

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

Committee of Adjustment
Received | Reçu le
2024-02-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

BLOCK	RADIUS	ARC	CHORD	BEARING
3	18.00	1.55	1.55	N28°10'30"E
10	68.00	9.29	9.28	N55°46'58"E
11	50.00	6.84	6.83	N55°46'58"E
15	100.00	10.71	10.71	N35°39'17"W
18	120.00	39.05	38.88	N29°24'05"W
18	120.30	39.14	38.97	N29°24'05"W

APPROVED UNDER SECTION 51 OF THE PLANNING ACT
BY THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
THIS 15th DAY OF December 19 98
PLANNING & DEVELOPMENT APPROVALS
COMMISSIONER
N. Tumbalife
REGIONAL MUNICIPALITY OF
OTTAWA-CARLETON

PLAN 4M-1025
I certify that this Plan is registered in the Land Registry
Office for the Land Titles Division of Ottawa-Carleton
No. 4 at 10:50'clock on the 18 day of December 1998
and entered in the register for Property Identifier
No. 4468 and the required consents are registered as
Plan Document No. LT 1170585
[Signature]
Land Registrar

THIS PLAN COMPRISES PART OF THE LAND
IDENTIFIED BY PIN 04468-3697 (LT)

PLAN OF SUBDIVISION OF
PART OF LOT 31
CONCESSION 6 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
NOW IN THE CITY OF KANATA
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

SCALE 1 : 750
0 10 20 50 75 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS
1998

NOTES
1. BEARINGS SHOWN HEREON ARE GRID BEARINGS, DERIVED FROM THE
NORTHEASTERLY LIMIT OF PART 1, AS SHOWN ON PLAN 4R-257,
HAVING A BEARING OF N 64°17'30" W AND ARE REFERRED TO THE
CENTRAL MERIDIAN 76°30' W LONGITUDE, ZONE 9 OF THE MTM ONTARIO
CO-ORDINATE SYSTEM (NAD 27).

LEGEND
□ - SURVEY MONUMENT SET
■ - SURVEY MONUMENT FOUND
SIB - STANDARD IRON BAR
SSIB - SHORT STANDARD IRON BAR
IB - IRON BAR
CP - CONCRETE PIN
(857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
(RP) - ROCK POST
(OH) - ONTARIO HYDRO
(RB) - ROCK BAR
(1475) - WEBSTER & SIMMONDS SURVEYING LTD., O.L.S.
(P&S) - PLAN 4M-991 & SET
(P&M) - PLAN 4M-991 & MEASURED.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. BLOCKS 1 TO 15, (BOTH INCLUSIVE), THE STREETS NAMED PINE HILL
DRIVE AND WATERTHRUSH CRESCENT AND RESERVES, NAMELY
BLOCKS 16, 17 AND 18, HAVE BEEN LAID OUT IN ACCORDANCE WITH
OUR INSTRUCTIONS.

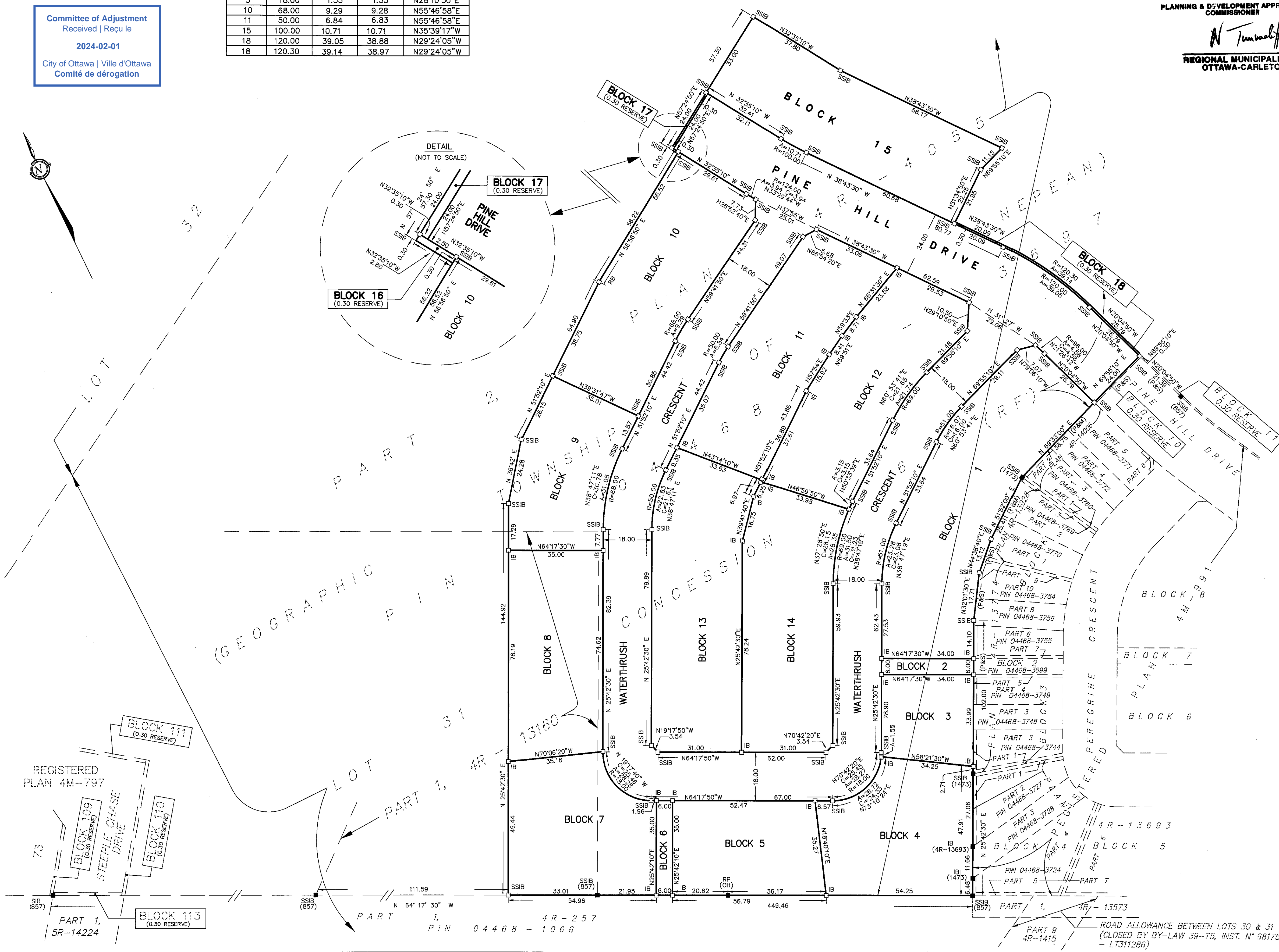
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION
OF THE CITY OF KANATA AS PUBLIC HIGHWAYS.
DATED THIS 4th DAY OF DECEMBER, 1998.

I HAVE THE
AUTHORITY
TO BIND THE
CORPORATION.
[Signature]
PAUL VAN STEEN
VICE-PRESIDENT

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 NOVEMBER 25, 1998.

December 7, 1998
DATE
[Signature]
MARTHA L. PETRIE
ONTARIO LAND SURVEYOR

Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS OTTAWA KANATA	JOB No. 173980 20/11/98 (DN) FILE No. S/SDSK/PROJ/DWG JB244/NEW_PH4.DWG REFERENCE No. 62(b) - 6 (RF)NP



ROAD ALLOWANCE BETWEEN LOTS 30 & 31
(CLOSED BY BY-LAW 39-75, INST. N° 581754
- LT311266)

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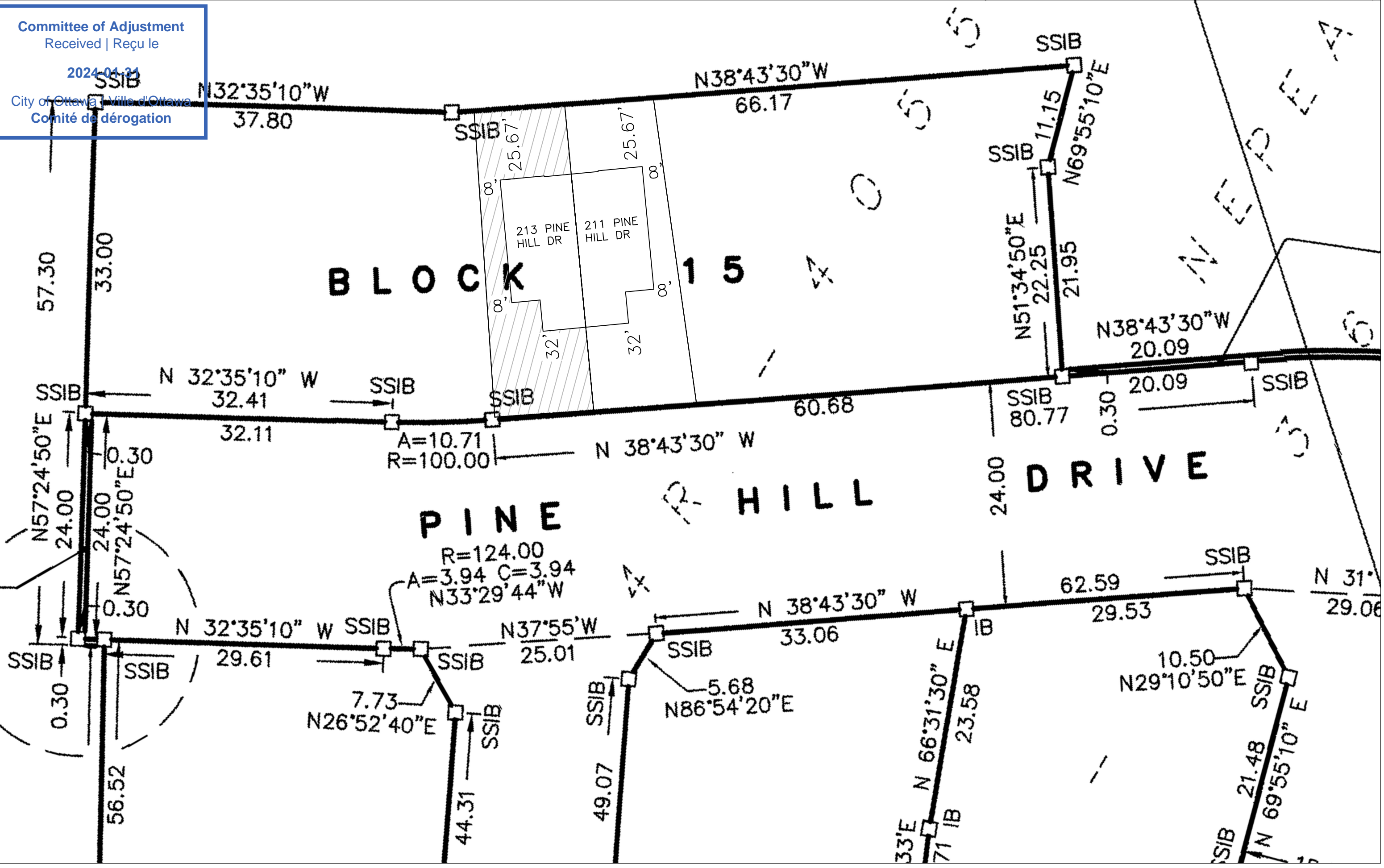
2024-01-31

City of Ottawa | Ville d'Ottawa
Comité de dérogation

BLOCK 15

PINE HILL DRIVE

213 PINE HILL DR
211 PINE HILL DR





944 Crawford Dr.
 Peterborough, Ontario K9J 3X2
www.lifestylesunrooms.com
 Tel: 800-465-0593
 Fax: 800-934-0822

PROJECT

LIFESTYLE SUNROOM ADDITION

PROJECT ADDRESS

213 Pine Hill Dr, Kanata,
 ON K2M 2V1

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

04

REVISION PROJECT# DESIGN#

PRJ93132

MODEL TYPE

(4" ALUMINUM ROOF)

CLIENT

Laura Grant

DATE SCALE

November 09, 2023

DRAWN BY: CHECKED BY:

T.H. J.P.

LIFESTYLE ENGINEERING

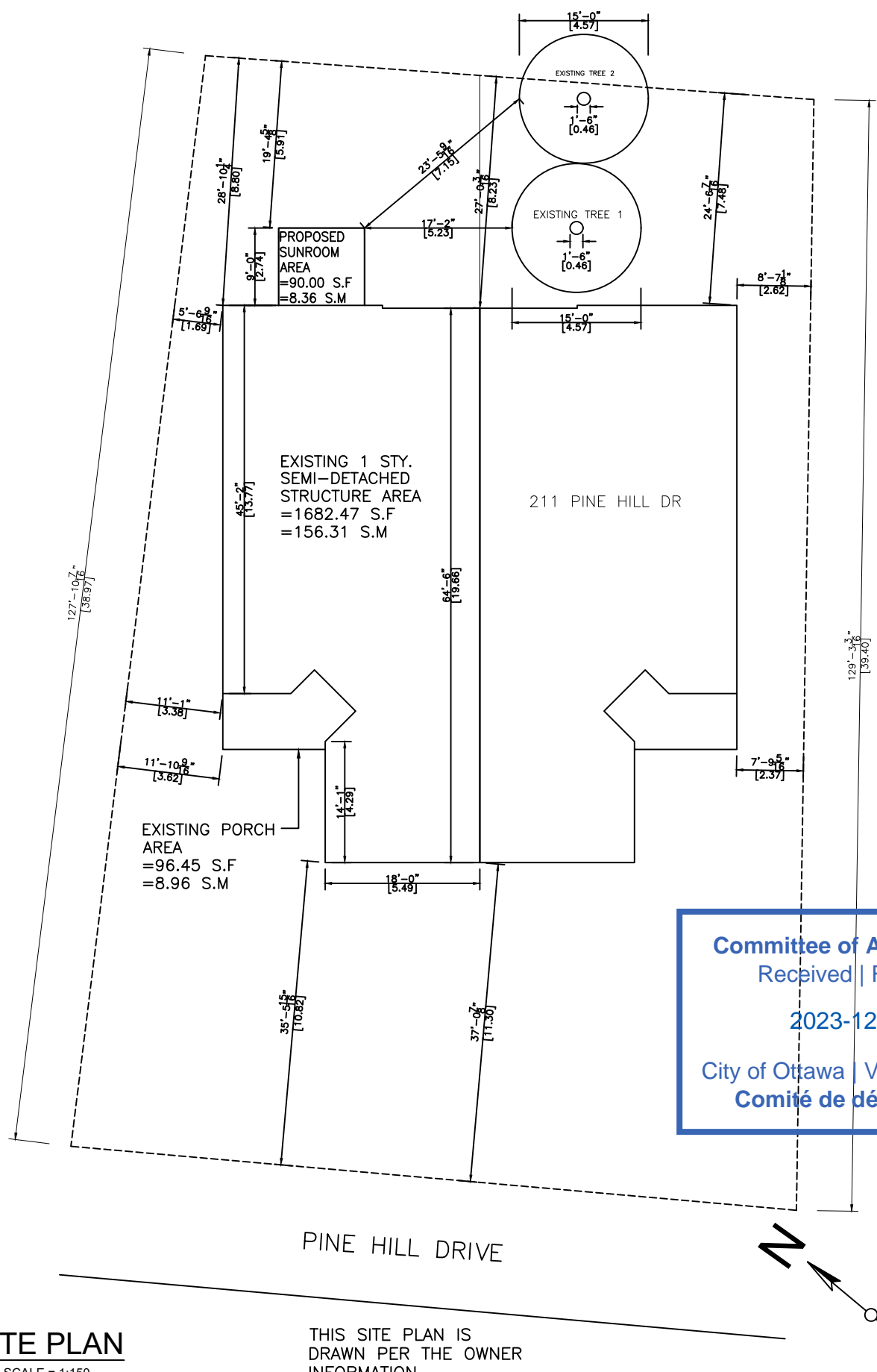


NOTES:

1. THE WALLS AND ROOF STRUCTURAL PANELS OF THE SUNROOM WILL BE PREFABRICATED BY LIFESTYLE SUNROOMS INC. AND WILL BE INSTALLED BY ITS TRAINED SKILLED INSTALLERS.
2. A PROFESSIONAL ENGINEER UNDERTAKES THE GENERAL REVIEW OF THE INSTALLATION.
3. A FINAL PROJECT REVIEW LETTER WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER THE COMPLETION.
4. (1). STAIRS RISER DIMENSIONS SHALL CONFIRM TO ARTICLES 9.8.4.2 AND 9.8.4.3 OF THE 2012 OBC WHICH STIPULATES THAT RISERS DESIGNED FOR PRIVATE USE MUST HAVE A MAXIMUM RISE OF NO MORE THAN 200 mm OR A MINIMUM RISE OF NO LESS THAN 125 mm AND A MAXIMUM RUN OF NO MORE THAN 355 mm OR A MINIMUM RUN OF NO MORE THAN 210 mm AND A MAXIMUM TREAD DEPTH OF 355 mm OR A MINIMUM TREAD DEPTH OF NO LESS THAN 235 mm.
4. (2). REQUIRED EXIT STAIRS SHALL HAVE A WIDTH, MEASURED BETWEEN WALL FACES OR GUARDS, OF NOT LESS THAN 900 mm AS PER ARTICLE 9.8.2.1 OF THE 2012 OBC.
5. THE WIDTH OF THE LANDING IF REQUIRED SHALL BE NOT LESS THAN THE GREATER REQUIRED STAIR WIDTH WHERE ONE OR MORE OF THE STAIR WIDTHS DO NOT EXCEED THEIR RESPECTIVE REQUIRED WIDTHS, OR NOT LESS THAN THE LESSER ACTUAL STAIR WIDTH WHERE ALL OF THE WIDTHS OF THE STAIRS EXCEED THEIR RESPECTIVE REQUIRED WIDTHS AS PER ARTICLES 9.8.6.2 AND 9.8.6.3 OF THE 2012 OBC.
6. ALL HAND RAILS AND GUARDS SHALL BE BUILT AS PER OBC 2012 AND SUPPLEMENTARY STANDARD SB-7. EXTERIOR HANDRAIL AND GUARDS TO BE AT LEAST 900 mm OR 36" MEASURED VERTICALLY ABOVE THE NOSING OF ANY TREAD AND/OR PLATFORM NOT MORE THAN 1800 mm OR 5'-11" ABOVE THE FINISHED GROUND AS PER SUBSECTIONS 9.8.7 AND 9.8.8 OF 2012 OBC; ALL PICKET AND/OR GUARD SPACING MUST BE NO MORE THAN 100 mm OR 4" APART AS PER ARTICLE 9.8.8.5 OF THE 2012 OBC; ALL BALUSTERS TO BE SPACED NO MORE THAN 1200 mm OR 48" APART.
7. TO CARRY RAINWATER AWAY FROM THE SUNROOM, DOWNSPOUTS WILL BE INSTALLED AT THE OUTSIDE CORNERS OF ROOM IN ACCORDANCE TO ARTICLES 9.26.18.2, 7.3.3.7, AND 5.6.2.2 OF THE 2012 OBC.
8. ALL ADDITIONAL ASPECTS OF THE PROJECT WILL BE INSTALLED ACCORDING TO TACBOC DETAILS AND COMPLY WITH THE REQUIREMENTS STIPULATED BY THE 2012 OBC, INCLUDING DOORS (TO SECTION 9.6.); WINDOWS (TO SECTION 9.7.); SKYLIGHTS (TO SUBSECTION 9.7.7.); GLASSES (TO SUBSECTION 9.7.3.); WOOD FRAME CONNECTIONS, DECK FARMING, STICK BUILT WALLS AND SUBFLOORING (TO SUBSECTION 9.23.14); BUILT-UP BEAMS (TO ARTICLE 9.23.8.3); BUILT-UP COLUMNS (TO ARTICLE 9.17.4.2); ROOFING (TO SECTION 9.26.); ROOF DRAINS AND DOWNSPOUTS (TO SUBSECTION 9.26.18.); FLASHING (TO SUBSECTIONS 9.20.13 & 9.26.3 & 9.26.4); CLADDING (TO SECTION 9.27.); CAULKING (TO SUBSECTION 9.27.4.); INTERIOR FINISHING (TO SUBSECTION 9.29.); FLOORING (TO SECTION 9.30.); STAIRS, RAMPS, HANDRAILS AND GUARDS (TO SECTION 9.8.); LIGHTING OUTLETS (TO SECTION 9.34.).

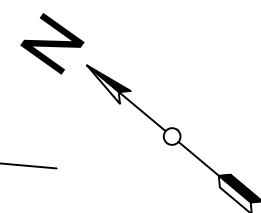
LOT AREA	928.68 m ²	9996.27 ft ²
TOTAL EXISTING FLOOR AREA	312.61 m ²	3364.94 ft ²
EXISTING DECK + PORCH AREA	17.92 m ²	192.90 ft ²
PROPOSED SUNROOM AREA	8.36 m ²	90.00 ft ²
TOTAL EXISTING AND PROPOSED FLOOR AREA	320.97 m ²	3454.94 ft ²
TOTAL LOT COVERAGE	~34.56 %	

Committee of Adjustment
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 2023-12-15
 City of Ottawa | Ville d'Ottawa
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SITE PLAN
 SCALE = 1:150

THIS SITE PLAN IS
 DRAWN PER THE OWNER
 INFORMATION



*** NOTES:**

HELICAL PILES ARE PER CCMC 13059-R AND THE ENCLOSED CALCULATIONS
 THE STRUCTURAL PANELS ARE ACCORDING TO BMEC#03-08-287 AND THE ENCLOSED CALCULATIONS

P1, P2	Compressive Load = 19.08 KN = 4288 Lbs
	Use helical post per structural calculation
P3, P4	Compressive Load = 6.94 KN = 1651 Lbs
	Use helical post per structural calculation



944 Crawford Dr.
 Peterborough, Ontario K9J 3X2
www.lifestylesunrooms.com
Tel: 800-465-0593
Fax: 800-934-0822

PROJECT
LIFESTYLE UNHEATED SUNROOM ADDITION

PROJECT ADDRESS
 213 PINE HILL DRIVE
 KANATA ONTARIO K2M 2V1

DRAWING TITLE
DECK & ROOF PLAN

DRAWING NUMBER
02

REVISION	PROJECT#	DESIGN#
	93132	

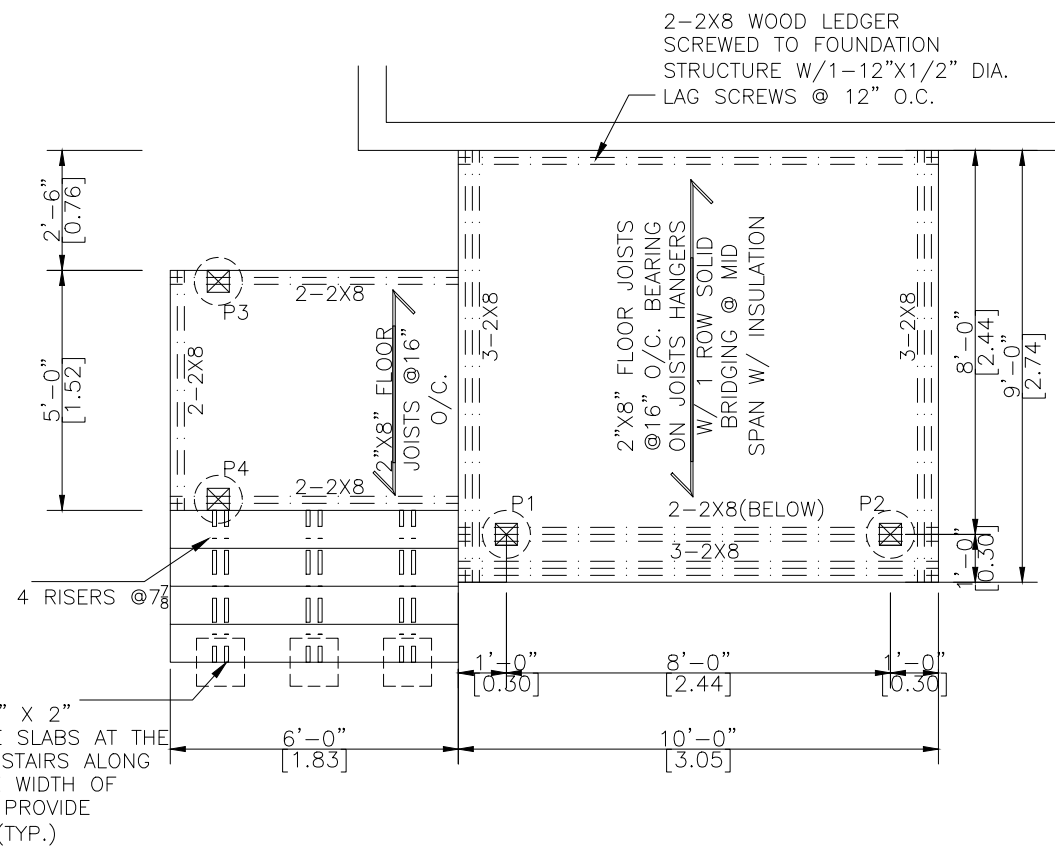
MODEL TYPE
 225 STUDIO(3" ALUMINUM TOP ROOF)

CLIENT
 LAURA AND GARY GRANT

DATE **SCALE**
 SEPT 27 2023

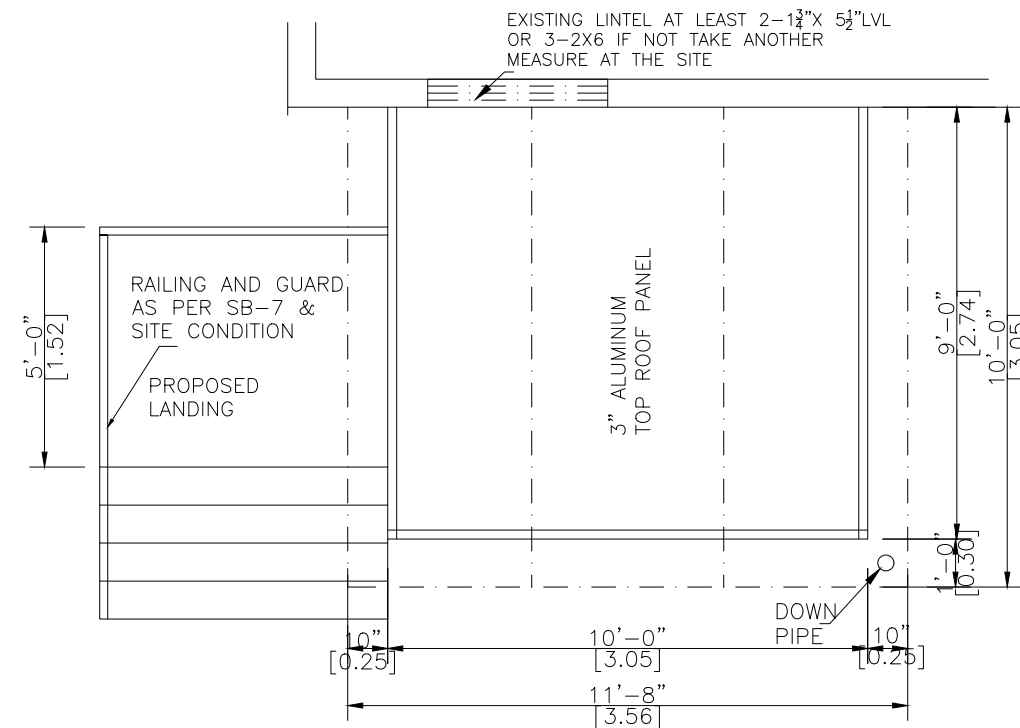
DRAWN BY: **CHECKED BY:**
 A.A. & A.K. J.P.

LIFESTYLE ENGINEERING



PIERS & DECK PLAN

SCALE 1/4"=1'-0"



WALLS & ROOF PLAN

SCALE 1/4"=1'-0"

PROJECT

**LIFESTYLE UNHEATED
SUNROOM ADDITION**

PROJECT ADDRESS

213 PINE HILL DRIVE
KANATA ONTARIO K2M 2V1

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

03

REVISION	PROJECT#	DESIGN#
	93132	

93132

MODEL TYPE

225 STUDIO(3" ALUMINUM TOP ROOF)

CLIENT

LAURA AND GARY GRANT

DATE

SEPT 27 2023

SCALE

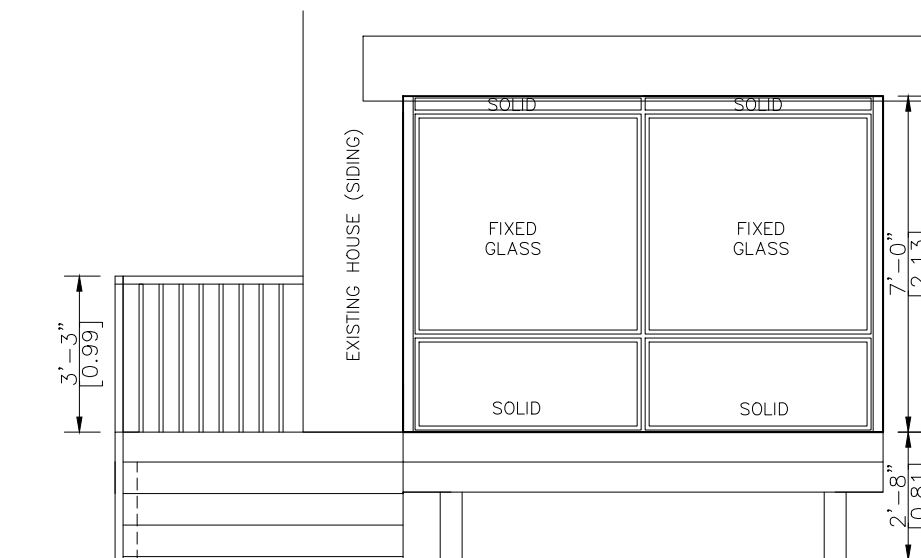
DRAWN BY:

A.A. & A.K.

CHECKED BY:

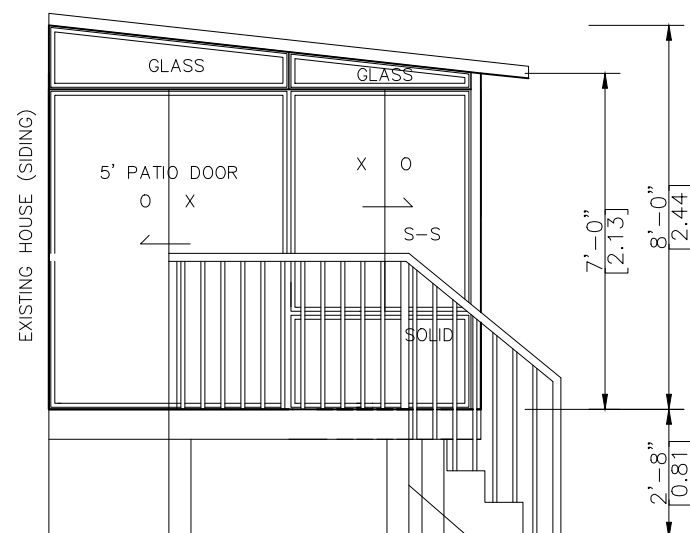
J.P.

LIFESTYLE ENGINEERING



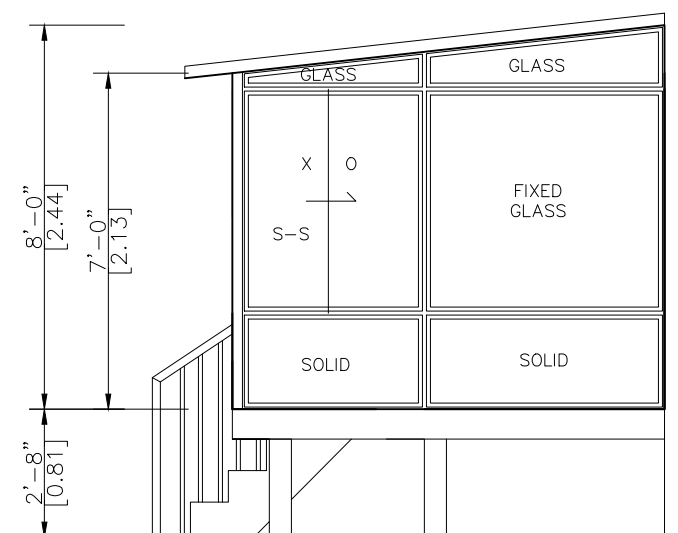
EAST ELEVATION

SCALE 1/4"=1'-0"



NORTH ELEVATION

SCALE 1/4"=1'-0"



SOUTH ELEVATION

SCALE 1/4"=1'-0"

NOTE:

-HELICAL PILES MADE OF STEEL IN ACCORDANCE WITH ASTM A500 GRADE C AND CAN/CSA-G40.21-97 HEAT GALVANIZED WITH A GALVANIZATION RATING OF AT LEAST 610 g/m² ACCORDING TO THE CSA-G164M-92 STANDARDS. ALL HELICAL PILES MUST BE INSTALLED TO A DEPTH OF AT LEAST 48" OR GREATER BELOW GRADE LEVEL AND IN ACCORDANCE WITH THE TORQUE SPECIFICATIONS.(REFER TO STRUCTURAL CALCULATION)
 -ALL CONCRETE PIER DESIGNS BASED ON SOIL BEARING CAPACITY OF 1500 P.s.f. (REFER TO STRUCTURAL CALCULATIONS)



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PROJECT

**LIFESTYLE UNHEATED
 SUNROOM ADDITION**

PROJECT ADDRESS

213 PINE HILL DRIVE
 KANATA ONTARIO K2M 2V1

DRAWING TITLE

A-A SECTION & SNOW
 ACCUMULATION

DRAWING NUMBER

04

REVISION	PROJECT#	DESIGN#
	93132	

93132

MODEL TYPE

225 STUDIO(3" ALUMINUM TOP ROOF)

CLIENT

LAURA AND GARY GRANT

DATE

SEPT 27 2023

SCALE

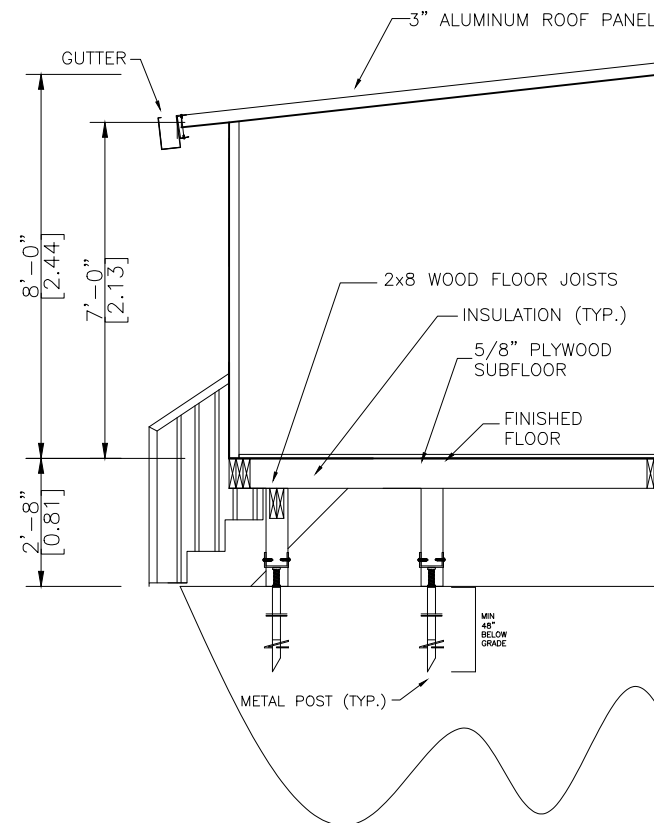
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A.A. & A.K.

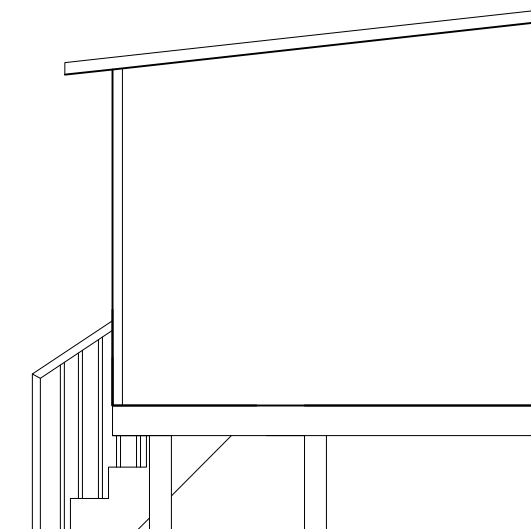
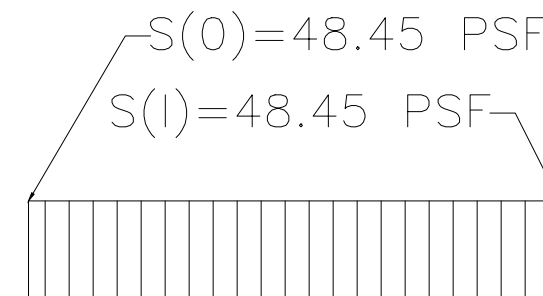
CHECKED BY:

J.P.

LIFESTYLE ENGINEERING



A-A SECTION
 SCALE= 1/4"=1'-0"



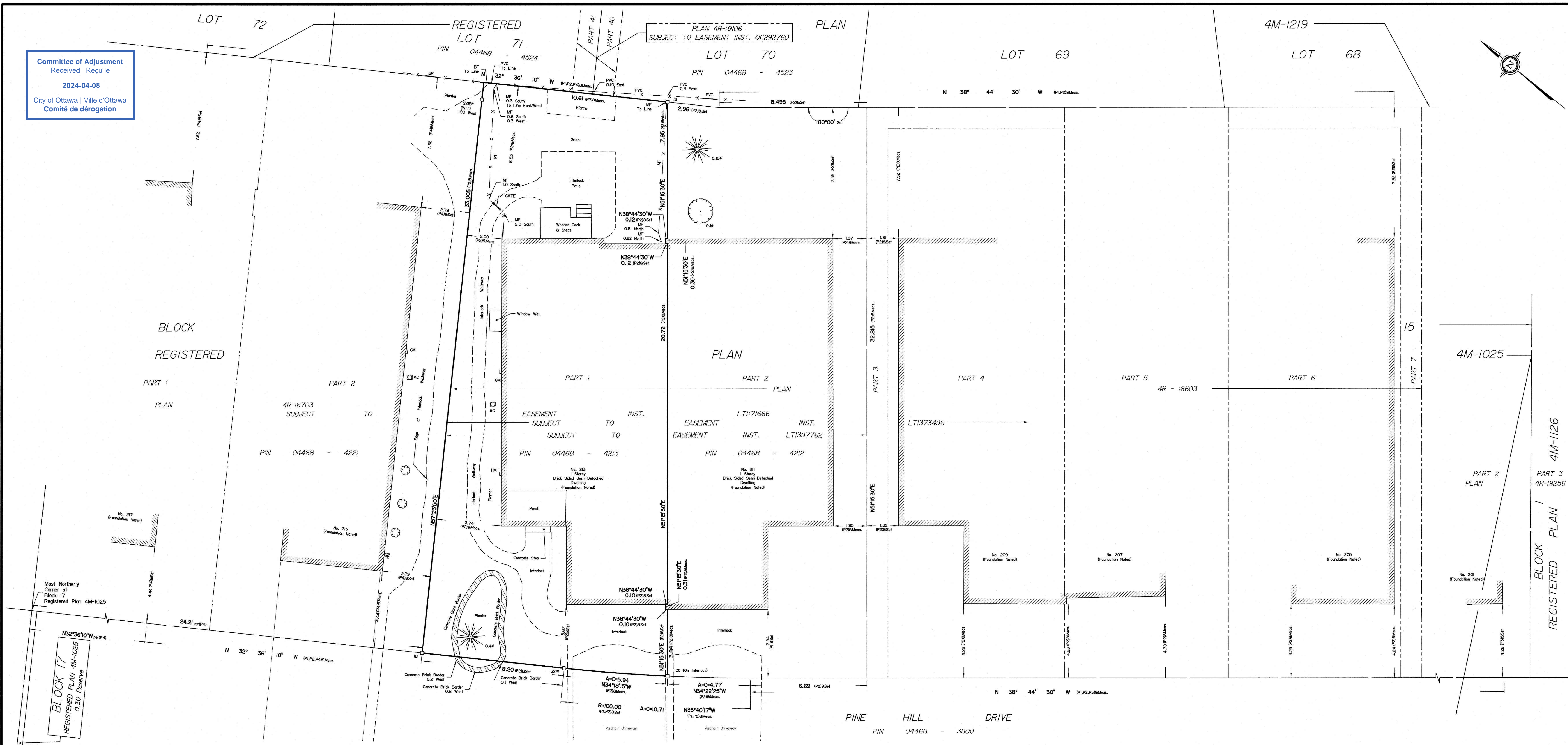
SNOW ACCUMULATION
 REFER TO ATTACHED CALCULATION

HASSE 22

Committee of Adjustment
Received | Reçu le
2023-12-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Committee of Adjustment
Received | Reçu le
2024-04-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF BLOCK 15
REGISTERED PLAN 4M-1025
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100
0 1 2 3 4 Metres

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, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 26th day of March, 2024.

April 3/24
Date
T. Hartwick
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED April 3, 2024

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
Lifestyle Sunrooms Inc. (The Client), their solicitors,
mortgages, 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 | |
| SSIB* | Short Standard Iron Bar (0.30 Long) | |
| IB | Iron Bar | |
| (WIT) | Witness | |
| Meas. | Measured | |
| (AOG) | Annis, O'Sullivan, Vollebek Ltd. | |
| (P1) | Registered Plan 4M-1025 | |
| (P2) | Plan 4R-16603 | |
| (P3) | Plan 4R-19256 | |
| (P4) | Plan 4R-16703 | |
| GM | Gas Meter | |
| HM | Hydro Meter | |
| MF | Metal Fence | |
| BF | Board Fence | |
| PVC | Plastic and Vinyl Fence | |
| AC | Air Conditioner | |
| ○ | Deciduous Tree | |
| ⊛ | Coniferous Tree | |
| ⊙ | Shrub | |
| ∅ | Diameter | |

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-75368

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 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°10'00" counter-clockwise was applied to bearings on plan P1, P2, P3 and P4.

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Email: Annis@anniss.com

Ontario
Land Surveyors
Job No. 24539-24 Lifestyls_S. PBRIS 4M-1025 D-E D2