

NOT TO SCALE LOCATION OF SUBJECT PROPERTY

PROJECT INFORMATION	
ADDRESS	317 WESTHILL AVENUE OTTAWA, ON. K1Z 7H7
LEGAL DESCRIPTION	LOT 4 REGISTERED PLAN 460 PIN: 04013-0027
ZONING	ZONING BYLAW 2008-250   R3S SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT

DEVELOPMENT STANDARDS			
ZONING PROVISIONS	REQUIRED	PROPOSED PART 1	PROPOSED PART 2
MIN. LOT WIDTH	5.6m	7.62m	7.62m
MIN. LOT AREA	165m <sup>2</sup>	230.10m <sup>2</sup>	230.10m <sup>2</sup>
LOT DEPTH	N/A	30.20m	30.20m
MAX. BUILDING HEIGHT	8m	7.54m	7.54m
MIN. FRONT YARD SETBACK	5.675m (AVERAGE)	5.72m	5.70m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	28% OF LOT DEPTH (8.456m)	28.05% (8.47m)	28.08% (8.48m)
MIN. REAR YARD AREA	25% OF LOT AREA (57.525m <sup>2</sup> )	28.04% (64.53m <sup>2</sup> )	28.10% (64.65m <sup>2</sup> )
MIN. INTERIOR SIDE YARD SETBACK	1.2m	1.27m	1.27m
MIN. AGGREGATED FRONT YARD SOFT LANDSCAPING	40% OF FRONT YARD AREA (19.24m <sup>2</sup> )	55.92% (26.90m <sup>2</sup> )	54.89% (26.40m <sup>2</sup> )
MAXIMUM DRIVEWAY WIDTH	2.75m SINGLE	2.75m	2.75m

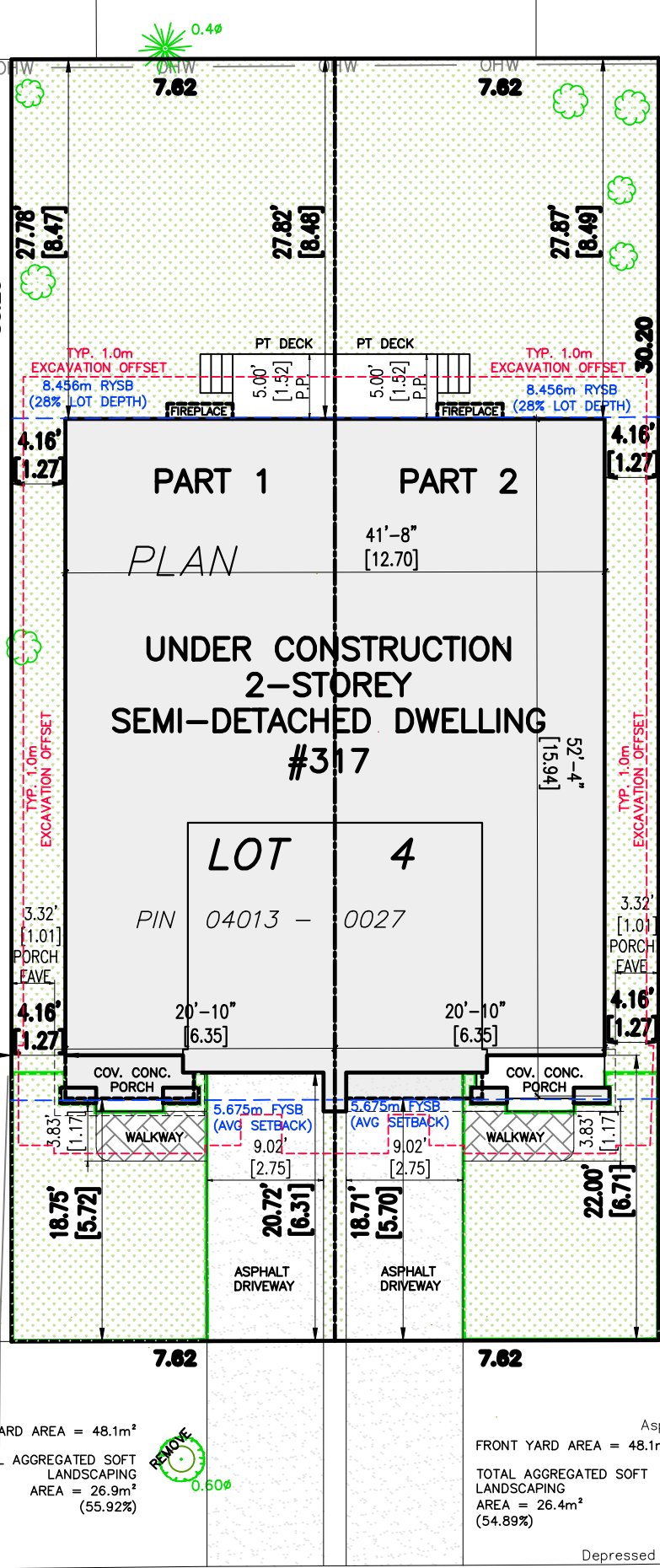
LEGEND			
PROPOSED BUILDING		SOFT LANDSCAPING AREA	
DRIVEWAY		LINE OF REQUIRED SETBACK	
WALKWAY		OVERHEAD WIRES	
SOD		EXCAVATION OFFSET	

**Committee of Adjustment**  
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**2025-02-27**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

REGISTERED

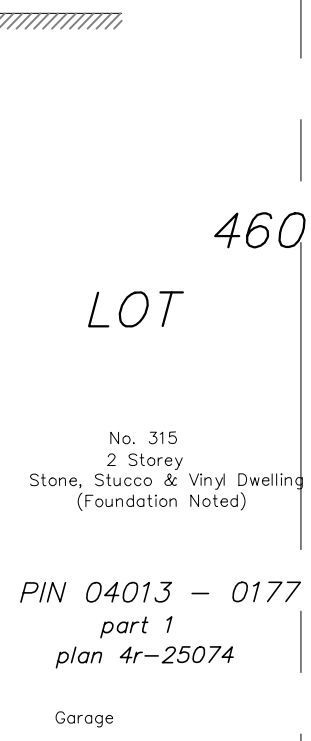
LOT 3  
PIN 04013 - 0026

No. 323  
2 Storey Brick, Stucco & Metal Dwelling  
(Stucco Noted)



FRONT YARD AREA = 48.1m<sup>2</sup>  
TOTAL AGGREGATED SOFT LANDSCAPING AREA = 26.9m<sup>2</sup> (55.92%)

FRONT YARD AREA = 48.1m<sup>2</sup>  
TOTAL AGGREGATED SOFT LANDSCAPING AREA = 26.4m<sup>2</sup> (54.89%)



LOT 460  
part 1  
plan 4r-25074

part 2  
plan 4r-25074

WESTHILL AVENUE (Formerly Uplands Avenue)

PIN 04013 - 0164

**SITE PLAN**  
SCALE = 1:150



- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DIMENSIONS TO THE CONSULTANT.
  2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
  3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
  4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	

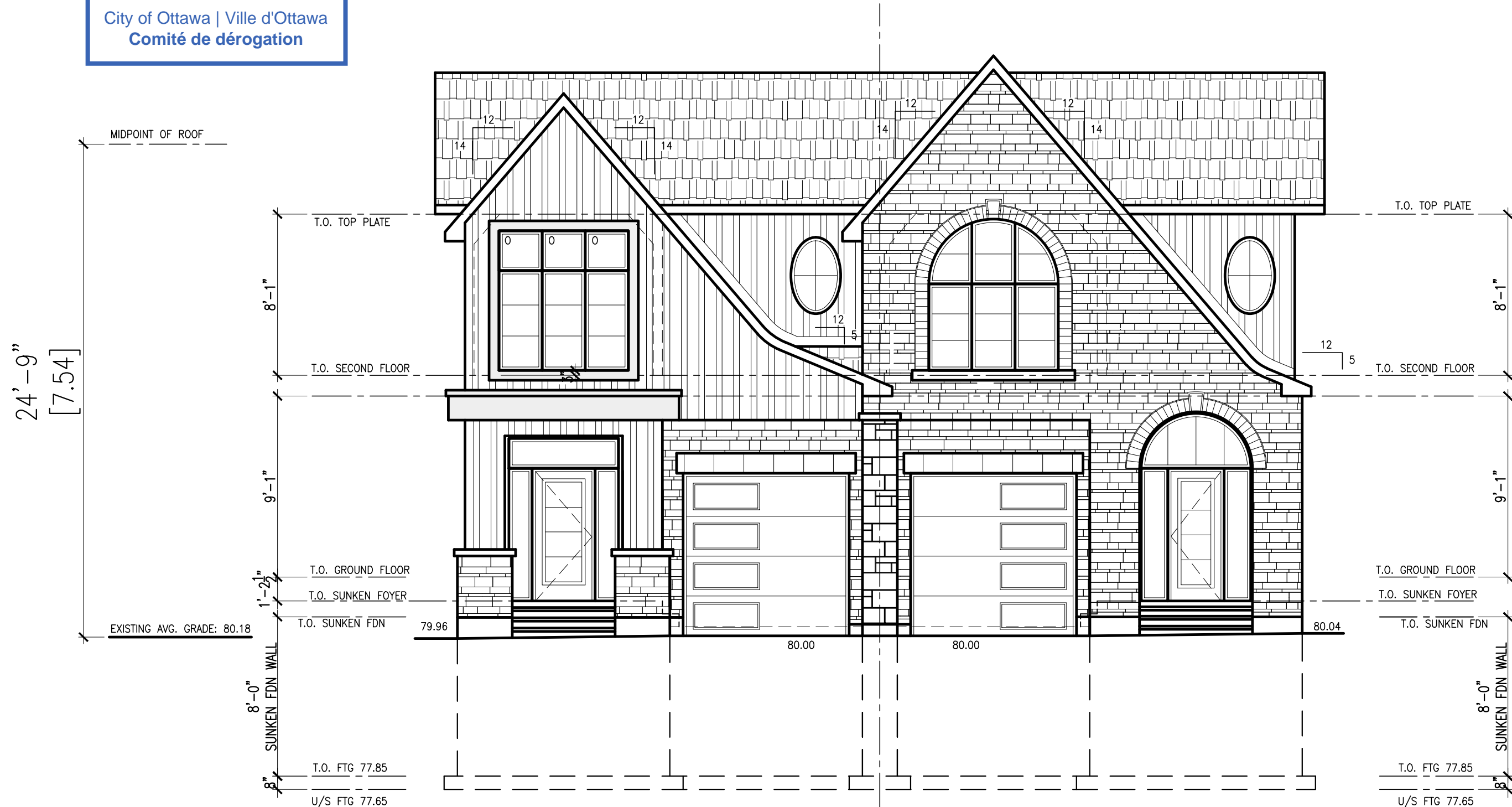
JOB TITLE:  
PROPOSED TWO STOREY SEMI-DETACHED DWELLING  
317 WESTHILL  
CITY OF OTTAWA

SHEET TITLE:  
SITE PLAN

SCALE: AS SHOWN	DWG No.
DRAWN: A.G.	S1.1
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

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**MD**  
**MIROCA DESIGN**  
 INCORPORATED SINCE 1986  
 CUSTOM HOME DESIGN  
 PROJECT MANAGEMENT  
 30 CONCOURSE GATE  
 UNIT 47  
 OTTAWA, ONTARIO  
 K2E 7V7  
 TEL: 613-274-2653  
 FAX: 613-274-7085  
 CONTACT@MIROCADESIGN.COM  
 WWW.MIROCADESIGN.COM



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

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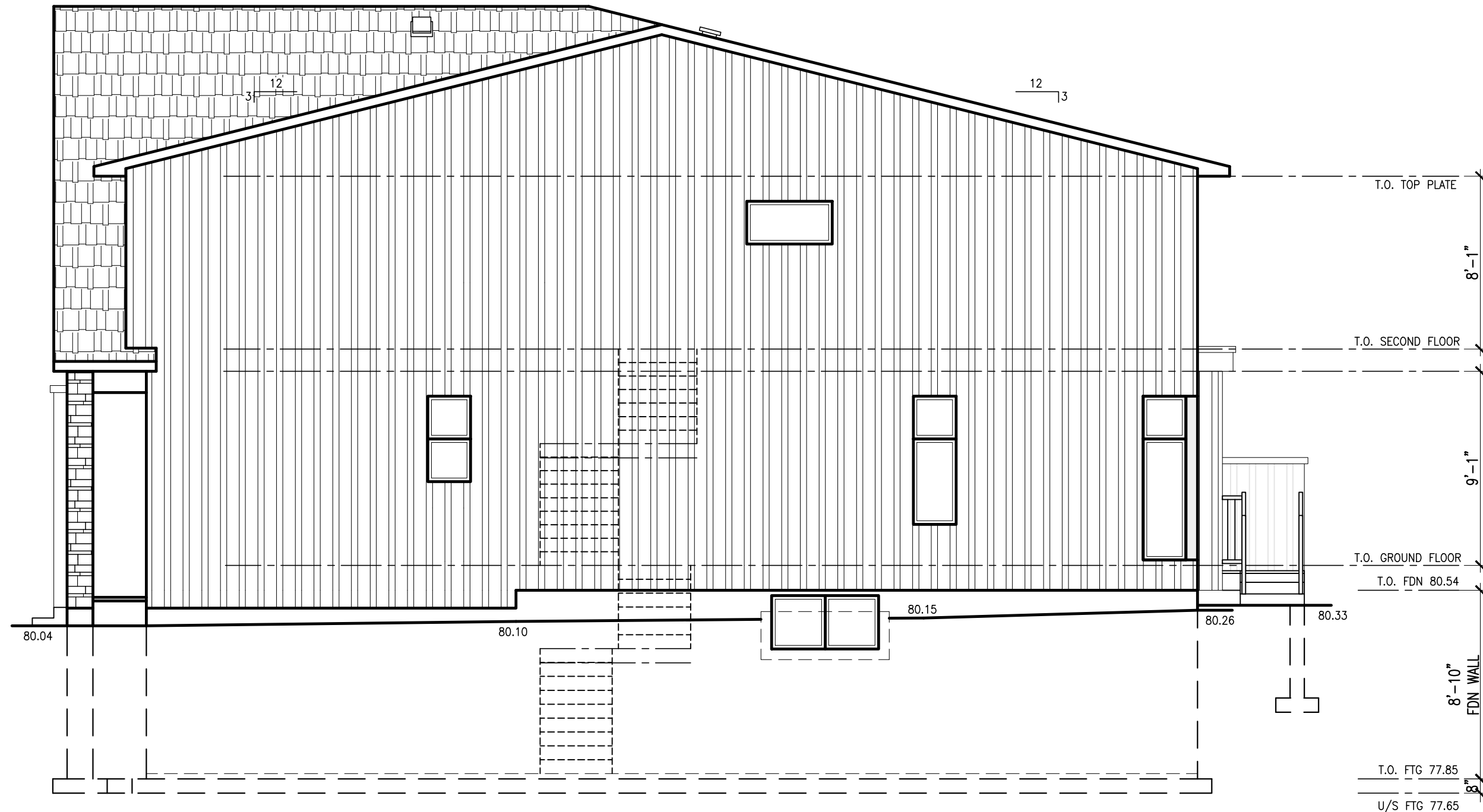
NO.	DESCRIPTION & DATE

JOB TITLE:  
 TWO STOREY  
 SEMI-DETACHED DWELLING  
 317 WESTHILL  
 CITY OF OTTAWA

SHEET TITLE:  
 FRONT ELEVATION

SCALE: AS SHOWN      Dwg No.  
 DRAWN: A.G.  
 CHECKED:  
 DATE: NOVEMBER 2024  
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**A1.4**



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

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TWO STOREY  
SEMI-DETACHED DWELLING  
317 WESTHILL  
CITY OF OTTAWA

SHEET TITLE:  
RIGHT SIDE ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	A2.4
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	

MIDPOINT OF ROOF

24'-9"  
[7.54]

EXISTING AVG. GRADE: 80.18



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

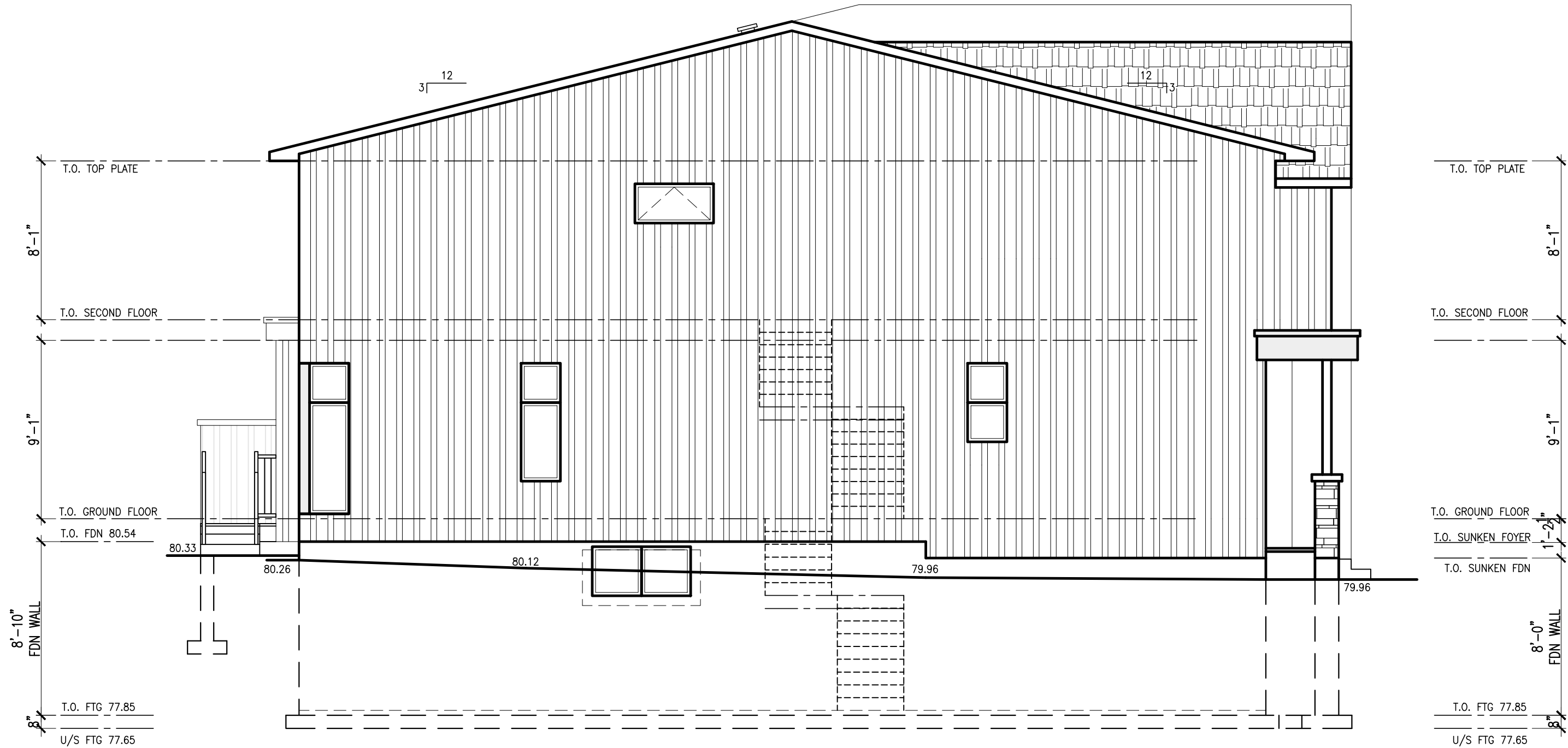
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NO.	DESCRIPTION & DATE

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TWO STOREY  
SEMI-DETACHED DWELLING  
317 WESTHILL  
CITY OF OTTAWA

SHEET TITLE:  
REAR ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A3.4
CHECKED:	
DATE: NOVEMBER 2024	
PRINT DATE:	



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

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SEMI-DETACHED DWELLING  
317 WESTHILL  
CITY OF OTTAWA

SHEET TITLE:  
LEFT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	<b>A4.4</b>
CHECKED:	
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ROAD ALLOWANCE BETWEEN LOTS 30 & 31 CONCESSION 1 (OTTAWA FRONT) (NEPEAN)

CHURCHILL AVENUE NORTH  
(Formerly Main Street)

BY-LAW 10-66, INST. CR5362-31

DOVERCOURT AVENUE

WESTHILL AVENUE (Formerly Uplands Avenue)

PIN 040:3 - 0164

Legend

Symbol	Denotes
—□—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
IP	Iron Pipe
IB#	Round Iron Bar
Meos.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 460
(P2)	Plan 4R-27726
(P3)	Plan 4R-25074
(P4)	Plan 4R-31058
(P5)	Registered Plan 310
(P6)	(725) Plan September 30, 1968
(P7)	(AOG) Plan October 9, 2020 (Ref. # 20872-20)
o LP	Utility Pole
CLF	Chain Link Fence
BF	Board Fence
— OHW —	Overhead Wires
Fdn.	Foundation

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SCHEDULE			
AREA (Sq.m.)	PART	LOT	PIN
230.1	1	ALL OF 4	460
230.1	2		ALL OF 04013-0027

**DRAFT PLAN OF SURVEY OF**  
**LOT 4**  
**REGISTERED PLAN 460**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150  
6 4.5 3.0 1.5 0 3 6 Metres  
The intended plot size of the plan is 914 mm in width by 457 mm in height when plotted at a scale of 1:150.  
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 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 \_\_\_\_\_ T. Hartwick  
Ontario Land Surveyor

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

**Notes**  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999930.  
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°47'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
For bearing comparisons, a rotation of 0°35'20" counter-clockwise was applied to bearings on plan (P1).  
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, 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	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5027396.43	Easting	363629.16
.Point B	Northing	5027393.76	Easting	363698.15

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

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
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Email: nepean@annisov.com  
Job No. 25402-24 C, Drawn: L14 RP460 R.DI

