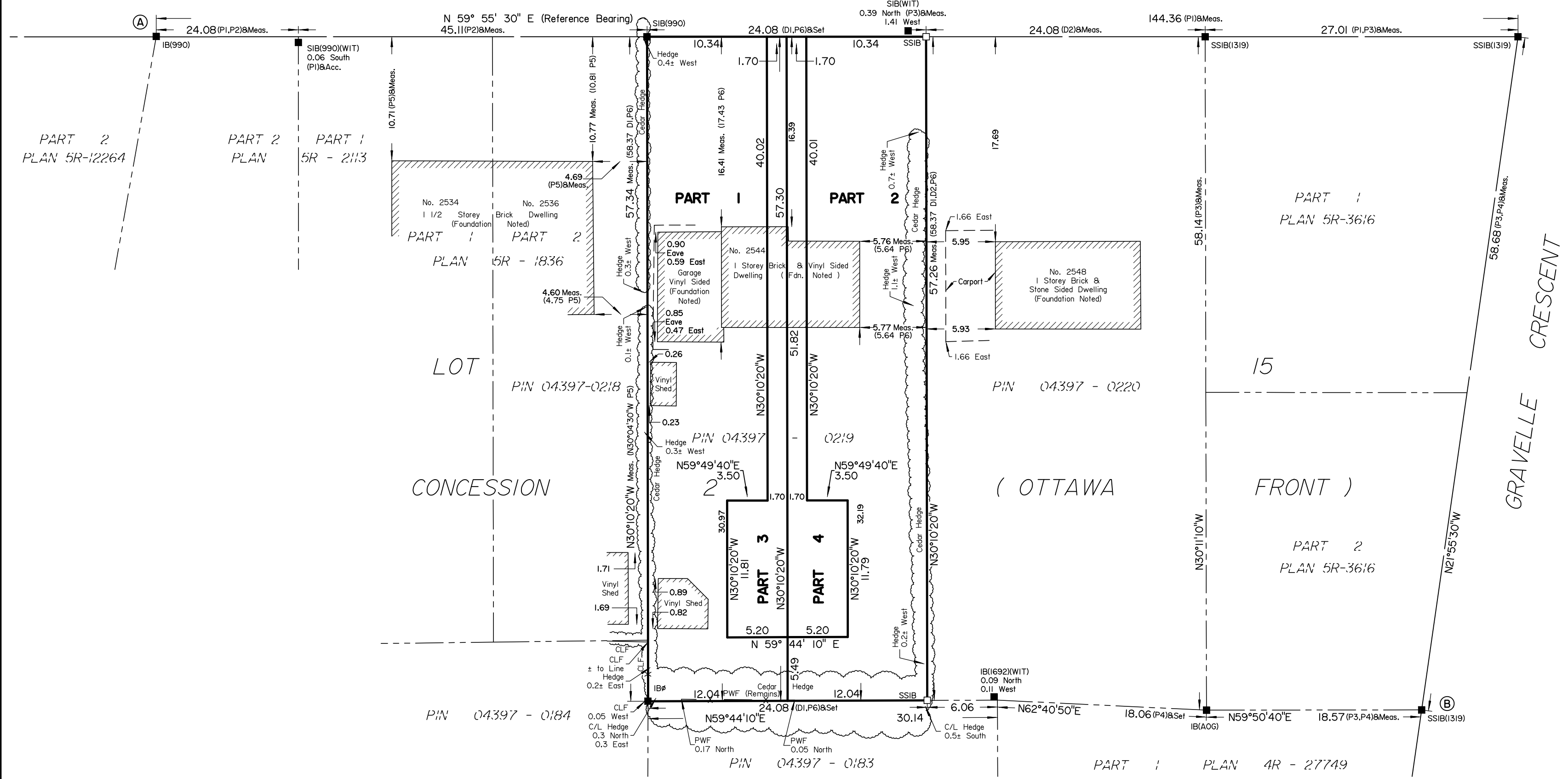


SCHEDULE				
AREA (Sq.m.)	PART	LOT	CONCESSION	PIN
560.8	1	PART OF 15	2 (OTTAWA FRONT)	ALL OF 04397-0219
560.3	2			
129.4	3			
129.4	4			

Committee of Adjustment
 Received | Reçu le

2025-01-27
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

GRAVELLE CRESCENT
 (BY-LAW 151-1974, INST. CT200096)
 PIN 04397 - 0228



PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 2 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 300

The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:300.

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 _____, 2025.

Date _____
 Jamie Leslie
 Ontario Land Surveyor

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

- 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
 - (WIT) " Witness
 - Meas. " Measured
 - (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
 - Acc. " Accepted
 - (P1) " Plan 5R-12264
 - (P2) " Plan 5R-2113
 - (P3) " (AOG) Plan Dated July 25, 2024
 - (P4) " (1692) Plan Dated June 24, 2015
 - (P5) " Plan 5R-1836
 - (P6) " (990) Plan Dated March 18, 1980
 - (D1) " Inst. NS83335
 - (D2) " Inst. NS365845
 - CLF " Chain Link Fence
 - PWF " Post and Wire Fence
 - C/L " Centreline
 - Fdn. " Foundation

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999954.

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 N83°02'40"E and are referenced to Specified Control Points 01919680184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

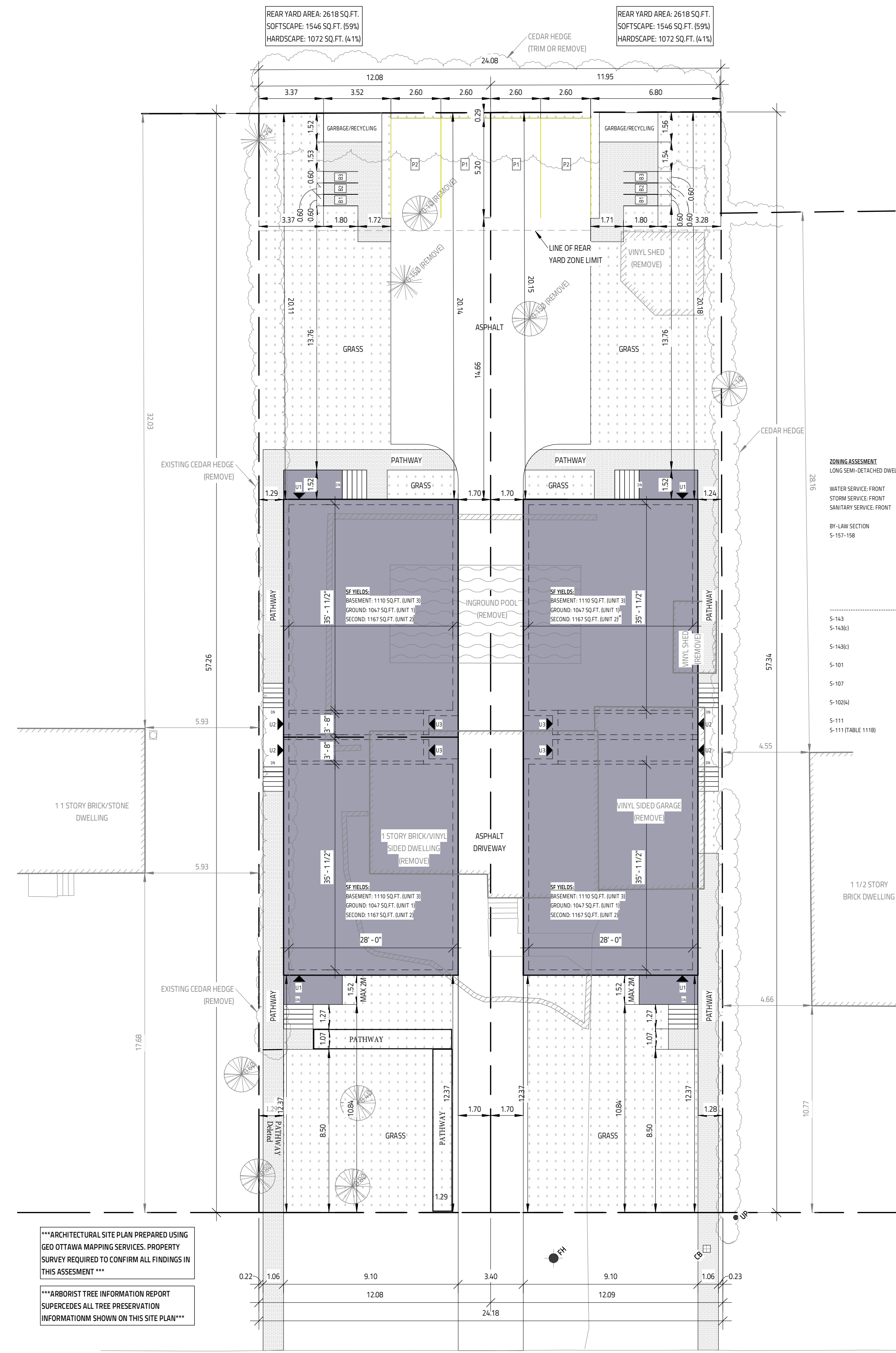
. 01919680184	Northing	5040610.16	Eastings	384736.56
. 019198434761	Northing	5036178.12	Eastings	372436.11
. Point A	Northing	5032697.99	Eastings	377517.25
. Point B	Northing	5032715.90	Eastings	377664.08

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

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@novitd.com
 Ontario Land Surveyors Job No. 25666-25 C.Milburn P1 L1 I5 C2 OF GL R D2 ISW

Y:\2025\25666-25_Chris Milburn_2544 Gravelle Crescent_Reference Plan_1\Drawings\25666-25 C.Milburn P1 L1 I5 C2 OF GL R D2.dwg

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ZONING ASSESSMENT
LONG SEMI-DETACHED DWELLING

WATER SERVICE: FRONT
STORM SERVICE: FRONT
SANITARY SERVICE: FRONT

BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
S-157-158	R2M	10M	
	MIN LOT WIDTH:	300 SQ.M.	
	MIN LOT AREA:	5M	
	MIN FRONT YARD:	-	
	CORNER YARD:	7M	
	MIN REAR YARD:	1M	
	MIN SIDE YARD:	11M	
	MAX BUILDING HEIGHT:		
S-143	GARBAGE STRG. AREA	YES	
S-143(c)	GARBAGE STRG. LOCATION	EXTERIOR	
	>>>MUST BE IN REAR YARD IF EXT.		
S-143(c)	GARBAGE STORAGE SIZE:	MIN 3.5 m3 VOLUME, MIN 2.0 SQ.M	
S-101	PARKING AREA:	AREA "C"	
	MIN PARKING:	1/DWELLING	4 MIN (1 PER BUILDING)
S-107	MIN DRIVE AISLE WIDTH:	3M	3.4M FOR SITE SERVICES
	PARKING SPACE PROVISIONS:	2.6MX5.2M	
S-102(a)	MIN VISIT OR PARKING:	N/A	
S-111	MIN BICYCLE PARKING:	0.5/DWELLING	WITHIN AREA "C" (SCHEDULE 1)
S-111 (TABLE 111B)	BICYCLE PARKING PROVISIONS:	0.6M X 1.8M	

***ARCHITECTURAL SITE PLAN PREPARED USING GEO OTTAWA MAPPING SERVICES. PROPERTY SURVEY REQUIRED TO CONFIRM ALL FINDINGS IN THIS ASSESSMENT ***

ARBORIST TREE INFORMATION REPORT SUPERCEDES ALL TREE PRESERVATION INFORMATIONM SHOWN ON THIS SITE PLAN

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

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

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.

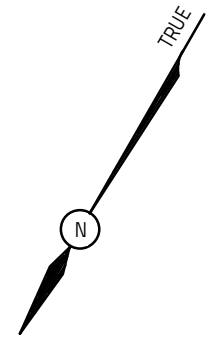
GENERAL NOTES:
- E. & O.E.
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR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

NO.	REVISION	DATE
3	SITE PLAN REVISED BUILDING FOOTPRINT	JANUARY 14, 2025
2	SITE PLAN REVISED FOR SURVEY	OCTOBER 30, 2024
1	LDP ISSUED	AUGUST 23, 2024

2544 GRAVELLE CR.
LAND DEVELOPMENT PROPOSAL
TWO LONG SEMI-DETACHED DWELLINGS
(6 UNITS PER BUILDING, 12 UNITS TOTAL)
OTTAWA, ON

613-884-7068 // 613-808-7185

SITE PLAN	
DATE: AUGUST 23, 2024	SCALE: 1:150
DRAWN BY: MV	FILE NAME: #24-00321
CHECKED BY: SG	DWG. NO.
A0.1	



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City of Ottawa | Ville d'Ottawa
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Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 8 (78°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°37'45" counter-clockwise was applied to bearings on P1, a rotation of 0°33'00" counter-clockwise was applied to bearings on P5.
ELEVATION NOTES
1. Elevations shown are geoidic and are referred to the CGVD28 geoidic datum referencing monument 001196530216 having a published elevation of 74.558 metres.
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.

TOPOGRAPHIC PLAN OF SURVEY
PART OF LOT 15
CONCESSION 2 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150
0 4.5 9 13.5 18 22.5 27 31.5 36 Metres

Metric
DISTANCES 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 25th day of September, 2024.

Sept 29, 2024
Date
Jamie Leslie
Ontario Land Surveyor

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 H-26-10
4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa Plans Reference P-62-9 (Sheet 5 of 6) & 9439-101.
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

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
IB#	Round Iron Bar
(WIT)	Witness
Mees.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
Acc.	Accepted
(P1)	Plan 5R-12264
(P2)	Plan 5R-2113
(P3)	(AOG) Plan Dated July 25, 2024
(P4)	(1892) Plan Dated June 24, 2015
(P5)	Plan 5R-1836
(P6)	(990) Plan Dated March 18, 1980
(DI)	Inst. NS83335
(D2)	Inst. N365845
○ M+ST	Maintenance Hole (Storm Sewer)
○ M+S	Maintenance Hole (Sanitary)
○ FH	Fire Hydrant
○ WV	Water Valve
○ CB	Catch Basin
○ UP	Utility Pole
— ST —	Underground Storm Sewer
— S —	Underground Sanitary Sewer
— W —	Underground Water
— G —	Underground Gas
— OW —	Overhead Wires
CLF	Chain Link Fence
PWF	Post and Wire Fence
RWC	Concrete Retaining Wall
RWS	Stone Retaining Wall
AC	Air Conditioner
GM	Gas Meter
HM	Hydro Meter
○	Deciduous Tree
○	Coniferous Tree
+ 65.00	Location of Elevations
+ 65.00	Top of Concrete Curb / Wall Elevation
CL	Centreline
WW	Window Well

PART 2
PLAN 5R-12264

PART 2
PLAN 5R-2113

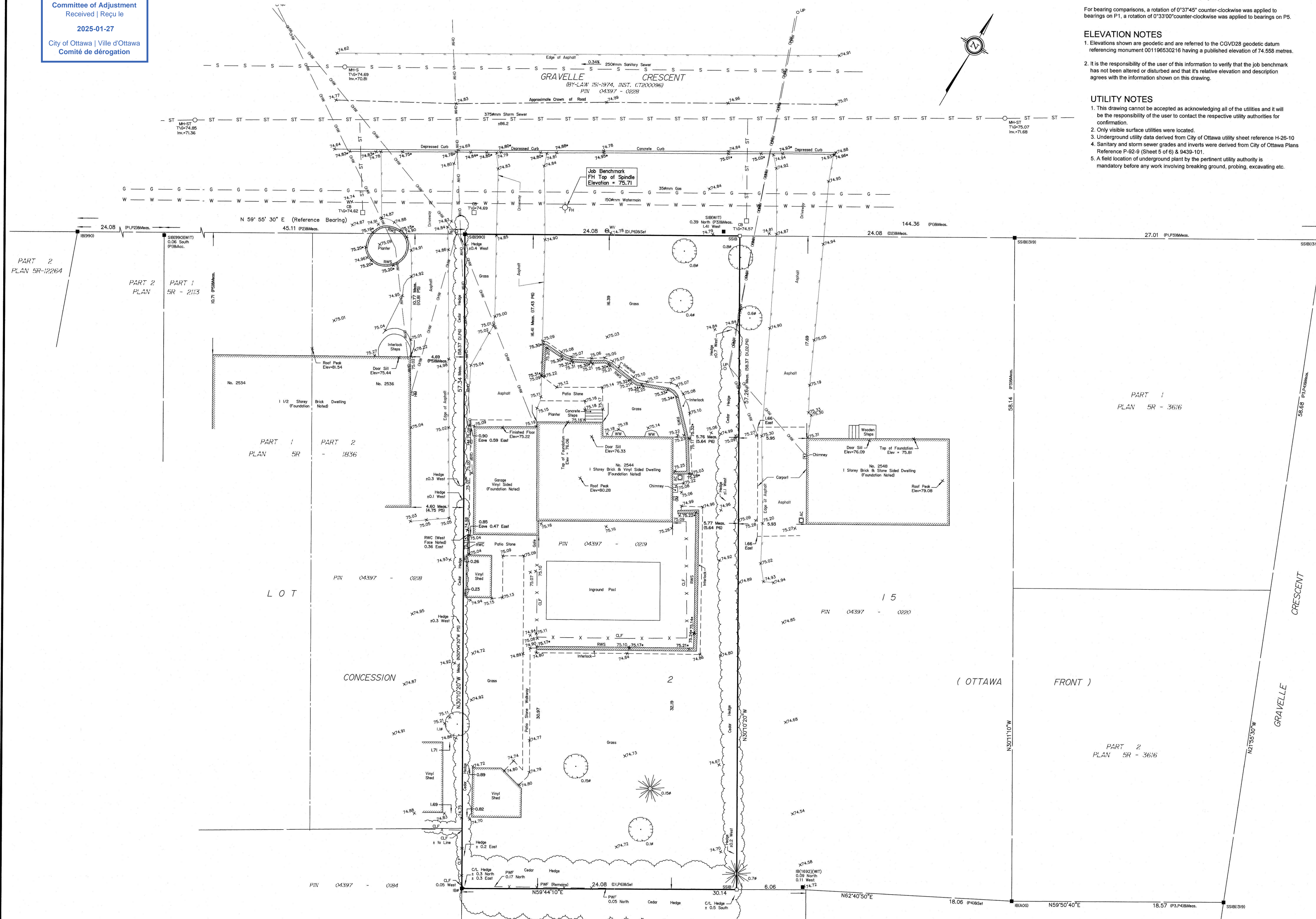
PART 1
PLAN 5R-1836

PART 1
PLAN 5R-3616

PART 2
PLAN 5R-3616

PART 1
PLAN 4R-27749

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@annis.com
Ontario Land Surveyors (Reg. No. 24590-24) C.M.A.M. Pl. L.L.B. Ch. G. G. D-F. F. FS





Evolution
DESIGN & DRAFTING

Committee of Adjustment
Received | Reçu le

2025-01-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PERSPECTIVE FRONT FROM LEFT. NOT TO SCALE



Evolution
DESIGN & DRAFTING

PERSPECTIVE FRONT FROM RIGHT. NOT TO SCALE

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.

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PROJECT: **2544 GRAVELLE CR.**
LAND DEVELOPMENT PROPOSAL
TWO LONG SEMI-DETACHED DWELLINGS
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OTTAWA, ON



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DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

DRAWING TITLE	
RENDERINGS	
DATE: AUGUST 23, 2024	SCALE:
DRAWN BY: MV	FILE NAME: #24-00321
CHECKED BY: SG	DWG. NO. A0.0