVAN, VOLLEBEK LTD.
ONTARIO LAND SURVEYORS
NEPEAN (Ottawa) ONTARIO.

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JOB No. O-63-90

540 Golden Avenue - Garage and Rear Entrance Alteration

2023-07-11



KEY PLAN

AREA OF WORK

DRAWINGS

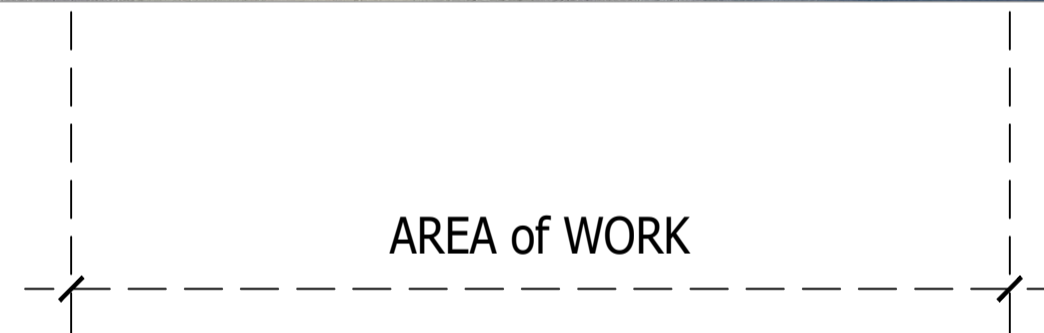
- 01 . SITE PHOTOS
- 02. SITE and FLOOR PLAN
- 03 . 3D VIEWS
- 04 - ELEVATIONS

540 Golden Avenue - Garage and Rear Entrance Alterations

SITE PHOTOS



VIEW ALONG PRINCETON AVENUE



VIEW FROM CORNER of GOLDEN and PRINCETON

ZONING INFORMATION - ZONE R1K

BUILDING HEIGHT PROVISION: 8m	PROVIDED: 3.66m (12'-0")
FRONT YARD: 6m	PROVIDED: 12.9m (42'-6")
CORNER SIDE YARD SETBACK: 4.5m	PROVIDED: 0.48m (1'-7")
INTERIOR SIDE YARD SETBACK: Total 3.6m w/ min. 1.2m	PROVIDED: Total 1.40m (4'-7") w/ existing side at 0.91m (3'-0")
REAR YARD SETBACK: 13.21m (43'-4") 30% of Lot Depth	PROVIDED: Total 12.62 (41'-5")

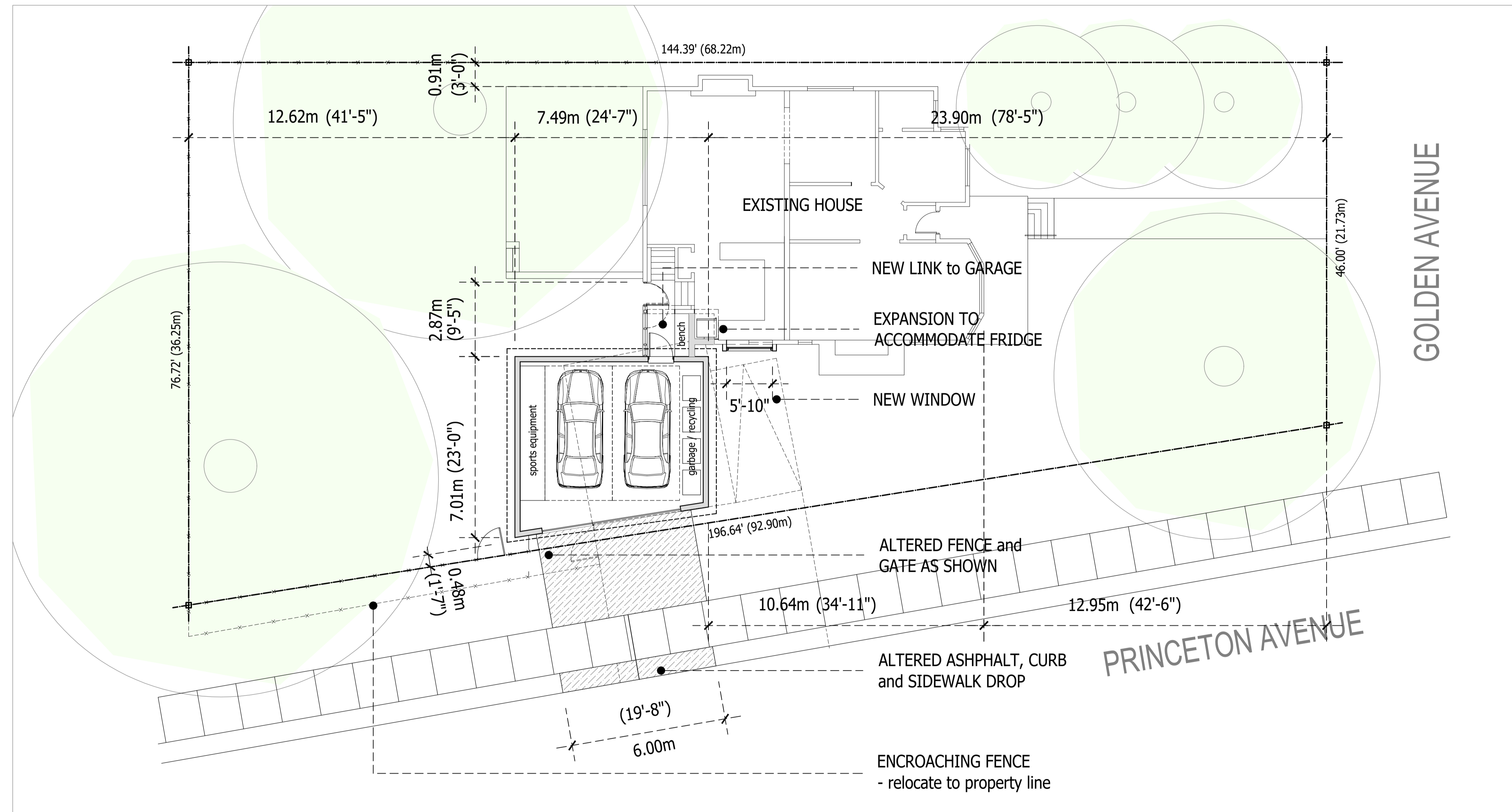
EXISTING GARAGE
TO BE REPLACED



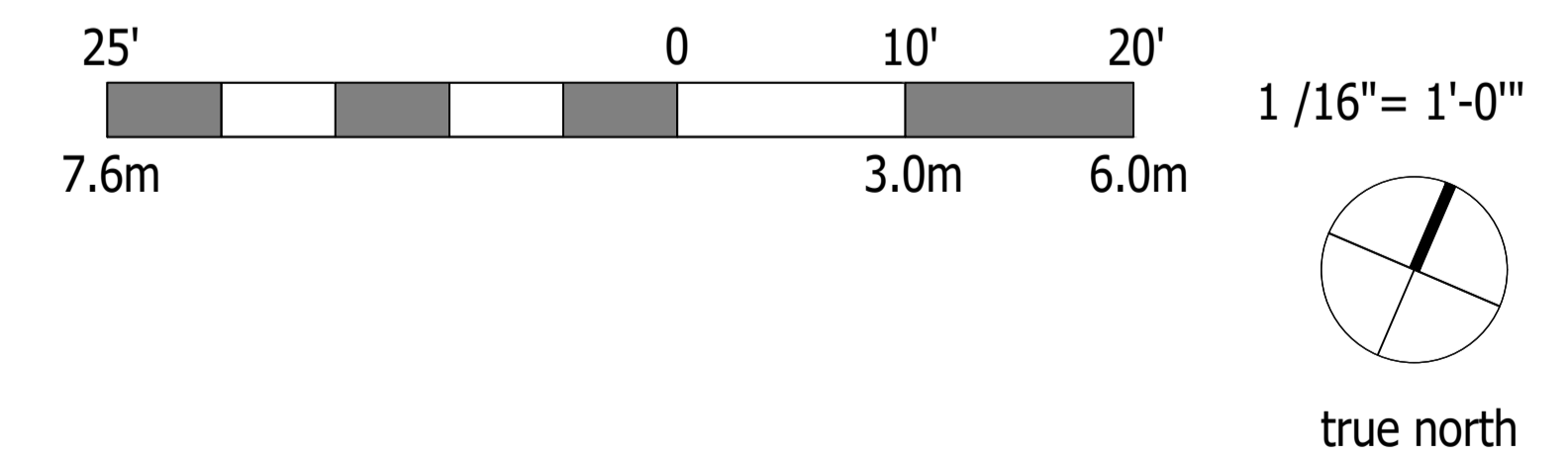
VIEW FROM REAR YARD

540 Golden Avenue - Garage and Rear Entrance Alterations

SITE and FLOOR PLAN



SITE / FLOOR PLAN



540 Golden Avenue - Garage and Rear Entrance Alterations

3D VIEWS



VIEW FROM SOUTH-WEST



VIEW FROM SOUTH-EAST

NEW SINGLE STOREY GARAGE
- cedar clad to match fencing

NEW LINK to HOUSE



VIEW FROM REAR YARD

540 Golden Avenue - Garage and Rear Entrance Alterations

ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION