

Committee of Adjustment  
Received | Reçu le  
2024-01-03  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

TOPOGRAPHICAL PLAN OF SURVEY OF  
PART OF LOT 240  
REGISTERED PLAN 311  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150  
6 4.5 3.0 1.5 0 3 6 Metres


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

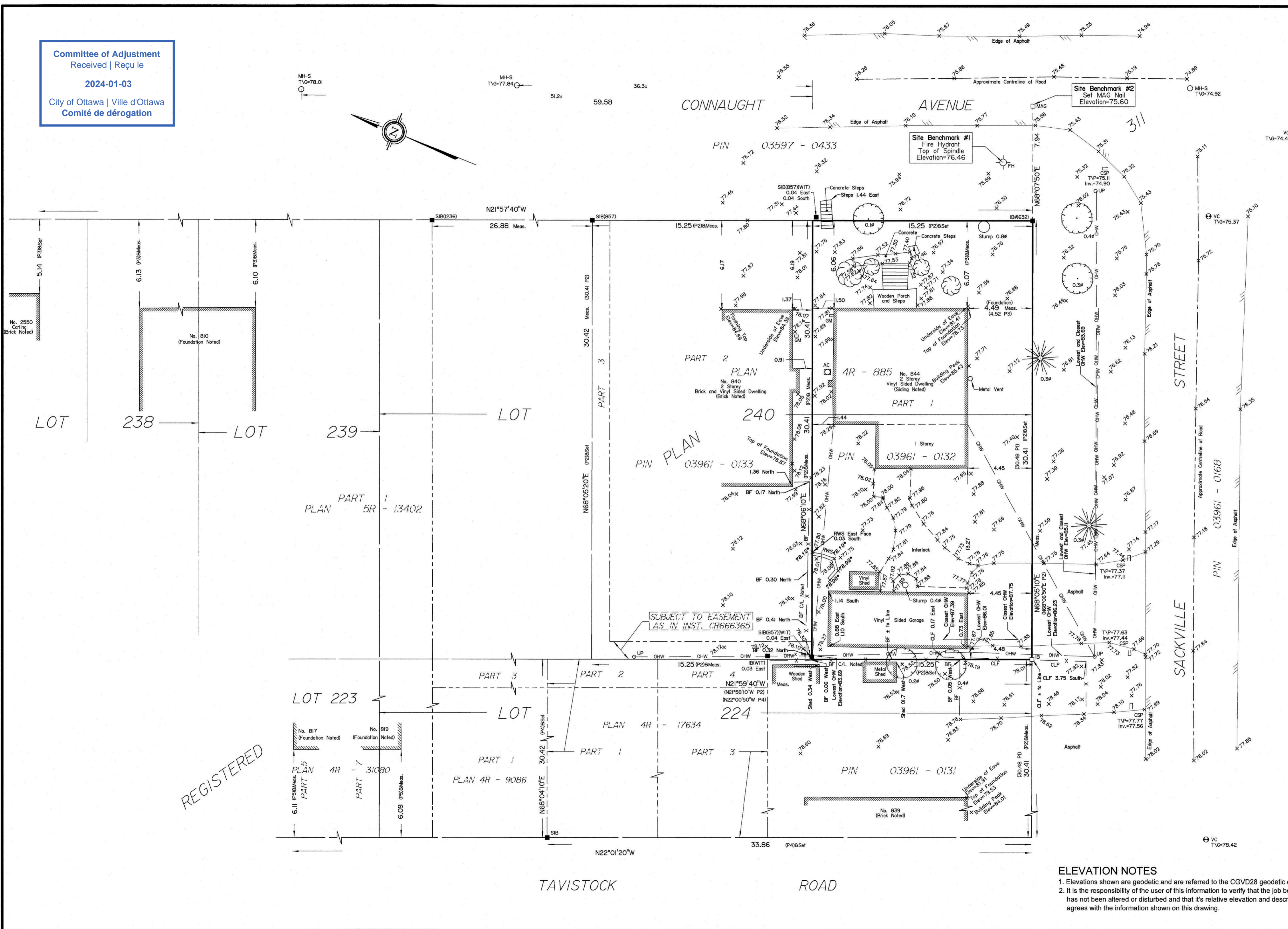
Surveyor's Certificate

I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the 5th day of August, 2020.  
August 7, 2020  
Richard R. Gauthier  
Ontario Land Surveyor

Notes & Legend

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
IB	Iron Bar
IB $\emptyset$	Round Iron Bar
MAG	MAG Nail
(WIT)	Witness
Meos.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 311
(P2)	Plan 4R-885
(P3)	(1175) Plan dated March 15, 2004
(P4)	Plan 4R-17634
(P5)	(AOG) Plan dated March 5, 2019
○	Deciduous Tree
✪	Coniferous Tree
○	Shrub
○ FH	Fire Hydrant
○ MH-S	Maintenance Hole (Sanitary)
○ VC	Valve Chamber (Watermain)
— OHW	Overhead Wires
□ CB	Catch Basin
□ CSP	Corrugated Steel Pipe
□ GM	Gas Meter
CLF	Chain Link Fence
BF	Board Fence
RWS	Stone Retaining Wall
TG	Top of Grate
TP	Top of Pipe
Inv.	Invert
C/L	Centreline
○ UP	Utility Pole
□ AC	Air Conditioner
○	Diameter
+ 65.00	Location of Elevations
+ 65.00*	Top of Retaining Wall Elevation
—	Property Line

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2127825  
  
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 referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
For comparison purposes, a bearing rotation of 0°05'20" clockwise was applied to bearings on plan P2 and a rotation of 0°02'40" clockwise was applied to bearings on plan P4.

ELEVATION NOTES

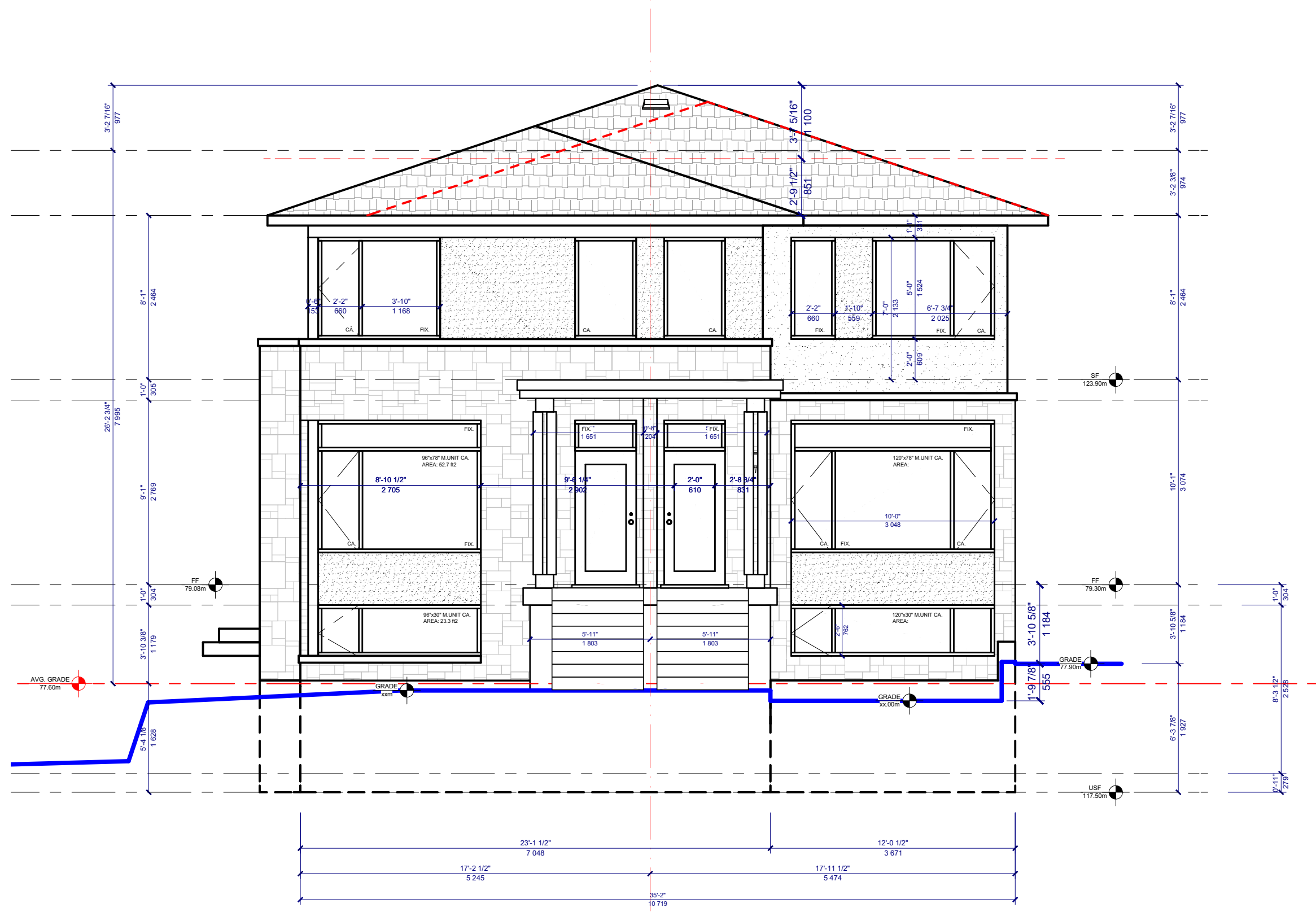
- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
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Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: [Napsan@anniss.com](mailto:Napsan@anniss.com)  
Ontario Land Surveyors Job No. 20806-20 Wilson L1240 Plan311 T.F. AR

AZUL DESIGNS - BCIN# 115400  
 2277 PROSPECT AVE.  
 OTTAWA, ON K1H 7G2  
 FERNANDO MATOS - BCIN# 22431  
 613-884-4425  
 QUALIFICATION INFO  
 SMALL BUILDINGS  
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:  
 DO NOT SCALE DRAWINGS  
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006  
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION  
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON-SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

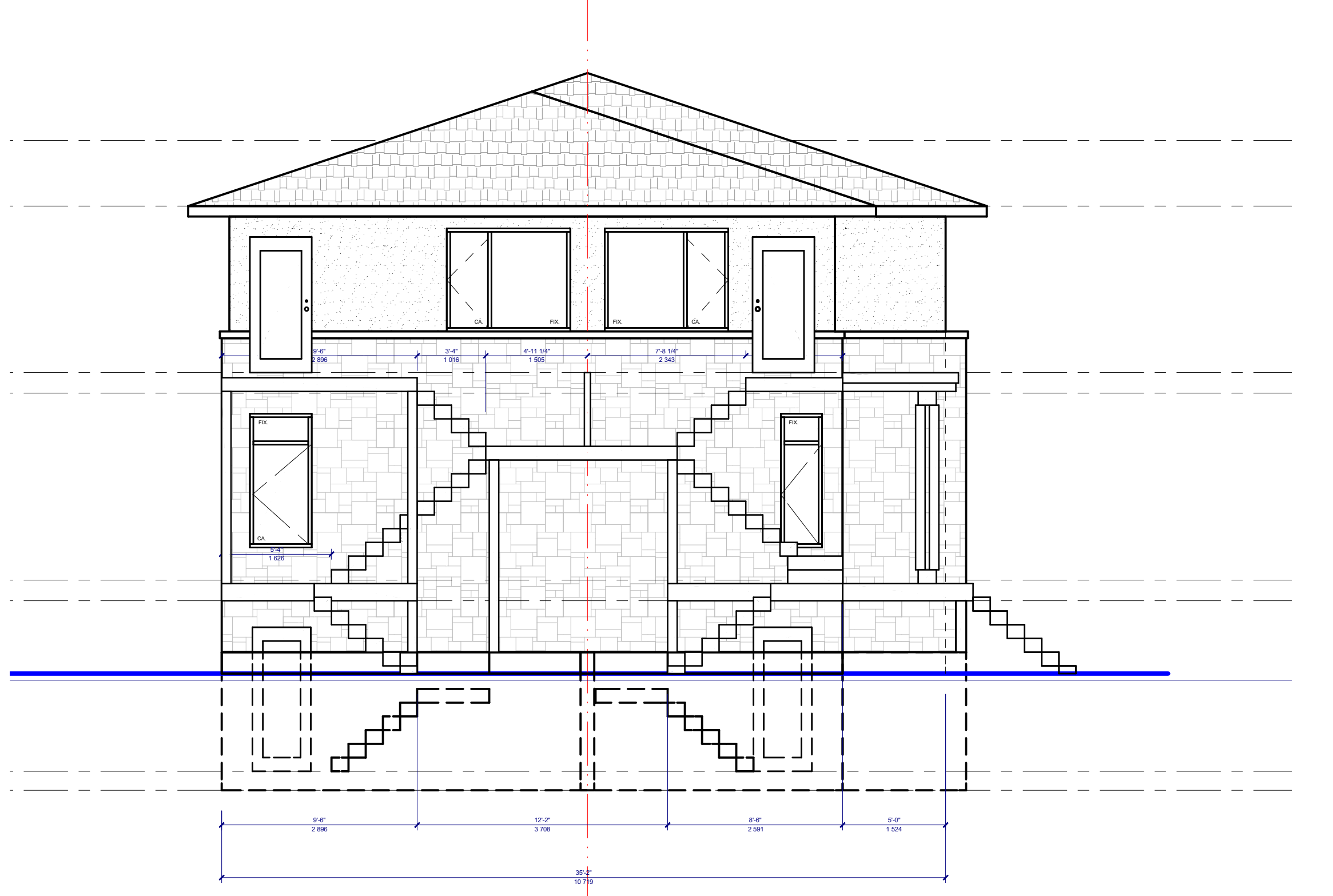
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 GENERAL NOTES



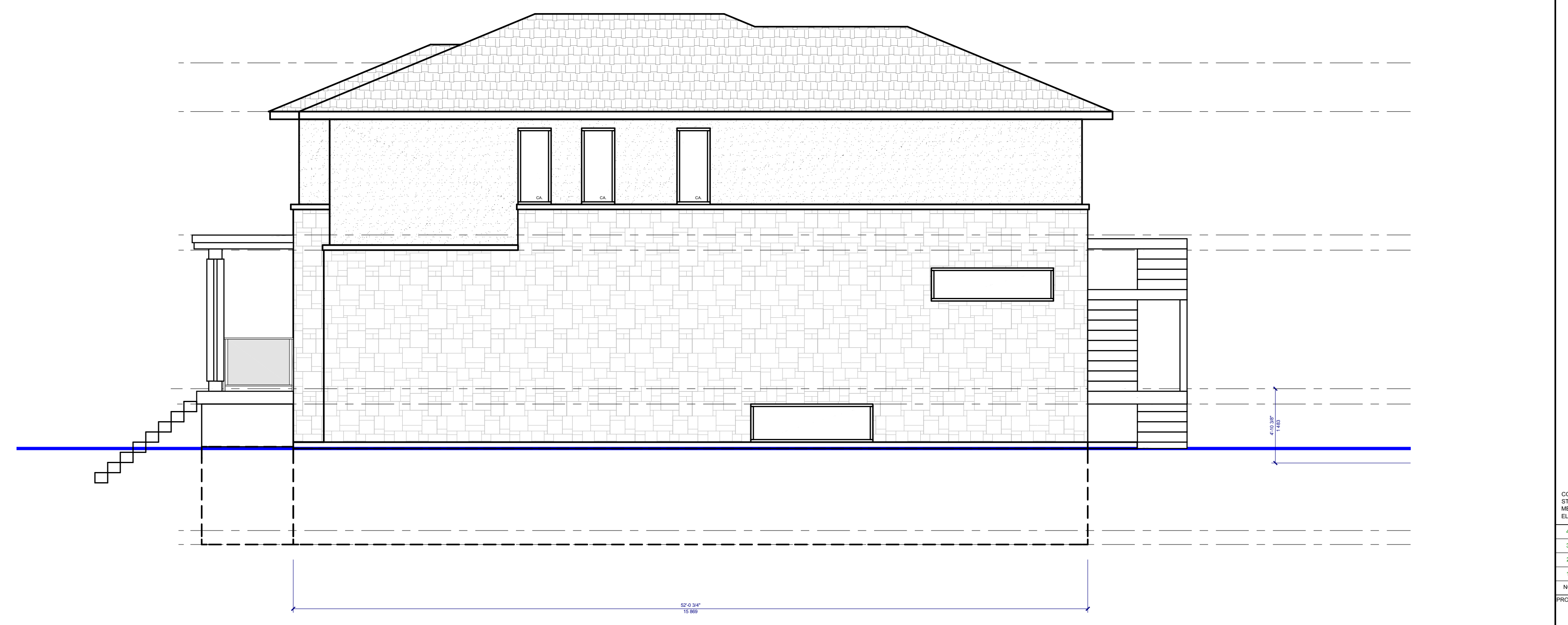
1 EAST ELEVATION  
 A5 SCALE 3/16" = 1'-0"



4 SOUTH ELEVATION  
 A5 SCALE 3/16" = 1'-0"



3 WEST ELEVATION  
 A5 SCALE 3/16" = 1'-0"



4 NORTH ELEVATION  
 A5 SCALE 3/16" = 1'-0"

844 CONNAUGHT AVENUE  
 SCOPE OF WORK: NEW 2-STORY SEMI-DETACHED c/w  
 4 SECONDARY DWELLING UNITS

CONSULTANTS:			
STRUCTURAL -			
MECHANICAL -			
ELECTRICAL -			MDV
4	SEVERANCE REVISIONS	0000000	
3	REVISED PLANS	0000000	
2	PRELIMINARIES	120723	
1	REVISIONSHEET	DATE	
NO.	REVISIONSHEET	DATE	
PROJECT: 844 CONNAUGHT AVENUE			
844 CONNAUGHT AVE.			
OTTAWA, ON K2B 5M4			
DRAWING NAME: 613-000-0000			
ELEVATIONS			
DRAWN BY:	F.M.	SHEET:	
DATE:	MAY 30, 2023		
SCALE:	AS NOTED		

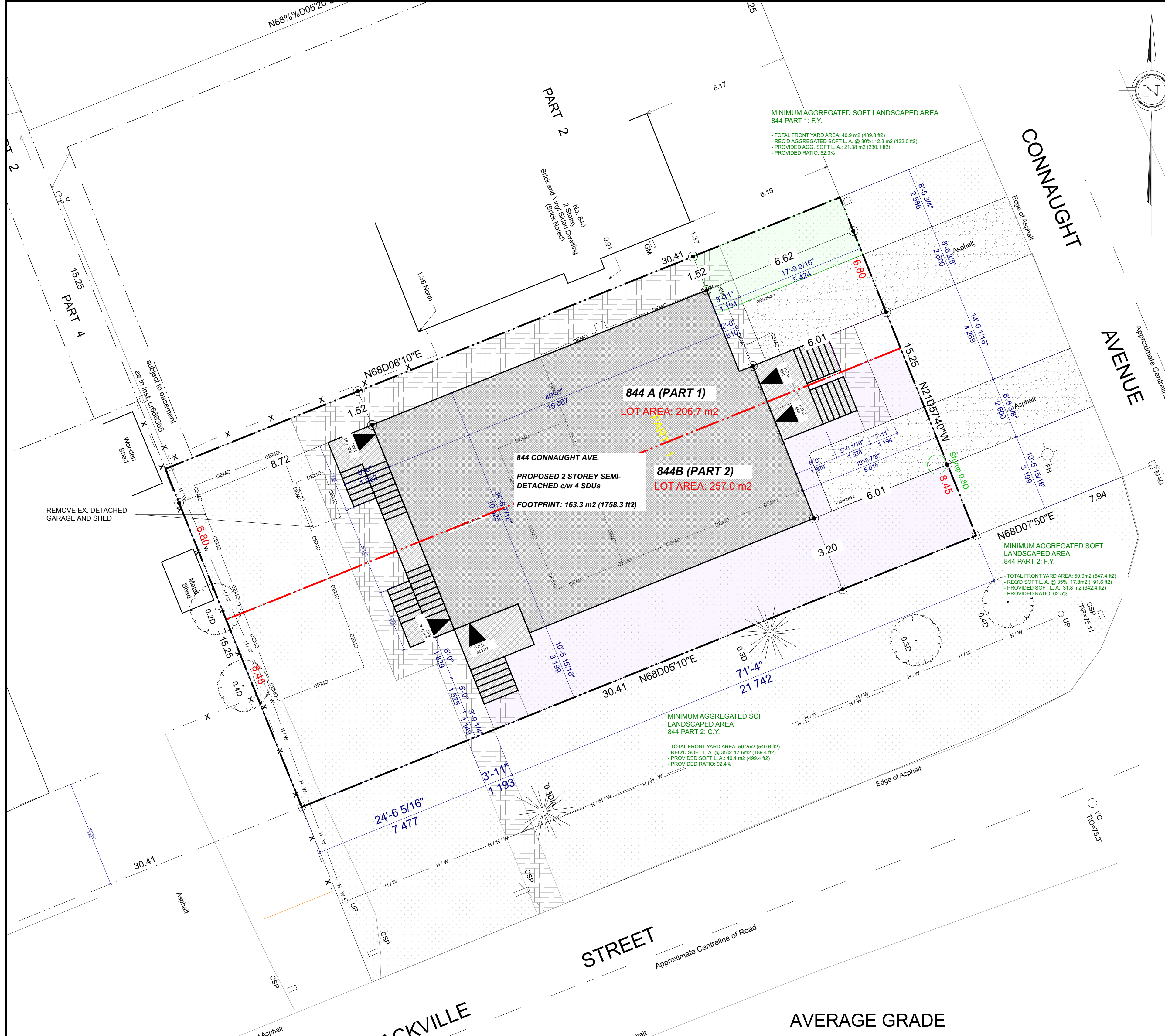
A5

FILE NUMBER: D00-00-0000

SITE PLAN OF PART OF LOT 240, REGISTERED PLAN 311, CITY OF OTTAWA	
ZONING	R2Q(1564) - SEMI-DETACHED
LOT INFO	
AZUL DESIGNS - BCIN: 115400 2277 PROSPECT AVE. OTTAWA, ON K1H 7G2  FERNANDO MATOS - BCIN: 22431 613-884-4425  QUALIFICATION INFO SMALL BUILDINGS  The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
RESPONSIBILITIES: DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION. ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER. COPYRIGHT RESERVED GENERAL NOTES:	

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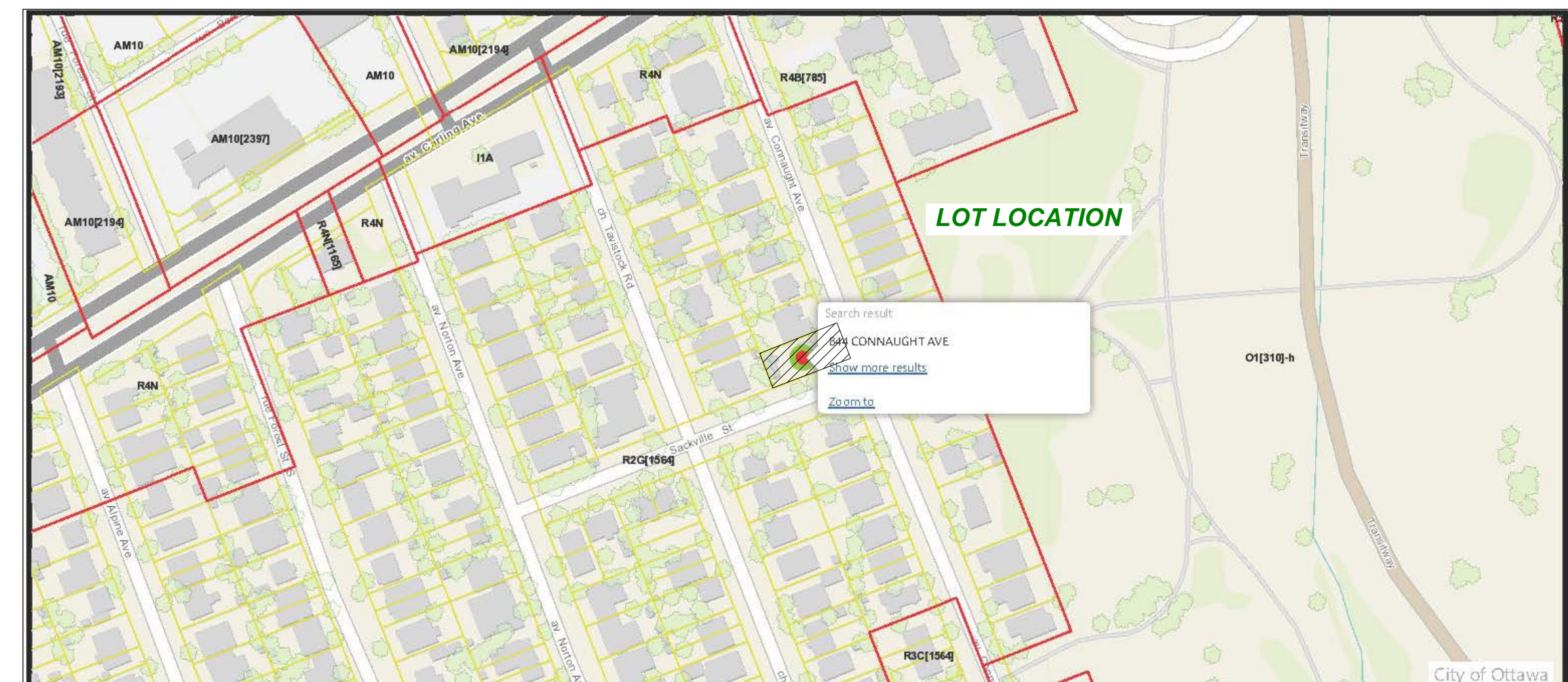
**844 CONNAUGHT AVENUE**  
 SCOPE OF WORK: NEW 2-STORY SEMI-DETACHED c/w  
 4 SECONDARY DWELLING UNITS



1 SITE PLAN  
 A1 SCALE 1/8" = 1'-0"

**AVERAGE GRADE CALCULATION**  
 77.8m  
 76.88m  
 77.82m  
 77.89m  
 -----  
 77.60m

3 KEY PLAN & CONTEXT  
 A1 SCALE N.T.S.



CONSULTANTS:	STRUCTURAL -		
	MECHANICAL -		
	ELECTRICAL -		MDV
NO.	REVISION/ISSUE	DATE	
4	SEVERANCE REVISIONS	0000/00	
3	REVISED PLANS	0000/00	
2	REVISED PLANS	0000/00	
1	PRELIMINARY	1207/23	
PROJECT: <b>844 CONNAUGHT AVENUE</b> 844 CONNAUGHT AVE. OTTAWA, ON K2B 5M4 613-000-0000			
DRAWING NAME: <b>SITE &amp; LANDSCAPE PLAN</b>			
BY:	F.M.	SHEET:	<b>A1</b>
DATE:	MAY 30, 2023	SCALE:	AS NOTED

FILE NUMBER: D00-00-00-0000