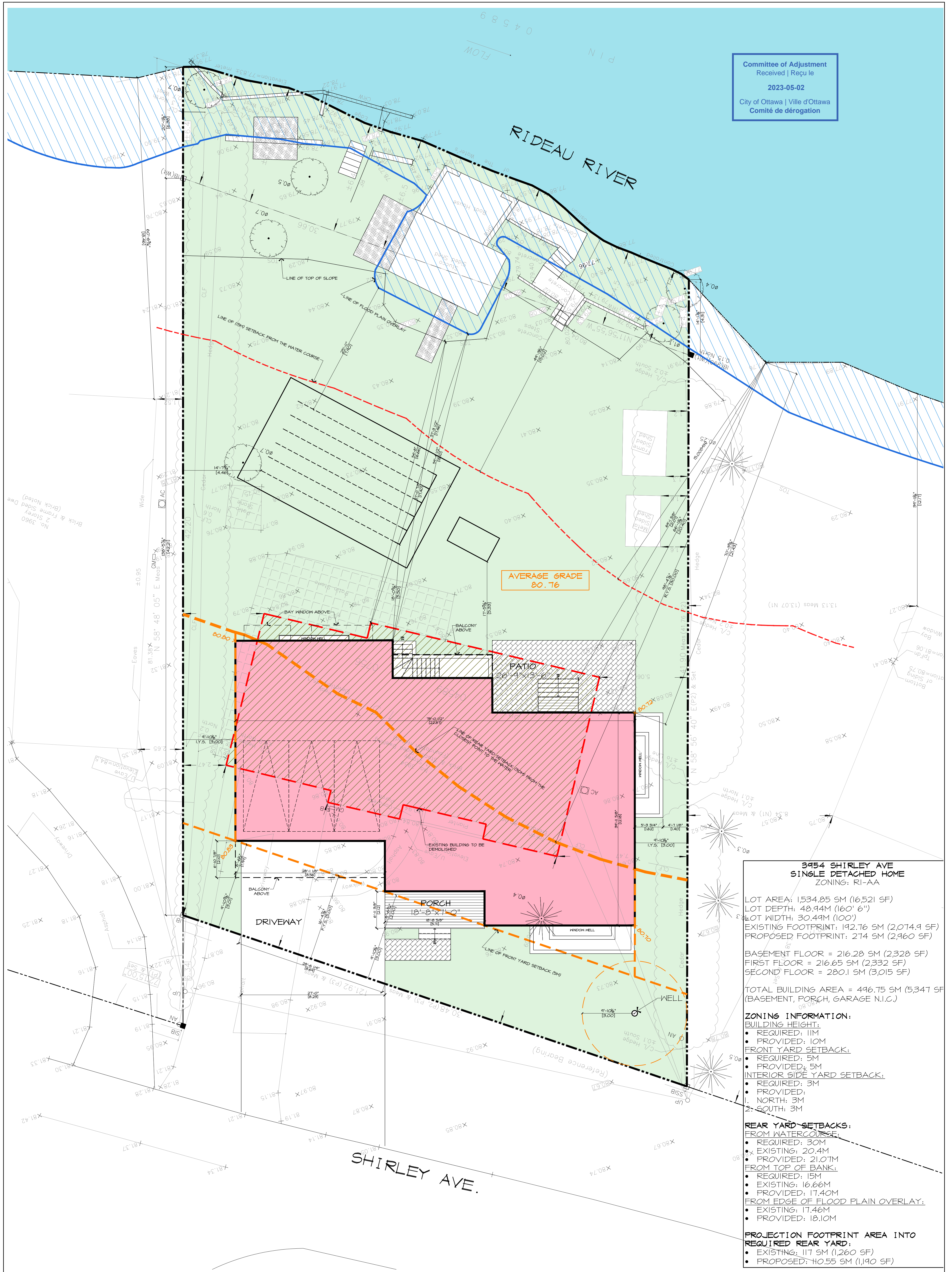


Committee of Adjustment  
Received | Reçu le  
  
2023-05-02  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**3954 SHIRLEY AVE  
SINGLE DETACHED HOME  
ZONING: RI-AA**

LOT AREA: 1534.85 SM (16,521 SF)  
LOT DEPTH: 48.94M (160' 6")  
LOT WIDTH: 30.49M (100')  
EXISTING FOOTPRINT: 142.76 SM (2,074.9 SF)  
PROPOSED FOOTPRINT: 274 SM (2,960 SF)

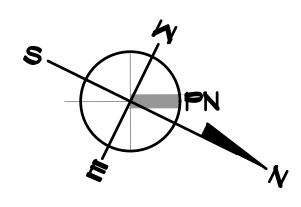
BASEMENT FLOOR = 216.28 SM (2,328 SF)  
FIRST FLOOR = 216.65 SM (2,332 SF)  
SECOND FLOOR = 280.1 SM (3,015 SF)

TOTAL BUILDING AREA = 496.75 SM (5,347 SF)  
(BASEMENT, PORCH, GARAGE N.I.C.)

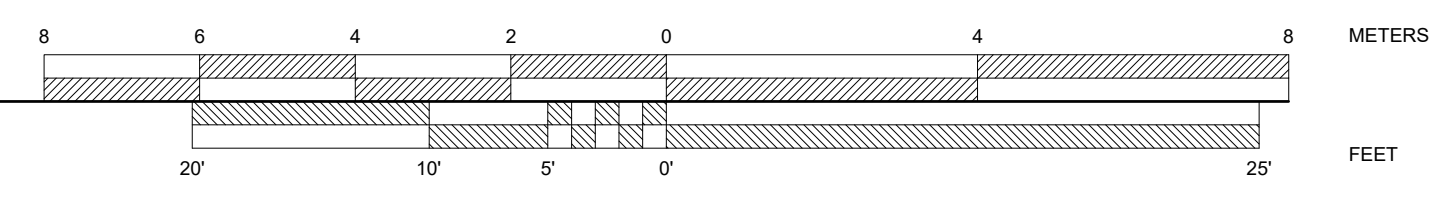
**ZONING INFORMATION:**  
BUILDING HEIGHT:  
• REQUIRED: 11M  
• PROVIDED: 10M  
FRONT YARD SETBACK:  
• REQUIRED: 5M  
• PROVIDED: 5M  
INTERIOR SIDE YARD SETBACK:  
• REQUIRED: 3M  
• PROVIDED:  
1. NORTH: 3M  
2. SOUTH: 3M

**REAR YARD SETBACKS:**  
FROM WATERCOURSE:  
• REQUIRED: 30M  
• EXISTING: 20.4M  
• PROVIDED: 21.07M  
FROM TOP OF BANK:  
• REQUIRED: 15M  
• EXISTING: 16.66M  
• PROVIDED: 17.40M  
FROM EDGE OF FLOOD PLAIN OVERLAY:  
• EXISTING: 17.46M  
• PROVIDED: 18.10M

**PROJECTION FOOTPRINT AREA INTO  
REQUIRED REAR YARD:**  
• EXISTING: 117 SM (1,260 SF)  
• PROPOSED: 410.55 SM (1,190 SF)



**SITE PLAN**  
SCALE: 1" = 1'-0"



DATE: 2022-07-19  
CHECKED BY: A.S.  
DWG BY: A.S.

PROJECT No.: 2022-06

DRAWING TITLE:  
**SITE PLAN**

PROJECT TITLE:  
**3954 SHIRLEY AVENUE  
OTTAWA, ON**

No.	CLIENT REVIEW	DATE
01	CLIENT REVIEW	2022-08-11
02	CLIENT REVIEW	2022-09-06
03	ISSUED TO CIVIL ENGINEER	2022-09-15
04	SEPTIC SYSTEM DESIGN	2022-10-03
05	SEPTIC SYSTEM DESIGN	2022-12-12
06	PLANNING REVIEW	2023-01-13
07	PLANNING REVIEW	2023-03-21
08	ADJUST REVIEW	2023-04-24
09	COMMITTEE OF ADJUST REVIEW	2023-04-24

**SYMBOL LEGEND**

[Symbol]	REGULATORY LINE
[Symbol]	REQUIRED SETBACK
[Symbol]	5M SETBACK FROM WATER
[Symbol]	TYP. FULL SIZE PARKING SPACE
[Symbol]	SMALL SIZE PARKING SPACE
[Symbol]	ADA HANDICAPPED PARK SPACE
[Symbol]	EXISTING BLDG. TO BE REMOVED
[Symbol]	EXISTING TREE
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED SOFT LANDSCAPE
[Symbol]	FLOOD PLAN OVERLAY
[Symbol]	FLOOR DRAIN
[Symbol]	EXISTING GRADE
[Symbol]	EXISTING CATCH BASIN
[Symbol]	UTILITY POLE

ALL WORK TO BE DONE IN ACCORDANCE WITH THE EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)

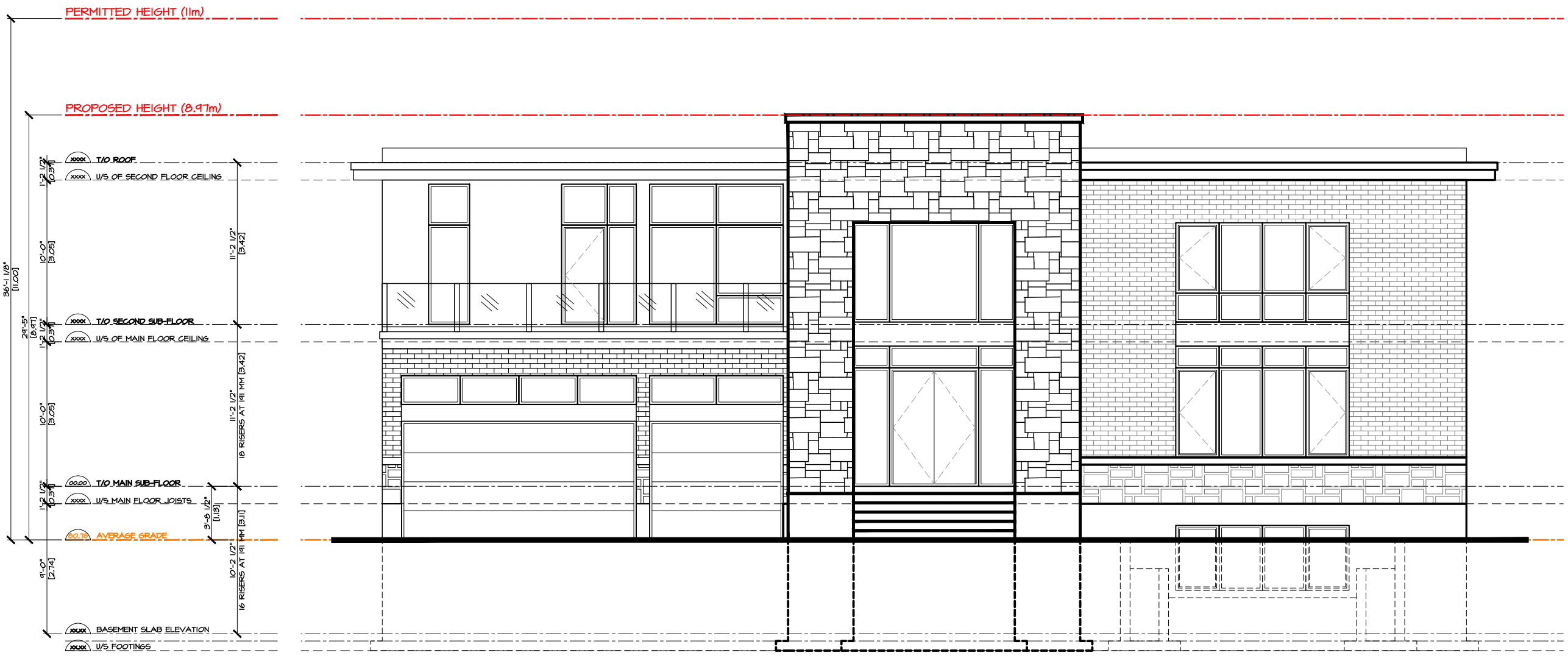
IT IS THE RESPONSIBILITY OF THE CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL PERMIT CODES AND BY-LAWS CONCERNING THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.

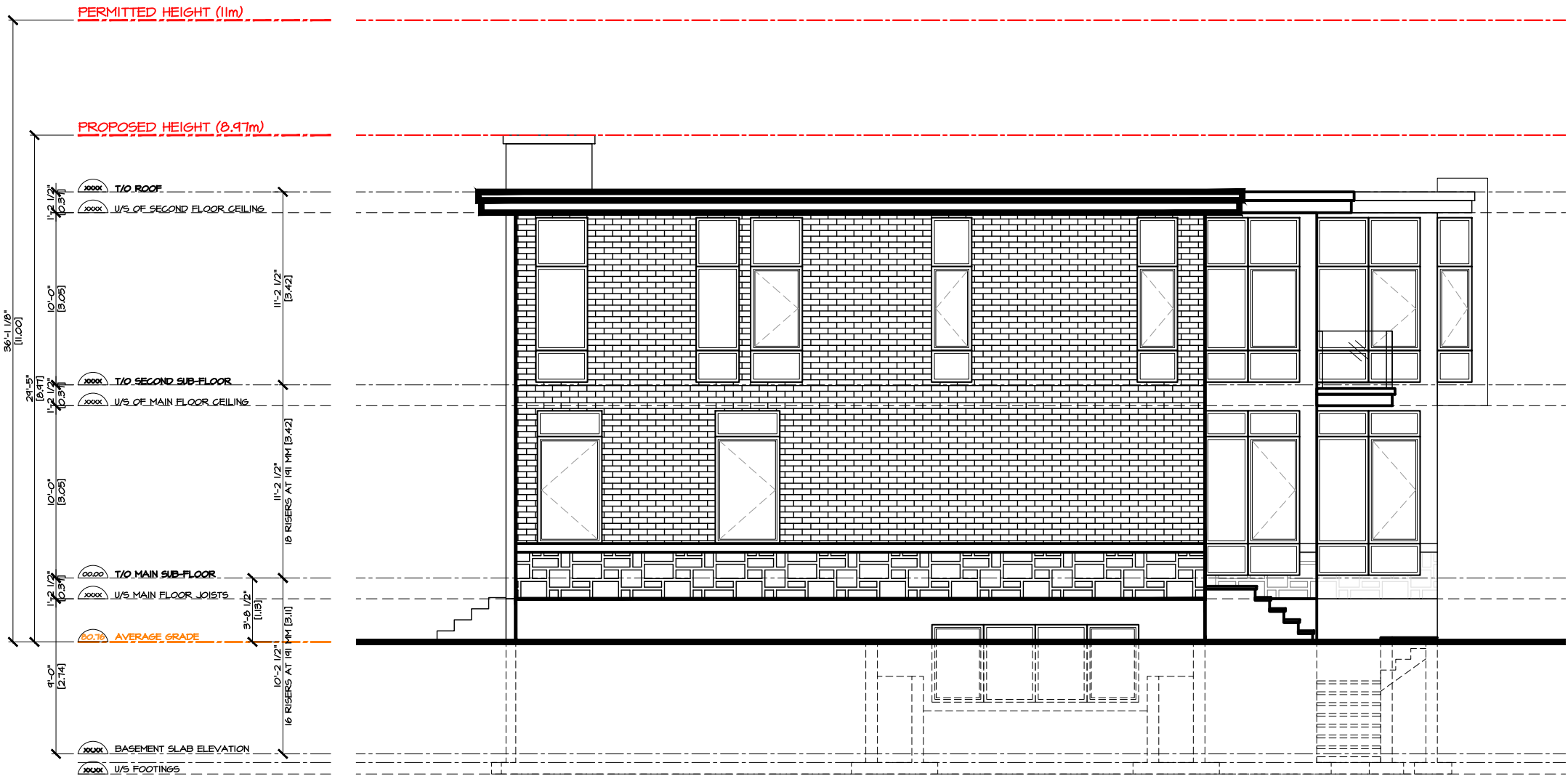
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**Design Company Inc.**  
*The Passion of Design*  
A 32 Hackett Street, Ottawa, ON K1V 0P7  
T: (613) 700 0387  
E: AMJ@ASDesignCompany.com

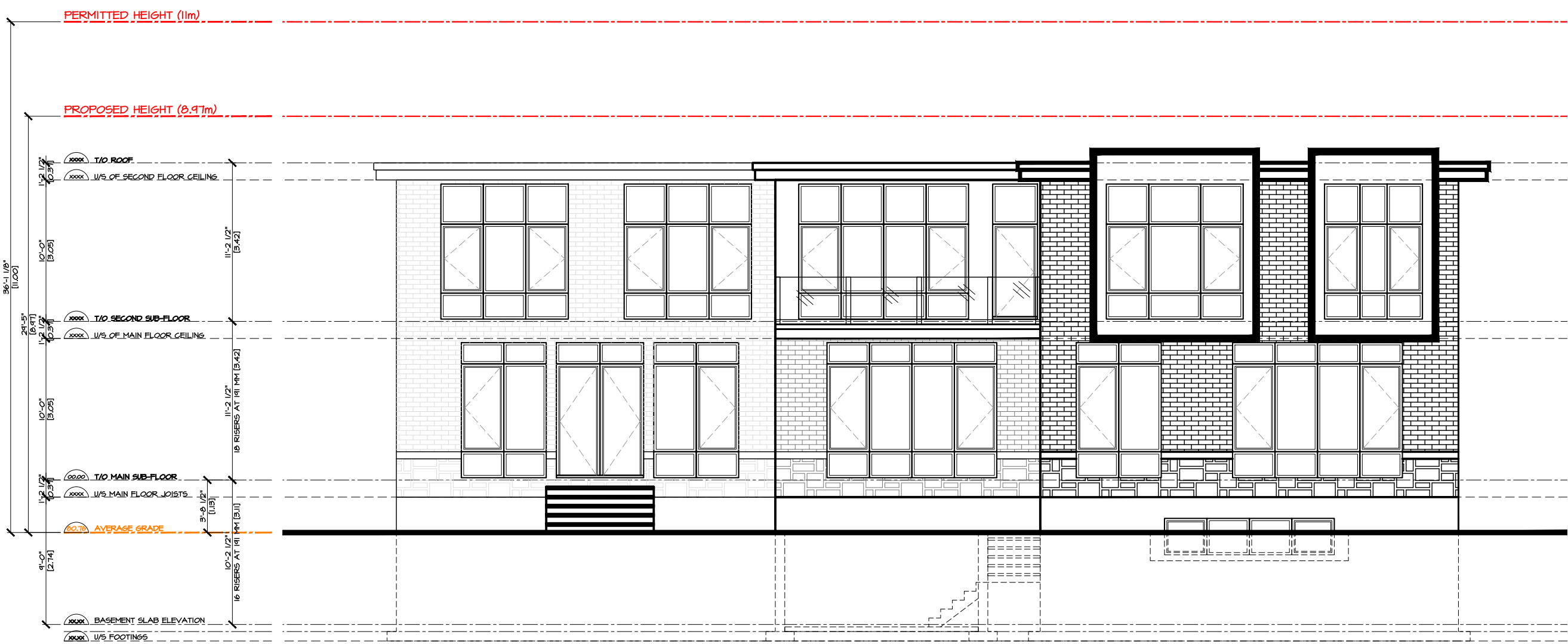
**A1**



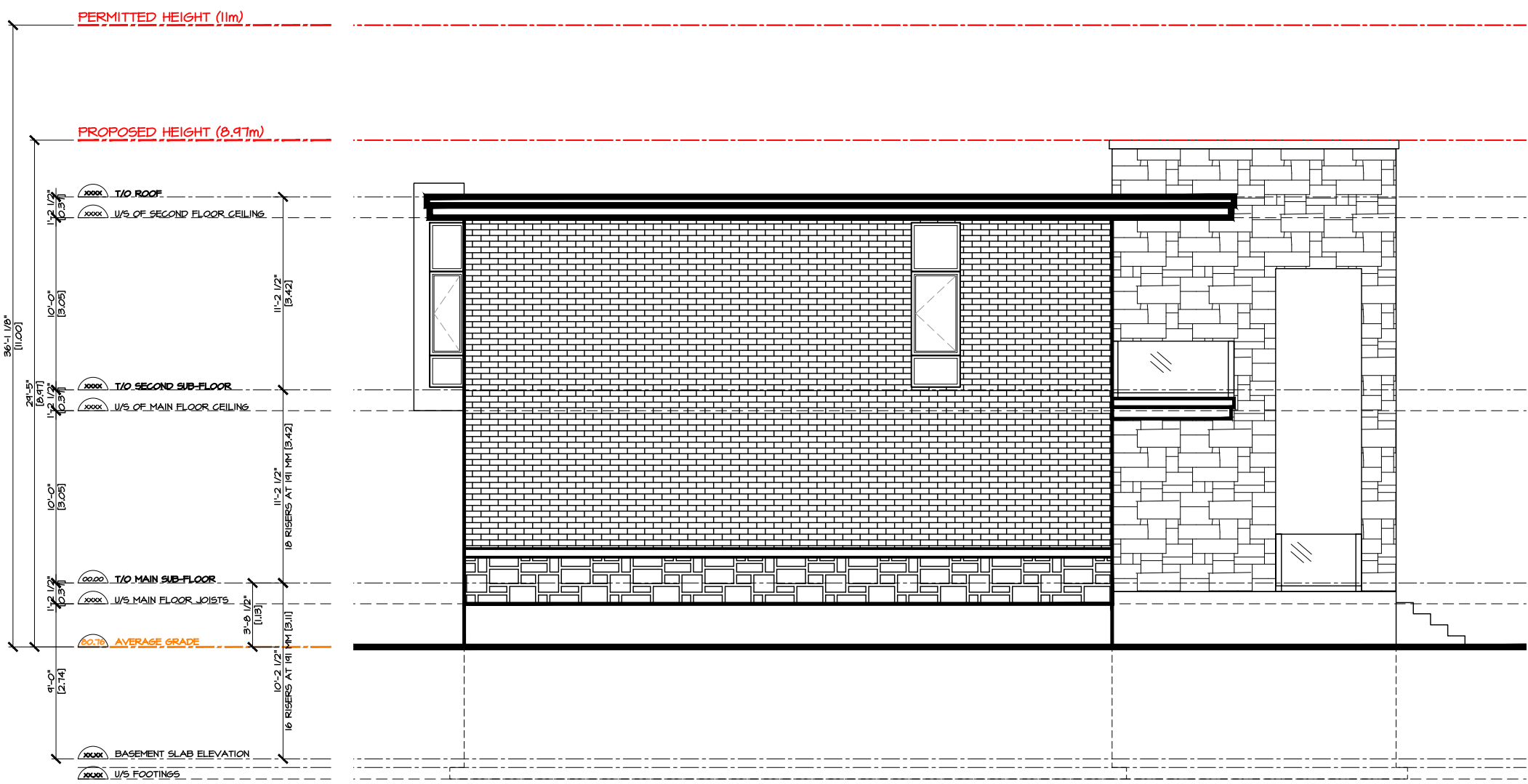
**EAST ELEVATION**  
SCALE :  $\frac{1}{8}'' = 1'-0''$



**NORTH ELEVATION**  
SCALE :  $\frac{1}{8}'' = 1'-0''$



**WEST ELEVATION**  
SCALE :  $\frac{1}{8}'' = 1'-0''$



**SOUTH ELEVATION**  
SCALE :  $\frac{1}{8}'' = 1'-0''$

ALL WORK TO BE DONE IN ACCORDANCE WITH THE TEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)

IT IS THE RESPONSIBILITY OF THE CHECKER TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS CONCERNING THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.

DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**SYMBOL LEGEND**

-----	PROPERTY LINE
-----	REQUIRED SETBACK
-----	15' SETBACK FROM WATER
-----	TYP. FULL SIZE PARKING SPACE
-----	SM. SMALL SIZE PARKING SPACE
-----	ADA HANDICAPPED PARK SPACE
-----	EXISTING BLDG. TO BE REMOVED
-----	EXISTING TREE
-----	PROPOSED BUILDING
-----	PROPOSED SOFT LANDSCAPE
-----	FLOOD PLAN OVERLAY
-----	FLOOR DRAIN
-----	EXISTING GRADE
-----	EXISTING CATCH BASIN
-----	UTILITY POLE

09	COMMITTEE OF ADJUST REVIEW	2023-04-24
08	PLANNING REVIEW	2023-03-21
07	PLANNING REVIEW	2023-01-13
06	SEPTIC SYSTEM DESIGN	2022-12-12
05	SEPTIC SYSTEM DESIGN	2022-10-03
04	ISSUED TO CIVIL ENGINEER	2022-09-15
03	CLIENT REVIEW	2022-09-06
02	CLIENT REVIEW	2022-08-11
01	DATE	

PROJECT TITLE:  
**3954 SHIRELY AVENUE**  
OTTAWA, ON

DRAWING TITLE:  
**ELEVATIONS**

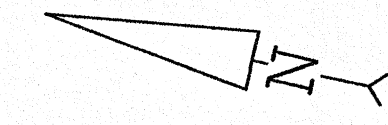
PROJECT No. :  
**2022-06**

DATE: 2022-07-19  
CHECKED BY: A.S.  
DWG BY: A.S.

DWG No.:  
**A2**

**Design Company Inc.**  
*The Passion of Design*

A: 32 Hackett Street, Ottawa, ON, K1V 0P7  
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E: AMJD@ASDesignCompany.com



Committee of Adjustment  
Received | Reçu le  
2023-04-28  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF  
**PART OF LOT 15  
CONCESSION 1 (RIDEAU FRONT)**  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 150  
0 1.5 3 6 9 12 15 metres

**Metrix Note**  
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

**Bearing Note**  
Bearings are grid, are referred to the westerly limit of Shirley Avenue having a bearing of N 12° 25' 50" W and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°48'55" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 2°30'20" counter-clockwise was applied to bearings on P2.

**Elevation Notes**  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978 -1978.  
2. Elevations derived from Vertical Benchmark No. 019680360 having a published elevation of 89.34 metres.  
3. 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.

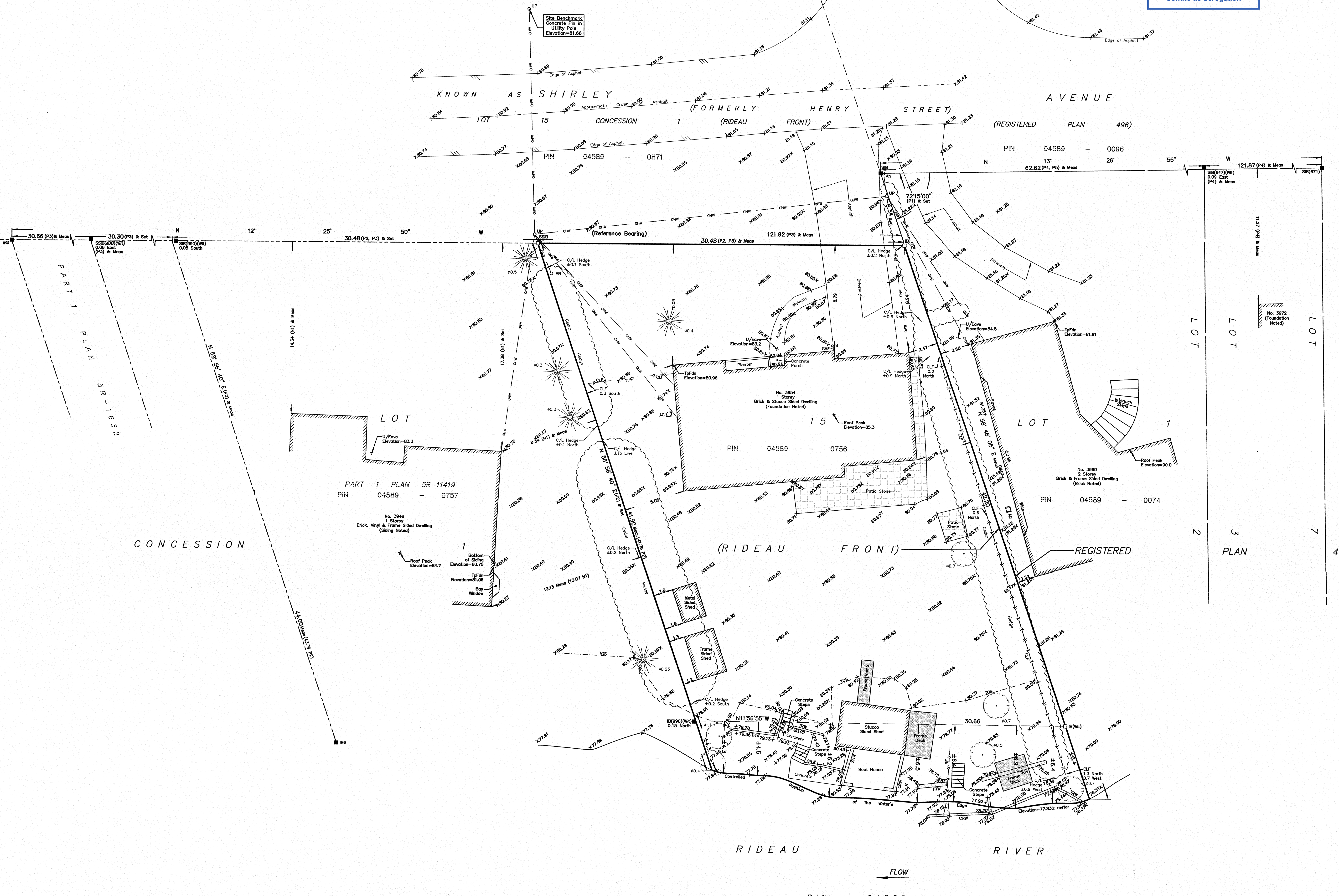
**Notes**  
All ties to water's edge are at right angle to the traverse line unless otherwise noted.

**Notes & Legend**

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SIBB	Short Standard Iron Bar
IB	Iron Bar
IBØ	Round Iron Bar
CC	Cut Cross
CP	Concrete Pin
S&W	Spike & Washer
IP	Iron Pipe
(Wit)	Witness
Meas	Measured
(P1)	Registered Plan 496
(P2)	Plan SR-11419
(P3)	Plan by (857) dated August 9, 1988 (Ref. No. 63-1(RF) GR)
(P4)	Plan by (AOC) dated March 23, 1990 (Job No. 0-103-90)
(P5)	Plan by (857) dated November 24, 1976 (Ref. No. 1-496 GR)
(P6)	Plan by (725) dated September 14, 1955
(N1)	Notes by (990) dated November 20, 1987
(D1)	Inst N717802
OW	Overhead Wires
UP	Utility Pole
AN	Anchor
GM	Gas Meter
AC	Air Conditioner
Ø	Diameter
CLF	Chain Link Fence
RF	Rail Fence
CRW	Concrete Retaining Wall
SRW	Stone Retaining Wall
TRW	Timber Retaining Wall
U/Eave	Underside of Eave
Tp/Fdn	Top of Foundation
TOS	Top of Slope
C/L	Centreline
+65.00	Location of Elevations
+65.00	Top of Wall Elevation
---	Property Line

Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted 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 Regulations made under them.  
2. The survey was completed on the 1st day of November, 2021.

Date: Nov 02/21  
Emad Alrefaai  
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-18983

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In accordance with Regulation 1026, Section 29 (3).

**FARLEY, SMITH & DENIS SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

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