

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

**SURVEYOR'S REAL PROPERTY REPORT - PART 1**  
**TOPOGRAPHIC PLAN OF SURVEY OF**  
**PART OF LOT 18**  
**REGISTERED PLAN 2545**  
**CITY OF OTTAWA**



**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
ONTARIO LAND SURVEYORS

**ELEVATION NOTES**

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- 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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

**UTILITY NOTES**

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:  
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

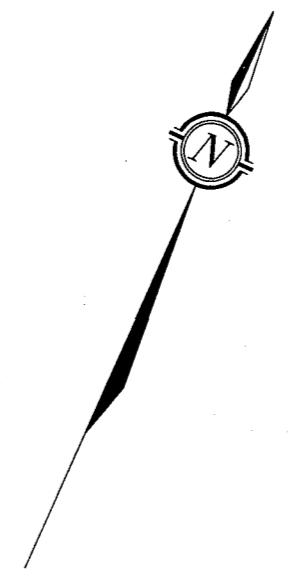
**NOTES**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF WILLOW STREET AS SHOWN ON A PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD. DATED AUGUST 31, 2005 HAVING A BEARING OF N 65°45'00" E.

**LEGEND**

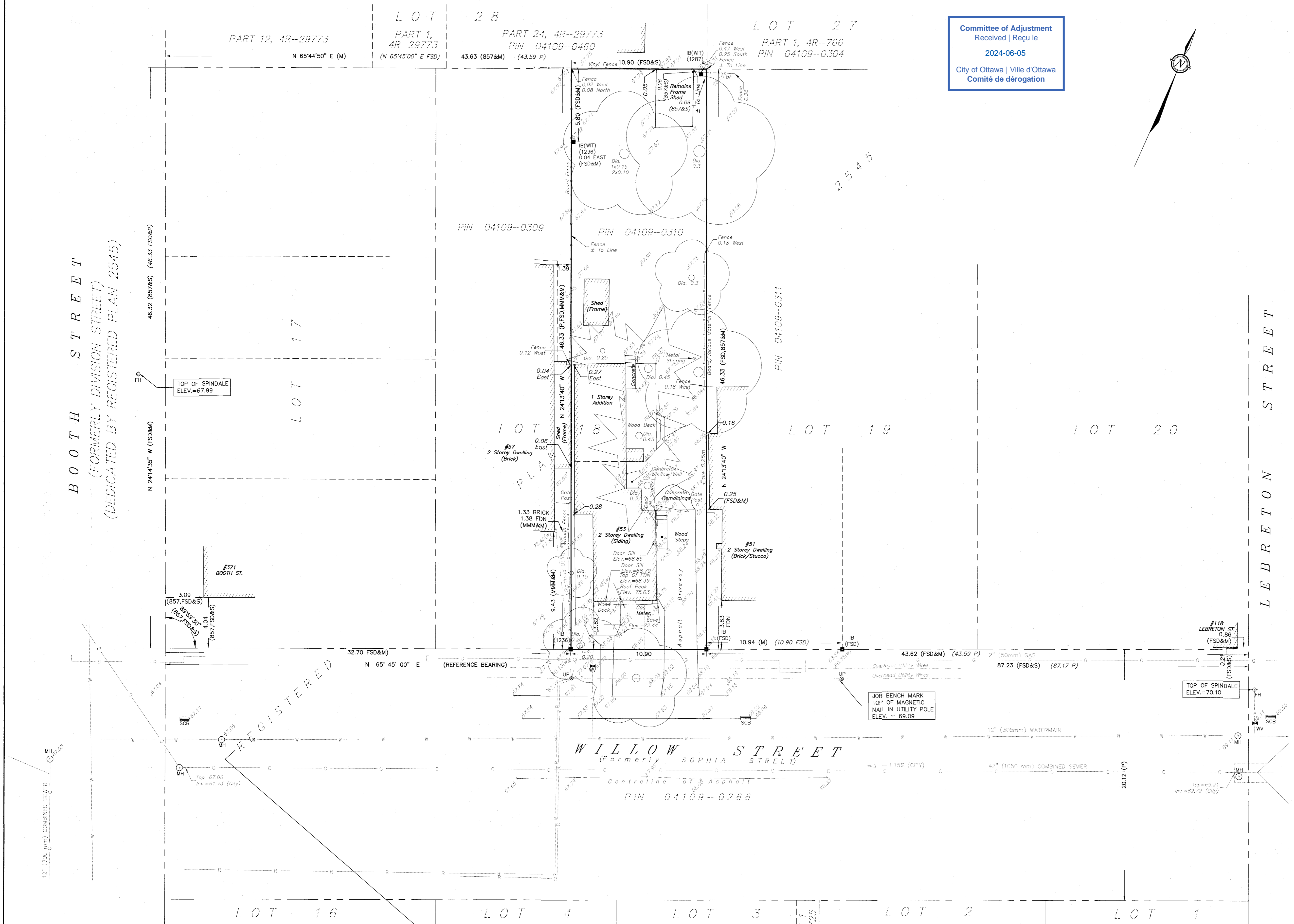
- - SURVEY MONUMENT FOUND
- IB - IRON BAR
- (P) - REGISTERED PLAN 2545
- (M) - MEASURED
- (S) - SET
- DIA. - DIAMETER
- PIN - PROPERTY IDENTIFIER NUMBER
- (FSD) - FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S. (REF. JOB 374-05)
- (857) - FAIRHALL, MOFFATT & WOODLAND LTD., O.L.S. (REF. 10-2545)
- (1236) - PAUL A. RIDDELL LTD.
- (MMM) - MMM GEOMATICS ONTARIO LIMITED (JOB 09-796)
- (1287) - FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S.
- BF - BOARD FENCE
- FDN - FOUNDATION
- (W) - UTILITY WIRES ELEVATION
- WV - WATER VALVE
- UP - UTILITY POLE
- MH - MANHOLE
- CB - CATCHBASIN
- DT - DECIDUOUS TREE
- CT - CONIFEROUS TREE
- W - WATERMAIN
- OW - OVERHEAD UTILITY WIRES
- G - GAS MAIN
- ST - STORM SEWER
- S - SANITARY SEWER
- UB - UNDERGROUND BELL

**Committee of Adjustment**  
Received | Reçu le  
2024-06-05  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



BOOTH STREET  
(FORMERLY DIVISION STREET)  
(DEDICATED BY REGISTERED PLAN 2545)

LEBBERTON STREET



**SURVEYOR'S REAL PROPERTY REPORT - PART 2**  
**REPORT SUMMARY**

**DESCRIPTION OF LAND**  
PART OF LOT 18, REGISTERED PLAN 2545, CITY OF OTTAWA AS IN ALL OF PIN 04109-0310

**REGISTERED EASEMENTS**  
NONE REGISTERED

**REMARKS**  
NOTE LOCATIONS OF FENCES AND BUILDINGS.

**ZONING**  
COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR HYBRID URBAN DEVELOPMENT THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**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 MAY 08, 2022  
DATE: 2022/06/03  
JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
2191870

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

**Fairhall Moffatt & Woodland**  
OTTAWA  
SURVEYING AND LAND INFORMATION SERVICES  
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6  
TEL: (613) 591-2580 FAX: (613) 591-1495  
www.fmw.on.ca

JOB No. A C 1 4 8 0 0  
E 366749, N 5030017  
REFERENCE No. 11-2545  
SR\_AC148-Tp.dwg (ss)

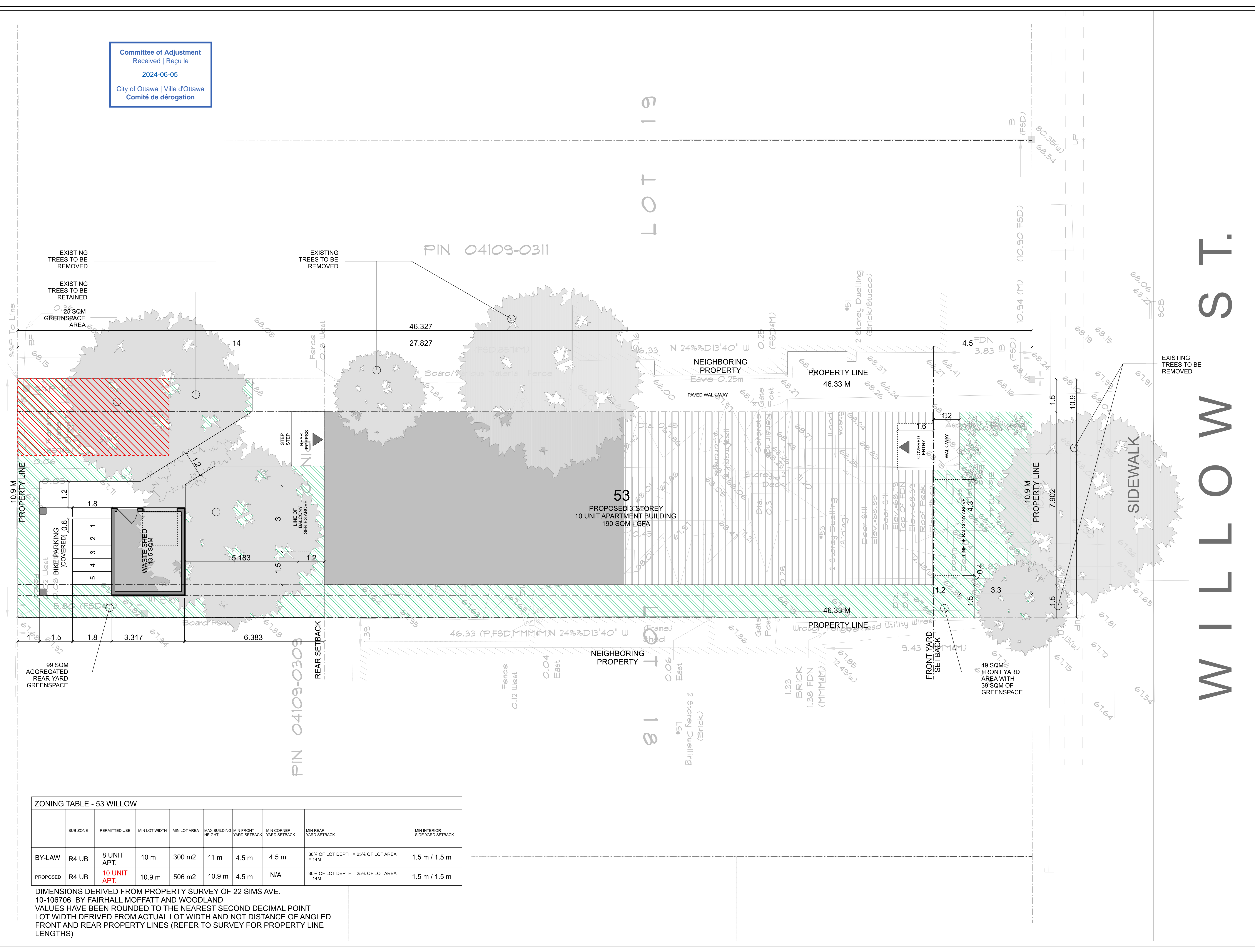
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THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION  
53 willow st.  
OTTAWA ONTARIO CANADA

DISCLAIMER  
THIS DRAWING IS EXCLUSIVE PROPERTY OF JUSTIN SEGUN DESIGNS. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED.

DRAWING NOTES



W I L L O W S T.

ZONING TABLE - 53 WILLOW

	SUB-ZONE	PERMITTED USE	MIN LOT WIDTH	MIN LOT AREA	MAX BUILDING HEIGHT	MIN FRONT YARD SETBACK	MIN CORNER YARD SETBACK	MIN REAR YARD SETBACK	MIN INTERIOR SIDE-YARD SETBACK
BY-LAW	R4 UB	8 UNIT APT.	10 m	300 m <sup>2</sup>	11 m	4.5 m	4.5 m	30% OF LOT DEPTH = 25% OF LOT AREA = 14M	1.5 m / 1.5 m
PROPOSED	R4 UB	10 UNIT APT.	10.9 m	506 m <sup>2</sup>	10.9 m	4.5 m	N/A	30% OF LOT DEPTH = 25% OF LOT AREA = 14M	1.5 m / 1.5 m

DIMENSIONS DERIVED FROM PROPERTY SURVEY OF 22 SIMS AVE. 10-106706 BY FAIRHALL MOFFATT AND WOODLAND. VALUES HAVE BEEN ROUNDED TO THE NEAREST SECOND DECIMAL POINT. LOT WIDTH DERIVED FROM ACTUAL LOT WIDTH AND NOT DISTANCE OF ANGLED FRONT AND REAR PROPERTY LINES (REFER TO SURVEY FOR PROPERTY LINE LENGTHS).

Revisions

no.	description	date
3	issued for minor variance application	
2	issued for client review	april 16 2024
1	issued for client review	feb 23 2024

DEVELOPER / BUILDER  
Hybrid Urban Homes  
EMAIL: info@hybridurbanhomes.ca  
PHONE: 613-606-1902



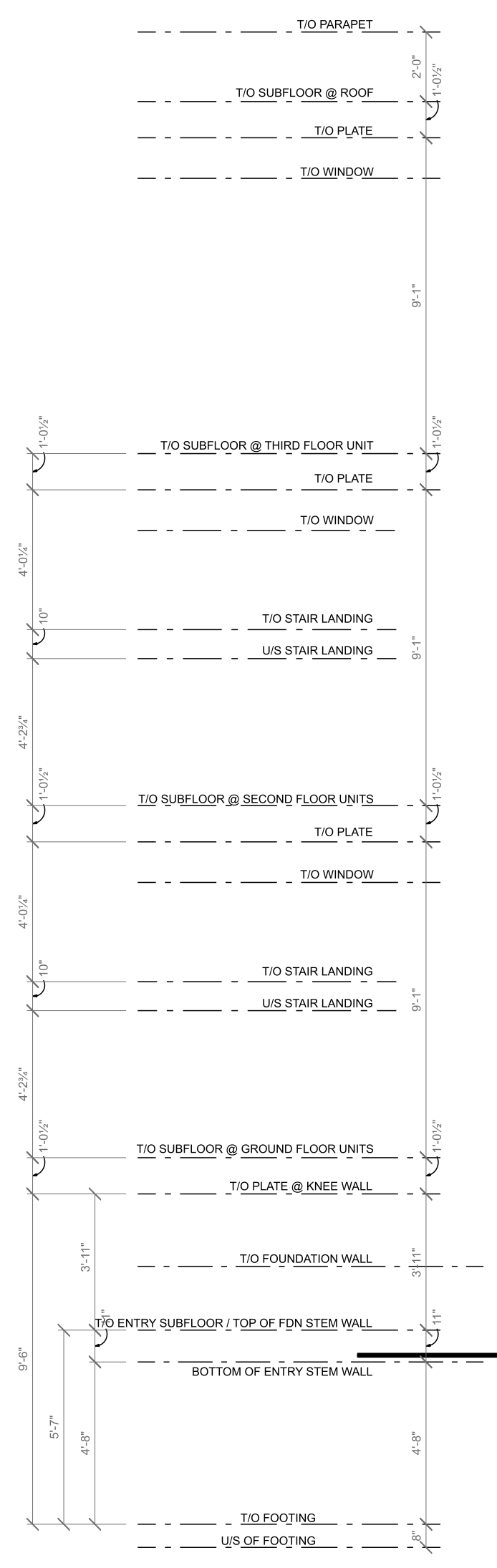
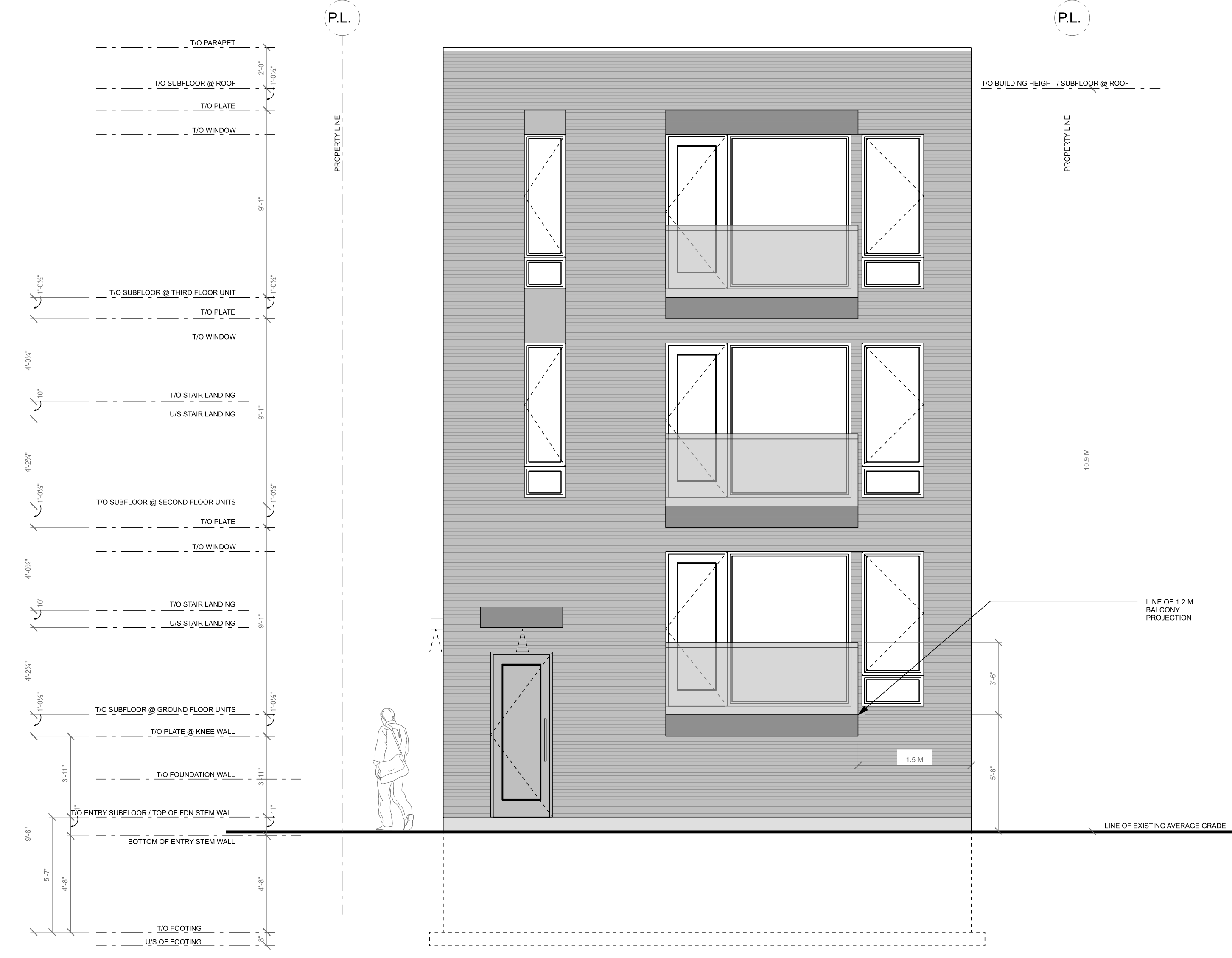
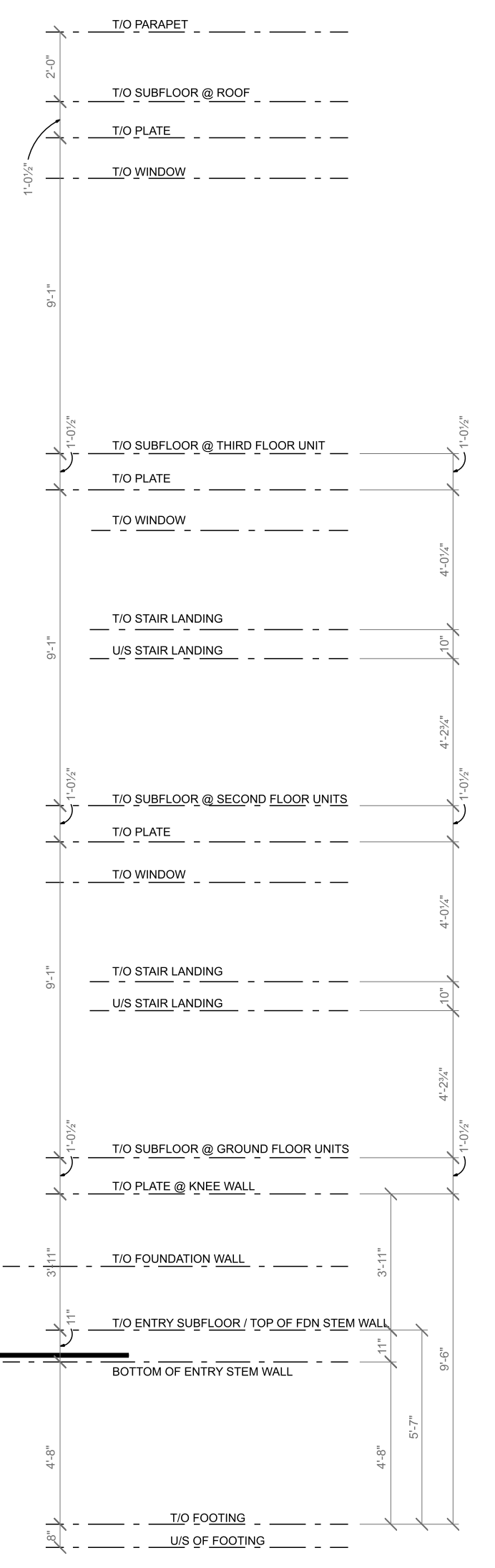
PLANNING FIRM  
Fotenn Planning + Design  
Address: 396 Cooper St Suite 300  
Ottawa, ON K2P 2H7  
Phone: (613) 730-5709



DRAWING INFORMATION  
PRELIMINARY SITE PLAN  
SCALE = 1:75

drawn by	checked by	drawing no.
J.S.	J.S.	SK1
project no.		2024 - 02

Committee of Adjustment  
 Received | Reçu le  
 2024-06-05  
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 Comité de dérogation



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LOCATION

**53 willow ave.**  
 OTTAWA ONTARIO  
 CANADA

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DESIGNER

DRAWING NOTES

no.	description	date
4		
3		
2	issued for minor variance	may 16 2024
1	on-site revision	feb 26 2024

DEVELOPER / BUILDER

HYBRID URBAN HOMES  
 613-606-1902, 613-286-9932 |  
 INFO@HYBRIDURBANHOMES.CA



STRUCTURAL ENGINEERING

KOLLAARD ASSOCIATES INC.  
 210 PRESCOTT STREET  
 KEMPVILLE, ONTARIO  
 K0G 1J0  
 T: 613 258-3742

DRAWING INFORMATION  
**FRONT (SOUTH) AND REAR (NORTH) ELEVATIONS**

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

drawn by	checked by	drawing no.
J.S.	D.B.	

project no. **SK2**

2022 - 07

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LOCATION

**53 willow ave.**  
OTTAWA ONTARIO  
CANADA

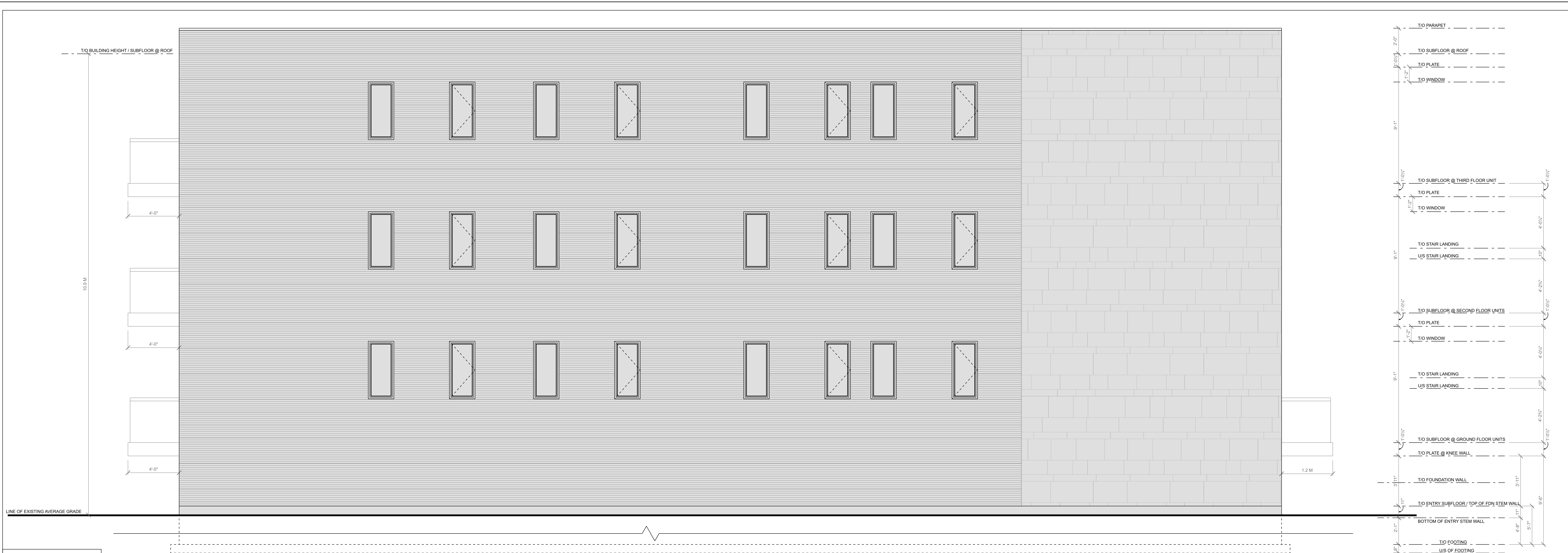
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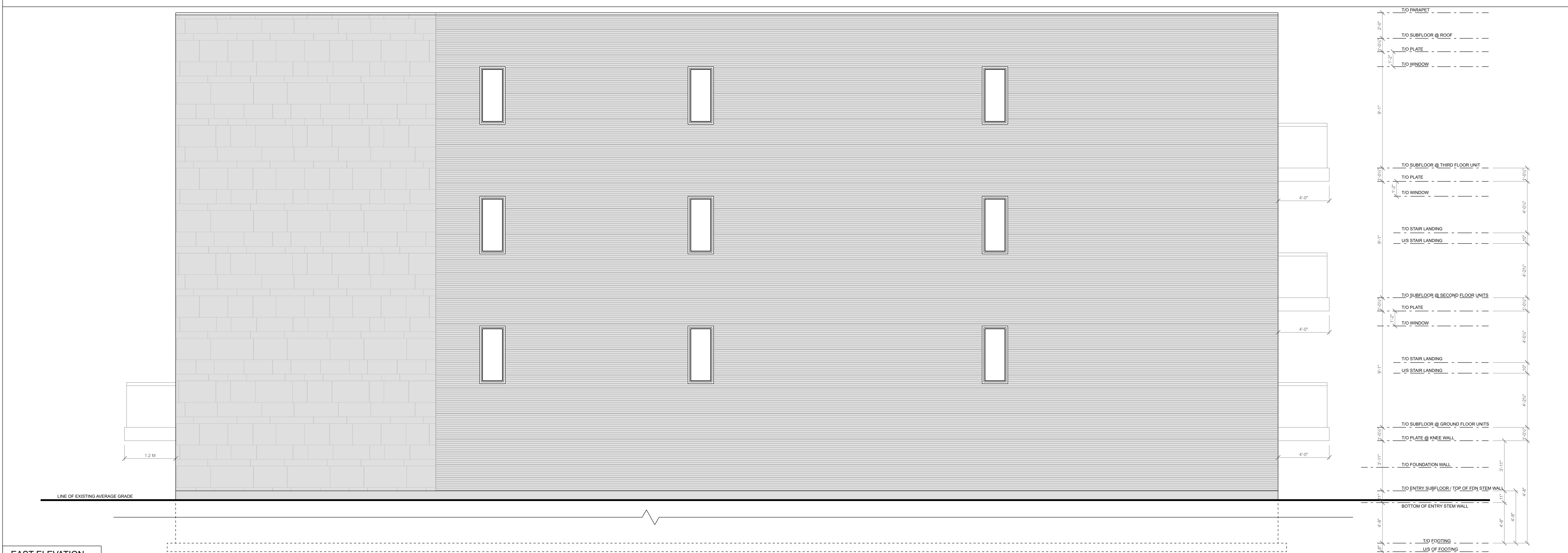
DESIGNER

DRAWING NOTES

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WEST ELEVATION



EAST ELEVATION

revisions	
4	
3	
2	issued for minor variance may 16 2024
1	on-site revision feb 26 2024
no.	description date

DEVELOPER / BUILDER  
HYBRID URBAN HOMES  
613-606-1902, 613-286-9932 |  
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STRUCTURAL ENGINEERING  
KOLLAARD ASSOCIATES INC.  
210 PRESCOTT STREET  
KEMPVILLE, ONTARIO  
K0G 1X0  
T: 613 258-3742

DRAWING INFORMATION  
LEFT (WEST) AND RIGHT  
(EAST) ELEVATIONS  
SCALE : 1/4" = 1'-0"

drawn by	checked by	drawing no.
J.S.	D.B.	SK3
project no.	2022 - 07	