

ZONE R3P [1474]		
	REQUIRED	PROVIDED
MIN. LOT WIDTH	9.0m	11.0m
MIN. LOT AREA	270.0m ²	341.6m ²
MAX BUILDING HEIGHT	11.0m	10.6m
MIN. FRONT YARD	3.0m	3.62m
MIN. REAR YARD	9.35m	9.35m
MIN. INT SIDE YARD	TOTAL 1.8m MIN 0.6m	1.2m
MIN. INT SIDE YARD	TOTAL 1.8m MIN 0.6m	1.2m

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2023-10-18
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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DIMENSIONS BETWEEN INTERIOR
 WALLS ARE FROM STUD TO STUD
 UNLESS NOTED OTHERWISE

 DO NOT SCALE DRAWINGS

NO.	DATE	REVISION
01	04/03/2023	REVISED FOR MINOR VARIANCE

PROJECT TITLE:
 23 STRATHCONA AVE

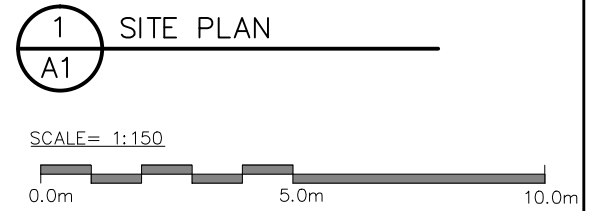
DRAWING TITLE:
 SITE PLAN

DRAWN BY:
 A. BOUTERAKOS

DATE:
 04/03/2023

SCALE:
 AS INDICATED

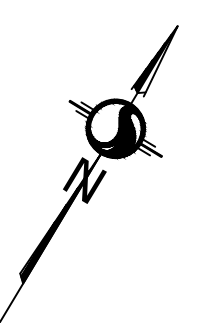
DRAWING NUMBER:
 C1/1



15 March 2023 2:40 PM



PRETORIA AVENUE (FORMERLY JANE STREET) (BY BY-LAW 2169, INST. NO. CR64595)



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

LOT 24
REGISTERED PLAN 53786
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA

Scale 1:150
0 2 4 6 8 10 METRES

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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 ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF STRATHCONA AVENUE HAVING A BEARING OF N59° 19' 40" E AS SHOWN ON PLAN 5R-5361.

NOTE

THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREOF. 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.

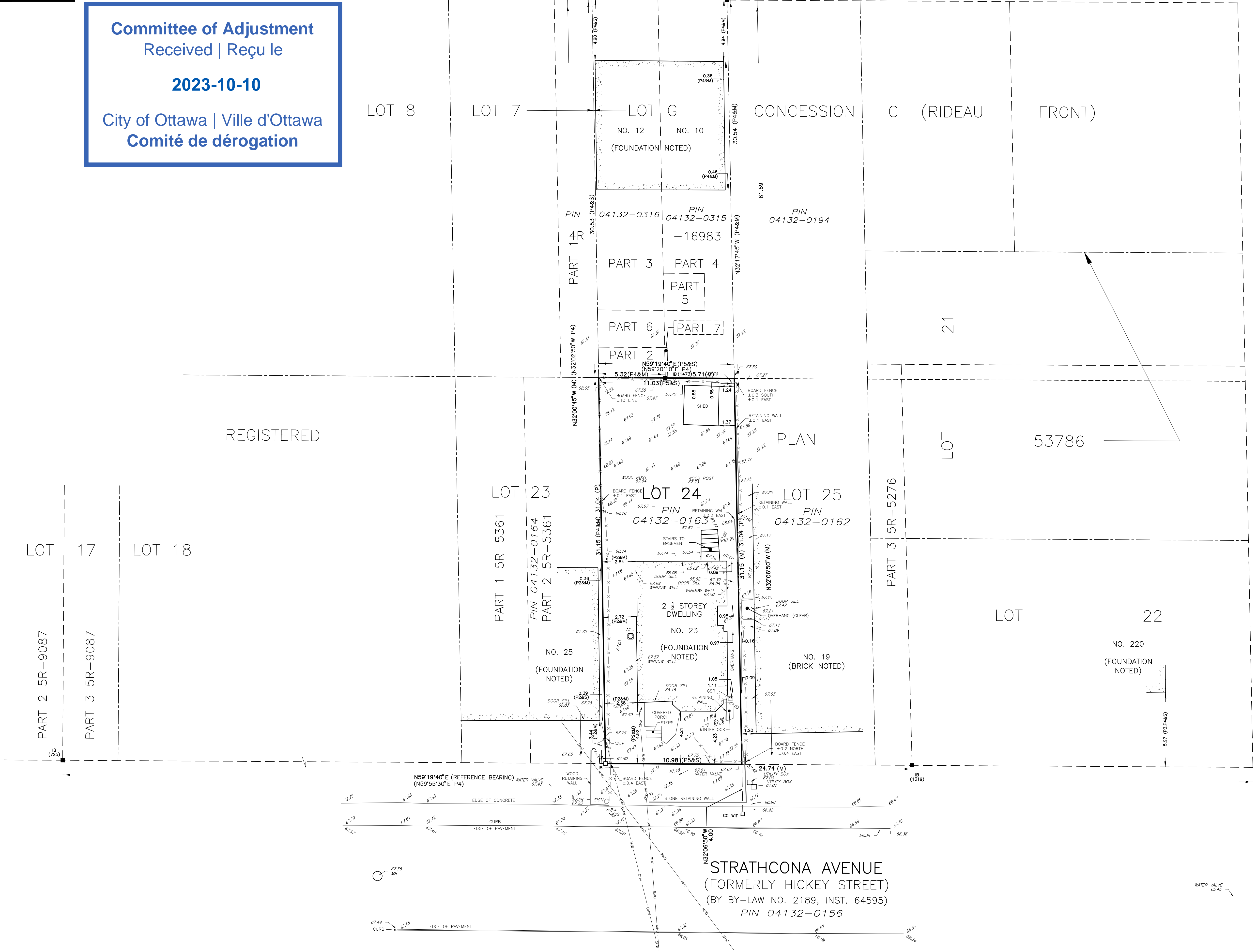
PART 2

This Report was prepared for John Fallo and the undersigned accepts no responsibility for the use by other parties.
1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
2. PROPERTY IMPROVEMENTS
This is a foundation survey only.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
Note the location of fences. Note overhang east of eastern property limit.

LEGEND

Symbol	Denotes	Found Monuments
■	DENOTES	FOUND MONUMENTS
□	P4	SET MONUMENTS
IB	IB	IRON BAR
IBP	IBP	ROUND IRON BAR
SIB	SIB	STANDARD IRON BAR
SSIB	SSIB	SHORT STANDARD IRON BAR
CC	CC	CUT CROSS
CP	CP	CONCRETE PIN
WIT	WIT	WITNESS
PIN	PIN	PROPERTY IDENTIFICATION NUMBER
M	M	MEASURED
INST	INST	INSTRUMENT
PROP	PROP	PROPORTIONED
OU	OU	ORIGIN UNKNOWN
SG	SG	STANTEC GEOMATICS LTD.
SET	SET	SET
P1	P1	REGISTERED PLAN 53786
P2	P2	SURVEYORS CERTIFICATE BY R.W. ARNETT LTD. DATED OCTOBER 16th 1980
P3	P3	PLAN 5R-9087
P4	P4	PLAN 48-16963
P5	P5	PLAN BY W.J. WEBSTER, OLS. DATED AUGUST 12th 1985
ACU	ACU	AIR CONDITIONING UNIT
MH	MH	MAINTENANCE HOLE UNIDENTIFIED
WV	WV	WATER VALVE
GR	GR	GAS SERVICE REGULATOR
OHW	OHW	OVERHEAD WIRE

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Received | Reçu le**
2023-10-10
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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 13th DAY OF MARCH, 2023.

March 15, 2023
DATE
R. G. BENNETT
ONTARIO LAND SURVEYOR

SRO MAP COORD. = 348636, 5030347

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
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1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613-722-4420
stantec.com

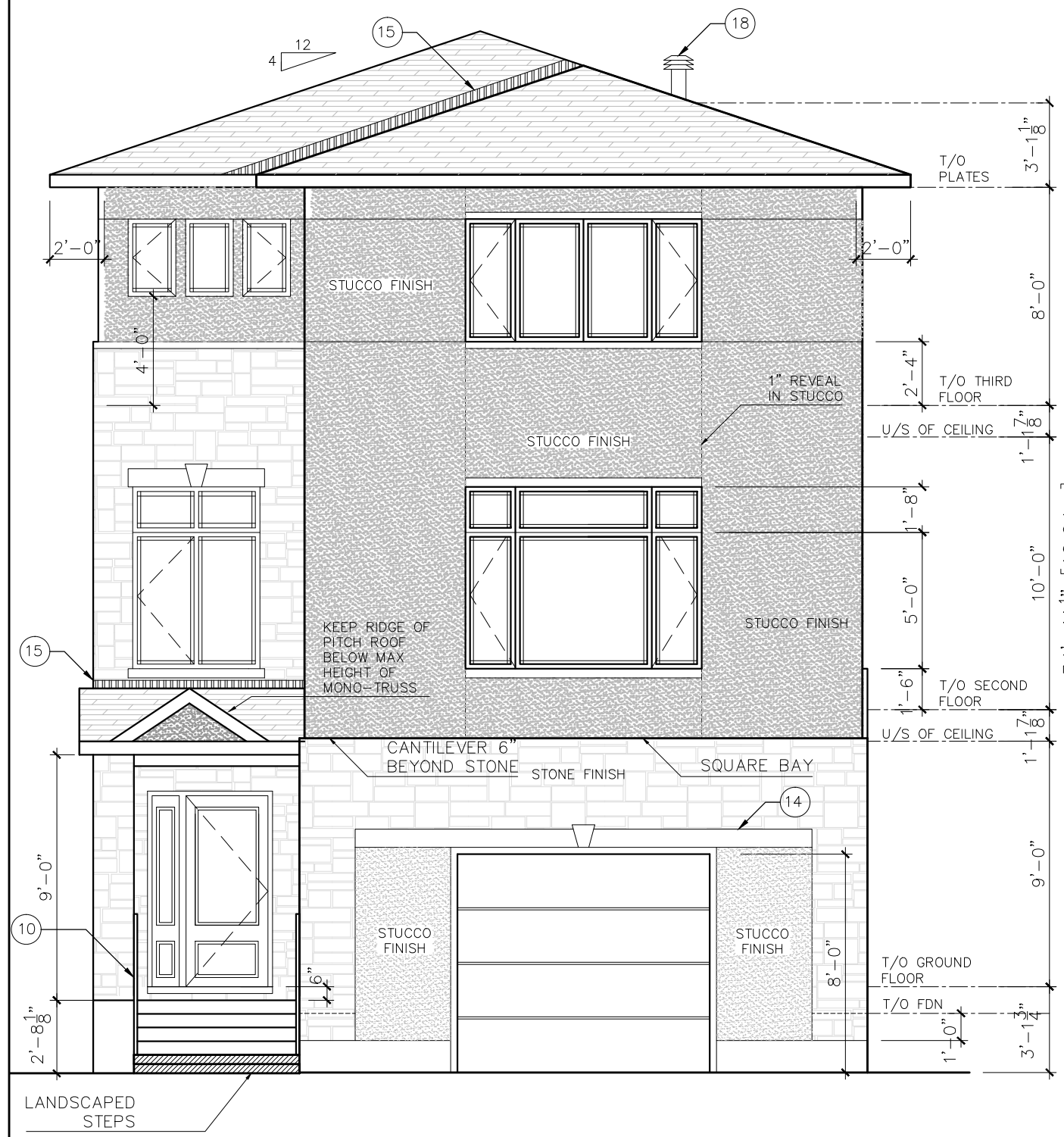
DRAWN: GS CHECKED: CK PWC: AK FIELD: AL PROJECT NO.: 161614683-111

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.

**ALL SUTCCO TO BE 2-PART ACRYLIC STUCCO SYSTEM
 ADEX-RS CCMC 12913-R
 2" EPS-GD INSULATION SUBSTRATE W/
 DRAINAGE CHANNELS R56 (MIN R4)**

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



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

NO.	DATE	REVISION
01	10/12/2023	REVISED FOR MINOR VARIANCE

PROJECT TITLE:
 23 STRATHCONA AVE

DRAWING TITLE:
 ELEVATIONS

DRAWN BY:
 A. BOUTERAKOS

DATE:
 04/03/2023

SCALE:
 AS INDICATED

DRAWING NUMBER:
 A4₁₂

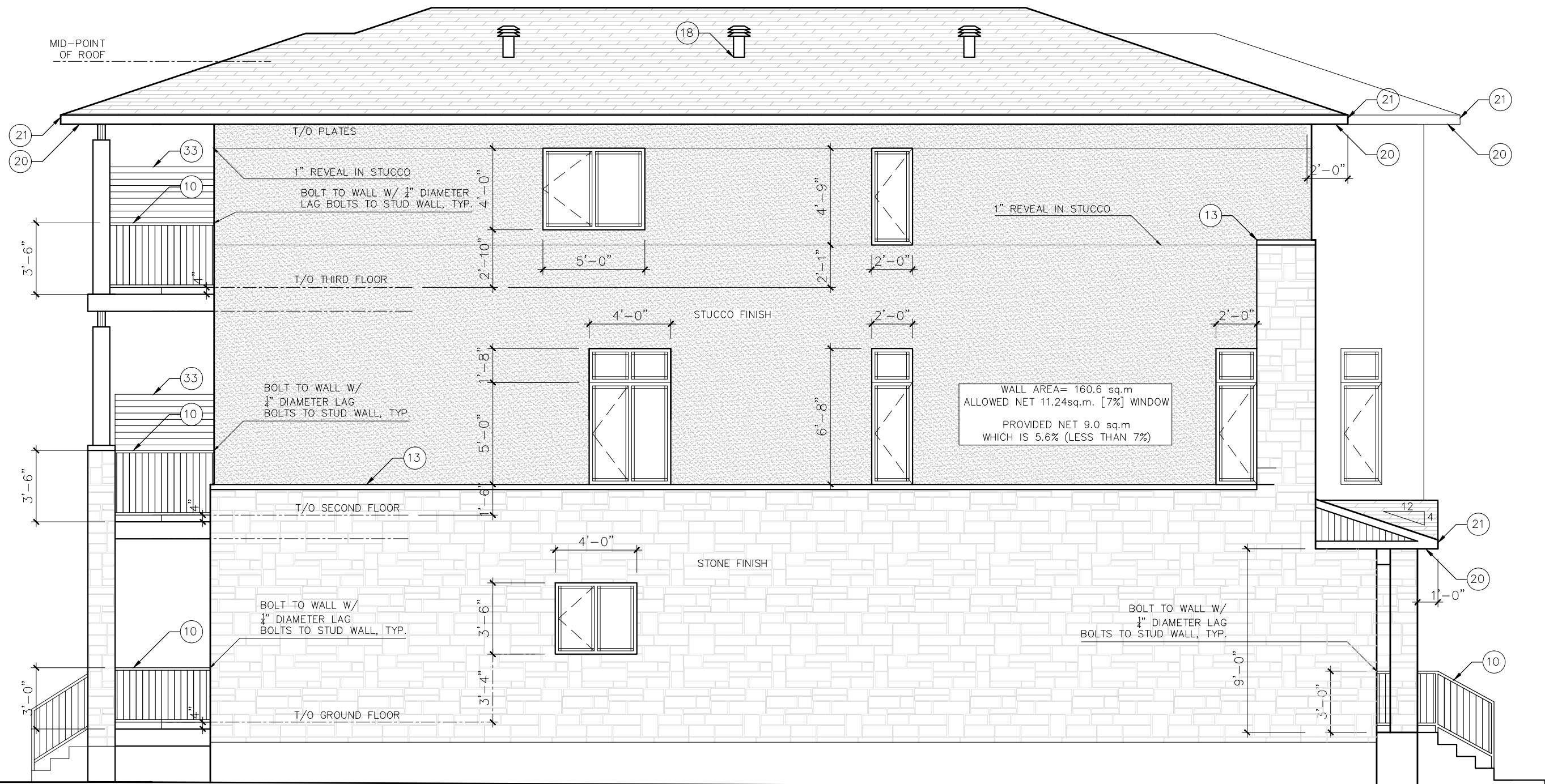
ALL SUTCCO TO BE 2-PART ACRYLIC STUCCO SYSTEM ADEX-RS CCMC 12913-R 2" EPS-GD INSULATION SUBSTRATE W/ DRAINAGE CHANNELS R56 (MIN R4)

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WALL AREA= 160.6 sq.m
ALLOWED NET 11.24sq.m. [7%] WINDOW
PROVIDED NET 9.0 sq.m
WHICH IS 5.6% (LESS THAN 7%)

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

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23 STRATHCONA AVE

DRAWING TITLE:
ELEVATIONS

DRAWN BY:
A. BOUTERAKOS

DATE:
04/03/2023

SCALE:
AS INDICATED

DRAWING NUMBER:
A5/12

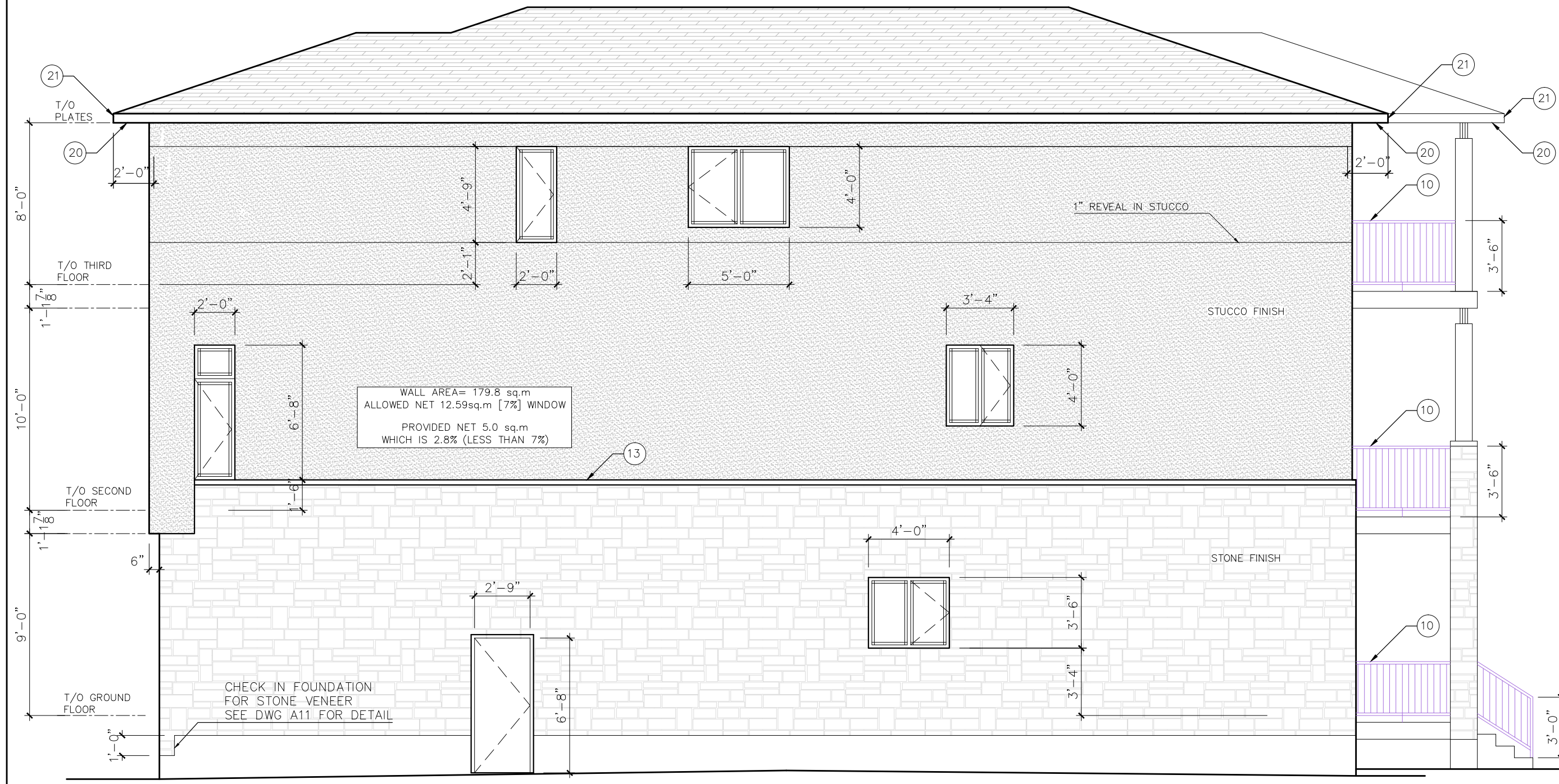
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1 EAST ELEVATION SCALE: 3/16"=1'-0"

NO.	DATE	REVISION
01	10/12/2023	REVISED FOR MINOR VARIANCE
PROJECT TITLE: 23 STRATHCONA AVE		
DRAWING TITLE: ELEVATIONS		
DRAWN BY: A. BOUTERAKOS		
DATE: 04/03/2023		
SCALE: AS INDICATED		
DRAWING NUMBER: A6/12		