

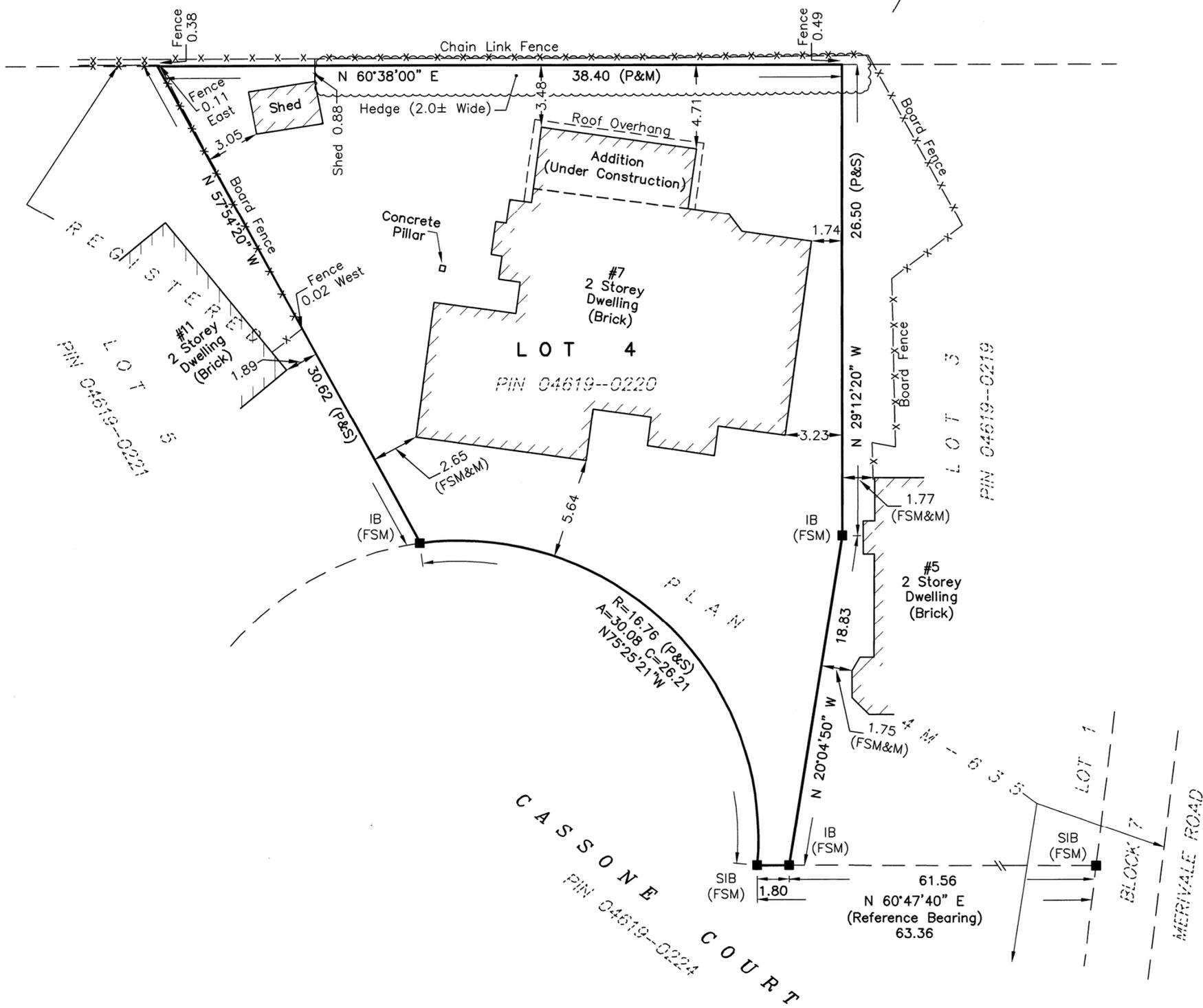
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
LOT 4
REGISTERED PLAN 4M-635
CITY OF OTTAWA



FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

LOT 25
 CONCESSION 1 (RIDEAU FRONT)
 PIN 04619--0216



NOTES

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF CASSONE COURT AS SHOWN ON REGISTERED PLAN 4M-635 HAVING A BEARING OF N 60°47'40" E.

Committee of Adjustment
 Received | Reçu le
2025-02-12
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

LEGEND

- - SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- IB - IRON BAR
- (P) - REGISTERED PLAN 4M-635
- (S) - SET
- (M) - MEASURED
- (FSM) - FARLEY, SMITH & MURRAY SURVEYING LIMITED, O.L.S.
 (REF. JOB 321-91 JOB 140-95)
- PIN - PROPERTY IDENTIFIER NUMBER

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
 LOT 4, REGISTERED PLAN 4M-635, CITY OF OTTAWA AS IN ALL OF
 PIN 04619-0220.

REGISTERED EASEMENTS
 NONE REGISTERED.

ZONING
 COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING
 REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR
ANDREAS FOUSTANELLAS
 THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2112359

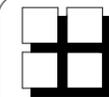
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN
 ACCORDANCE WITH THE SURVEYS ACT, THE
 SURVEYORS ACT AND THE REGULATIONS MADE
 UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON DEC. 4, 2019.
 2019/12/10
 DATE

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29 (3).

**Fairhall
 Moffatt &
 Woodland**
 LIMITED
 ONTARIO LAND SURVEYORS
 Surveying and Land Information Services
 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
 TEL: (613) 591-2580 FAX: (613) 591-1495
 www.fmw.on.ca

JOB No.
 Z 3 7 7 0 0
 E 366112, N 5020494
 REFERENCE No.
 1 - 4M - 635
 S:\JOBS\Z37700\DWGS 2019-12-10
 srpr377z.dwg (kb)



**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

- GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
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SECOND FLOOR G.F.A. = 2,392 ft²

- ① PROPOSED ROOF TERRACE = 596.9ft²
= 24.9% 2ND FLR. G.F.A.
MIN. SETBACK FROM INTERIOR SIDE YARD PROPERTY LINE = 2.02m

NO PRIVACY SCREEN REQUIRED PER SECTION 55(8)(c)
ROOF TERRACE IS NOT WITHIN 1.5m OF INTERIOR SIDE YARD LOT LINE

- ② PROPOSED ROOF TERRACE = 169.10 ft²
= 7.06% 2ND FLR. G.F.A.

LEGEND

WATER PERMEABLE ECO-PAVERS
UNILOCK TURFSTONE OR SIMILAR

INTERLOCK BRICK

ASPHALT

EXISTING DIRECTION OF SURFACE DRAINAGE
(EXISTING GRADING & DRAINAGE PATTERNS TO BE MAINTAINED)

Ⓐ EXISTING DOWNSPOUT TO BE REPLACED

Ⓑ PROPOSED NEW DOWNSPOUT LOCATION

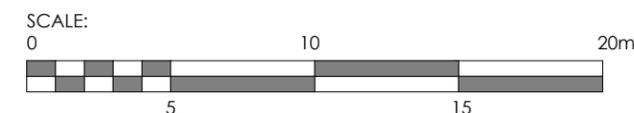
Ⓒ PROPOSED DRAIN SCUPPER LOCATION

Ⓓ PROPOSED DRAIN SCUPPER LOCATION c/w
HOPPER DRAIN & DOWNSPOUT

SEE ELEVATION
DRAWINGS A9 & A10

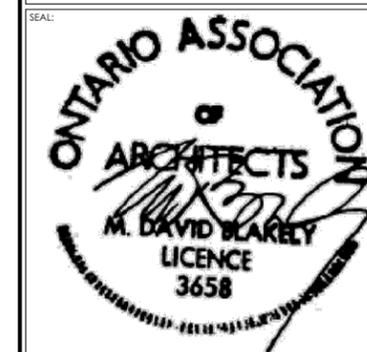
ZONING INFORMATION		
ZONING - R1E [1722]- STACKED UNITS	REQUIRED	PROVIDED
BUILDING AREA		NO GARAGE
EXISTING HOUSE=	239.70m²	
PROPOSED HOUSE=	296.21m²	BUILDING AREA=
MIN. LOT AREA	1,390.00 m²	951.76 m²
MIN. LOT WIDTH	30.0 m (R1E[1722])	30.08 m
MIN. FRONT YARD DEPTH	7.50 m	+/- 4.54 m
MIN. CORNER SIDE YARD WIDTH	4.50 m	N/A
MIN. INTERIOR SIDE YARD WIDTH	0.9m ON ONE SIDE 1.2m ON THE OTHER	+/- 1.8 m 2.02 m
MIN. REAR YARD DEPTH	12.0m	+/- 7.81m
MAX. BUILDING HEIGHT	8.50m	7.10m
MAX. LOT COVERAGE	25%	31.12% (VARIANCE REQ'D)

SITE INFORMATION DERIVED FROM SURVEYORS REAL PROPERTY
REPORT PLAN OF
LOT 4, REGISTERED PLAN 4M-635 CITY OF OTTAWA
PREPARED BY FAIRHALL, MOFFATT & WOODLAND LTD.
DATED - 2019/12/10



No.	DATE	DESCRIPTION	INIT.
10.			
9.	03/02/25	PER CITY COMMENTS	JB
8.	30/01/25	FOR MINOR VARIANCE	JB
7.	30/01/25	PER ZONING COMMENTS	JB
6.	28/01/25	PER ZONING COMMENTS	JB
5.	27/01/25	DIM'S ADDED/FOR PERMIT	JB
4.	08/01/25	FOR PERMIT	JB
3.	25/10/24	LOT AREA REVISED	JB
2.	01/10/24	FOR REVIEW	JB
1.	24/09/24	FOR REVIEW	JB

REVISIONS		
Ⓐ	A - DETAIL NUMBER	
Ⓑ	B - SHEET NUMBER (DETAIL REQUIRED)	
Ⓒ	C - SHEET NUMBER (DETAIL LOCATION)	



PROJECT: 7 CASSONE COURT
OTTAWA, ONTARIO

CLIENT: OLYMPIA
HOMES

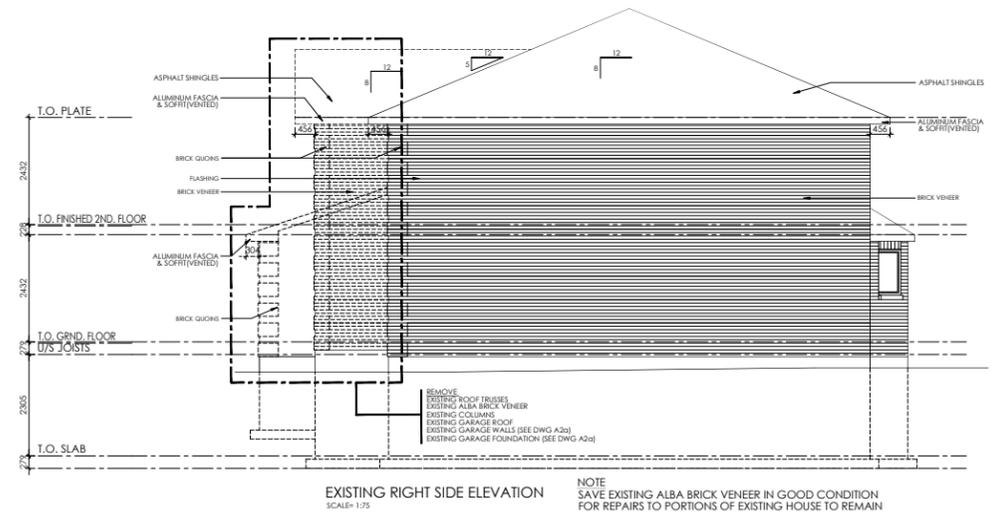
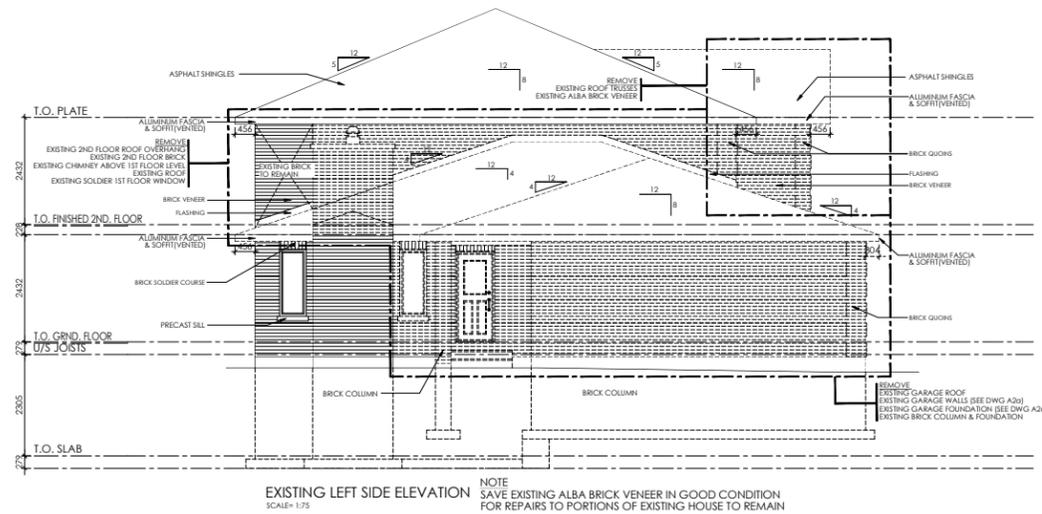
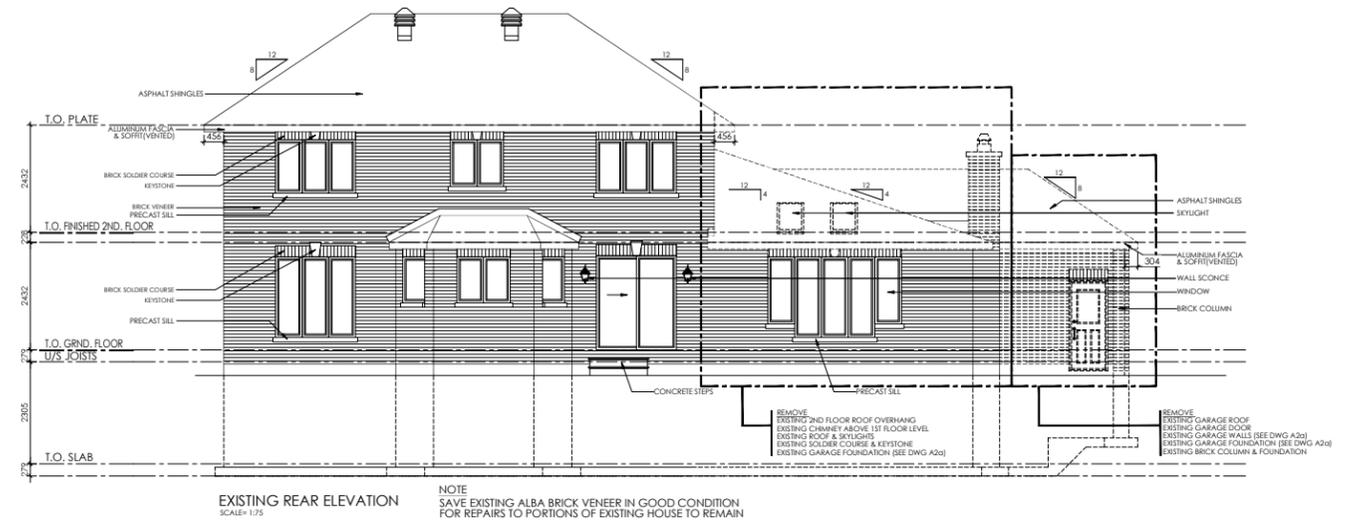
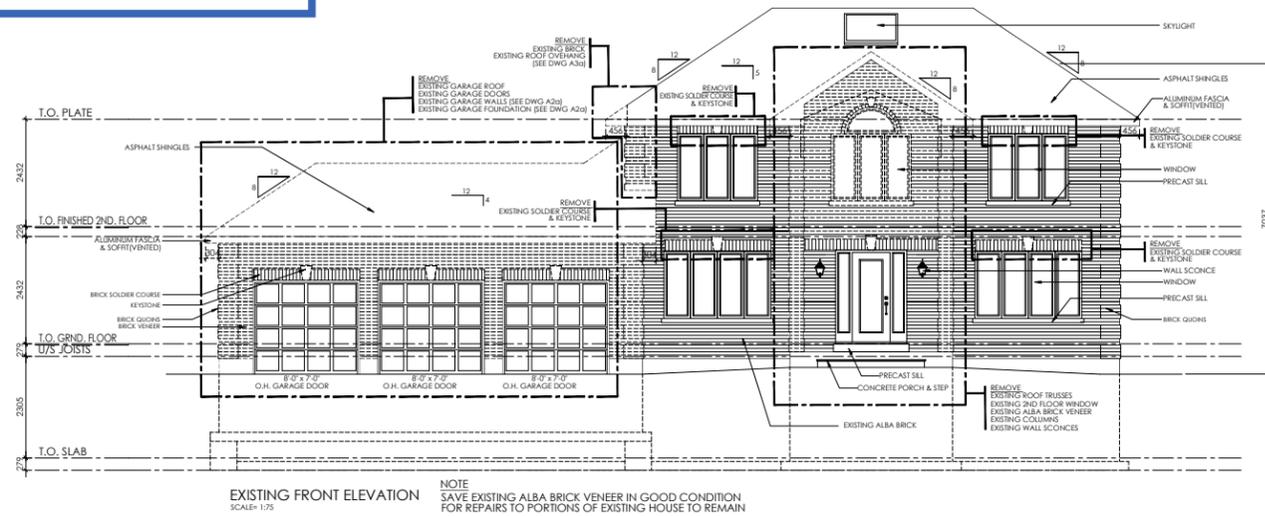
DRAWING TITLE: PROPOSED SITE PLAN

DATE: SEPT. 2024	SCALE: 1:250	SHEET No.:
DRAWN BY: JB	CHECKED: MDB	SP1

Committee of Adjustment
Received | Reçu le

2025-02-12

City of Ottawa | Ville d'Ottawa
Comité de dérogation



**M. David Blakely
Architect Inc.**
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 1/2 429

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SEAL

NO.	DATE	DESCRIPTION	BY
1.	31/01/25	FOR MINOR VARIANCE APPLICATION	JB

NO.	DATE	DESCRIPTION	BY
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.			

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT: RENOVATION/ ADDITION TO 7 CASSONE CRT. OTTAWA, ONTARIO

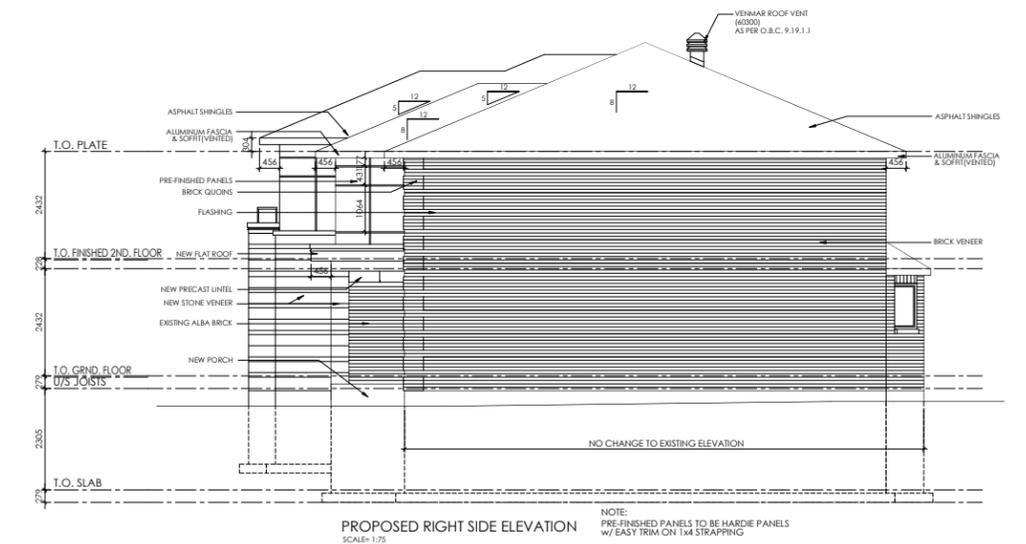
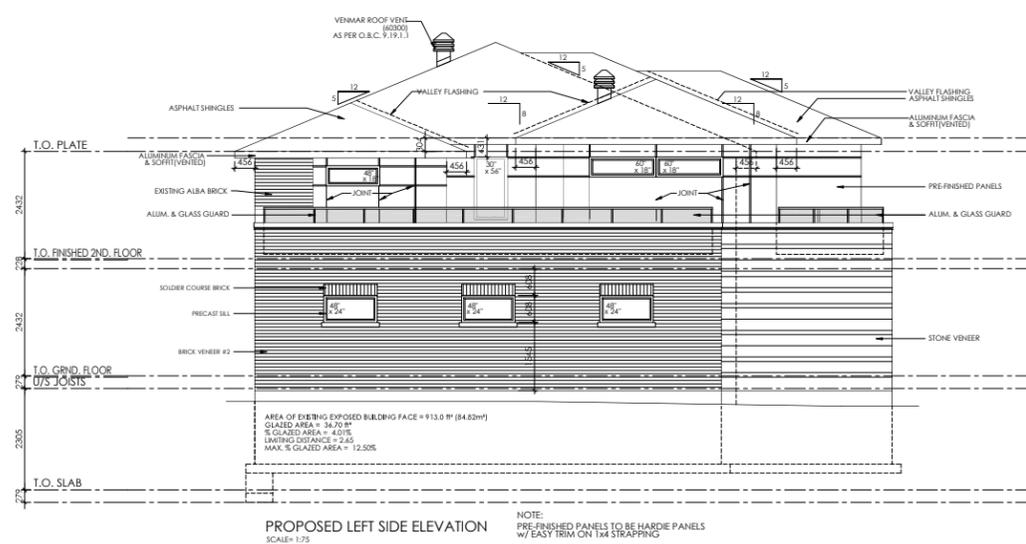
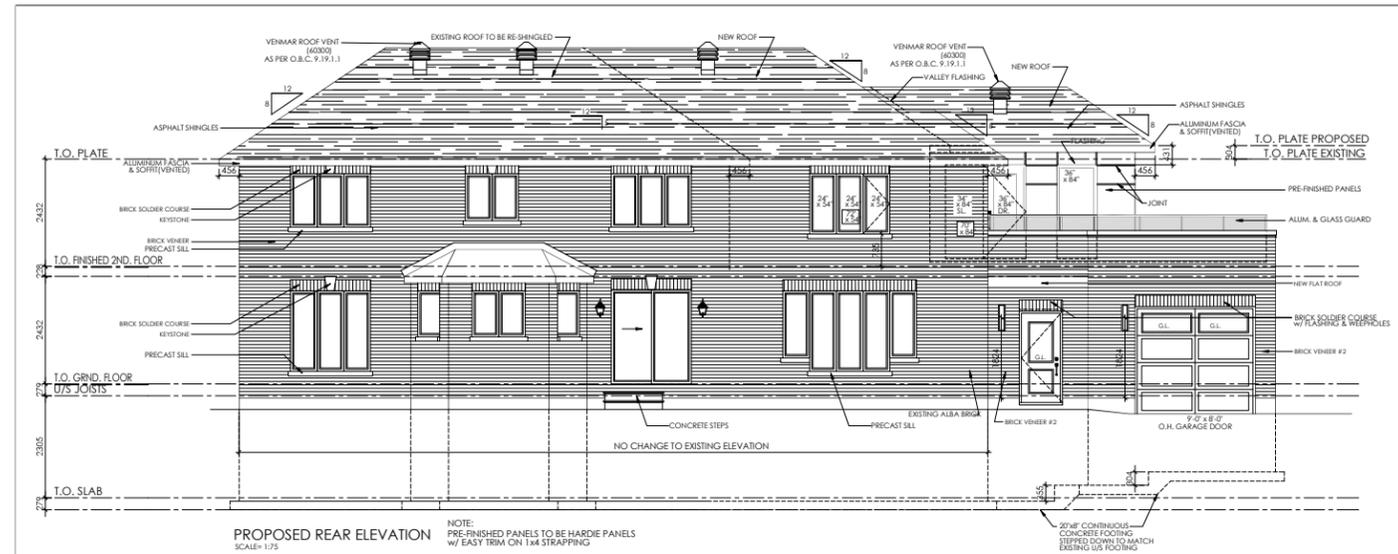
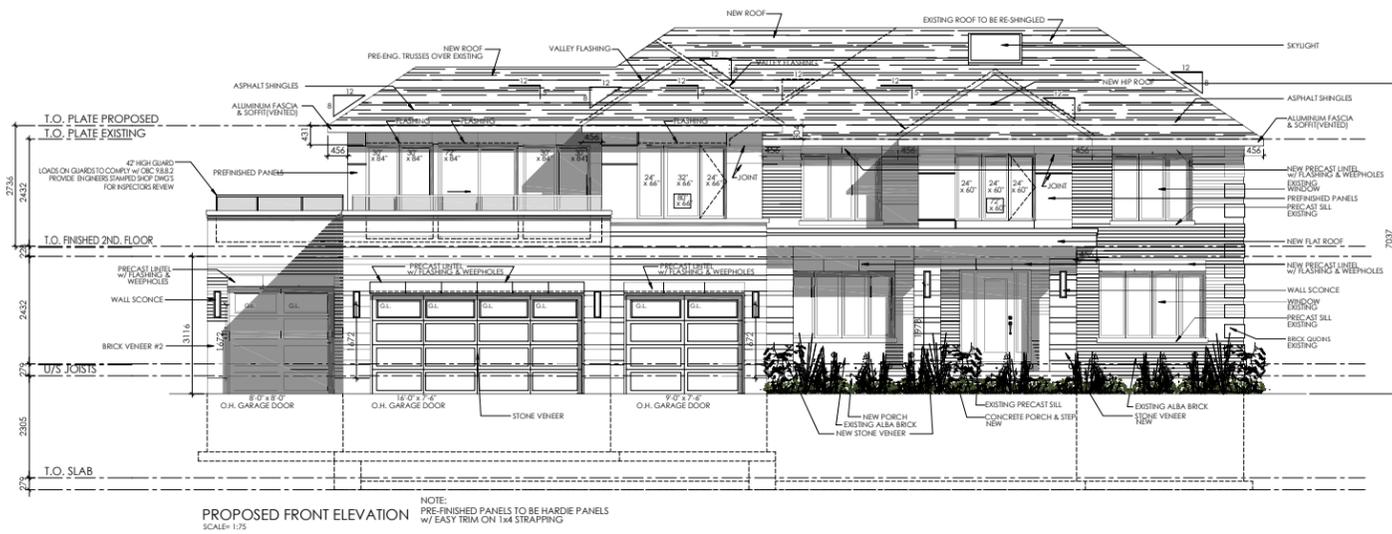
CLIENT:

DATE: JAN., 2025
DRAWN BY: JB

SCALE: 1:75
CHECKED: MDB

DRAWING TITLE: EXISTING BUILDING ELEVATIONS/ DEMOLITION

SHEET No.: A1



**M. David Blakely
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SEAL

NO.	DATE	DESCRIPTION	BY	CHK.
12.				
11.				
10.				
9.				
8.				
7.				
6.				
5.				
4.				
3.				
2.				
1.	31/01/25	FOR MINOR VARIANCE APPLICATION	JB	
NO.	DATE	DESCRIPTION	BY	CHK.

NO.	DATE	DESCRIPTION	BY	CHK.
24.				
23.				
22.				
21.				
20.				
19.				
18.				
17.				
16.				
15.				
14.				
13.				
12.				
NO.	DATE	DESCRIPTION	BY	CHK.

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT: **RENOVATION/ ADDITION TO
7 CASSONE CRT.
OTTAWA, ONTARIO**

CLIENT:

DRAWING TITLE: **PROPOSED BUILDING
ELEVATIONS**

DATE: **JAN., 2025** SCALE: **1:75** SHEET No.: **A2**

DRAWN BY: **JB** CHECKED: **MDB**