

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of Survey of  
**LOT 96**  
**REGISTERED PLAN 340423**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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

**Surveyor's Certificate**  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 13th day of December, 2023.

Dec 11 2023  
Date  
T. Hartwick  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: December 8, 2023

Committee of Adjustment  
Received | Reçu le  
2024-01-18  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Ottawa General Contractors ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

**Notes & Legend**

- |         |         |                                      |
|---------|---------|--------------------------------------|
| —□—     | Denotes | Survey Monument Planted              |
| —■—     | "       | Survey Monument Found                |
| SIB     | "       | Standard Iron Bar                    |
| SSIB    | "       | Short Standard Iron Bar              |
| IB      | "       | Iron Bar                             |
| IB#     | "       | Round Iron Bar                       |
| (WIT)   | "       | Witness                              |
| Meas.   | "       | Measured                             |
| C/      | "       | Calculated Per                       |
| (AOG)   | "       | Annis, O'Sullivan, Vollebek Ltd.     |
| (P1)    | "       | Registered Plan 340423               |
| (P2)    | "       | Plan 5R-8206                         |
| (P3)    | "       | (12878) Plan Dated December 22, 2000 |
| (P4)    | "       | (AOG) Plan Dated April 16, 1979      |
| (P5)    | "       | (647) Plan Dated July 13, 1964       |
| — OHW — | "       | Overhead Wires                       |
| ○ UP    | "       | Utility Pole                         |
| ○ LS    | "       | Light Standard                       |
| □ GM    | "       | Gas Meter                            |
| □ HM    | "       | Hydro Meter                          |
| CLF     | "       | Chain Link Fence                     |
| □ AC    | "       | Air Conditioner                      |
| C/L     | "       | Centreline                           |
| ○       | "       | Shrub                                |
| ○       | "       | Deciduous Tree                       |
| ★       | "       | Coniferous Tree                      |
| ∅       | "       | Diameter                             |

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
**V-69106**

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
For bearing comparisons, a rotation of 0°36'00" counter-clockwise was applied to bearings on plans P1, P2 and P3.

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**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: nepean@aosvltd.com

Ontario Land Surveyors (Lic. No. 24129-23 L196 P1340423 D-E F2)

V:\2023\2109-33 (Online General Contractors Ltd. 65 Arco Way, Plan of Survey, 15/10/2023) P1, P2, P3, L196 P1340423 D-E F2.dwg



# COACH HOUSE

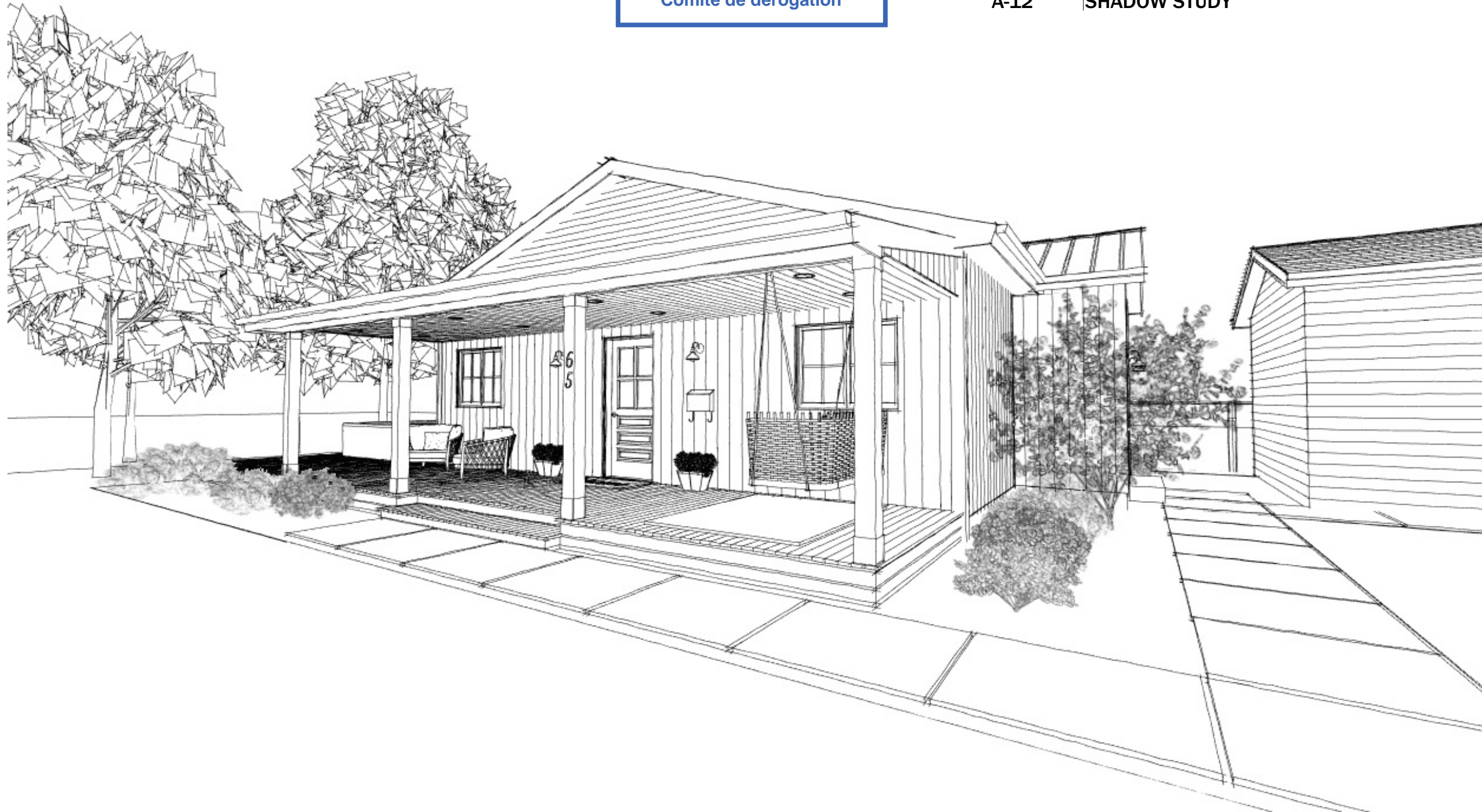
65 ARCO WAY, NEPEAN

ISSUED FOR VARIANCE

Committee of Adjustment  
Received | Reçu le

2024-01-18

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



## INDEX OF DRAWINGS

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### GENERAL NOTES:

- DESIGN IN ACCORDANCE WITH ONTARIO BUILDING CODE (OBC 2012 O. REG. 332/21)
- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
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- ALL ANGLED WALLS ARE SHOWN ON A 45° ANGLE UNLESS NOTED OTHERWISE
- DO NOT SCALE DRAWINGS
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- ALL SHOWERS TO HAVE WATER-PROOFING SYSTEM MIN. 6'-0" UP WALL SURFACE.



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PLANNING	NE	2023-OCT-31

SHEET TITLE:  
**COVER PAGE**

PROJECT DESCRIPTION:  
**65 ARCO WAY  
COACH HOUSE**

DATE:  
2024-01-18

SCALE:  
INDICATED

SIZE:  
11x17

SHEET:  
**A-1**



CENTERLINE OF ROAD

ARCO WAY

FRONT LOT LINE  
86.28 ft (26.30m)

SIDE LOT LINE  
135.34 ft (41.25m)

SIDE LOT LINE  
150.09 ft (45.75m)

REAR LOT LINE  
100.01 ft (30.48m)

EP  
ZONING

EXISTING DRIVEWAY

1 STOREY DETACHED DWELLING  
FOOTPRINT: 2737 SQ.FT  
ZONING: R1E

EXISTING GAZEBO TO REMAIN

PROTECTED TREE 'A'  
0.95Ø

PROTECTED TREE 'B'  
0.70Ø

9.5 m CRITICAL ROOT ZONE

7 m CRITICAL ROOT ZONE

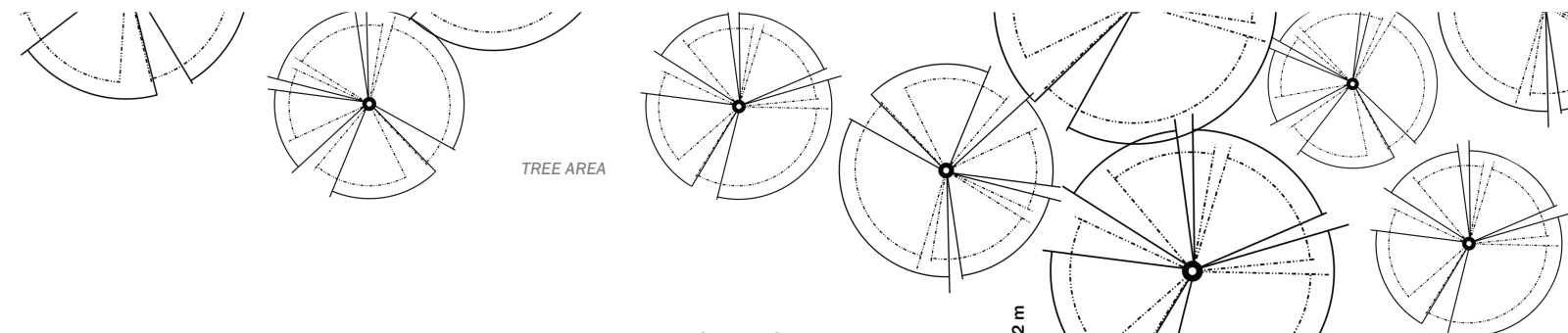
EXISTING DRAINAGE BED TO BE DECOMMISSIONED

LOCATION OF EXISTING SEPTIC TANK

RE/RE EXISTING GARAGE

EXISTING GARAGE/  
WORKSHOP TO REMAIN

DEMO EXISTING SHED



TREE AREA

LEGEND:

- (H) = EXISTING HYDRO POLE
- (W) = EXISTING WELLHEAD
- - - = COACH HOUSE SETBACK
- - - = PROPERTY LINE
- - - = OVERHEAD LINE
- - - = EXISTING FENCELINE
- [Grass Icon] = GRASS AREA
- [Paved Icon] = PAVED AREA
- [Trench Icon] = SERVICES TRENCH

Zoning Summary Table		
Residential First Density Zone R1E (629)		
	Required	Provided
Minimum Lot Width	19.8m	30.48m
Minimum Lot Area	1390m <sup>2</sup>	1394m <sup>2</sup>
Maximum Building Height	8.5m	7.6m
Minimum Front Yard Setback	7.5m	7.5m
Minimum Corner Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	7.5m	7.5m
Interior Side Yard Setback	One side 0.9m, 1.2m on other	0.9m + 1.2m
Maximum Lot Coverage	15%	28%

69

EXISTING SCHEMATIC SITE PLAN  
SCALE: 1/16" = 1'-0"

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NO.	DESCRIPTION	BY	DATE
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SHEET TITLE:  
SCHEMATIC SITE PLAN

PROJECT DESCRIPTION:  
65 ARCO WAY  
COACH HOUSE

DATE:  
2024-01-18

SCALE:  
INDICATED

SIZE:  
11x17

SHEET:  
A-2

CENTERLINE OF ROAD

ARCO WAY

FRONT LOT LINE  
86.28 ft (26.30m)

30.48 m LOT FRONTAGE

SIDE LOT LINE  
135.34 ft (41.25m)

REAR LOT LINE  
100.01 ft (30.48m)

SIDE LOT LINE  
150.09 ft (45.75m)

EP  
ZONING

**MINOR VARIANCES REQUIRED**  
-INCREASED BUILDING HEIGHT  
-INCREASED BUILDING AREA  
-INCREASED LOT COVERAGE

**1 STOREY DETACHED DWELLING**  
FOOTPRINT: 2737 SQ.FT  
ZONING: R1E

LOT AREA = 1394 SQ.M  
LOT COVERAGE = 28%

PROPOSED COACH HOUSE  
= 101m<sup>2</sup>

EXISTING GAZEBO TO REMAIN

EXISTING GARAGE/  
WORKSHOP TO REMAIN

PROTECTED TREE 'A'  
0.95Ø

PROTECTED TREE 'B'  
0.70Ø

SEPTIC DESIGNER TO  
DETERMINE APPROPRIATE  
DRAINAGE BED LOCATION

SANITARY SETBACK = 5.0m

SUBJECT TO EASEMENT

SUBJECT TO EASEMENT

- LEGEND:**
- (H) = EXISTING HYDRO POLE
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SHEET TITLE:  
**SCHEMATIC SITE PLAN**

PROJECT DESCRIPTION:  
**65 ARCO WAY  
COACH HOUSE**

DATE:  
2024-01-18

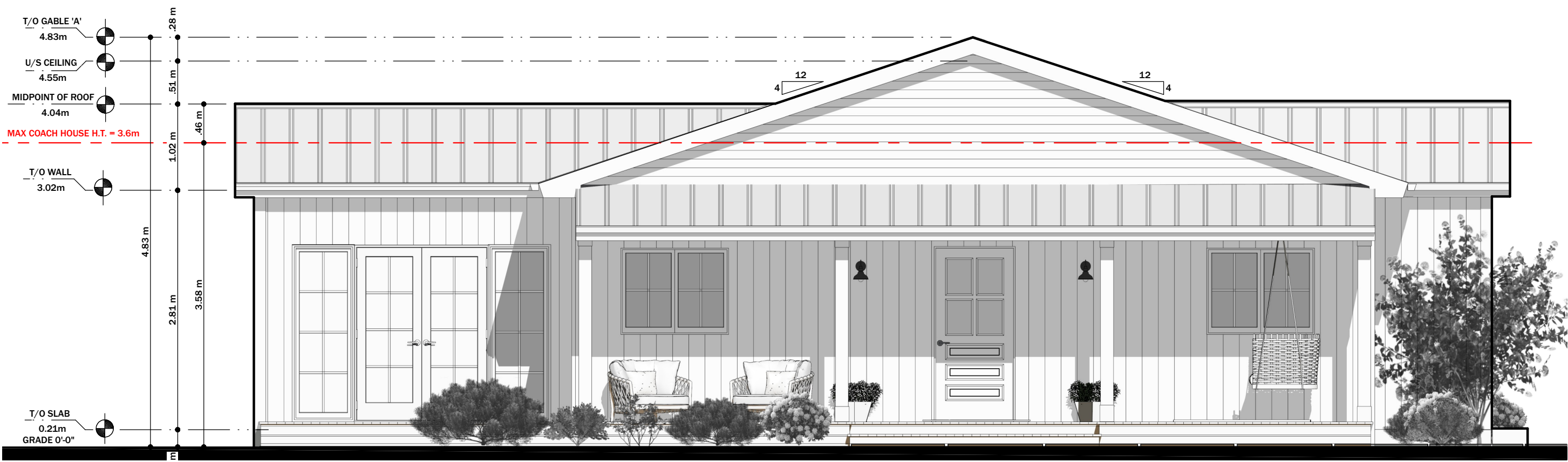
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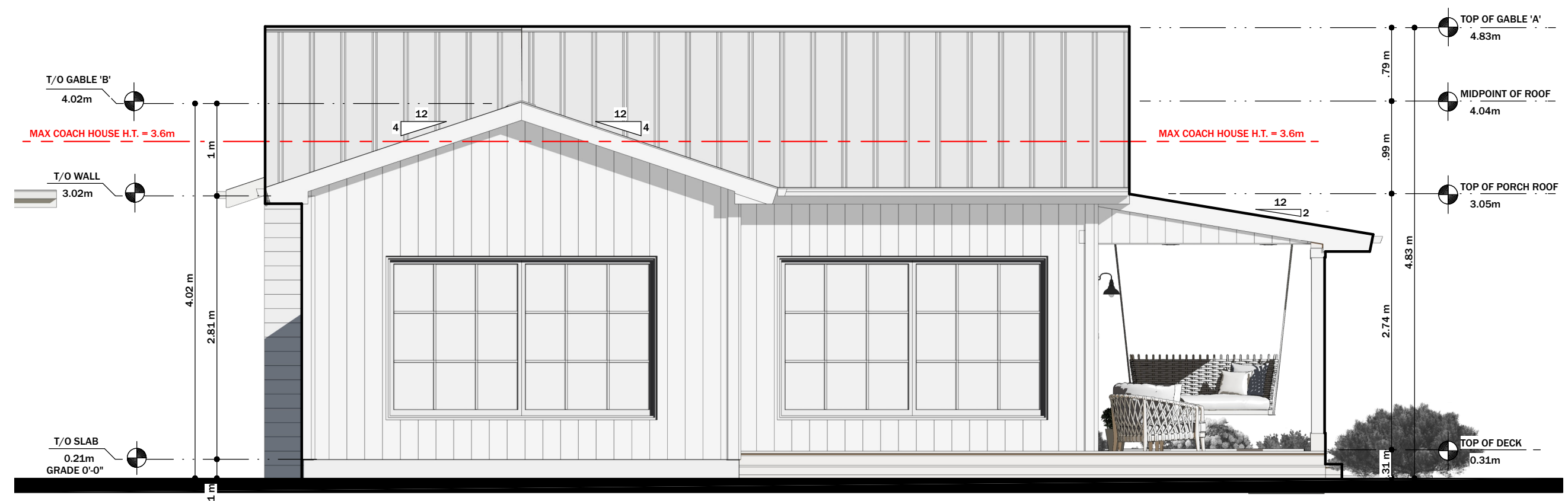
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**FRONT ELEVATION**



**LEFT SIDE ELEVATION**

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PLANNING	NE	2023-OCT-31

SHEET TITLE:  
**ELEVATIONS**

PROJECT DESCRIPTION:  
**65 ARCO WAY  
COACH HOUSE**

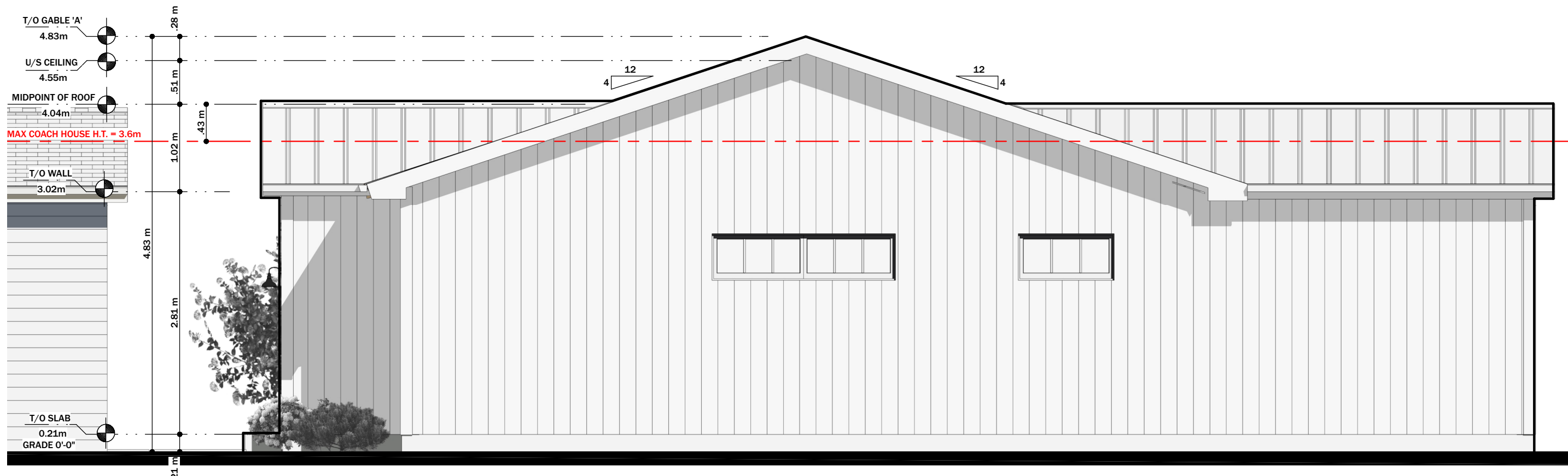
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2024-01-18

SCALE:  
INDICATED

SIZE:  
11x17

SHEET:  
**A-4**





REAR ELEVATION



RIGHT SIDE ELEVATION

NO.	DESCRIPTION	BY	DATE
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ELEVATIONS

PROJECT DESCRIPTION:  
65 ARCO WAY  
COACH HOUSE

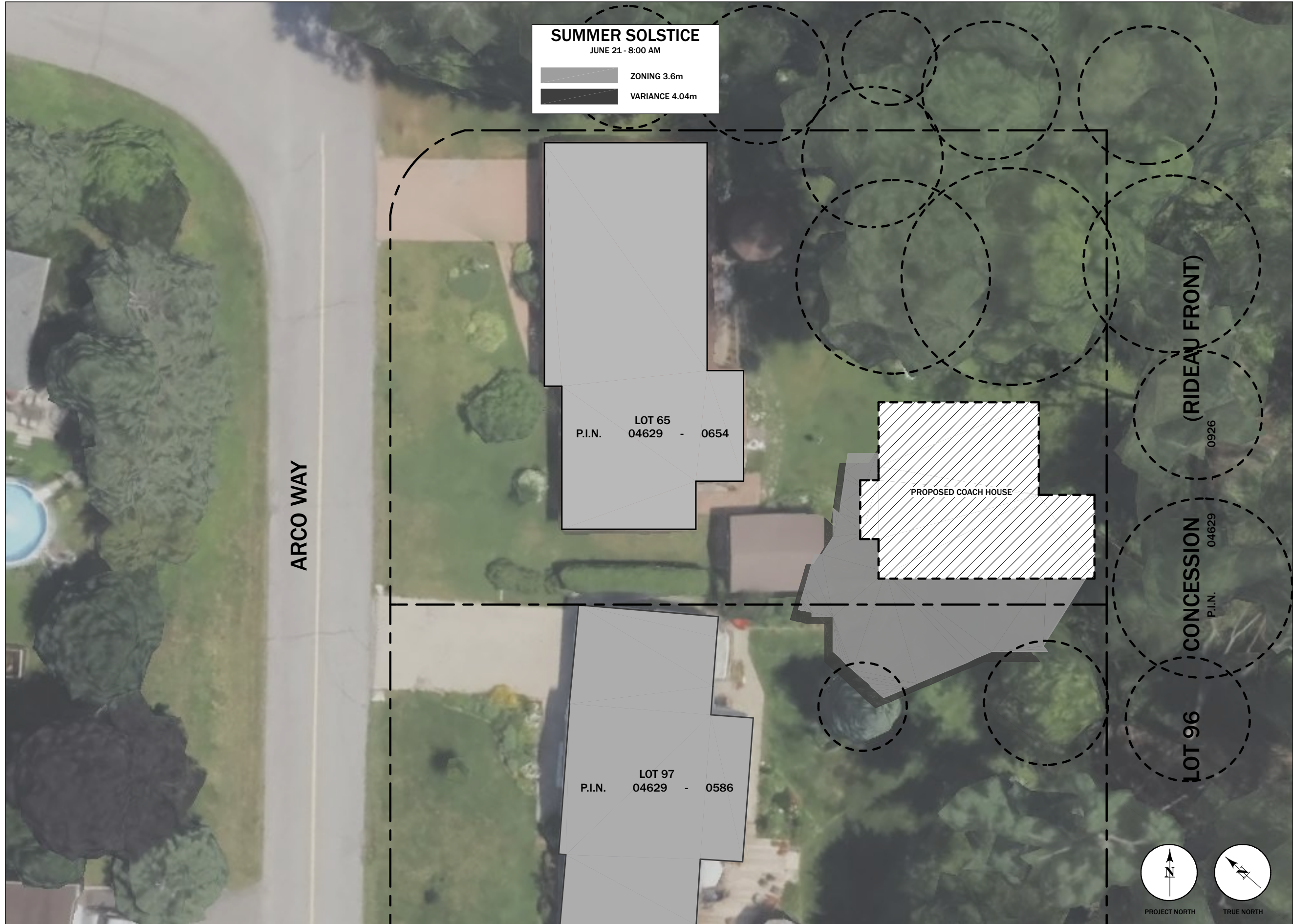
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2024-01-18

SCALE:  
INDICATED

SIZE:  
11x17

SHEET:  
A-5





**SUMMER SOLSTICE**  
 JUNE 21 - 8:00 AM

ZONING 3.6m  
 VARIANCE 4.04m

LOT 65  
 P.I.N. 04629 - 0654

LOT 97  
 P.I.N. 04629 - 0586

PROPOSED COACH HOUSE

(RIDEAU FRONT)  
 0926

CONCESSION  
 P.I.N. 04629

LOT 96



PROJECT NORTH



TRUE NORTH

ARCO WAY

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PLANNING	NE	2023-OCT-31

SHEET TITLE:  
**SHADOW STUDY  
 SUMMER 8:00AM**

PROJECT DESCRIPTION:  
**65 ARCO WAY  
 COACH HOUSE**

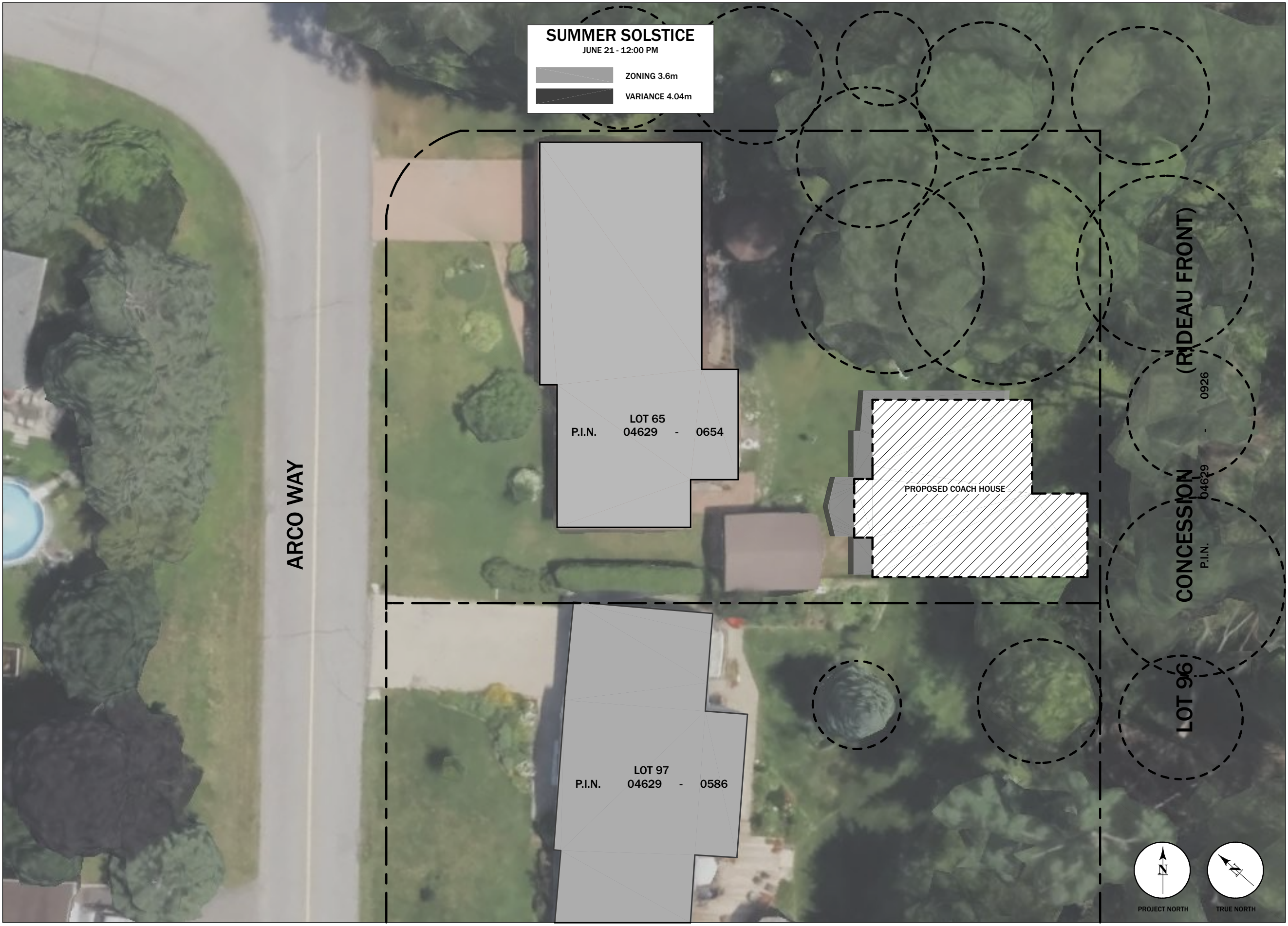
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 2024-01-18

SCALE:  
 INDICATED

SIZE:  
 11x17

SHEET:  
**A-6**





**SUMMER SOLSTICE**  
 JUNE 21 - 12:00 PM

ZONING 3.6m  
 VARIANCE 4.04m

ARCO WAY

LOT 65  
 P.I.N. 04629 - 0654

LOT 97  
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PROPOSED COACH HOUSE

(RIDEAU FRONT)

CONCESSION  
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LOT 96



PROJECT NORTH



TRUE NORTH

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SHEET TITLE:  
**SHADOW STUDY  
 SUMMER 12:00PM**

PROJECT DESCRIPTION:  
**65 ARCO WAY  
 COACH HOUSE**

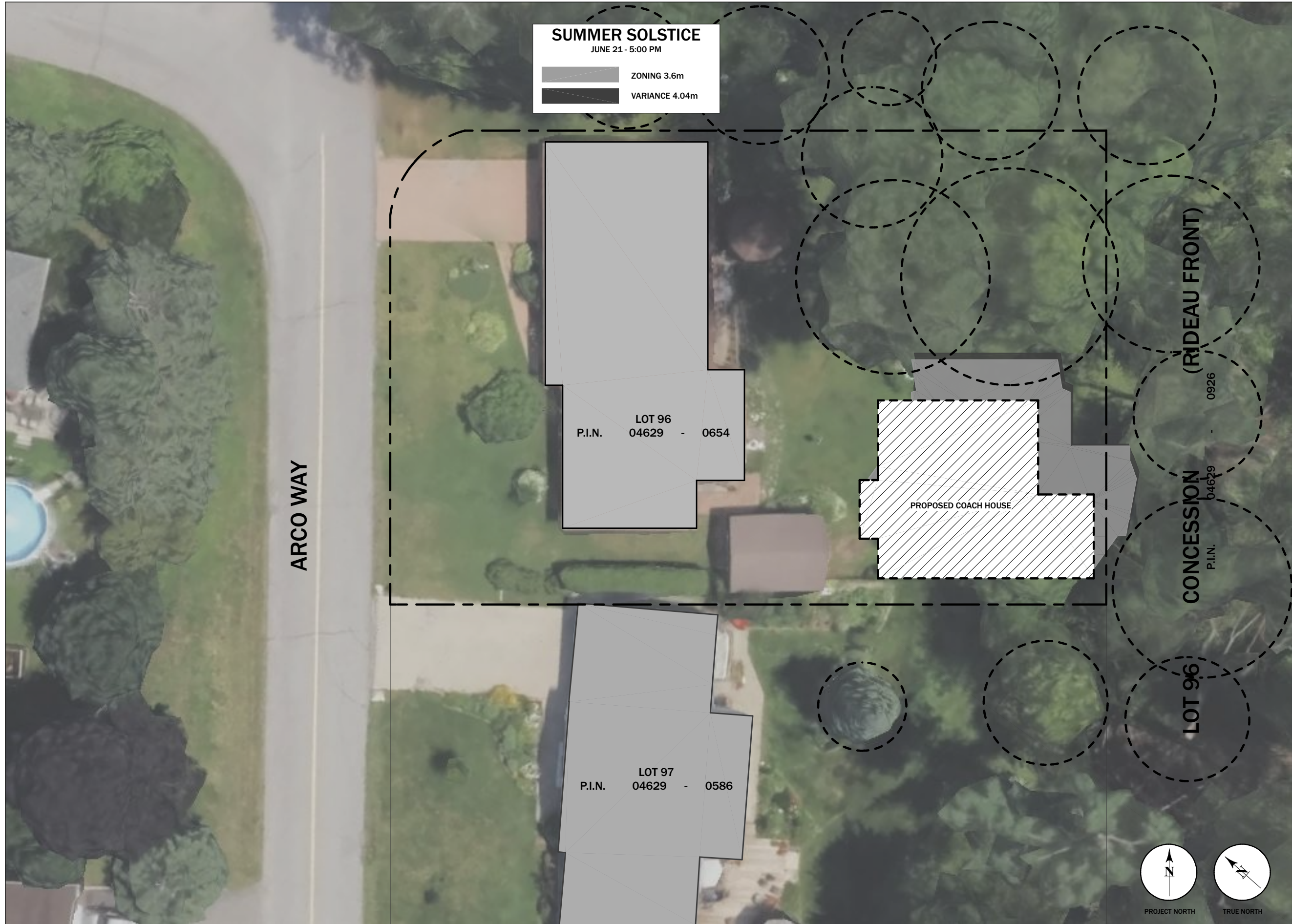
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 2024-01-18

SCALE:  
 INDICATED

SIZE:  
 11x17

SHEET:  
**A-7**





**SUMMER SOLSTICE**  
 JUNE 21 - 5:00 PM

ZONING 3.6m  
 VARIANCE 4.04m

ARCO WAY

LOT 96  
 P.I.N. 04629 - 0654

LOT 97  
 P.I.N. 04629 - 0586

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CONCESSION  
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PROJECT NORTH

TRUE NORTH

NO.	DESCRIPTION	BY	DATE
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SHEET TITLE:  
**SHADOW STUDY  
 SUMMER 5:00PM**

PROJECT DESCRIPTION:  
**65 ARCO WAY  
 COACH HOUSE**

DATE:  
 2024-01-18

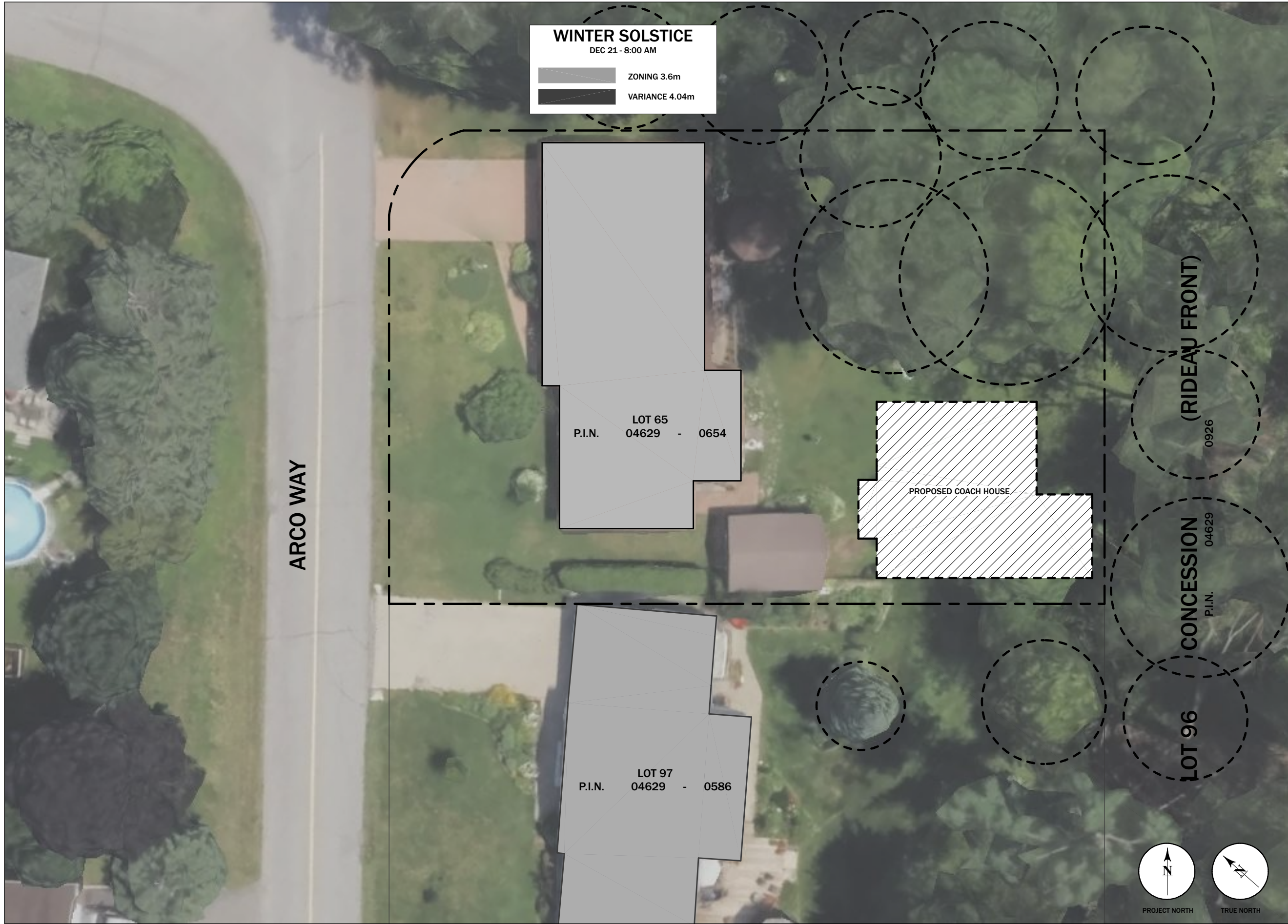
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SIZE:  
 11x17

SHEET:  
**A-8**

2:18:42 PM





**WINTER SOLSTICE**  
 DEC 21 - 8:00 AM

ZONING 3.6m  
 VARIANCE 4.04m

ARCO WAY

LOT 65  
 P.I.N. 04629 - 0654

PROPOSED COACH HOUSE

LOT 97  
 P.I.N. 04629 - 0586

(RIDEAU FRONT)  
 0926

CONCESSION  
 P.I.N. 04629

LOT 96



PROJECT NORTH

TRUE NORTH

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SHEET TITLE:  
**SHADOW STUDY  
 WINTER 8:00AM**

PROJECT DESCRIPTION:  
**65 ARCO WAY  
 COACH HOUSE**

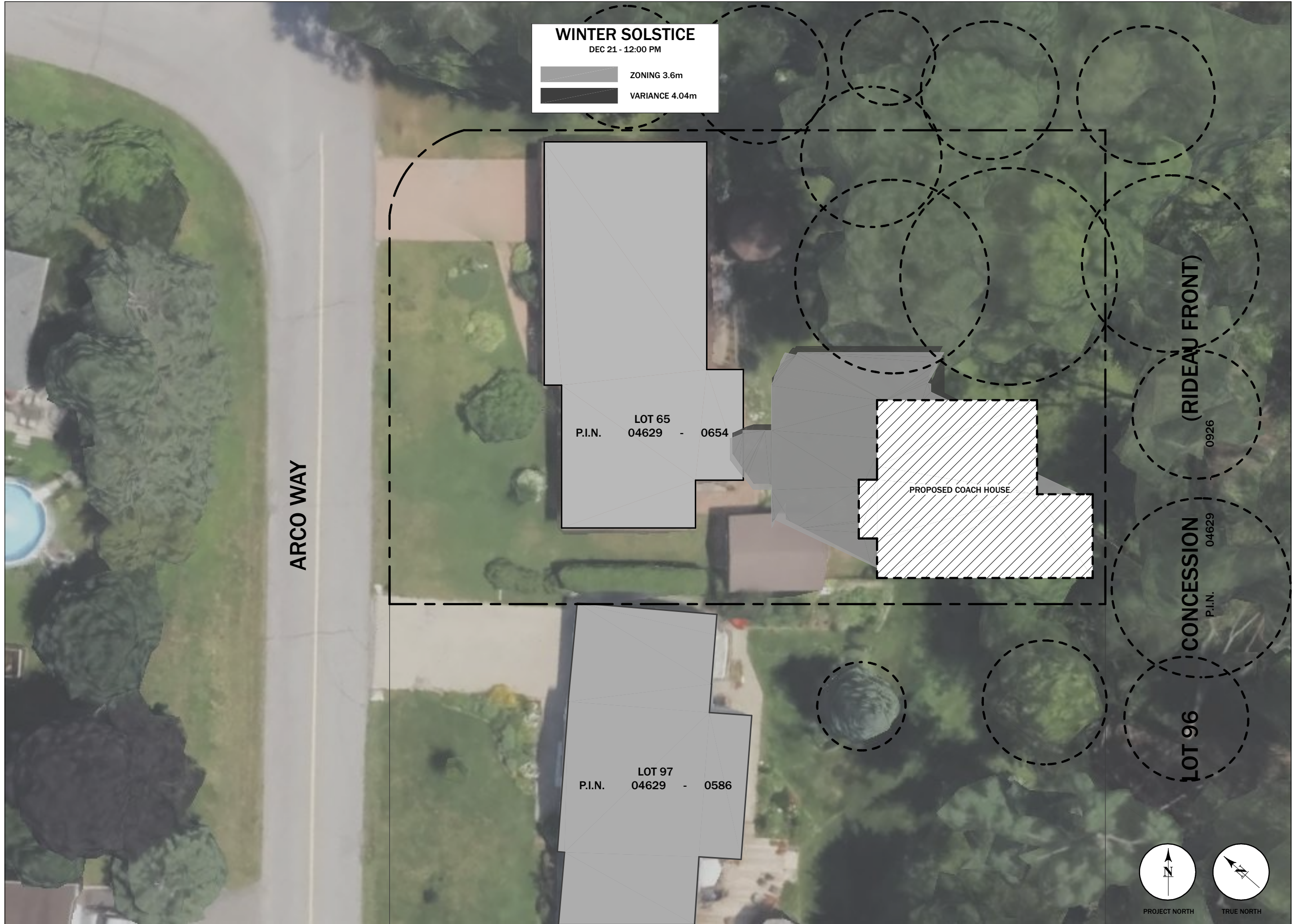
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 2024-01-18

SCALE:  
 INDICATED

SIZE:  
 11x17

SHEET:  
**A-9**





**WINTER SOLSTICE**  
 DEC 21 - 12:00 PM

ZONING 3.6m  
 VARIANCE 4.04m

LOT 65  
 P.I.N. 04629 - 0654

PROPOSED COACH HOUSE

(RIDEAU FRONT)  
 0926

CONCESSION  
 P.I.N. 04629

LOT 96

LOT 97  
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ARCO WAY



PROJECT NORTH

TRUE NORTH

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SIZE:

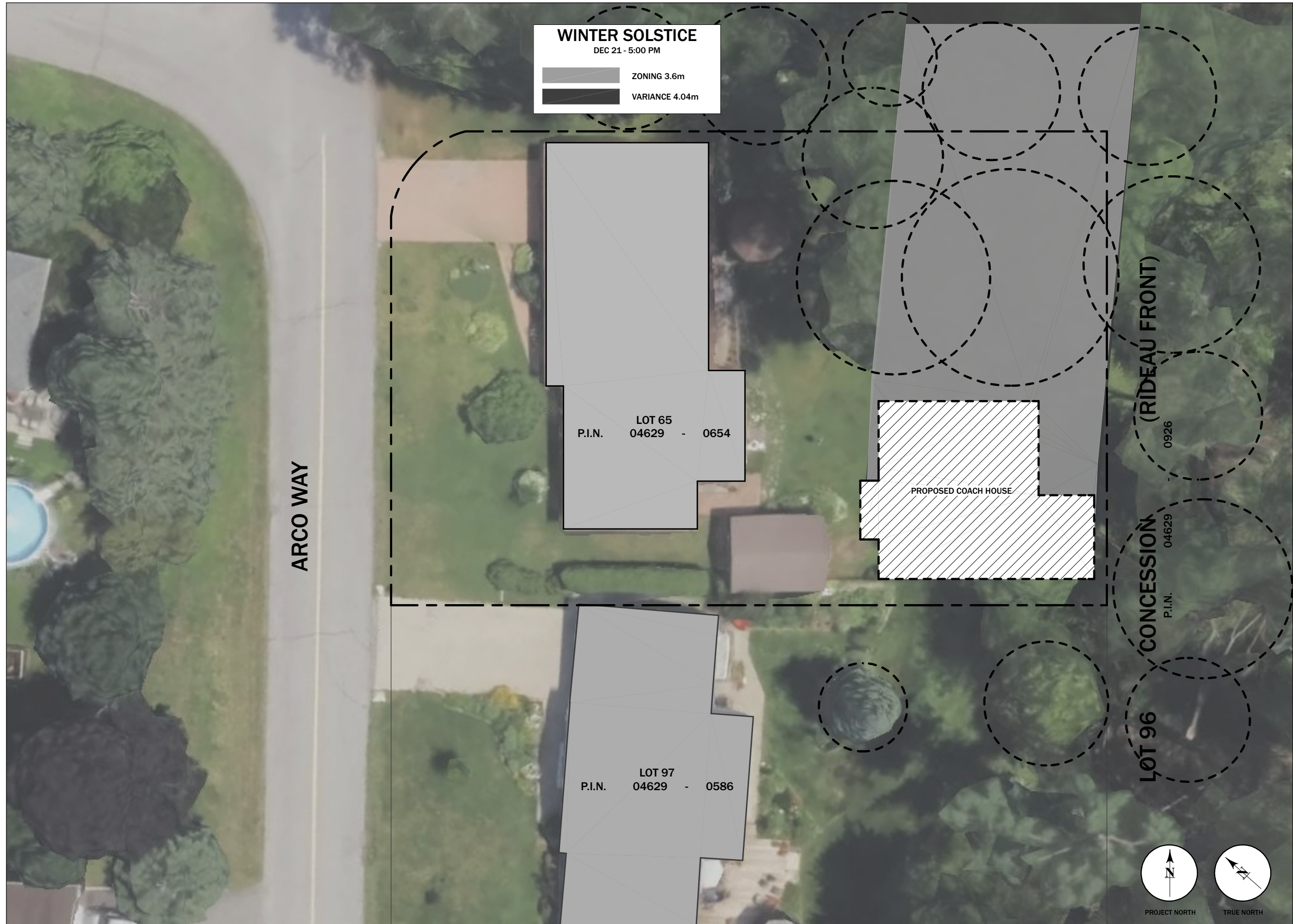
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SHEET:

**A-10**

2:18:42 PM





**WINTER SOLSTICE**  
 DEC 21 - 5:00 PM

ZONING 3.6m  
 VARIANCE 4.04m

LOT 65  
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 INDICATED

SIZE:  
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SHEET:  
**A-11**

2:18:42 PM

