

EXIST. DETACHED DWELLING

2490 B River Road,
Manotick, ON K4M 1B4

Client:

MARK PETERKINS
& TRACY PETERKINS
(613) xxx-xxxx
mark@peterkins.ca
tracy@peterkins.ca

Committee of Adjustment
Received | Reçu le

2023-08-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Architect:

SUSAN D. SMITH
941 MERIVALE ROAD,
OTTAWA, ON K1Z 6A1
T: (613) 722-5327 C: (613) 291-3777
s.smith@sdsarch.ca

05	ISSUED FOR CoFA	08/03/2023
04	ISSUED FOR REVIEW	03/30/2023
03	ISSUED FOR REVIEW	03/21/2023
02	ISSUED FOR REVIEW	02/09/2023
01	ISSUED FOR REVIEW	10/04/2022
#	REVISION	DATE

NOTE:
1. DO NOT SCALE DRAWINGS.
2. All dimensions are to be checked onsite. ALL errors and omissions and discrepancies or ambiguities on the drawings, specifications and any other contract documents, must be forwarded in writing to the Architect within two (2) days, upon discovery and prior to work on site or ordering materials.
3. All work must comply with Ontario Building Code.
4. All dimensions include thickness of gypsum board on stud walls.
5. Drawings to be read in conjunction with structural drawings.

Drawing Title:

SITE PLAN

Reviewed By:

Project Start Date:
SEPTEMBER, 2022

Scale:
AS INDICATED

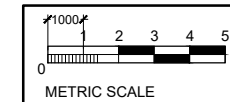
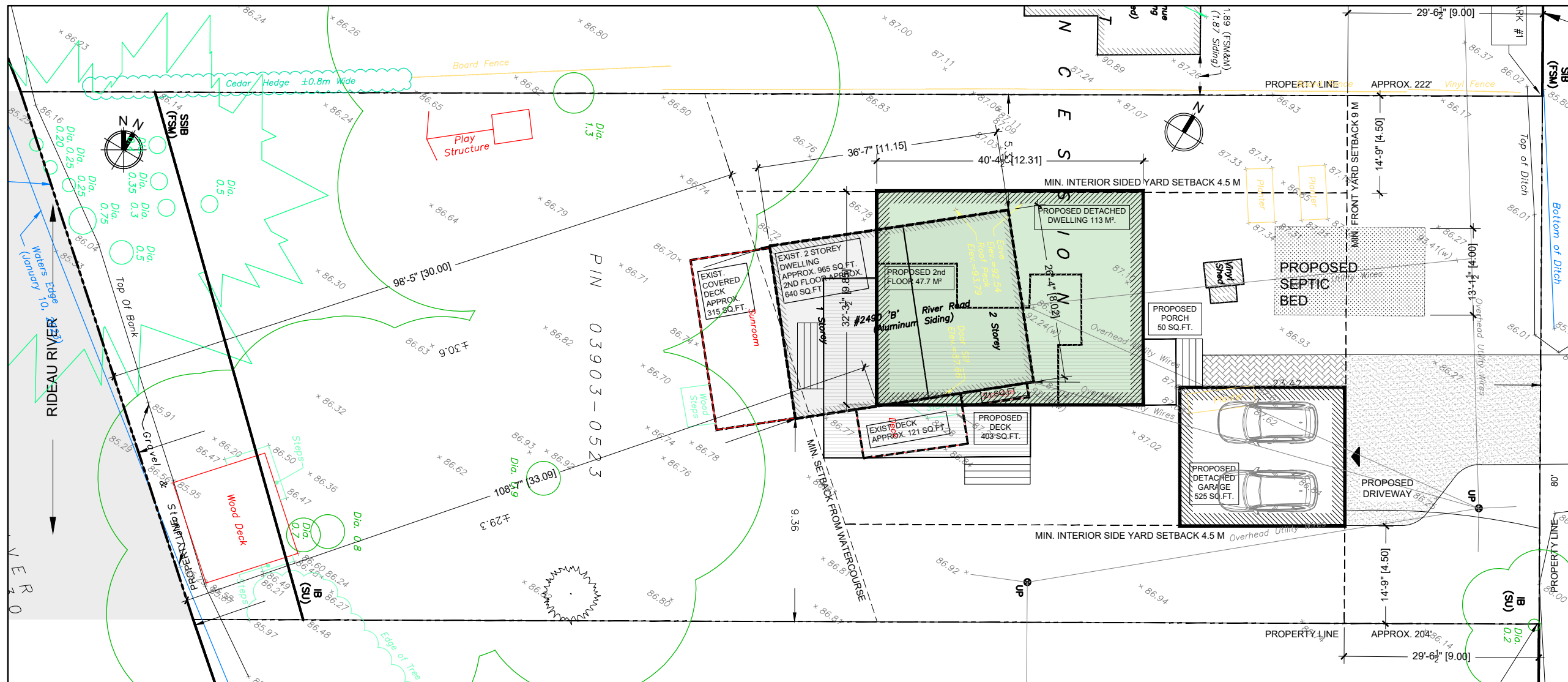
Drawn By:
ZK

Job No.:
2247

Sheet No.:

A-001

OF ##



01
A-001 SITE PLAN
N.T.S.

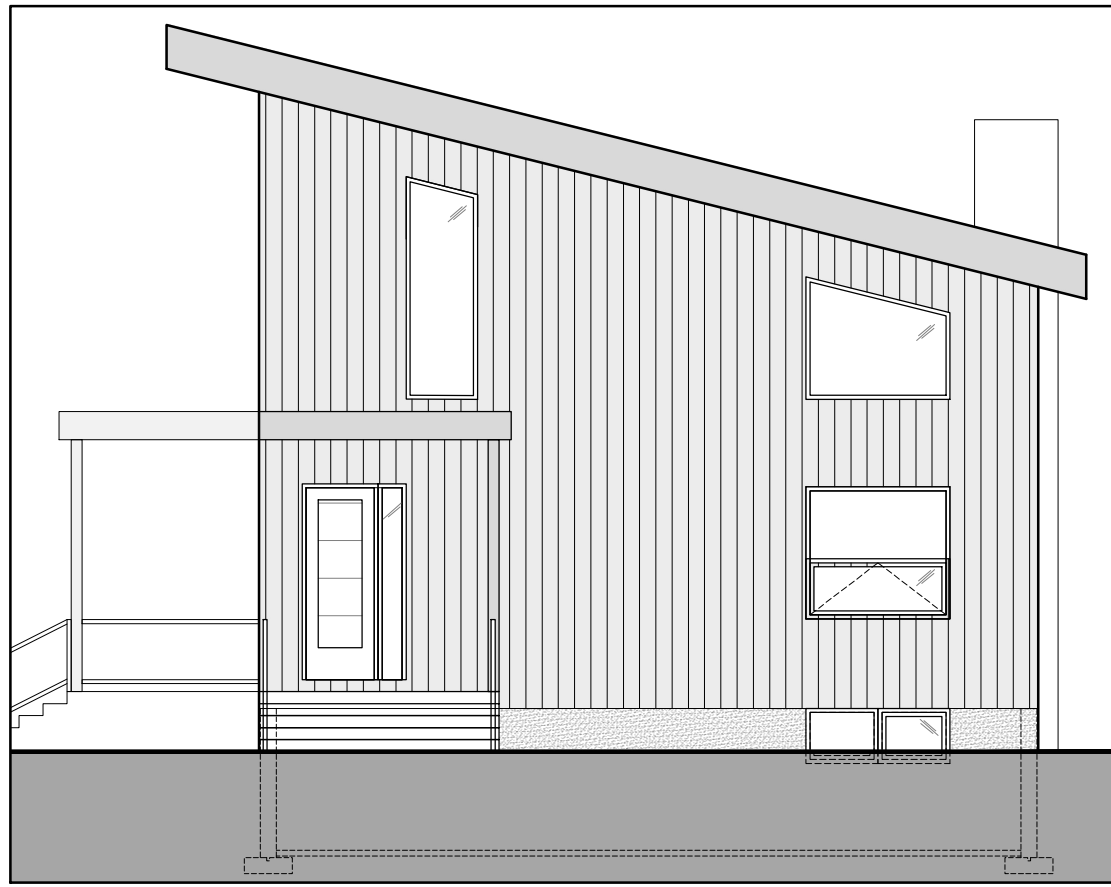


00
A-001 LOCATION PLAN
N.T.S.

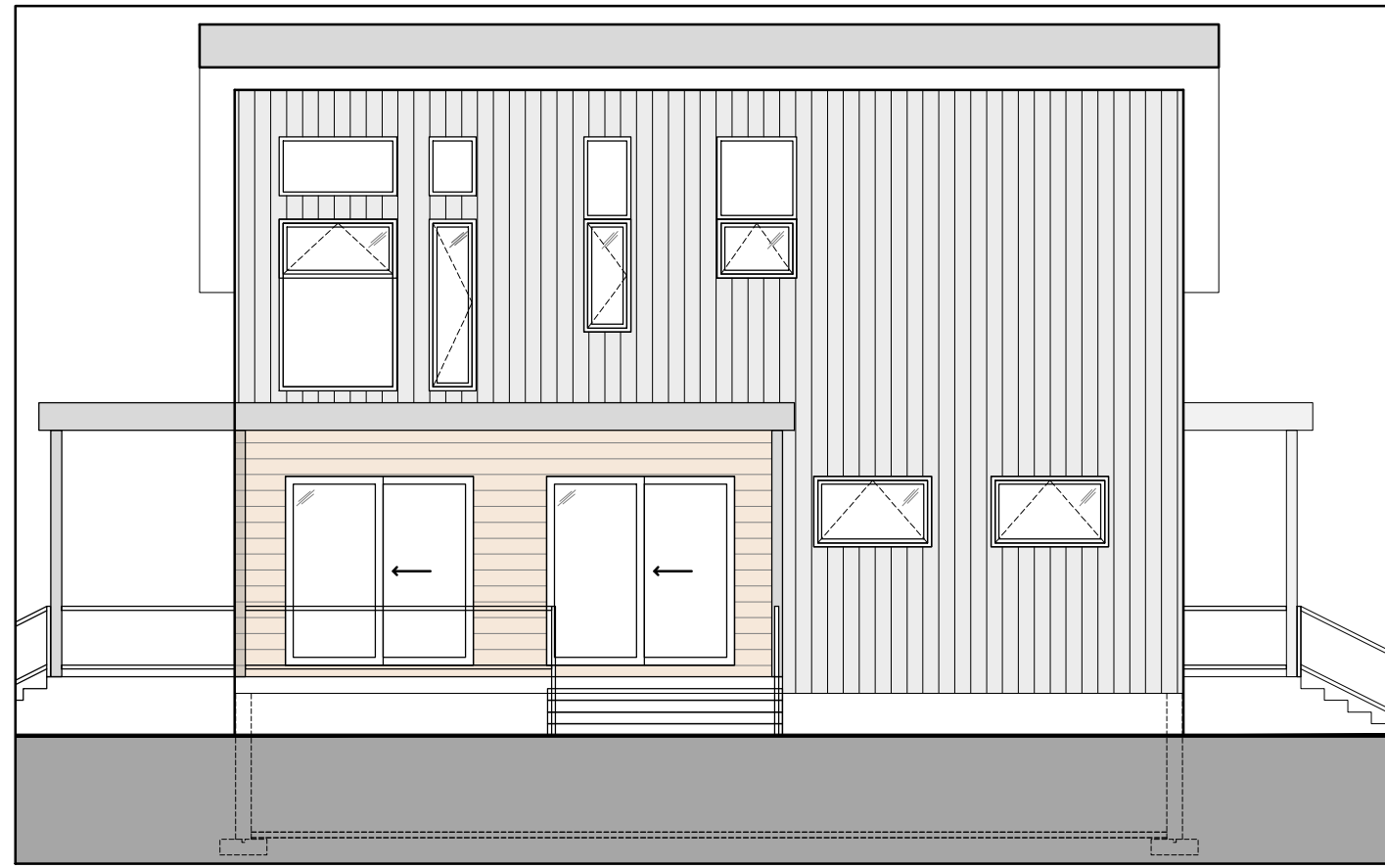
ZONING INFO - 2490 B RIVER ROAD		
LEGAL DESCRIPTION: INST 21098		
ZONING	RR8	
PRINCIPAL DWELLING TYPE	DETACHED DWELLING	
ZONING REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	30 M	24.38 M
MINIMUM LOT AREA	1,600 M ²	1,775 M ²
MAXIMUM BUILDING HEIGHT	11 M	11 M
MINIMUM FRONT YARD SETBACK	9 M	9 M
SETBACK FROM WATERCOURSE	30 M	30 M
MINIMUM CORNER YARD SETBACK	N/A	N/A
MINIMUM REAR YARD SETBACK	7.5 M	7.5 M
MINIMUM INTERIOR SIDE YARD SETBACK	4.5 M	4.5 M
MAXIMUM LOT COVERAGE (%)	15 %	10.51 %
SCHEDULE 1	AREA D RURAL	
WARD	WARD 20 (OSGOODE), GEORGE DAROUZE	

SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- PROPOSED DRIVEWAY
- PROPOSED STRUCTURE
- EXIST. TO BE DEMOLISHED
- PROPOSED WALKWAY
- PROPOSED SOFT LANDSCAPING
- RIVER ROCK



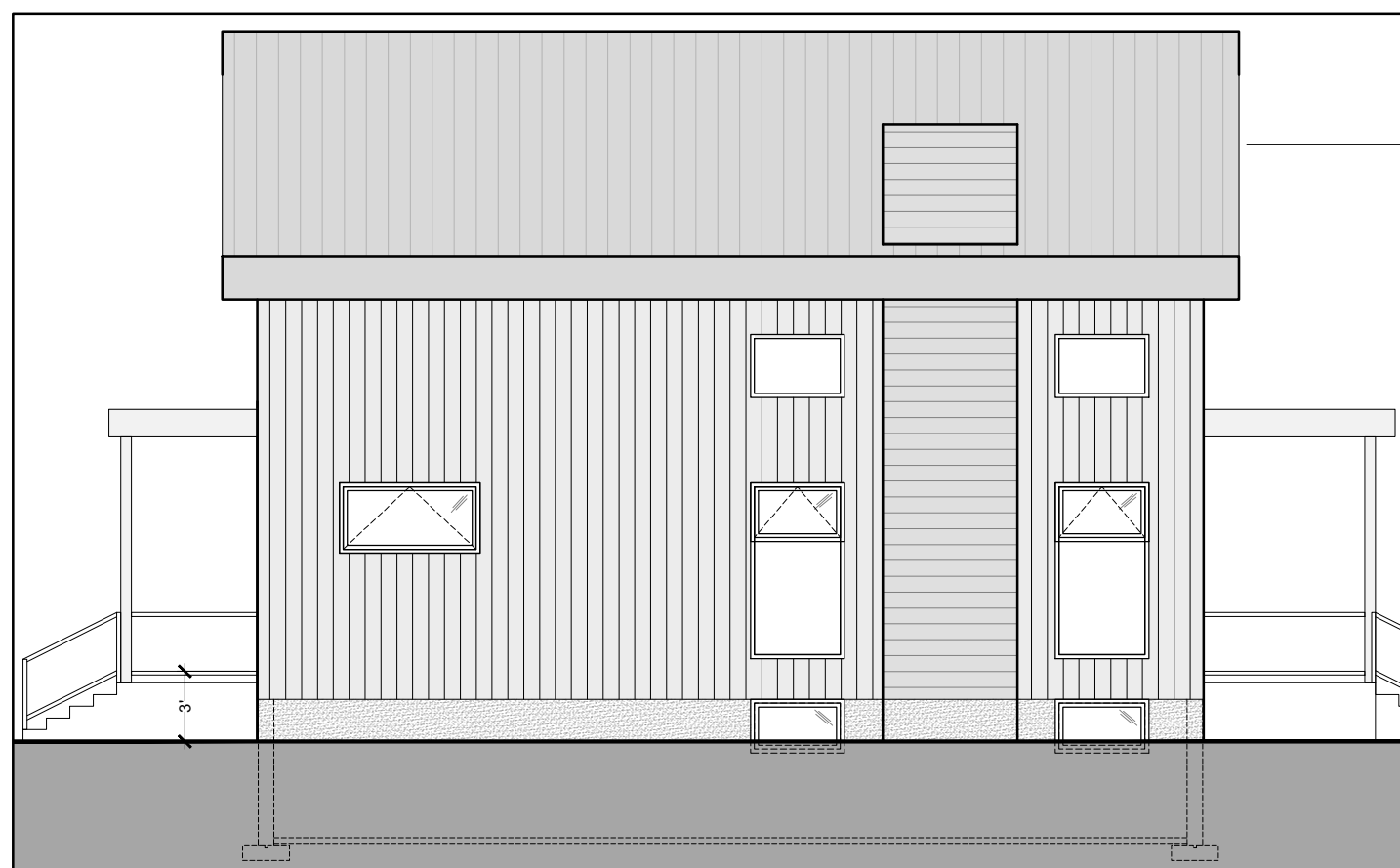
01 EAST (FRONT) ELEVATION
A-004 1/8"=1'-0"



02 SOUTH ELEVATION
A-004 1/8"=1'-0"



03 WEST (REAR) ELEVATION
A-004 1/8"=1'-0"



04 NORTH ELEVATION
A-004 1/8"=1'-0"

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 - All work must comply with Ontario Building Code.
 - All dimensions include thickness of gypsum board on stud walls.
 - Drawings to be read in conjunction with structural drawings.

Drawing Title:

ELEVATIONS

Reviewed By:

Project Start Date:
SEPTEMBER, 2022

Scale:
AS INDICATED

Drawn By:
ZK

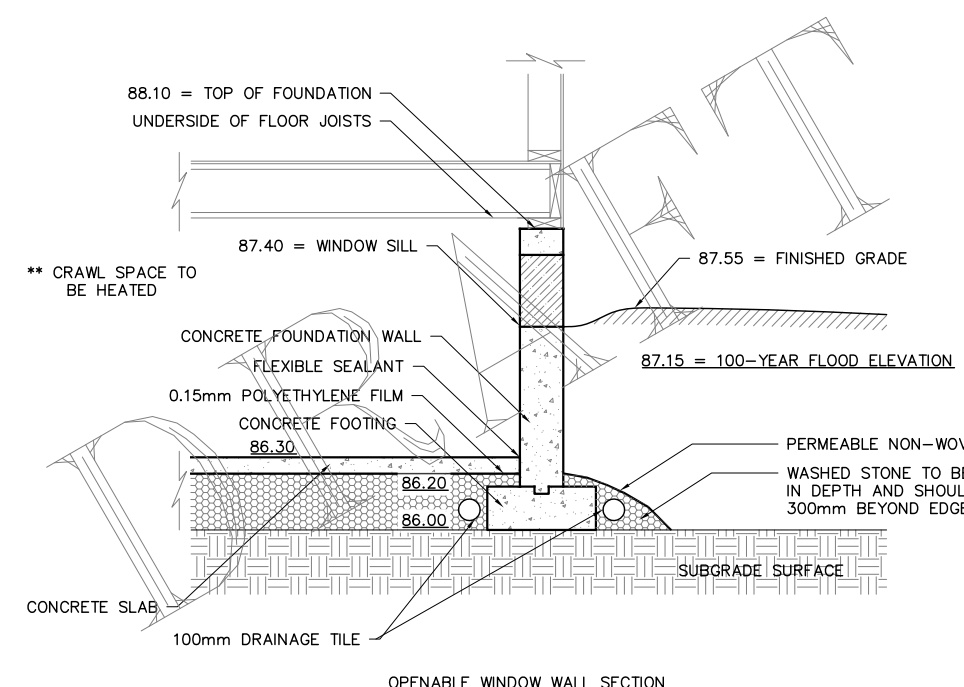
Job No.:
2247

Sheet No.:

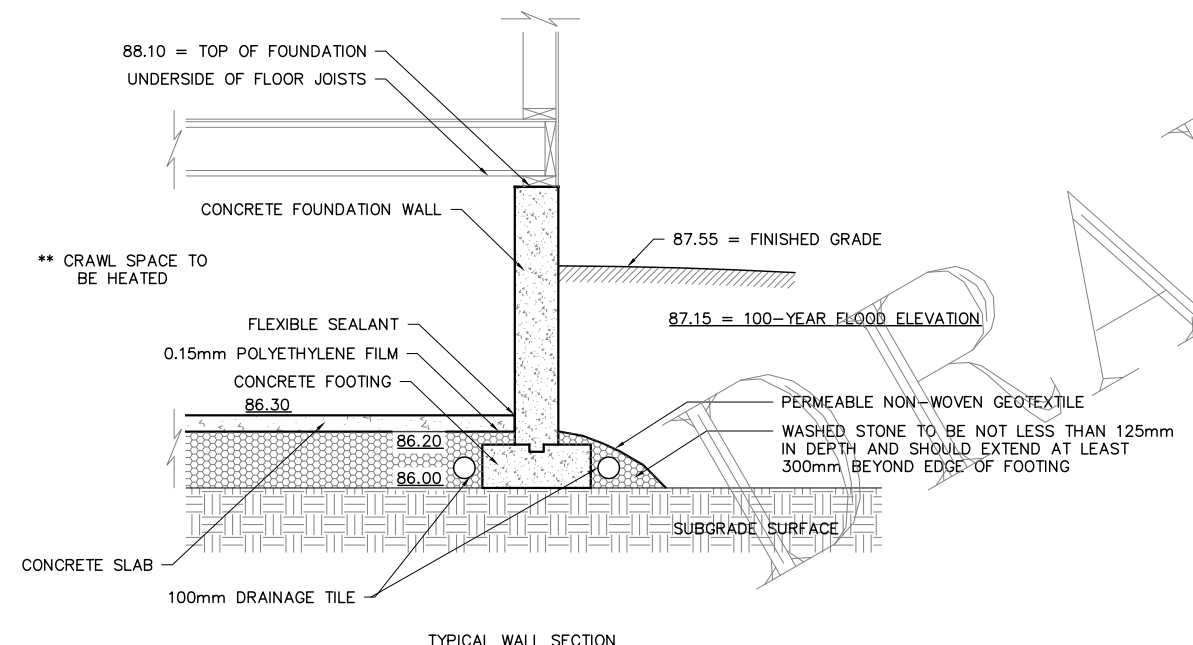
A-004

OF ##

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OPENABLE WINDOW WALL SECTION



TYPICAL WALL SECTION

- * AREA BELOW FIRST FLOOR TO REMAIN UNFINISHED AND CONTAIN NO HABITABLE SPACE OR UTILITIES
- * MECHANICAL AND ELECTRICAL EQUIPMENT, HEATING/COOLING UNITS AND DUCTWORK ARE ALL TO BE LOCATED ABOVE 1:100 YEAR FLOOD LEVEL

WET FLOOD PROOFING DETAIL
 (NOT TO SCALE)

REV.	NAME	DATE	DESCRIPTION

K Kollaard Associates
 Engineers
 (613) 860-0923
 210 PRESCOTT STREET
 PO BOX 189
 KEMPTVILLE ONTARIO
 K0G 1J0
 FAX (613) 258-0475
 www.kollaard.ca
 info@kollaard.ca

CLIENT: MARK PETERKINS

PROJECT: SINGLE FAMILY DWELLING

DRAWING: DETAILS

LOCATION:
 2490B MARK PETERKINS
 LOT 19, CONC. 1,
 OSGOOD, CITY OF OTTAWA, ONTARIO

DESIGNED BY: NR DATE: JUN 9, 2023

DRAWN BY: NR SCALE: N.T.S.

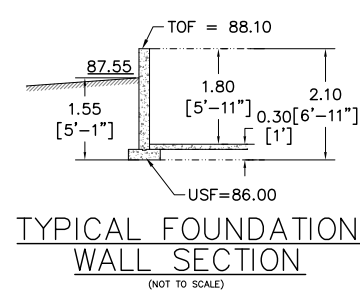
KOLLAARD FILE NUMBER: 230418

Committee of Adjustment
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2023-08-16
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LEGEND

	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	DRAINAGE SLOPE
	EXISTING DRAINAGE
	PROPERTY LINE
	TERRACING AS NOTED
	FIRE HYDRANT
	HYDRO POLE
	TOP OF RETAINING WALL
	BOTTOM OF RETAINING WALL
	PROPOSED SWALE
	TEMPORARY BENCHMARK
	DOWN SPOUT

- CONSTRUCTION NOTES:**
- All dimensions and elevations are in metres. Do not scale drawing.
 - This drawing is not a legal survey, a utility plan or a site plan and is for grading purposes only.
 - TBM = Top of SSIB. Elevation = 86.14 metres as per Fairhall Moffatt & Woodland Ltd. Job No. AC29000.
 - This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 - This drawing is not for construction until approved by the relevant authorities.
 - Contractor is responsible for location and protection of utilities.
 - Top of Foundation (TOF) elevation and Underside of Footing (USF) elevation for dwelling are as shown on drawing.
 - Finished grade around dwelling to be as shown.
 - Maximum allowable slope on site is 3H:1V. Finished grade to slope away from house at all sides at a minimum of 2%, and a maximum of 7%. Maximum slope away from septic system area is 4H:1V.
 - All dimensions to be verified on site by contractor prior to construction.
 - Client is responsible for acquiring all necessary permits.
 - The proposed grades have been set and verified for site grading control only. The grade raise at the house location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
 - The underside of footing elevation may not have accounted for actual ground water conditions at the exact house location and should be verified by qualified geotechnical personnel upon completion of the excavation.
 - A geotechnical engineer should be retained to provide geotechnical recommendations with respect to the subgrade conditions prior to footing installation.
 - Frost protection will be required for the foundation footing where the soil cover over the underside of footing is less than 1.52 metres.
 - Any changes made to this plan must be verified and approved by Kollaard Associates Inc.



* AREA BELOW FIRST FLOOR TO REMAIN UNFINISHED AND CONTAIN NO HABITABLE SPACE OR UTILITIES

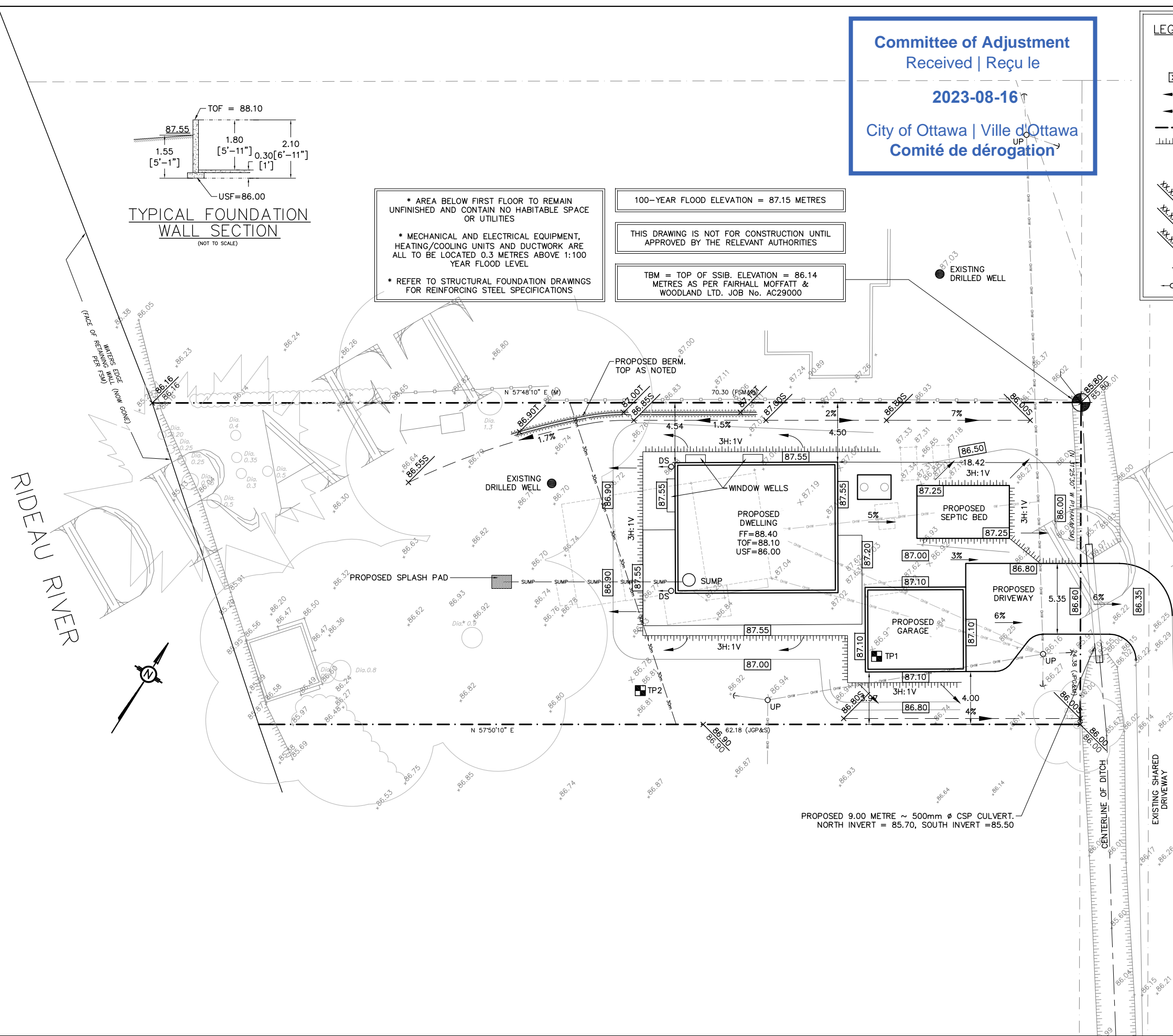
* MECHANICAL AND ELECTRICAL EQUIPMENT, HEATING/COOLING UNITS AND DUCTWORK ARE ALL TO BE LOCATED 0.3 METRES ABOVE 1:100 YEAR FLOOD LEVEL

* REFER TO STRUCTURAL FOUNDATION DRAWINGS FOR REINFORCING STEEL SPECIFICATIONS

100-YEAR FLOOD ELEVATION = 87.15 METRES

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES

TBM = TOP OF SSIB. ELEVATION = 86.14 METRES AS PER FAIRHALL MOFFATT & WOODLAND LTD. JOB No. AC29000



REV.	NAME	DATE	DESCRIPTION

Kollaard Associates
Engineers
(613) 860-0923

210 PRESCOTT STREET
PO BOX 189
KEMPTVILLE ONTARIO
K0G 1J0

FAX (613) 258-0475
www.kollaard.ca
info@kollaard.ca

CLIENT: MARK PETERKINS

PROJECT: SINGLE FAMILY DWELLING

DRAWING: PROPOSED LOT GRADING PLAN

LOCATION:
2490B RIVER ROAD
LOT 19, CONC. 1,
OSGOODE,
CITY OF OTTAWA, ONTARIO

DESIGNED BY: NR DATE: JUN 9, 2023

DRAWN BY: NR SCALE: 1:300

KOLLAARD FILE NUMBER: 230418

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Comité de dérogation**

100-YEAR FLOOD ELEVATION = 87.15 METRES

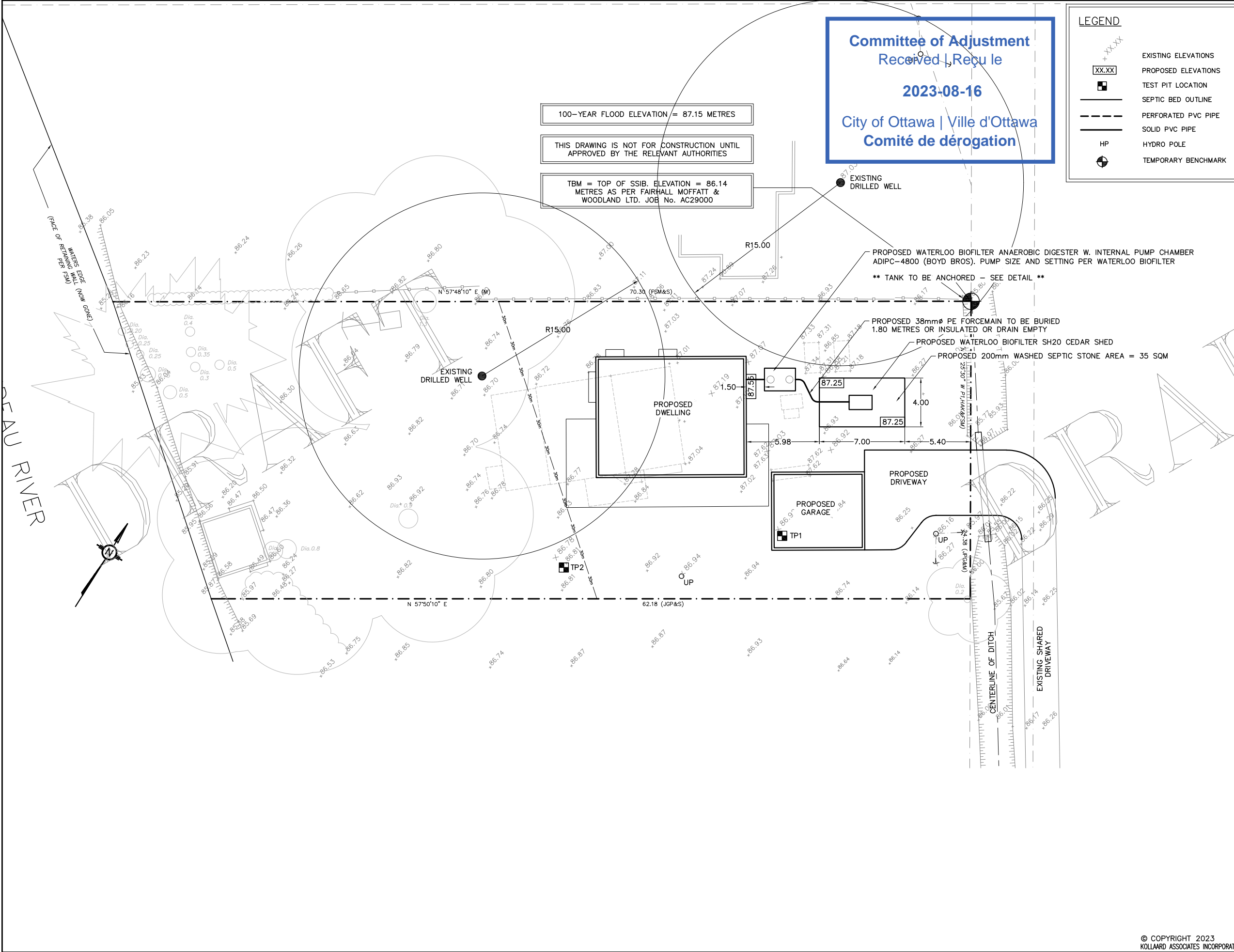
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TBM = TOP OF SSIB. ELEVATION = 86.14 METRES AS PER FAIRHALL MOFFATT & WOODLAND LTD. JOB No. AC29000

LEGEND

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- TEST PIT LOCATION
- SEPTIC BED OUTLINE
- PERFORATED PVC PIPE
- SOLID PVC PIPE
- HP
- HYDRO POLE
- TEMPORARY BENCHMARK

- CONSTRUCTION NOTES:**
1. All dimensions and elevations are in metres. Do not scale drawing.
 2. This drawing is not a legal survey, a utility plan or a site plan and is for septic purposes only.
 3. TBM = Top of SSIB. Elevation = 86.14 metres as per Fairhall Moffatt & Woodland Ltd. Job No. AC29000.
 4. This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 5. This drawing is not for construction until approved by the relevant authorities.
 6. The sewage system envelope (leaching bed) as identified on the drawing must be maintained free of the deposit or disposal of any materials, structures, or equipment other than the material or equipment required for the construction of the leaching bed within the sewage system envelope.
 7. Topsoil rootmat (organics) to be removed from bed area and exposed subgrade. No wheeled vehicles to be allowed in leaching bed area.
 8. Percolation rate of any imported sand for bed to be 6 to 8 min/cm, with < 5% passing the #200 (0.080 mm) sieve.
 9. Stone layer to be washed septic stone, free of fine material, with gradation conforming to OBC Table 8.7.3.3.A.
 10. The septic system leaching bed is to be graded to provide positive drainage away from the septic system and treated with 75 to 100 mm permeable topsoil and seed. Grass growth is to be established.
 11. The following are not to be connected to the septic system: Water softener, swimming pool or filter system backwash; sump pump discharge.
 12. Septic system to be installed in accordance with the OBC.
 13. Septic tank to meet criteria described in the OBC.
 14. No silty clay or clayey or silty material to be placed around or over leaching bed.
 15. All changes to this design must be verified and approved by Kollaard Associates Incorporated.
 16. Minimum clearance from treatment unit to;
 - * structure = 1.5m
 - * property line = 3m
 - * drilled well = 15m
 17. Minimum clearance from distribution piping to;
 - * structure = Xm
 - * property line = Xm
 - * drilled well = XXm



REV.	NAME	DATE	DESCRIPTION

Kollaard Associates
Engineers

(613) 860-0923

210 PRESCOTT STREET
PO BOX 189
KEMPTVILLE ONTARIO
K0G 1J0

FAX (613) 258-0475
www.kollaard.ca
info@kollaard.ca

CLIENT:
MARK PETERKINS

DRAWING:
PROPOSED SEPTIC DESIGN PLAN

LOCATION:
2490B MARK PETERKINS
LOT 19, CONC. 1,
OSGOODE,
CITY OF OTTAWA, ONTARIO

DESIGNED BY: PV DATE: JUN 9, 2023

DRAWN BY: PV SCALE: 1:300

KOLLAARD FILE NUMBER:
230418

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

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TOPOGRAPHIC SURVEY OF
PART OF LOT 19
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF OSGOODE
CITY OF OTTAWA

SCALE 1 : 150
0 1 2 5 10 15 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

ELEVATION NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CVG028).
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ANY UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

- BEARINGS ARE GRID, DERIVED FROM GPS REAL-TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9, (NAD83 ORIGINAL).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999949.
- SURVEY PERFORMED UNDER WINTER CONDITIONS AND MAY NOT REFLECT ALL FEATURES ON SITE.

LEGEND

- - SURVEY MONUMENT FOUND
- SSIB - STANDARD IRON BAR
- SSSB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- (P) - PLAN 5R-10364
- (P1) - PLAN 4R-9553
- (P2) - PLAN 4R-11681
- (S) - SET
- (M) - MEASURED
- DIA. - DIAMETER
- (SU) - SOURCE UNKNOWN
- (W) - ELEVATION OF UTILITY WIRE
- (FSM) - FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S. (REF. FILE 35-93)
- (1175) - H. A. KEN SHIPMAN SURVEYING LTD., O.L.S. (REF. OS-1735)
- (JGP) - J.G. PAYETTE O.L.S., (SURVEY OF ENTIRE 2490 RIVER ROAD PROPERTY, DATED SEPTEMBER 30, 1969)
- PIN - PROPERTY IDENTIFIER NUMBER
- UP ⊕ - UTILITY POLE
- ⊕ - GUY WIRE AND ANCHOR
- ⊙ - CONIFEROUS TREE
- ⊙ - DECIDUOUS TREE
- - OVERHEAD UTILITY WIRES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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 JANUARY 11, 2023.

2023/01/24
DATE

JOHN H. GUYRI
ONTARIO LAND SURVEYOR

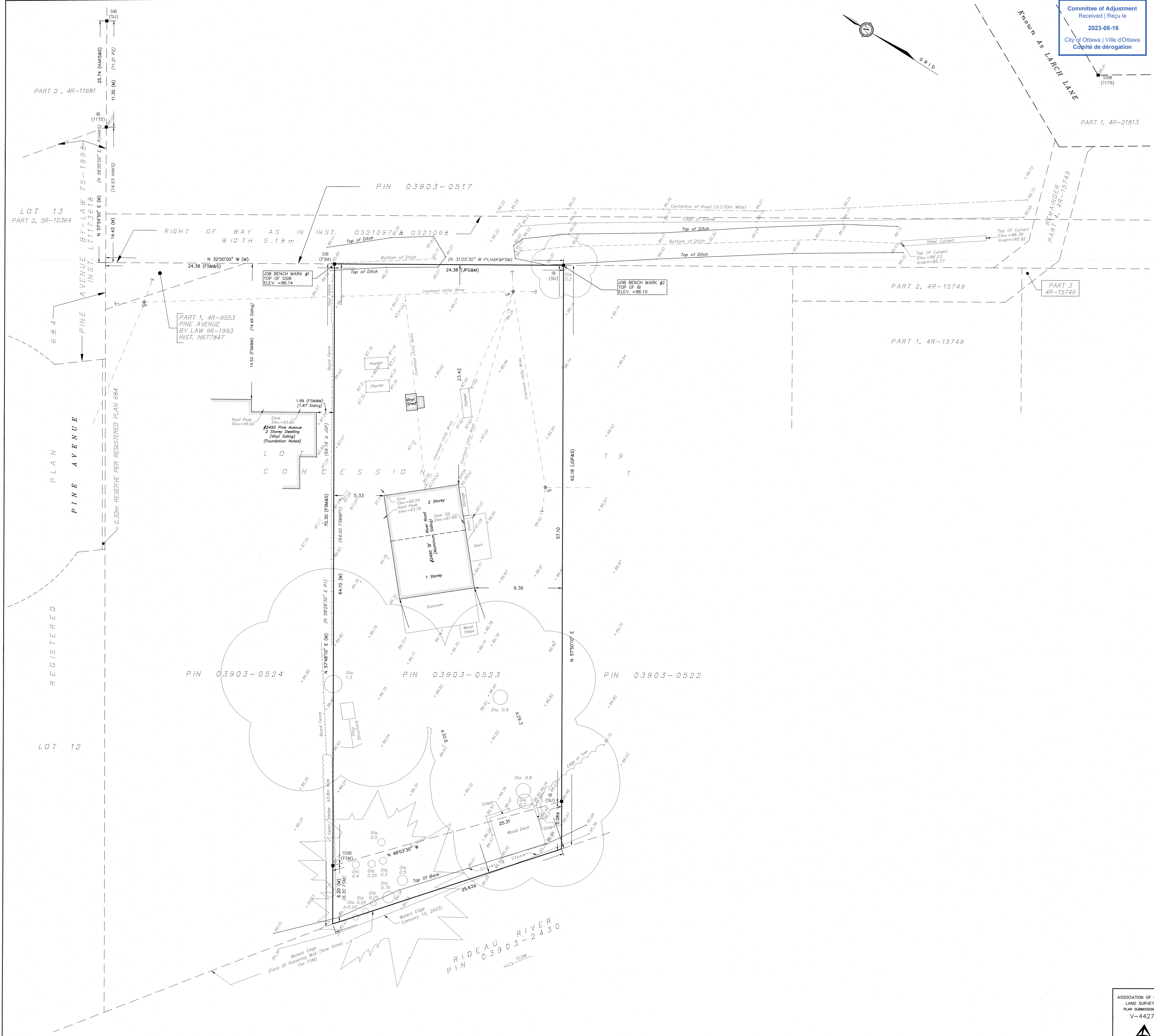
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-44273

REVISION: 23 JANUARY 2023 - ADDED BUILDING CORNER TIES

Fairhall Moffatt & Woodland
LIMITED
Ottawa

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1028 Section 28 (3)

Job No. A C 2 9 0 0 0
E 373270, N 5004482
REFERENCE No. 205-1 - OSGOODE
S:\085\AC2900\085 23\02023 TP_AC290.dwg (ss)



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