

**9 GRANTON**

Zoning: R1FF[632] Sch. 342 - Area A  
 Sch. 1A - Area C Sch. 343 - Area A

Official Plan: Outer Urban transect Evolving Overlay  
 Neighbourhood

**Committee of Adjustment**  
 Received | Reçu le  
**2024-10-02**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

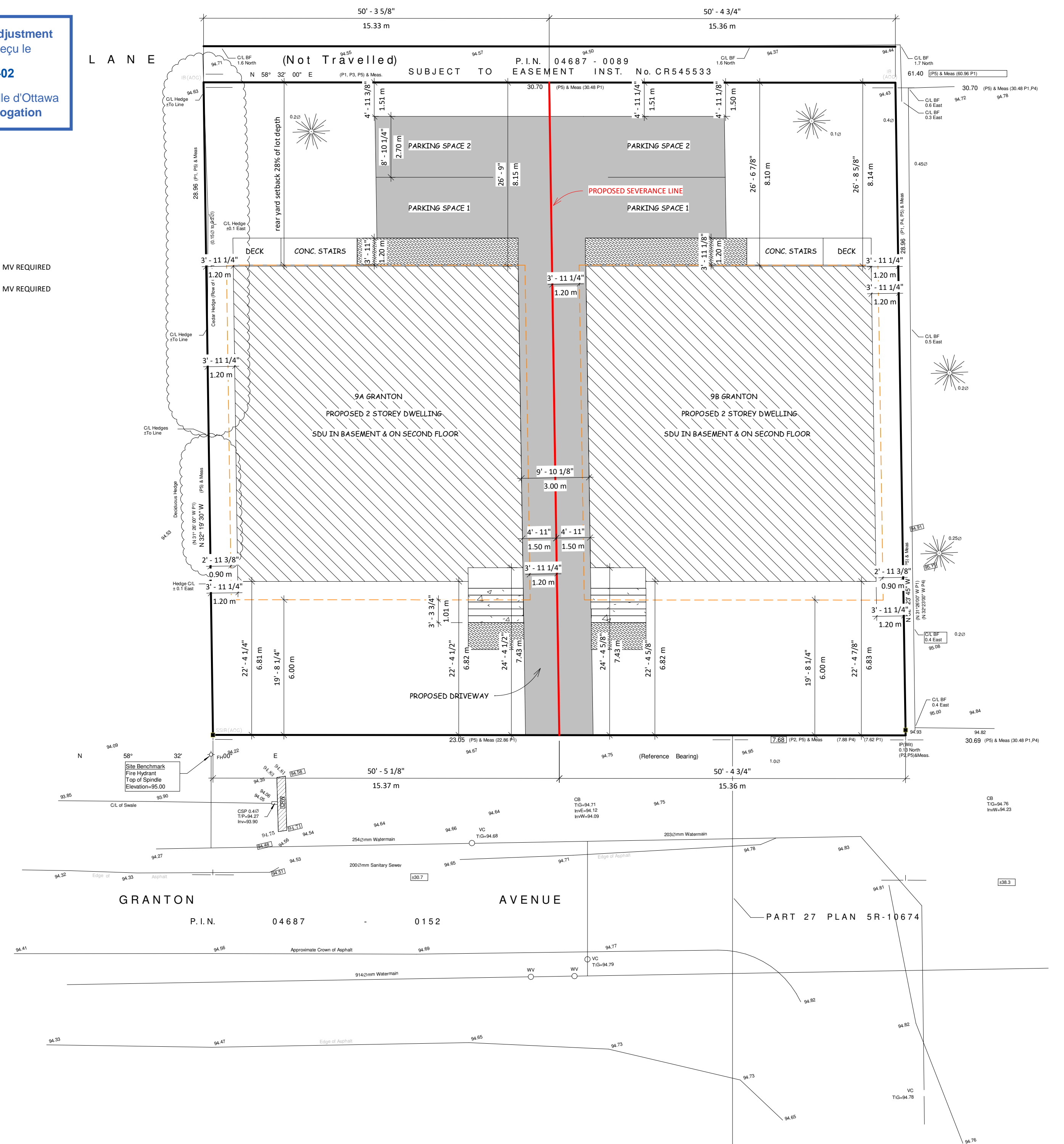
**PROPOSAL:**  
 Sever the lot in two, demolish the existing house and construct two detached dwellings with two ADUs in each with parking in the rear.

Provisions	Section	Required	Proposed (A - west)	Proposed (B - east)
Lot depth for width			28.96 m	28.96 m
Lot depth for rear yard*			30.56 m	30.56 m
Footprint			175.46 m <sup>2</sup>	175.60 m <sup>2</sup>
Min. lot area*	T. 156A, III	600 m <sup>2</sup>	469.13 m <sup>2</sup>	469.36 m <sup>2</sup>
Min. lot width	T. 156A, II	19.5 m	15.36 m	15.36 m
Max. building height**	T. 156A, IV	8.5 m	8.5 m	8.5 m
Min. front yard setback	T. 156A, V	6 m	6.81 m	6.82 m
Min. front yard soft landscaping			Yard area = 104.67 m <sup>2</sup>	Yard area = 104.81 m <sup>2</sup>
West	T. 139(1), (iii)	40% of the yard area = 41.87 m <sup>2</sup>	87.02 m <sup>2</sup>	n/a
East	T. 139(1), (iii)	40% of the yard area = 41.92 m <sup>2</sup>	n/a	87.25 m <sup>2</sup>
Min. rear yard setback*				
West	T. 144B, (iii)	28% of the lot depth = 8.56 m	9.77 m	n/a
East	T. 144B, (iii)	28% of the lot depth = 8.56 m	n/a	9.77 m
Min. rear yard area*				
West	S. 144, (3)(a)	25% of the lot area = 117.28 m <sup>2</sup>	149.87 m <sup>2</sup>	n/a
East	S. 144, (3)(a)	25% of the lot area = 117.34 m <sup>2</sup>	n/a	149.87 m <sup>2</sup>
Min. rear yard soft landscaping*			Yard area = 149.87 m <sup>2</sup>	Yard area = 149.87 m <sup>2</sup>
West	S. 139, (7)	15% of the yard area = 22.48 m <sup>2</sup>	90.44 m <sup>2</sup>	n/a
East	S. 139, (7)	15% of the yard area = 22.48 m <sup>2</sup>	n/a	90.92 m <sup>2</sup>
Min. int. side yard setback	T. 156A, VIII	0.9 m for one side and 2.1 m total	1.2 m and 2.7 m total	1.2 m and 2.7 m total
Max. lot coverage*	T. 156A, IX	45%	37%	37%
Max. number of ADUs	S. 133, (a)	2 units on full services	2 units on partial services	2 units on partial services
Max. projection				
Stairs	T. 65, (5)(b)(i)(1)	no limit	0.03 m	0.04 m
Deck > 0.6m from grade	T. 65, (6)(b)(ii)(1)	1.2 m	0.03 m	0.04 m

\* Exception [632] - 1.6m strip of land along the rear property line to be included in lot area, rear yard, and lot coverage calculations

\*\* Existing Average Grade A - 94.73 m ASL; B - 94.83 m ASL

Parking Requirements	Section	Required	Proposed (A - west)	Proposed (B - east)
Detached dwelling	T. 101, R4	1 space / unit	1 space	1 space
Additional dwelling unit (2)	T. 101, R24	0 spaces / unit	0.5 spaces/unit (1 space)	0.5 spaces/unit (1 space)
Min. size of parking spaces	S. 106, (1)	2.6 m x 3.1 m x 5.2 m	2.7 m x 5.2 m	2.7 m x 5.2 m
Max. driveway width	T. 139(3), (v)	3 m	3 m; shared	3 m; shared
Max. area of parking and aisles in the rear yard*				
West	S. 139, (6)	70% of the yard area = 104.91 m <sup>2</sup>	n/a	
East	S. 139, (6)	70% of the yard area = 104.91 m <sup>2</sup>		43.63 m <sup>2</sup>
Max. walkway width	S. 139, (4)(c)(ii)	1.2 m		1.2 m
Max. number of walkways	S. 139, (4) (f)	1 per yard		1 per yard



CLIENT

**SITE PLAN**  
 SCALE = 3/32" = 1'-0"  
**9 GRANTON**  
 DATE: 2024-09-25

SK-1

No.	DESCRIPTION	DATE	No.	DESCRIPTION	DATE

COPY WRITE OF DRAWINGS:  
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Committee of Adjustment  
Received | Reçu le  
2024-10-02  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF  
LOTS 2404, 2405, 2406 AND 2407  
REGISTERED PLAN 375  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2024  
Scale 1: 100

Metric Note  
Distances and/or 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 0.99993.

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°17'00" clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 0°00'30" clockwise was applied to bearings on P2 & P4.

For bearing comparisons, a rotation of 0°17'40" clockwise was applied to bearings on P3.

Elevation Notes  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978 :1978. (Reference AOV Job No. 24603-23).  
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.

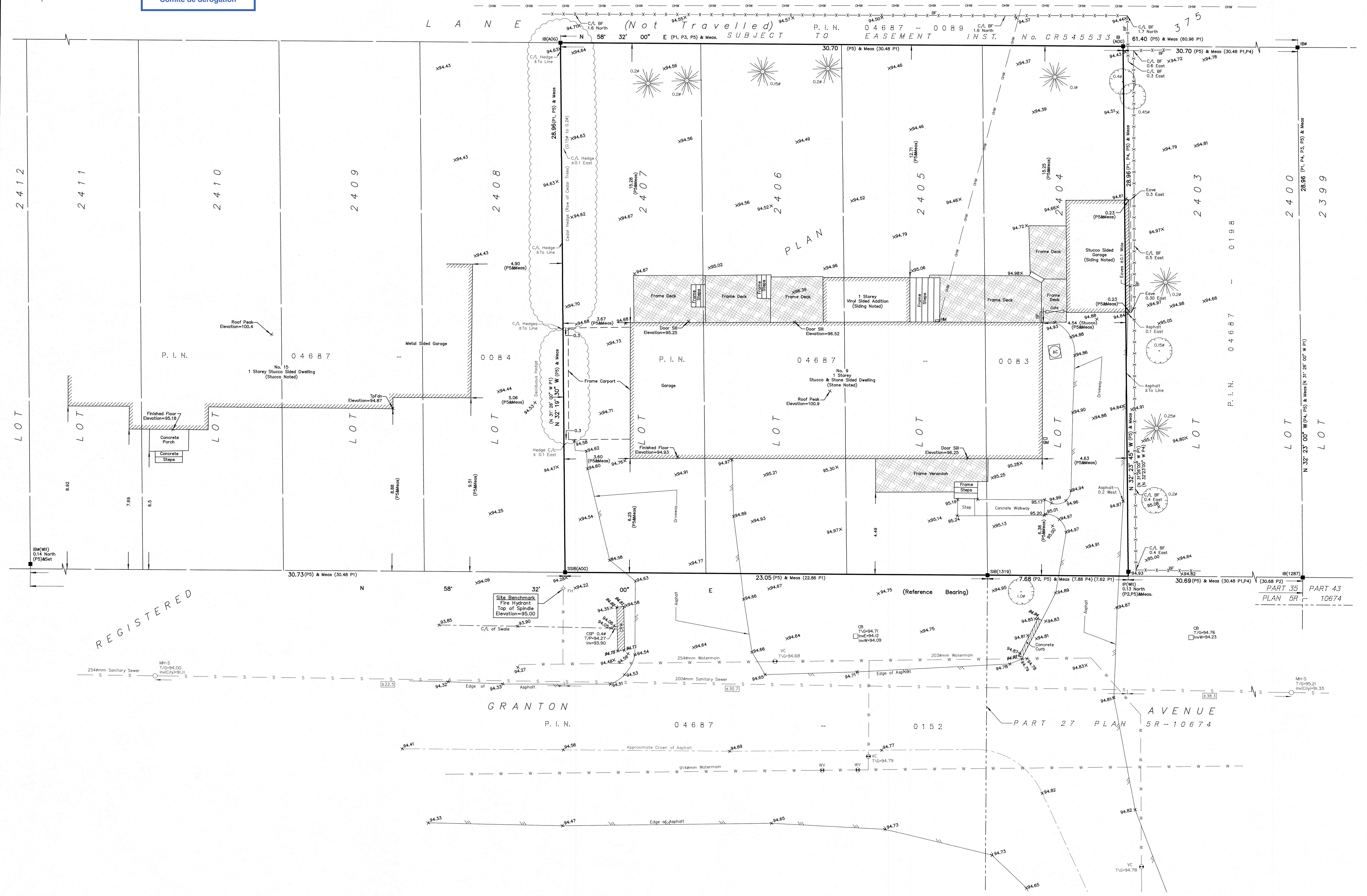
Utility Notes

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. Underground utility data derived from City of Ottawa utility sheet reference: 8771p&p09, 8771p&p10 & 11459NEP&p6.  
4. Sanitary and storm sewer grades and inverts were derived/compiled from: Field Measurement and Geo Ottawa.  
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating, etc. is done.  
6. Not all overhead wires/transformers adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- IBØ " Round Iron Bar
- IP " Iron Pipe
- (Wh) " Witness
- Meas " Measured
- (P1) " Registered Plan 375
- (P2) " Plan 5R-10674
- (P3) " Plan by (AOG) dated July 25, 1991 (Job No. 0-248-91)
- (P4) " Plan by (1287) dated July 13, 2006 (Job No. 256-06)
- (P5) " Plan by (AOG) dated December 5, 2023 (Job No. 24603-23)
- ⊙ MH-S " Maintenance Hole (Sanitary)
- ⊙ VC " Valve Chamber (Watermain)
- S— " Underground Sanitary Sewer
- W— " Underground Water
- OW— " Overhead Wires
- UP " Utility Pole
- CB " Catch Basin
- CSP " Corrugated Steel Pipe
- ⊙ FH " Fire Hydrant
- ⊙ WW " Water Valve
- ⊙ GM " Gas Meter
- ⊙ HM " Hydro Meter
- ⊙ AC " Air Conditioner
- ⊙ " Diameter
- BF " Board Fence
- CRW " Concrete Retaining Wall
- Inv. " Invert
- Inv(City) " Invert Derived from Geo Ottawa
- T/G " Top of Grate
- T/P " Top of Pipe
- TpFdn " Top of Foundation
- Centreline " Centreline
- +95.00 " Location of Elevations
- +95.00 " Top of Concrete Curb/Retaining 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.

Site Area=889.5 sq.m.



Surveyor's Certificate  
I certify that:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Regulations made under them.  
2. The survey was completed on the 20th day of June, 2024.  
Date July 10/2024  
Emad Alrefaai  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-80476  
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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FILE No.: 211-24

I:\2024\211-24\_9 Granton ave\_topo\Final\211-24\_9 Granton Ave\_Lts2404-2407 RP375\_T\_F.dwg

Committee of Adjustment  
Received | Reçu le  
2024-10-02  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: \_\_\_\_\_  
DANIEL ROBINSON  
ONTARIO LAND SURVEYOR

PLAN 4R-  
RECEIVED AND DEPOSITED  
DATE: \_\_\_\_\_  
REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	ALL OF 2407 AND PART OF 2406			401.1
2	PART OF 2406	375	04687-0083	43.4
3	PART OF 2405 AND 2406			43.4
4	ALL OF 2404 AND PART OF 2405			401.3

PLAN OF SURVEY OF  
LOTS 2404, 2405, 2406 AND 2407  
REGISTERED PLAN 375  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100  
0 2.5 5 7.5 10 metres

**Metric Note**  
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For bearing comparisons, a rotation of 0°00'30" clockwise was applied to bearings on P2 & P4.

For bearing comparisons, a rotation of 0°17'40" clockwise was applied to bearings on P3.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5024742.54	364277.18
(B)	5024774.60	364329.57
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

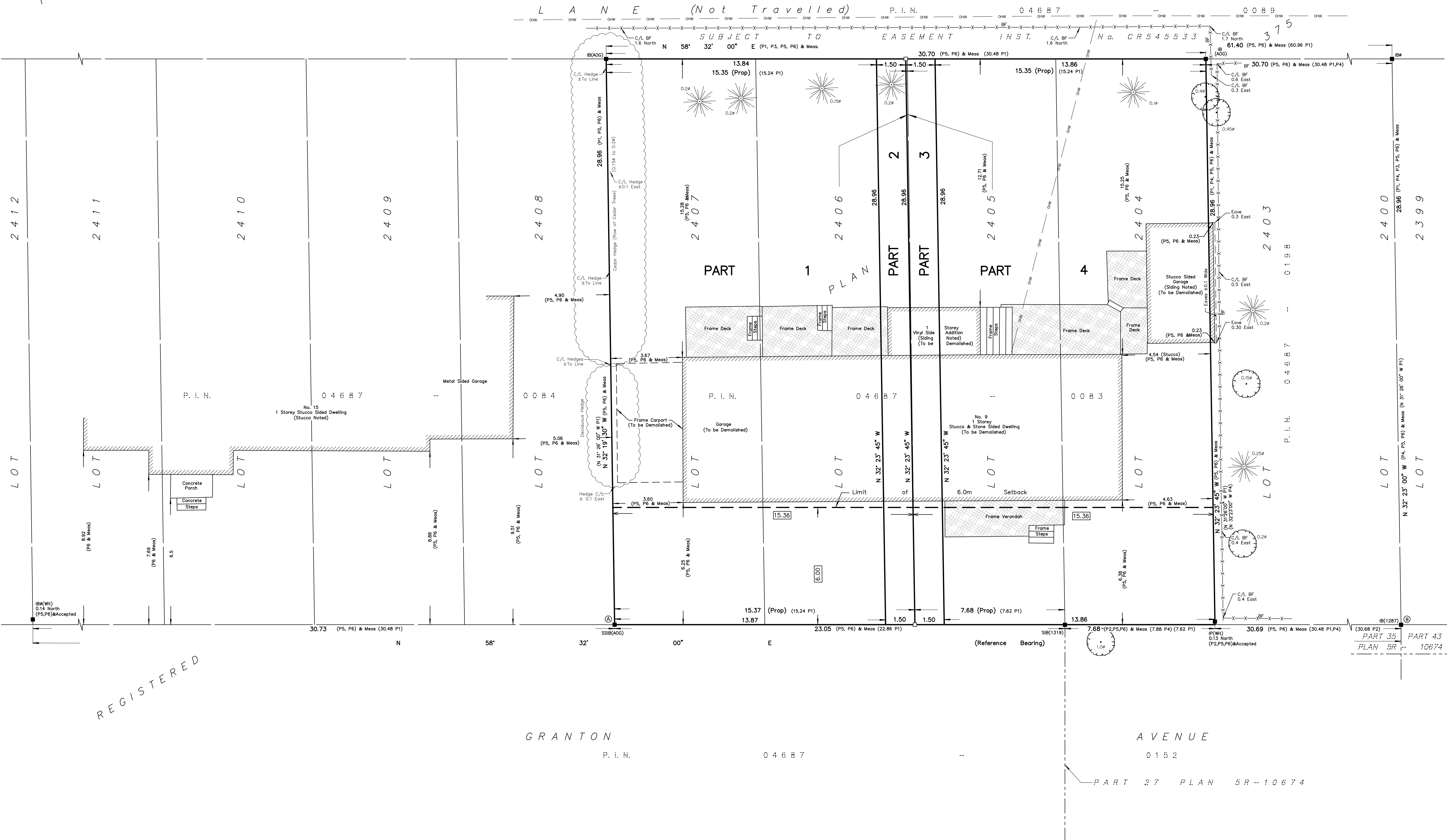
- Notes & Legend**
- Denotes Survey Monument Planted
  - SIB = Survey Monument Found
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  - SSIB = Short Standard Iron Bar
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  - IP = Iron Pipe
  - (Wit) = Witness
  - Meas = Measured
  - Prop = Set by Proportion
  - (P1) = Registered Plan 375
  - (P2) = Plan SR-10674
  - (P3) = Plan by (AOC) dated July 25, 1991 (Job No. 0-248-91)
  - (P4) = Plan by (1287) dated July 13, 2006 (Job No. 256-06)
  - (P5) = Plan by (AOC) dated December 5, 2023 (Job No. 24603-23)
  - (P6) = Plan by (1692) dated July 10, 2024 (Job No. 211-24)
  - Overhead Wires
  - Ø = Diameter
  - BF = Board Fence
  - C/L = Centreline
  - 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.
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**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 Land Titles Act and the Regulations made under them.  
2. The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2024.

Date \_\_\_\_\_ Daniel Robinson  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

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: info@fsdsurveys.ca



REGISTERED

GRANTON AVENUE

PART 27 PLAN SR-10674



1 PROPOSED FRONT ELEVATION  
 3/16" = 1'-0"



2 PROPOSED REAR ELEVATION  
 3/16" = 1'-0"



CLIENT

**FRONT & REAR ELEVATION**  
 SCALE = 3/16" = 1'-0"  
**9 GRANTON**  
 DATE: 2024-07-23

SK-5	
No.	DESCRIPTION
REVISIONS	
No.	DESCRIPTION
REVISIONS	
DATE	DATE

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

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City of Ottawa | Ville d'Ottawa  
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2 RIGHT ELEVATION  
3/16" = 1'-0"



CLIENT

**LEFT & RIGHT ELEVATION**  
SCALE = 3/16" = 1'-0"  
**9 GRANTON**  
DATE: 2024-07-23

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SK-6