

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

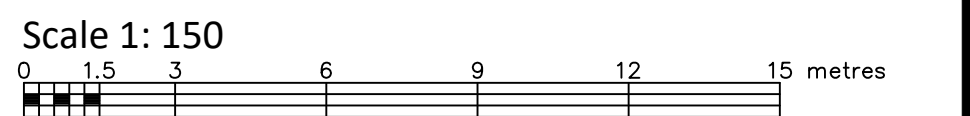
PLAN 4R-
RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	AREA (Sq.m.)
1	ALL OF 32	512	508.1
2			325.8

PLAN OF SURVEY OF
LOT 32
REGISTERED PLAN 512
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024



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 0.99994.

Bearing Note
Bearings hereon are grid bearings derived from the southerly limit of Sanford Avenue having a bearing of N87°25'30"W as shown on plan by (1692) dated November 5, 2018 (File No. 569-18) 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°27'50" counter-clockwise was applied to bearings on P1.
For bearing comparisons, a rotation of 0°30'30" counter-clockwise was applied to bearings on P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5026123.62	366727.84
(B)	5026122.65	366749.64
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.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
 - Denotes Survey Monument Found
 - SIB = Standard Iron Bar
 - SSIB = Short Standard Iron Bar
 - IB = Iron Bar
 - (WIT) = Witness
 - Meas = Measured
 - (P1) = Registered Plan 512
 - (P2) = Plan by (1692) dated November 5, 2018 (Job No. 569-18)
 - (P3) = Plan by (1287) dated October 7, 1997 (Job No. 281-97)
 - (P4) = Plan 4R-12892
 - (P5) = Plan by (1692) dated August 24, 2020 (File No. 285-20)
 - (N1) = Note by (632) dated April 17, 1950 (Ref. No. 1-NP512)
 - OW = Overhead Wires
 - UP = Utility Pole
 - AN = Anchor
 - Gate
 - CLF = Chain Link Fence
 - BF = Board Fence
 - IRW = Interlock Retaining Wall
 - SRW = Stone Retaining Wall
 - C/L = Centreline
 - Property Line
 - Deciduous Tree

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 _____ 2024.

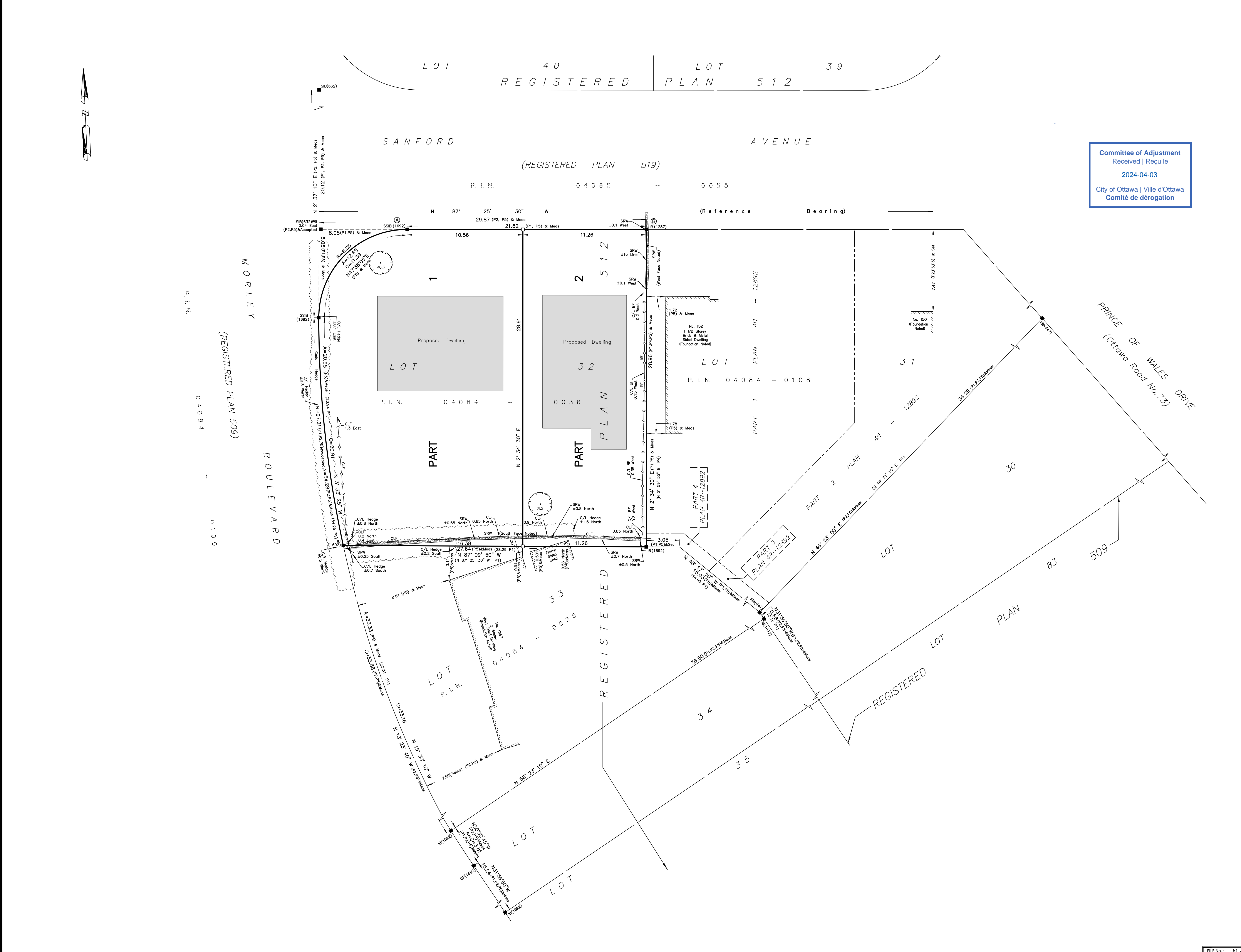
Date: _____ Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

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



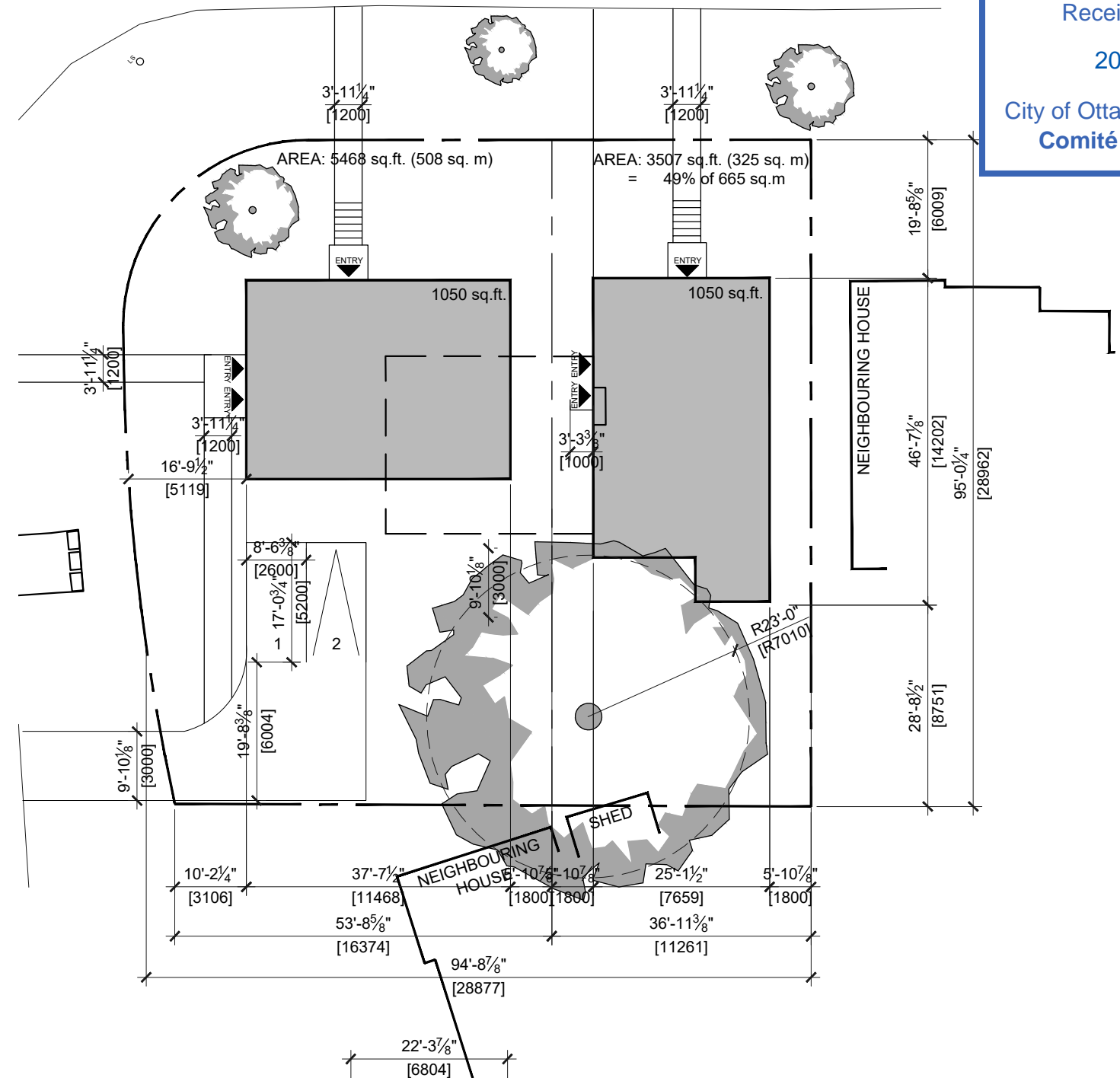
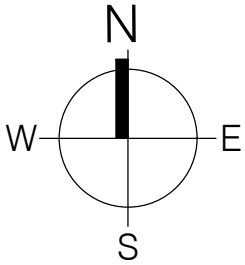
Committee of Adjustment
Received | Reçu le
2024-04-03
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Comité de dérogation

SANFORD AVENUE

Committee of Adjustment
Received | Reçu le

2024-04-03

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Comité de dérogation



NOTES:

- R1GG ZONING DESIGNATION
- AREA C AS PER SCHEDULE 1A
- WITHIN 600m OF A RAPID TRANSIT STATION (PRINCE OF WALES) AS PER SCHEDULE 2A

ZONING:

- 18m REQUIRED LOT WIDTH, **VARIANCE REQ'D**
- 665m² REQUIRED LOT AREA, PROVIDED
- 49% OF THE REQUIRED MIN. LOT AREA MAY BE APPLIED IF EACH OF THE DETACHED DWELLINGS HAVE THEIR FRONT WALL & DRIVEWAY FACING FRONTAGE ON DIFFERENT STREETS.
 - 49% = 325m²
- 8m HEIGHT LIMIT, PROVIDED
- 25% OF LOT DEPTH AND 25% OF LOT AREA MIN. REAR YARD SETBACK BUT NEED NOT EXCEED 7.5m [T. 158B(6)], 48.8% PROVIDED
- INTERIOR: 1.2m MIN. SIDE YARD SETBACK FOR ONE SIDE, TOTAL IS 3.6m, PROVIDED
- CORNER: 1.8m MIN. SIDE YARD SETBACK (50% OF REQ'D MIN. TOTAL) [S.144(2b,iii)], PROVIDED
- 4.5m MIN. CORNER SIDE YARD SETBACK, PROVIDED
- 6m MIN. FRONT YARD SETBACK, PROVIDED
- 1 MIN. PARKING SPACE PER PRIMARY DWELLING UNIT, PROVIDED

PARKING SPACE & DRIVEWAY REQUIREMENTS

- 1 MIN. PARKING SPACE PER DWELLING UNIT REQ'D [T.101], **VARIANCE REQ'D FOR INTERIOR LOT**
 - REQ'TS CALCULATED USING AREA X [S.101(5d)]
 - DOES NOT DEFER TO S.101(3a) THAT ONLY REQ'S PARKING IN EXCESS OF 12 UNITS
- 2.6m MIN. PARKING SPACE WIDTH, 5.2m MIN. PARKING SPACE LENGTH [S.106(1a,c)], PROVIDED
- 6m MIN. PARKING AISLE WIDTH (S.107(1c.ii)), PROVIDED
- ANY DRIVEWAY TO BE 0.15m FROM ANY INTERIOR SIDE LOT LINE BY A LANDSCAPED STRIP CONSISTING OF SOFT LANDSCAPING, PAVERS OR INTERLOCK BRICK [139(2c)], PROVIDED
- DRIVEWAY MAY NOT EXCEED 50% OF THE AREA OF THE YARD IN WHICH IT IS LOCATED [S.107(3b.ii.1)], 18.6% PROVIDED
- 70% MAX. PAVING RELATED TO PARKING IN REAR YARD [S.109(11a)], 42% PROVIDED
- 15% MIN. LANDSCAPING IN THE REAR YARD, PROVIDED

EXISTING BUILDING:

- 1.5 STOREY SINGLE FAMILY DETACHED HOME
- TO BE DEMOLISHED

PROPOSED BUILDING:

- 2 SINGLE FAMILY HOMES WITH ADDITIONAL DWELLING UNITS
- 2 STOREYS
- DOORS FACING BOTH STREETS

COMBUSTIBLE VS NON-COMBUSTIBLE SIDE WALLS:

NON-COMBUSTIBLE CONSTRUCTION USING STEEL STUDS CAN BE AVOIDED IF THE SIDE WALL OF EACH UNIT IS NOT TOO LARGE, AS IN THE FOLLOWING EXAMPLES:

COMBUSTIBLE CONSTRUCTION IS PERMITTED FOR A 3m x 6.66m SIDE WALL FIRE COMPARTMENT THAT IS 5' OR 1.5m FROM THE SIDE LOT LINE

COMBUSTIBLE CONSTRUCTION IS PERMITTED FOR A 3m x 17m SIDE WALL FIRE COMPARTMENT THAT IS 6.6' OR 2.0m FROM THE SIDE LOT LINE

SCHEMATIC DESIGN CONSIDERATIONS:

- | | |
|--|--|
| 1. TREES AND PRESERVATION REQUIREMENTS | 16. MECHANICAL SYSTEMS - SPECIAL REQUIREMENTS |
| 2. SITE GRADING OR EXISTING OBSTRUCTIONS | 17. TRANSFORMER - IN OR OUTDOORS |
| 3. OVERHEAD WIRES AND SETBACK REQUIREMENTS | 18. METERS AND ELECTRICAL PANEL - IN OR OUTDOORS |
| 4. ZONING REQUIREMENTS | 19. ELEVATOR |
| 5. OBC EXITING AND FIRE SAFETY REQUIREMENTS | |
| 6. ACCESSIBILITY | |
| 7. COMBUSTIBLE VS NON-COMBUSTIBLE SIDE WALLS | |
| 8. STORM WATER STORAGE AND ROOF DESIGN | |
| 9. STYLE PREFERENCES | |
| 10. MATERIAL PREFERENCES | |
| 11. BALCONIES, DECKS AND PATIOS | |
| 12. TARGET DEMOGRAPHIC AND UNIT SIZE | |
| 13. GARBAGE & RECYCLING | |
| 14. BICYCLE PARKING | |
| 15. CMHC MORTGAGE REQUIREMENTS | |



SANFORD CORNER
154 Sanford Avenue, Ottawa, K2C 0E8

MARCH 2024 SCALE: 1:250

SITE PLAN

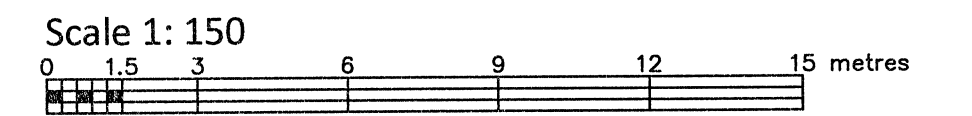
414 Churchill Ave. N, Ottawa
ON, K1Z 5C6 • 613-853-2822
www.rjhi.ca • rosahill@rjhi.ca

Rosaline J. Hill Architect Inc.

TOPOGRAPHIC PLAN OF SURVEY OF

LOT 32 REGISTERED PLAN 512 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2020



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

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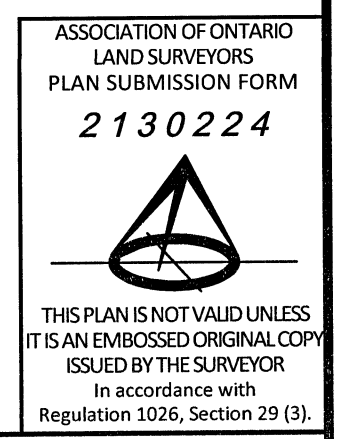
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Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978 :1978. (FSD. File No. 468-16) 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed 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: 1-07-17, Plan No. 1551, sheet 5 of 5, DWG No. 53454 & B-5a. 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, Witness, Measured, Registered Plan 512, Plan by (1692) dated November 5, 2018 (Job No. 569-18), Plan by (1287) dated October 7, 1997 (Job No. 281-97), Plan 4R-12892, Note by (632) dated April 17, 1950 (Ref. No. 1-NP512), Maintenance Hole (Storm), Maintenance Hole (Sanitary), Valve Chamber (Watermain), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Power, Underground Gas, Overhead Wires, Utility Pole, Anchor, Light Standard, Catch Basin, Corrugated Steel Pipe, Fire Hydrant, Water Valve, Water Stand Post, Gas Meter, Sign, Gate, Mail Box, Air Conditioner, Chain Link Fence, Board Fence, Interlock Retaining Wall, Stone Retaining Wall, Invert, Top of Grate, Underside of Eave, Top of Foundation, Centreline, Location of Elevations, Top of Concrete Curb Elevation, Property Line, Deciduous Tree.

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

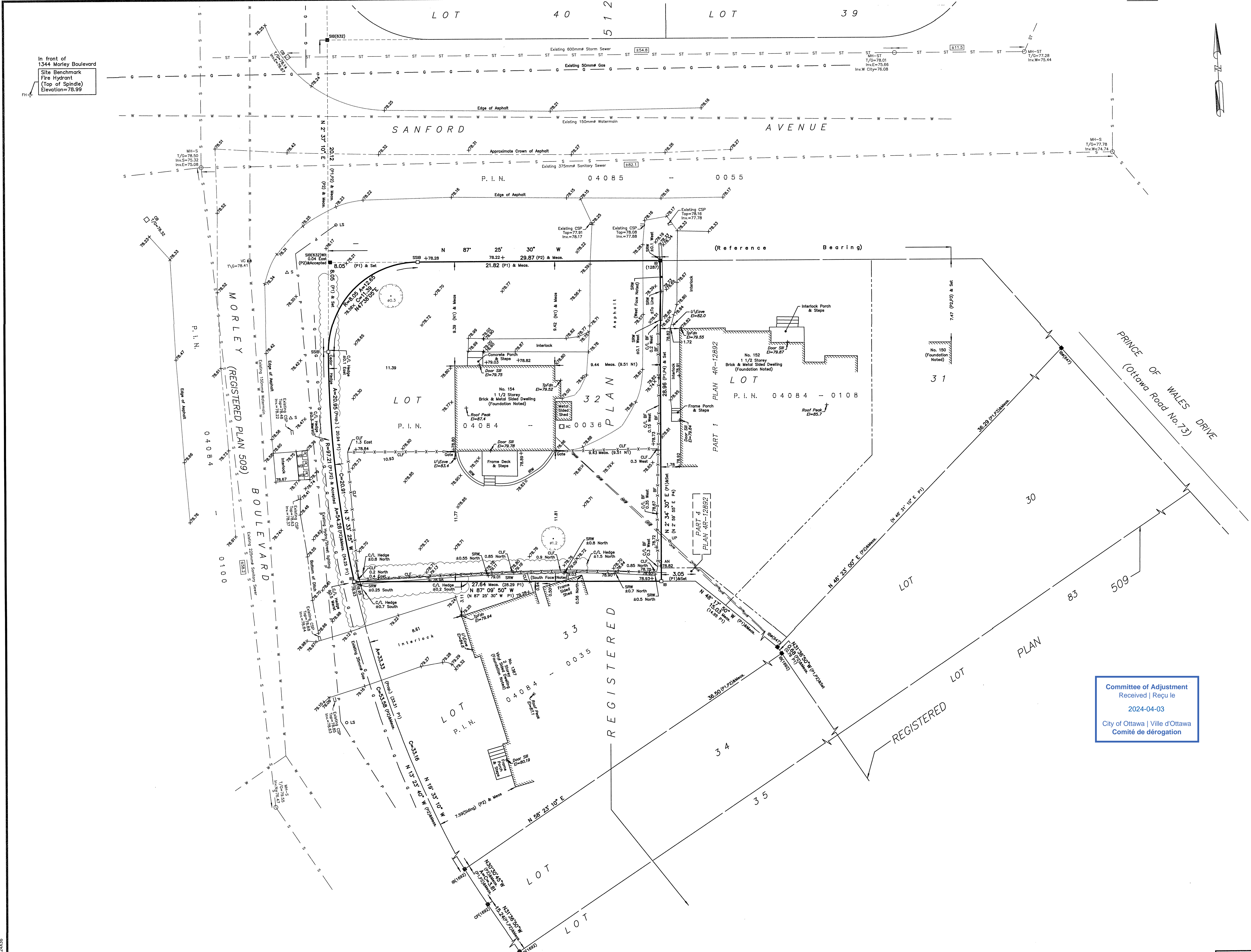


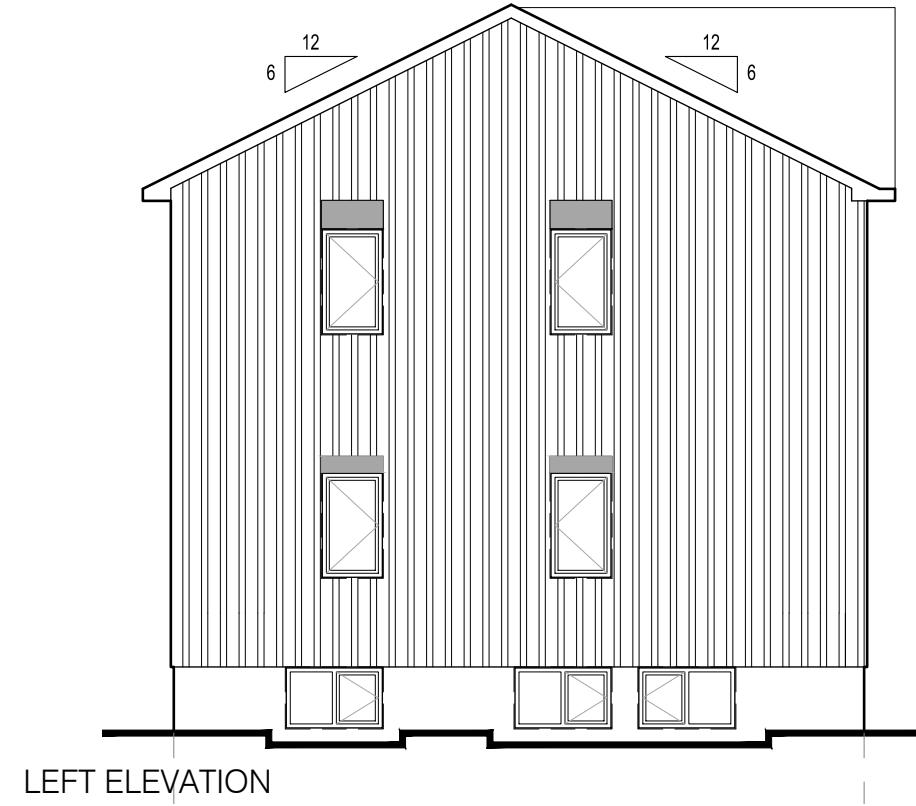
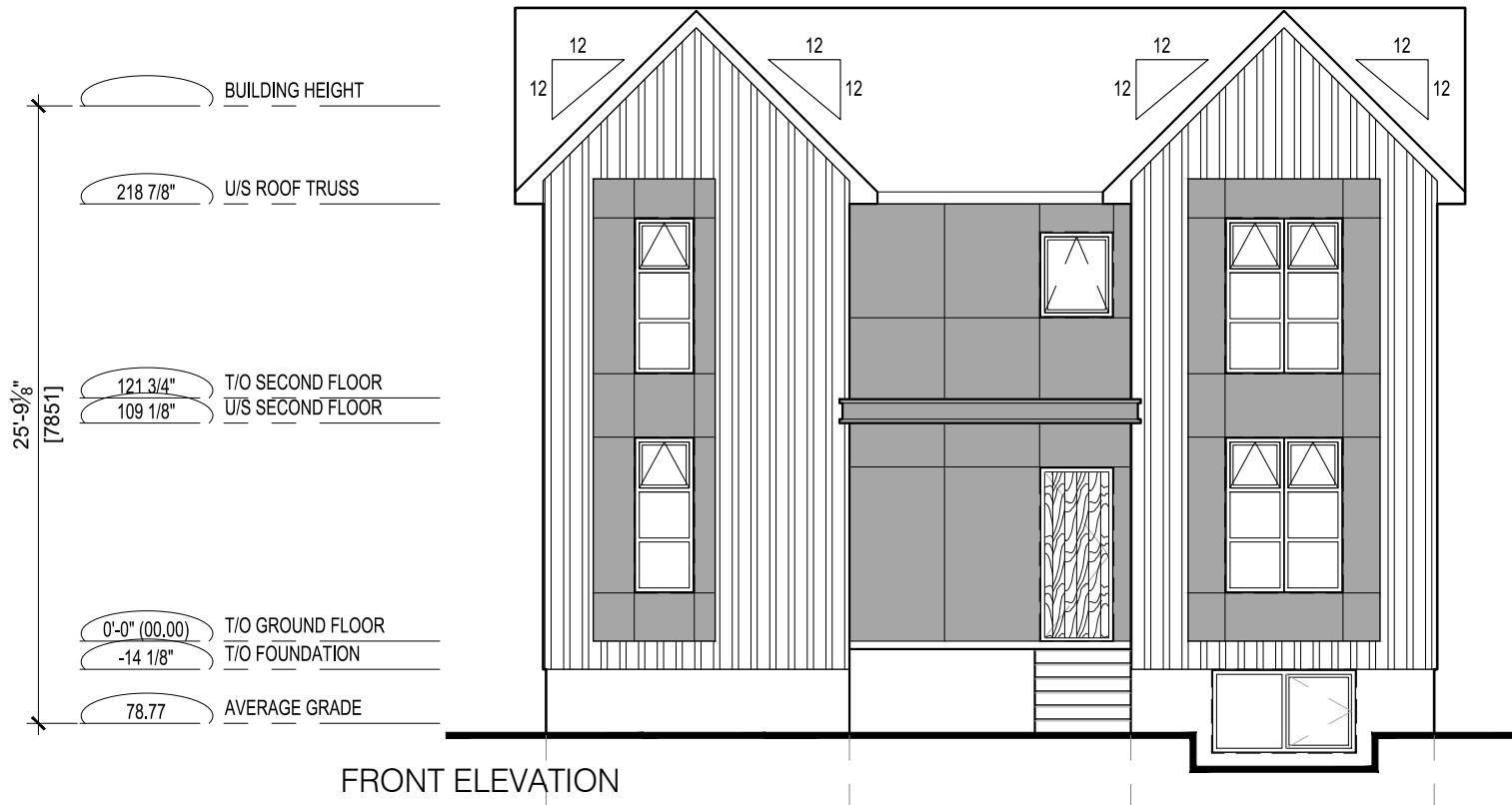
WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.

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 31st day of July, 2020. Date: Aug. 24/20 Daniel Robinson Ontario Land Surveyor

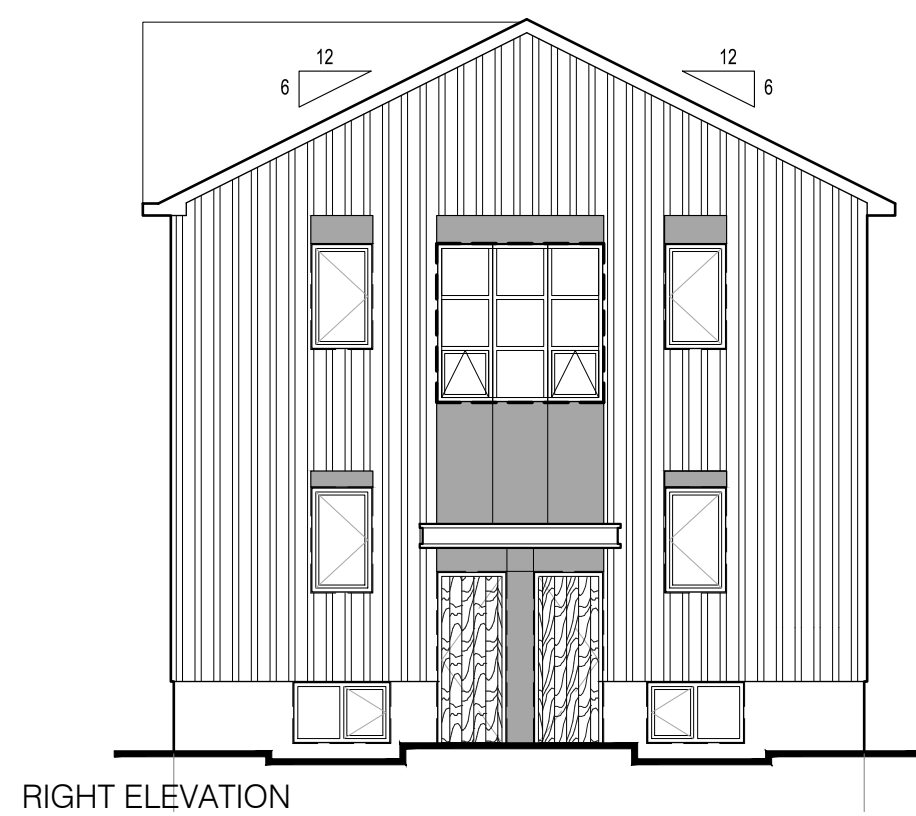
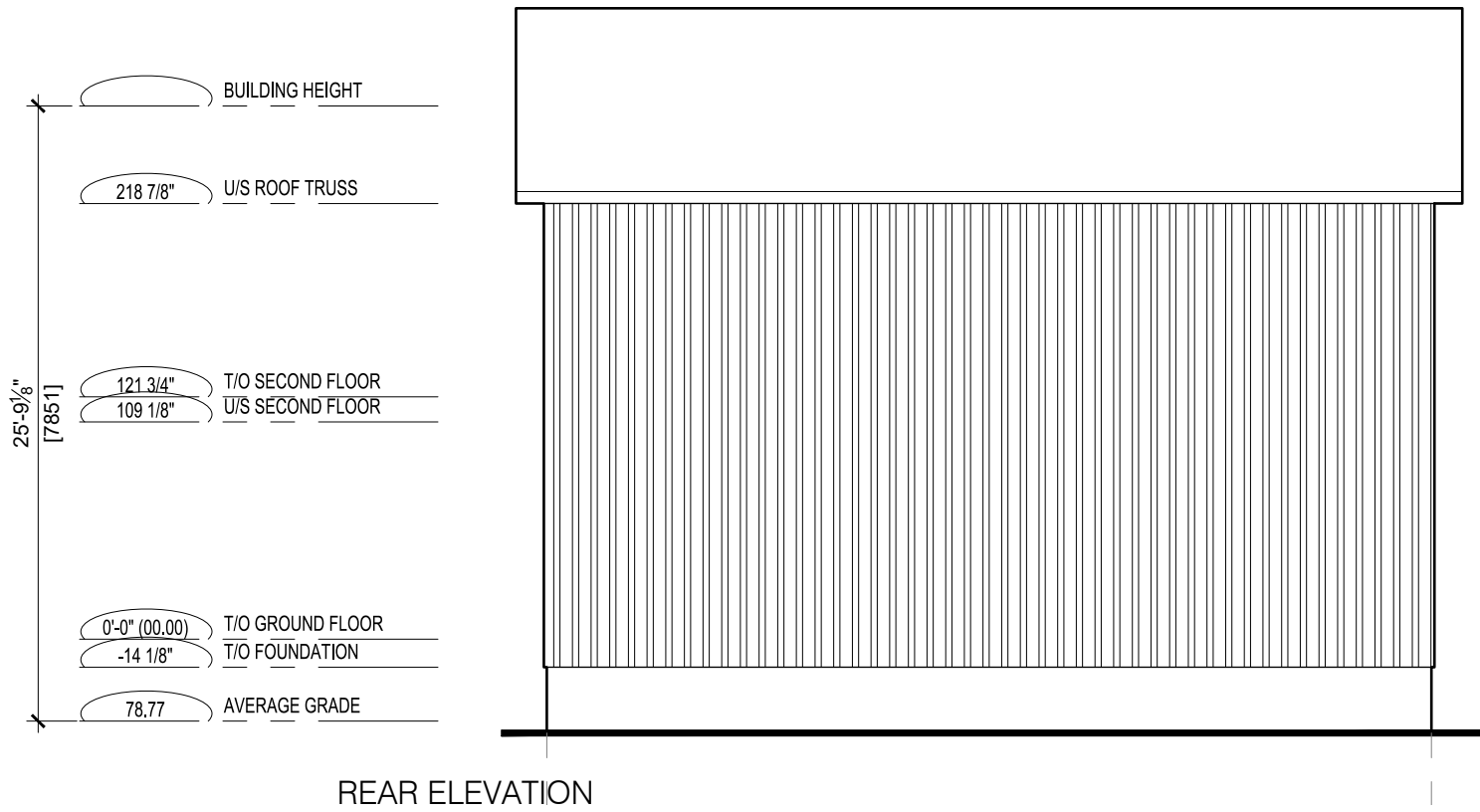
FARLEY, SMITH & DENIS SURVEYING LTD. ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5 TEL: (613) 727-8226 FAX: (613) 727-1826



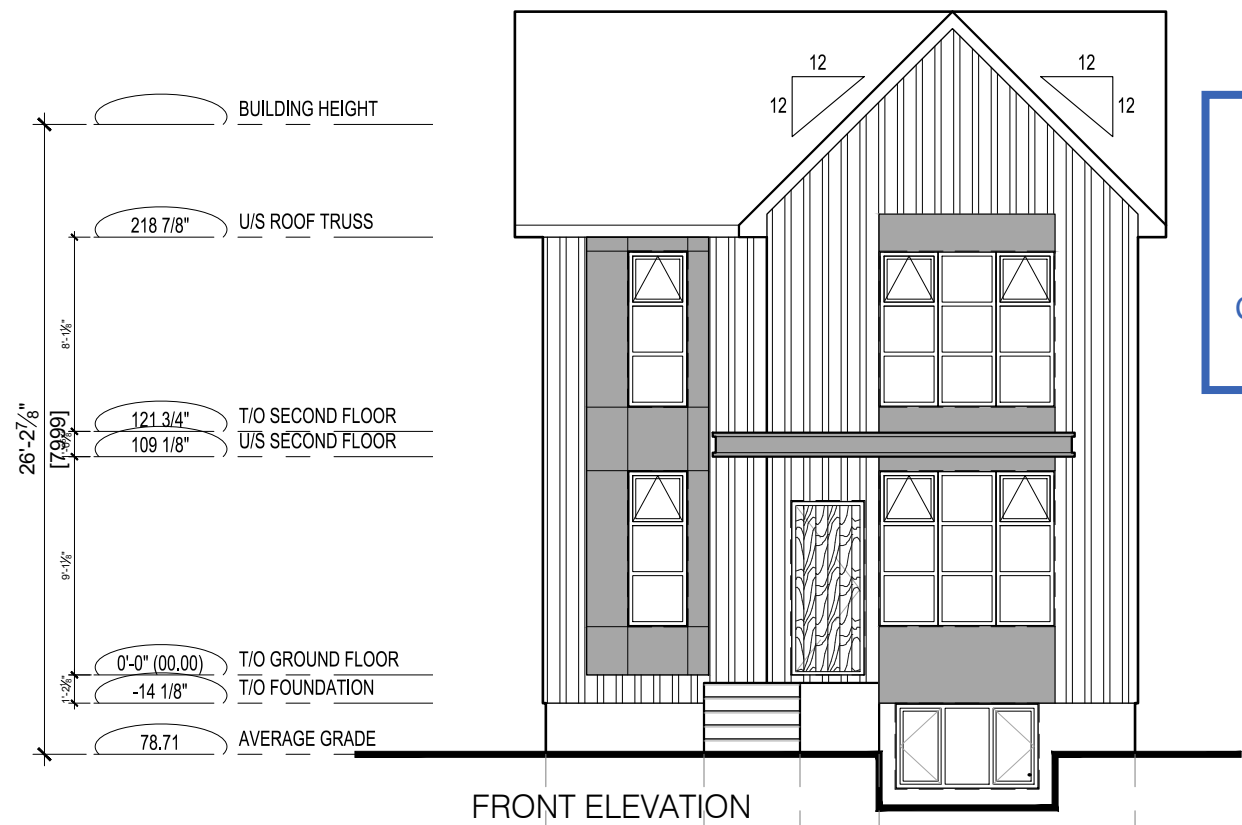


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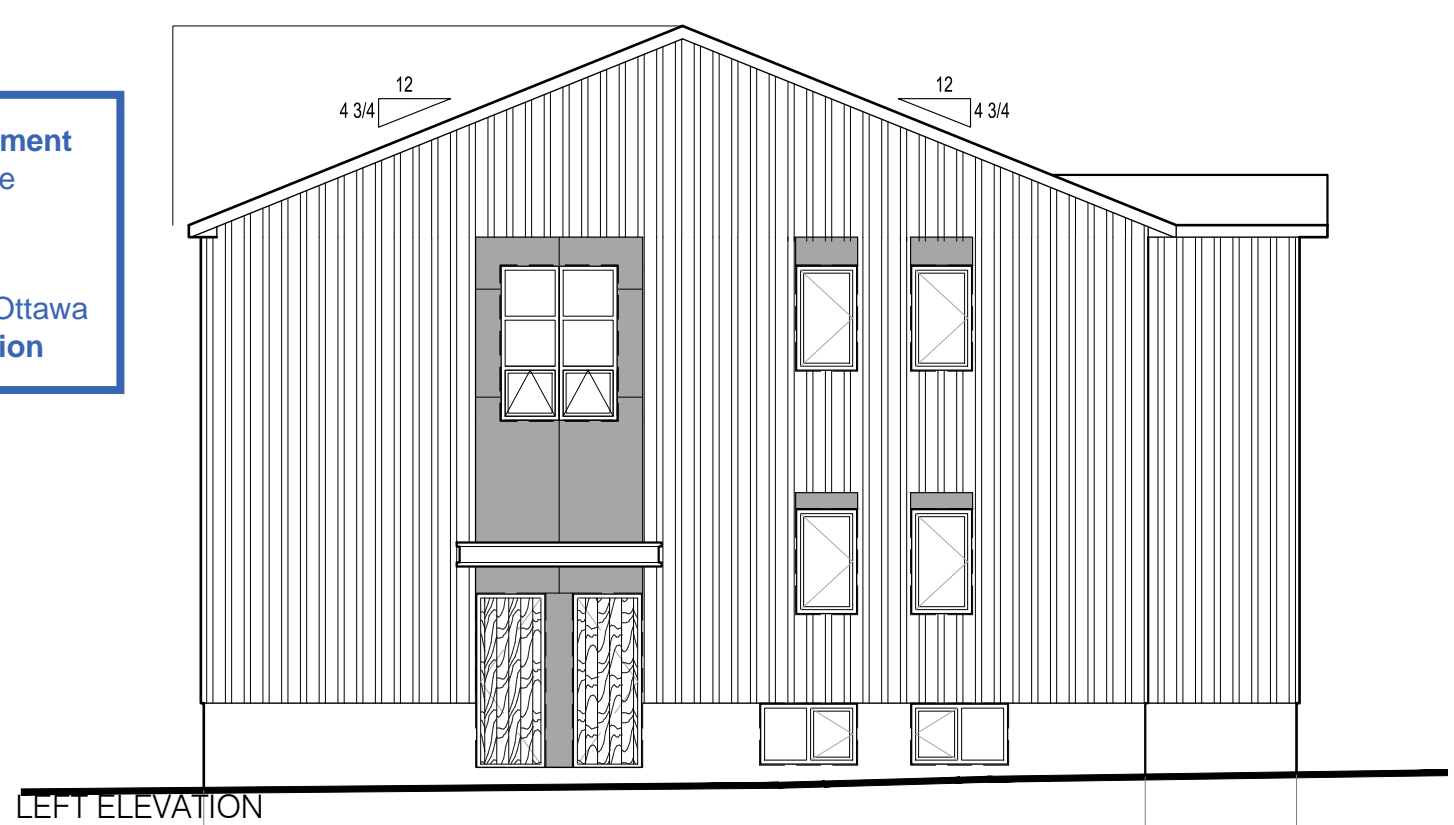
RJH ARCHITECTURE
+ PLANNING
414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
613-853-2822 rosaline@rjhill.ca rjhill.ca

SANFORD CORNER
154 Sanford Avenue, Ottawa, K2C 0E8
MARCH 21, 2024 SCALE: 1/8" = 1'-0"
BLOCK A (WEST)
ELEVATIONS

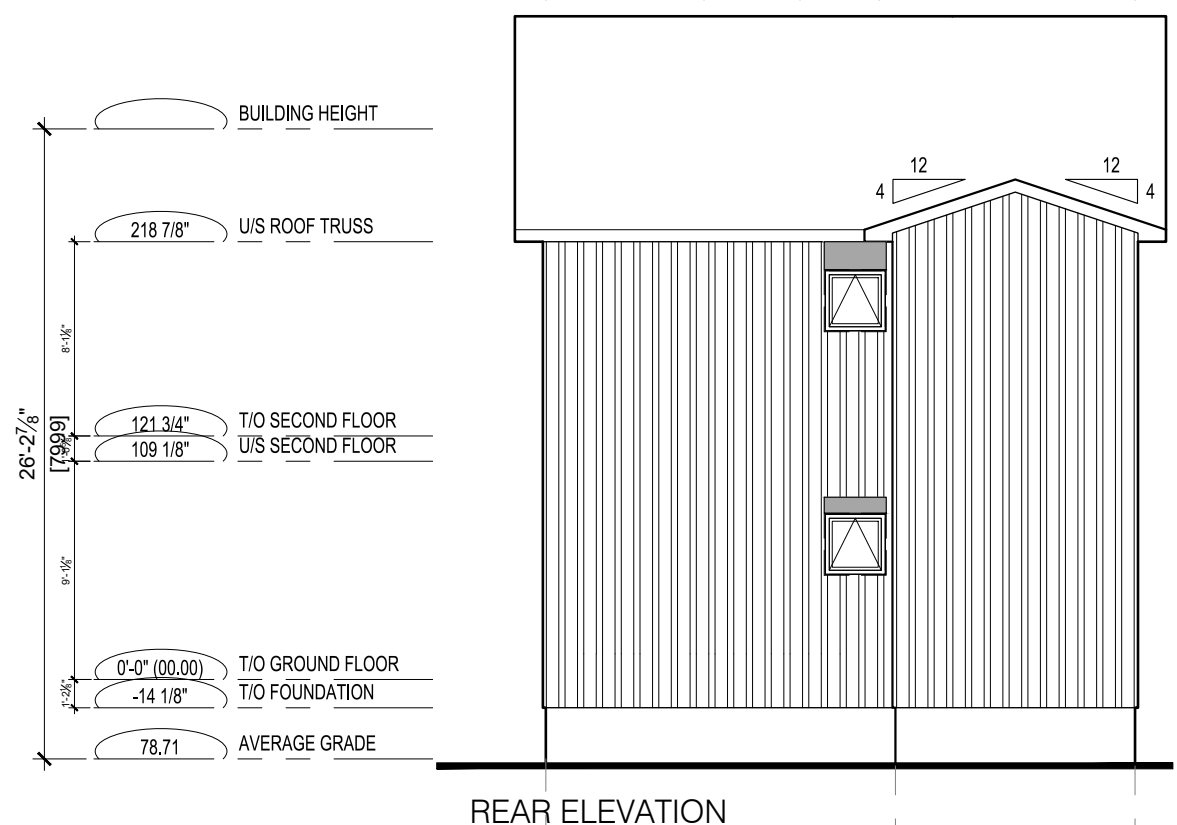


FRONT ELEVATION

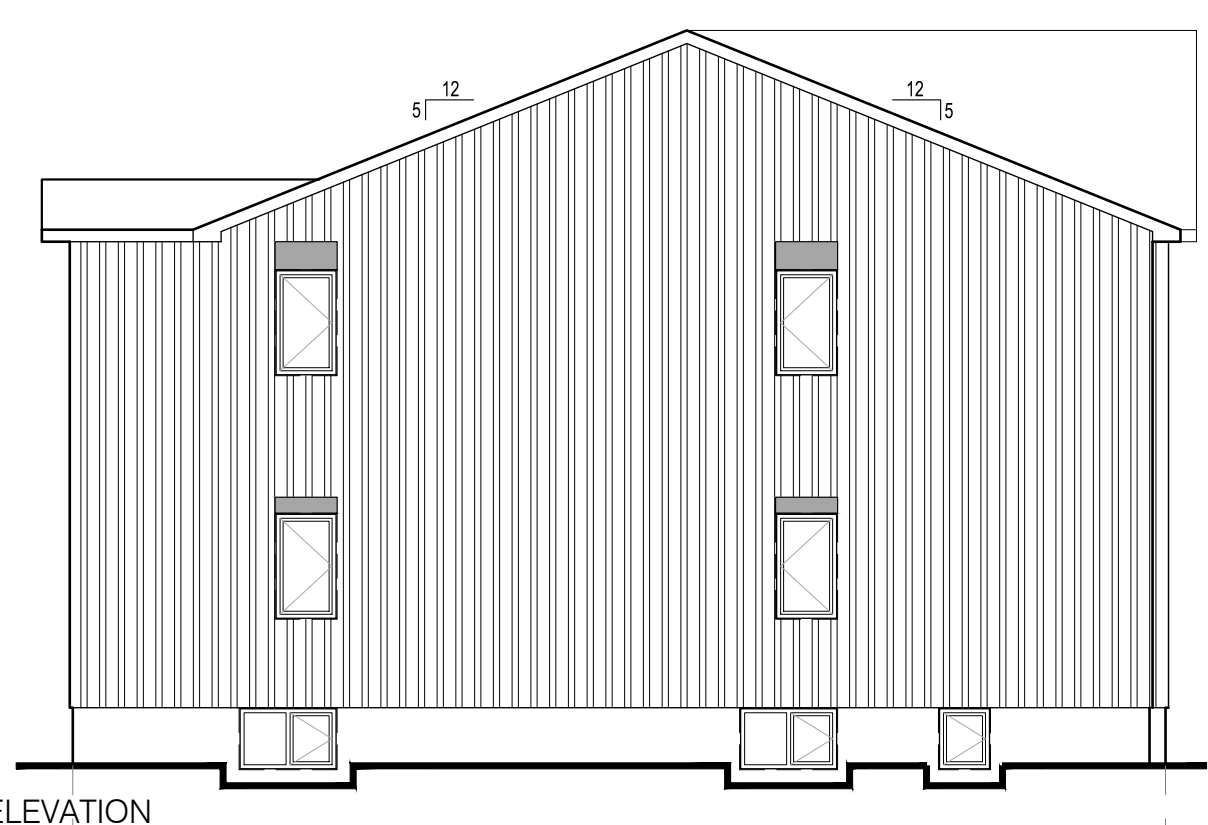
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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

RJH ARCHITECTURE
 +
 PLANNING
 414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
 613-853-2822 roseline@rjhill.ca rjhill.ca

SANFORD CORNER
 154 Sanford Avenue, Ottawa, K2C 0E8
 MARCH 21, 2024 SCALE: 1/8" = 1'-0"
BLOCK B (EAST)
ELEVATIONS