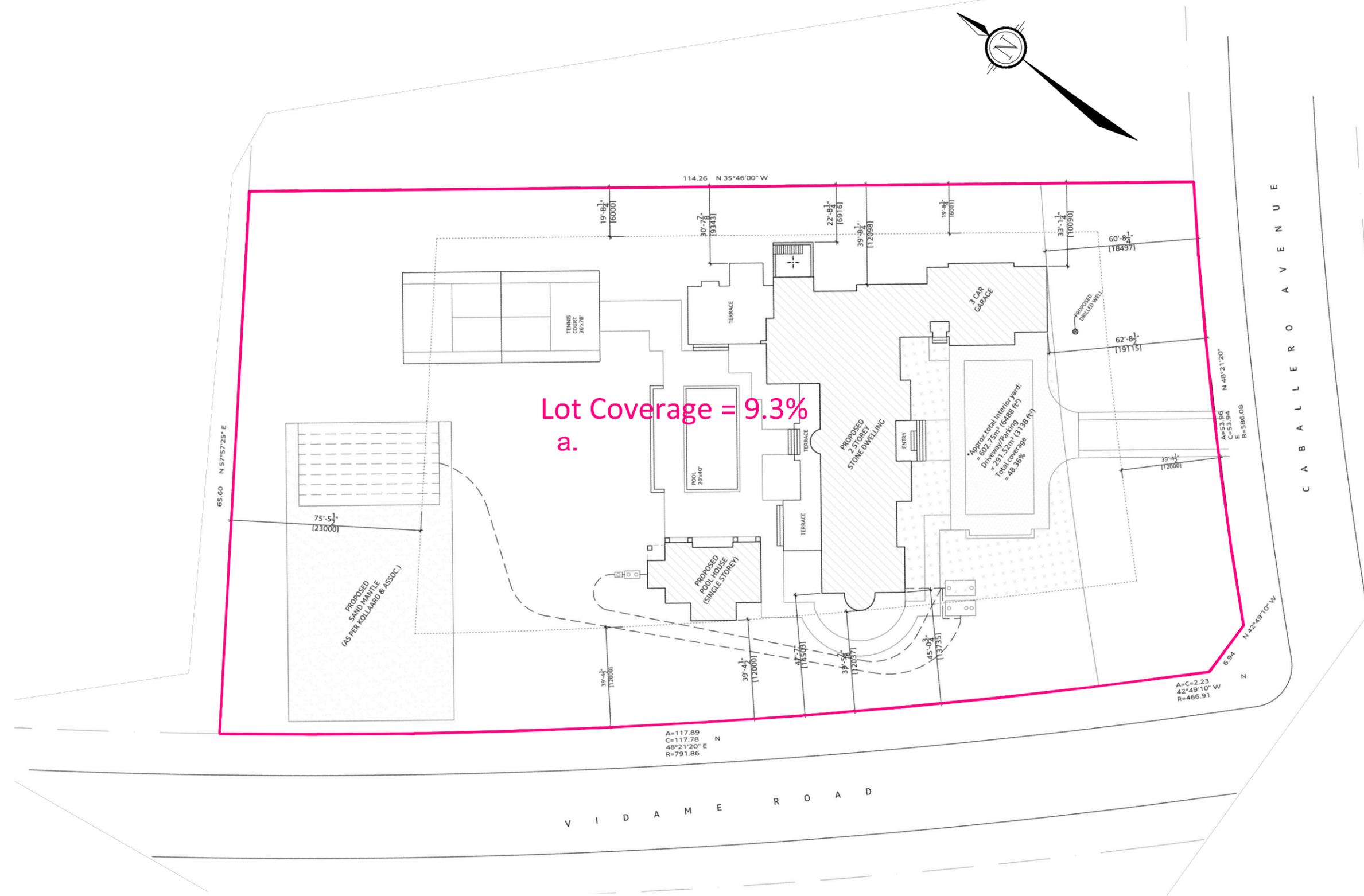
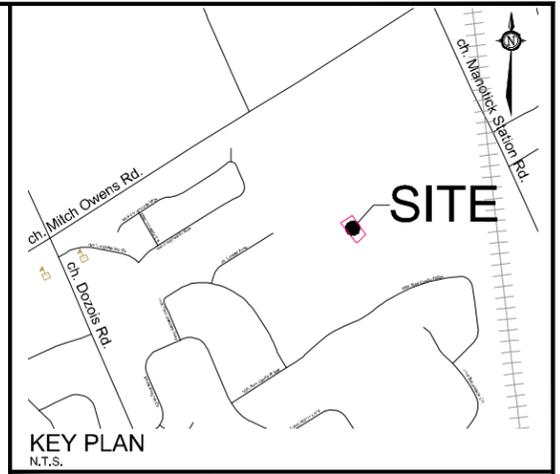


Minor Variance Application

- a. To permit an increased lot coverage of 9.3%, whereas the maximum lot coverage permitted is 8%.

Committee of Adjustment
Received | Reçu le
2024-04-03
City of Ottawa | Ville d'Ottawa
Comité de dérogation



MINOR VARIANCE APPLICATION

4504 CABALLERO AVENUE

PART OF LOT 2
CONCESSION 2
LOT 23, REGISTERED PLAN 4M-1721
Geographic Township of Osgoode
CITY OF OTTAWA

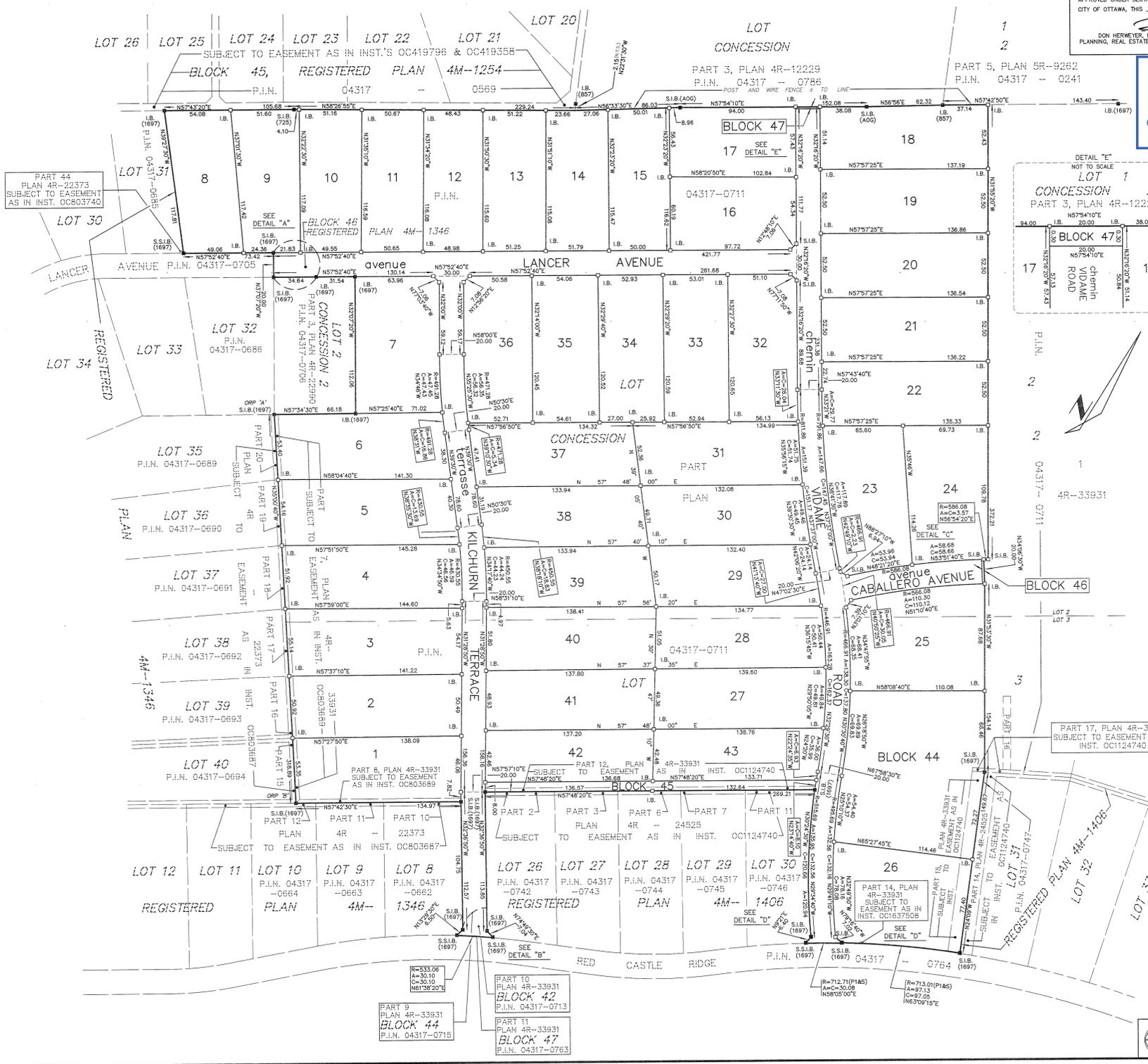
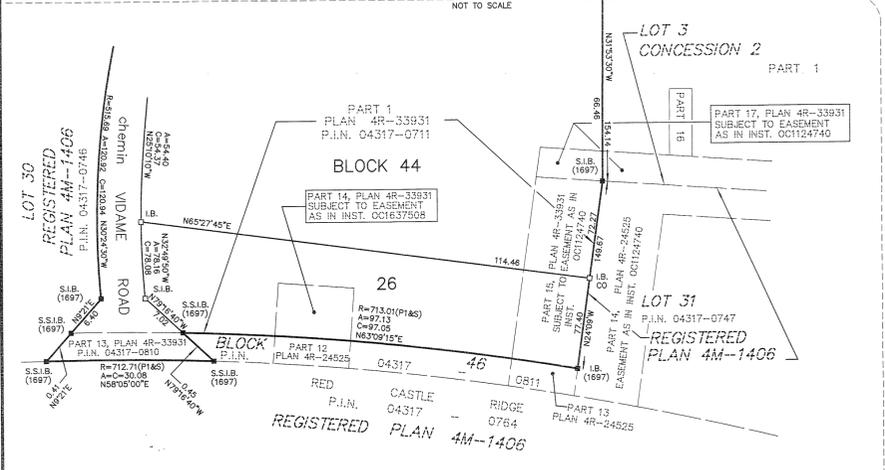
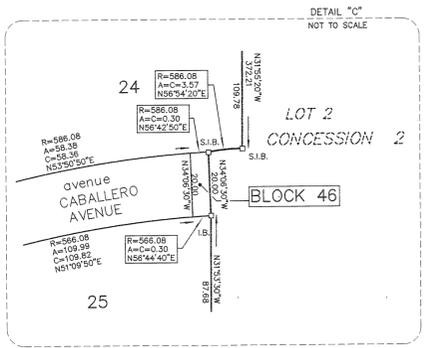
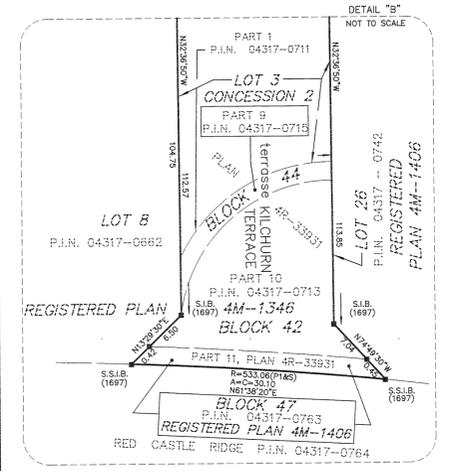
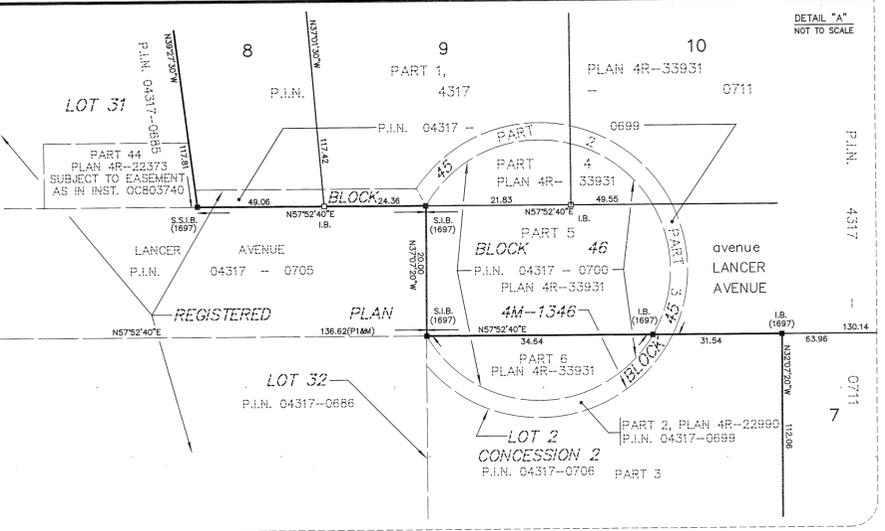


No.	REVISION	DATE	BY
1.	PREPARED FOR MINOR VARIANCE APPLICATION	FEB 23/24	JLJ

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P5
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

ISSUED	FEBRUARY, 2024
PROJECT No.	124025
DRAWING No.	124025-MV

M:\2024\124025\CAD\Planning\Figures\124025-MV.dwg, MV, Feb 23, 2024 - 3:44pm, wloss



APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA, THIS 20th DAY OF APRIL, 2022.

PLAN 4M-1721

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA CARLETON (No. 4) AT 10:30 O'CLOCK ON THE 19th DAY OF APRIL, 2022.

AND THE REQUIRED CONSENTS ARE 04317-0713, 04317-0714, 04317-0715, 04317-0716, 04317-0717, 04317-0718, 04317-0719, 04317-0720, 04317-0721, 04317-0722, 04317-0723, 04317-0724, 04317-0725, 04317-0726, 04317-0727, 04317-0728, 04317-0729, 04317-0730, 04317-0731, 04317-0732, 04317-0733, 04317-0734, 04317-0735, 04317-0736, 04317-0737, 04317-0738, 04317-0739, 04317-0740, 04317-0741, 04317-0742, 04317-0743, 04317-0744, 04317-0745, 04317-0746, 04317-0747, 04317-0748, 04317-0749, 04317-0750, 04317-0751, 04317-0752, 04317-0753, 04317-0754, 04317-0755, 04317-0756, 04317-0757, 04317-0758, 04317-0759, 04317-0760, 04317-0761, 04317-0762, 04317-0763, 04317-0764, 04317-0765, 04317-0766, 04317-0767, 04317-0768, 04317-0769, 04317-0770, 04317-0771, 04317-0772, 04317-0773, 04317-0774, 04317-0775, 04317-0776, 04317-0777, 04317-0778, 04317-0779, 04317-0780, 04317-0781, 04317-0782, 04317-0783, 04317-0784, 04317-0785, 04317-0786, 04317-0787, 04317-0788, 04317-0789, 04317-0790, 04317-0791, 04317-0792, 04317-0793, 04317-0794, 04317-0795, 04317-0796, 04317-0797, 04317-0798, 04317-0799, 04317-0800.

Committee of Adjustment
Received / Reçu le
2024-04-03
City of Ottawa / Ville d'Ottawa
Comité de dérogation

Amde Crovel
REPRESENTATIVE FOR LAND REGISTRAR

THE PLAN COMPRISES PART OF P.I.N. 04317-0699, PART OF P.I.N. 04317-0700, PART OF P.I.N. 04317-0711, ALL OF P.I.N. 04317-0713, ALL OF P.I.N. 04317-0715, ALL OF P.I.N. 04317-0716, ALL OF P.I.N. 04317-0718, ALL OF P.I.N. 04317-0719, ALL OF P.I.N. 04317-0720, ALL OF P.I.N. 04317-0721, ALL OF P.I.N. 04317-0722, ALL OF P.I.N. 04317-0723, ALL OF P.I.N. 04317-0724, ALL OF P.I.N. 04317-0725, ALL OF P.I.N. 04317-0726, ALL OF P.I.N. 04317-0727, ALL OF P.I.N. 04317-0728, ALL OF P.I.N. 04317-0729, ALL OF P.I.N. 04317-0730, ALL OF P.I.N. 04317-0731, ALL OF P.I.N. 04317-0732, ALL OF P.I.N. 04317-0733, ALL OF P.I.N. 04317-0734, ALL OF P.I.N. 04317-0735, ALL OF P.I.N. 04317-0736, ALL OF P.I.N. 04317-0737, ALL OF P.I.N. 04317-0738, ALL OF P.I.N. 04317-0739, ALL OF P.I.N. 04317-0740, ALL OF P.I.N. 04317-0741, ALL OF P.I.N. 04317-0742, ALL OF P.I.N. 04317-0743, ALL OF P.I.N. 04317-0744, ALL OF P.I.N. 04317-0745, ALL OF P.I.N. 04317-0746, ALL OF P.I.N. 04317-0747, ALL OF P.I.N. 04317-0748, ALL OF P.I.N. 04317-0749, ALL OF P.I.N. 04317-0750, ALL OF P.I.N. 04317-0751, ALL OF P.I.N. 04317-0752, ALL OF P.I.N. 04317-0753, ALL OF P.I.N. 04317-0754, ALL OF P.I.N. 04317-0755, ALL OF P.I.N. 04317-0756, ALL OF P.I.N. 04317-0757, ALL OF P.I.N. 04317-0758, ALL OF P.I.N. 04317-0759, ALL OF P.I.N. 04317-0760, ALL OF P.I.N. 04317-0761, ALL OF P.I.N. 04317-0762, ALL OF P.I.N. 04317-0763, ALL OF P.I.N. 04317-0764, ALL OF P.I.N. 04317-0765, ALL OF P.I.N. 04317-0766, ALL OF P.I.N. 04317-0767, ALL OF P.I.N. 04317-0768, ALL OF P.I.N. 04317-0769, ALL OF P.I.N. 04317-0770, ALL OF P.I.N. 04317-0771, ALL OF P.I.N. 04317-0772, ALL OF P.I.N. 04317-0773, ALL OF P.I.N. 04317-0774, ALL OF P.I.N. 04317-0775, ALL OF P.I.N. 04317-0776, ALL OF P.I.N. 04317-0777, ALL OF P.I.N. 04317-0778, ALL OF P.I.N. 04317-0779, ALL OF P.I.N. 04317-0780, ALL OF P.I.N. 04317-0781, ALL OF P.I.N. 04317-0782, ALL OF P.I.N. 04317-0783, ALL OF P.I.N. 04317-0784, ALL OF P.I.N. 04317-0785, ALL OF P.I.N. 04317-0786, ALL OF P.I.N. 04317-0787, ALL OF P.I.N. 04317-0788, ALL OF P.I.N. 04317-0789, ALL OF P.I.N. 04317-0790, ALL OF P.I.N. 04317-0791, ALL OF P.I.N. 04317-0792, ALL OF P.I.N. 04317-0793, ALL OF P.I.N. 04317-0794, ALL OF P.I.N. 04317-0795, ALL OF P.I.N. 04317-0796, ALL OF P.I.N. 04317-0797, ALL OF P.I.N. 04317-0798, ALL OF P.I.N. 04317-0799, ALL OF P.I.N. 04317-0800.

PLAN OF SUBDIVISION OF
PART OF LOTS 2 AND 3
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF OSGOODE AND
PART OF BLOCKS 42, 44, 45 AND 46
REGISTERED PLAN 4M-1346 AND
PART OF BLOCK 46 AND
BLOCK 47
REGISTERED PLAN 4M-1406
CITY OF OTTAWA
SCALE 1:1500

1 0 20 40 60 80 100 120 140 160
METRES

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048

NOTES
BEARINGS SHOWN ON THIS PLAN ARE WITH GRID BEARINGS, DERIVED FROM OBSERVED REFERENCE POINTS (ORP) 'A' AND 'B' SHOWN HEREON, BY REAL TIME NETWORK OBSERVATIONS, WITH ZONE 8, NAD 83 (ORIGINAL).
DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999942

ALL MONUMENTS PLANTED ARE SHORT STANDARD IRON BARS UNLESS OTHERWISE NOTED.
S.I.B. DENOTES 0.025 SQ. 1.2 LONG, STANDARD IRON BAR
S.S.I.B. DENOTES 0.025 SQ. 0.6 LONG, SHORT STANDARD IRON BAR
I.B. DENOTES 0.016 SQ. 0.6 LONG, IRON BAR
S.S. DENOTES SURVEY MONUMENT FOUND
S. DENOTES SURVEY MONUMENT PLANTED
W.T. DENOTES WITNESS
725 DENOTES R.W. ARNETT, O.L.S.
837 DENOTES FARRALL, MCFARFAT & WOODLAND LTD.
1319 DENOTES W.J. WEBSTER, O.L.S.
1697 DENOTES J.P. SHIPMAN, O.L.S.
A002 DENOTES ANNIS, O'SULLIVAN, VOLLEBECK LTD.
P1 DENOTES PLAN 4R-33931

POINT IDENTIFICATION	NORTHING	EASTING
ORP A	501161.35	372892.44
ORP B	501160.19	372875.38

COORDINATES SHOWN TO URBAN ACCURACY IN ACCORDANCE WITH OREG 216/10, SECTIONS 14 AND 31 TO 35 (BOTH INCLUSIVE).
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
(1) LOTS 1 TO 43, BOTH INCLUSIVE, BLOCK 44, BLOCK 45, BLOCK 46, BLOCK 47, THE STREETS NAMELY AVENUE LANCER AVENUE, CHEMIN VIDAME ROAD, CHEMIN VIDAME ROAD AND AVENUE CABALLERO AVENUE HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUMENTS.
(2) THE STREETS ARE DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAYS.

DATED THE 20th DAY OF APRIL, 2022.

I HAVE THE AUTHORITY TO BIND THE CORPORATION

Karen Gordon
KAREN GORDON
SECRETARY TREASURER
RIDEAU FOREST DEVELOPMENT LTD.

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 9th DAY OF NOVEMBER, 2022.

DECEMBER 12, 2022
DATE

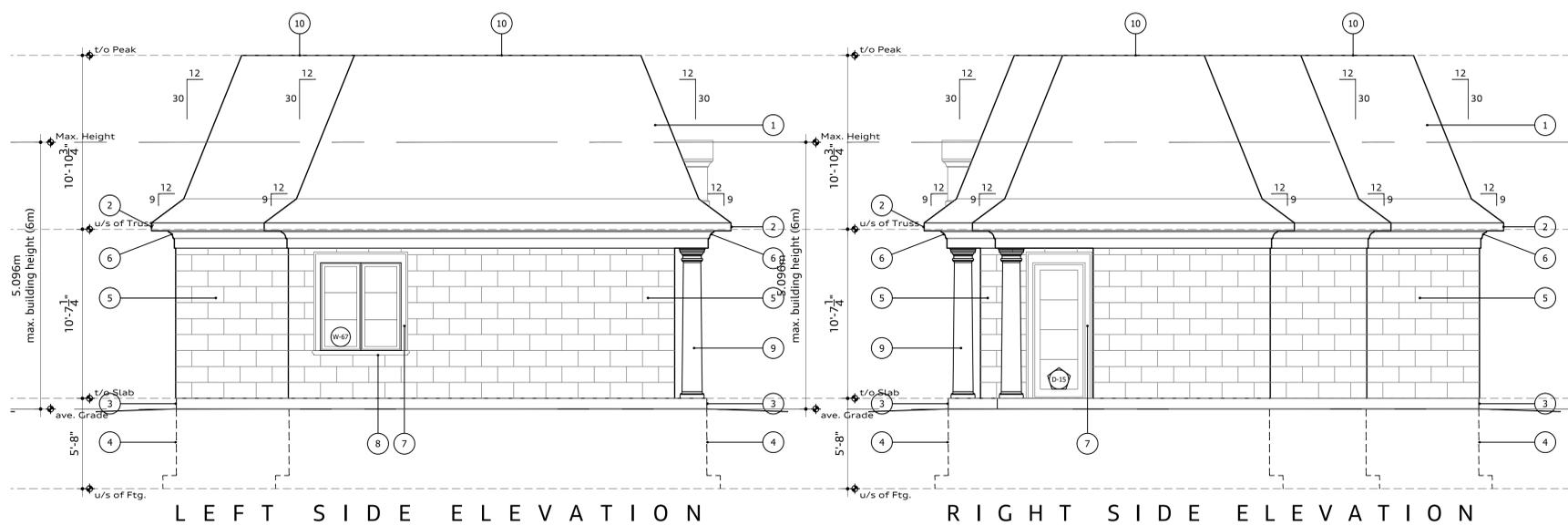
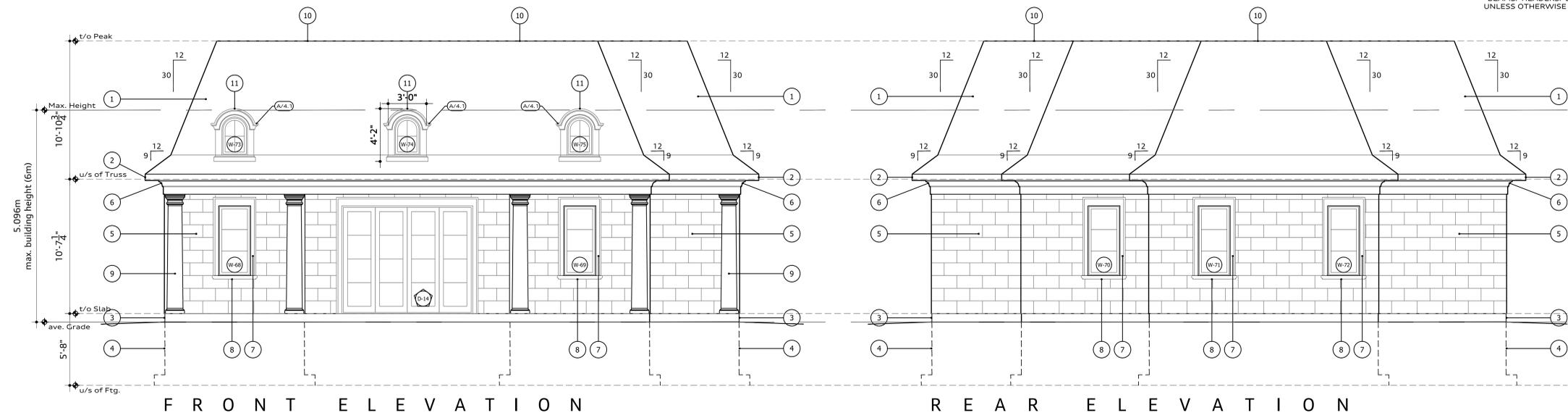
H. SHIPMAN
ONTARIO LAND SURVEYOR

*ALL BLOW UP DETAILS/ SECTIONS AS PER SHEETS "A4.0-A4.1"
 *BEAMS/ HEADERS/ LINTELS DROPPED UNLESS OTHERWISE NOTED.

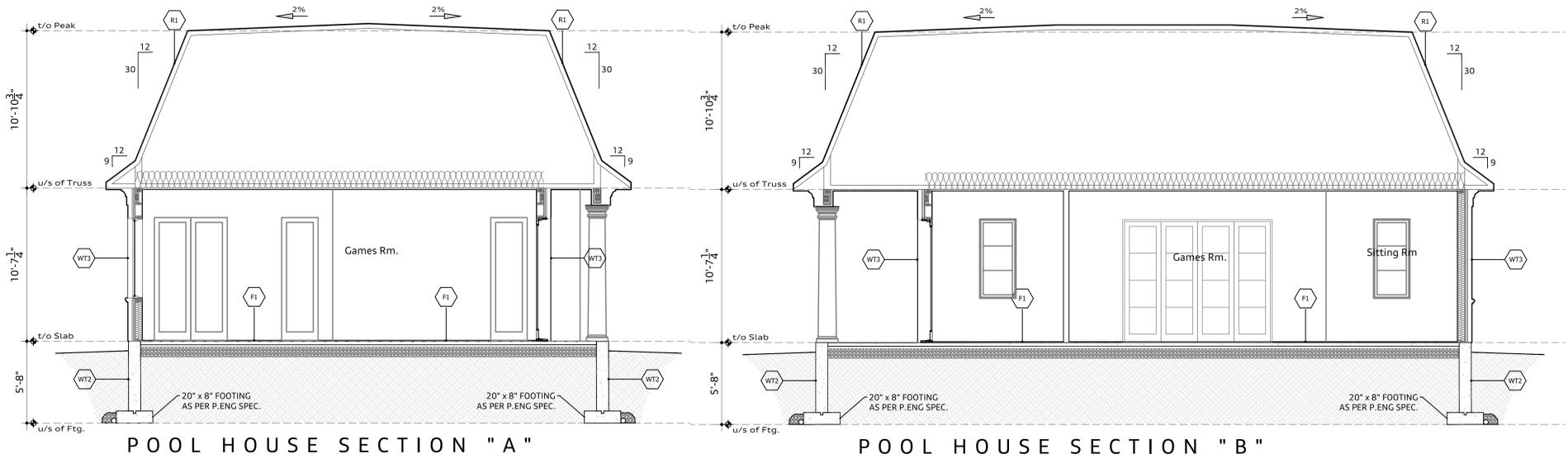
- ELEVATION NOTES
1. ASPHALT SHINGLES
 2. PREFIN. METAL SOFFIT & FASCIA
 3. CEMENT PARING
 4. OUTLINE OF FDN. WALLS
 5. STONE CLADDING
 6. CROWN MOULDING w/ TRIM
 7. PRECAST STONE TRIM
 8. PRECAST STONE SILL
 9. COLUMN
 10. DRIP FLASHING
 11. DECORATIVE DORMER
 12. CHIMNEY FLUE
 13. VALLEY FLASHING
 14. RAILING
 15. NEWEL POST
 16. PREFIN. METAL ROOFING

ANDRÉ GODIN DESIGN
 EXCEPTIONAL HOME SERVICES
 ANDRECODINDESIGN.COM

Committee of Adjustment
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- WALL ASSEMBLIES**
- WT1: FOUNDATION WALL (Insulated)
- 10" Poured conc. Foundation wall c/w damp-proofing, Platon Foundation protection & 2" rebar Top & Bottom.
 - Concrete footing as per F.F.P.
 - 4" weeping tile @ footing perimeter
 - 6" min. rigid insulation
 - RS rigid insulation
 - 2x4 Stud walls @ 24" o.c. c/w R12 batt insulation. Provide moisture barrier between bottom plate & concrete slab.
 - 6 mil. Poly. Vapour barrier lapped min. 4" & sealed at all joints
 - 2" Drywall (taped/sanded) Painted
- WT2: FOUNDATION WALL (Non-insulated)
- 10" Poured conc. Foundation wall c/w damp-proofing, Platon Foundation protection & 2" rebar Top & Bottom.
 - Concrete footing as per F.F.P.
 - 4" weeping tile @ footing perimeter
 - 6" min. crushed stone cover
- WT3: EXTERIOR WALL - Stone
- Brick or Stone cladding
 - 1" Air space
 - RS rigid insulation
 - 2x4 Wood studs @ 16" o.c. c/w R19 Batt insulation
 - 6 mil. Poly. Vapour barrier lapped min. 4" & sealed at all joints
 - 2" Drywall (taped/sanded) Painted
- WALL ASSEMBLIES**
- WT4: INTERIOR WALL - 2x4 (TYP)
- 2" Drywall (taped/sanded) Painted
 - 2x4 Studs @ 16" o.c. (Blocking at all cabinet locations)
 - 2" Drywall (taped/sanded) Painted
- WT5: INTERIOR WALL - 2x6
- 2" Drywall (taped/sanded) Painted
 - 2x6 Studs @ 16" o.c.
 - 2" Drywall (taped/sanded) Painted
- WT6: TYPICAL GARAGE WALL
- 2" Drywall (taped/sanded) Painted
 - RS rigid insulation
 - 2x4 Wood studs @ 16" o.c. c/w R19 Batt insulation
 - 6 mil. Poly. Vapour barrier lapped min. 4" & sealed at all joints
 - 2" Drywall (taped/sanded) Painted
- WT7: TYPICAL SOUNDPROOF WALL
- 2" Drywall (taped/sanded) Painted
 - 2x4 or 2x6 Studs @ 16" o.c.
 - ROXUL Safe'n'Sound insulation
 - 2" Drywall (taped/sanded) Painted
- FLOOR ASSEMBLIES**
- F1: TYPICAL CONCRETE SLAB - BASEMENT
- Floor finish as indicated
 - 2" Poured conc. slab c/w 6x6x2" reinforced mesh or micro fibre
 - 10 mil. Poly. Vapour barrier lapped min. 4" & sealed at all joints
 - 8" min. rigid insulation
 - 8" min. compacted granular "A" or fill from solid rock to u/s of Slab
 - 2" Drywall (taped/sanded) Painted
- F2: TYPICAL CONCRETE SLAB - GARAGE/TERRACE
- 4" Poured conc. slab Sloped 2% towards door c/w 6x6x2" reinforced mesh or micro fibre reinforcing
 - 10 mil. Poly. Vapour barrier lapped min. 4" & sealed at all joints
 - 8" min. rigid insulation (Garage)
 - 8" min. compacted granular "A" or fill from solid rock to u/s of Slab
 - 2" Drywall (taped/sanded) Painted
- F3: TYPICAL FLOOR PLATFORM
- Floor finish as indicated
 - 2" T&G plywood subfloor
 - Prefab floor joists as per manuf. layout.
 - 1x4 Wood strapping @ 16" o.c. (transverse to floor joist beams)
 - 2" Drywall (taped/sanded) Painted
- F4: TYPICAL UPPER TERRACE FLOOR
- 2" DECKING
 - Waterproof membrane (ICMC 1407AL)
 - 2x4 Cut sleepers (pressure treated & sloped to scuppers)
 - 2x12 DDTS @ 16" c.c.
 - 2" T&G plywood subfloor
 - 2x12 DDTS @ 16" c.c.
 - 1x4 Wood strapping @ 16" o.c.
 - 1x6 T&G Wood planks (exterior)
- ROOF ASSEMBLIES**
- R1: TYPICAL ROOF
- Asphalt Shingles
 - 6x6 Watershed (whole roof)
 - 2" Plywood sheathing
 - Prefab Trusses as per manuf. layout.
 - 10 mil. Poly. Vapour barrier lapped min. 4" & sealed at all joints
 - RS rigid insulation
 - 6 mil. Poly. Vapour barrier lapped min. 4" & sealed at all joints
 - 1x4 Wood strapping @ 16" o.c.
 - 2" Drywall (taped/sanded) Painted
- R2: TYPICAL FLAT ROOF
- Sloped to scuppers
 - Waterproof membrane (ICMC 1407AL)
 - 2" T&G plywood subfloor
 - 2x4 Cut sleepers (pressure treated)
 - Prefab floor joists as per manuf. layout.
 - 6 mil. Poly. Vapour barrier lapped min. 4" & sealed at all joints
 - 6 mil. Poly. Vapour barrier lapped min. 4" & sealed at all joints
 - 1x4 Wood strapping @ 16" o.c.
 - 1x6 T&G Wood planks (exterior)



PROJECT: I O T T A W A , R E S I D E N T I A L , C O N T R A C T O R
 Project: I O T T A W A , R E S I D E N T I A L , C O N T R A C T O R

Revisions

No.	Description
1.	MAY 15/23 - ISS FOR PRICING
2.	SEPT 18/23 - UPO STRUCTURAL & ASSED ELEVATIONS
3.	NOV 27/23 - UPO for permit app.
4.	
5.	

Scale: 1/4" = 1'-0"

POOL HOUSE ELEVATIONS/SECTION

Drawing No. A0.1

#4504 CABALLERO AVENUE
R-PLAN 4M- SUBLOT 23
LOTS 2 & 3. CONC. 2
OSGOODE
CITY OF OTTAWA, ONTARIO

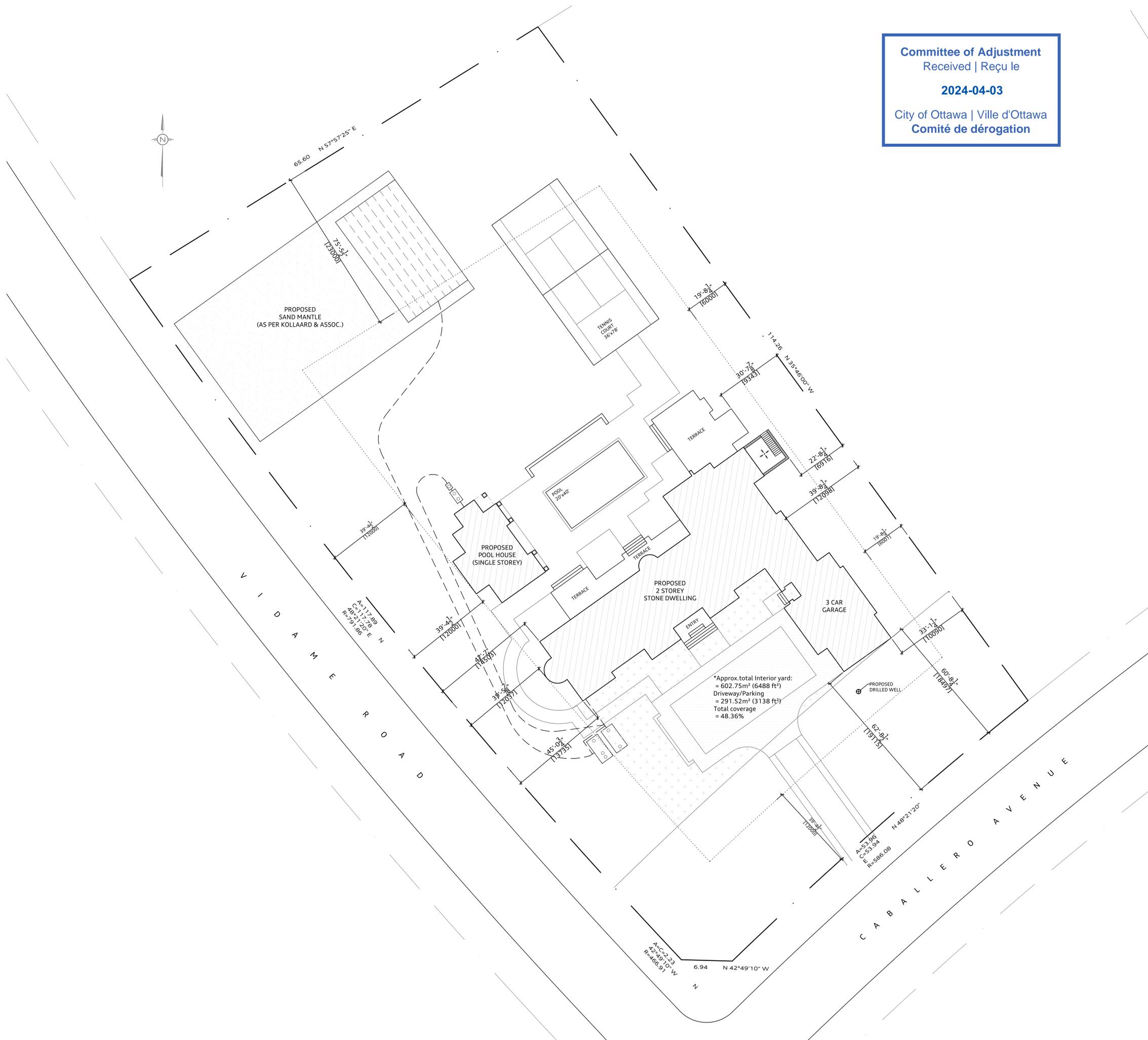
*NOTE:
FOR GRADING, REFER TO PLAN
PREPARED BY " KOLLAARD ASSOCIATE
ENGINEERS, DATED "JULY 24/ 2023"

FOR SEPTIC DESIGN, REFER TO PLAN
PREPARED BY " KOLLAARD ASSOCIATE
ENGINEERS, DATED "JULY 27/ 2023"

*SITE INFORMATION:

LOT SIZE - 7,575.65 m² (81,543.5 ft²)
LOT COVERAGE - 8% (max. allowable)
MAIN HOUSE - 601.91m² (6,479.09 ft²)
POOL HOUSE - 100.61m² (1,083 ft²)
PROP. LOT COV. - 9.3% (9.27%)

Committee of Adjustment
Received | Reçu le
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Comité de dérogation



PROJECT: I B R A H I M A , R E O N T A R I O

Project: I B R A H I M A , R E O N T A R I O

No.	Description
1.	MAY 15/23 - ISS FOR PRICING
2.	SEPT 18/23 - UPD STRUCTURAL & APPROV ELEVATOR
3.	NOV 27/23 - UPD FOR PERMITS
4.	OCT 4/23 - Rev. Garage area
5.	FEB 14/23 - UPD Site plan info

"DO NOT SCALE DRAWING"
IT IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO A.C.D.
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING JURISDICTION.

A: DESIGNER
B: CONTRACTOR
C: DRAWING REVISION

Scale: 1/16" = 1'-0"

SITE PLAN

Drawing No.

50.0