

LOT 2166

SSB(657)

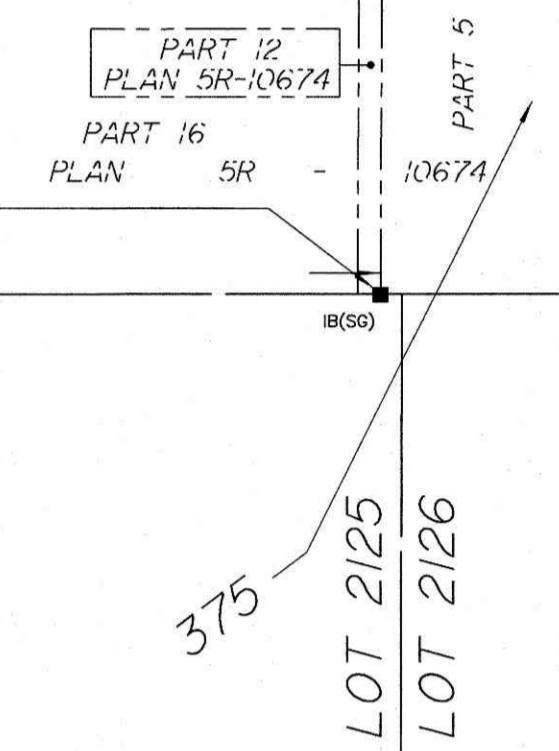
Committee of Adjustment  
Received | Reçu le  
2024-04-05  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Site Benchmark  
Fire Hydrant  
Top of Spindle  
Elevation=94.75

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOTS 2119, 2120, 2121 AND 2122**  
**REGISTERED PLAN 375**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
Scale 1 : 100  
Metric  
DISTANCES 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 and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 3rd day of November, 2023.  
Date Nov. 15, 2023  
E. H. Herveyer  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED November 15, 2023  
ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to  
11710842 Canada Inc. (The Client), their solicitors,  
mortgagees, and other related parties, permission to use original, signed, sealed  
copies of the Surveyor's Real Property Report in transactions involving The Client.

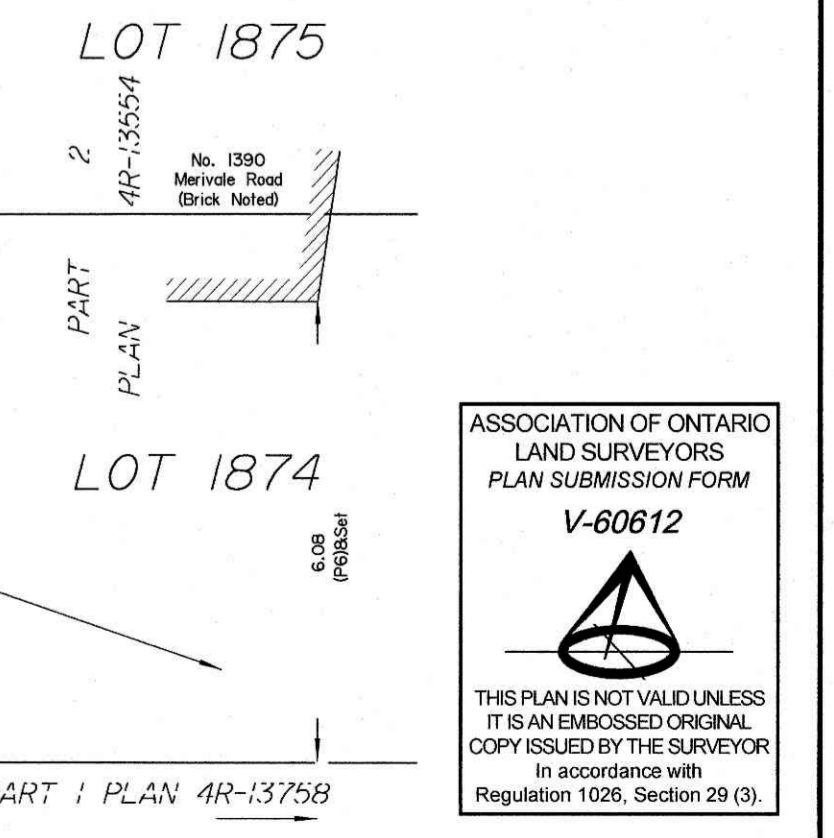


**Notes & Legend**

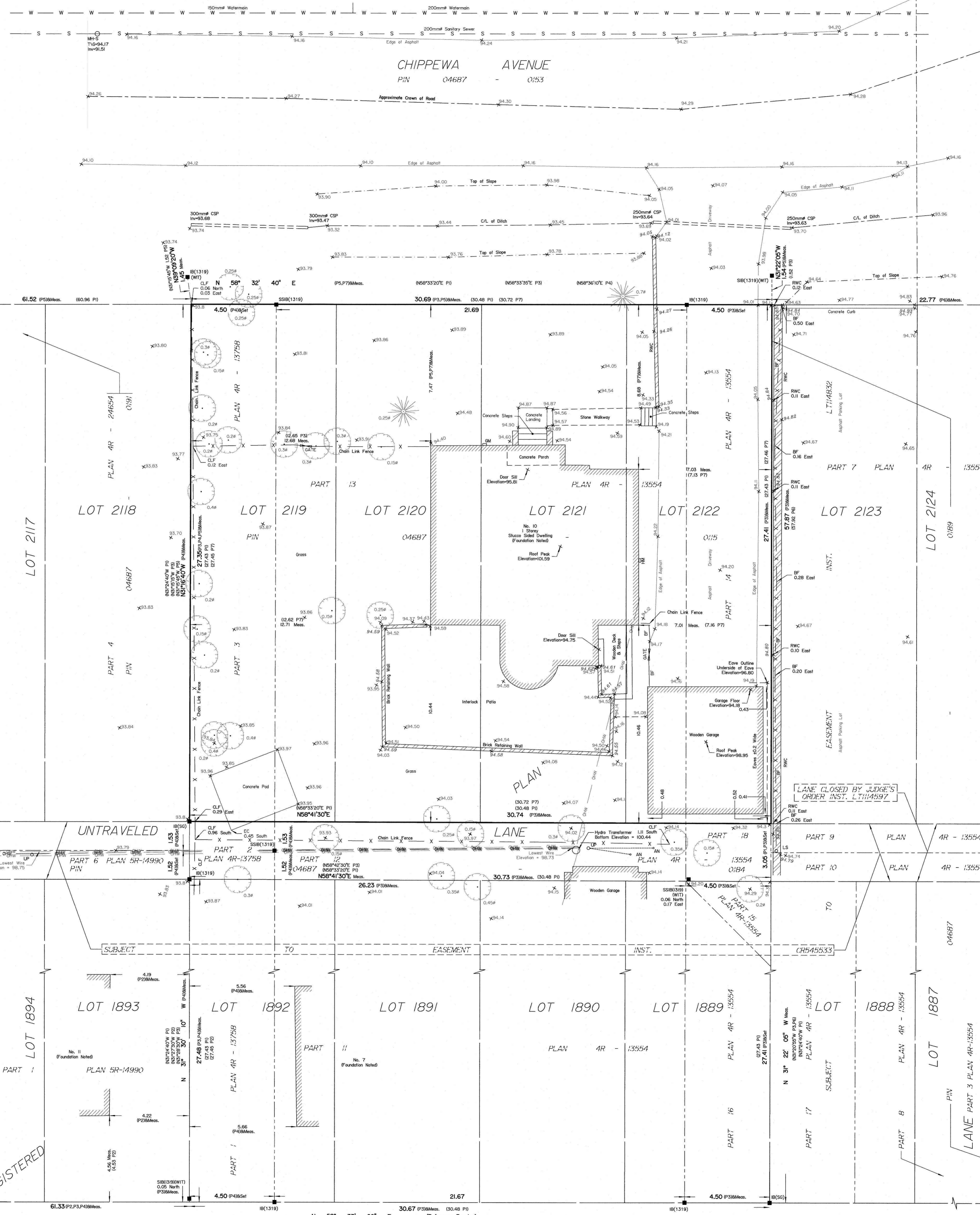
Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SSB	Standard Iron Bar
SSB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Mees.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 375
(P2)	Plan 5R-14490
(P3)	Plan 4R-13554
(P4)	Plan 4R-13758
(P5)	Plan 4R-24654
(P6)	(STANTEC) Plan Dated January 10, 2013
(P7)	(1319) Plan Dated March 31, 1986
○	Deciduous Tree
★	Coniferous Tree
○ FH	Fire Hydrant
S	Underground Sanitary Sewer
OW	Overhead Wires
GM	Gas Meter
CSP	Corrugated Steel Pipe
Inv	Invert
HM	Hydro Meter
UP	Utility Pole
AN	Anchor
LS	Light Standard
Ø	Diameter
65.00	Location of Elevations
65.00	Top of Concrete Curb & Retaining Wall Elevation
C/L	Centreline
EG	Edge of Gravel
EA	Edge of Asphalt
RWC	Concrete Retaining Wall
RWS	Stone Retaining Wall

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999929.  
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 0191980005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
For bearing comparisons, a rotation of 0°18'20" clockwise was applied to bearings on plan P1 and P2. A rotation of 0°10'20" clockwise was applied to bearings on plan P3, P4, P5 and P6. A rotation of 0°00'50" clockwise was applied to bearings on plan P7.

**SITE AREA = 840.8 Sq. m.**  
**ELEVATION NOTES**  
1. Elevations shown are derived from City of Ottawa Monument No. 3702, Index No. 67, having an elevation of 96.851 metres referred to the CGVD28 geodetic datum.  
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.



ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-60612  
THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSED ORIGINAL  
COPY ISSUED BY THE SURVEYOR  
IN ACCORDANCE WITH  
REGULATION 1026, SECTION 29 (3).  
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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-8500 / Fax: (613) 727-1079  
Email: nepean@aosltd.com  
Web: www.aosltd.com



**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.  
4. Underground Utility information compiled from City of Ottawa Water & Wastewater Networks Map.

STARWOOD ROAD (Formerly Glengarry Avenue)

REGISTERED



CONSULTANTS:

CONSULTANTS:

SEAL:

I, BROCK WILSON, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C. OF THE ONTARIO BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.

INDIVIDUAL BCIN: 40792  
FIRM BCIN: 128890

*BW*  
BROCK WILSON  
REGISTERED B.C.I.N.  
CPHD, C.E.T., ARCHITECTURAL DESIGNER

DATE ISSUED: 2023.12.08

PROJECT NAME:

BLASIOLI DEVELOPMENT

PROJECT ADDRESS:

CHIPPEWA AVE  
OTTAWA, ON.

OWNER/CLIENT:

MATT BLASIOLI

REVISIONS:

IS	RE	DATE	DESCRIPTION
2		2024.01.10	RE-ISSUED FOR SEVERANCE
1		2023.12.08	ISSUED FOR SEVERANCE

DISCLAIMER: THIS DRAWING / DESIGN ARE COPYRIGHT PROTECTED AND SHALL NOT BE COPIED, USED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS, UTILITY LOCATIONS ARE TO BE CHECKED BY THE CONTRACTOR AND SHALL BE REPORTED AS WELL AS ALL ERRORS AND OMISSIONS PRIOR TO START OF WORK. DO NOT SCALE DRAWINGS.

DRAWN BY: E.LEVERT

CHECKED BY: B.WILSON

DESIGNED BY: E.LEVERT

PROJECT NUMBER:

101-2023

SHEET NAME:

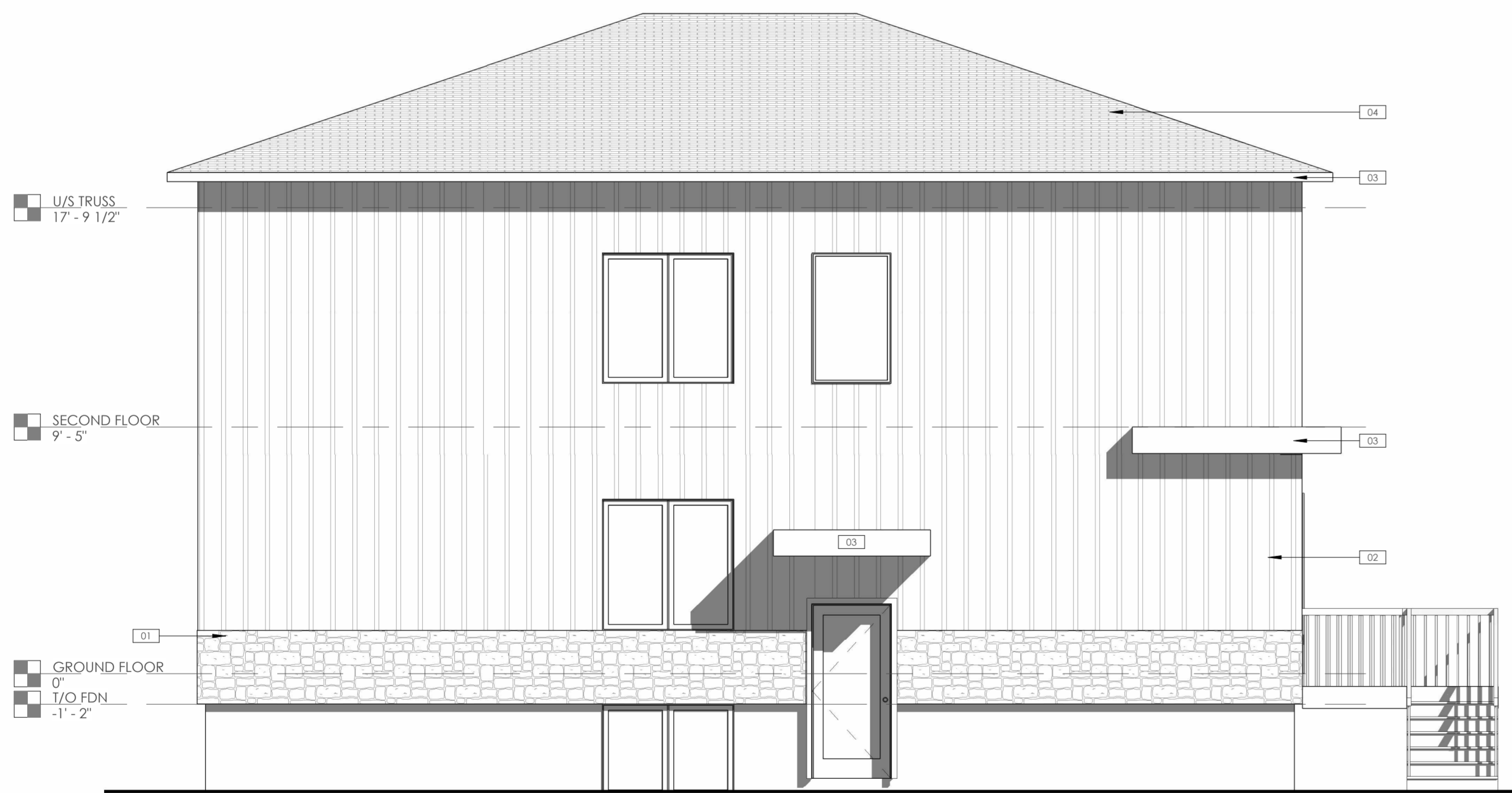
ELEVATIONS



4 RIGHT  
1/4" = 1'-0"



1 FRONT  
1/4" = 1'-0"



3 LEFT  
1/4" = 1'-0"



2 REAR  
1/4" = 1'-0"

MATERIALS LIST

#	MATERIAL
01	CULTURED STONE CLADDING
02	VERTICAL BOARD & BATTEN
03	PRE-FINISHED METAL FASCIA & SOFFIT
04	ASPHALT SHINGLES

CONSULTANTS:

CONSULTANTS:

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CHECKED BY: B.WILSON

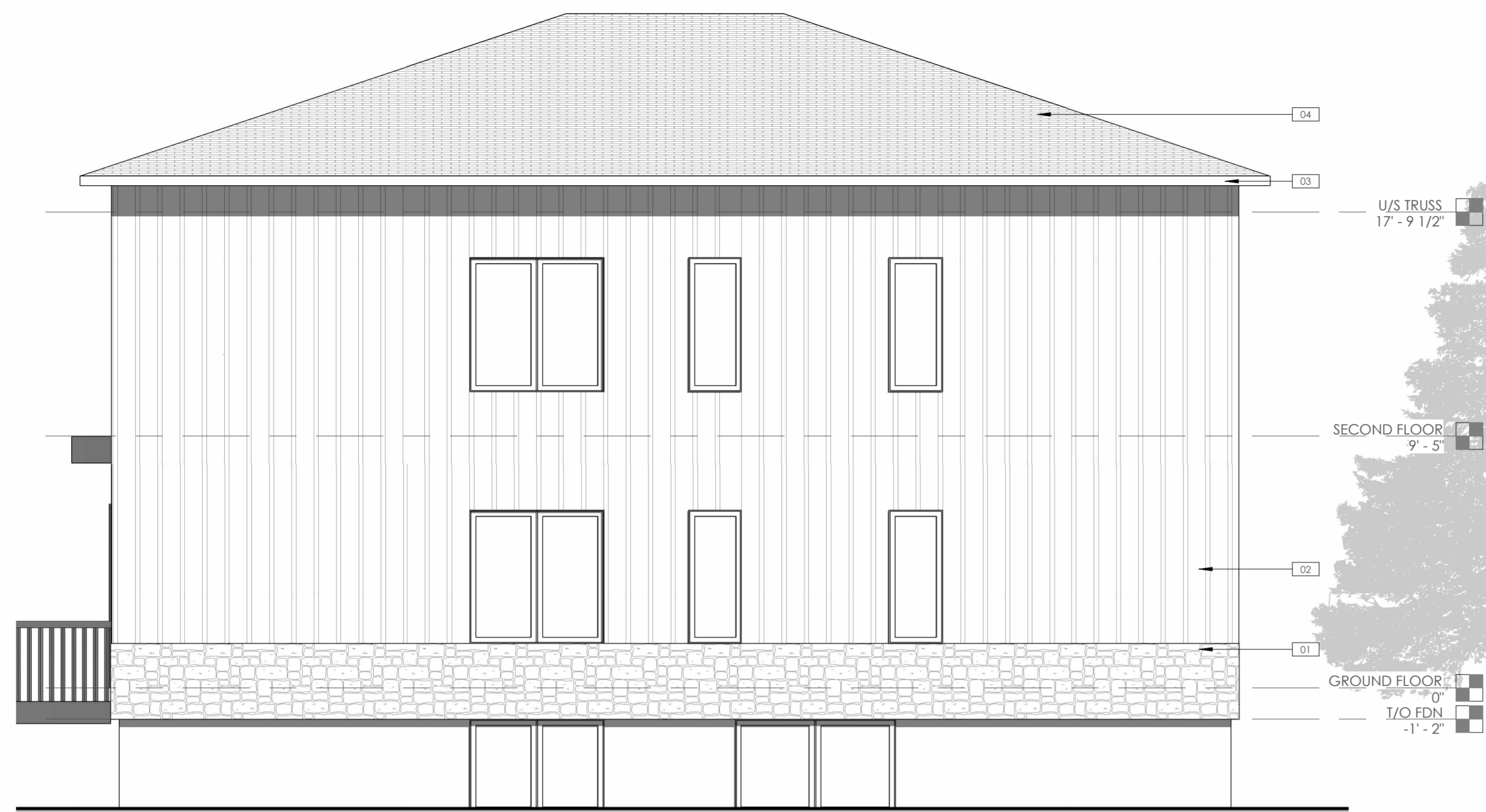
DESIGNED BY: E.LEVERT

PROJECT NUMBER:

**101-2023**

SHEET NAME:

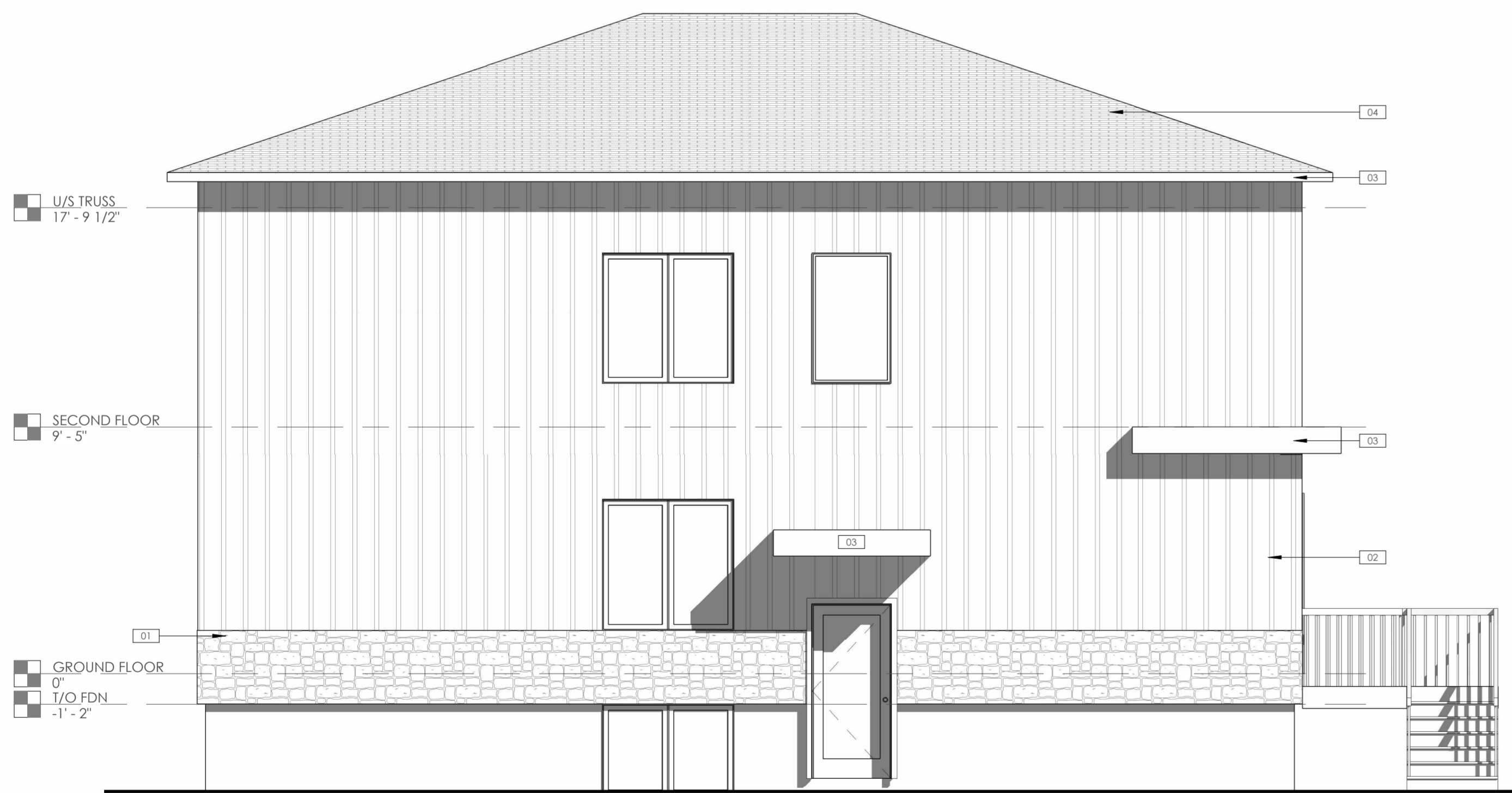
**ELEVATIONS**



**4 RIGHT**  
1/4" = 1'-0"



**1 FRONT**  
1/4" = 1'-0"



**3 LEFT**  
1/4" = 1'-0"



**2 REAR**  
1/4" = 1'-0"

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*BW*  
BROCK WILSON  
REGISTERED B.C.I.N.  
CPHD, CET, ARCHITECTURAL DESIGNER

DATE ISSUED: 2024.04.17

PROJECT NAME:

**BLASIOLI DEVELOPMENT**

PROJECT ADDRESS:

**CHIPPEWA AVE  
OTTAWA, ON.**

OWNER/CLIENT:

**MATT BLASIOLI**

REVISIONS:

IS	RE	DATE	DESCRIPTION
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DRAWN BY: ELEVERT

CHECKED BY: B.WILSON

DESIGNED BY: ELEVERT

PROJECT NUMBER:

**101-2023**

SHEET NAME:

**SITE PLAN**



SITE LOCATION



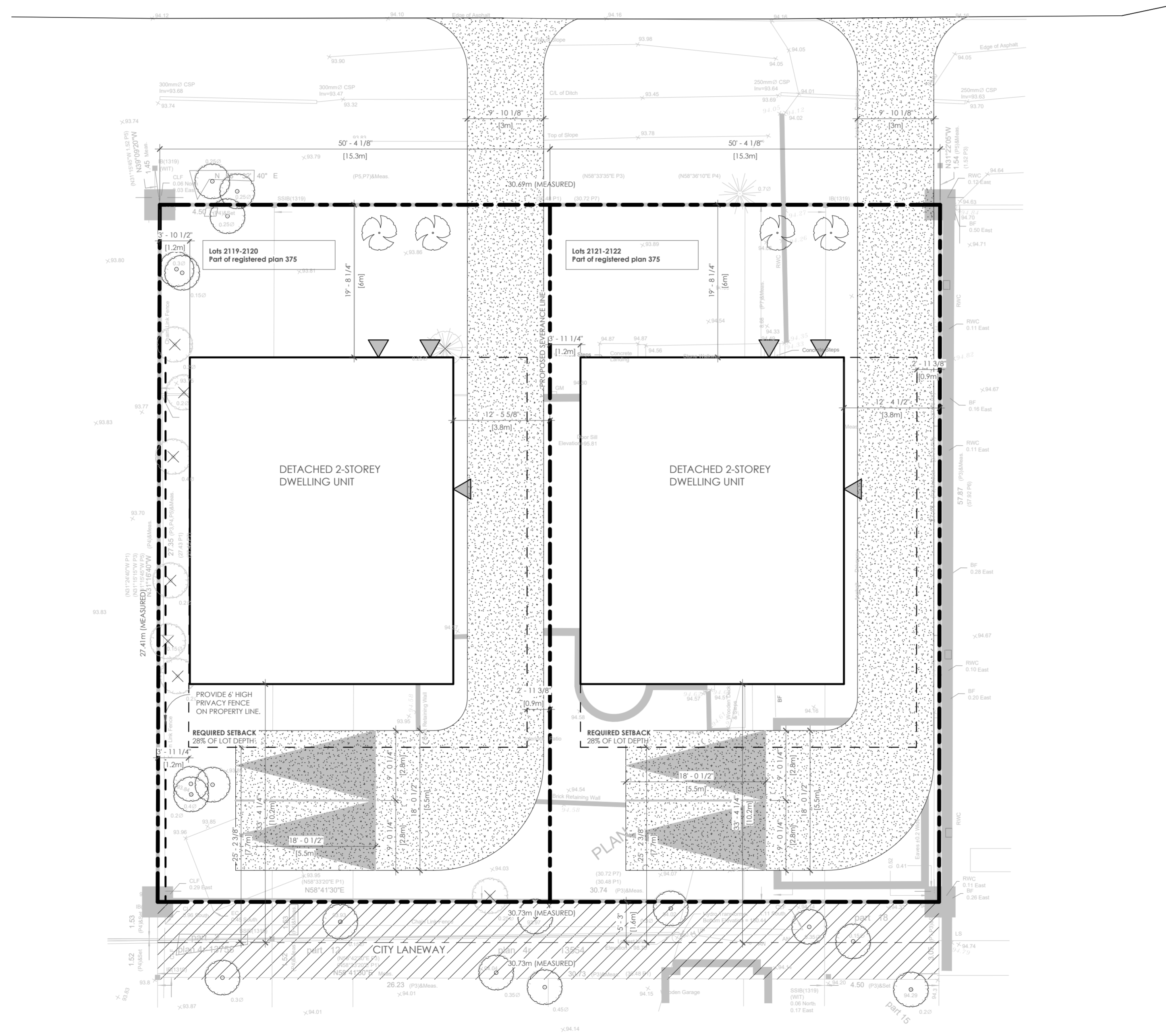
SITE VICINITY

**SITE LEGEND**

- BUILDING ENTRANCE
- PROPERTY PIN
- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- NEW PROPOSED TREE



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



**ZONING INFORMATION - CITY OF OTTAWA**  
Lots 2019 & 2020, part of registered plan 375

	PROPOSED	
ZONING DESIGNATION: R1FF [632] ZONE		PROPOSED
LOT AREA (MIN):	600m <sup>2</sup>	422m <sup>2</sup>
FRONTAGE (MIN):	19.5m	15.3m
SETBACKS (MIN):		
FRONT YARD:	6m	6m
S144(1)(a) to match the average setbacks of the abutting lots up to a maximum of 6.0m		
EXTERIOR SIDE YARD:	4.5m	N/A
INT. SIDE YARD (ONE SIDE):	0.9m	0.9m
INT. SIDE YARD (OTHER SIDE):	1.2m	1.2m
REAR YARD:	28% (7.6m)	10.1m (37%)
S144; Table 144B: 28% of lot depth Exception 632: measure to 1.6m inside the rear lane		
LOT COVERAGE (MAX):	45%	31.6%
BUILDING HEIGHT (MAX):	8.5m	8.5m
DWELLINGS PER LOT (MAX):	1	1
PARKING:		
SPOTS PER DWELLING	1	2
MAX. % OF REAR YARD FOR PARKING:	70%	68.5m <sup>2</sup> / 132m <sup>2</sup> 51.8%
SOFT LANDSCAPING:		
REAR YARD MINIMUM:	15%	63.5m <sup>2</sup> / 132m <sup>2</sup> 48.1%
FRONT YARD MINIMUM:	30%	82.9m <sup>2</sup> / 92m <sup>2</sup> 90%

**ZONING INFORMATION - CITY OF OTTAWA**  
Lots 2021 & 2022, part of registered plan 375

	PROPOSED	
ZONING DESIGNATION: R1FF [632] ZONE		PROPOSED
LOT AREA (MIN):	600m <sup>2</sup>	420m <sup>2</sup>
FRONTAGE (MIN):	19.5m	15.3m
SETBACKS (MIN):		
FRONT YARD:	6m	6m
S144(1)(a) to match the average setbacks of the abutting lots up to a maximum of 6.0m		
EXTERIOR SIDE YARD:	4.5m	N/A
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INT. SIDE YARD (OTHER SIDE):	1.2m	1.2m
REAR YARD:	28% (7.6m)	10.1m (37%)
S144; Table 144B: 28% of lot depth Exception 632: measure to 1.6m inside the rear lane		
LOT COVERAGE (MAX):	45%	31.7%
BUILDING HEIGHT (MAX):	8.5m	8.5m
DWELLINGS PER LOT (MAX):	1	1
PARKING:		
SPOTS PER DWELLING	1	2
MAX. % OF REAR YARD FOR PARKING:	70%	68.5m <sup>2</sup> / 131m <sup>2</sup> 52.2%
SOFT LANDSCAPING:		
REAR YARD MINIMUM:	15%	62.6m <sup>2</sup> / 131m <sup>2</sup> 47.7%
FRONT YARD MINIMUM:	30%	82.9m <sup>2</sup> / 92m <sup>2</sup> 90%

**1** SITE PLAN - CHIPPEWA (LOTS 2019 - 2022)  
1" = 10'-0"