

PLAN OF SURVEY
 UNITS 37 & 38, INDEX PLAN D-18
 FORMERLY IN THE
 VILLAGE OF RICHMOND
 NOW IN THE
TOWNSHIP OF GOULBOURN
 REGIONAL MUNICIPALITY OF OTTAWA - CARLETON

OC-2290

Scale ~ 1:500



John R. Hiley, O.L.S.
 1980

PLAN 4R-3417

Received and deposited:
 August 6, 1980

Dance M. Kay, Dep.

Land Registrar for
 the Land Titles Division
 of Ottawa - Carleton
 (No. 4)

Approved: **6 August 1980**

John J. ...
 Asst Examiner of Surveys

PARTS 1 & 2 - All of
 Par. 37-1, Sec. D-18
 PARTS 3, 4, 5 & 6 - All of
 Par. 38-1, Sec. D-18

I require this plan to be
 deposited under The
 Land Titles Act.
 80 08 05

John R. Hiley
 John R. Hiley

NOTE:

- Bearings are astronomic, derived from Index Plan D-18, and are referred to the meridian of longitude 76°30' W.
- SIB denotes Standard Iron Bar
- SSIB .. Short Standard Iron Bar
- RIB .. Round Iron Bar
- Fd. .. Found
- ⊙ .. Co-ordinated Point shown on Index Plan D-18

Committee of Adjustment
 Received | Reçu le
2025-04-03
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SURVEYOR'S CERTIFICATE

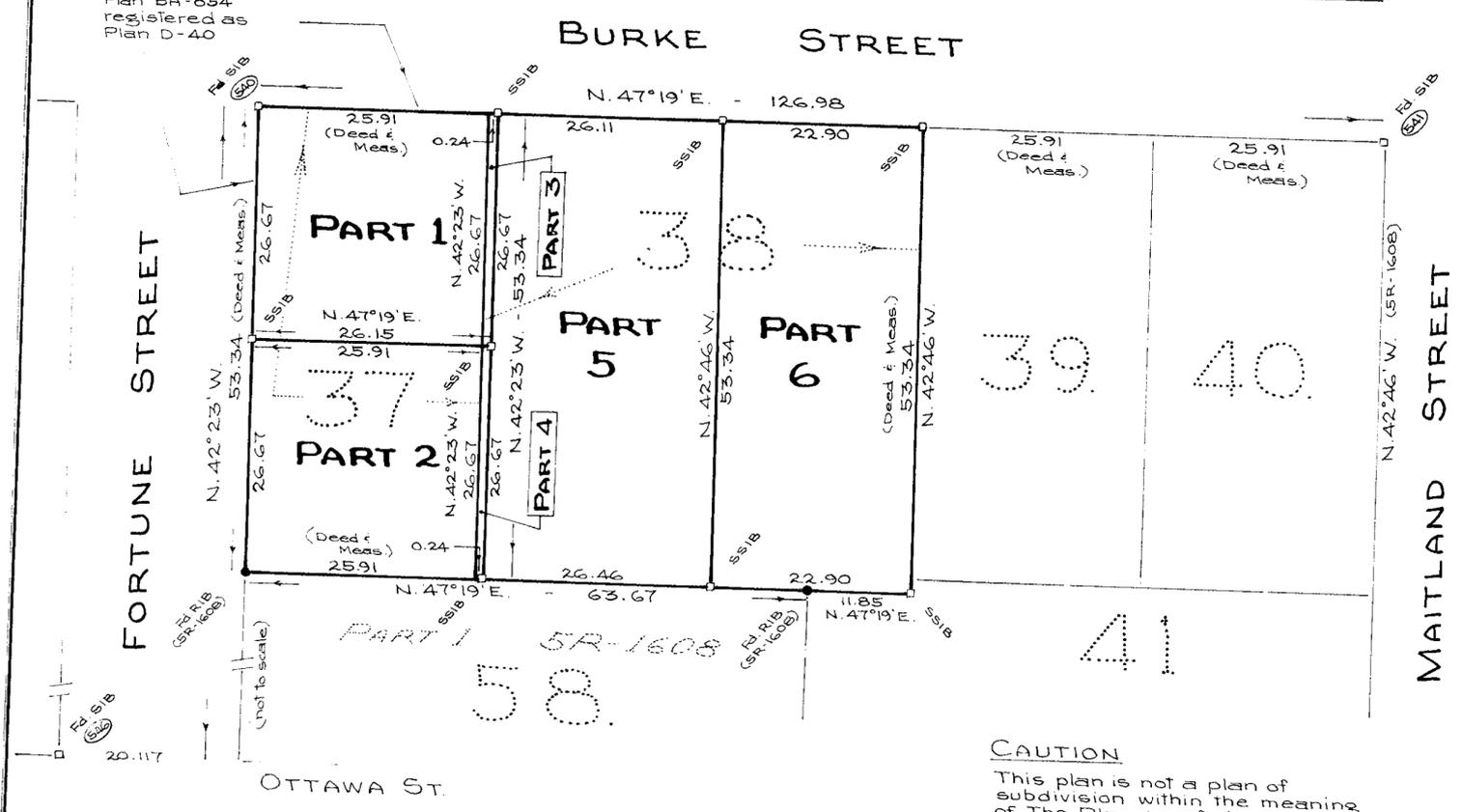
- I CERTIFY THAT:
1. This survey and plan are correct and in accordance with The Surveys Act and The Land Titles Act and the regulations made thereunder;
 2. The survey was completed on the 2nd day of August, 1980.

Richmond, Ont.,
 1980 08 05

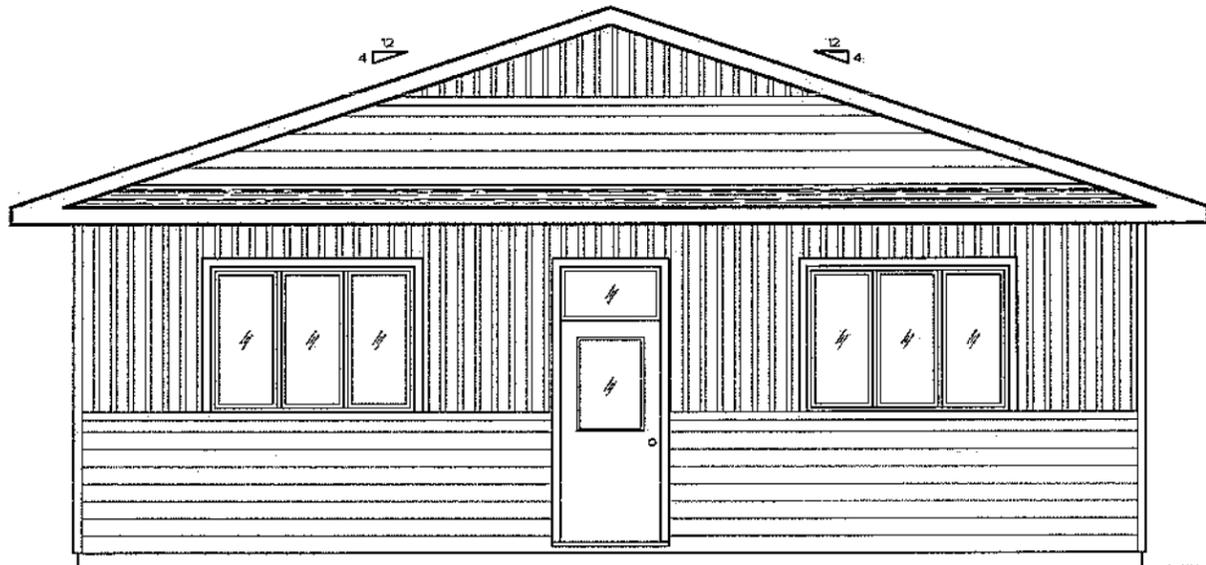
John R. Hiley
 John R. Hiley
 Ontario Land Surveyor

METRIC
 Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048

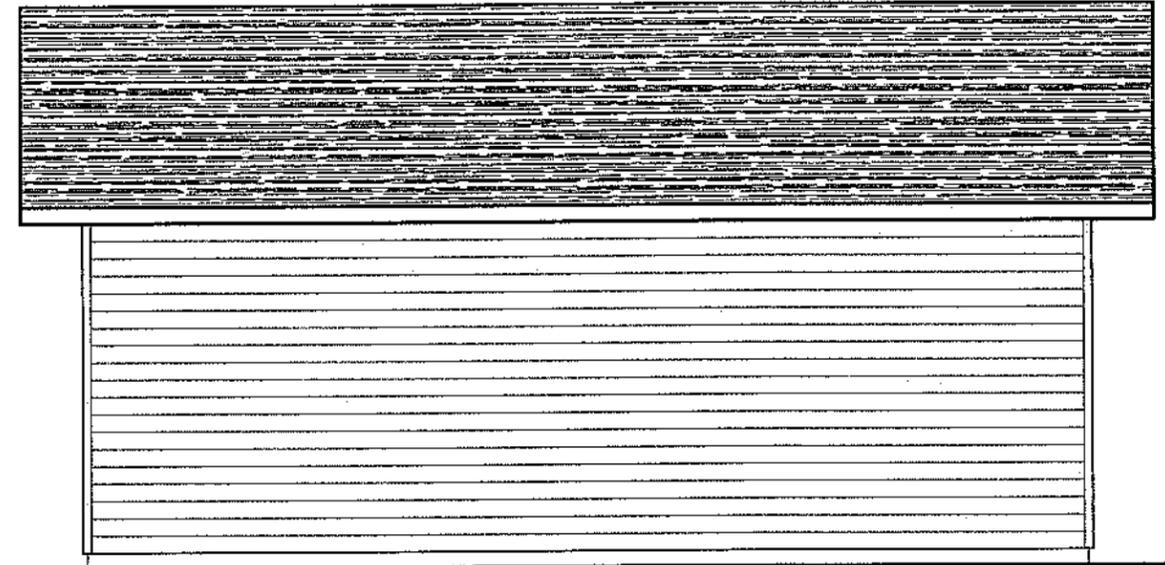
As confirmed by
 Plan BA-854
 registered as
 Plan D-40



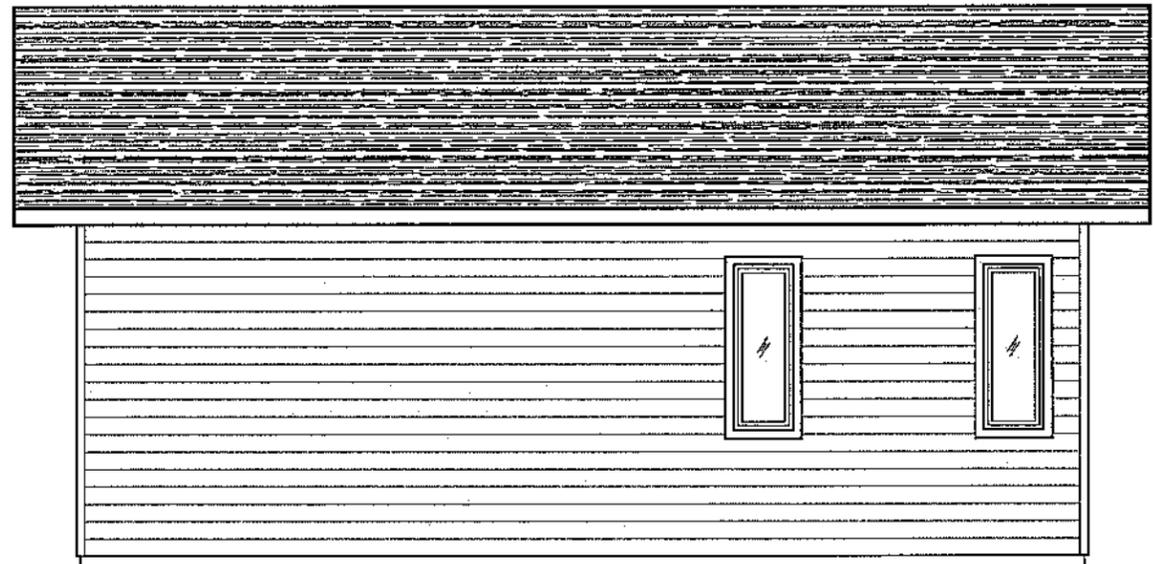
CAUTION
 This plan is not a plan of
 subdivision within the meaning
 of The Planning Act.



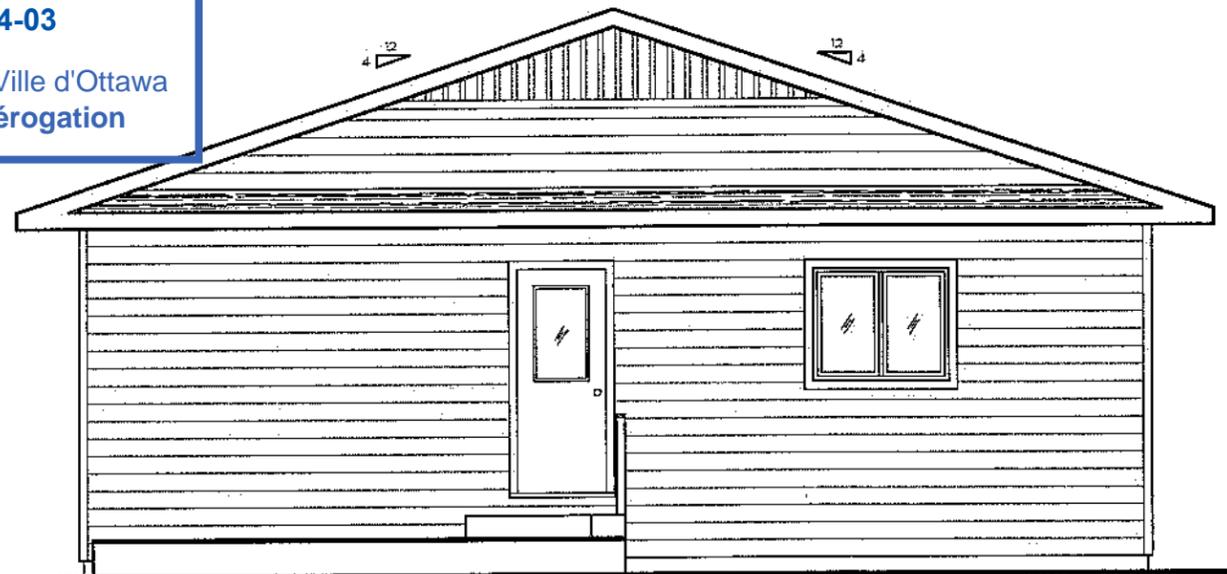
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

Committee of Adjustment
 Received | Reçu le

2025-04-03

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GENERAL NOTES:

- | | | | |
|--|--|---|--|
| <p>1. ALL WORK SHALL BE IN COMPLIANCE TO ONTARIO BUILDING CODE 2012 AND TO LOCAL BYLAWS.</p> <p>2. ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY WORK OR FABRICATION. ANY DISCREPANCIES SHALL BE REPORTED PRIOR TO CONSTRUCTION OR FABRICATION.</p> <p>3. ALL WOOD MEMBERS SHALL BE NO. 1 OR NO. 2 CONSTRUCTION GRADE.</p> | <p>4. LINTELS SHALL BE 2 - 2x10 SPRUCE UNLESS NOTED.</p> <p>5. ALL ELECTRICAL SHALL BE AS PER ELECTRICAL SAFETY AUTHORITY.</p> <p>6. GUARDRAILS MIN 35" HIGH, 9.8.8. AND 9.8-7</p> <p>7. ALL EXHAUST FANS TO EXHAUST TO EXTERIOR.</p> <p>8. WARM AIR TO BE SUPPLIED TO ALL EXTERIOR WALLS.</p> | <p>9. MAIN BATH WALLS TO BE REINFORCED FOR FUTURE INSTALLMENTS OF GRAB BARS AS PER 9.5.2.3.(1)</p> <p>10. WATER RESISTANT FLOORING REQD FOR KITCHEN, ENTRANCES, LAUNDRY ROOM, BATHROOM AND STORAGE.</p> <p>11. SMOKE ALARMS TO BE WITHIN EVERY BEDROOM, AND WITHIN 16'-5" OF BEDROOMS, 9.10.19.</p> | <p>12. ATTIC ACCESS MIN 3'-4" IN AREA WITH NO DIMENSION LESS THAN 21 1/2". 9.19.2.1 (2)</p> <p>13. IF ANY UNFORESEEN CONDITIONS, SUCH AS ROT, MOLD, MILDEW OR ASBESTOS, ARE FOUND DURING THE DEMOLITION OR CONSTRUCTION, DESIGNER SHALL NOT BE RESPONSIBLE FOR ADDITIONAL COSTS.</p> <p>14. ADJUSTMENTS / CORRECTIONS MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION TO COMPENSATE FOR UNFORSEEN ITEMS OR CONDITIONS.</p> |
|--|--|---|--|

REVISIONS:		
No.	DATE	DESCRIPTION
1	JULY 20, 2020	PRELIMINARY REVIEW.
2	JULY 21, 2020	ISSUE FOR PERMIT
3		
4		

L. PALMER DRAFTING
& DESIGN SERVICES

BCIN 31225

3453 JOY'S ROAD, RICHMOND, ON, L0A 2Z0
(613) 836-2766 phone - (613) 225-8196 cell

PROJECT	
COACH HOUSE 130 BURKE ST. RICHMOND, ONTARIO	
DRAWING	
ELEVATIONS	
DRAWN BY:	DRAWING No.
D.V. / LP. BCIN 24904	A3
DATE:	
JULY 2020	
SCALE:	
AS NOTED	

BURKE ST.



DRIVEWAY

MIN. SITE YARD
SETBACK

1.00 (M)

EXISTING PRIVATE
WELL, TO SERVE
EXISTING HOUSE AND
GARAGE

FRONT
ENTRANCE

1.83 (M)

PROPOSED
COACH HOUSE
65 sqm

SEPARATE
STORAGE
/ UTILITY

EXISTING
FLOATING
DECK

BACK
ENTRANCE

BUILDING TO BE CONNECTED
TO EXISTING WASTE WATER
SERVICE, CONNECT TO PUBLIC
INFRASTRUCTURE

EXISTING
2-STOREY
HOUSE

SITE PLAN
SCALE: 1 - 150

LEGEND

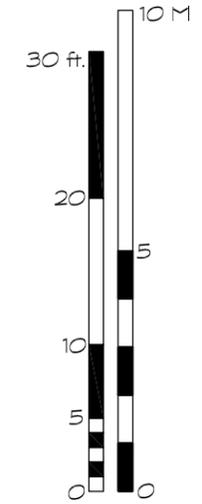
PROPERTY LINE ————

SETBACK LINE - - - - -

EXISTING BUILDING FOOTPRINT [Hatched Box]

NOTE: MEASUREMENTS ARE APPROXIMATE,
AND ARE BASED ON DEMONSTRATION OF
COMPLIANCE WITH ZONING BYLAW

SCALE



LOT AREA VARIANCE:
0.14 HECTARES

MIN. REAR
YARD SETBACK

9.00 (M)

MIN. SITE YARD
SETBACK

1.00 (M)

MIN. FRONT YARD
SETBACK

6.00 (M)

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-04-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

REVISIONS:		
No.	DATE	DESCRIPTION
1	JULY 20, 2020	PRELIMINARY REVIEW
2	JULY 21, 2020	ISSUE FOR PERMIT
3	SEPTEMBER 17, 2020	REVISION FOR PERMIT REVIEW
4	APRIL 10, 2025	REVISION FOR MINOR VARIANCE

PROJECT:
COACH HOUSE

130 BURKE ST.
RICHMOND, ONTARIO

L. PALMER DRAFTING
& DESIGN SERVICES

BCIN 31225

3452 JOY'S ROAD, RICHMOND, ON, K0A 2T0
(613) 838-2766 phone • (613) 223-8756 cell

DRAWING:
SITE PLAN

DRAWN BY:
D.V. / L.P. BCIN 24904

DATE:
JULY 2020

SCALE:
AS NOTED

DRAWING No.
AO