

Committee of Adjustment
Received | Reçu le
2024-02-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING
PART OF LOT 1
EAST SIDE OF BAY STREET
REGISTERED PLAN No.30
CITY OF OTTAWA

SCALE 1 : 150
2.5 0 2.5 5 10 metres

J.D. BARNES LIMITED
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METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CGRS) (2010).

DISTANCES ARE GROUND.
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

NOTES ON TREES
- TREE DIMENSIONS ARE SHOWN +/- HEREON
- DIAMETER OF TREES TAKEN AT 1.2m ABOVE GRADE
- RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE

PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOT 1 (EAST SIDE OF BAY STREET) ON REGISTERED PLAN No.30, BEING ALL OF PIN 04120-0309 (LT), IN THE CITY OF OTTAWA

- BOUNDARY FEATURES
NONE

NOTE LOCATION OF THE CONCRETE WALKWAY ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY

NOTE LOCATION OF THE CHAIN LINK AND BOARD FENCE, CROSSING CABLES, THE SHED AND EDGE OF CONCRETE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY

NOTE LOCATION OF THE CROSSING CABLES ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY

NOTE LOCATION OF THE CROSSING CABLES ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
CC	DENOTES CUT CROSS
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
CPW	DENOTES CONCRETE PIN AND WASHER
OJ	DENOTES ORIGIN UNKNOWN
MEAS	DENOTES REGISTERED PLAN No.30
RP	DENOTES BUILDING LOCATION SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK, O.L.S. DATED AUG.11, 1983
P1	DENOTES PLAN 4R-19849
P2	DENOTES PLAN 5R-11205
SG	DENOTES WEBSTER & SIMMONDS SURVEYING LTD.
1283	DENOTES E.F.L. COLE, O.L.S.
AOV	DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

TOPOGRAPHIC LEGEND

ASPH	DENOTES ASPHALT
FDN	DENOTES FOUNDATION
CONC	DENOTES CONCRETE
C/L	DENOTES CENTERLINE
DIA	DENOTES DIAMETER
R	DENOTES RADIUS
SH	DENOTES SPOT HEIGHT
OHW	DENOTES OVERHEAD WIRE
(T)	DENOTES TOP
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
⋈	DENOTES FIRE HYDRANT
□ EL_PED	DENOTES HYDRO PEDESTAL
• TL	DENOTES TRAFFIC LIGHTS
• HP	DENOTES HYDRO POLE
• GM	DENOTES GAS METER
• WV	DENOTES WATER VALVE
• WK	DENOTES WATER KEY
• BLRD	DENOTES BOLLARD
□ TJB	DENOTES TELEPHONE JUNCTION BOX
□ MH_WELL	DENOTES HANDWELL
□ MH_PHONE	DENOTES TELEPHONE MANHOLE
□ CB	DENOTES CATCHBASIN
○ MH_WAT	DENOTES WATER MANHOLE
○ MH_STM	DENOTES STORM MANHOLE
○ MH_SAN	DENOTES SANITARY MANHOLE
○ MH_OTHR	DENOTES MISCELLANEOUS MANHOLE
— E —	DENOTES OVERHEAD HYDRO CABLE
— T —	DENOTES OVERHEAD TELEPHONE CABLE
— STM —	DENOTES UNDERGROUND STORM SEWER
— SAN —	DENOTES UNDERGROUND SANITARY SEWER
•	DENOTES DECIDUOUS TREE

ELEVATION NOTE:

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0328 HAVING A PUBLISHED ELEVATION OF 82.47 METRES (CGVD-1928 DATUM).

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42227

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 AUGUST 10, 2023.

AUGUST 23, 2023
DATE

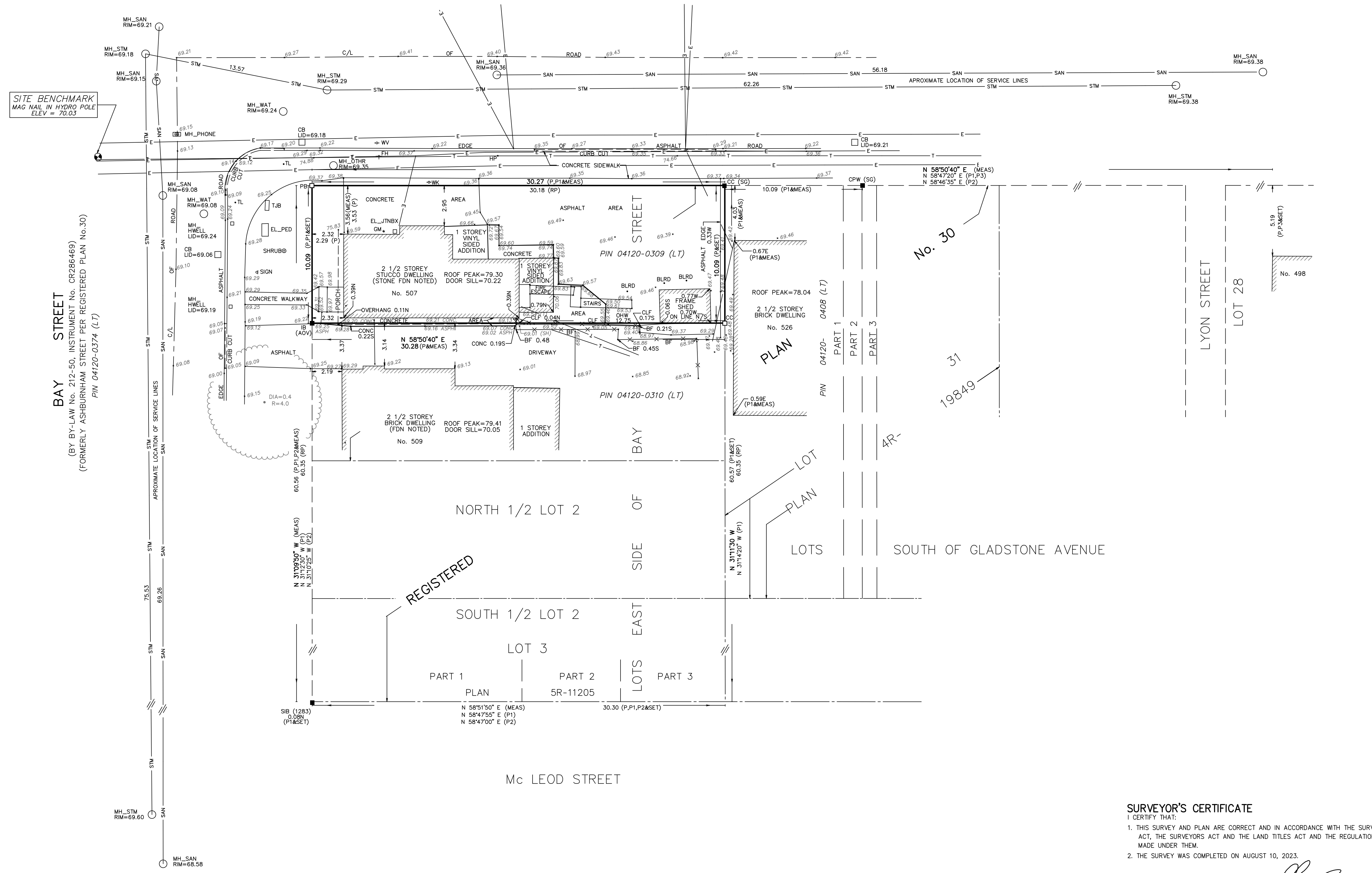
George Zervos
GEORGE ZERVOS
ONTARIO LAND SURVEYOR



J. D. BARNES SURVEYING MAPPING GIS LIMITED

LAND INFORMATION SPECIALISTS
62 STACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: KZ	CHECKED BY: GZ	REFERENCE NO.: 23-10-068-00
PLOTTED: 8/24/2023	DATED: 08/14/2023	



SITE BENCHMARK
MAG NAIL IN HYDRO POLE
ELEV = 70.03

BAY STREET
(BY BY-LAW No. 212-50, INSTRUMENT No. CR286469)
(FORMERLY ASHBURNHAM STREET PER REGISTERED PLAN No.30)
PIN 04120-0374 (LT)

No. 30
31
19849

LYON STREET
LOT 28

REGISTERED

NORTH 1/2 LOT 2

SOUTH 1/2 LOT 2

LOT 3

PART 1

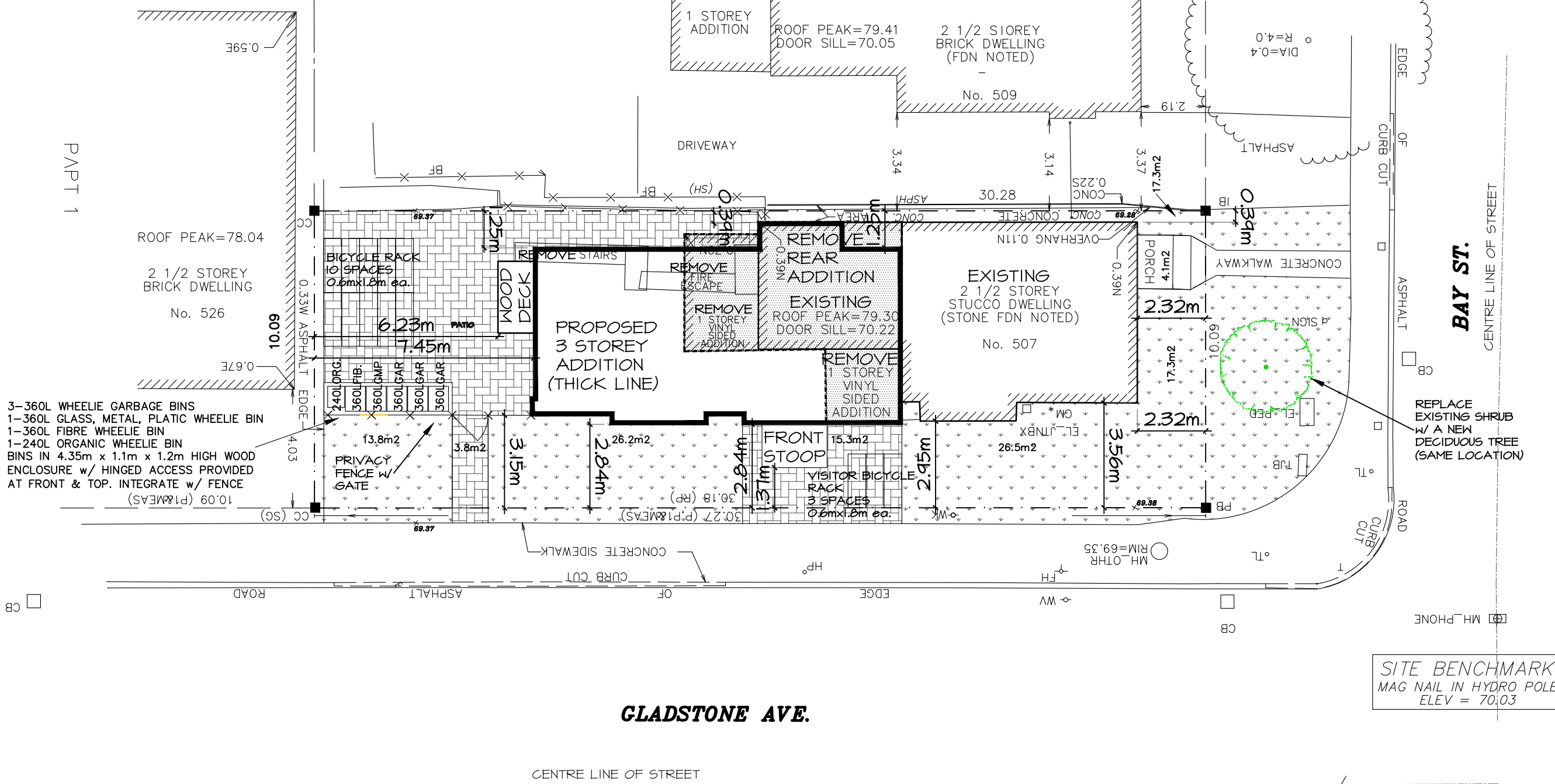
PART 2

PART 3

Mc LEOD STREET

SOUTH OF GLADSTONE AVENUE

- LEGEND**
- ENTRANCE LOCATION
 - WINDOW WELL
 - GENERAL LOT DRAINAGE
 - 1.5m WOOD FENCE
 - HYDRO POLE
 - OVERHEAD WIRE (HYDRO BELL CABLE)
 - 0.2m DIA. STEEL BOLLARD
 - CB CBMH MH CATCH BASIN, MANHOLE
 - ASPHALT
 - INTERLOCK MATERIAL
 - LANDSCAPED-SOD/PLANTING



3-360L WHEELIE GARBAGE BINS
 1-360L GLASS, METAL, PLATIC WHEELIE BIN
 1-360L FIBRE WHEELIE BIN
 1-240L ORGANIC WHEELIE BIN
 BINS IN 4.35m x 1.1m x 1.2m HIGH WOOD ENCLOSURE w/ HINGED ACCESS PROVIDED AT FRONT & TOP. INTEGRATE w/ FENCE (P1&MEAS)

SITE BENCHMARK
 MAG NAIL IN HYDRO POLE
 ELEV = 70.03

Developer/Owner:
Alfonso, Davide and Steven Capretta
 1180 Kilmaurs Side Rd.,
 Woodlawn, Ontario
 KOA 3M0

Designer:
David Bekkers M.A.A.T.O.
 151 Bay St., Suite 100B
 Ottawa, Ontario
 K1R 7T2
 613-852-8433

Project:
The "BAY" Residence
 507 BAY ST.,
 OTTAWA ON. K1R 6B2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

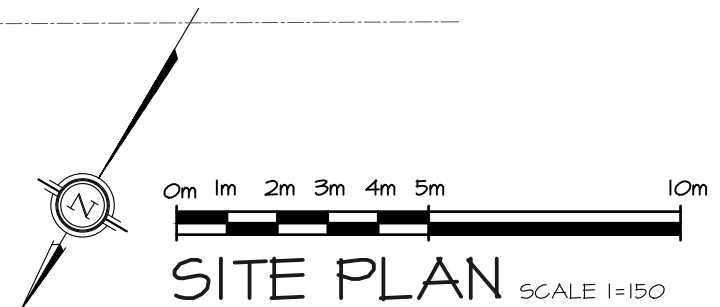
David Bekkers
 M.A.A.T.O. 22980
 NAME SIGNATURE BCIN

REV 3			Drawn By: D.B.	Date:
REV 2	UPDATED FOR CLARITY	FEB. 15, 2024	Scale: 1: 150	Dwg. No.:
REV 1	ISSUED FOR VARIANCE	JAN. 25, 2024	Job: n/a	AO
REV #	DESCRIPTION	MMM. DD, YYYY		

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* AVERAGE GRADE = $69.37 + 69.28 + 69.37 + 69.38 / 4 = 69.35m$
 FF MAIN = 70.22m
 FF TO AVERAGE GRADE = $70.22m - 69.35m = 0.87m$
 FF TO MID-POINT OF ROOF = 8.5m
 BUILDING HEIGHT = $8.5m + 0.87m = 9.37m$

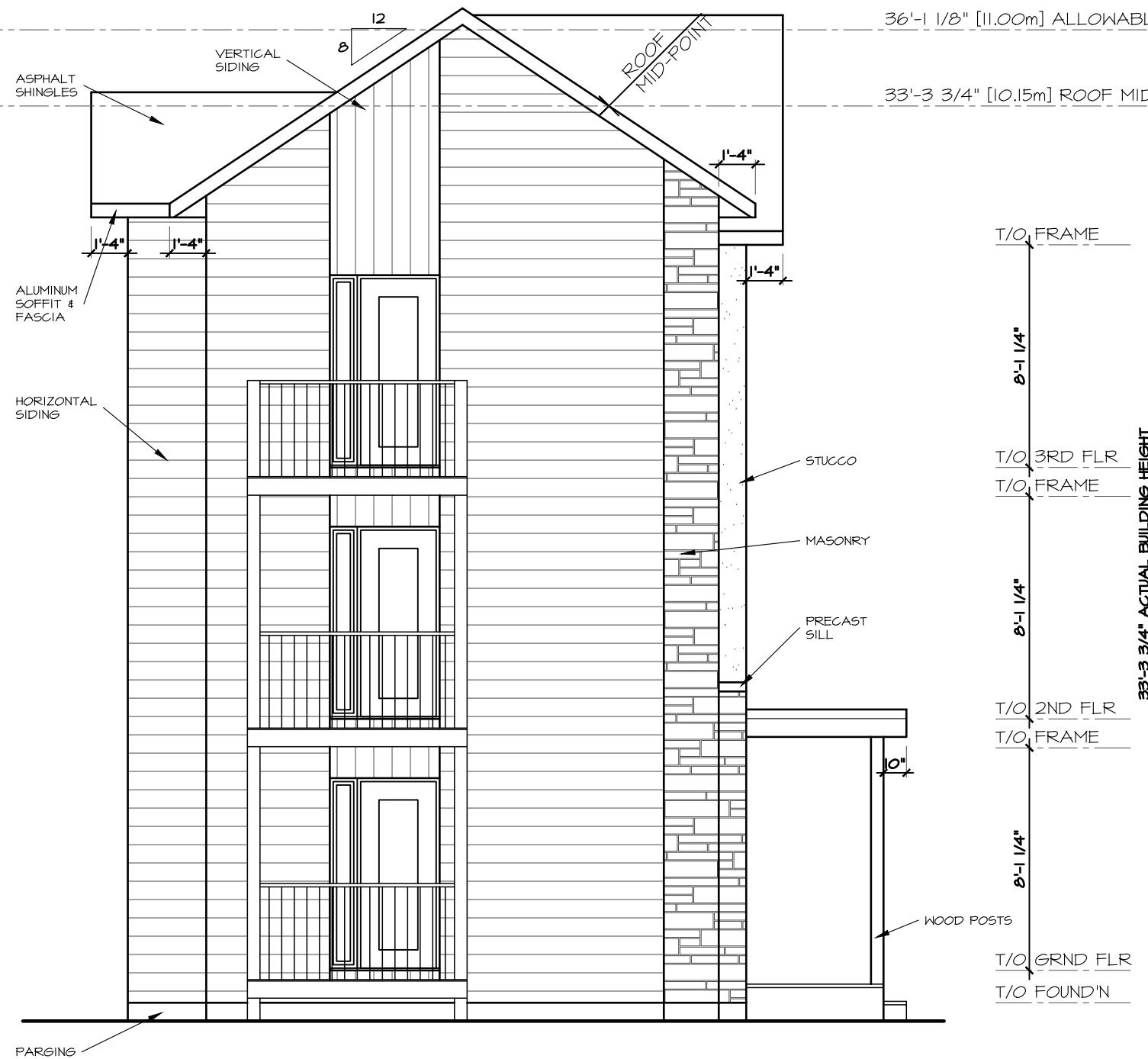
HARD VS SOFT LANDSCAPE CALCULATION
 YARD ALONG: GLADSTONE AVE.
 YARD AREA=85.6m² (100%)
 SOFT LANDSCAPE=66.5m² (77.7%)
 HARD LANDSCAPE=19.1m² (22.3%)
 YARD ALONG BAY ST.
 YARD AREA=38.7m² (100%)
 SOFT LANDSCAPE=34.6m² (89.4%)
 HARD LANDSCAPE=4.1m² (10.6%)



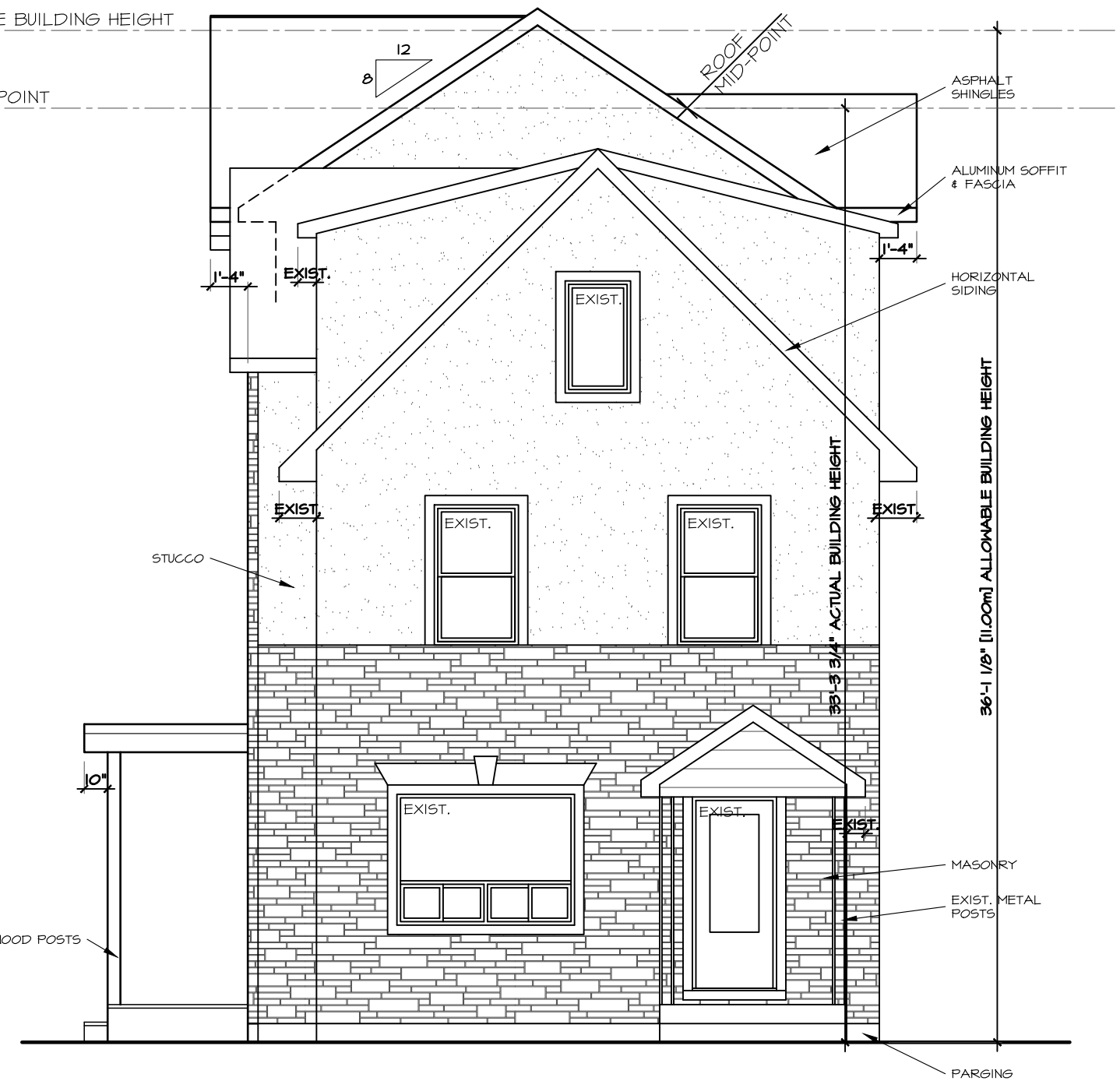


NORTH ELEVATION SCALE 3/16"=1'0"

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EAST ELEVATION SCALE 3/16"=1'0"



WEST ELEVATION SCALE 3/16"=1'0"

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36'-1 1/8" [11.00m] ALLOWABLE BUILDING HEIGHT

33'-3 3/4" [10.15m] ROOF MIDPOINT



SOUTH ELEVATION SCALE 3/16"=1'0"

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507 Bay St.

PROPOSED Addition/ Renovation
10 Unit Residential Rental Building

February 15, 2024