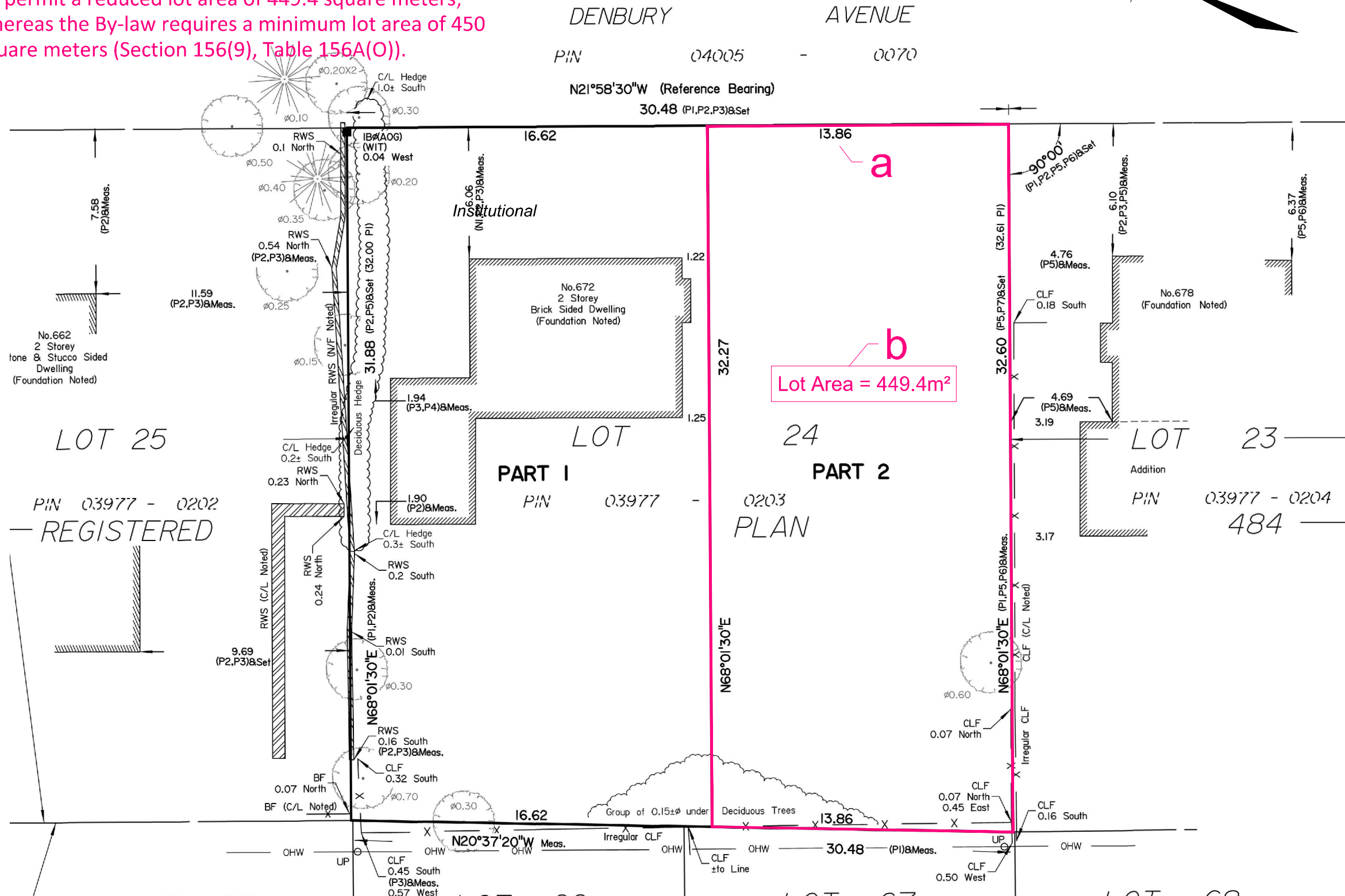
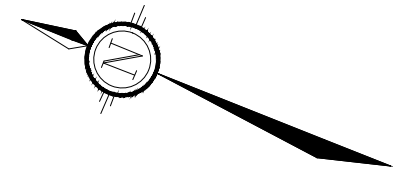


**Minor Variance Applications:**

- a) To permit a reduced lot width of 13.8 meters; whereas the By-law requires a minimum lot width of 15 meters (Section 156(9), Table 156A(O)).
- b) To permit a reduced lot area of 449.4 square meters; whereas the By-law requires a minimum lot area of 450 square meters (Section 156(9), Table 156A(O)).

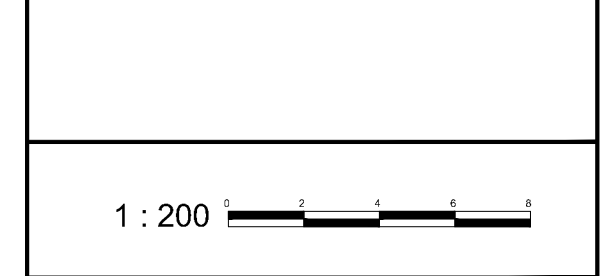
**Committee of Adjustment**  
 Received | Reçu le  
**2023-05-26**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



# MINOR VARIANCE APPLICATION

672 DENBURY AVENUE

LOT 24  
 REGISTERED PLAN 484  
 CITY OF OTTAWA



No.	REVISION	DATE	BY
1.	ISSUED FOR SEVERANCE APPLICATION	MAY 12/23	SS

<p>Engineers, Planners &amp; 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</p>	ISSUED	MAY, 2023
	PROJECT No.	123047
	DRAWING No.	123047-SEV

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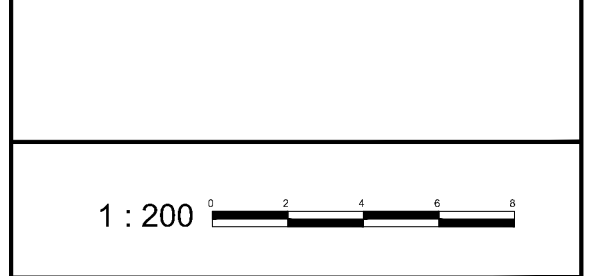
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# SEVERANCE APPLICATION #1

672 DENBURY AVENUE

LOT 24  
 REGISTERED PLAN 484  
 CITY OF OTTAWA



No.	REVISION	DATE	BY
1.	ISSUED FOR SEVERANCE APPLICATION	MAY 12/23	SS

**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

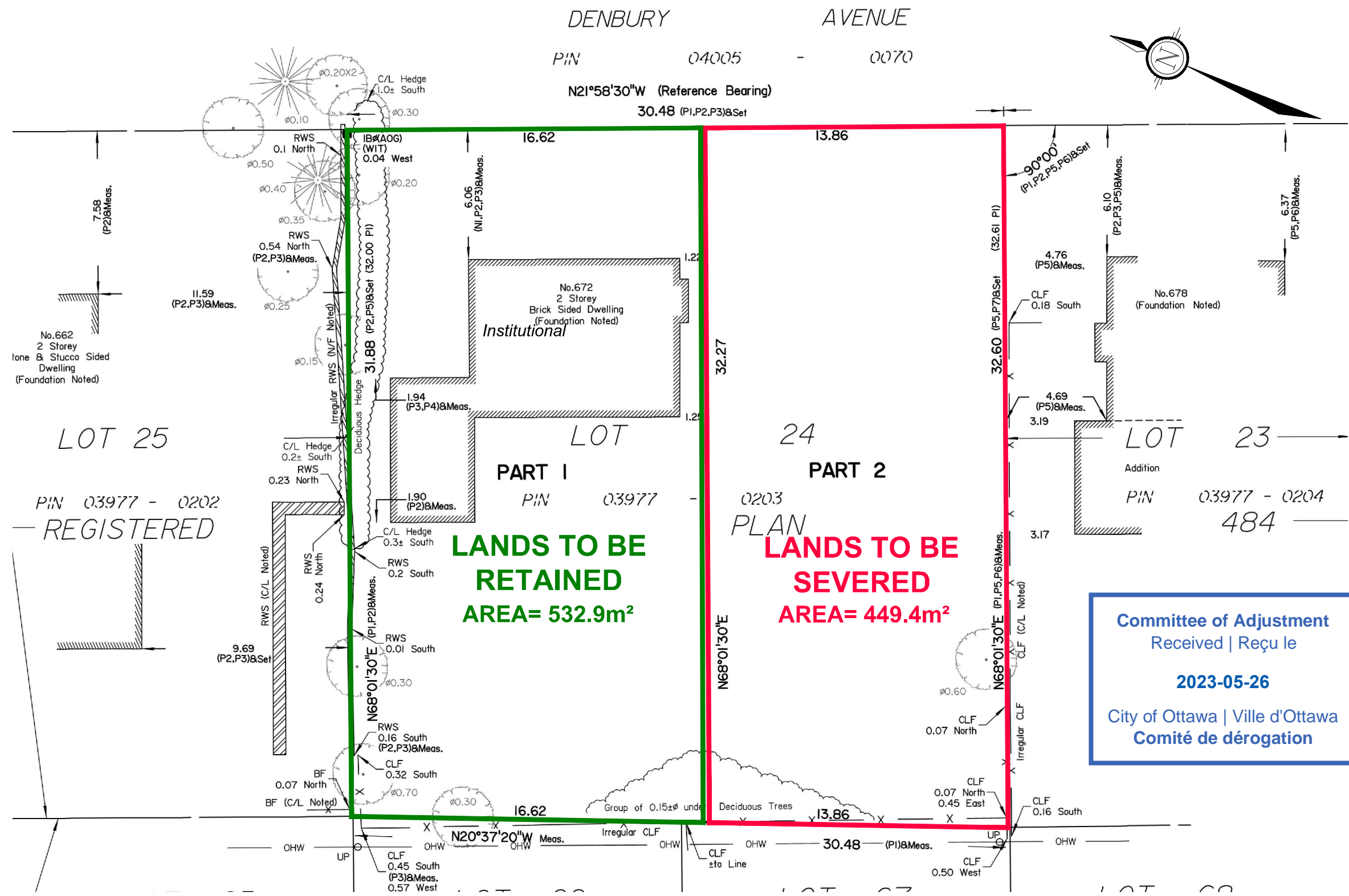
ISSUED  
 MAY, 2023

PROJECT No.  
 123047

DRAWING No.  
 123047-SEV



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# SEVERANCE APPLICATION #2

672 DENBURY AVENUE

LOT 24  
REGISTERED PLAN 484  
CITY OF OTTAWA

Committee of Adjustment  
Received | Reçu le  
**2023-05-26**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



No.	REVISION	DATE	BY
1.	ISSUED FOR SEVERANCE APPLICATION	MAY 12/23	SS

<p>Engineers, Planners &amp; 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</p>	ISSUED
	MAY, 2023
	PROJECT No. 123047
	DRAWING No. 123047-SEV

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999xx.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of Nxx°xx'xx"W and are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).

For bearing comparisons, a rotation of 0°28'00" counter-clockwise was applied to bearings on plan P1, P2, P5 and P6.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

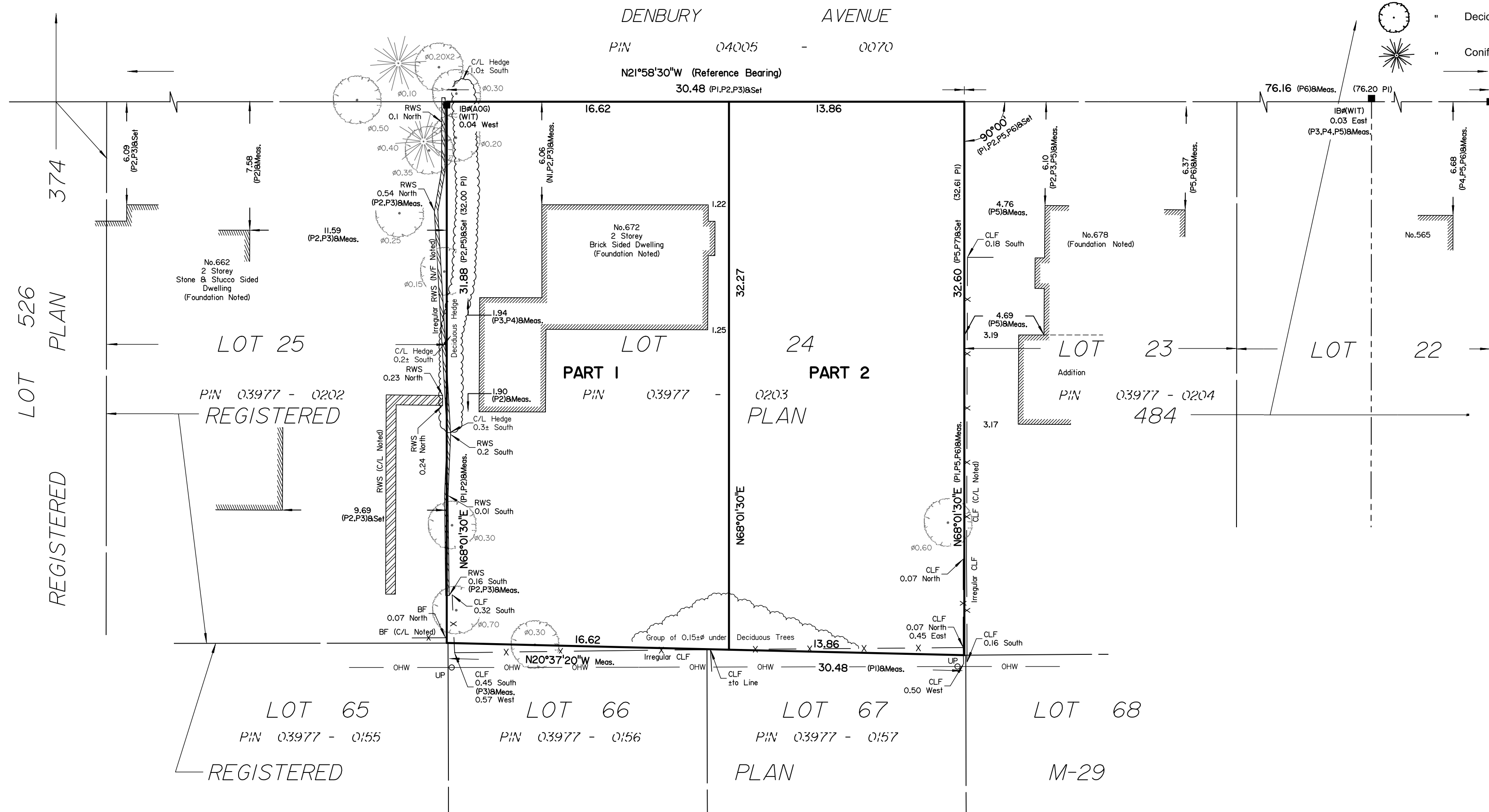
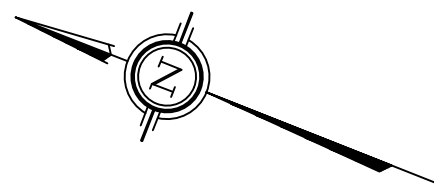
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 .01919871649    Northing    5007189.87    Easting    372435.05  
 . Point A        Northing    Easting  
 . Point B        Northing    Easting

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

**Committee of Adjustment**  
 Received | Reçu le  
**2023-05-26**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**Notes & Legend**

- Denotes Survey Monument Planted
- " Survey Monument Found
- SSIB " Short Standard Iron Bar
- IBØ " Round Iron Bar
- Meas. " Measured
- (WIT) " Witness
- (AOG) " Annis, O'Sullivan, Vollebek Ltd.
- (P1) " Registered Plan 484
- (P2) " (AOG) Plan Dated March 19, 2012
- (P3) " (AOG) Plan Dated January 22, 2004
- (P4) " (1692) Plan Dated January 15, 2018
- (P5) " (1473) Plan Dated May 23, 1997
- (P6) " (1692) Plan Dated November 29, 2005
- N1 " (725) Field Notes Dated April 1, 1960 Ref 3-484
- BF " Board Fence
- CLF " Chain Link Fence
- C/L " Centreline
- RWS " Stone Retaining Wall
- N/F " North Face
- Ø UP " Utility Pole
- OHW " Overhead Wires
- " Deciduous Tree
- ✱ " Coniferous Tree



SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
532.9	1	ALL OF 24	484	ALL OF 03977-0203
449.4	2			

**PLAN OF SURVEY OF**  
**LOT 24**  
**REGISTERED PLAN 484**  
**CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200

The intended plot size of this plan is 610 mm in width by 356 mm in height when plotted at a scale of 1:200.

**Metric**  
**DISTANCES AND COORDINATES 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 Land Titles Act and the regulations made under them.  
 2. The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2023.

Date \_\_\_\_\_ T. Hartwick  
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V- 45023

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: Nepean@aovltd.com

Ontario Land Surveyors Job No. 22884-23 JozefStraits LI24 PI484 R DI FL

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