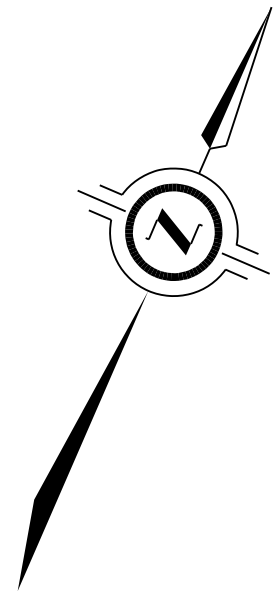


Committee of Adjustment
Received | Reçu le
2024-08-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF LOTS 11 AND 12
SOUTH SIDE OF CONN STREET
REGISTERED PLAN 227
CITY OF OTTAWA

SCALE 1 : 150
2.5 0 2.5 5 10 metres

J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOTS 11 & 12 (SOUTH SIDE CONN STREET), REGISTERED PLAN 227 BEING PIN 03692-0200(LT) IN THE CITY OF OTTAWA.
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE NOTED
- BOUNDARY FEATURES
NOTE LOCATION OF BOARD FENCES AND ROW OF CEDARS ALONG THE SOUTHERLY LIMIT.
NOTE LOCATION OF CHAIN LINK FENCE ALONG WESTERLY LIMIT.
NOTE LOCATION OF CARPORT ALONG PORTION OF WESTERLY LIMIT.
NOTE LOCATION OF BOARD FENCES ALONG THE NORTHERLY LIMIT.
- ZONING COMPLIANCE
NOT VERIFIED BY THIS REPORT.

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (ORIGINAL).
FOR BEARING COMPARISONS, A ROTATION OF 0°31'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 227.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999932.
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED

LEGEND

- SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SBIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- MEAS DENOTES MEASURED
- JDB DENOTES J.D. BARNES LIMITED
- NI DENOTES NO IDENTIFICATION
- A&O DENOTES ANNIS & O'SULLIVAN LTD.
- 1697 DENOTES H.A. KEN SHIPMAN, O.L.S.
- 857 DENOTES FAIRHALL, MOFFATT & WOODLAND LTD.
- Acc DENOTES ACCEPTED
- PROP DENOTES PROPORTIONED
- P DENOTES REGISTERED PLAN 227
- P1 DENOTES PLAN 58-11008
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY BY H.A. KEN SHIPMAN SURVEYING LTD., DATED JULY 30, 2002.
- BF DENOTES BOARD FENCE
- CL DENOTES CHAIN LINK FENCE

N=NORTH / S=SOUTH / E=EAST / W=WEST

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.C. 525/91.

TOPOGRAPHIC LEGEND

- CB DENOTES CATCHBASIN
- SAN MH DENOTES MANHOLE
- WMH DENOTES WATER MANHOLE
- ⊕ H DENOTES FIRE HYDRANT
- FB DENOTES FLOWER BED
- CONC. DENOTES CONCRETE
- ASP. DENOTES ASPHALT
- ⊙ DENOTES SHRUB
- CL DENOTES CENTRELINE
- 69.79 DENOTES SPOT ELEVATION

ELEVATION NOTE:

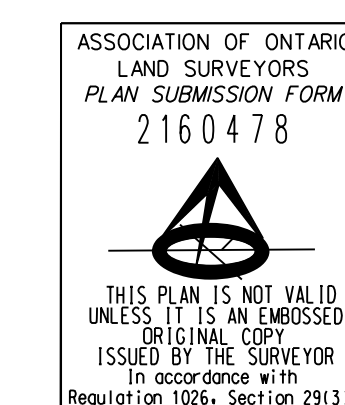
- ELEVATIONS ARE GEODETIC AND WERE ESTABLISHED USING GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) EQUIPMENT TO ESTABLISH ELLIPSOIDAL HEIGHTS. ELLIPSOIDAL HEIGHTS WERE TRANSFORMED TO CGVD-1928-78 DATUM (GEODETIC) USING THE FEDERAL HT 2.0 HEIGHT TRANSFORMATION MODEL.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- SITE BENCHMARK IS TOP OF HYDRANT SPINDLE HAVING AN ELEVATION OF 70.44 METERS.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON NOVEMBER 17, 2021.

DECEMBER 8, 2021
DATE

SHAWN LEROUX
ONTARIO LAND SURVEYOR

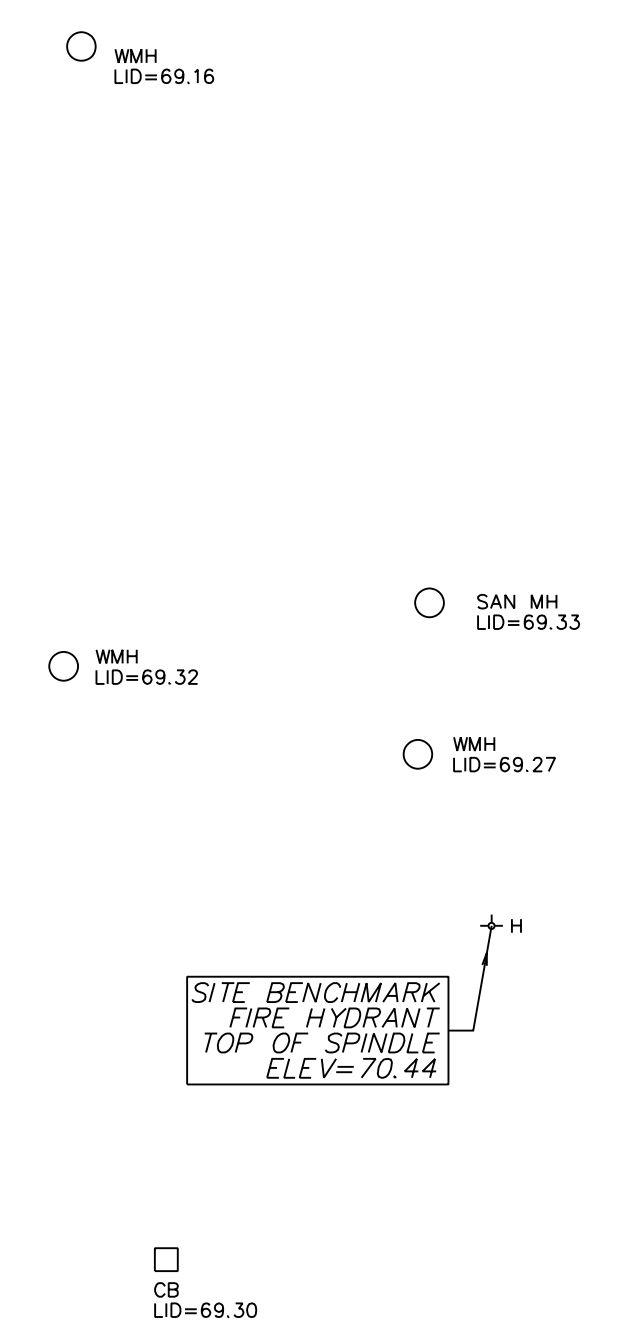
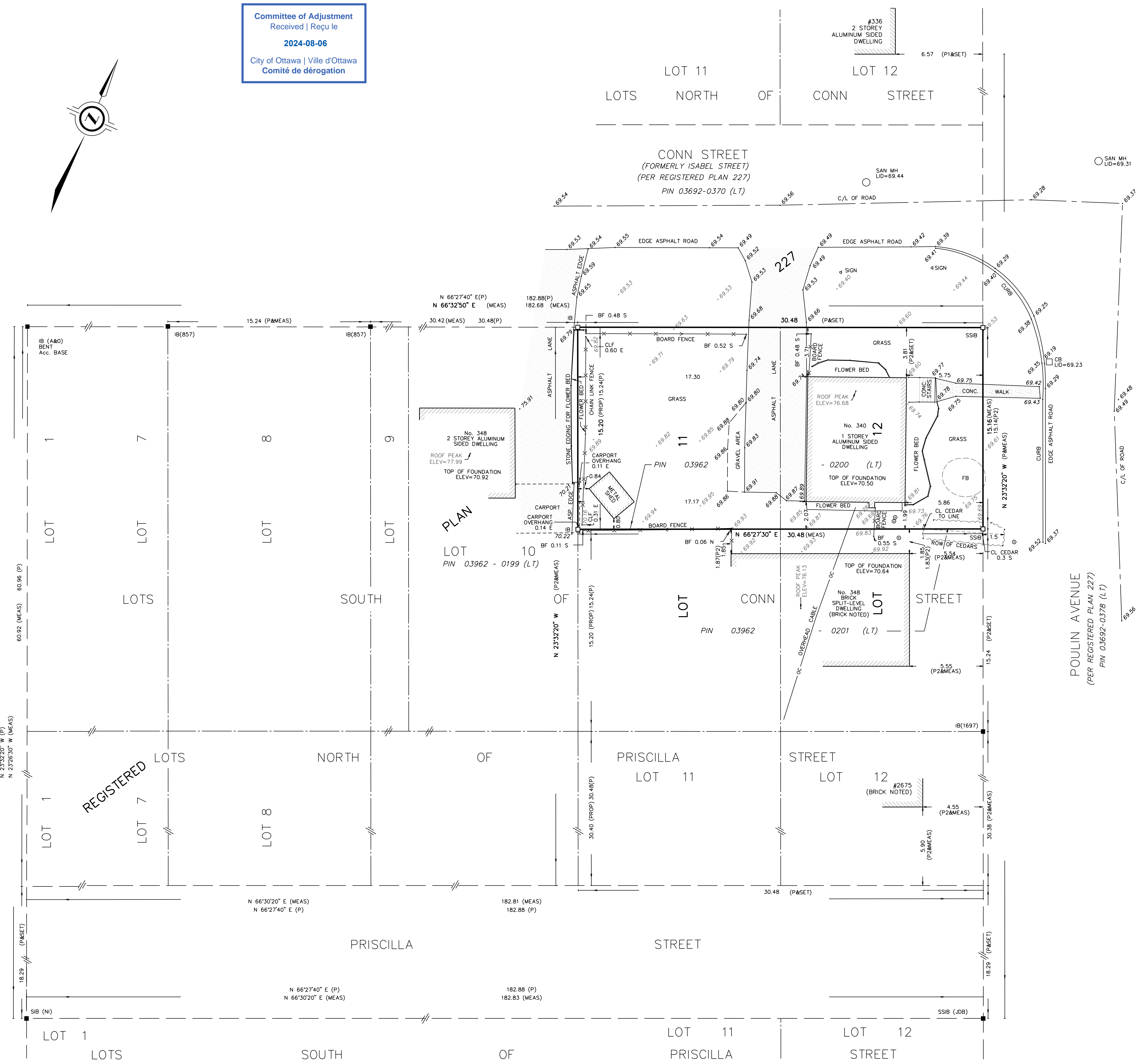


DRAWN BY: CE CHECKED BY: SL REFERENCE NO.: 21-10-145-00
PLOTTED: 12/8/2021 DATED: 12/08/21

PREPARED FOR: 1337045 ONTARIO INC.

FILE: G:\21-10-145\00\Drawing\21-10-145-00.dgn

BRITANNIA ROAD (FORMERLY LOUIS AVENUE)

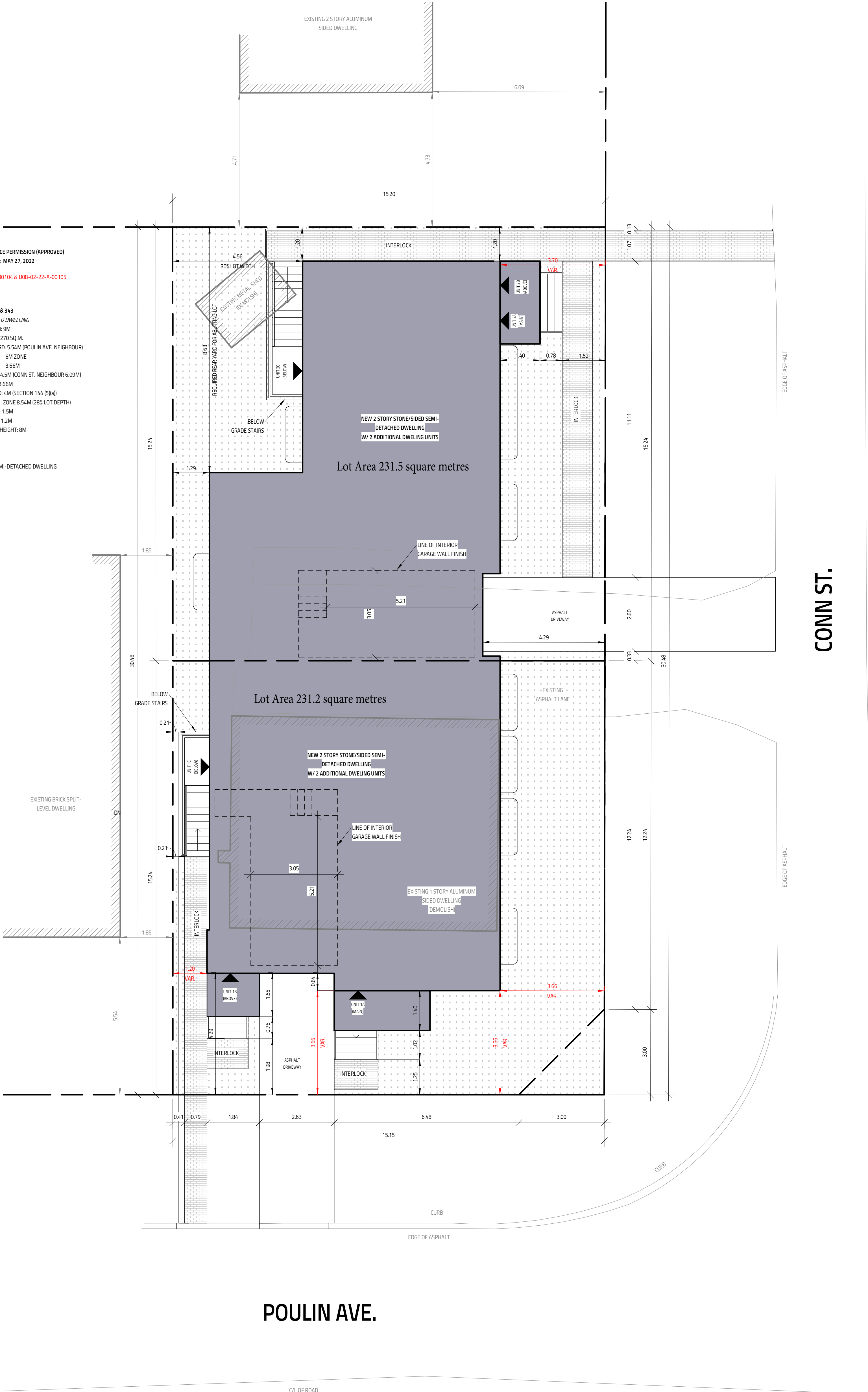


ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2160478

MINOR VARIANCE PERMISSION (APPROVED)
 DECISION DATE: MAY 27, 2022
 D08-02-22/A-00104 & D08-02-22/A-00105

ZONE: R2F
 SCHEDULE 342 & 343
 SEMI-DETACHED DWELLING
 MIN LOT WIDTH: 9M
 MIN FRONT YARD: 5.54M (POULIN AVE. NEIGHBOUR)
 6M ZONE
 3.66M
 CORNER YARD: 4.5M (CONN ST. NEIGHBOUR 6.09M)
 3.66M
 MIN REAR YARD: 4M (SECTION 144 (5)a(i))
 ZONE & 54M (28% LOT DEPTH)
 MIN SIDE YARD: 1.5M
 1.2M
 MAX BUILDING HEIGHT: 8M

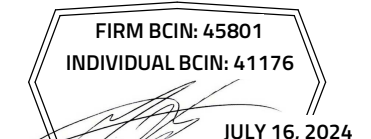
PARKING:
 AREA 'B'
 1 SPOT PER SEMI-DETACHED DWELLING



***ARCHITECTURAL SITE PLAN PREPARED
 USING I.D. BARNES LTD. SURVEYORS
 SIGNED AND DATED DECEMBER 8, 2021***

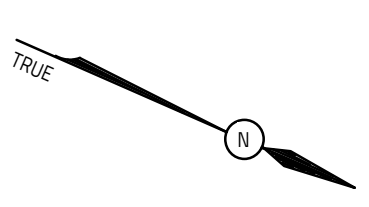
LOT HAS NO TREES ON LOT OR
 NEIGHBOURING PROPERTIES

THIS DRAWING SHALL NOT BE USED
 FOR CONSTRUCTION UNTIL SIGNED
 AND DATED BY THE DESIGNER



I REVIEW & TAKE RESPONSIBILITY FOR
 THE DESIGN WORK ON BEHALF OF A
 FIRM REGISTERED UNDER SUBSECTION
 3.2.4 OF THE OBC 2012. I AM QUALIFIED
 & THE FIRM IS REGISTERED IN THE
 APPROPRIATE CLASSES/CATEGORIES.

GENERAL NOTES:
 - E & D.E.
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS
 ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
 CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT
 ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN
 ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY
 LAWS & ALL OTHER APPLICABLE CODES



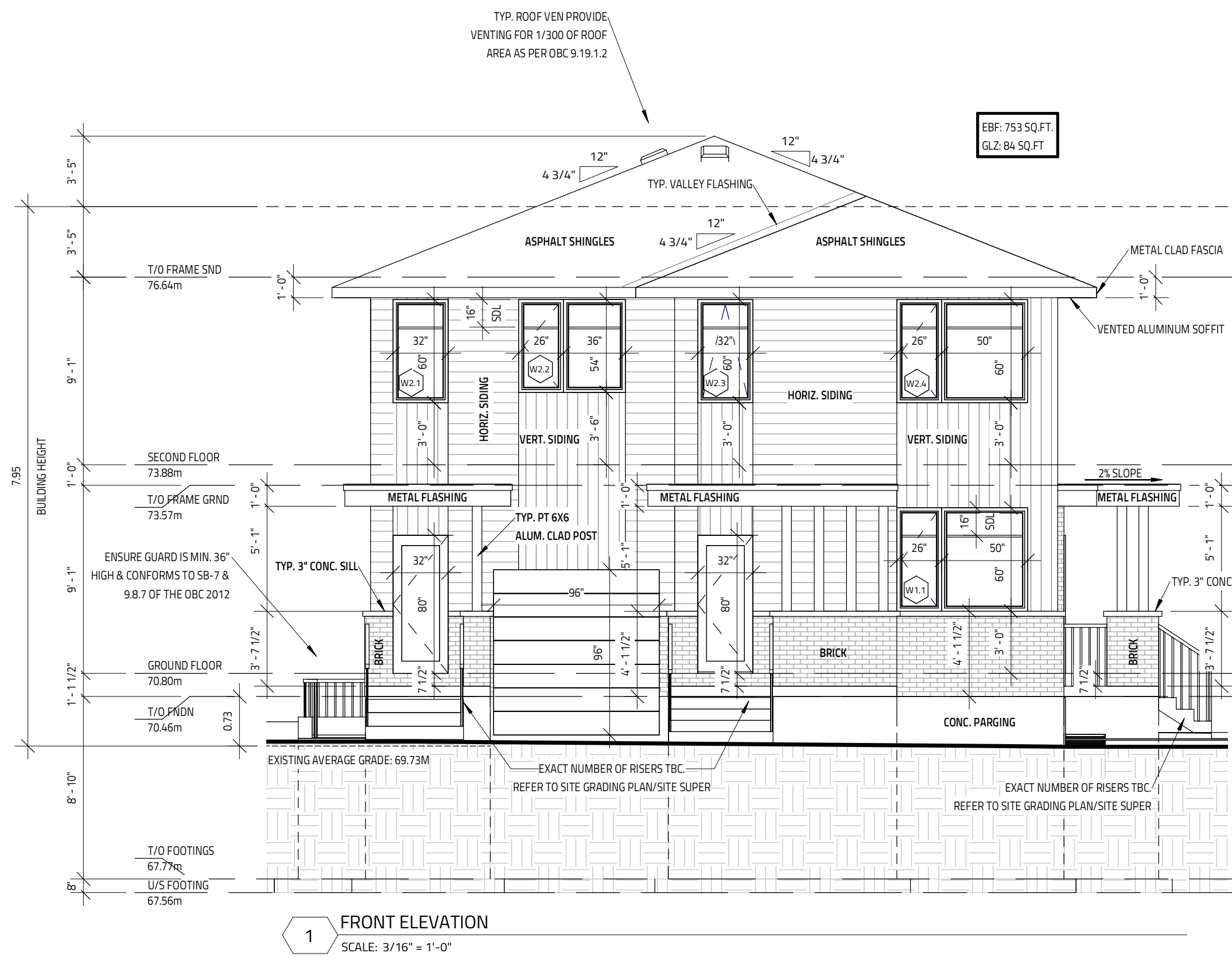
NO.	REVISION	DATE
6	CITY ZONING COMMENTS APPLIED	JULY 16, 2024
5	SITE PLAN NO TREES ON LOTS NOTE ADDED	JUNE 19, 2024
4	ENERGY ANALYSIS - INSULATION UPDATED	APRIL 15, 2024
3	ISSUED FOR PERMIT	MARCH 14, 2024
2	ISSUED FOR GRADING/MECHANICAL	DECEMBER 22, 2023
1	ISSUED FOR STRUCTURAL REVIEW	DECEMBER 19, 2023

PROJECT:
340 POULIN AVE.
 BASEMENT: 1763 SQ.FT.
 GROUND: 1815 SQ.FT.
 SECOND: 2427 SQ.FT.
 TOTAL: 4242 SQ.FT. (NO BSMNT.)

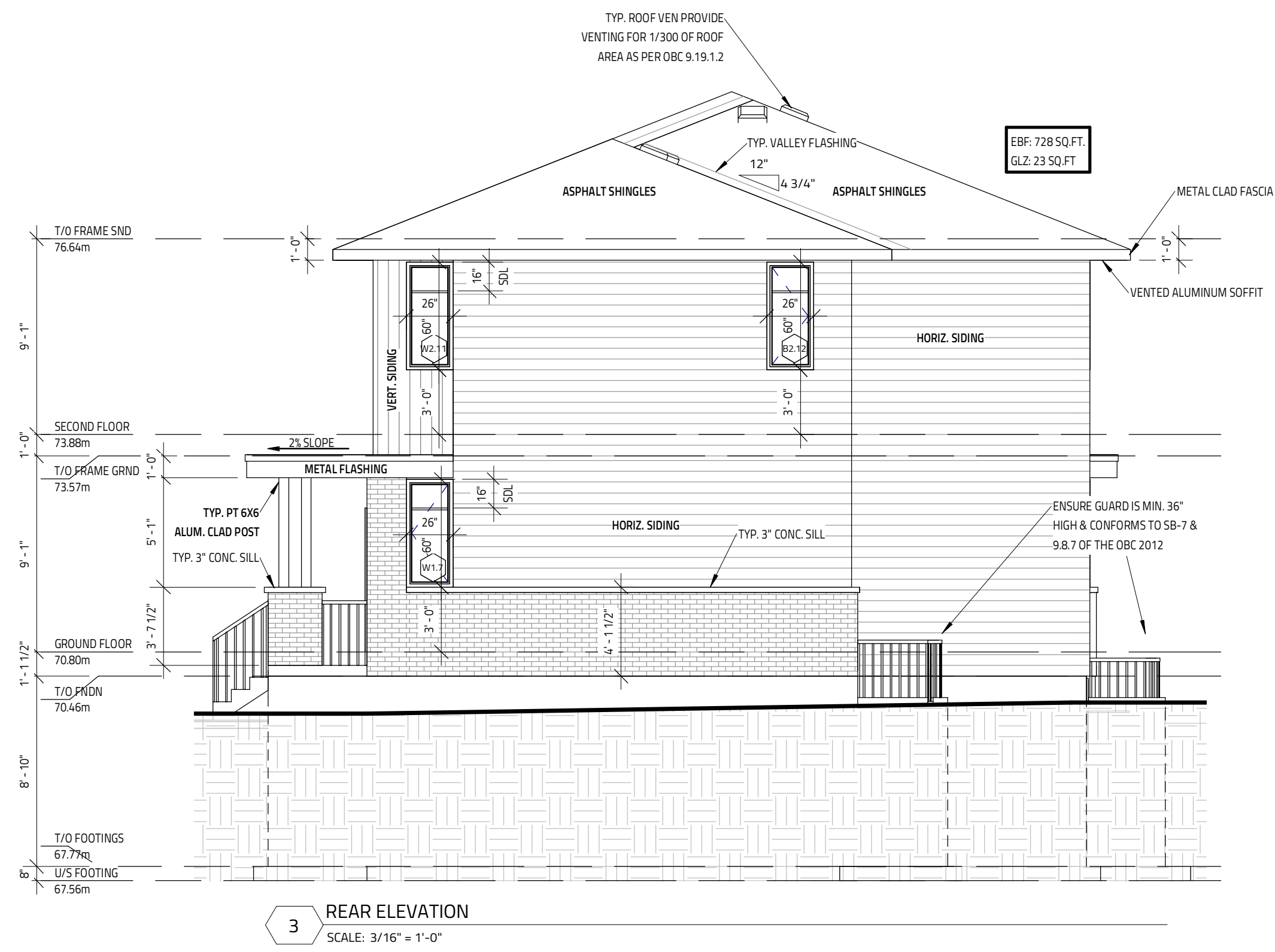
OTTAWA, ON



DRAWING TITLE	
SITE PLAN	
DATE DRAWN: DECEMBER 11, 2023	SCALE: 1" = 25'
DRAWN BY: MW	FILE NAME: 423-00289
CHECKED BY: SS	DRAW. NO.: A0.1



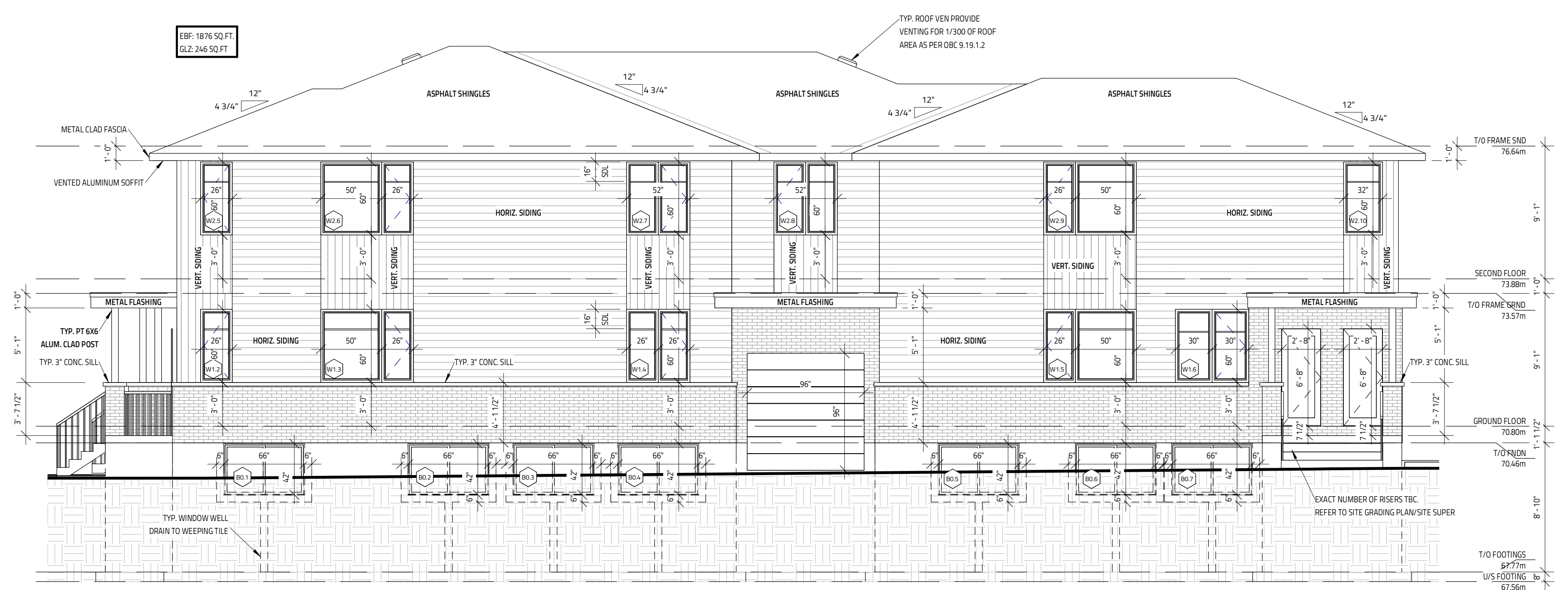
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: A5801
INDIVIDUAL BCIN: 41176
JULY 16, 2024

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

GENERAL NOTES:
- E & D.E.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL LAWS & ALL OTHER APPLICABLE CODES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SILING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L

EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC S134, CAN/ULC S102, NFPA 285 & ASTM E84

METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14137-L

EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H2S CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
6	CITY ZONING COMMENTS APPLIED	JULY 16, 2024
5	SITE PLAN NO TREES ON LOTS NOTE ADDED	JUNE 19, 2024
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BASEMENT: 1763 SQ.FT.
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SECOND: 2427 SQ.FT.
TOTAL: 4242 SQ.FT. (NO BSMT.)
OTTAWA, ON



ELEVATIONS	
DATE DRAWN: DECEMBER 11, 2023	SCALE: 3/16" = 1'-0"
DRAWN BY: MW	FILE NAME: K23-02289
CHECKED BY: SS	DRAWING NO:
A4.0	