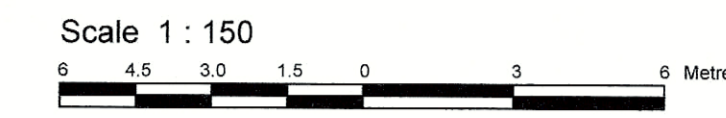


LOT 483
REGISTERED PLAN 828
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

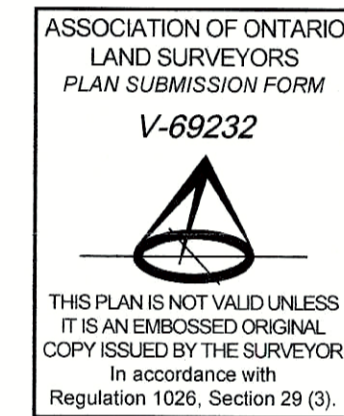


Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 14th day of February, 2024.

February 16, 2024
Date
Wen Jiang
Wen Jiang
Ontario Land Surveyor



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29 (3).

Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CC Cut Cross
- (WIT) Witness
- Meas. Measured
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- (P1) Registered Plan 828
- (P2) (AOG) Plan dated June 5, 2006
- (P3) (P47) Plan dated September 29, 1971 (Lot 484)
- (P4) (P47) Plan dated September 29, 1971 (Lot 483)
- (P5) (P47) Plan dated September 29, 1971 (Lot 502)
- BF Board Fence
- C/L Centreline
- T/G Top of Grate
- CB Catch Basin
- MH-ST Maintenance Hole (Storm Sewer)
- MH-S Maintenance Hole (Sanitary)
- VC Valve Chamber (Watermain)
- FH Fire Hydrant
- LS Light Standard
- GM Gas Meter
- HM Hydro Meter
- AC Air Conditioner
- TB-B Bell Terminal Box
- Shrub
- Deciduous Tree
- Coniferous Tree
- Diameter
- + 85.00 Location of Elevations
- + 86.00 Location of Top of Curb Elevations
- + 85.00 Location of Top of Retaining Wall Elevations

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680105 and 019196434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°34'50" counter-clockwise was applied to bearings on plan (P1) and (P2).

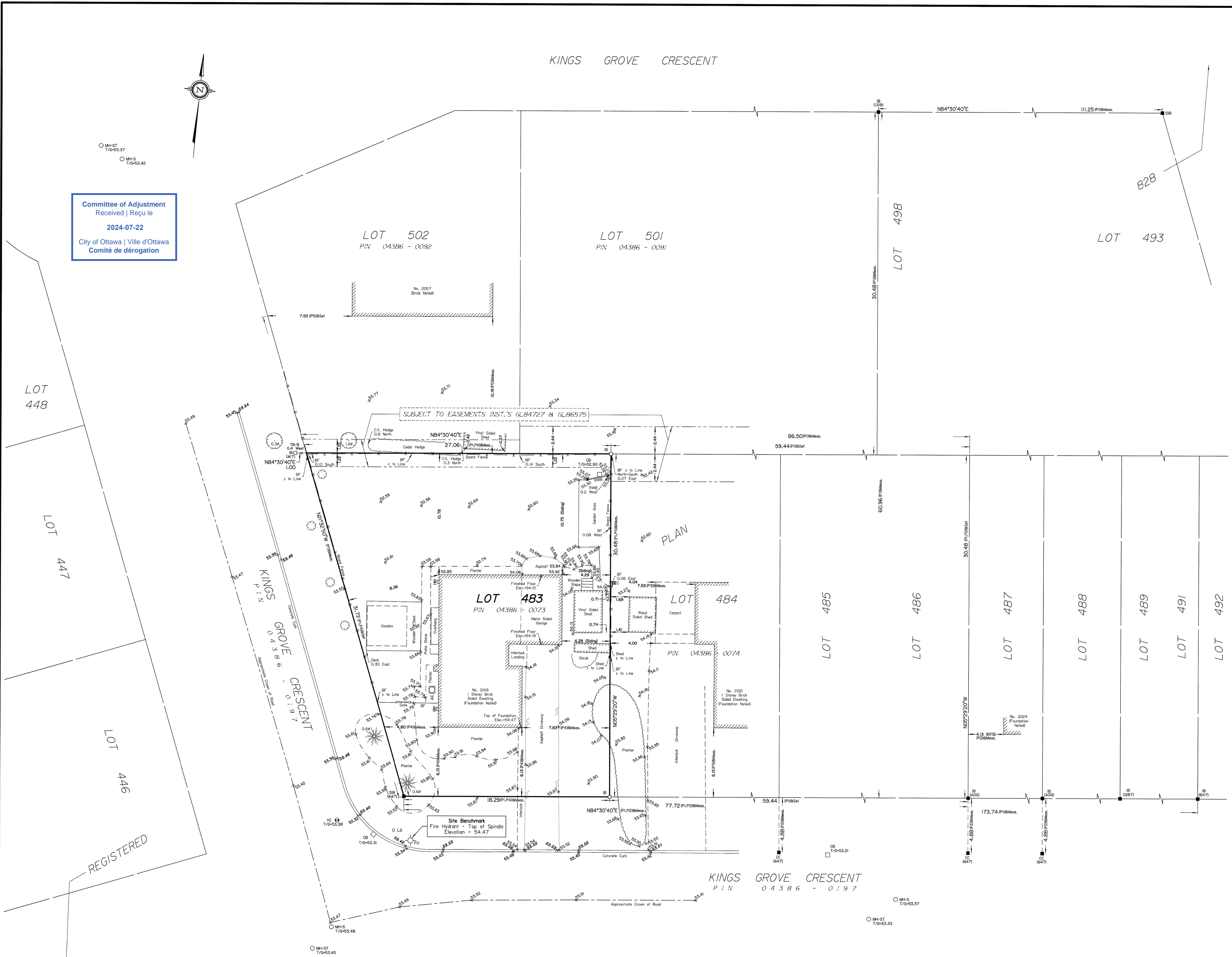
ELEVATION NOTES

1. Elevations shown are geodetic and are 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.

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.

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Newans@anniss.com
Job No. E-3462-23, Client: L483, RP828, O.F.



Committee of Adjustment
Received | Reçu le
2024-07-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation



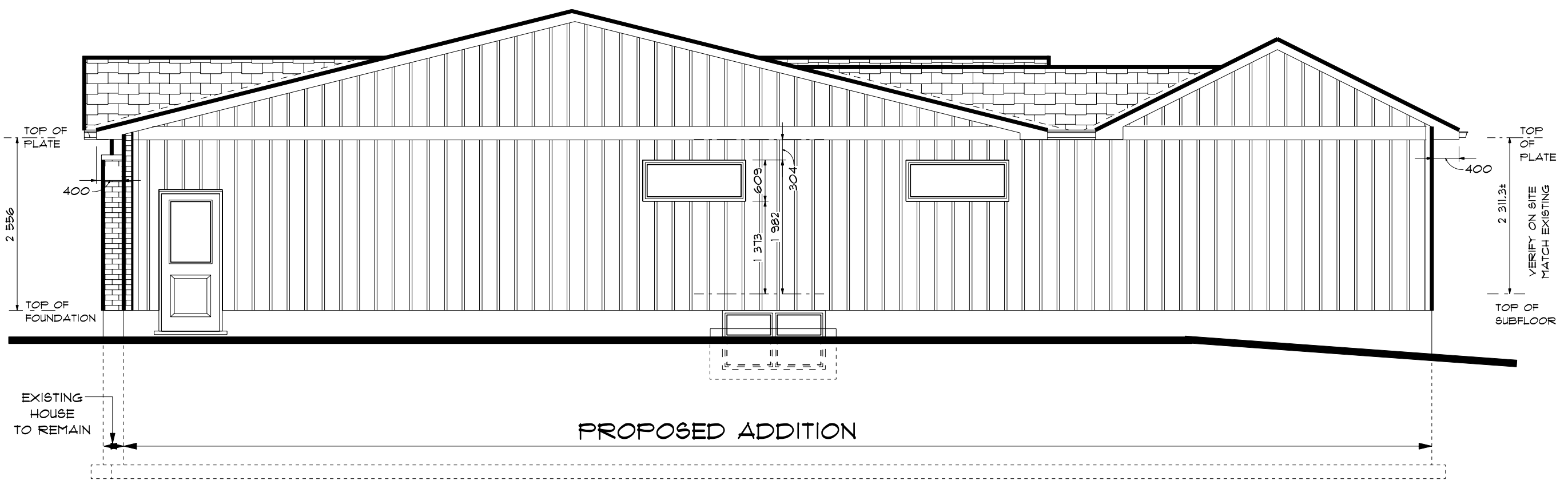
REGISTERED

KINGS GROVE CRESCENT
PIN 04386 - 0197



FRONT ELEVATION

SCALE: 1 : 15



RIGHT ELEVATION

SCALE: 1 : 15

Committee of Adjustment
 Received | Reçu le
2024-07-22
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PROFESSIONAL ENGINEER

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL
SHALL NOT BE ORDERED
WITH THESE DRAWINGS

INDIVIDUAL B.C.I.N.: 23595
FIRM B.C.I.N.: 112054

Luc Lavoie
REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

| NO. | REVISIONS | DATE |
|-----|---------------------------|------------|
| 1 | ISSUED FOR MINOR VARIANCE | 9/01/2024 |
| 6 | ISSUED FOR CHANGES | 09/17/2024 |
| 5 | ISSUED FOR REVISIONS | 28/6/2024 |
| 4 | ISSUED FOR REVISIONS | 05/6/2024 |
| 3 | ISSUED FOR APPROVAL | 17/4/2024 |
| 2 | ISSUED FOR APPROVAL | 09/4/2024 |
| 1 | ISSUED FOR PRELIMINARY | 04/01/2024 |

LAVOIE
DESIGN & DRAFTING INC.

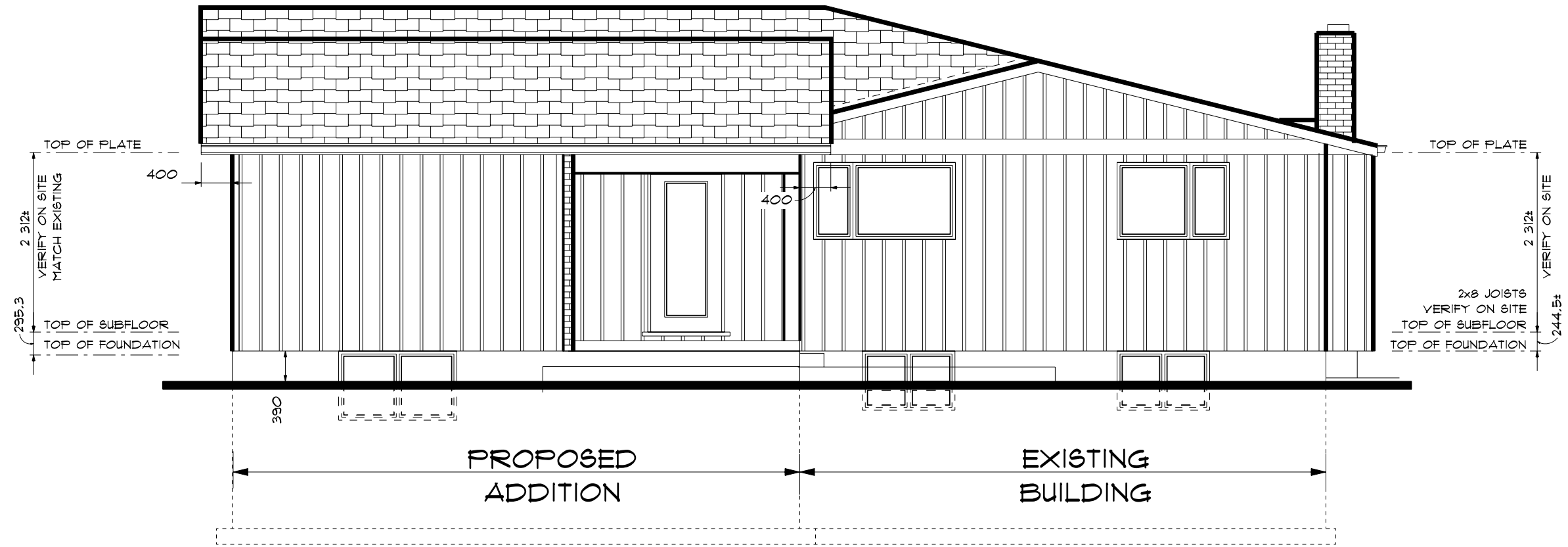
1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON, K0A 1W0
WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME

**PROPOSED ADDITION
FOR
KARINE LORTIE**

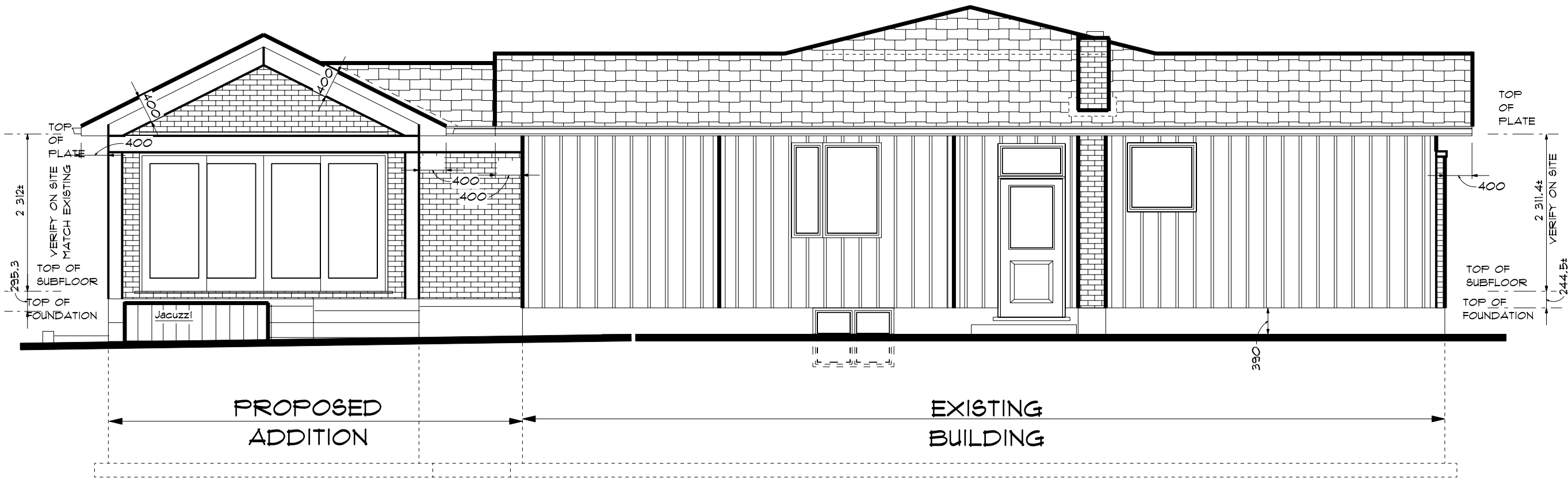
2019 KING'S GROVE CRESCENT

| PROJECT NO. | 2023-0089 | DRAWINGS NO. |
|-------------|-----------|--------------|
| DRAWN BY | L.LAVOIE | 1 |
| VERIFIED BY | L.LAVOIE | 4 |



REAR ELEVATION

SCALE: 1:75



LEFT ELEVATION

SCALE: 1:75

PROFESSIONAL ENGINEER

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FIRM B.C.I.N.: 112054

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| 2 | ISSUED FOR APPROVAL | 05/4/2024 |
| 1 | ISSUED FOR PRELIMINARY | 04/01/2024 |

LAVOIE
DESIGN & DRAFTING INC.

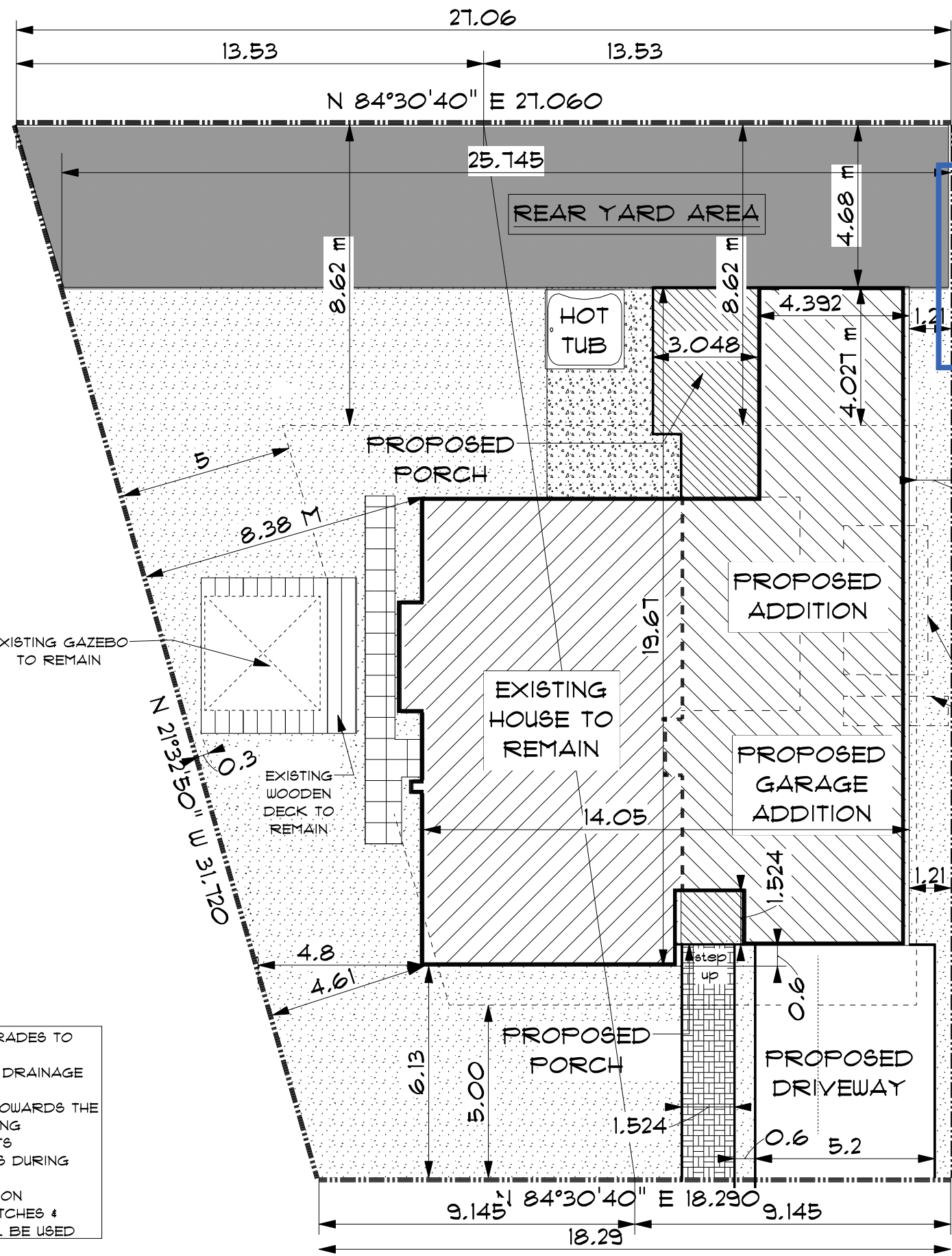
1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON. K0A 1W0
WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME

PROPOSED ADDITION
FOR
KARINE LORTIE

2019 KING'S GROVE CRESCENT

| PROJECT NO. | 2023-0089 | DRAWINGS NO. |
|-------------|-----------|--------------|
| DRAWN BY | LLAVOIE | 2/4 |
| VERIFIED BY | LLAVOIE | |



SITE PLAN
SCALE: 1:150

| DATA | | | |
|--|---------------------------------|---|--|
| PROJECT : PROPOSED ADDITION | | | |
| ZONING | - RIUW (637) | | |
| BUILDING SIZE | - 14.05M X 19.67M | | |
| BUILDING AREA | - 213.27 SQ.M. (2295.62 SQ.FT.) | | |
| SUB-ZONE | | RIUW (637) | |
| LOT DEPTH (M) | | 30.79 M | |
| LOT AREA (SQ. M) | Exception (637) | 691.25 SQ.M | |
| MIN. LOT AREA REQ'D | | 555 SQ.M | |
| LOT WIDTH (M) | | 19.53 M | |
| MIN. LOT WIDTH REQ'D | Table 156A.11 | 9 M | |
| BUILDING HEIGHT (M) | | 4.39 M | |
| MAX. BUILDING HEIGHT | Table 156A.1V | 8.5 M | |
| FRONT YARD SETBACK (M) | | 6.13 M | |
| MIN. FRONT YARD REQ'D | Table 156A.V | 5 M | |
| CORNER SIDE YARD SETBACK (M) | | 4.61 M | Minor Variance required / Existing Condition |
| MIN. CORNER SIDE YARD REQ'D | Table 156A.VI | 5 M | |
| REAR YARD SETBACK (M) | | 4.68 M (15.2%) | Minor Variance required |
| MIN. REAR YARD REQ'D | Table 144B.(11) | 25% LD = 8.62 M | |
| REAR YARD AREA (M) | | 17.1% = 118.42 M ² | Minor Variance required |
| MIN. REAR YARD AREA REQ'D | S 144.(3) (a) | 25% LA = 172.81 M ² | |
| INTERIOR SIDE YARD SETBACK (M) | | 1.21 M | |
| MIN. INTERIOR SIDE YARD REQ'D | Table 156A.VIII | 1 M | |
| MAX. PROJECTION (DECK BELOW 0.6 M FROM GRADE) | | 94% OF THE YARD DEPTH AND 0.3M TO THE PROPERTY LINE | Minor Variance required / Existing Condition |
| MAX. DRIVEWAY WIDTH | Table 139 (3), (v1) | 6.0 M | |
| | | 5.2 M | |
| MIN. DISTANCE BETWEEN A WALKWAY AND A DRIVEWAY | 8139 (4), (b) | 0.6 M | |
| | | 0.6 M | |
| MAX. PROJECTION FOR A GARAGE FROM THE PRINCIPAL ENTRANCE | 8139 (3), (b) | 1.52 M | Minor Variance required |
| | | 0.6 M | |
| MIN SETBACK FOR A GARAGE FROM THE FRONT EDGE OF A PORCH | 8139 (3), (a) (11) | 0 M | Minor Variance required |
| | | 0.6 M | |

LEGEND

- GRASS
- EXISTING CONSTRUCTION
- PROPOSED ADDITION
- INTERLOCK
- ASPHALT

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL
SHALL NOT BE ORDERED
WITH THESE DRAWINGS

INDIVIDUAL B.C.I.N.: 23595
FIRM B.C.I.N.: 112054

Luc Lavoie
REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

| NO. | REVISIONS | DATE |
|-----|---------------------------|------------|
| 9 | ISSUED FOR CHANGES | 16/01/2024 |
| 8 | ISSUED FOR CHANGES | 15/01/2024 |
| 7 | ISSUED FOR MINOR VARIANCE | 9/01/2024 |
| 6 | ISSUED FOR CHANGES | 05/11/2024 |
| 5 | CHANGES FOR REVIEW | 28/06/2024 |
| 4 | CHANGES FOR REVIEW | 5/06/2024 |
| 3 | ISSUED FOR APPROVAL | 17/04/2024 |
| 2 | ISSUED FOR APPROVAL | 09/04/2024 |
| 1 | ISSUED FOR PRELIMINARY | 29/02/2024 |

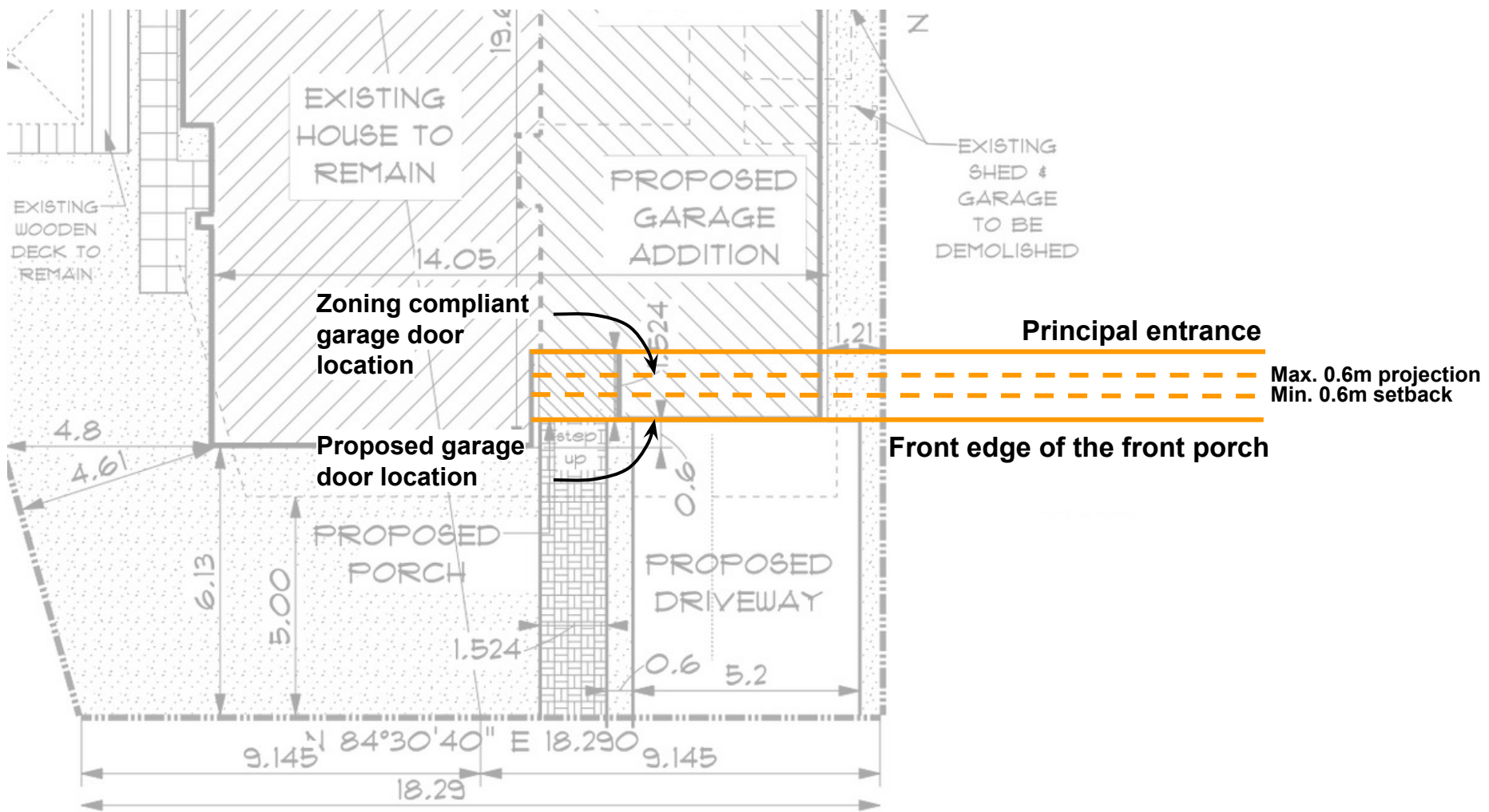
KEY PLAN

SUBJECT PROPERTY

LAVOIE
DESIGN & DRAFTING INC.
1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON, K0A 1W0
WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME
PROPOSED ADDITION AND GARAGE ADDITION FOR KARINE LORTIE
2019 KINGS GROVE CRESCENT

PROJECT NO. 2023-0089 DRAWINGS NO. SP1
DRAWN BY B.D-SOLOUY L.LAVOIE
VERIFIED BY L.LAVOIE



EXISTING WOODEN DECK TO REMAIN

EXISTING HOUSE TO REMAIN

PROPOSED GARAGE ADDITION

EXISTING SHED & GARAGE TO BE DEMOLISHED

Zoning compliant garage door location

Proposed garage door location

PROPOSED PORCH

PROPOSED DRIVEWAY

Principal entrance

Front edge of the front porch

Max. 0.6m projection
Min. 0.6m setback

9.145 N 84°30'40" E 18.290 9.145

18.29

5.2

0.6

1.524

0.6

5.00

6.13

4.8

4.61

19.2

14.05

1.21

N

step up