

LOT 53 REGISTERED PLAN 269 CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 100 0 2.5 5 7.5 10 metres

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

Bearing Note Bearings hereon are grid bearings derived from the Can-Net Real Time Network 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° 41' 30" counter-clockwise was applied to bearings on P2, P3 & P4.

Elevation Notes Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978.

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 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.

- 1. Only visible surface utilities were located.
2. Underground utility data derived from City of Ottawa utility sheet references: E-04-24, E-04-29, 13109&p1 & L3C
3. Sanitary and storm sewer grades were derived from field measurement and inverts were compiled from City of Ottawa Utility Plan 1310p&p1.
4. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

Table with 2 columns: Denotes and Description. Includes symbols for Survey Monument Planted, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Witness, Measured, Registered Plan 269, Plan by (857) dated May 16, 1988, Plan by (1287) dated January 22, 1996, Plan by (1236) dated April 29, 1986, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Valve Chamber (Watermain), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Overhead Wires, Utility Pole, Fire Hydrant, Gas Meter, Air Conditioner, Sign, Stone Retaining Wall, Timber Retaining Wall, Chain Link Fence, Board Fence, Invert, Invert Obtained from City Utility Plans, Top of Grate, Underside of Eave, Top of Foundation, Centreline, Location of Elevations, Top of Concrete Curb Elevation, Property Line, Deciduous Tree - The symbol shown denotes location and trunk diameter only.

Site Area=413.3q.m

Revision Note Plan was revised to show the location of No. 442 Byron Avenue. Field work completed June 15, 2022.

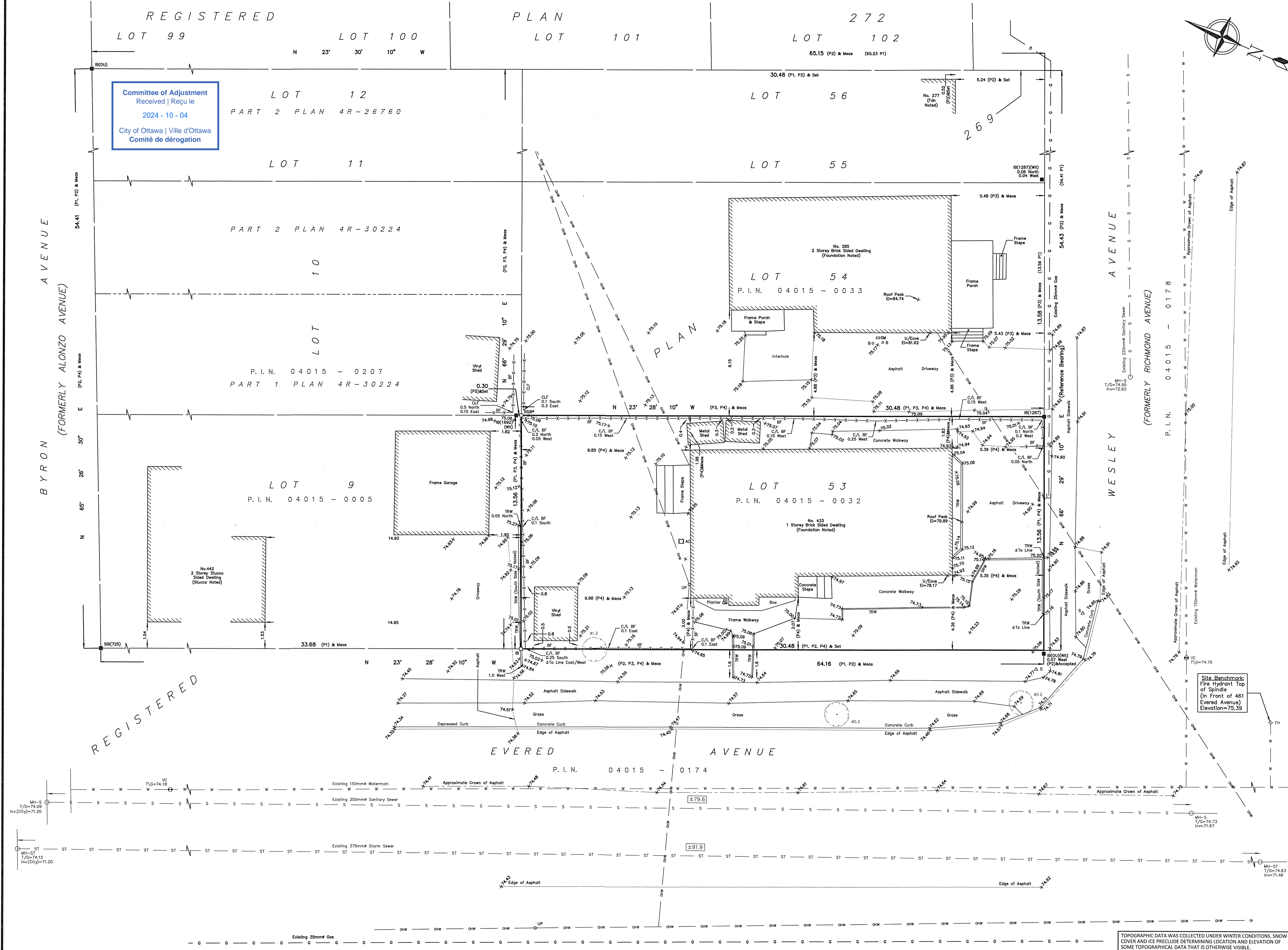
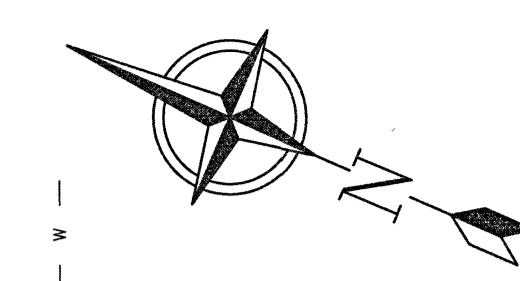
June 17, 22 Date Daniel Robinson Ontario Land Surveyor

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 30th day of March, 2022.

March 30, 2022 Date Ontario Land Surveyor

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



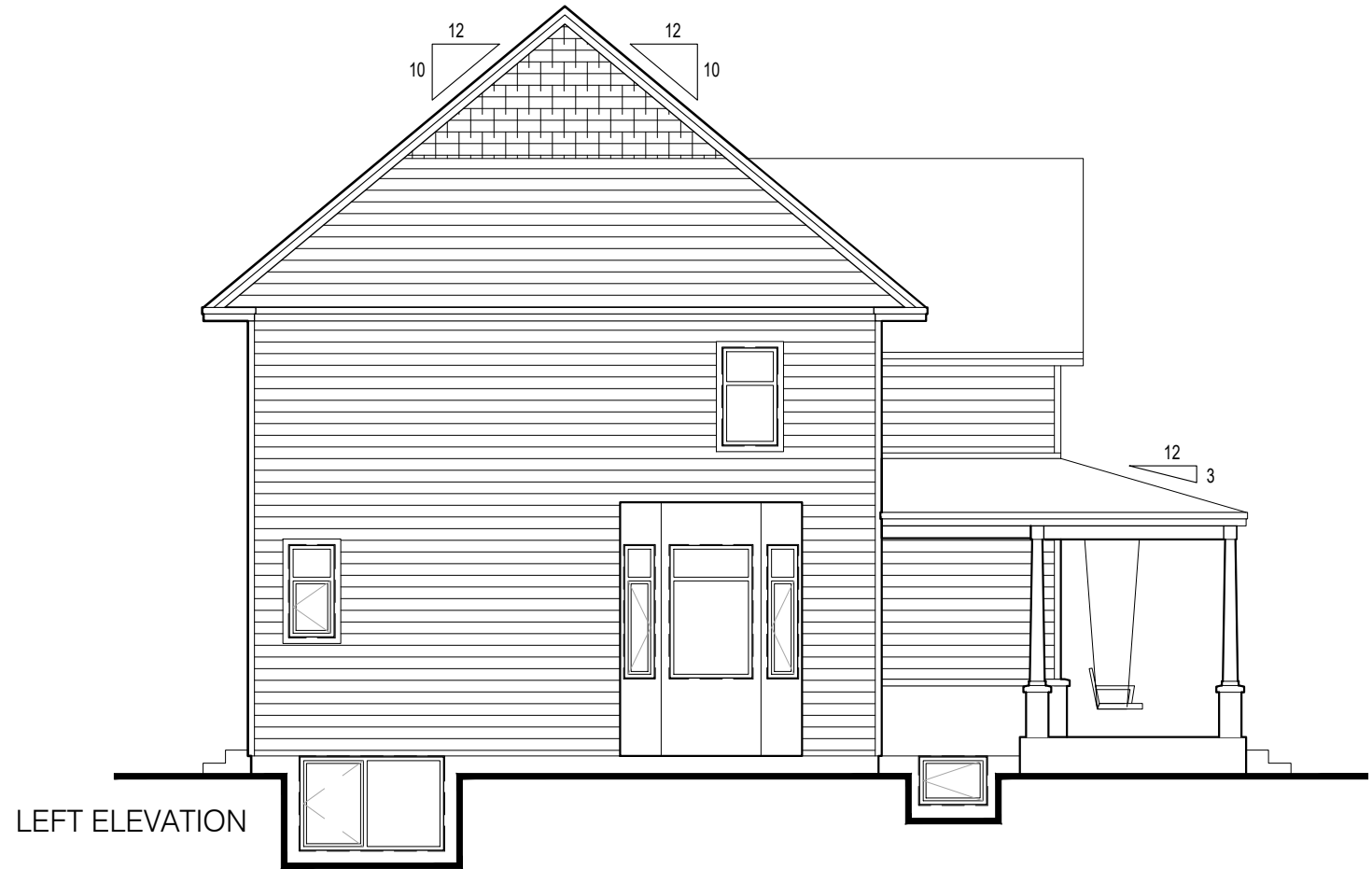
TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2022.





FRONT ELEVATION



LEFT ELEVATION

**RJH** ARCHITECTURE  
+  
PLANNING

414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6  
613-262-5480 info@rjhill.ca rjhill.ca

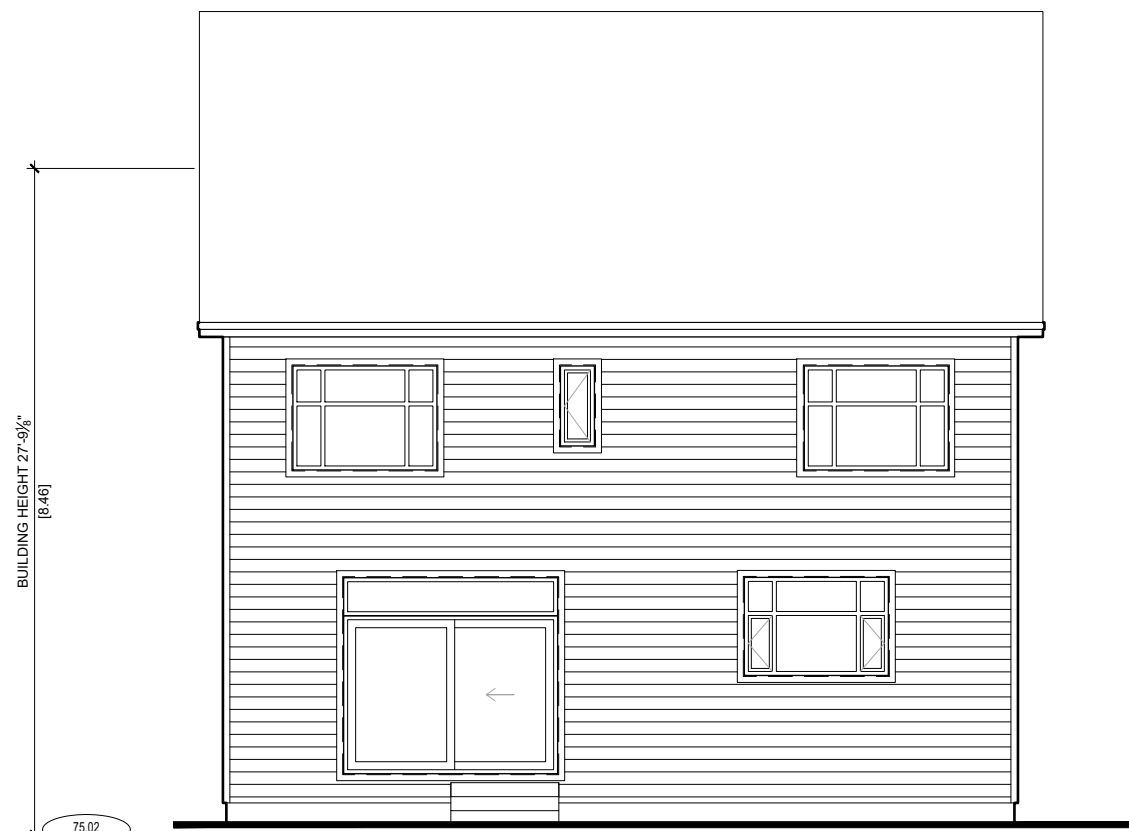
EVERED SINGLE WITH ADU

433 Evered Avenue, Ottawa, Ontario

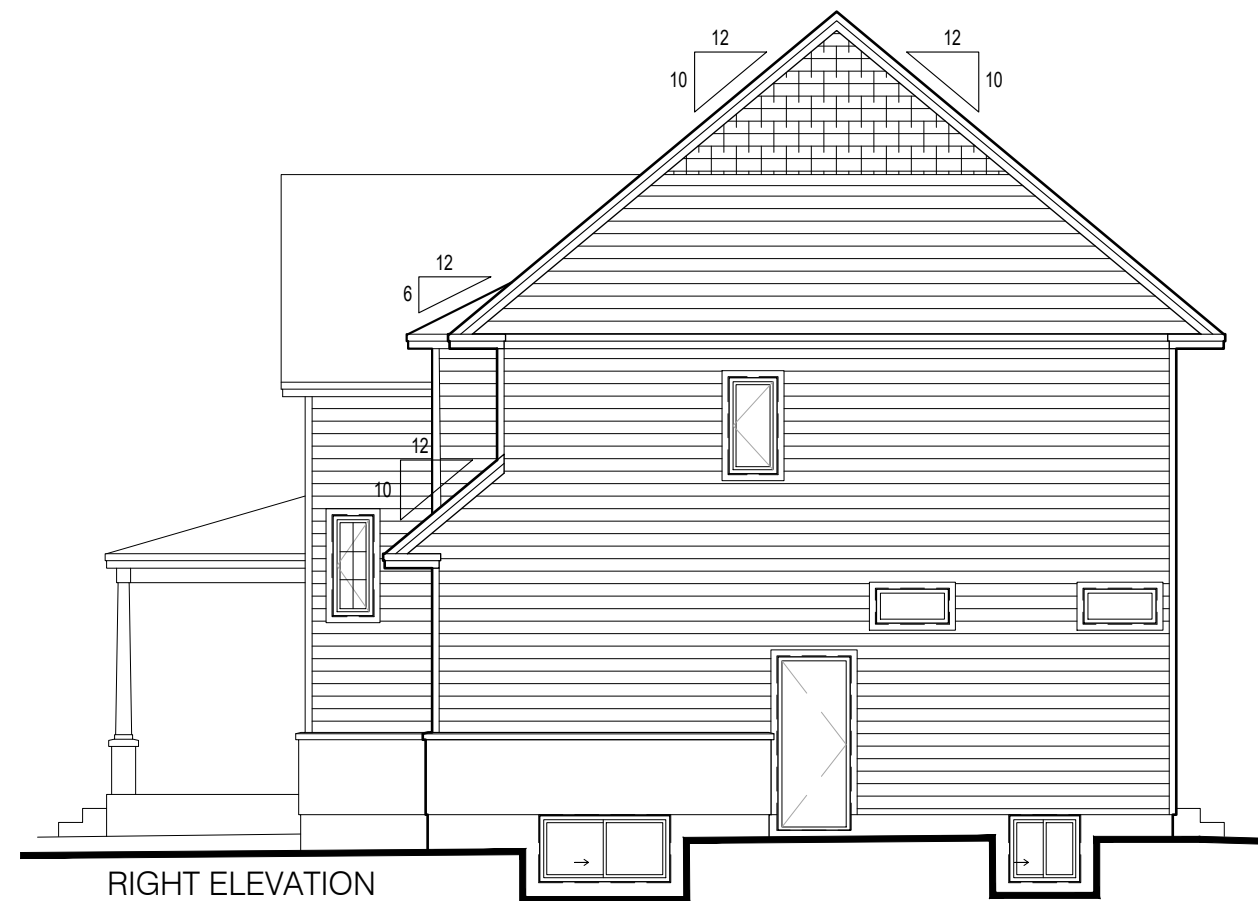
OCT 2024

SCALE: 1/8" = 1'-0"

ELEVATIONS



REAR ELEVATION



RIGHT ELEVATION

**RJH** ARCHITECTURE  
+  
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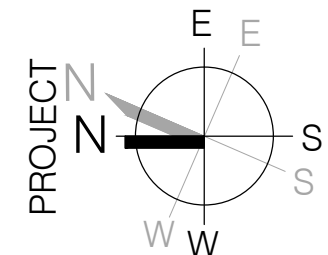
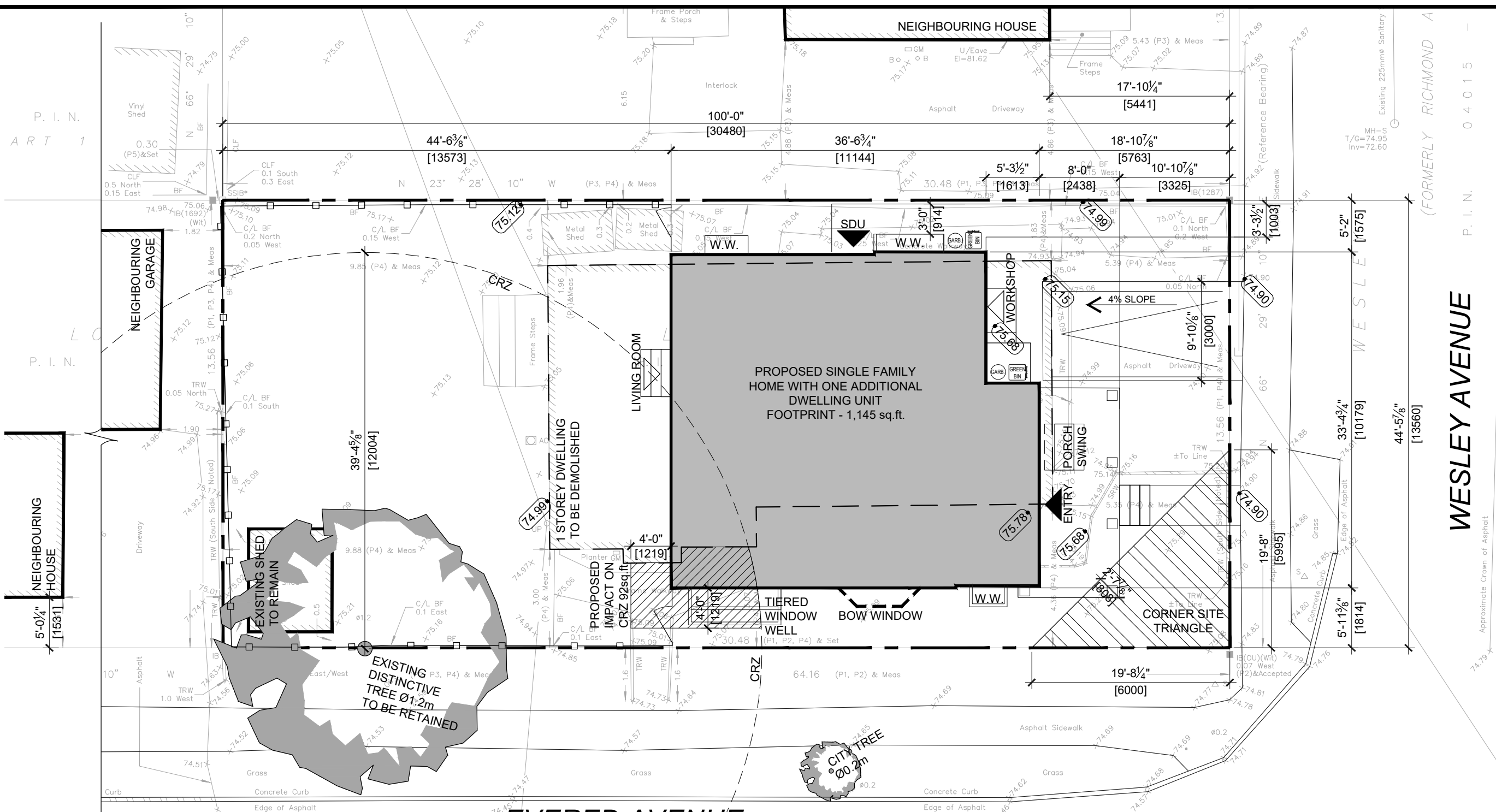
EVERED SINGLE WITH ADU

433 Evered Avenue, Ottawa, Ontario

OCT 2024

SCALE: 1/8" = 1'-0"

ELEVATIONS



R4UA[2686]H(8.5) ZONING DESIGNATION - AREA X AS PER SCHEDULE 1A  
**SINGLE-DETACHED HOME**

PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH [EXC. 2686]	10m	13.5m
MIN. LOT AREA [EXC. 2686]	300m <sup>2</sup>	413.3m <sup>2</sup>
MAX. HEIGHT	8.5m	8.46m
MIN. SIDE YARD SETBACK	1.2m/0.6m	1.5m
MIN. FRONT YARD SETBACK	4.5m	5.7m
MIN. CORNER SETBACK	4.5m	1.8m - MATCHING NEIGHBOUR
MIN. REAR YARD SETBACK [T. 144A]	30% OF LOT DEPTH (9.1m)	14.5m
MIN. PARKING SPACES [S.101(3a)]	1 PER DWELLING UNIT FOR UNITS IN EXCESS OF 12 (0)	1
LOCATION OF PARKING [S.109(3a,i)]	NONE MAY BE ESTABLISHED IN A REQ'D FRONT YARD	<b>1- VARIANCE REQ'D</b>
MAX. DRIVEWAY WIDTH [T.139(3v)]	3m	3m
MIN. SOFT LANDSCAPING IN THE FRONT / CORNER SIDE YARD [T.139(1)]	40%	53% - FRONT YARD 80% - CORNER SIDE YARD
MIN. CORNER SIGHT TRIANGLE [S.57(1)]	6m x 6m	<b>VARIANCE REQ'D TO PERMIT PORCH TO ENCROACH 0.81m</b>

**EVERED SINGLE WITH ADU**  
 433 Evered Avenue, Ottawa, Ontario

OCT 2024      SCALE: 1:125

**SITE PLAN**

**RJH** ARCHITECTURE  
 +  
 PLANNING

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