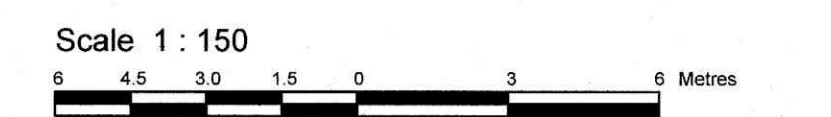


**LOTS 2263, 2264 AND 2265**  
**REGISTERED PLAN 375**  
**CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Committee of Adjustment  
 Received | Reçu le  
**2023-11-21**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

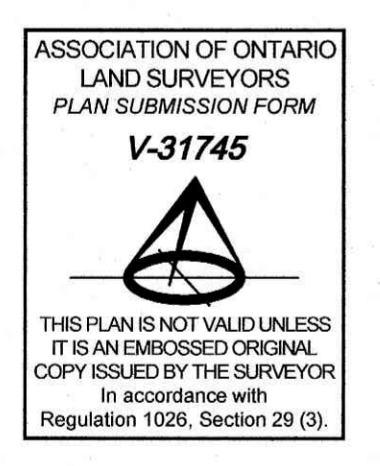


Metric  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN  
 ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
 DIVIDING BY 0.3048.

**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 regulations made under them.  
 2. The survey was completed on the 12<sup>th</sup> day of August, 2022.  
 Date Aug. 26, 2022  
 E. H. Herweyer  
 Ontario Land Surveyor

**Notes & Legend**

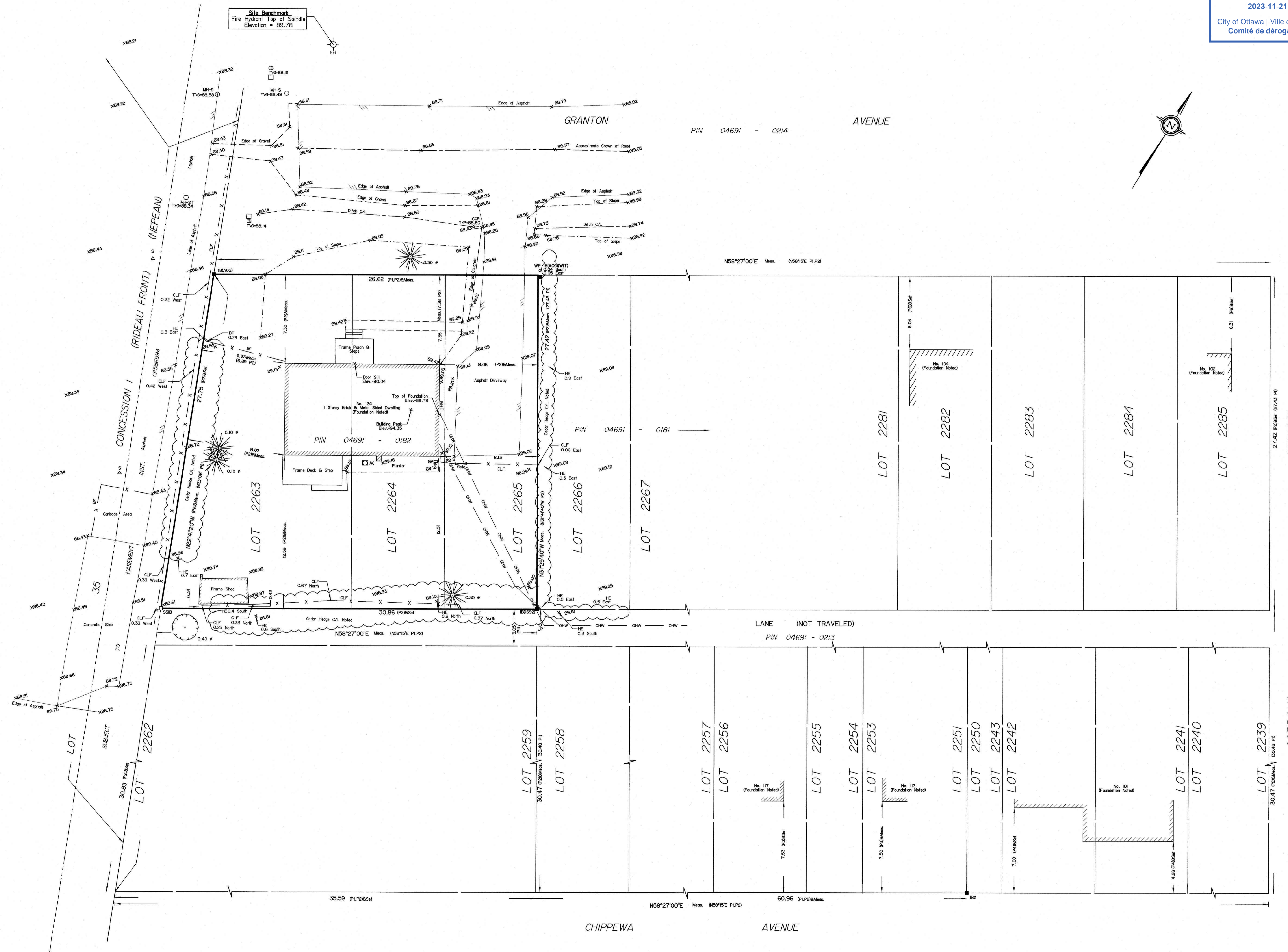
□	Denotes	Survey Monument Planted
○		Survey Monument Found
⊙		Round Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
(WT)		Witness
(AOG)		Annis, O'Sullivan, Vollebek Ltd.
Meas.		Measured
(P1)		Registered Plan 375
(P2)		(AOG) Plan dated July 24, 1995
(P3)		(725) Plan dated August 31, 1984
(P4)		(AOG) Plan dated March 21, 2020
(P5)		(AOG) Plan dated November 27, 2020
(P6)		(AOG) Plan dated October 19, 2018
○		Deciduous Tree
⊙		Coniferous Tree
○ FH		Fire Hydrant
○ MH-ST		Maintenance Hole (Storm Sewer)
○ MH-S		Maintenance Hole (Sanitary)
□ CB		Catch Basin
□ COP		Concrete Pipe
□ GM		Gas Meter
□ HM		Hydro Meter
△ S		Sign
⊥		Gate
CLF		Chain Link Fence
BF		Board Fence
○ UP		Utility Pole
• AN		Anchor
□ AC		Air Conditioner
CL		Centrals
HE		Cedar Hedge, Centerline Noted
— OHW		Overhead Wires
⊙		Diameter
⊙		Location of Elevations



Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).  
 For bearing comparisons, a rotation of 0°12'00" clockwise was applied to bearings on Plans P1 and P2.

**ELEVATION NOTES**  
 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from City of Ottawa benchmark No. 3702 having an elevation of 96.951 metres.  
 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

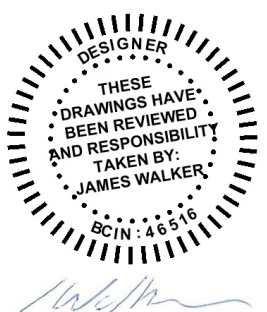
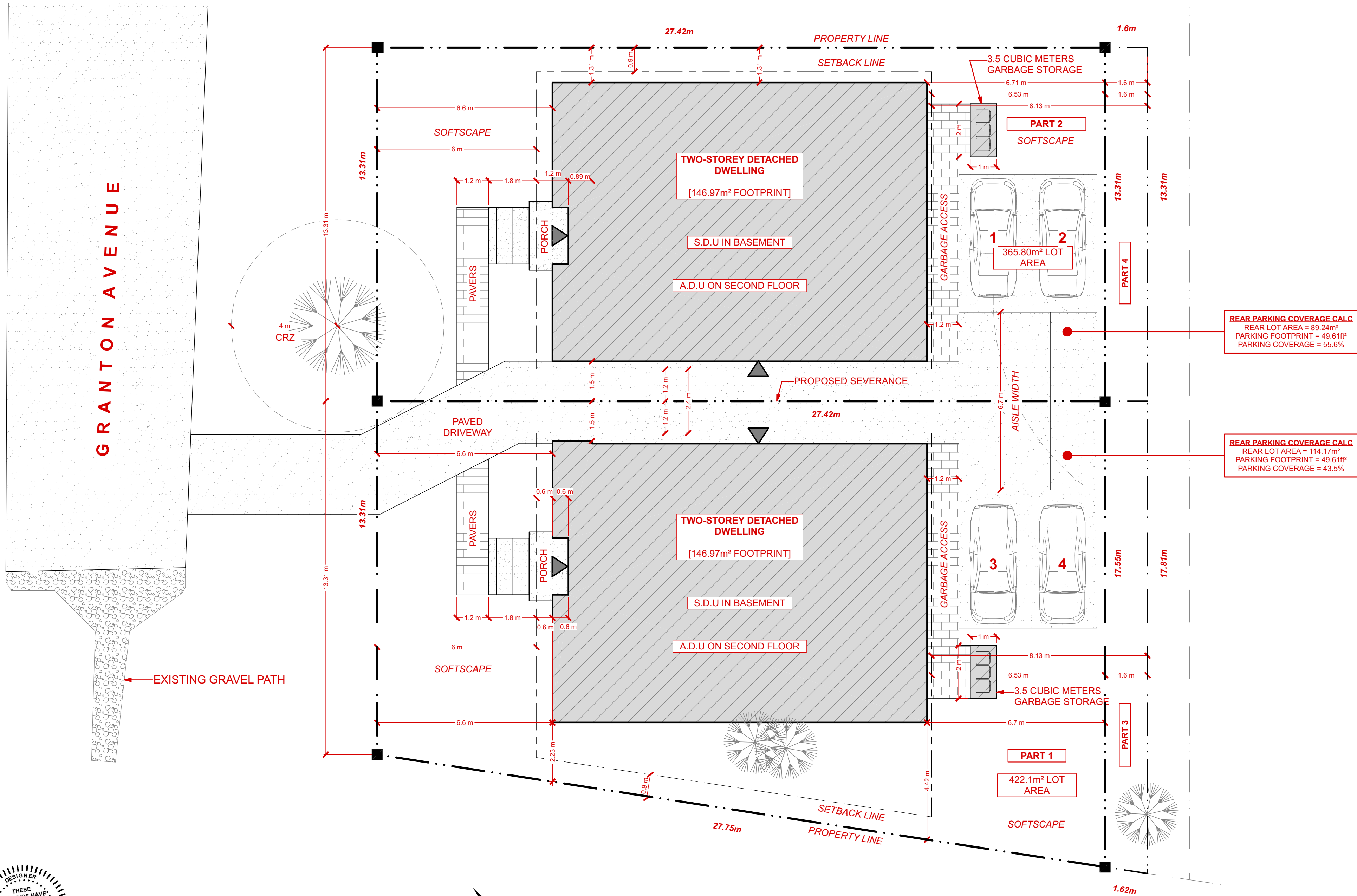




# DETACHED SINGLE DWELLINGS - NEW BUILD

124 GRANTON AVENUE, OTTAWA, ONTARIO, K2G 1X5

Committee of Adjustment  
Received | Reçu le  
2023-11-21  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



SINGLE FAMILY DWELLINGS

PROJECT TYPE

124 GRANTON AVENUE

PROJECT ADDRESS

REVISIONS

- 4 - CONCEPT VER2.0 - 2022-09-20
- 5 - COA DRAWINGS - 2022-10-19
- 6 - COA DRAWINGS VER2.0 - 2022-11-04
- 7 - ENGINEER REVIEW - 2023-09-21
- 8 - SHARED DRIVEWAY SITEPLAN - 2023-10-18
- 9 - COA DRAWINGS VER2.0 - 2023-11-02

NOTES

DRAWING TITLE

ARCH C

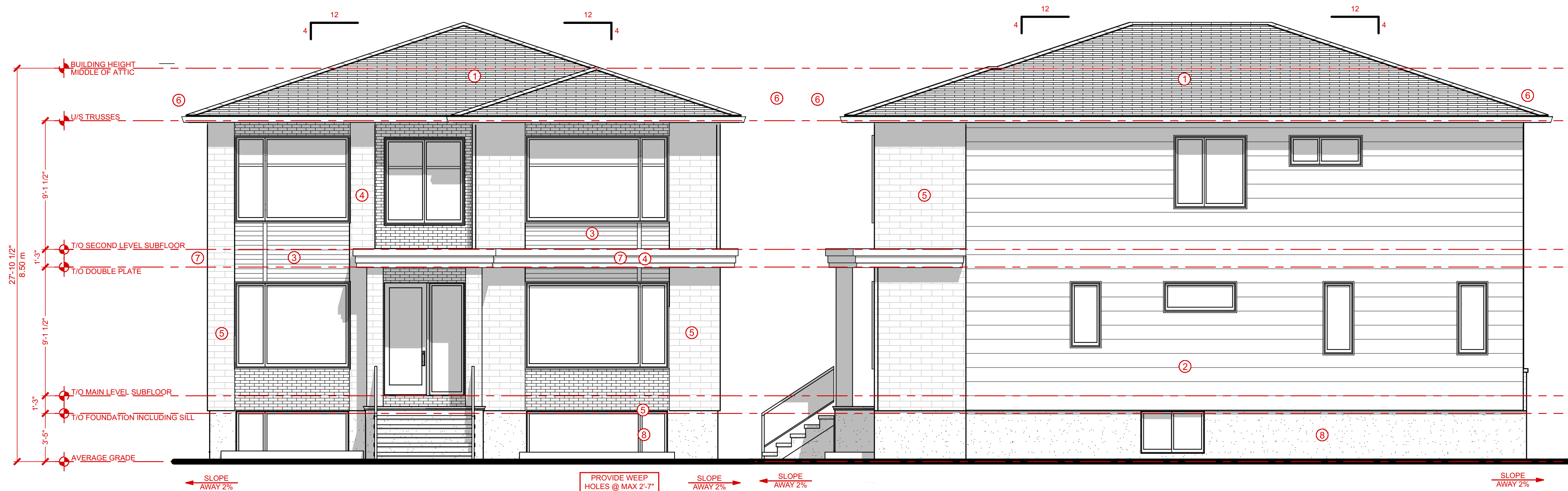
SHEET SIZE

AS INDICATED

SCALE

**A-1**

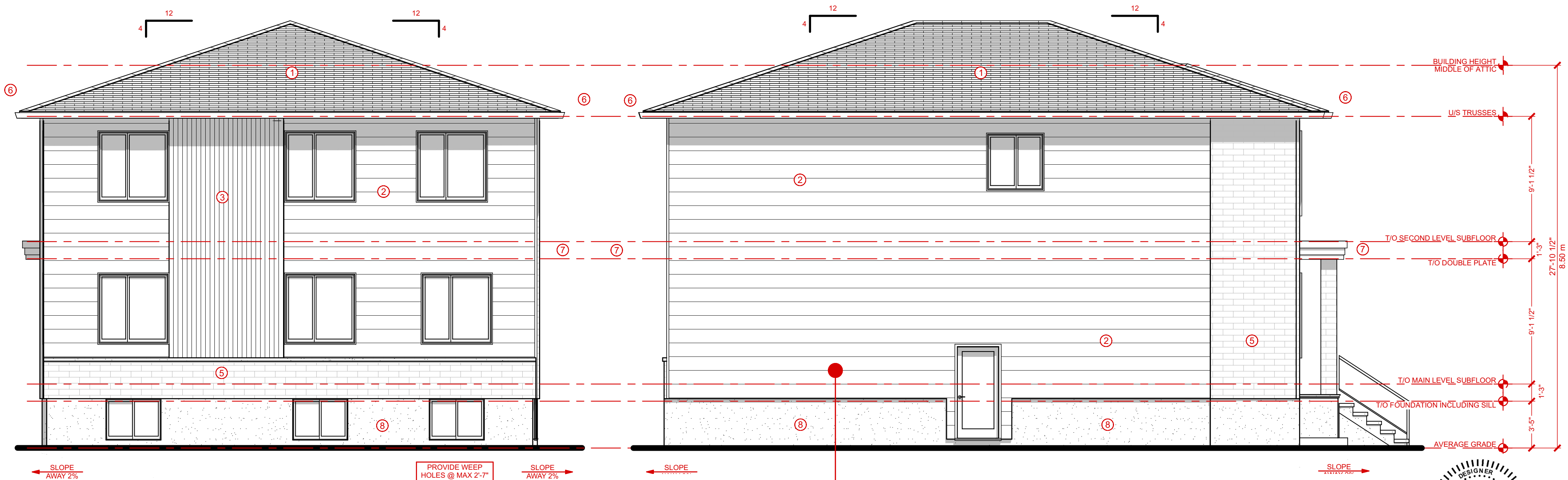
SHEET NO. 10:33:21



**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

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

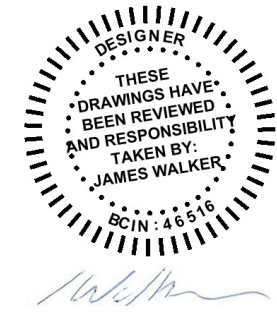
MATERIAL LEGEND	
① ASPHALT SHINGLES	⑤ MASONRY VENEER
② COMPOSITE SIDING	⑥ 2x6 FASCIA w/ SHADOWBOARD
③ VERTICAL WOOD PANELING	⑦ 2x14 FASCIA w/ SHADOWBOARD
④ ARCHITECTURAL METAL PANELS	⑧ PARGING



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

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

**GLAZED AREA CALCULATION @ 1.2M FROM LINE:**  
1040ft<sup>2</sup> X 7% = 72.80ft<sup>2</sup> ALLOWED GLAZING  
GLAZING PROVIDED 20ft<sup>2</sup> + 20ft<sup>2</sup> + 21.33ft<sup>2</sup> = 61.33ft<sup>2</sup>



**PART 1**

SINGLE FAMILY DWELLINGS

PROJECT TYPE

124 GRANTON AVENUE

PROJECT ADDRESS

REVISIONS

- 4 - CONCEPT VER2.0 - 2022-09-20
- 5 - COA DRAWINGS - 2022-10-19
- 6 - COA DRAWINGS VER2.0 - 2022-11-04
- 7 - ENGINEER REVIEW - 2023-09-21
- 8 - SHARED DRIVEWAY SITEPLAN - 2023-10-18
- 9 - COA DRAWINGS VER2.0 - 2023-11-02

NOTES

DRAWING TITLE

ARCH C

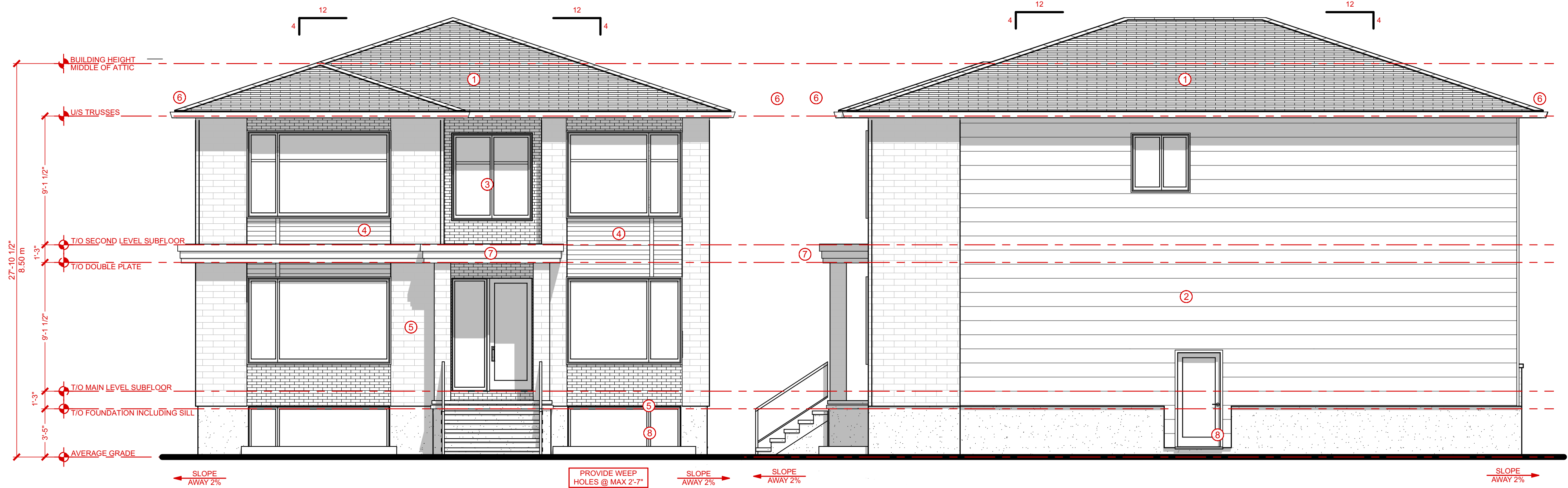
SHEET SIZE

AS INDICED

SCALE

**A-2**

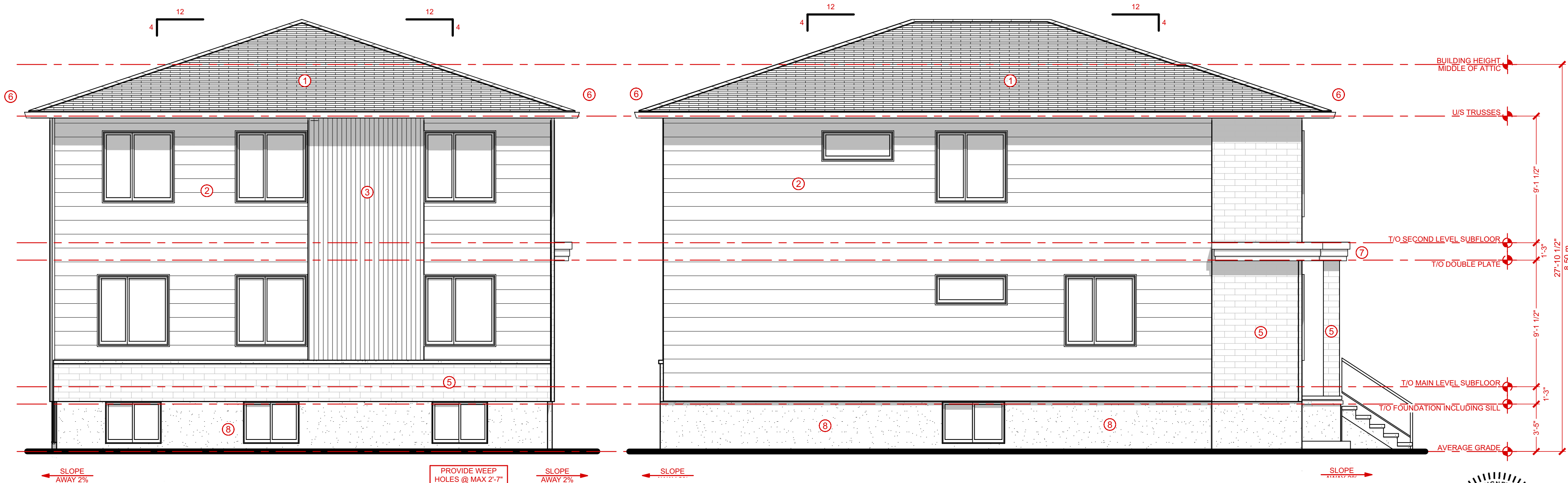
SHEET NO. 10:33:21



**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

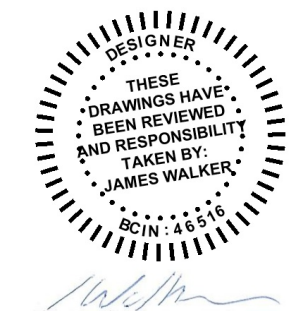
**RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND	
① ASPHALT SHINGLES	⑤ MASONRY VENEER
② COMPOSITE SIDING	⑥ 2x6 FASCIA w/ SHADOWBOARD
③ THIN VERTICAL SIDING	⑦ 2x14 FASCIA w/ SHADOWBOARD
④ ARCHITECTURAL METAL PANELS	⑧ PARGING



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

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



**PART 2**

**SINGLE FAMILY DWELLINGS**

PROJECT TYPE

124 GRANTON AVENUE

PROJECT ADDRESS

REVISIONS

- 4 - CONCEPT VER2.0 - 2022-09-20
- 5 - COA DRAWINGS - 2022-10-19
- 6 - COA DRAWINGS VER.0 - 2022-11-04
- 7 - ENGINEER REVIEW - 2023-09-21
- 8 - SHARED DRIVEWAY SITEPLAN - 2023-10-18
- 9 - COA DRAWINGS VER.0 - 2023-11-02

NOTES

DRAWING TITLE

ARCH C

SHEET SIZE

AS INDICATED

SCALE

**A-3**

SHEET NO. 10:33:22



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

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 N58°27'00"W and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

.01919680005	Northing	5027191.26	Easting	361496.76
.01919750705	Northing	5016816.93	Easting	360806.84
. Point A	Northing	5024205.66	Easting	363492.17
. Point B	Northing	5024221.81	Easting	363518.47

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

### 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

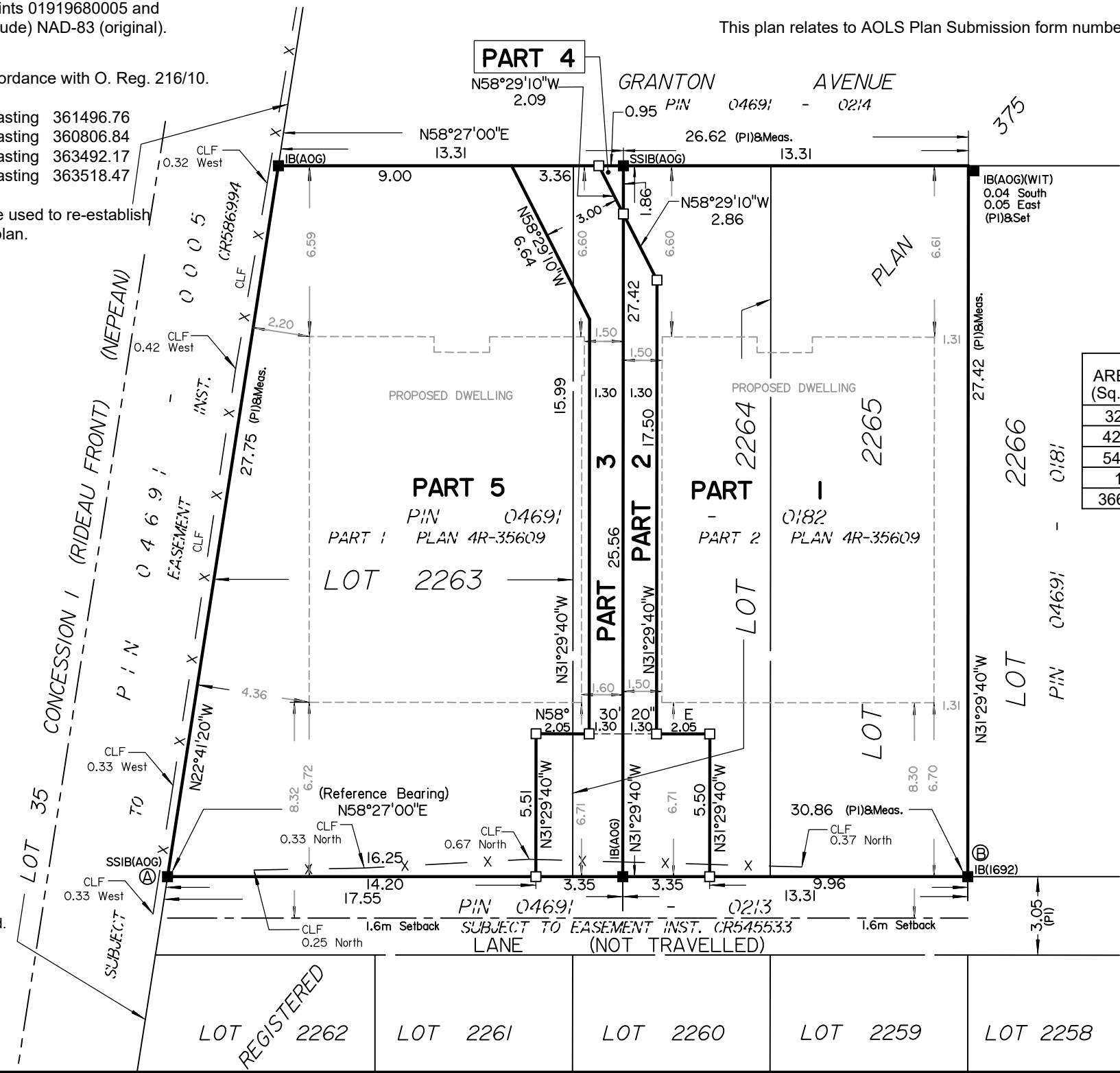
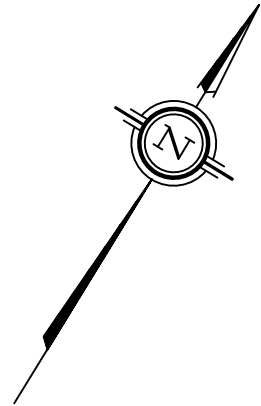
Andrew J. Broxham  
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-

Committee of Adjustment  
Received | Reçu le

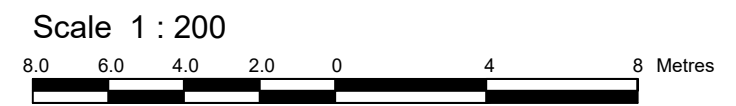
2023-11-21

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AREA (Sq.m.)	SCHEDULE			
	PART	LOT	PLAN	PIN
323	1	2265 & PART OF 2264	375	ALL OF 04691-0182
42.8	2	PART OF 2264		
54.5	3	PART OF 2263 & 2264		
1	4	PART OF 2264		
366.6	5	PART OF 2263 & 2264		

**PLAN OF SURVEY OF  
LOTS 2263, 2264 AND 2265  
REGISTERED PLAN 375  
CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



The intended plot size of the plan is 432 mm in width by 279 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.

### Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- (WIT) " Witness
- (AOG) " Annis, O'Sullivan, Vollebek Ltd.
- Meas. " Measured
- (P1) " Plan 4R-35609
- BF " Board Fence
- CLF " Chain Link Fence

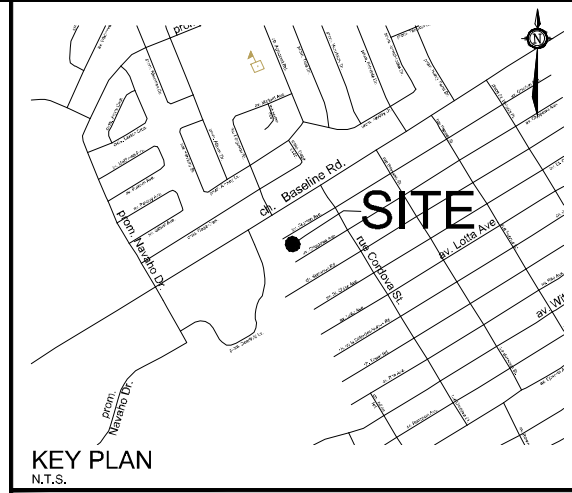
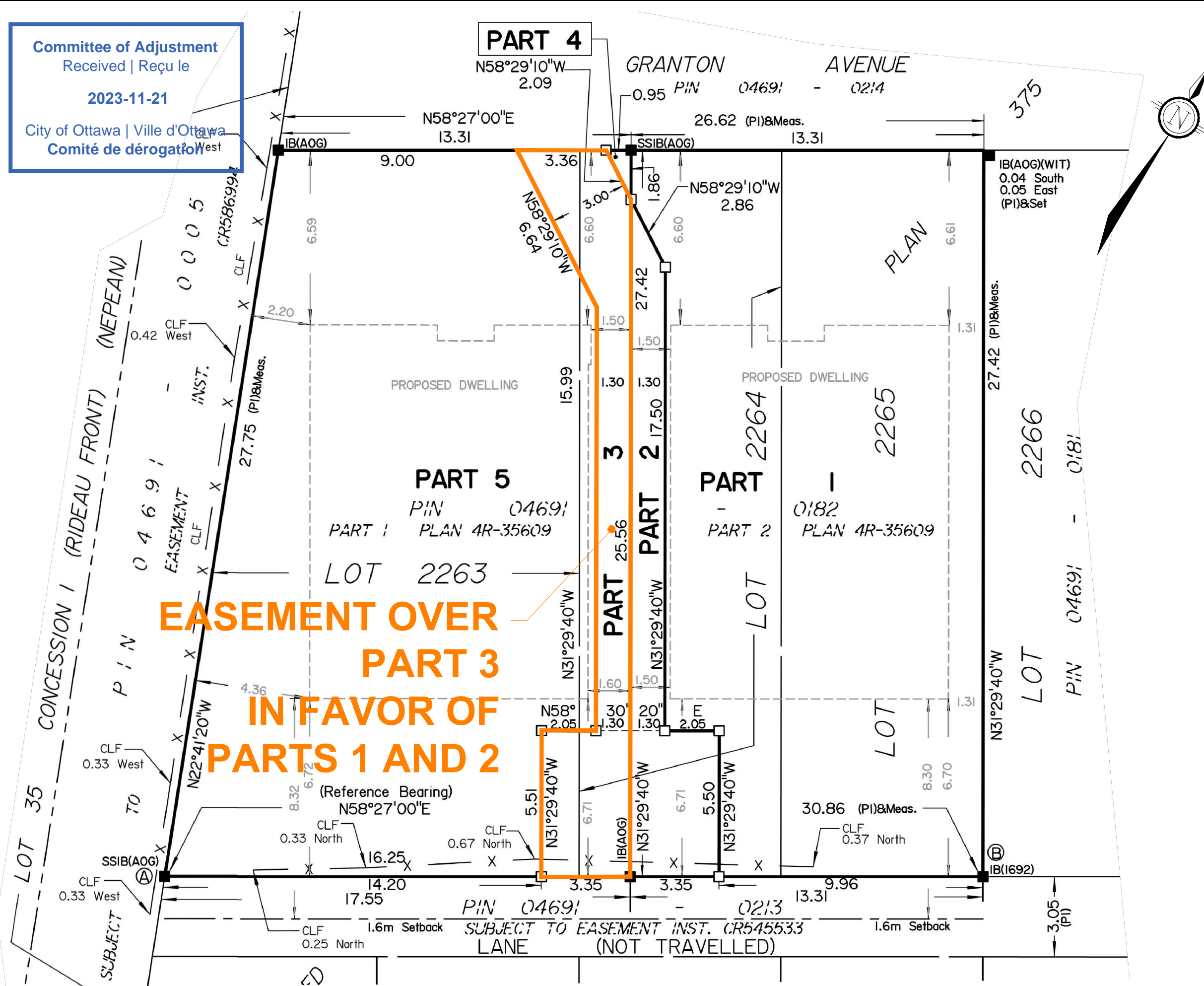
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@aovltd.com

Ontario Land Surveyors

Committee of Adjustment  
Received | Reçu le

2023-11-21

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



# CONSENT APPLICATION #2

124 GRANTON STREET

LOTS 2263, 2264 AND 2265  
REGISTERED PLAN 375  
CITY OF OTTAWA

1 : 150

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	NOV 17/23	SS

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5857  
Website www.novatech-eng.com

ISSUED	NOVEMBER, 2022
PROJECT No.	122131
DRAWING No.	122131-SEV

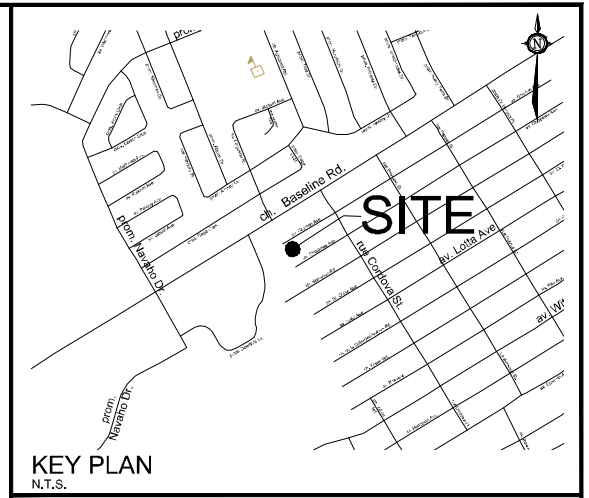
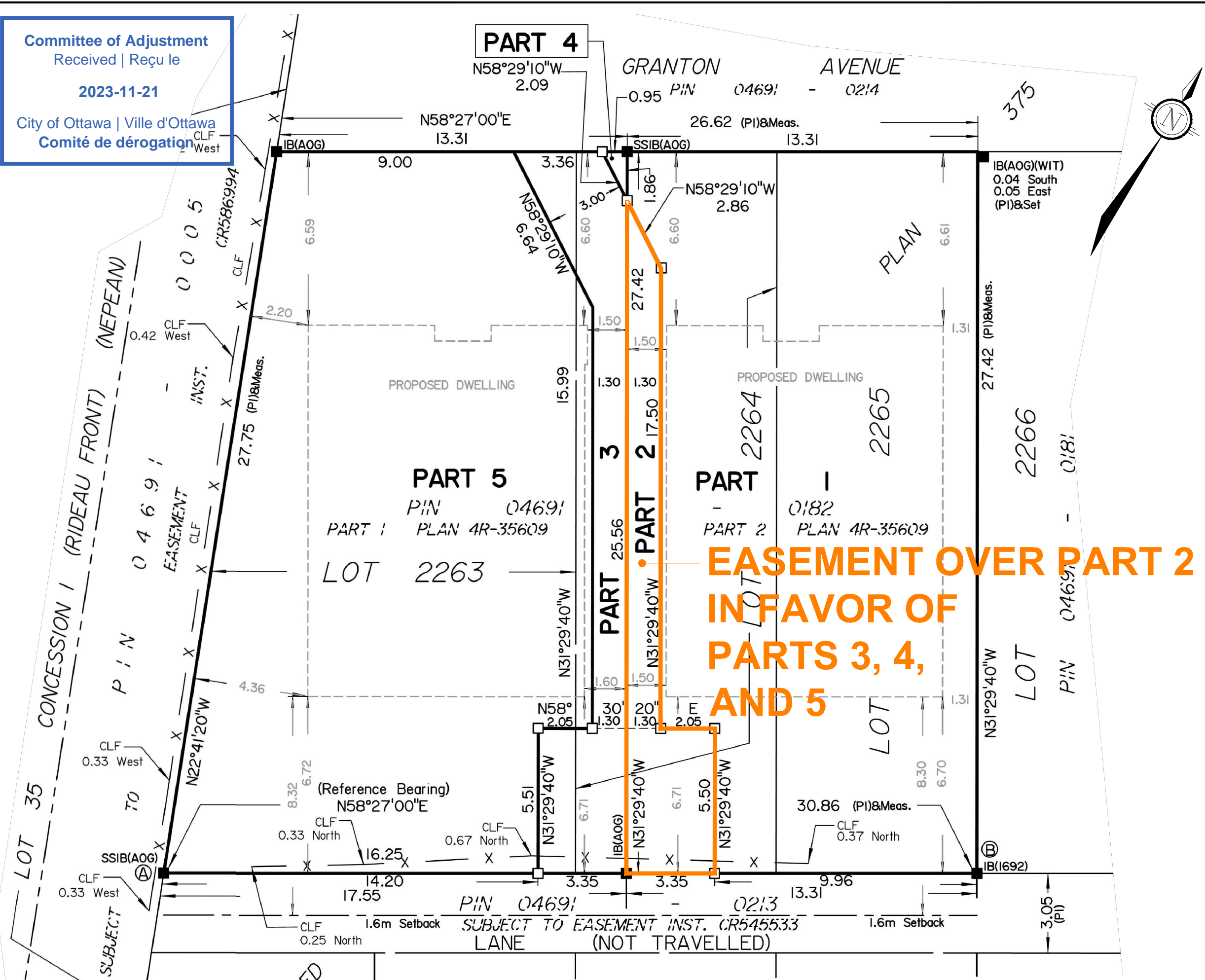
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Committee of Adjustment  
Received | Reçu le

2023-11-21

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



# CONSENT APPLICATION #1

124 GRANTON STREET

LOTS 2263, 2264 AND 2265  
REGISTERED PLAN 375  
CITY OF OTTAWA

1 : 150

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	NOV 17/23	SS

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5857  
Website www.novatech-eng.com

ISSUED	NOVEMBER, 2022
PROJECT No.	122131
DRAWING No.	122131-SEV

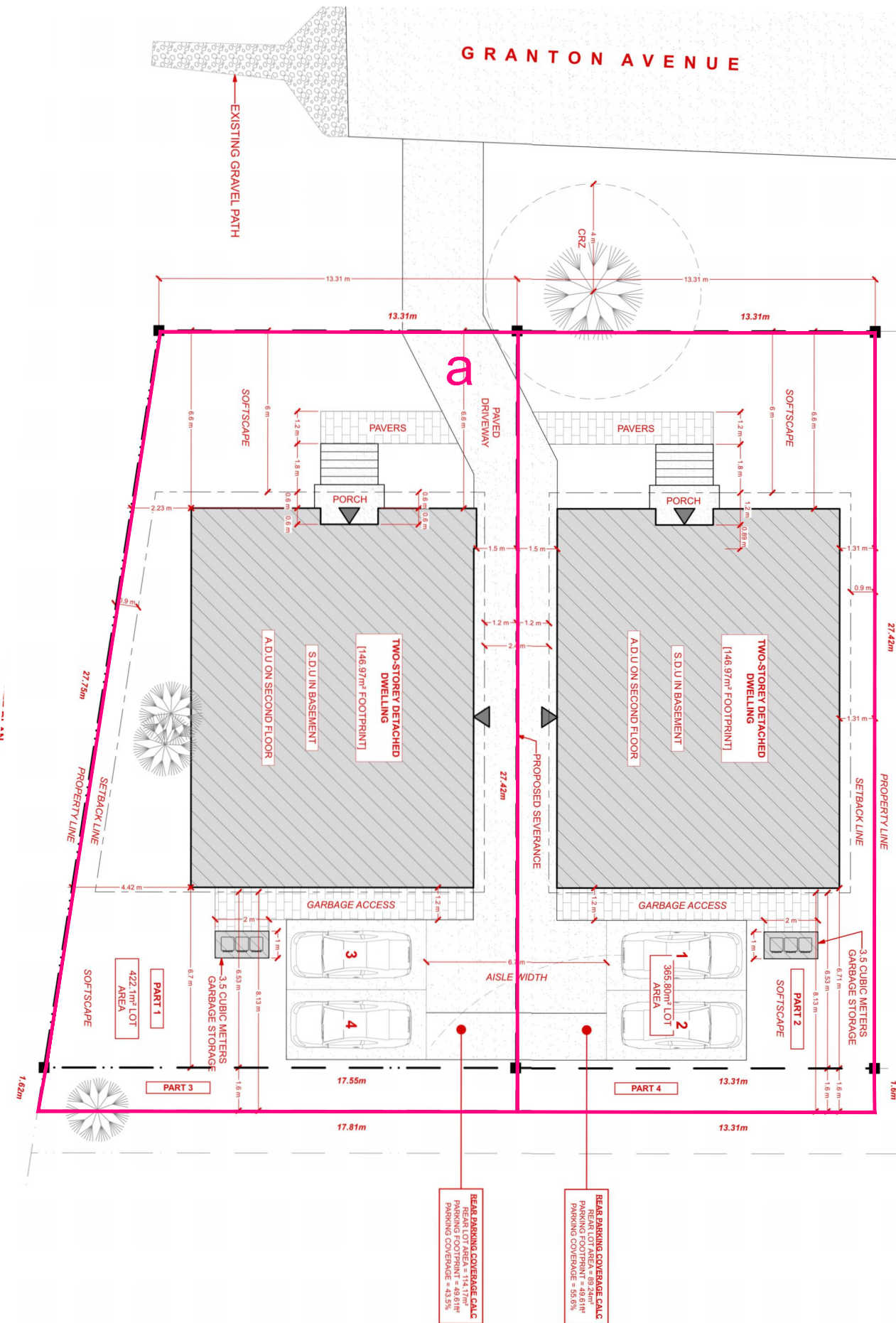
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# Minor Variance Applications:

## Parts 1&2:

- a. To permit a portion of the driveway to be located between the front wall of a residential use building and the street; whereas the Zoning By-law does not permit a part of the driveway to be located between the front wall of a residential use building and the street (Section 107(3)(b)(i)).

**Committee of Adjustment**  
 Received | Reçu le  
**2023-11-21**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



# MINOR VARIANCE APPLICATION

124 GRANTON STREET

LOTS 2263, 2264 AND 2265  
REGISTERED PLAN 375  
CITY OF OTTAWA

1 : 200

No.	REVISION	DATE	BY
1.	ISSUED FOR MINOR VARIANCE APPLICATION	NOV 17/23	SS

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P5  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-5857  
 Website: www.novatech-eng.com

ISSUED  
 NOVEMBER, 2022  
 PROJECT No.  
 122131  
 DRAWING No.  
 122131-SEV