

**Committee of Adjustment**  
 Received | Reçu le  
**2023-12-07**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**ZONING REQUIREMENTS: R1FF**

\*MINOR VARIANCE REQUIRED FOR LOT WIDTH, AND AREA

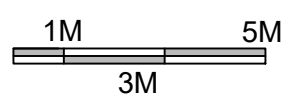
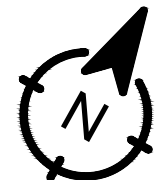
LOTS	MIN LOT WIDE(M)	MIN LOT AREA(M2)	MIN FRONT YARD SETBACK(M)	MIN REAR YARD SETBACK(M)	MIN INTERIOR SIDE YARD (M)	MAX LOT COVERAGE	MAX BUILDING HEIGHT(M)
1 (889 & 888 & 887)	16.55*	479.0*	6.26	15.09	6.65	13.4 % (64.3M2)	6.5
2 (887 & 886)	13.78*	400.0*	6.60	8.73	2.40	39.2 % (157M2)	8.28

**LOT INFORMATION:**  
 09 TOWER ROAD  
 LOT 889,888,887 AND 886  
 REGISTERED PLAN 375  
 ZONING: R1FF  
 WARD: COLLEGE 8  
 LOT AREA: 831.8m2

**AVERAGE GRADE EXISTING CALCULATION FOR LOT 2:**

EXISTING GRADING POINTS TAKEN FROM BOTH SIDE LOT LINES AT FRONT AND BACK YARD SETBACKS PRIOR TO ANY SITE ALTERATION, PLEASE SEE REGISTERED SURVEY PLAN TO CONFIRM GRADES.  
 CALCULATION =  $96.87 + 96.39 + 96.22 + 96.84 = 386.32 / 4 =$  AVERAGE EXISTING GRADING 96.58M

NOTES: URBAN EXCEPTION 632: SOLELY AND SPECIFICALLY FOR THE PURPOSES OF CALCULATING MINIMUM LOT AREA, MAXIMUM LOT COVERAGE AND MINIMUM REAR YARD REQUIREMENTS FOR LANDS DESCRIBED HEREIN, THE OWNER OF THE LOTS ON PLAN 375 MAY UTILIZE A PORTION OF THE LANE NOT EXCEEDING 1.6 M IN DEPTH MEASURED PERPENDICULARLY FROM AND RUNNING ALONG THE ENTIRE LENGTH OF THE REAR LOT LINE BUT NOT EXTENDING BEYOND THE POINTS OF INTERSECTION WITH BOTH OF THE SIDE LOT LINES



NOTES:  
 - ALL CONTRACTORS MUST COMPLY WITH ALL CODES 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/OR OMISSIONS TO OWNER PRIOR TO COMMENCEMENT.  
 - DO NOT SCALE DRAWINGS.

DATE (YYYY-MM-DD): 2023-11-17  
 DRAWN BY: AMF  
 SHEET SIZE: 11"x17"  
 SCALE: 1:150

PROJECT: 9 TOWER ROAD  
 TITLE: DRAFT SITE PLAN

DRAWING No.:  
**A0.1**

LOTS 886, 887, 888 AND 889  
REGISTERED PLAN 375  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 100  
0 2.5 5 7.5 10 metres

Metric Note  
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearing Note  
Bearings are grid, are referred to the northerly limit of Tower Road having a bearing of N 58° 32' 30" E as shown on 4R-6272 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°17'30" clockwise was applied to bearings on P1.

Elevation Notes  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (FSD File No. 209-15)

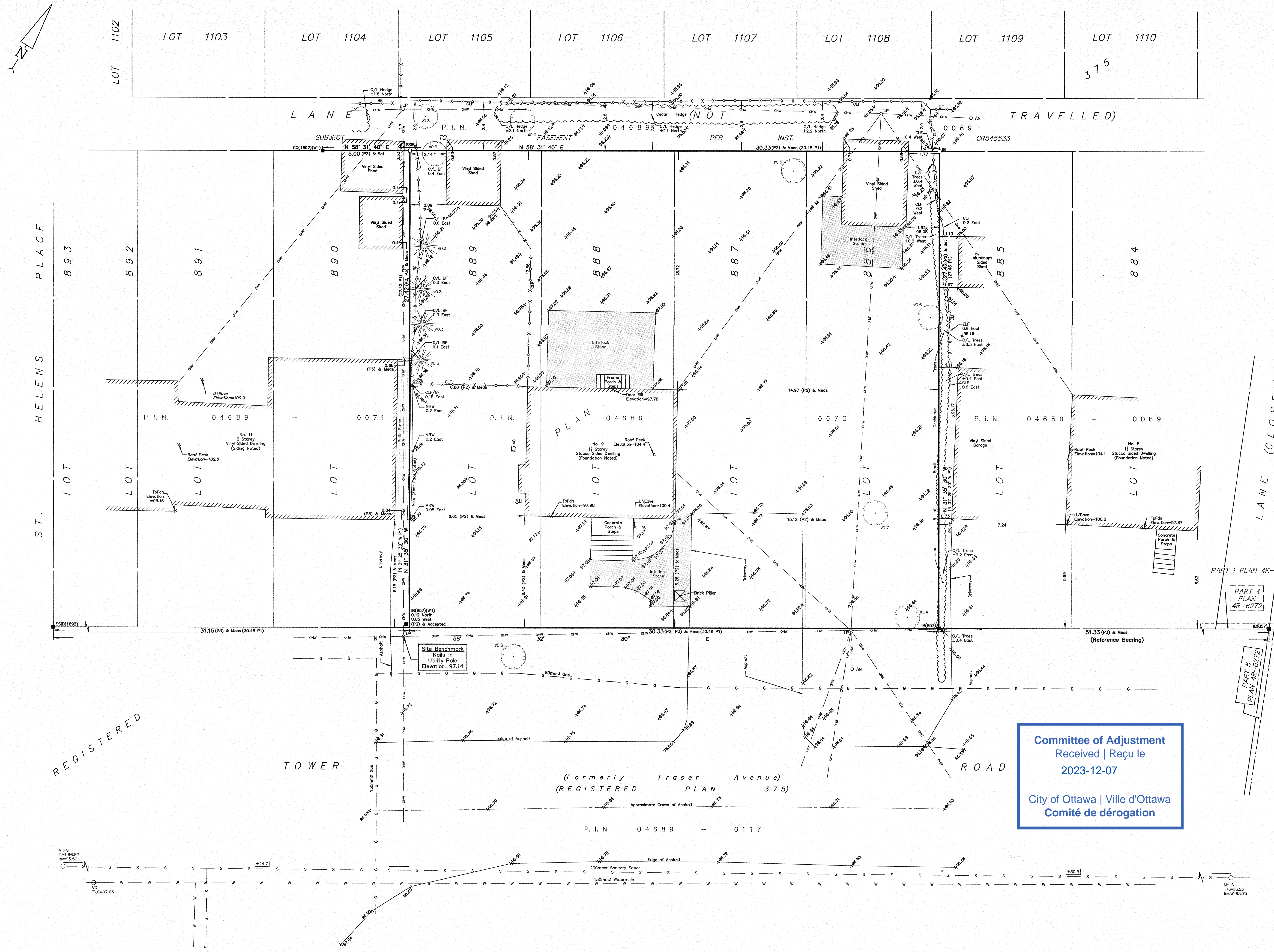
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes  
1. 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.

- 2. Only visible surface utilities were located.
- 3. Underground utility data derived from City of Ottawa utility sheet reference: K-04-17 & 2792
- 4. Sanitary and storm sewer grades and inverts were derived from: Field measurement.
- 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

- Denotes
- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- Cut Cross
- Witness
- Measured
- Registered Plan 375
- Plan by (857) dated February 22, 1989 (Ref. No. 105-375 NP)
- Plan by (1692) dated June 24, 2021 (File No. 274-21)
- Maintenance Hole (Sanitary)
- Valve Chamber (Watermain)
- Underground Sanitary Sewer
- Underground Water
- Underground Gas
- Overhead Wires
- Utility Pole
- Anchor
- Gas Meter
- Air Conditioner
- Diameter
- Chain Link Fence
- Board Fence
- Metal Retaining Wall
- Invert
- Top of Grate
- Underside of Eave
- Top of Foundation
- Centreline
- Location of Elevations
- Top of Retaining Wall Elevation
- Property Line
- Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
- Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.



Committee of Adjustment  
Received | Reçu le  
2023-12-07  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Surveyor's Certificate  
I certify that:  
1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Regulations made under them.  
2. The survey was completed on the 15th day of November, 2021.  
Date: Dec 23/21  
Emad Alrefaai  
Ontario Land Surveyor

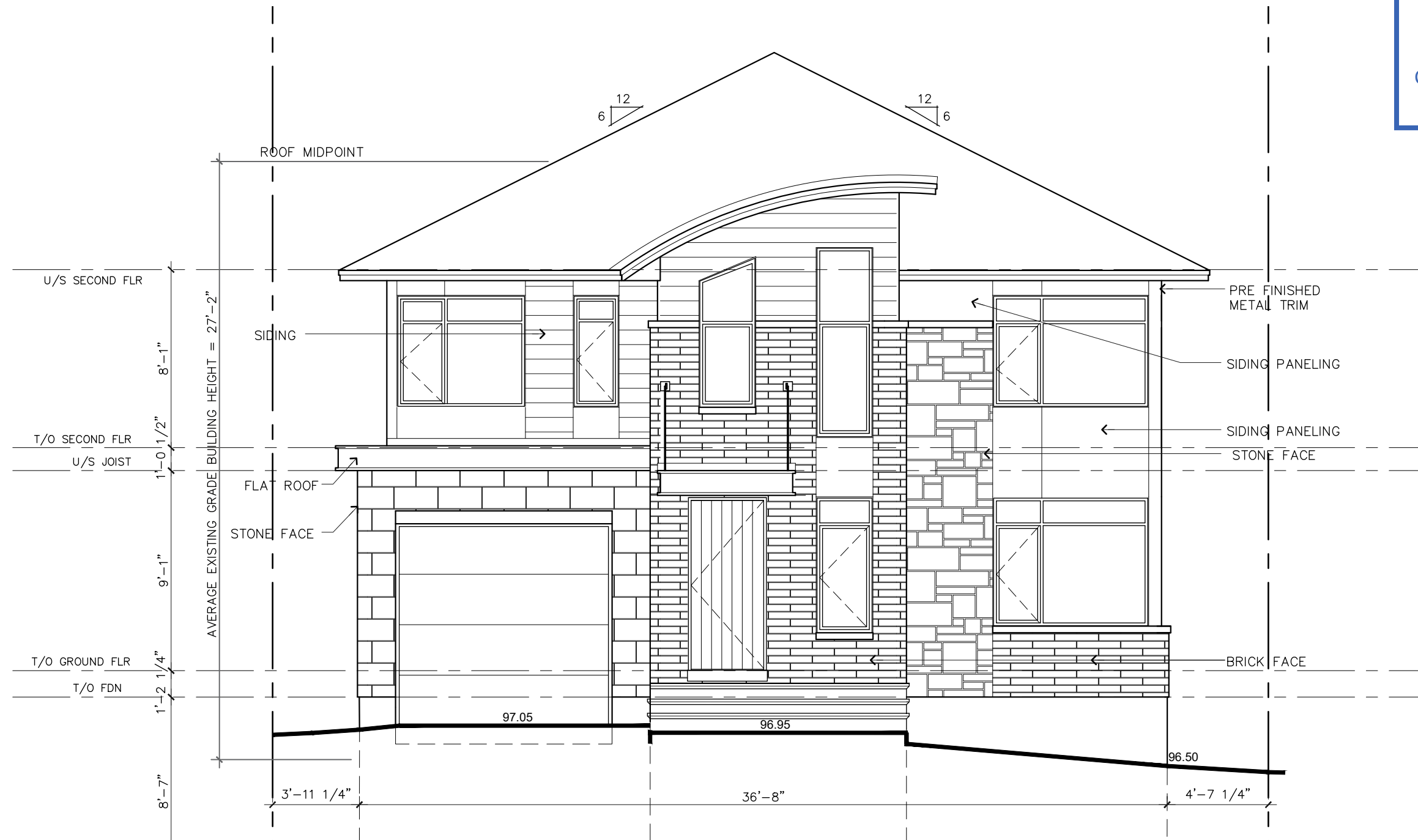
FARLEY, SMITH & DENIS SURVEYING LTD.

Ontario Land Surveyors  
Canada Land Surveyors

Unit 275, 30 Colonnade Road, Ottawa, Ontario K2E 7J6  
TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2021.

Committee of Adjustment  
 Received | Reçu le  
 2023-12-07  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



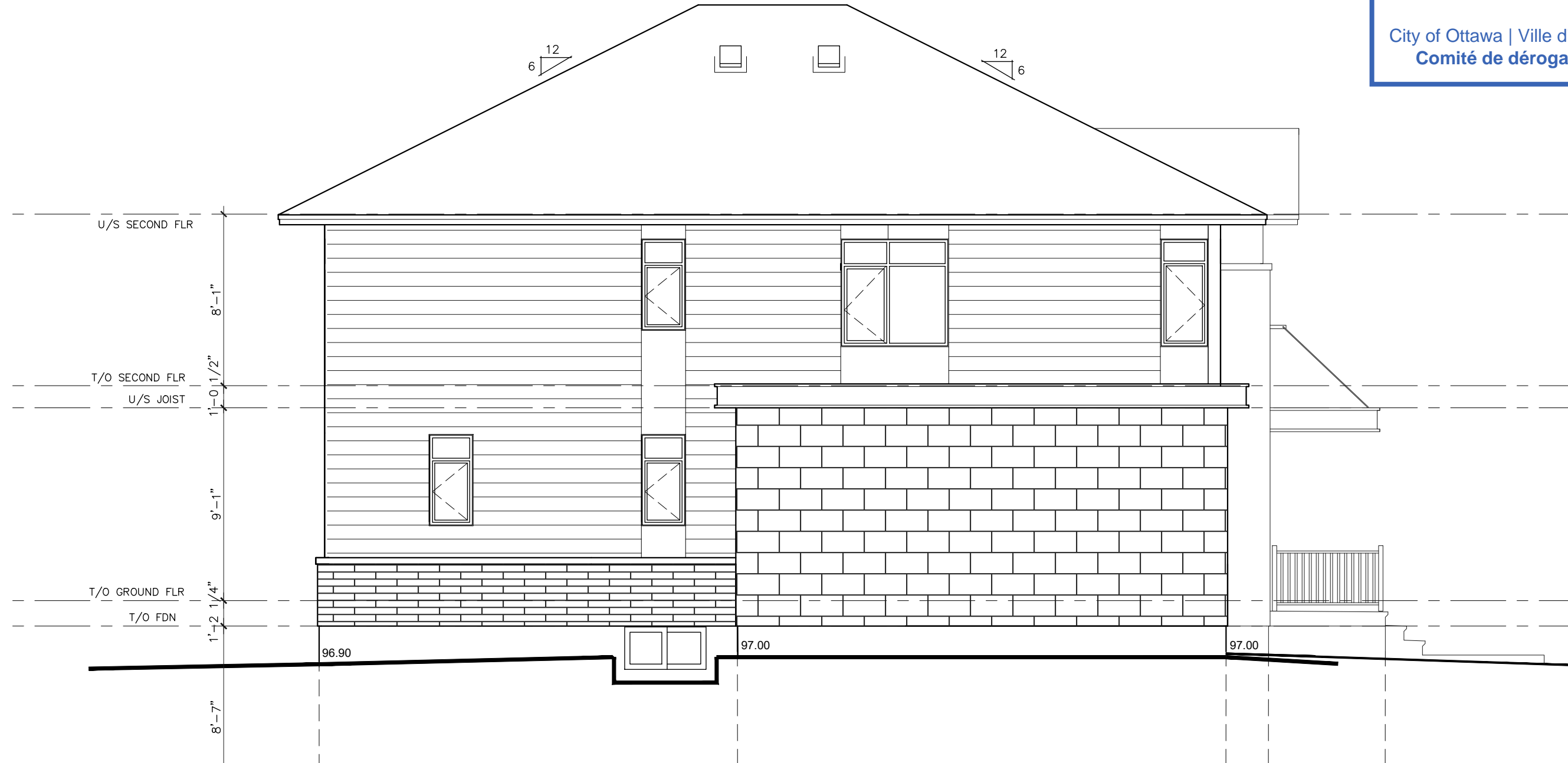
# FRONT ELEVATION

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

# 9 TOWER ROAD - ELEVATIONS

Committee of Adjustment  
Received | Reçu le  
2023-12-07

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



LEFT ELEVATION

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

# 9 TOWER ROAD - ELEVATIONS

Committee of Adjustment  
Received | Reçu le

2023-12-07

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

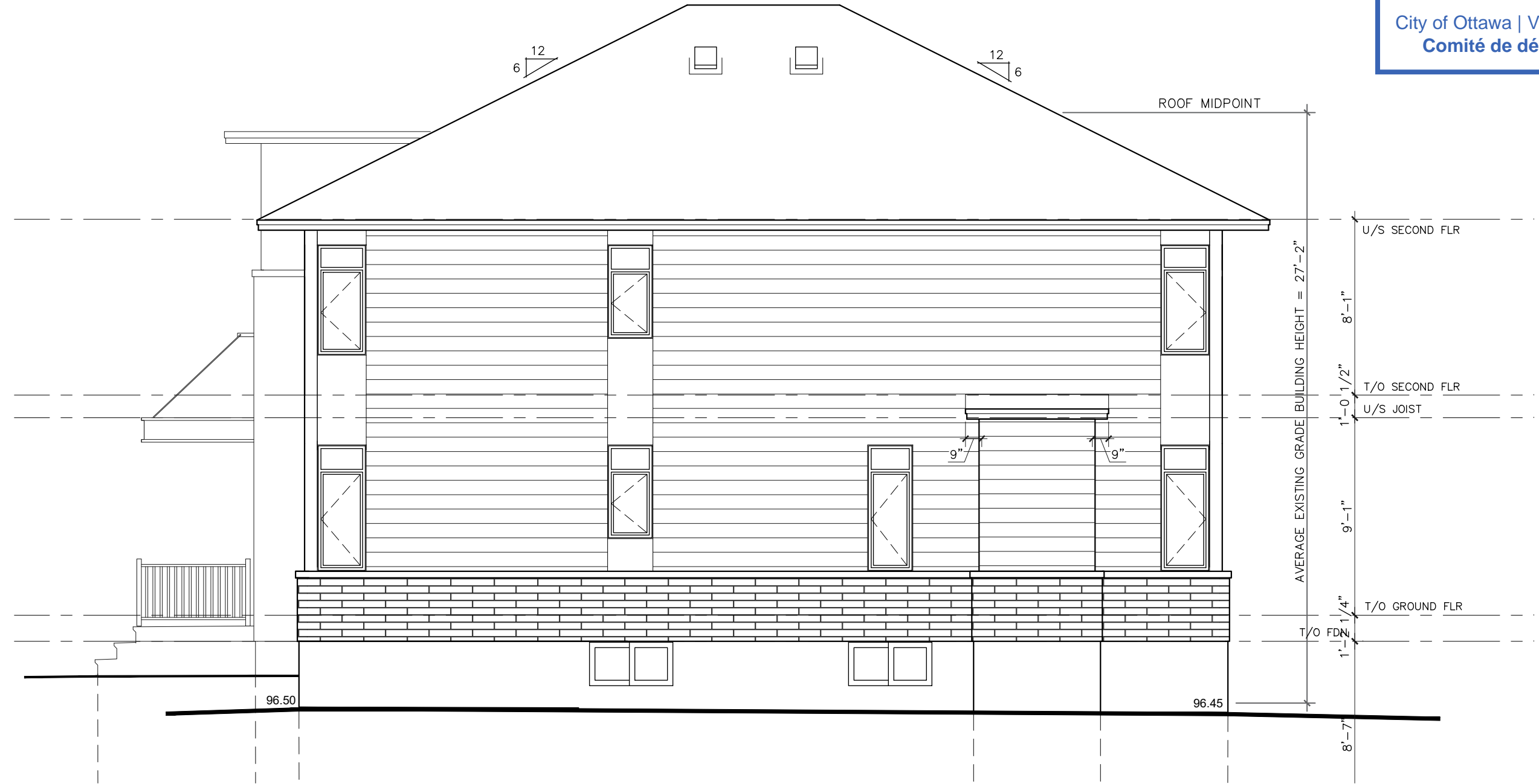


# REAR ELEVATION

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

# 9 TOWER ROAD - ELEVATIONS

Committee of Adjustment  
Received | Reçu le  
2023-12-07  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



# RIGHT ELEVATION

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

# 9 TOWER ROAD - ELEVATIONS

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: \_\_\_\_\_  
 DANIEL ROBINSON  
 ONTARIO LAND SURVEYOR

PLAN 4R-  
 RECEIVED AND DEPOSITED  
 DATE: \_\_\_\_\_  
 REPRESENTATIVE FOR LAND REGISTRAR  
 FOR THE LAND TITLES DIVISION OF  
 OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOTS	PLAN	AREA (Sq.m.)
1	ALL OF 888 & 889 AND PART OF 887	375	454.6
2	ALL OF 886 & PART OF 887		377.0

PLAN OF SURVEY OF

LOTS 886, 887, 888 & 889  
 REGISTERED PLAN 375  
 CITY OF OTTAWA  
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100  
 0 2.5 5 7.5 10 metres

**Metric Note**  
 Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

**Bearing Note**  
 Bearings are grid, are referred to the northerly limit of Tower Road having a bearing of N 58° 32' 30" E as shown on 4R-6272 and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0° 17' 30" clockwise was applied to bearings on P1.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5024271.78	364404.35
(B)	5024330.64	364500.56
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

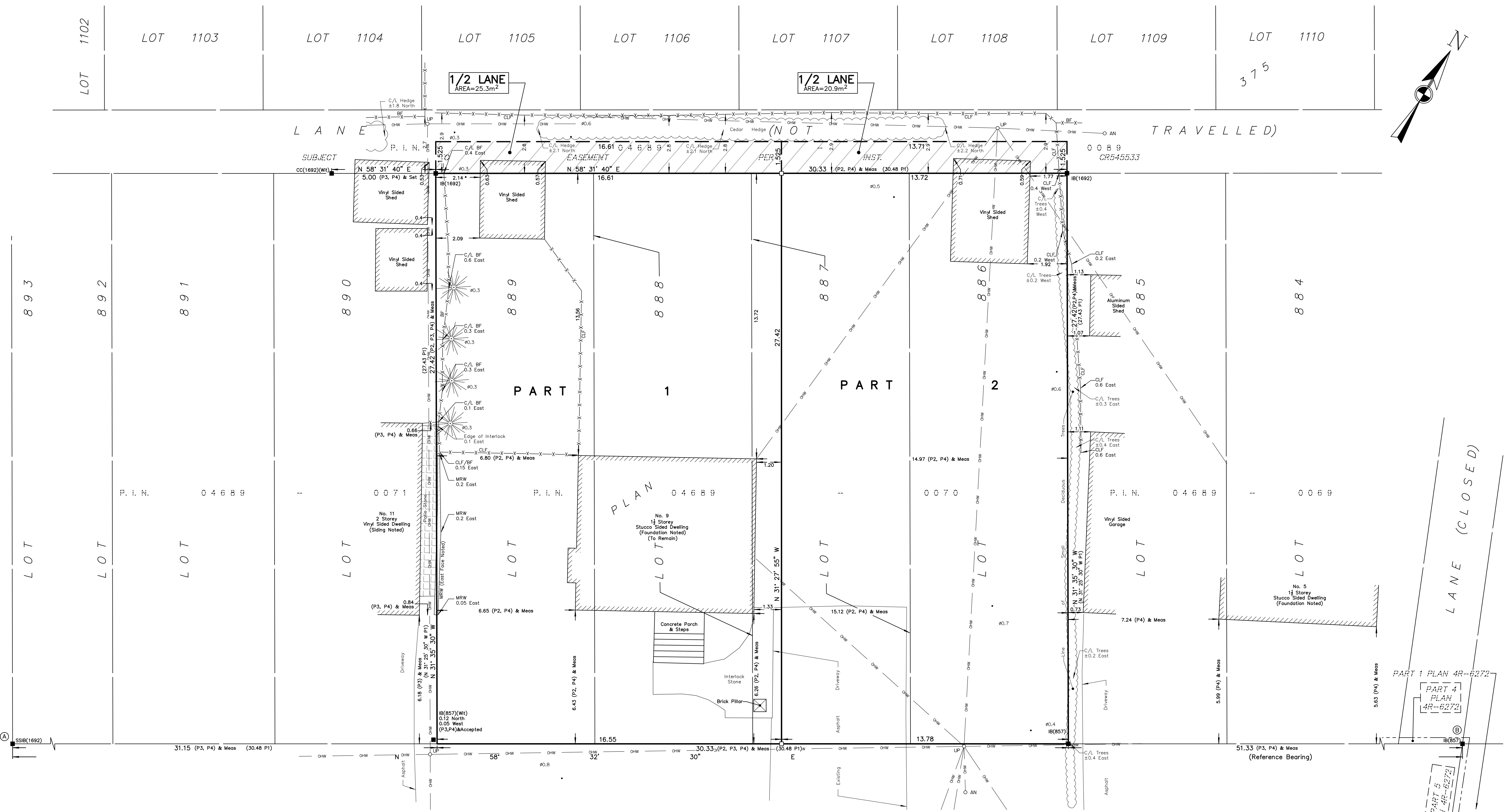
- Notes & Legend**
- Denotes
- = Survey Monument Planted
  - = Survey Monument Found
  - SIB = Standard Iron Bar
  - SSIB = Short Standard Iron Bar
  - IB = Iron Bar
  - CC = Cut Cross
  - (Wit) = Witness
  - Meas = Measured
  - (P1) = Registered Plan 375
  - (P2) = Plan by (857) dated February 22, 1989 (Ref. No. 105-375 NP)
  - (P3) = Plan by (1692) dated June 24, 2021 (File No. 274-21)
  - (P4) = Plan by (1692) dated December 23, 2021 (File No. 621-21)
  - OW = Overhead Wires
  - UP = Utility Pole
  - AN = Anchor
  - Ø = Diameter
  - CLF = Chain Link Fence
  - BF = Board Fence
  - MRW = Metal Retaining Wall
  - C/L = Centreline
  - = Property Line
  - = Deciduous Tree - The symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
  - ★ = Coniferous Tree - The symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

**Surveyor's Certificate**

I certify that:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2022.

Date: \_\_\_\_\_ Daniel Robinson  
 Ontario Land Surveyor

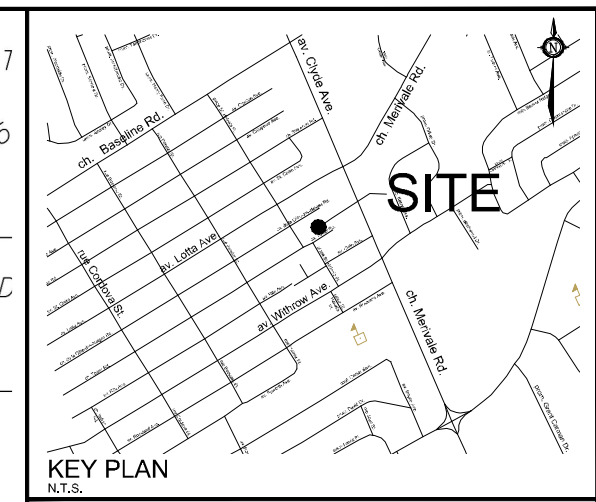
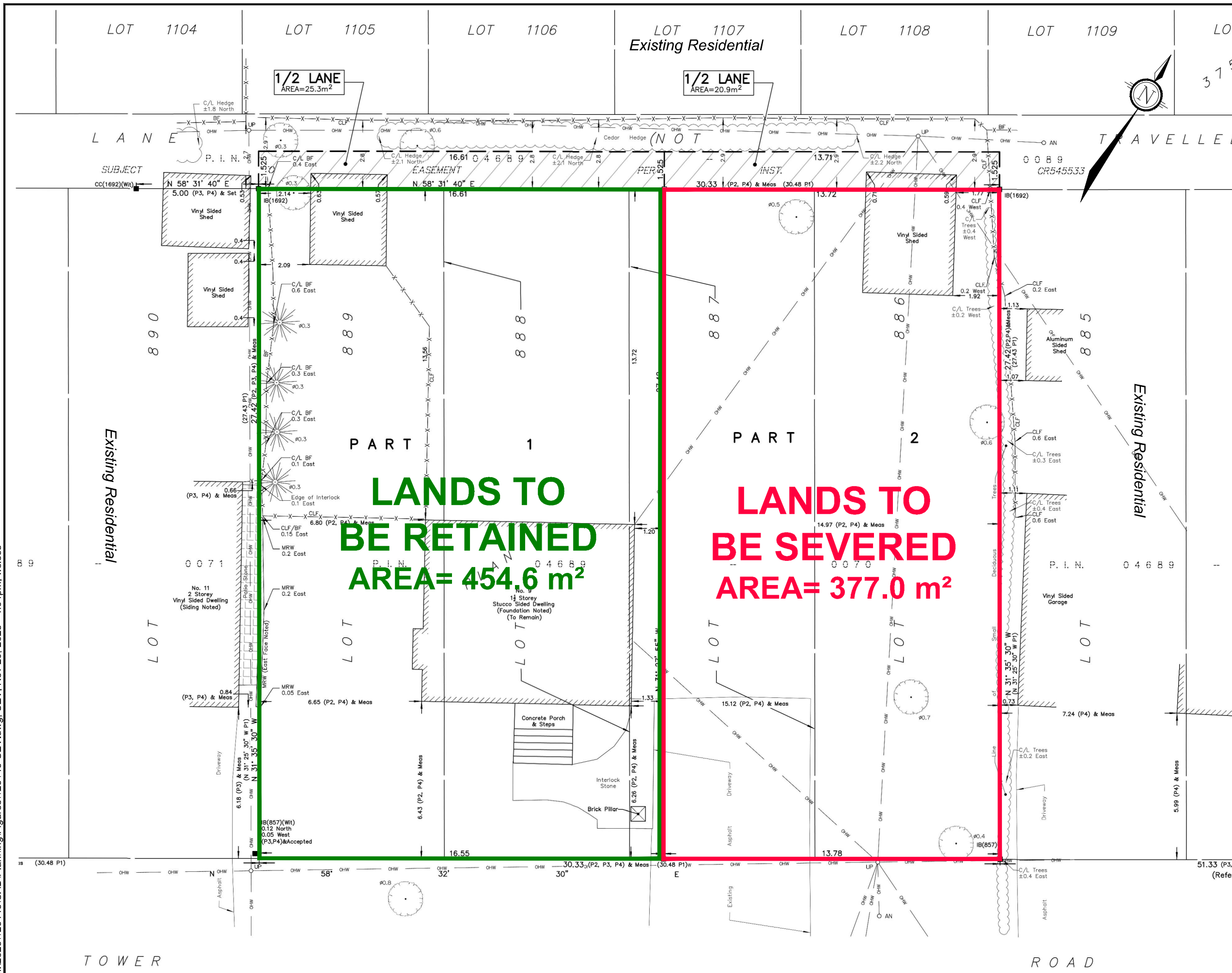


REGISTERED  
 (Formerly Fraser Avenue)  
 (REGISTERED PLAN 375)  
 P. I. N. 046889 - 0117

Committee of Adjustment  
 Received | Reçu le  
 2023-12-07  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

This plan of survey relates to AOLS Plan Submission Form Number  
**FARLEY, SMITH & DENIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
 TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca

M:\2023\123143\CAD\Planning\Figures\123143-SEV.dwg, SEV, Nov 29, 2023 - 4:04pm, wslloss

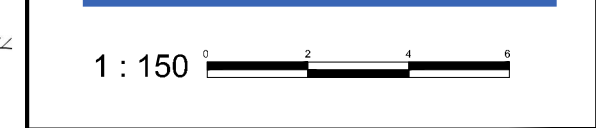


# CONSENT APPLICATION

## 9 TOWER ROAD

LOTS 886, 887, 888 & 889  
REGISTERED PLAN 375  
CITY OF OTTAWA

Committee of Adjustment  
Received | Reçu le  
2023-12-07  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	NOV 29/23	JK

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5857  
Website: www.novatech-eng.com

ISSUED  
NOVEMBER, 2023  
PROJECT No.  
123143  
DRAWING No.  
123143-SEV

TOWER

ROAD



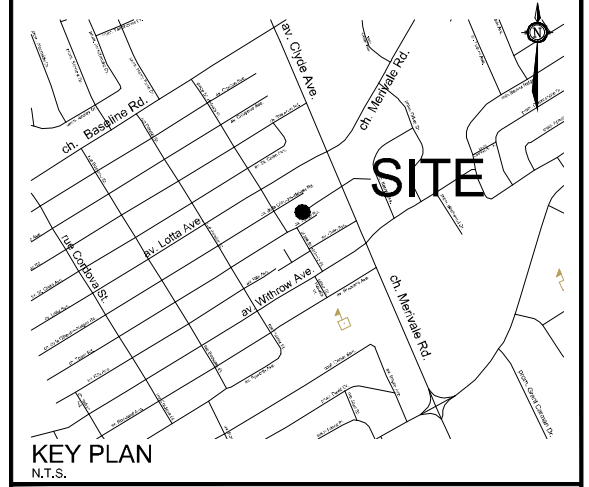
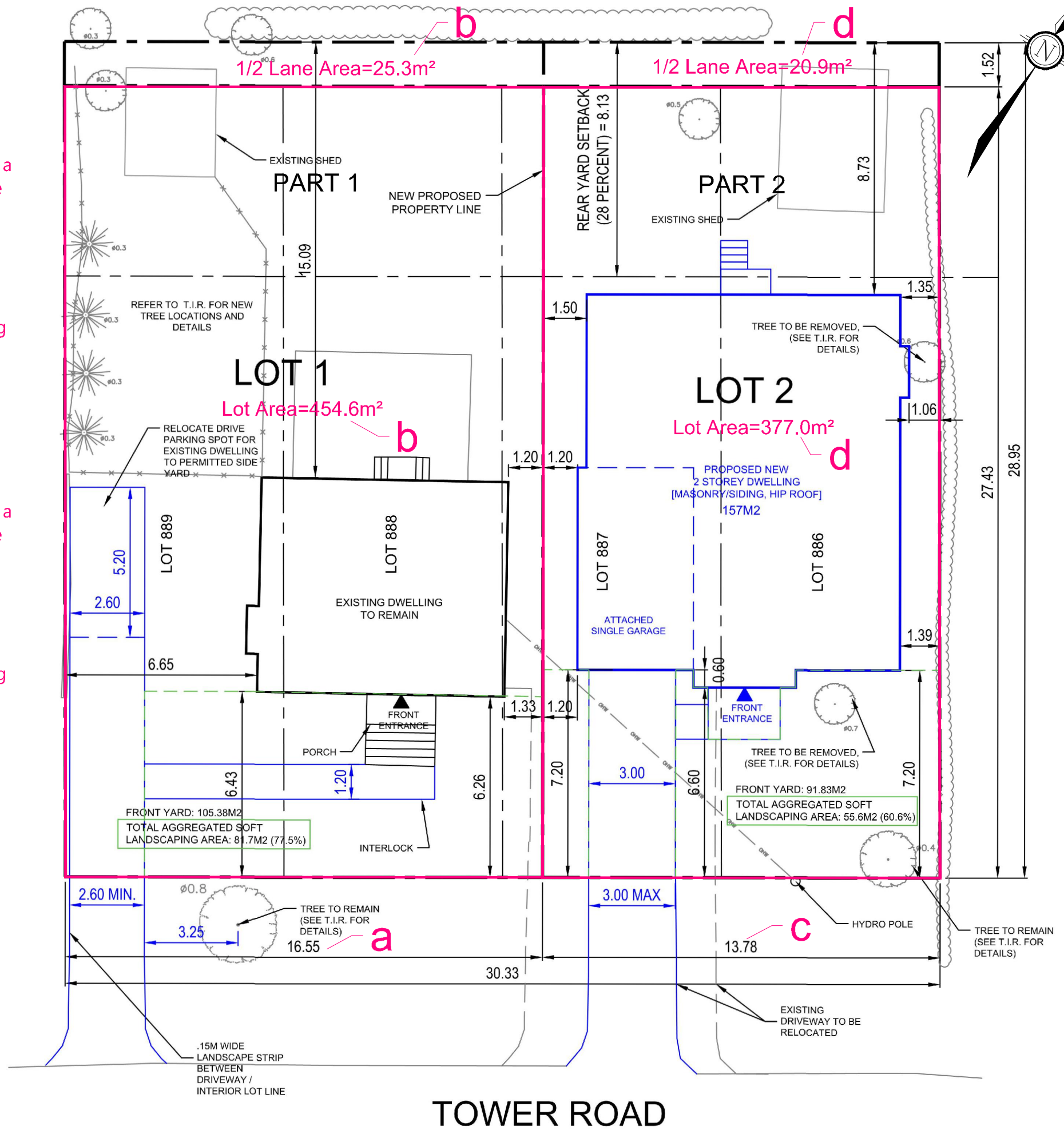
# Minor Variance Applications

## Part 1:

- a) To permit a reduced lot width of 16.5 metres; whereas the By-law requires a minimum lot width of 19.5 metres for a detached dwelling (Section 156, Table 156A, Row FF, Column II).
- b) To permit a reduced lot area of 479 square metres; whereas the By-law requires a minimum lot area of 600 square metres for a detached dwelling (Section 156, Table 156A, Row FF, Column III).

## Part 2:

- c) To permit a reduced lot width of 13.7 metres; whereas the By-law requires a minimum lot width of 19.5 metres for a detached dwelling (Section 156, Table 156A, Row FF, Column II).
- d) To permit a reduced lot area of 397 square metres; whereas the By-law requires a minimum lot area of 600 square metres for a detached dwelling (Section 156, Table 156A, Row FF, Column III).

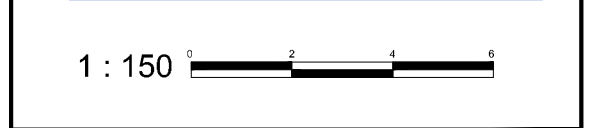


# MINOR VARIANCE APPLICATION

## 9 TOWER ROAD

LOTS 886, 887, 888 & 889  
REGISTERED PLAN 375  
CITY OF OTTAWA

Committee of Adjustment  
Received | Reçu le  
2023-12-07  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	NOV 29/23	JK

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5857  
Website: www.novatech-eng.com

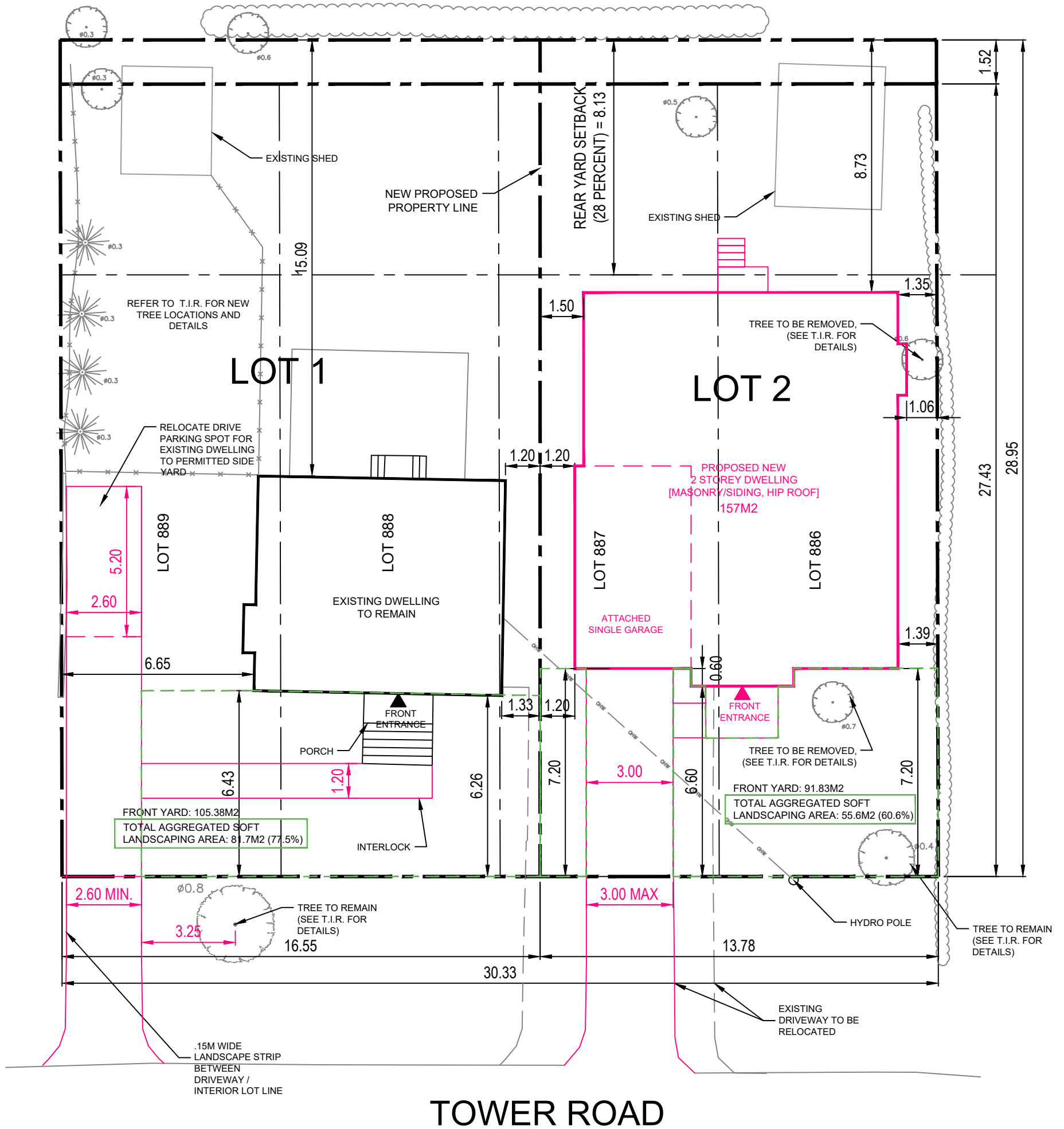
ISSUED  
NOVEMBER, 2023

PROJECT No.  
123143

DRAWING No.  
123143-MV

M:\2023\123143\CAD\Planning\Figures\123143-MV.dwg, MV, Nov 30, 2023 - 9:50am, wslloss

TOWER ROAD



## TOWER ROAD

### ZONING REQUIREMENTS: R1FF

\*MINOR VARIANCE REQUIRED FOR LOT WIDTH, AND AREA

LOTS	MIN LOT WIDE(M)	MIN LOT AREA(M2)	MIN FRONT YARD SETBACK(M)	MIN REAR YARD SETBACK(M)	MIN INTERIOR SIDE YARD (M)	MAX LOT COVERAGE	MAX BUILDING HEIGHT(M)
1 (889 & 888 & 887)	16.55*	479.0*	6.26	15.09	6.65	13.4 % (64.3M2)	6.5
2 (887 & 886)	13.78*	397.0*	6.60	8.73	2.40	39.2 % (157M2)	8.28

### LOT INFORMATION:

09 TOWER ROAD  
 LOT 889,888,887 AND 886  
 REGISTERED PLAN 375  
 ZONING: R1FF  
 WARD: COLLEGE 8  
 LOT AREA: 831.8m2

### AVERAGE GRADE EXISTING CALCULATION FOR LOT 2:

EXISTING GRADING POINTS TAKEN FROM BOTH SIDE LOT LINES AT FRONT AND BACK YARD SETBACKS PRIOR TO ANY SITE ALTERATION, PLEASE SEE REGISTERED SURVEY PLAN TO CONFIRM GRADES.  
 CALCULATION =  $96.87 + 96.39 + 96.22 + 96.84 = 386.32 / 4 =$  AVERAGE EXISTING GRADING 96.58M

NOTES: URBAN EXCEPTION 632: SOLELY AND SPECIFICALLY FOR THE PURPOSES OF CALCULATING MINIMUM LOT AREA, MAXIMUM LOT COVERAGE AND MINIMUM REAR YARD REQUIREMENTS FOR LANDS DESCRIBED HEREIN, THE OWNER OF THE LOTS ON PLAN 375 MAY UTILIZE A PORTION OF THE LANE NOT EXCEEDING 1.6 M IN DEPTH MEASURED PERPENDICULARLY FROM AND RUNNING ALONG THE ENTIRE LENGTH OF THE REAR LOT LINE BUT NOT EXTENDING BEYOND THE POINTS OF INTERSECTION WITH BOTH OF THE SIDE LOT LINES

Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2023-01-05

City of Ottawa | Ville d'Ottawa

Comité de dérogation



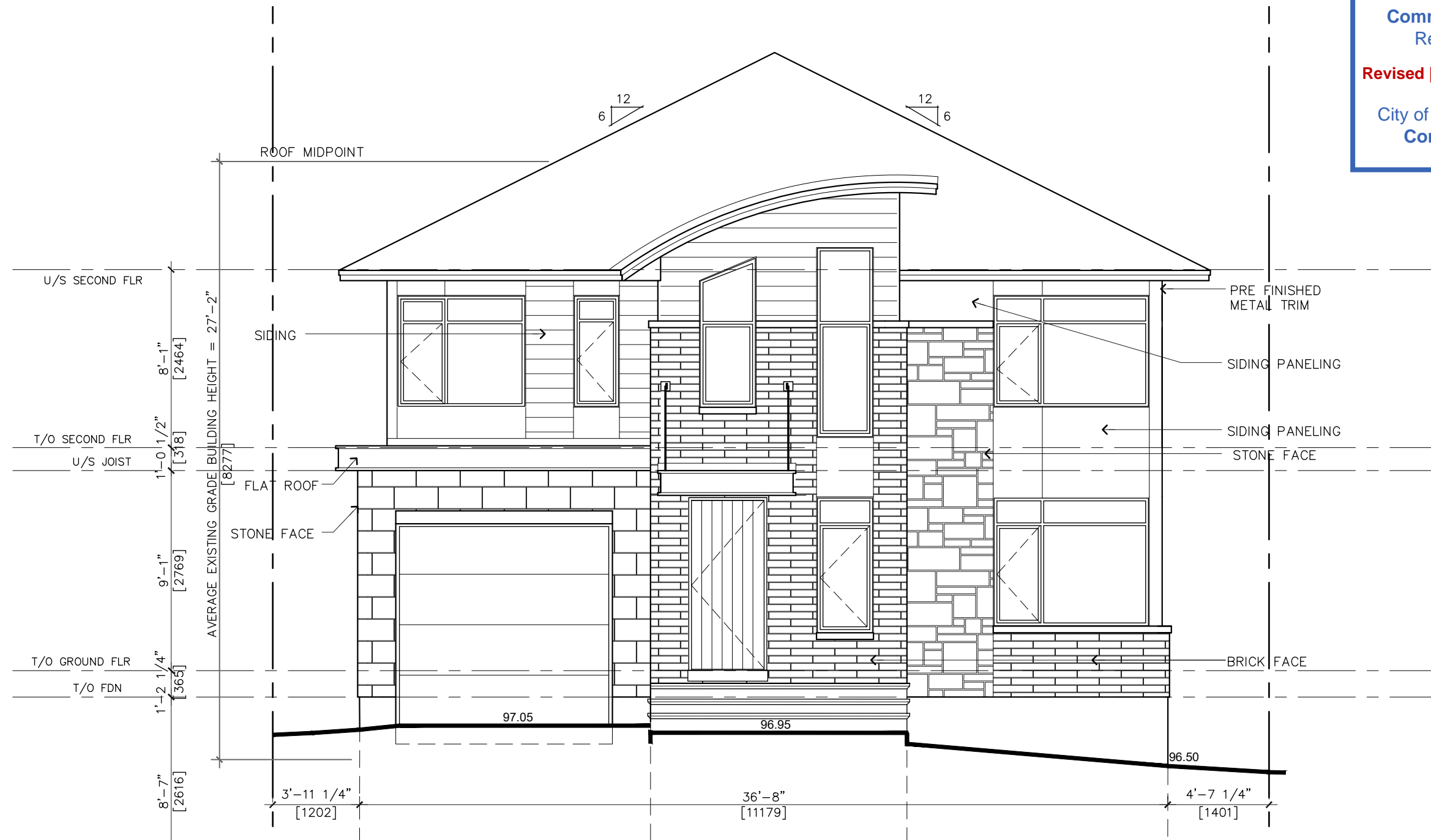
NOTES:  
 - ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS HAVING JURISDICTION.  
 - IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO OWNER PRIOR TO COMMENCEMENT.  
 - DO NOT SCALE DRAWINGS.

DATE (YYYY-MM-DD): 2023-11-17  
 DRAWN BY: AMF  
 SHEET SIZE: 11"x17"  
 SCALE: 1:150

PROJECT: 9 TOWER ROAD  
 TITLE: DRAFT SITE PLAN

DRAWING No.:  
A0.1

Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2024-01-05  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

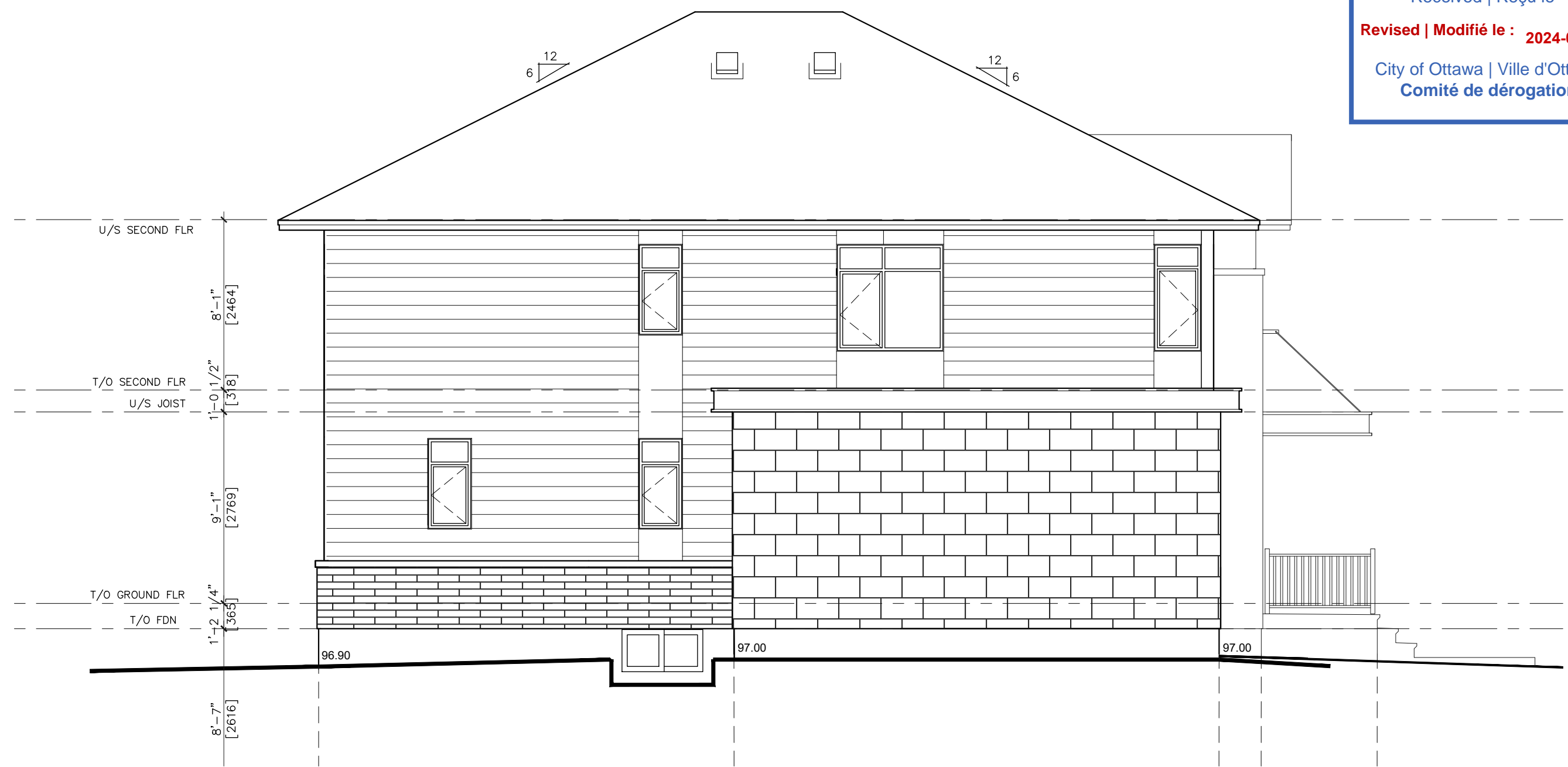


FRONT ELEVATION

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

9 TOWER ROAD - ELEVATIONS

Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2024-01-05  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



LEFT ELEVATION

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

9 TOWER ROAD - ELEVATIONS

Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2024-01-05  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

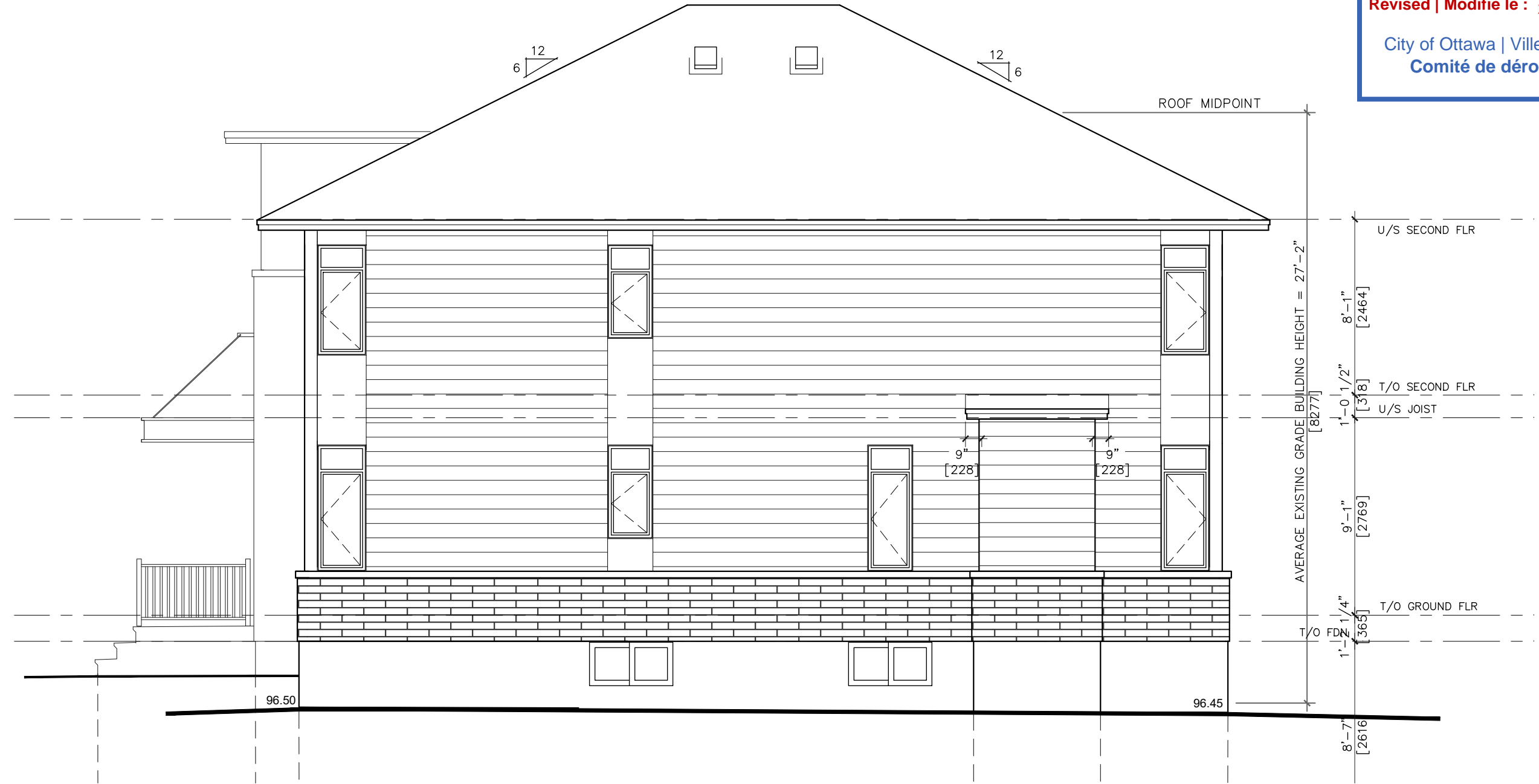


REAR ELEVATION

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

9 TOWER ROAD - ELEVATIONS

Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2023-01-05  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



RIGHT ELEVATION

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

9 TOWER ROAD - ELEVATIONS