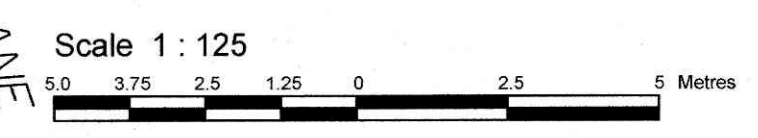


PART OF LOT 32
CONCESSION 1 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Committee of Adjustment
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Metric
DISTANCES AND COORDINATES 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 Survey Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 9th day of August, 2023.
Date: Aug 31, 2023
T. Hartwick
Ontario Land Surveyor

Notes & Legend

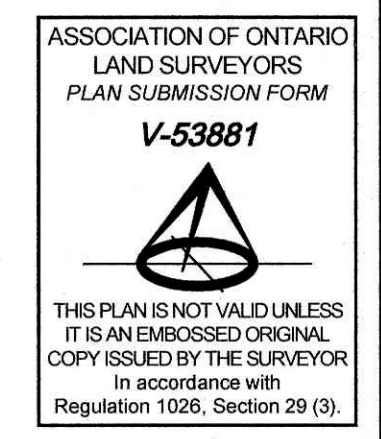
| Denotes | Notes |
|----------|---|
| —○— | Survey Monument Planted |
| —■— | Survey Monument Found |
| SIB | Standard Iron Bar |
| IB | Iron Bar |
| IBP | Round Iron Bar |
| Meas. | Measured |
| (AOG) | Annis, O'Sullivan, Vollebek Ltd. |
| Acc. | Accepted |
| N/S | North/South |
| C | Calculated per |
| (P1) | (F.H. Gooch) Plan dated January 13, 1955 |
| (P2) | (1287) Plan dated June 7, 1991 |
| (P3) | Plan 4R-20520 |
| (P4) | (AOG) Plan dated January 31, 1989 |
| (N1) | (AOG) Field Note dated June 4, 2013 |
| (N2) | (AOG) Field Note dated January 3, 1989 |
| (D1) | Inst. CR348044 |
| (D2) | Inst. CR369887 |
| FH | Fire Hydrant |
| OHW | Overhead Wires |
| CSP | Corrugated Steel Pipe |
| CPP | Corrugated Plastic Pipe |
| GM | Gas Meter |
| HM | Hydro Meter |
| CLF | Chain Link Fence |
| — — | Gate |
| UP | Utility Pole |
| AN | Anchor |
| AC | Air Conditioner |
| RWB | Block Retaining Wall |
| RWT | Timber Retaining Wall |
| RWS | Stone Retaining Wall |
| HTB | Hydro Transformer Bolt |
| TOS | Top of Slope |
| BOS | Bottom of Slope |
| T/P | Top of Pipe |
| Inv. | Invert |
| Ø | Diameter |
| + 66.00 | Location of Elevations |
| + 66.00° | Top of Concrete Curb and Retaining Wall Elevation |
| C/L | Centreline |
| — — | Property Line |
| ○ | Deciduous Tree |
| ★ | Coniferous Tree |
| ○ | Shrub |

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

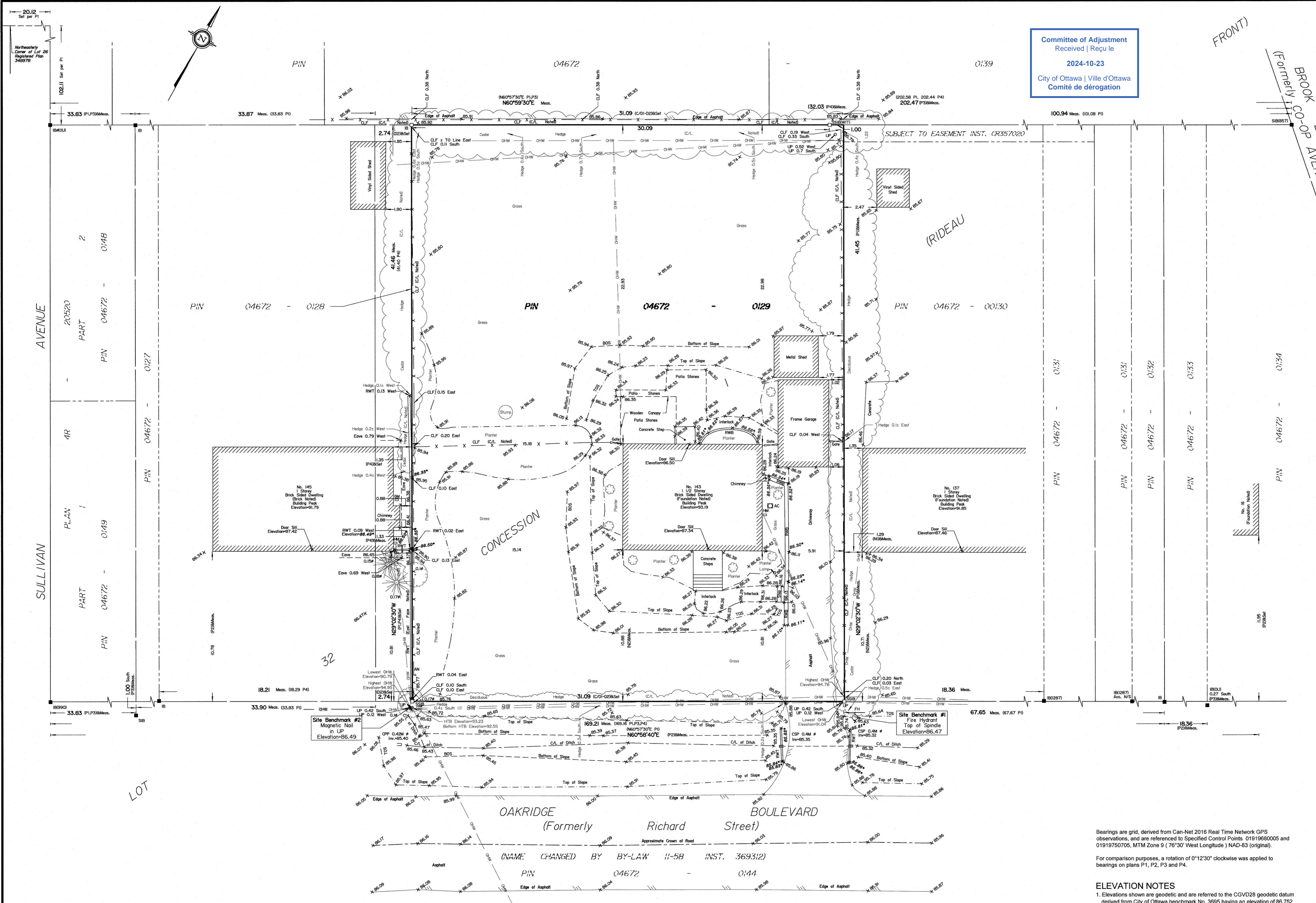
For comparison purposes, a rotation of 0°12'30" clockwise was applied to bearings on plans P1, P2, P3 and P4.

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD25 geodetic datum derived from City of Ottawa benchmark No. 3895 having an elevation of 86.752 meters.
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.



ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 736
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: nepean@annis.com
Job No. 23796-23 John Bucciarelli, P.L. 32 Con 1 R.F. O.F.



LOT 32
SULLIVAN AVENUE
PLAN 4R
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 9
PART 10
PART 11
PART 12
PART 13
PART 14
PART 15
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PART 98
PART 99
PART 100



LOCATION OF SUBJECT PROPERTY

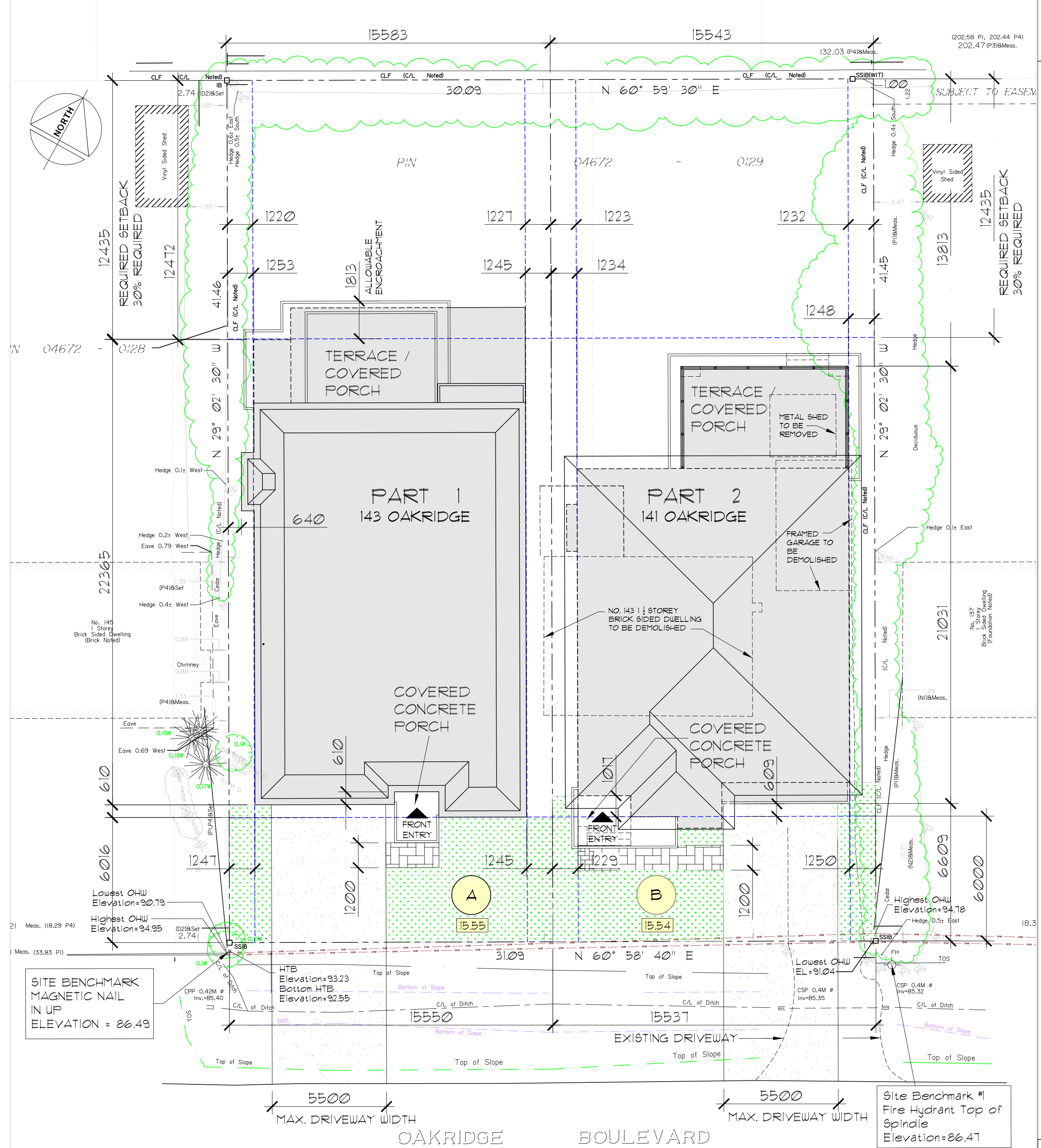
KEY PLAN (NTS)

| PROJECT INFORMATION | |
|---------------------|---|
| ADDRESS | 143 OAKRIDGE BOULEVARD OTTAWA ON K2G 2V1 |
| LEGAL DESCRIPTION | PART OF LOT 32 CONCESSION 1 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN WARD 8, COLLEGE |
| ZONING | ZONING BY-LAW 2008-250 R1FF SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT |

| DEVELOPMENT STANDARDS | | | |
|--|--|------------------------|-------------------------|
| SITE PROVISIONS | BY-LAW REQUIREMENTS | PROVIDED PART 1 | PROVIDED PART 2 |
| MIN. LOT WIDTH | 19.5m | 15.55m | 15.54m |
| LOT DEPTH | N/A | 41.46m | 41.45m |
| MIN. LOT AREA | 600 m sq | 644.7m sq | 644.2m sq |
| MAXIMUM BUILDING HEIGHT | 8.5m | 8.5m | 8.5m |
| MIN. FRONT YARD SETBACK | 6.0m | 6.0m | 6.0m |
| MIN. REAR YARD SETBACK | 30% | 30% (12.43B) | 30% (12.43B) |
| MIN. REAR YARD AREA | 25% (1611m sq.) | 27% (17413m sq.) | 38% (24509m sq.) |
| MIN. INTERIOR YARD SETBACK | TOTAL IS 2.1m, WITH ONE YARD, NOT LESS THAN 0.9m | 1.25m + 1.25m +2.5m | 1.22m + 1.23m +2.45m |
| MAX. LOT COVERAGE | 45% | 41.45% | 33.3% |
| MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA | 40% | 59.35% | 54.42% |
| MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA | 40% | N/A | N/A |
| MAX. DRIVEWAY WIDTH | 5.5m (DOUBLE) | 5.5m | 5.5m |
| NOTES | | | |

| MINOR VARIANCE REQUEST | |
|------------------------|--|
| PART 1 | A) TO PERMIT A REDUCED LOT WIDTH OF 15.55 METERS, WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT WIDTH OF 19.5 METERS. [TABLE 156A] |
| PART 2 | B) TO PERMIT A REDUCED LOT WIDTH OF 15.54 METERS, WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT WIDTH OF 19.5 METERS. [TABLE 156A] |

| LEGEND | | | |
|-------------------|--|--------------------------|--|
| PROPOSED BUILDING | | SOFT LANDSCAPING AREA | |
| DRIVEWAY | | LINE OF REQUIRED SETBACK | |
| WALKWAY | | OVERHEAD WIRES | |



SITE BENCHMARK
MAGNETIC NAIL
IN UP
ELEVATION = 86.49

Site Benchmark #1
Fire Hydrant Top of
Spindle
Elevation=86.41

(NAME) CHANGED BY BY-LAW 11-58 INST. 3693(2)
P/N 04672 - 0144

NOTE:
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING PLAN PREPARED BY

SITE PLAN SCALE: 1:300

PART OF LOT 32
CONCESSION 1 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN,
VOLLEBEKK LTD DATED AUG. 21 2023

THESE PLANS PREPARED BY A.R.A. DESIGN ARE AN INSTRUMENT OF SERVICES AND, AS SUCH, REMAINS HIS PROPERTY. ANY OTHER PERSONS WANTING TO COPY OR USE THESE DRAWINGS MUST HAVE WRITTEN CONSENT BY A. ADAMANTINO FAILURE TO DO SO WILL RESULT IN LITIGATION.

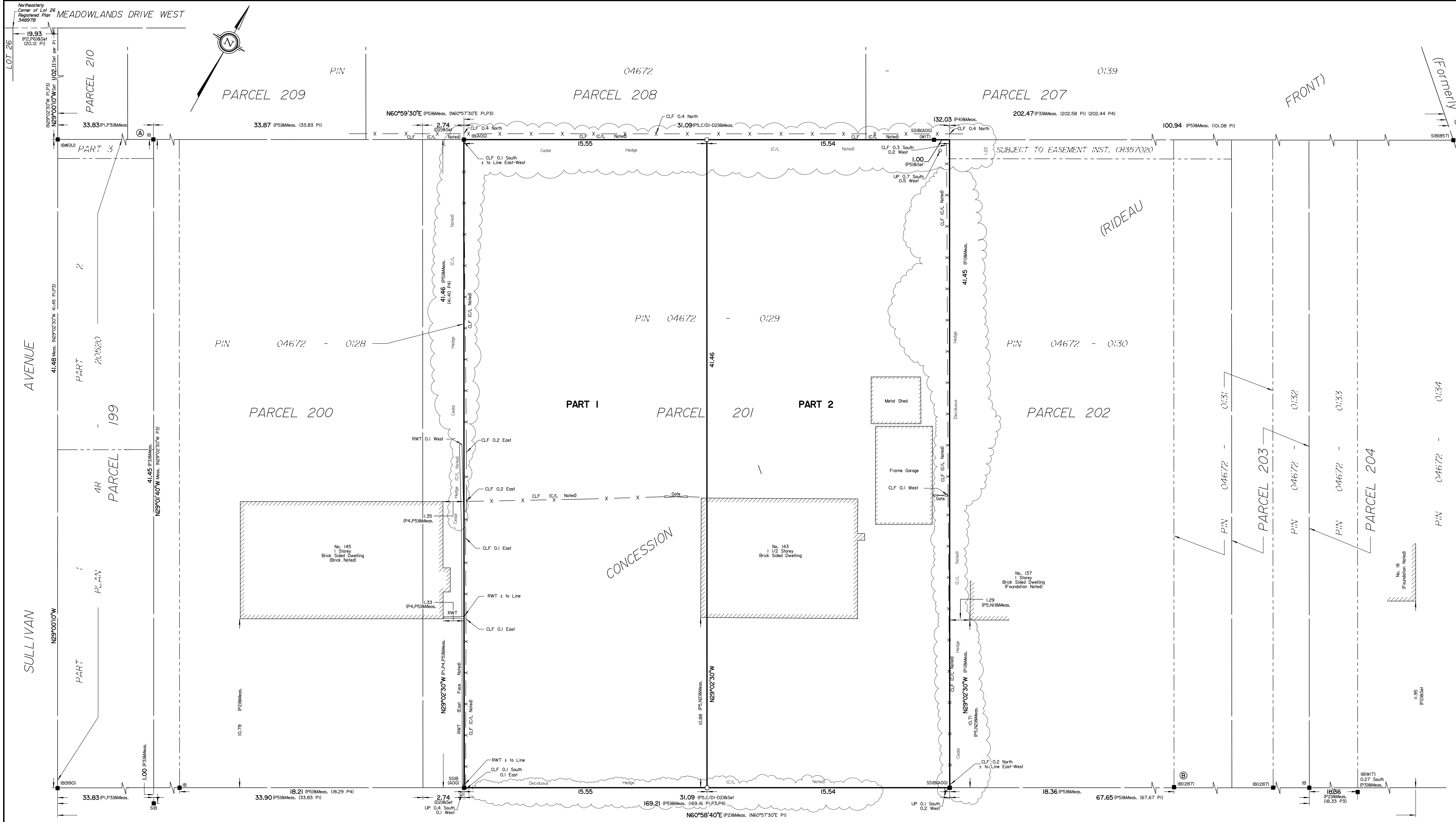
| No. | Revision | Date |
|-----|----------|------|
| | | |

Client: PROPOSED RESIDENCE
143 OAKRIDGE BOULEVARD

Drawing: SITE PLAN

Scale: 1:300

Stamp: A1
Aug 28 2024



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Received | Reçu
2024-10-23
City of Ottawa | Ville d'Ottawa
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| SCHEDULE | | | | |
|--------------|------|----------------|------------------|-------------------|
| AREA (Sq.m.) | PART | LOT | CONCESSION | PIN |
| 644.7 | 1 | PART OF LOT 32 | 1 (RIDEAU FRONT) | ALL OF 04672-0129 |
| 644.2 | 2 | | | |

**DRAFT PLAN OF SURVEY OF
PART OF LOT 32
CONCESSION 1 (RIDEAU FRONT)**
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 125
5.0 3.75 2.5 1.25 0 2.5 5 Metres
The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:125.

Metric
DISTANCES AND COORDINATES 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 Land Titles Act and the regulations made under them.
2. The survey was completed on the ___ day of _____, 2024.

MM DD YYYY Date T. Hartwick Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-84257.

- Notes & Legend**
- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SSIB - Short Standard Iron Bar
 - SIB - Standard Iron Bar
 - IB - Iron Bar
 - IB# - Round Iron Bar
 - Meas. - Measured
 - (AOG) - Annis, O'Sullivan, Vollebek Ltd.
 - Acc. - Accepted
 - N/S - North/South
 - C/ - Calculated per
 - (P1) - (671) Plan dated January 13, 1955
 - (P2) - (1287) Plan dated June 7, 1991
 - (P3) - Plan 4R-20520
 - (P4) - (AOG) Plan dated January 31, 1989
 - (P5) - (AOG) Plan Dated August 21, 2023
 - (P6) - (AOG) Plan Dated January 12, 1987
 - (N1) - (AOG) Field Note dated June 4, 2013
 - (N2) - (AOG) Field Note dated January 3, 1989
 - (D1) - Inst. CR348044
 - (D2) - Inst. CR366867
 - CLF - Chain Link Fence
 - Gate
 - oLP - Utility Pole
 - RWT - Timber Retaining Wall
 - C/L - Centreline
- Parcel numbers are per (P1).

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999929.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N86°41'30"E and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°12'30" clockwise was applied to bearings on plans P1, P2, P3, and P4.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

| | | | | |
|--------------|----------|------------|----------|-----------|
| .01919680005 | Northing | 5027191.26 | Eastings | 361496.76 |
| .01919750705 | Northing | 5016816.93 | Eastings | 360806.84 |
| .Point A | Northing | 5022844.56 | Eastings | 363480.92 |
| .Point B | Northing | 5022850.08 | Eastings | 363576.31 |

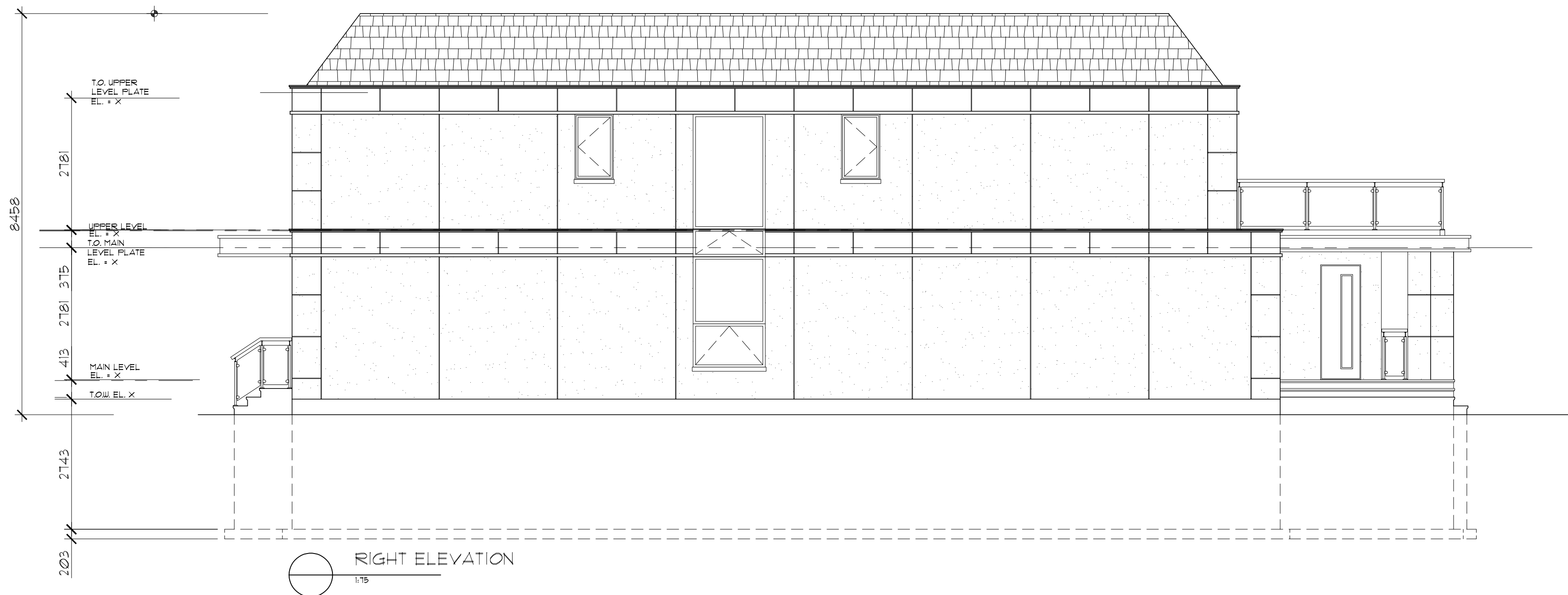
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

OAKRIDGE BOULEVARD
(Formerly Richard Street)

(NAME CHANGED BY BY-LAW 11-58 INST. 369312)
PIN 04672 - 0144

THESE PLANS PREPARED BY A.R.A. DESIGN ARE AN INSTRUMENT OF SERVICES AND, AS SUCH, REMAINS HIS PROPERTY. ANY OTHER PERSONS WANTING TO COPY OR USE THESE DRAWINGS MUST HAVE WRITTEN CONSENT BY A. ADAMANTINO FAILURE TO DO SO WILL RESULT IN LITIGATION.

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| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |

ISSUED FOR MINOR VARIANCE X

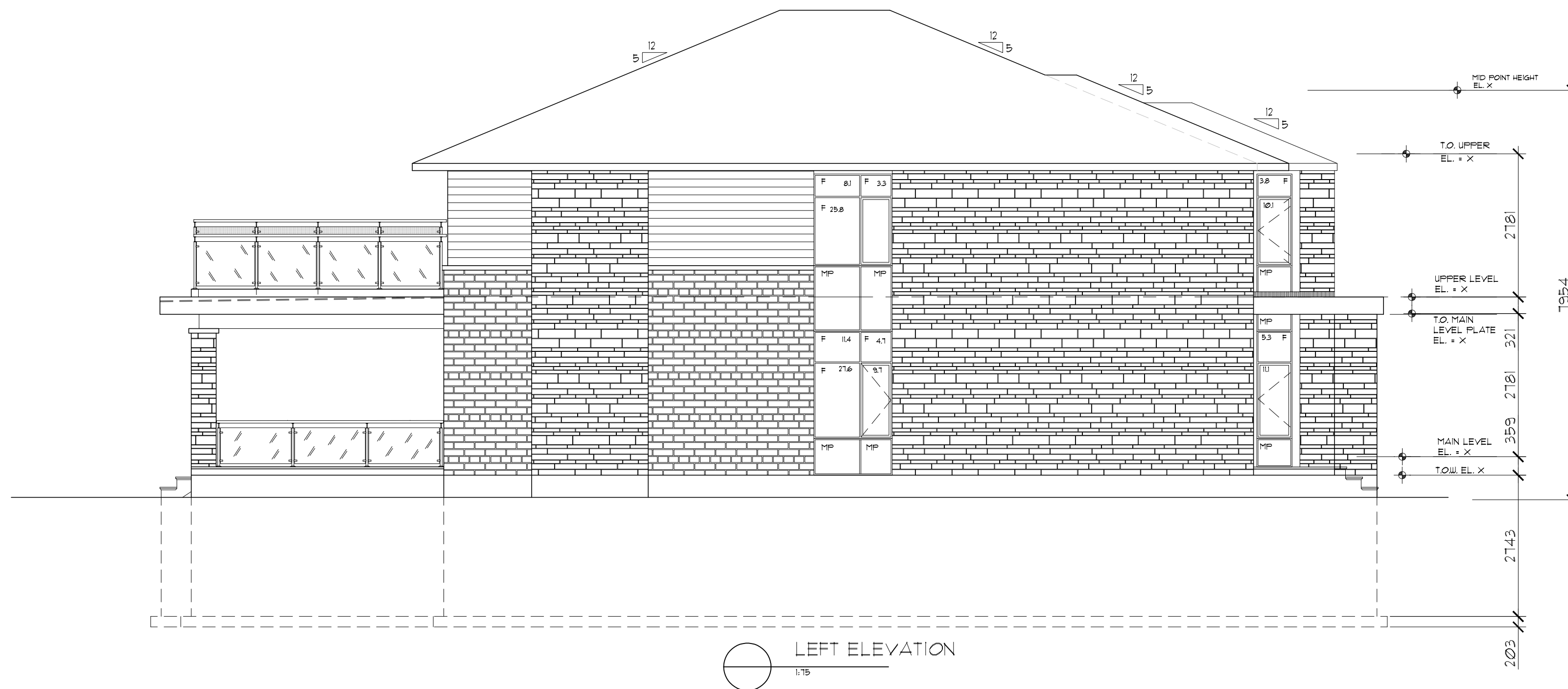
Client
 PROPOSED RESIDENCE
 143 OAKRIDGE BOULEVARD

Drawing
 ELEVATIONS

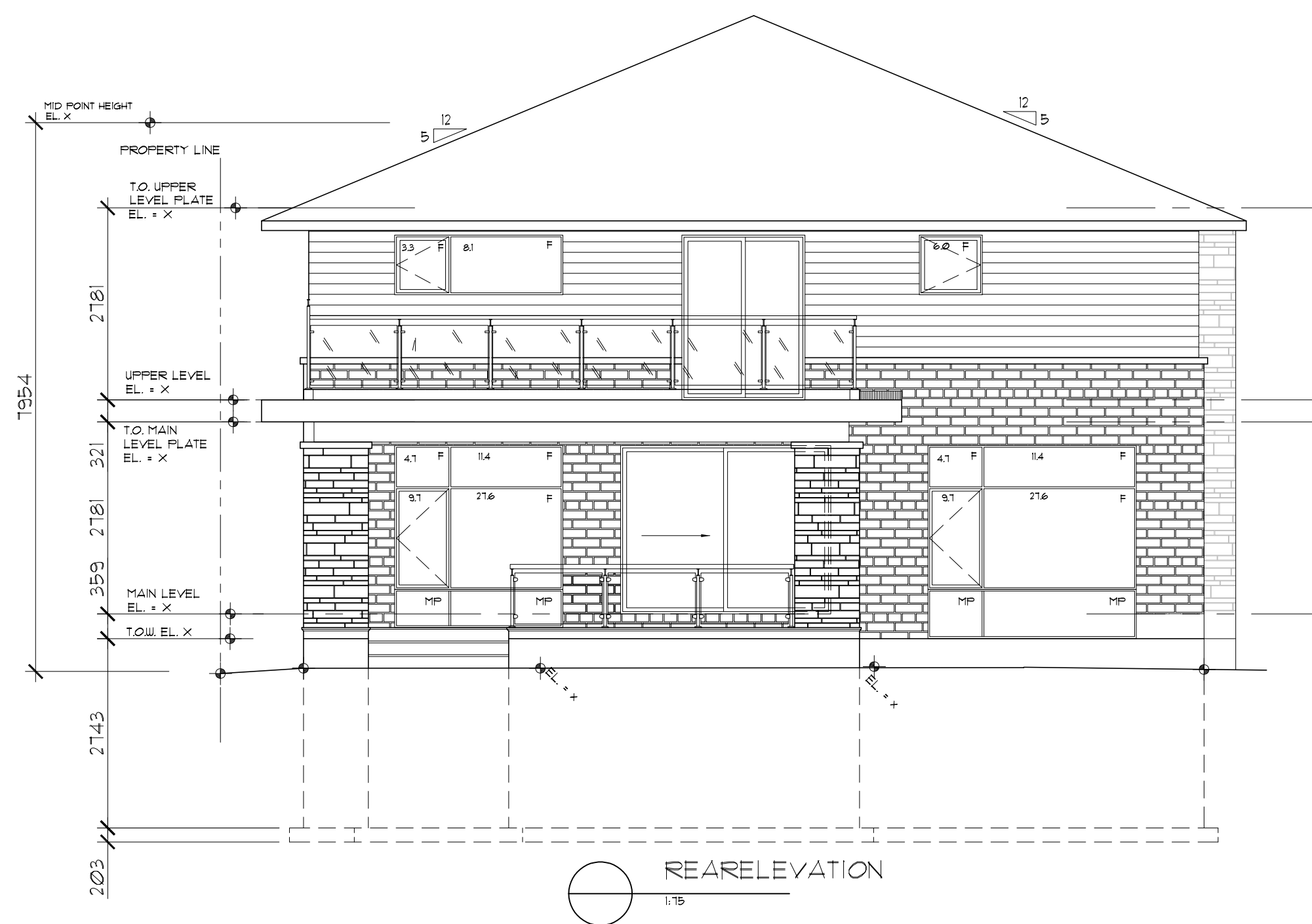
Scale
 AS NOTED
 By A.R.A.
 Date X

STAMP
 A4
 AUG 28 2024

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| | |
|---------------------------|----------|
| ISSUED FOR MINOR VARIANCE | X |
| No. | Revision |
| | Date |

Client
 PROPOSED RESIDENCE
 141 OAKRIDGE BOULEVARD

Drawing
 ELEVATIONS

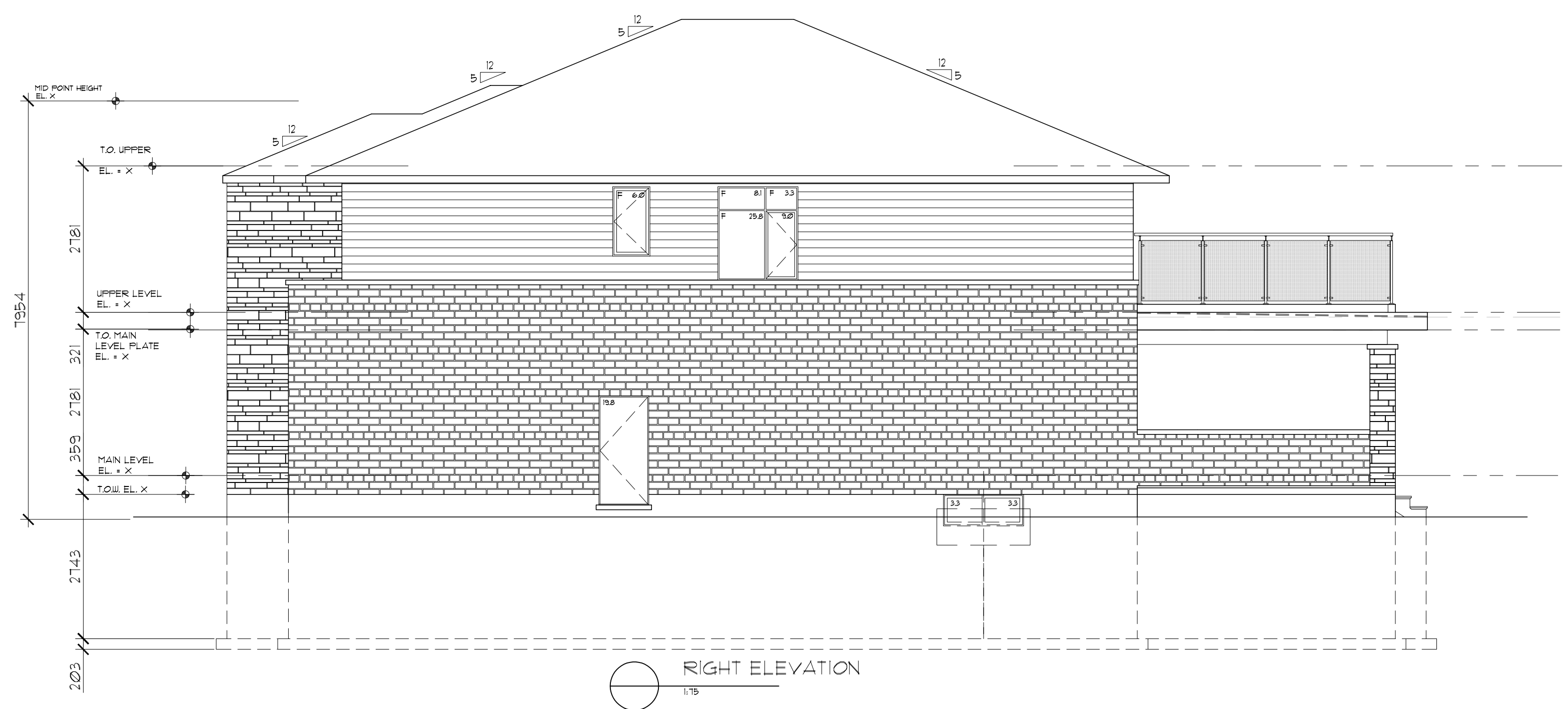
Scale
 AS NOTED

By A.R.A. Date X

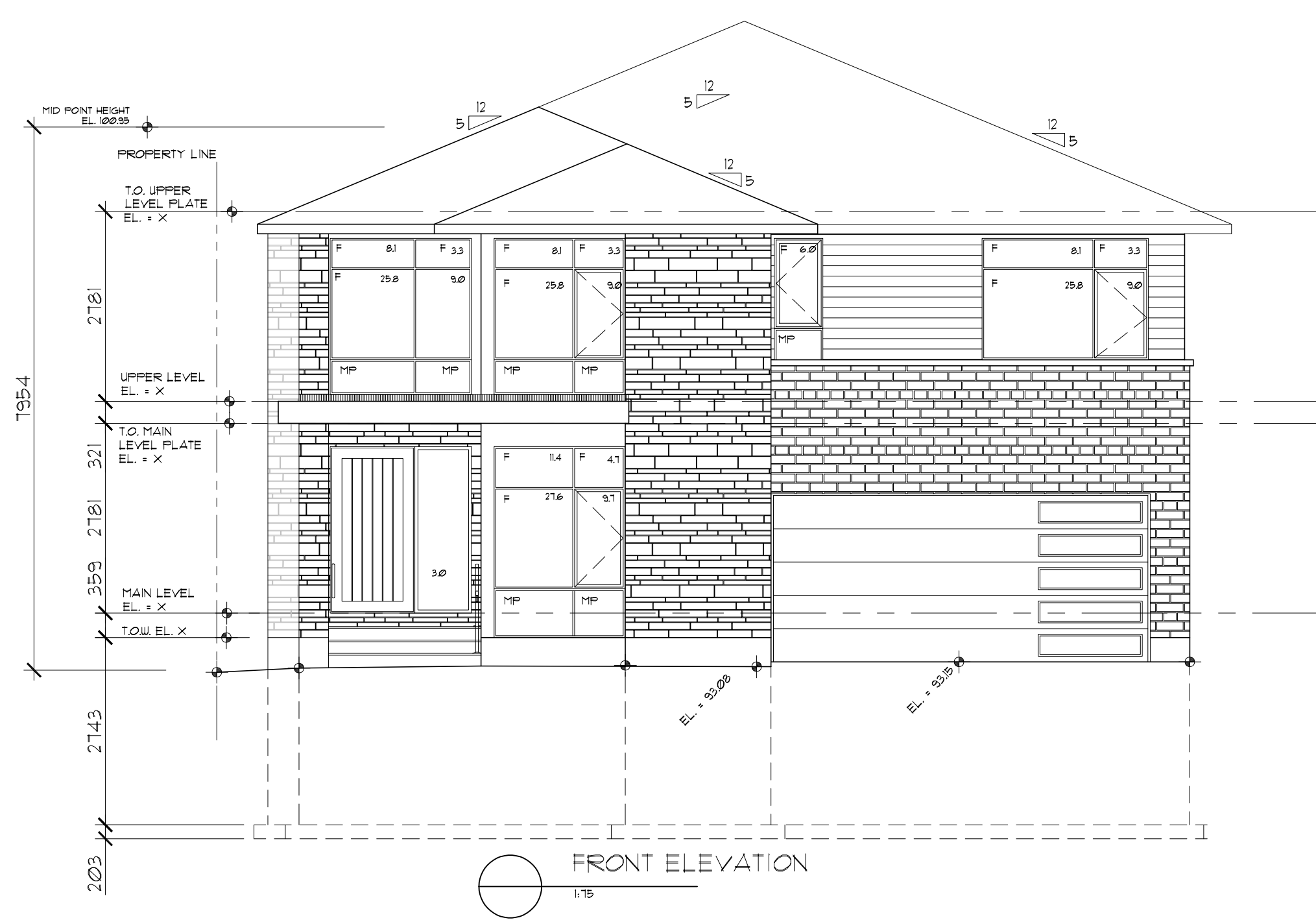
STAMP
 A5
 AUG 28 2024

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RIGHT ELEVATION
 1:75



FRONT ELEVATION
 1:75

| | |
|---------------------------|----------|
| ISSUED FOR MINOR VARIANCE | X |
| No. | Revision |
| | Date |

Client
 PROPOSED RESIDENCE
 141 OAKRIDGE BOULEVARD

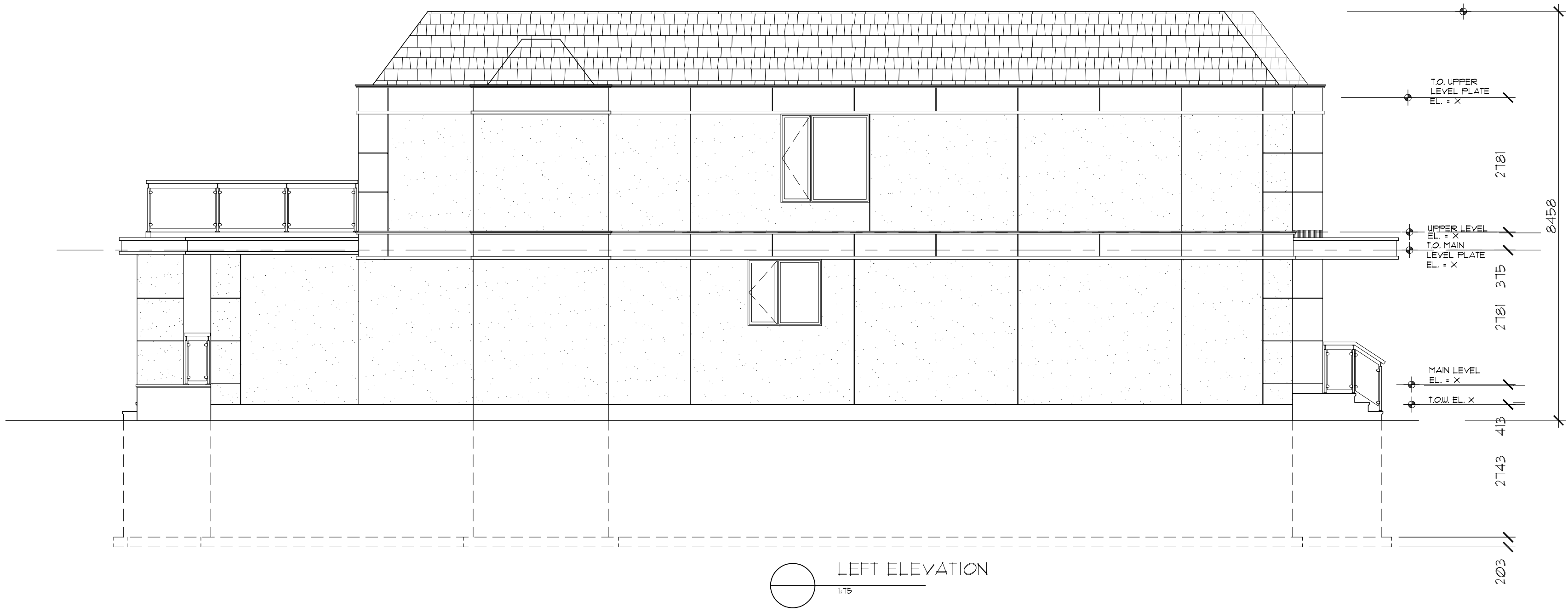
Drawing
 ELEVATIONS

Scale
 AS NOTED

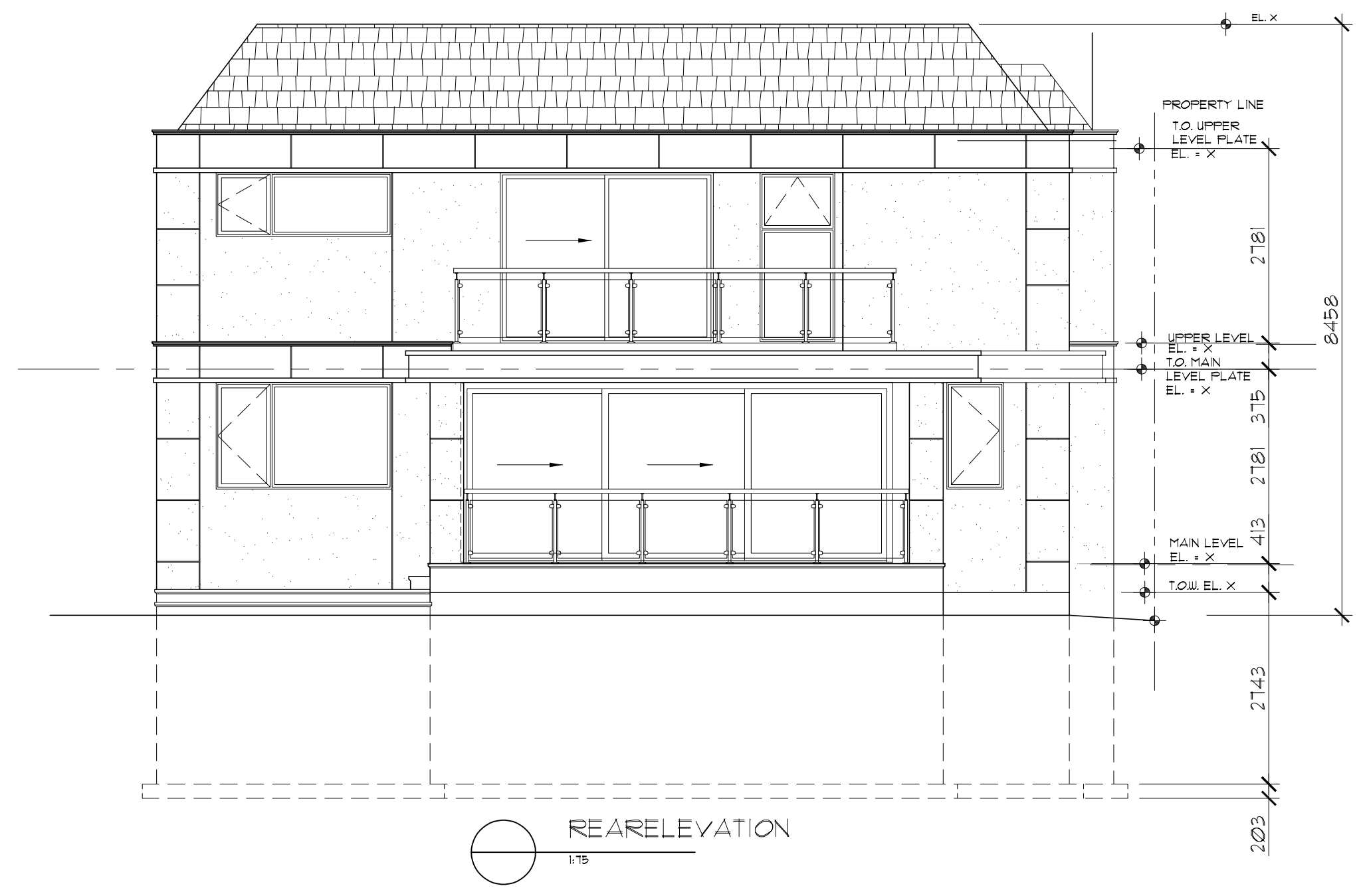
By A.R.A. Date X

STAMP
 A4
 AUG 28 2024

THESE PLANS PREPARED BY A.R.A. DESIGN ARE AN INSTRUMENT OF SERVICES AND, AS SUCH, REMAINS HIS PROPERTY. ANY OTHER PERSONS WANTING TO COPY OR USE THESE DRAWINGS MUST HAVE WRITTEN CONSENT BY A. ADAMANTINO FAILURE TO DO SO WILL RESULT IN LITIGATION.



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| | |
|---------------------------|--|
| ISSUED FOR MINOR VARIANCE | X |
| No. | Revision |
| Client | PROPOSED RESIDENCE 143 OAKRIDGE BOULEVARD |
| Drawing | ELEVATIONS |
| Scale | AS NOTED |
| By | ARA |
| Date | X |
| STAMP | |
| Image001.png | A5 |
| AUG 28 2024 | |