

**METRIC**

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

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 ORIGINAL.

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
1	5024182.55	367950.32
4	5024233.96	367974.29
73	5024193.59	367944.21

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA (SQ.M.)
1	57	629	ALL OF 04076-0199	733
2				678
3				4

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE 2023/08/09

JOHN H. GUTRI, O.L.S.

PLAN 4R-35601  
RECEIVED AND DEPOSITED

DATE August 9, 2023

Yang Liu  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA - CARLETON (N° 4)

**Committee of Adjustment**  
Received | Reçu le  
  
2024 - 07 - 16  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

PLAN OF SURVEY OF  
LOT 57  
REGISTERED PLAN 629  
CITY OF OTTAWA

SCALE 1 : 150  
0 1 2 5 10 15 metres  
**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF KAMLOOPS AVENUE AS SHOWN ON REGISTERED PLAN 629 HAVING A BEARING OF N 25°55'00" E.
  - BEARINGS CAN BE CONVERTED TO GRID BY APPLYING ROTATION OF 0°51'20" COUNTERCLOCKWISE AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30'W LONGITUDE, MTM ZONE 9, NAD 83 (ORIGINAL). EG. REFERENCE BEARING BECOMES N 25°03'40" E.
  - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999941.

- LEGEND**
- - SURVEY MONUMENT FOUND
  - SIB - STANDARD IRON BAR
  - SSIB - SHORT STANDARD IRON BAR
  - IB - IRON BAR
  - IP - IRON PIPE
  - △ - MAGNETIC NAIL AND WASHER
  - (P) - REGISTERED PLAN 629
  - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S., REF. 27-629 GR.
  - (M) - MEASURED
  - (S) - SET
  - (WIT) - WITNESS
  - (SU) - SOURCE UNKNOWN
  - PIN - PROPERTY IDENTIFIER NUMBER
  - ④ - POINT IDENTIFICATION NUMBER
  - BF - BOARD FENCE
  - WF - WIRE FENCE
  - x-x- - FENCE
  - C/L - CENTRELINE
  - FDN - FOUNDATION
  - SRW - STONE RETAINING WALL

**SURVEYOR'S CERTIFICATE**

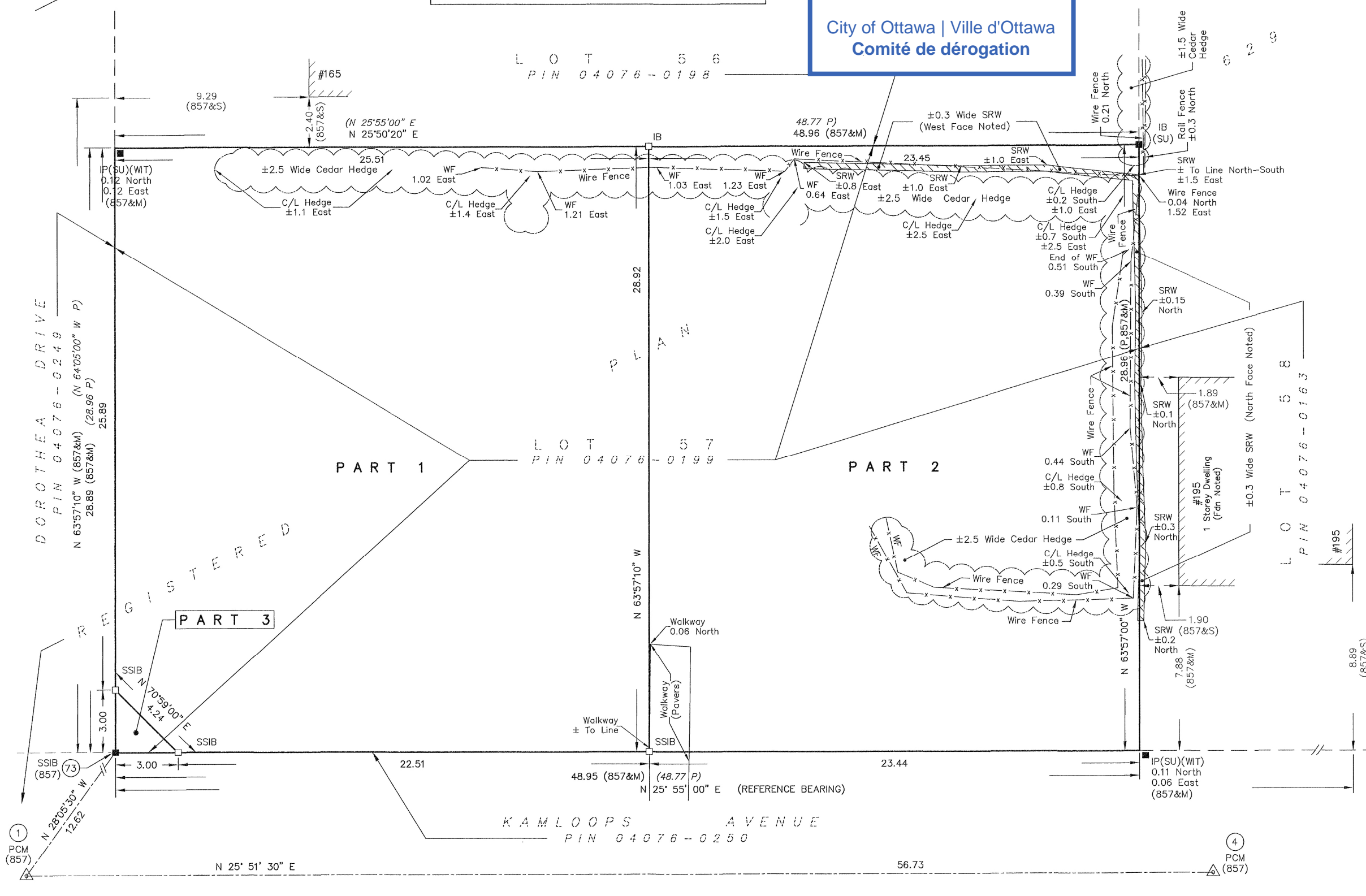
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON AUGUST 2, 2023.

2023/08/09  
DATE  
JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-55387.

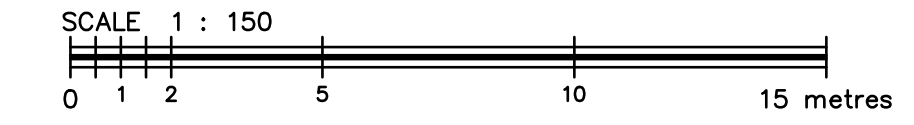
<b>Fairhall Moffatt &amp; Woodland</b> LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca	JOB No. AC13100
	E 367941, N 5024221
	REFERENCE No. 27(a) - 629 GR
	S:\JOBS\AC13100\DWG rp131ac.dwg (brd)





**METRIC**  
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LOT 57  
REGISTERED PLAN 629  
CITY OF OTTAWA



**ELEVATION NOTES**

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- 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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

**UTILITY NOTES**

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:  
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

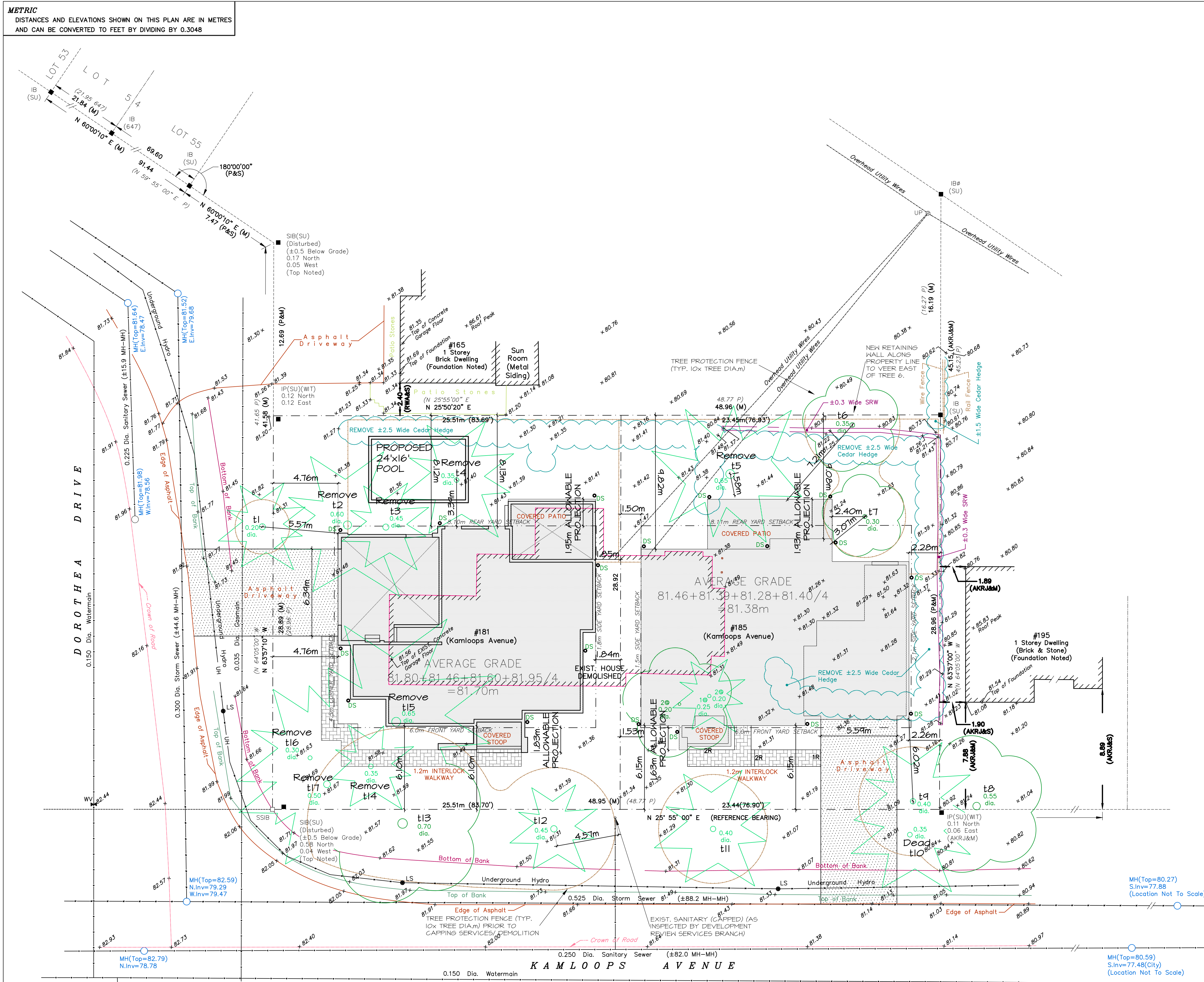
**NOTES**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF KAMLOOPS AVENUE AS SHOWN ON REGISTERED PLAN 629 HAVING A BEARING OF N 25°55'00" E.

**LEGEND**

- - SURVEY MONUMENT SET
- - SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- IP - IRON PIPE
- ⊙ - ROUND
- ⊕ - REGISTERED PLAN 629
- (647) - H. R. FARLEY, O.L.S. PLAN DATED JULY 22, 1966.
- (AKR4) - ARNETT, KENNEDY, RIDDELL AND JASON SURVEYING LTD., O.L.S. REF. 461-89.
- (RWA) - R. W. ARNETT, O.L.S., REF. 106-62 PLAN AND FIELD NOTES.
- (CITY) - CITY OF OTTAWA
- (M) - MEASURED
- (S) - SET
- (WT) - WITNESS
- (SU) - SOURCE UNKNOWN
- DIA. - PROPERTY IDENTIFIER NUMBER
- DIAM. - DIAMETER
- INV. - INVERT
- FDN. - FOUNDATION
- SRW - STONE RETAINING WALL
- BF - BOARD FENCE
- WF - WIRE FENCE
- ⊙ FH - FIRE HYDRANT
- ⊙ UP - UTILITY POLE
- ⊙ LS - LAMP STANDARD
- ⊙ WV - WATER VALVE
- ⊙ MH - MANHOLE
- ⊙ W - WATERMAIN
- ⊙ S - SANITARY SEWER
- ⊙ ST - STORM SEWER
- ⊙ G - GASMAIN
- ⊙ UH - UNDERGROUND HYDRO
- ⊙ - OVERHEAD UTILITY WIRES
- ⊙ - FENCE
- ⊙ - DECIDUOUS TREE
- ⊙ - CONIFEROUS TREE

- ASPHALT
- INTERLOCK MATERIAL
- LANDSCAPED - SOD/PLANTING

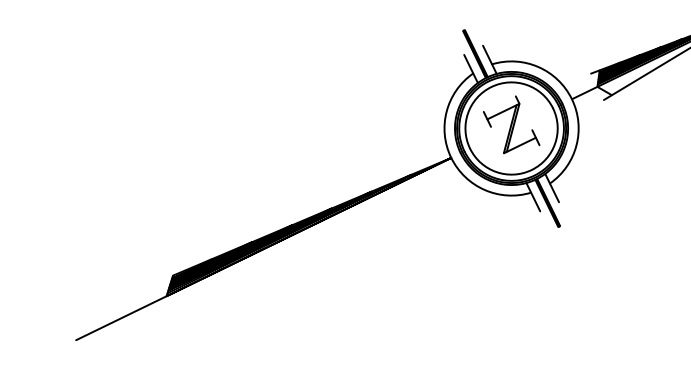


**JOB BENCHMARK**  
Fire Hydrant  
Top of Spindle  
Elevation=83.43

**ZONING - RIGG RESIDENTIAL FIRST DENSITY  
ZONE (SEC.155-156)**

REQUIRED ZONING FOR DETACHED:	181 Kamloops Ave.	185 Kamloops Ave.
MIN. LOT WIDTH - 18m	25.51m	23.44m
MIN. LOT AREA - 665m <sup>2</sup>	737m <sup>2</sup>	678m <sup>2</sup>
MAX. BUILDING HEIGHT - 8m	< 8m	8.53m
MIN. FRONT YARD SETBACK - 6m	6.10m	6.15m
MIN. CORNER SIDE YARD SETBACK - 4.5m	4.76m	not applicable
MIN. REAR YARD SETBACK - 28% LOT DEPTH + 8.11m	8.13m	9.06m
MIN. INTERIOR SIDE YARD SETBACK-TOTAL 3.6m, 1.2m MIN.	L 4.76m, R 1.84m	L 1.50m, R 2.26m

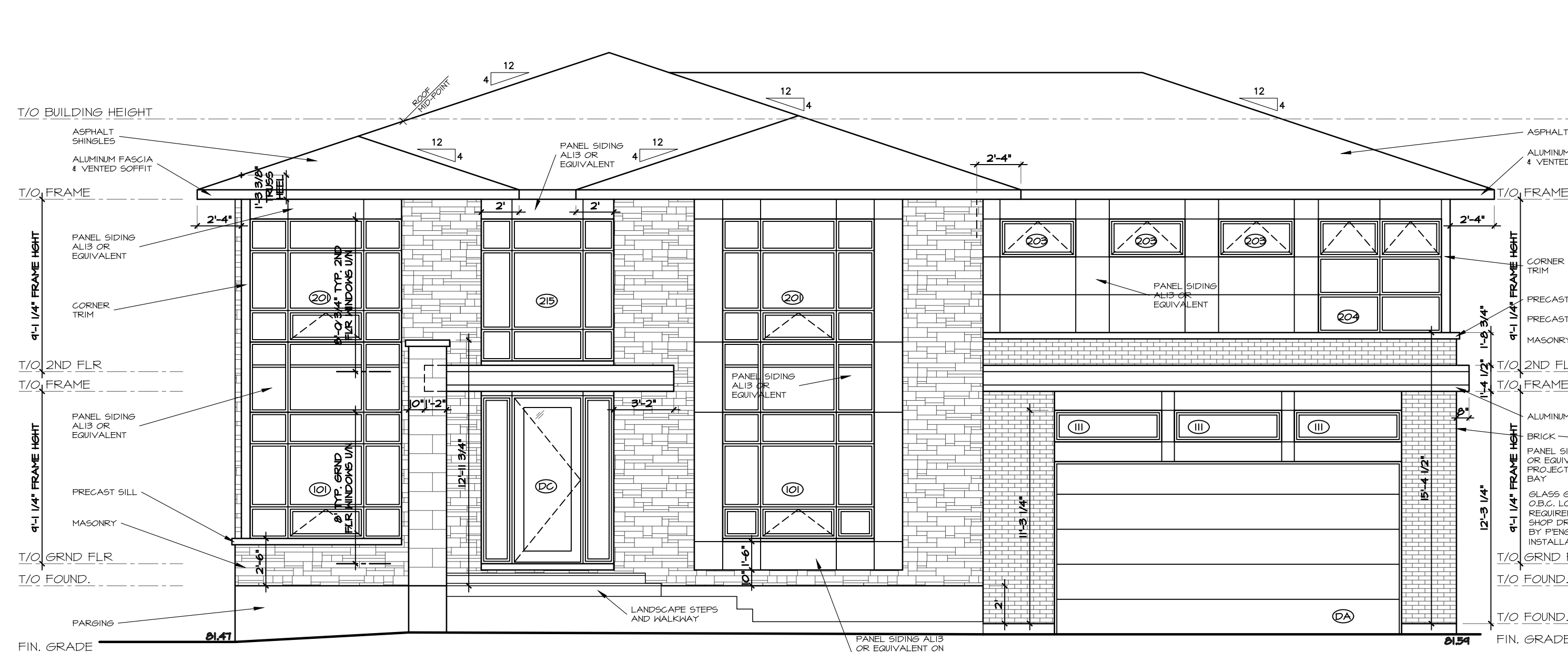
PARKING - 1 Space/unit = 1 spaces > 1 SPACES > 1 SPACES



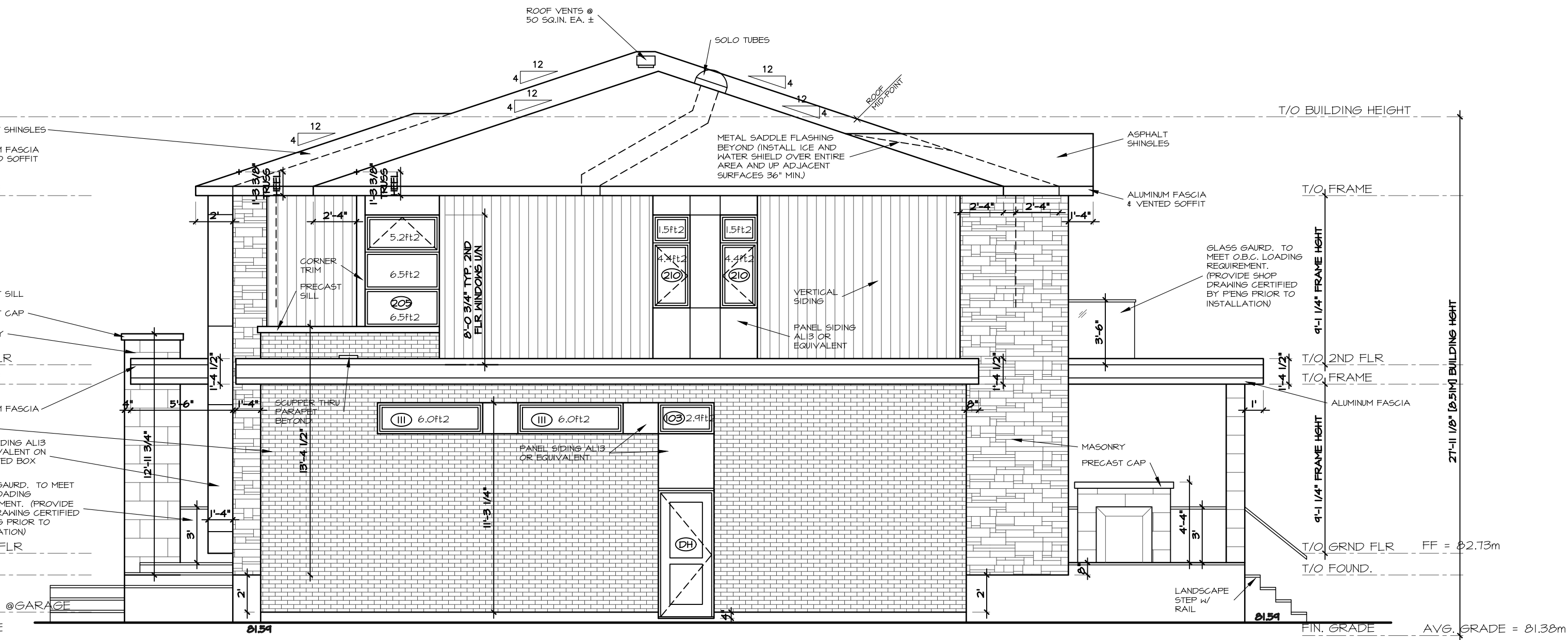
**SITE PLAN**

JOB No.	
JUL 25, 2024	
REFERENCE No.	





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

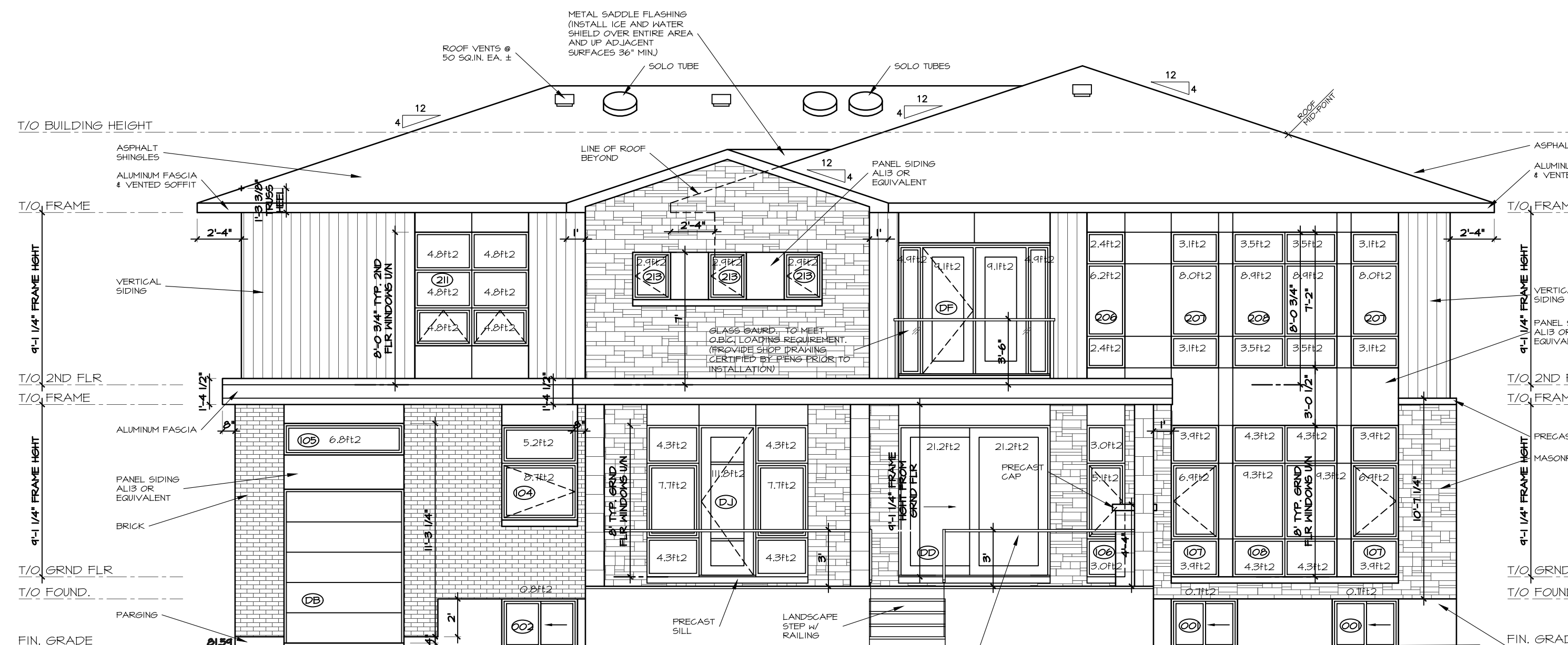


**RIGHT ELEVATION** SCALE 3/16"=1'-0"

HALL AREA = 448.6 sq.ft. (80.2m<sup>2</sup>)  
 WINDOW & DOOR GLASS AREA = 44.8 sq.ft.  
 U.P.O. = 4.78  
 LIMITING DISTANCE = 1.4' (2.26m)

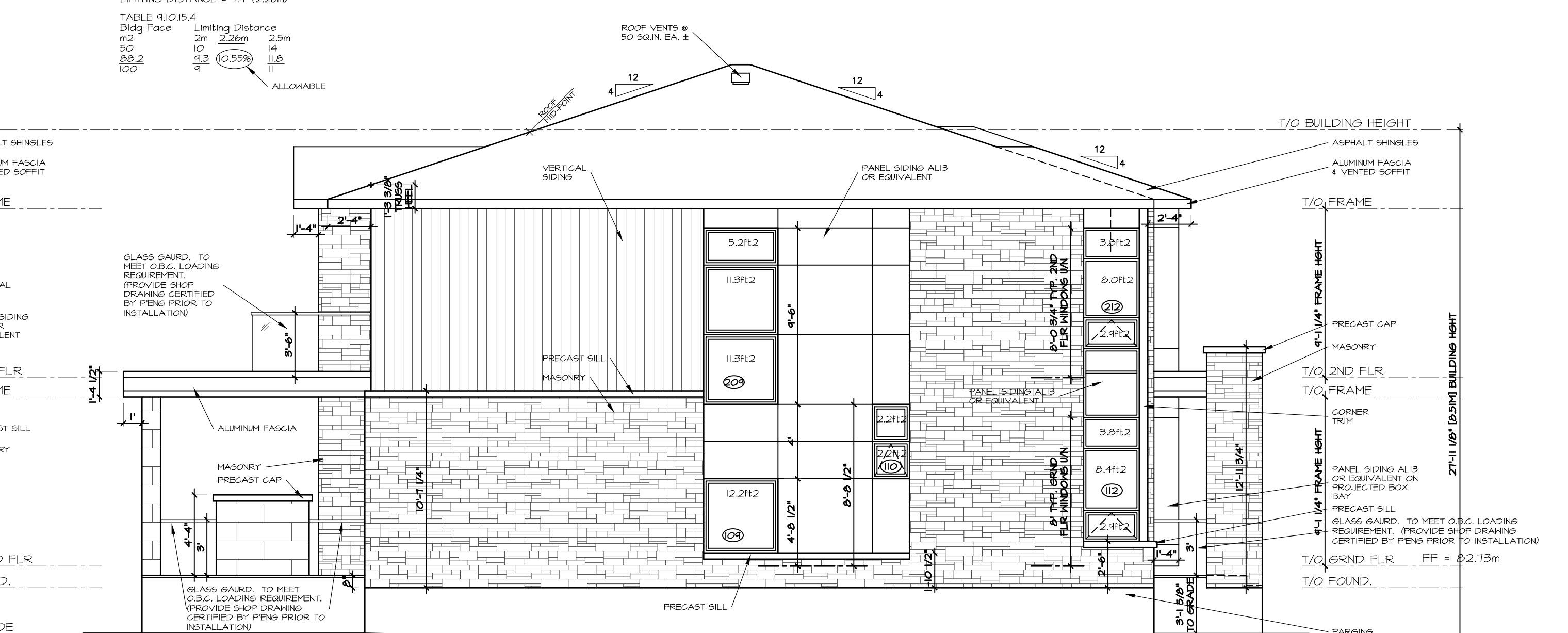
TABLE 4.10.15.4	Blkg Face	Limiting Distance
m2	2m	2.26m
sq ft	10	1.4'
50	10	1.4'
100	10	1.4'

ALLOWABLE



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

HALL AREA = 1342.1 sq.ft. (124.7m<sup>2</sup>)  
 WINDOW & DOOR GLASS AREA = 319.7 sq.ft.  
 U.P.O. = 23.98  
 LIMITING DISTANCE = 2.18' (1.08m)

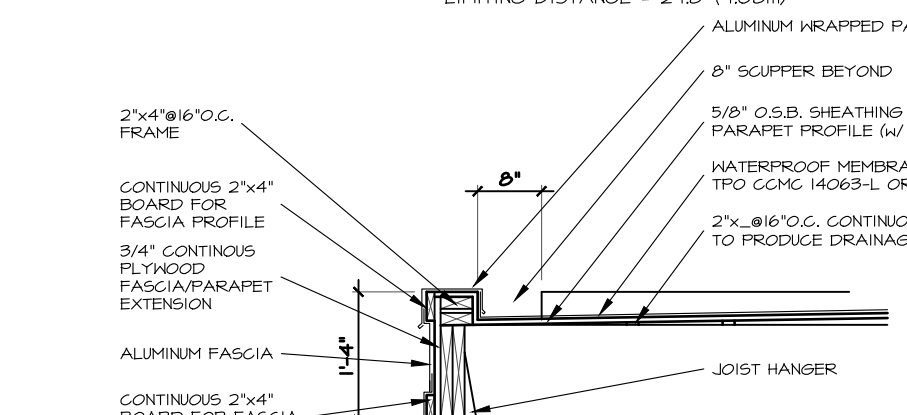


**LEFT ELEVATION** SCALE 3/16"=1'-0"

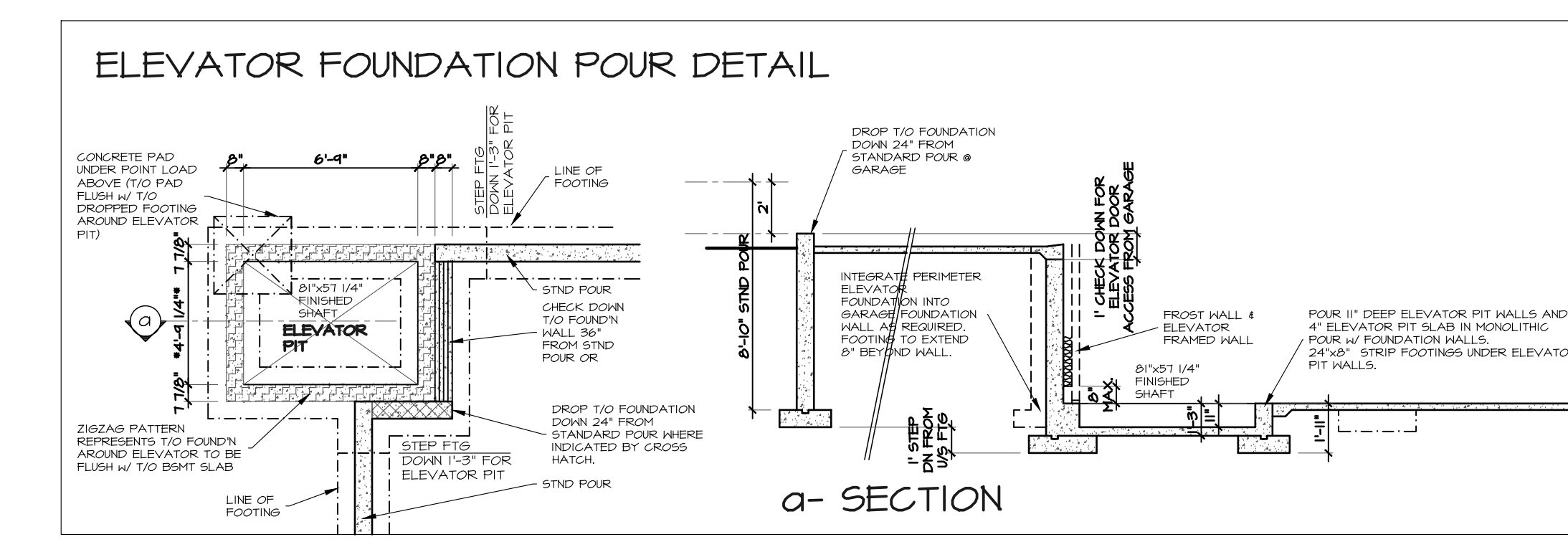
HALL AREA = 448.6 sq.ft. (80.2m<sup>2</sup>)  
 WINDOW & DOOR GLASS AREA = 74.2 sq.ft.  
 U.P.O. = 1.28  
 LIMITING DISTANCE = 4.4' (1.5m)

TABLE 4.10.15.4	Blkg Face	Limiting Distance
m2	15m	4.4'
sq ft	100	4.4'
100	100	4.4'

ALLOWABLE



**COVERED PATIO - FLAT ROOF DETAIL**



**a- SECTION**

REV	DESCRIPTION	DATE
REV 6	DRAWING CONDITION REFLECTED	JUL. 04, 2024
REV 5	COORDINATE TRUSS DRAWINGS	MAY. 14, 2024
REV 4	COORDINATE W/ INTERIOR LIGHT FIXTURES, SETTING PRIP MOTORS, AND HOLE PUNCH	APR. 23, 2024
REV 3	ELEVATOR STRUCTURAL AND HOLE UPDATE	JAN. 31, 2024
REV 2	ELEVATOR SIZE ADJUSTMENT	JAN. 25, 2024
REV 1	ISSUED FOR PERMIT	SEPT. 26, 2023

Developer/Owner:  
**Crolla Development Corp.**  
 20 Jamie Ave.  
 Nepean ON  
 K2E 6T6 613-791-5171

Designer:  
**David Bekkers**  
**M.A.A.T.O.**  
 151 Bay St., Suite 1008  
 Ottawa, Ontario  
 K1R 7T2 613-852-8433

Project:  
**The "BASTIANELLI"**  
**Residence**  
 105 Kamloops Ave.  
 Ottawa, ON, K1V 1E1

**ARCH DRWGS**

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.  
 NAME SIGNATURE 22460  
 Drawn By: D.B. Date: BBN  
 Scale: 3/16" = 1'-0" Dep No:  
 Job: **A3**