

Committee of Adjustment
Received | Reçu le
2024-06-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE				
AREA (Sq.m)	PART	LOT	CONCESSION	PIN
636.0	1	PART OF 4 AND 5	2 (Ottawa Front)	ALL OF 04411-0131
710.5	2	PART OF 4		
6.2	3	PART OF 4		

PLAN OF SURVEY OF
PART OF LOTS 4 AND 5
CONCESSION 2 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
0 4.5 9.0 13.5 18.0 22.5 27.0 31.5 36.0 Metres

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

The intended plot size of the plan is 914 mm in width by 610 mm in height
when plotted at a scale of 1:150.

Notes & Legend

- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB— Standard Iron Bar
 - SSIB— Short Standard Iron Bar
 - IB— Iron Bar
 - (WIT)— Witness
 - Meas.— Measured
 - Acc.— Accepted
 - (AOG)— Annis, O'Sullivan, Vollebek Ltd.
 - (P1)— Plan 4R-17102
 - (P2)— (AOG) Unregistered Reference Plan dated 1985
 - (P3)— (AOG) Plan dated October 2, 2001
 - (P4)— (AOG) Plan dated July 4, 2002
 - (P5)— Plan 5R-9573
 - (P6)— Plan 5R-7442
 - ohw— Overhead Wires
 - o u p— Utility Pole
 - CLF— Chain Link Fence
 - CSB— Concrete Sound Barrier
 - RWC— Concrete Retaining Wall
 - CL— Centreline
 - WIF— Wrought Iron Fence

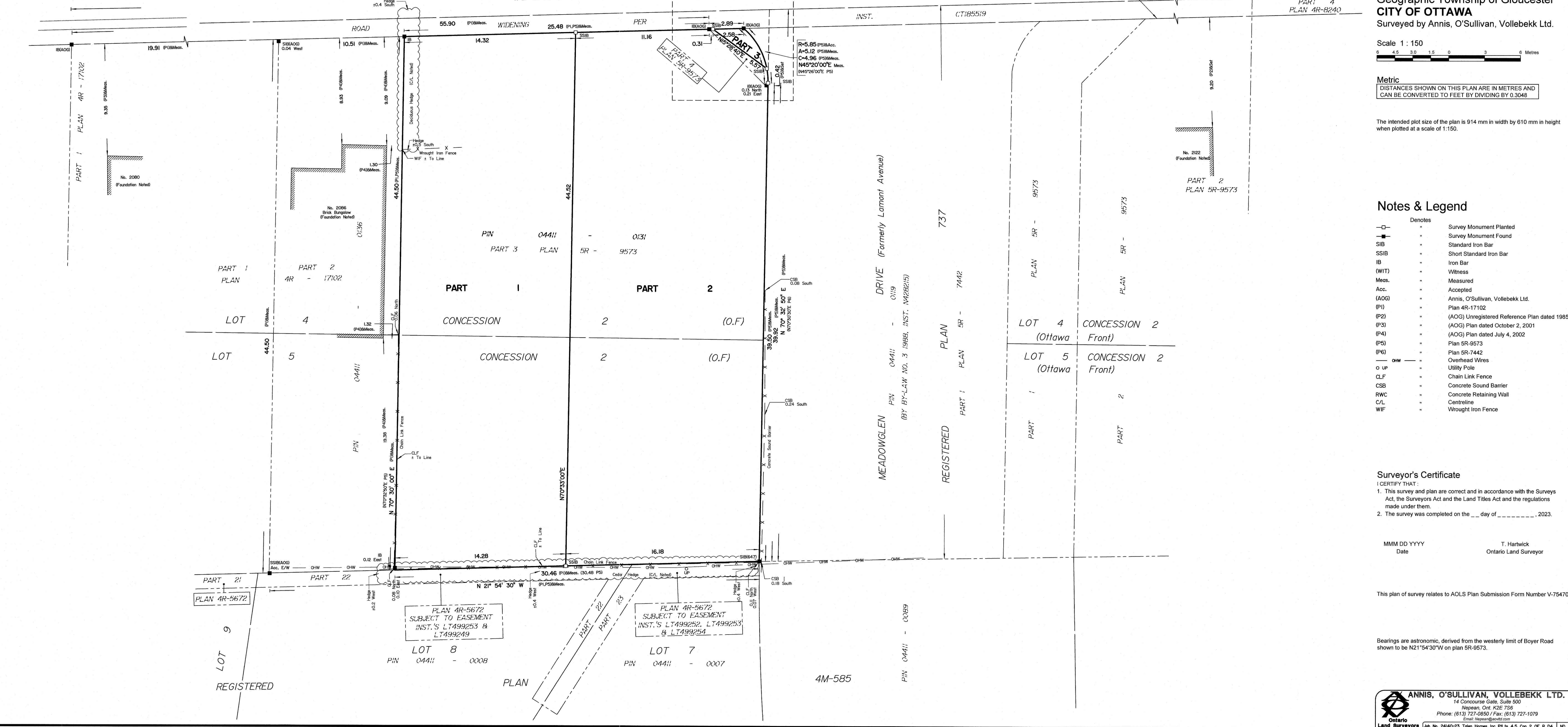
Surveyor's Certificate

I CERTIFY THAT:
1. 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.
2. The survey was completed on the ___ day of _____, 2023.

MMM DD YYYY Date T. Hartwick Ontario Land Surveyor

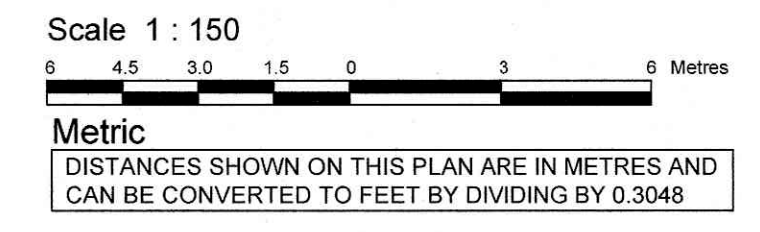
This plan of survey relates to AOLS Plan Submission Form Number V-75470

Bearings are astronomic, derived from the westerly limit of Boyer Road shown to be N21°54'30"W on plan 5R-9573.



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TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOTS 4 AND 5
CONCESSION 2 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 24th day of November, 2023.
Date: November 24, 2023
T. Hartwick
Ontario Land Surveyor

Notes & Legend

Denotes	
—○—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Plan 4R-17102
(P2)	(AOG) Unregistered Reference Plan dated 1985
(P3)	(AOG) Plan dated October 2, 2001
(P4)	(AOG) Plan dated July 4, 2002
(P5)	Plan 5R-7442
(P6)	Plan 5R-7442
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
○ MH-B	Maintenance Hole (Bell)
○ V-C	Valve Chamber (Watermain)
— OHW —	Overhead Wires
○ UP	Utility Pole
• AN	Anchor
○ LS	Light Standard
□ CB	Catch Basin
□ CBI	Catch Basin Inlet
○ FH	Fire Hydrant
T/G	Top of Gate
□ GM	Gas Meter
□ TB-B	Bell Terminal Box
○	Deciduous Tree
△ S	Sign
CLF	Chain Link Fence
CSB	Concrete Sound Barrier
RWC	Concrete Retaining Wall
○ PD-M	Metal Pole
○	Diameter
+ 85.00	Location of Elevations
+ 85.00	Top of RWC or Planter
+ 85.00	Top of Concrete Curb Elevation
CL	Centreline

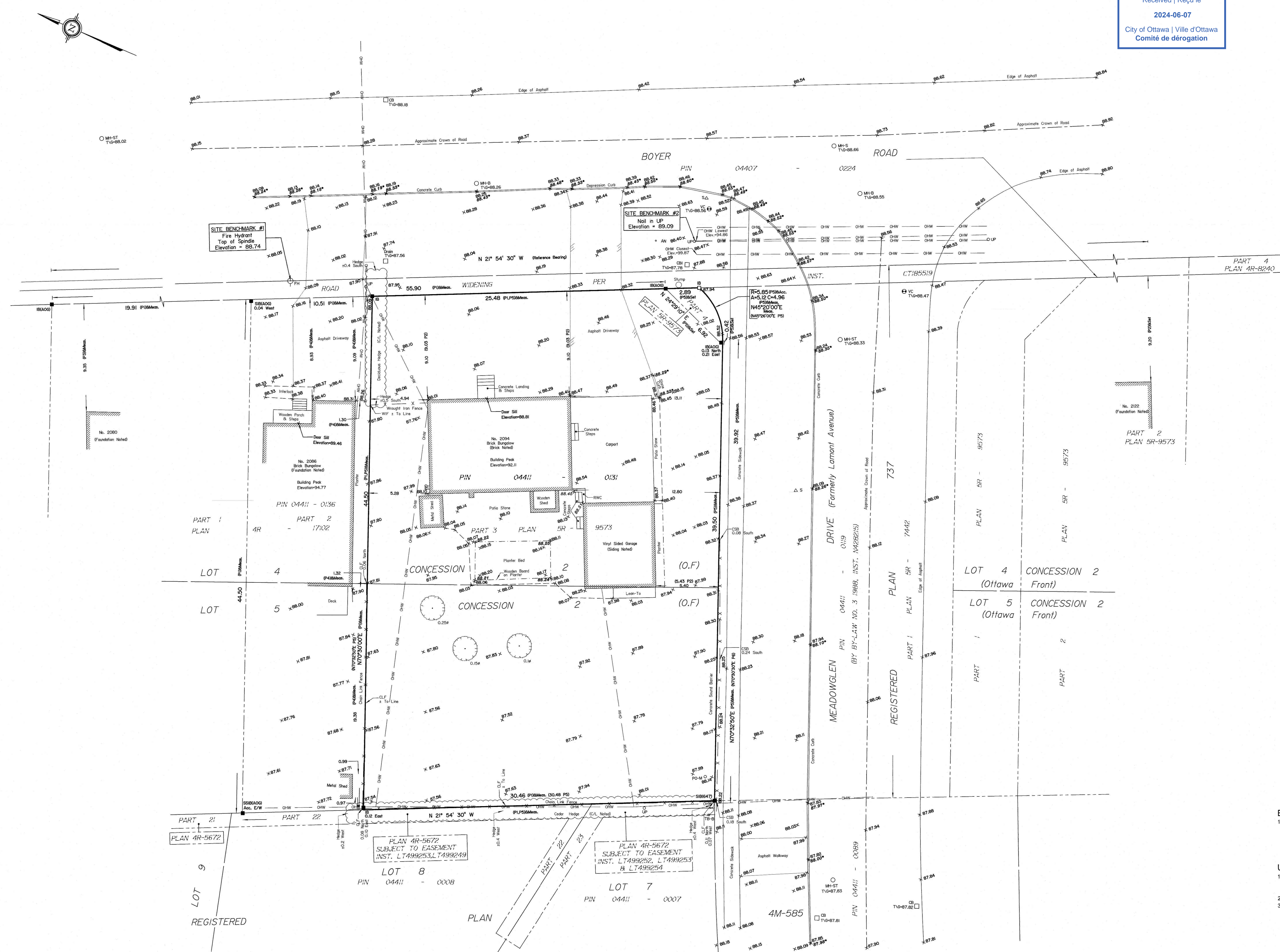
Bearings are astronomic, referenced to the westerly limit of Boyer Road shown to be N21°54'30"W on plan 5R-9573.



ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from LRT control station No. 2016-0075 having an elevation of 58.095 metres. 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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Email: Nepean@aosvl.com
Ontario Land Surveyors Reg. No. 2413-23 P&S; PTL1485 CONE 10/17 0 F

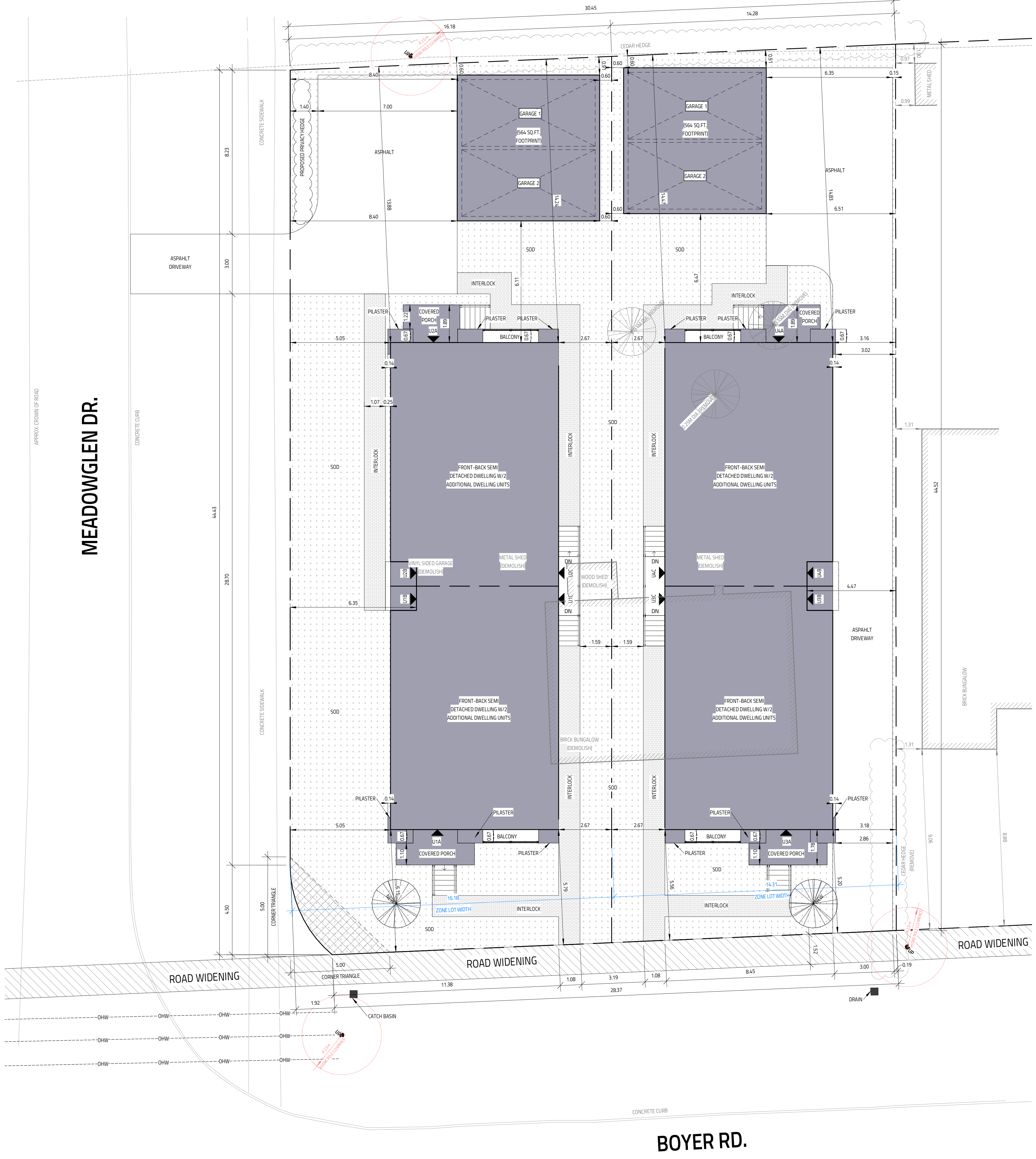


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REAR YARD AREA: 2439 SQ.FT.
LANDSCAPE AREA: 874 SQ.FT. (INCL. INTERLOCK AREAS)
PARKING AREA: 881 SQ.FT.

REAR YARD AREA: 2254 SQ.FT.
LANDSCAPE AREA: 763 SQ.FT. (INCL. INTERLOCK AREAS)
PARKING AREA: 807 SQ.FT.



ZONING ASSESSMENT		REQUIRED	PROVIDED	NOTES
BY-LAW SECTION	ZONING MECHANISM	R2N	R2N	
TABLE 15B(4)	SEMI-DETACHED 3 UNITS DWELLING (CORNER LOT)	9M	16.18M	
	MIN LOT WIDTH:	270 SQ.M.	776 SQ.M.	
	MIN FRONT YARD:	5.00M	5.00M	
	MIN CORNER YARD:	5M	5.00M	
	MIN REAR YARD:	7M	13.88M	
	MIN SIDE YARD:	1M	1.25M	
	MAX BUILDING HEIGHT:	11M	-8.5M	

ZONING ASSESSMENT		REQUIRED	PROVIDED	NOTES
BY-LAW SECTION	ZONING MECHANISM	R2N	R2N	
TABLE 15B(4)	TWO - FRONT BACK SEMI-DETACHED 3 UNITS DWELLING	10M	14.31M	
	MIN LOT WIDTH:	300 SQ.M.	697.5 SQ.M.	
	MIN FRONT YARD:	5M	5.00M	
	MIN CORNER YARD:	5M	5.00M	
	MIN REAR YARD:	7M	14.31M	
	MIN SIDE YARD:	1M	1.25M	
	MAX BUILDING HEIGHT:	11M	-8.5M	2 STORY BUILDING

GENERAL NOTES:
- E. & O.E.
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

NO.	REVISION	DATE
1	DATE ISSUED	APRIL 19, 2024
2	SITE FOOTPRINTS FINALIZED	MAY 1, 2024
3	SITE PLAN REVISED FOR 2 BUILDINGS	MAY 24, 2024

PROJECT:
2094 BOYER RD.
TWO - 6 UNIT FRONT-BACK SEMI-DETACHED DWELLINGS
OTTAWA, ON

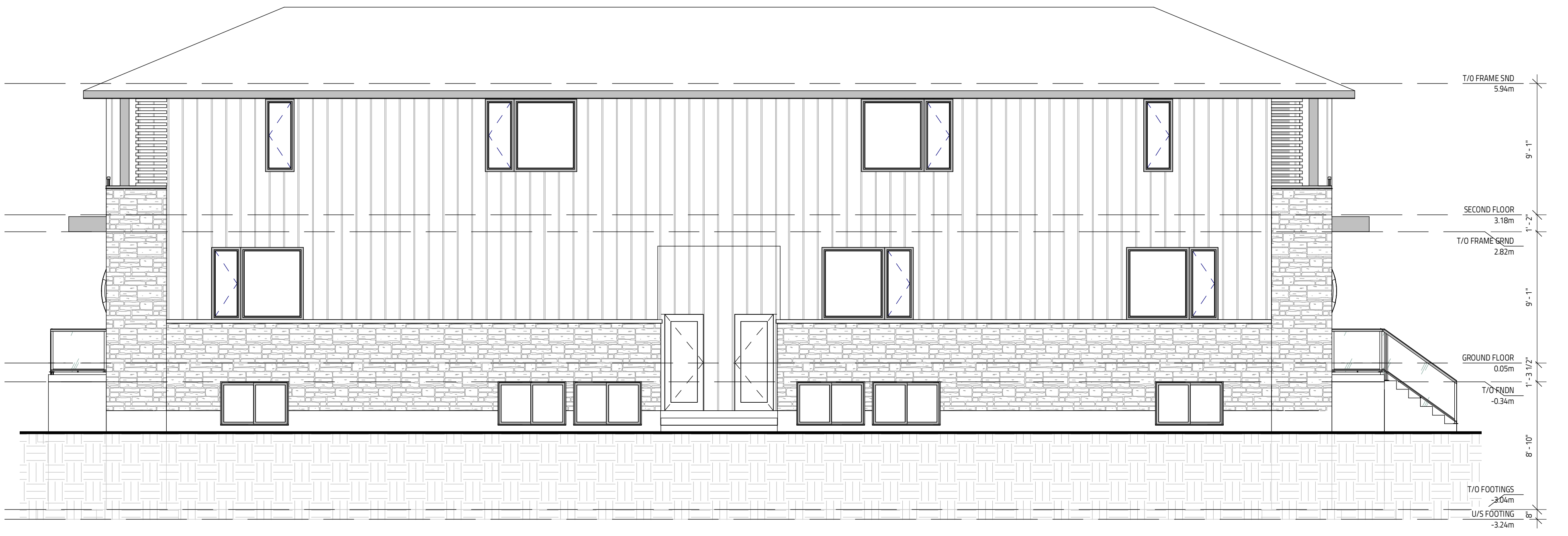


DRAWING TITLE		SCALE
SITE PLAN		1:100
DATE DRAWN:	APRIL 29, 2024	SCALE:
DRAWN BY:	MV	FILE NAME:
CHECKED BY:	SS	DRAWING NO.:
		A0.1

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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

METAL PANELING IS AL13 COMPOSITE PANEL CONFORMING TO CAN/ULC 5134, CAN/ULC 5102, NFPA 285 & ASTM E84.
METAL FOLDED WALL PANEL IS LUX FOLDED WALL CONFORMING TO CMC 14137-L.
2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L.
EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R.
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R.

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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

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NO.	REVISION	DATE
1	ISSUED	APRIL 19, 2024

PROJECT: 2094 BOYER RD.
Concept Elevation
OTTAWA, ON



DRAWING TITLE	
ELEVATIONS 1	
DATE DRAWN: 19/04/24	SCALE: As indicated
DRAWN BY: MV	FILE NAME: 2094-00102
CHECKED BY: SS	DRAW. NO.: A4.0



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

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METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14137-L
2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L
EXTERIOR FINISH EPS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS 'HARDIE PANEL H2S' CONFORMING TO CCMC 12678-R

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

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NO.	REVISION	DATE
1	ISSUED	APRIL 19, 2024

PROJECT:
2094 BOYER
Concept Elevation

OTTAWA, ON



DRAWING TITLE	
ELEVATIONS 2	
DATE DRAWN: 19/04/24	SCALE: As indicated
DRAWN BY: MV	FILE NAME: 2094-00102
CHECKED BY: SS	DRAW. NO.: A4.1