

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

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

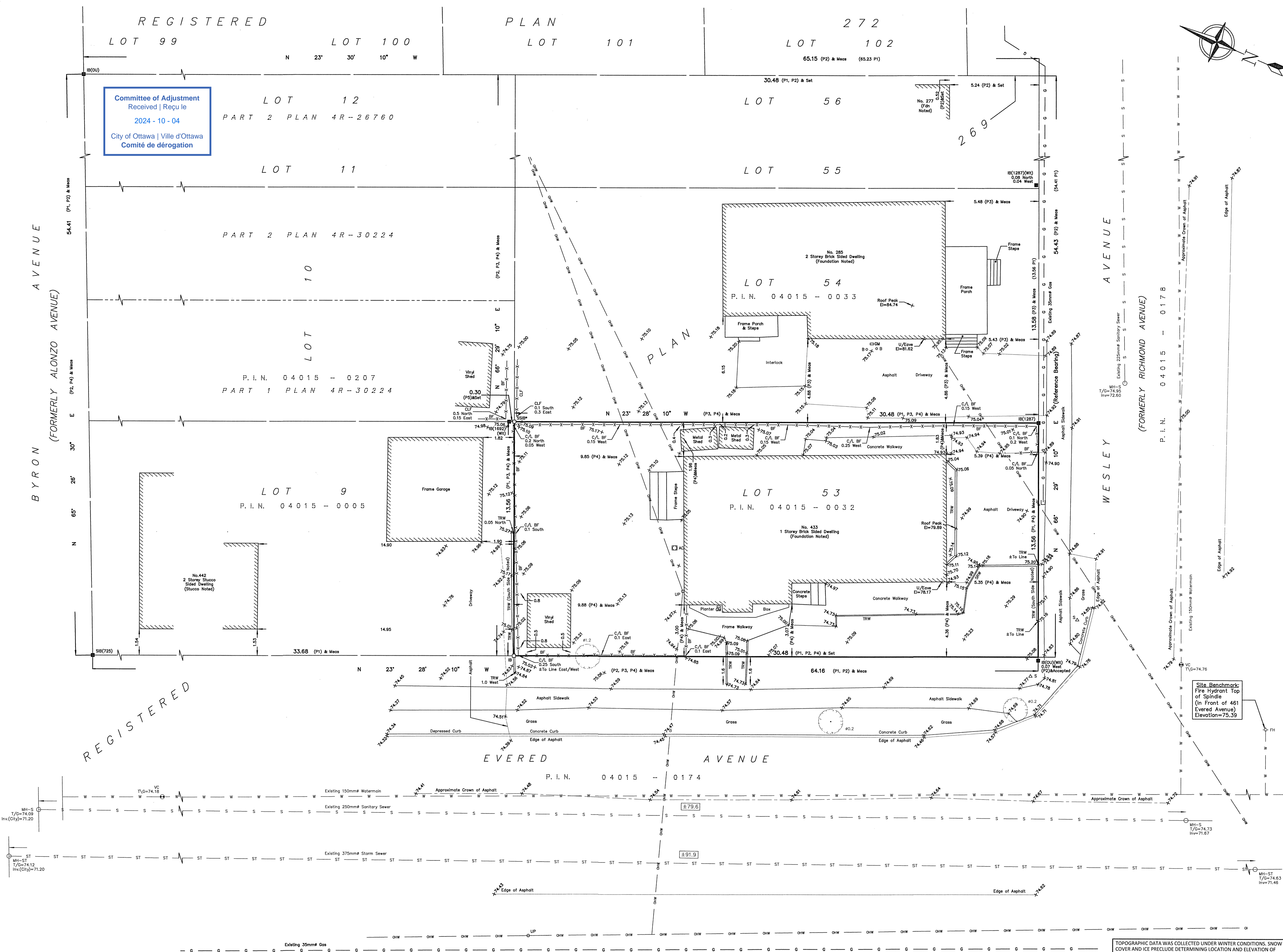
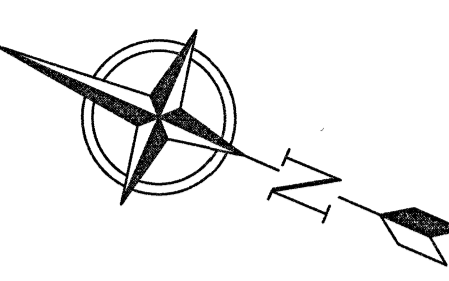
Utility Notes

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

Notes & Legend

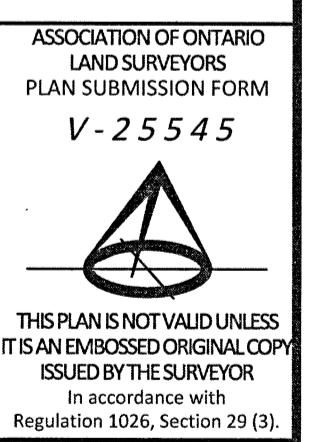
Table with 2 columns: Denotes (symbols) and Descriptions (text). Includes symbols for Survey Monument Planted, Survey Monument Found, Standard Iron Bar, etc.

Site Area=413.3q.m



Committee of Adjustment Received | Reçu le 2024-10-04 City of Ottawa | Ville d'Ottawa Comité de dérogation

Site Benchmark: Fire Hydrant Top of Spindle (in Front of 461 Evered Avenue) Elevation=75.39



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 Surveyors 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

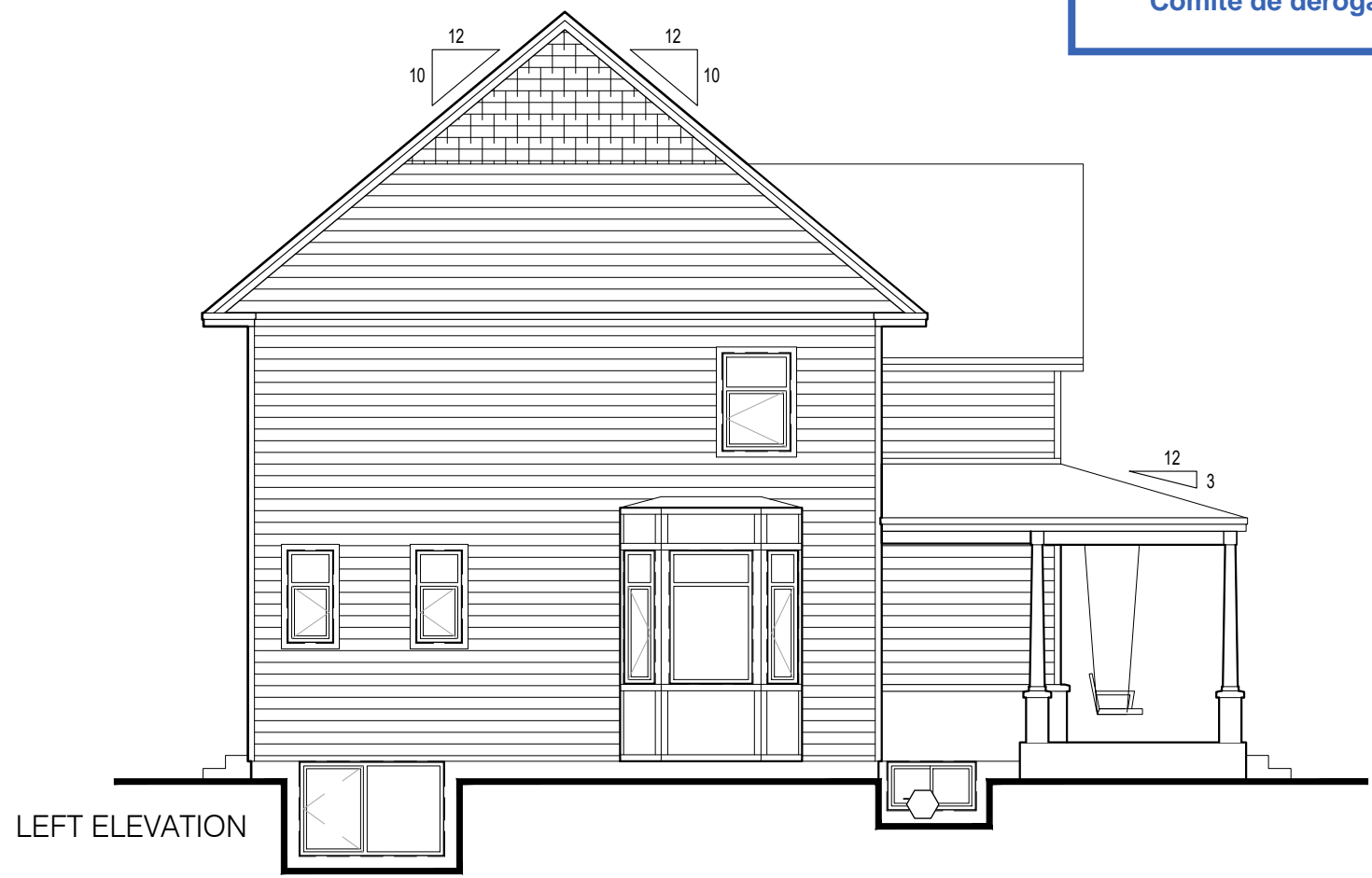
FARLEY, SMITH & DENIS SURVEYING LTD.

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.

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 Revised | Modifié le : 2024-11-18
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 613-262-5480 info@rjhill.ca rjhill.ca

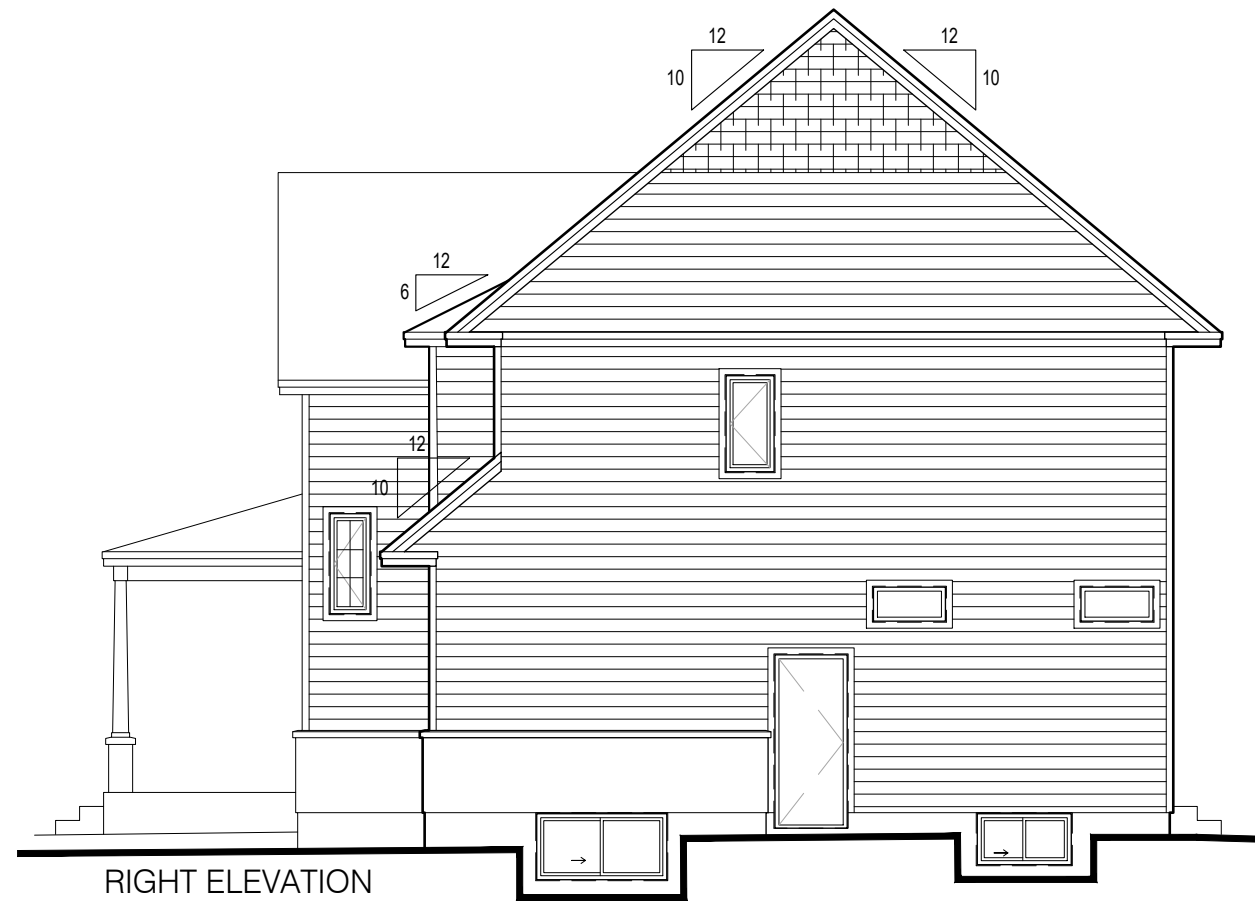
EVERED SINGLE WITH ADU
 433 Evered Avenue, Ottawa, Ontario
 NOV 18, 2024 SCALE: 1/8" = 1'-0"
 ELEVATIONS

Drawing name: Z:\2020 Evered (433)\2020 dwgs\2209 AutoCAD\2209 ELO1 ELEV-SECT-DET.dwg

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REAR ELEVATION



RIGHT ELEVATION

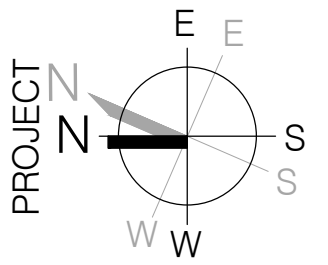
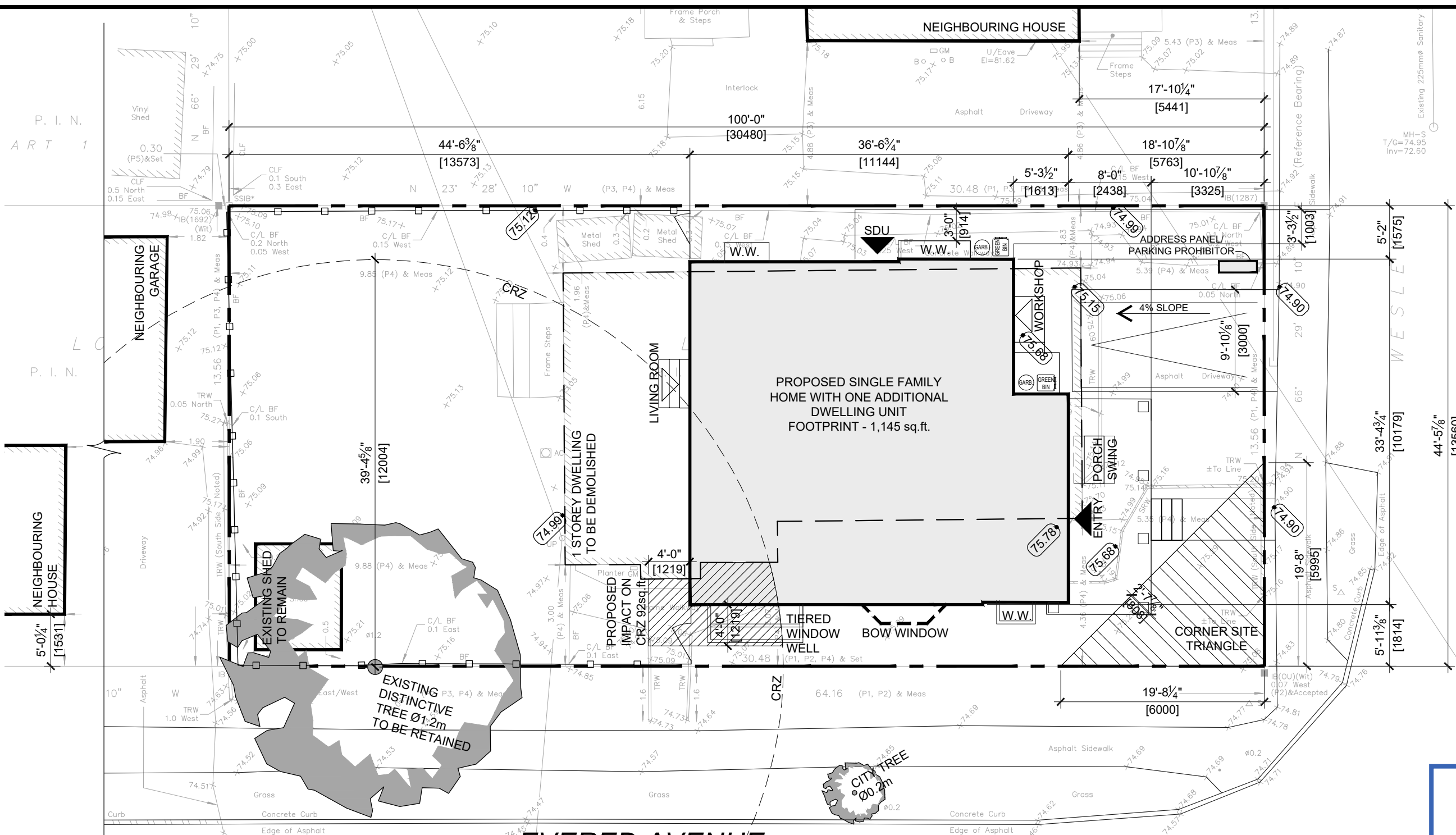
RJH ARCHITECTURE
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EVERED SINGLE WITH ADU
 433 Evered Avenue, Ottawa, Ontario

NOV 18, 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 ²	413.3m ²
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	1- VARIANCE REQ'D
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	VARIANCE REQ'D TO PERMIT PORCH TO ENCROACH 0.81m

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Revised | Modifié le : 2024-11-18
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

EVERED SINGLE WITH ADU
 433 Evered Avenue, Ottawa, Ontario
 NOV 18, 2024 SCALE: 1:125
SITE PLAN

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