

6 4.5 3.0 1.5 0 3 6 Metres


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

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 the 13th day of March, 2025.

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: March 13, 2025

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Oakwood Designers & Builders ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

|  |         |                                       |
|--|---------|---------------------------------------|
|         | Denotes | Survey Monument Planted               |
|         | "       | Survey Monument Found                 |
| SIB  | "       | Standard Iron Bar                     |
| SSIB   | "       | Short Standard Iron Bar               |
| IP   | "       | Iron Pipe                             |
| SIBØ   | "       | Round Standard Iron Bar               |
| (WIT)  | "       | Witness                               |
| Mecs.  | "       | Measured                              |
| (AOG)  | "       | Annis, O'Sullivan, Vollebekk Ltd.     |
| (P1)   | "       | Registered Plan 278                   |
| (P2)   | "       | Plan 4R-33041                         |
| (P3)   | "       | (STANTEC) Plan Dated October 21, 2024 |
| (P4)   | "       | (1473) Plan Dated September 30, 2004  |
| (P5)   | "       | (647) Plan Dated November 24, 1970    |
| (P6)   | "       | (1152) Plan Dated August 19, 1974     |
| (P7)   | "       | (990) Plan Dated May 19, 2016         |
| (DI)   | "       | Instrument No. N737866                |
|  MH+S | "       | Maintenance Hole (Sanitary)           |
|  MH   | "       | Maintenance Hole (Unidentified)       |
|  OHW  | "       | Overhead Wires                        |
|  O/P  | "       | Utility Pole                          |
|  CB   | "       | Catch Basin                           |
| T/G  | "       | Top of Grate                          |
|  GM   | "       | Gas Meter                             |
|  HM   | "       | Hydro Meter                           |
|       | "       | Deciduous Tree                        |

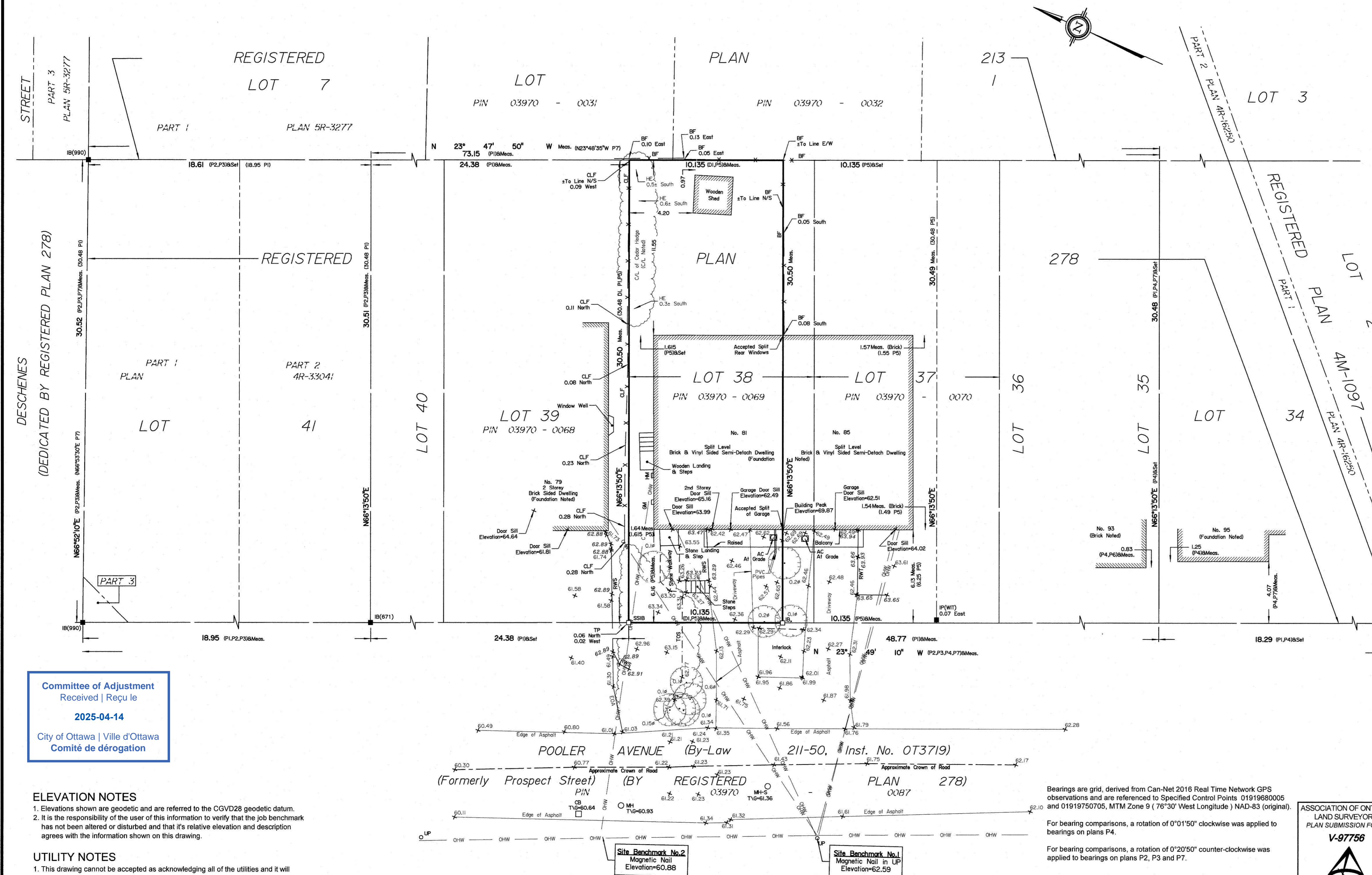
|  |   |                                       |
|--|---|---------------------------------------|
| CLF  | " | Chain Link Fence                      |
| BF   | " | Board Fence                           |
|  AC | " | Air Conditioner                       |
| Ø  | " | Diameter                              |
| + 85.00  | " | Location of Elevations                |
| + 66.00  | " | Location of Retaining Wall Elevations |
| C/L  | " | Centreline                            |
| HE   | " | Cedar Hedge                           |
| TWS  | " | Timber Retaining Wall                 |
| RWS  | " | Stone Retaining Wall                  |
| TOS  | " | Top of Slope                          |
| TP   | " | T-Post                                |
| N/S  | " | North-South                           |
| E/W  | " | East-West                             |
| EOA  | " | Edge of Asphalt                       |

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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
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Nepean, Ont. K2E 756  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@asvltld.com

**Ontario**  
**Land Surveyors**

|                  |               |       |      |    |
|------------------|---------------|-------|------|----|
| Job No. 25567-25 | Oakwood Pl138 | Pl278 | O F3 | FL |
|------------------|---------------|-------|------|----|



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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

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

# ASHTON, SARAH

81 POOLER AVE, OTTAWA, ON K2B 5A4

## OAKWOOD DESIGNERS & BUILDERS

ISSUE: 2.3 MINOR VARIANCE APPLICATION  
DATE: 2025.04.11  
PROJECT NO: PRO-00002815

### DRAWING INDEX

|               |  |
|---------------|--|
| ARCHITECTURAL |  |
| A-001         | TITLE PAGE                             |
| A-004         | SITE PLAN                              |
| A-101         | PROPOSED - BASEMENT & MAIN FLOOR PLANS |
| A-201         | BUILDING ELEVATIONS                    |
| A-202         | BUILDING SECTION & ELEVATION           |
| A-203         | RENDERS                                |

### REVISIONS

|   |                               |            |
|---|-------------------------------|------------|
| 1 | 1.0 AS BUILTS                 | 2025.03.21 |
| 2 | 2.0 CONCEPT REVIEW            | 2025.03.26 |
| 3 | 2.1 CONCEPT REVIEW            | 2025.04.04 |
| 4 | 2.2 CONCEPT REVIEW            | 2025.04.07 |
| 5 | 2.3 MINOR VARIANCE APPLICATON | 2025.04.11 |
|   |                               |            |

Committee of Adjustment  
Received | Reçu le

2025-04-14

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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Project: ASHTON, SARAH  
Project No: PRO-00002815  
Project Address: 81 POOLER AVE, OTTAWA, ON K2B 5A4  
Current Revision: 2.3 MINOR VARIANCE APPLICATION  
Date: 2025.04.11

Designer: JUAN VILLACRES  
Drawn By: JUAN VILLACRES

Reviewed By: REVIEWER NAME  
Stamp / Signature: Juan Villacres  
Individual BCIN: 130983  
Firm BCIN: 39352  
Structural Engineer: ENGINEER NAME  
Stamp / Signature:

Scale: 1/4" = 1'-0"  
Print: 11" x 17"  
Declaration: WE, OAKWOOD DESIGNERS & BUILDERS INC. DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

Sheet Name: TITLE PAGE

A-001

01 SITE PLAN

SCALE: 1/16" = 1'-0"

\*\*\*  
THIS SITE PLAN MATCHES THE OFFICIAL  
SURVEY PLAN FROM ANNIS O'SULLIVAN  
VOLLEBEKK LTD. FOR THIS PROPERTY.

| SITE INFORMATION              |              |
|-------------------------------|--------------|
| ZONE /SUBZONE                 | R2F          |
| WARD                          | 7            |
| DWELLING TYPE                 | SEMIDETACHED |
| LOT TYPE                      | INTERIOR     |
| LOT WIDTH                     | 10.14M       |
| LOT AREA                      | 309.1 M²     |
| LOT COVERAGE                  | 35.2 %       |
| LOT WIDTH                     | 10.14 M      |
| LOT CRITERIA                  |              |
| MIN. LOT WIDTH                | 9.00 M       |
| MIN. LOT AREA                 | 270.00 M²    |
| MAX. HEIGHT                   | 8.00 M       |
| FRONT YARD SETBACK (current)  | 6.00 M       |
| FRONT YARD SETBACK (proposed) | 3.00 M       |
| REAR YARD SETBACK             | 7.50 M       |
| INT. SIDE YARD SETBACK        | 1.50 M       |
| LEGEND                        |              |
| PROPERTY LINE                 |              |
| SETBACKS                      |              |

OakWood

865 Taylor Creek Drive,  
Ottawa, ON K4A 0Z9  
Tel: 613-236-8001  
www.oakwood.ca

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PRIOR TO IMPLEMENTATION

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Project Address:  
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2025.04.11

Designer:  
JUAN VILLACRES  
Drawn By:  
JUAN VILLACRES

Reviewed By:  
REVIEWER NAME  
STAMP / SIGNATURE

Stamp area for Juan Villacres, including individual and firm BCIN.

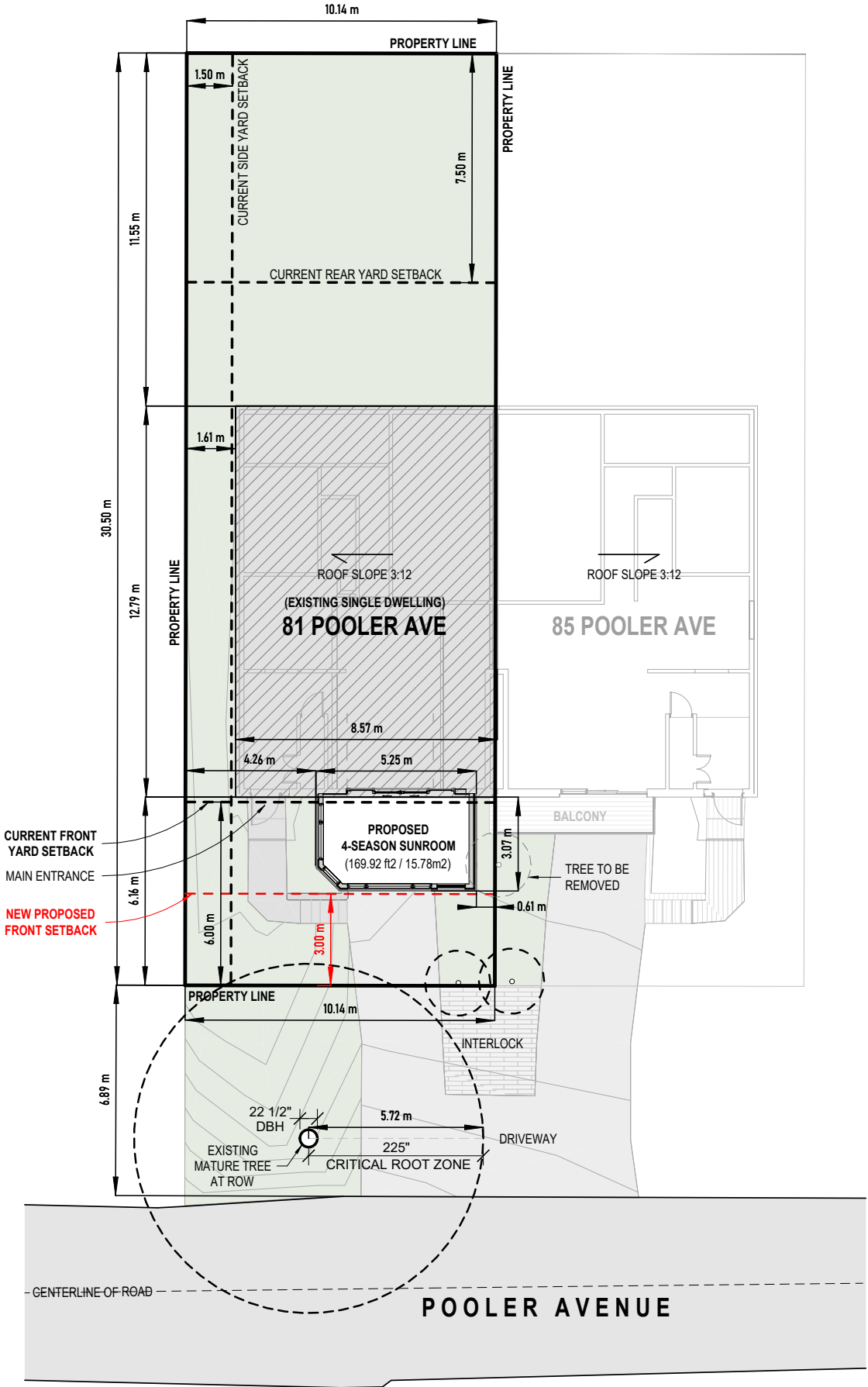
Structural Engineer:  
ENGINEER NAME  
STAMP / SIGNATURE

Scale: As indicated  
Print: 11" x 17"

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CLASSES/CATEGORIES

Sheet Name:  
SITE PLAN

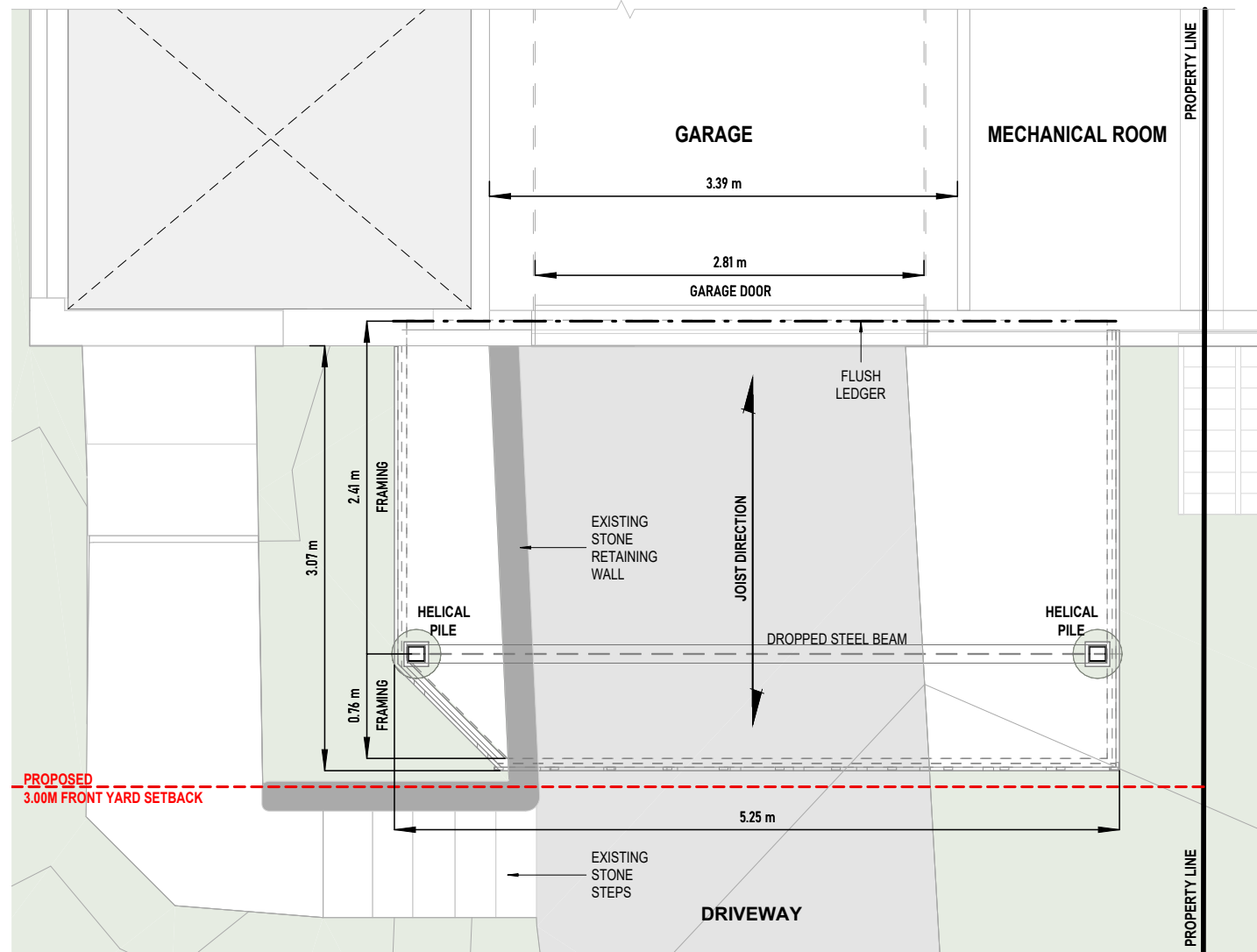
A-004



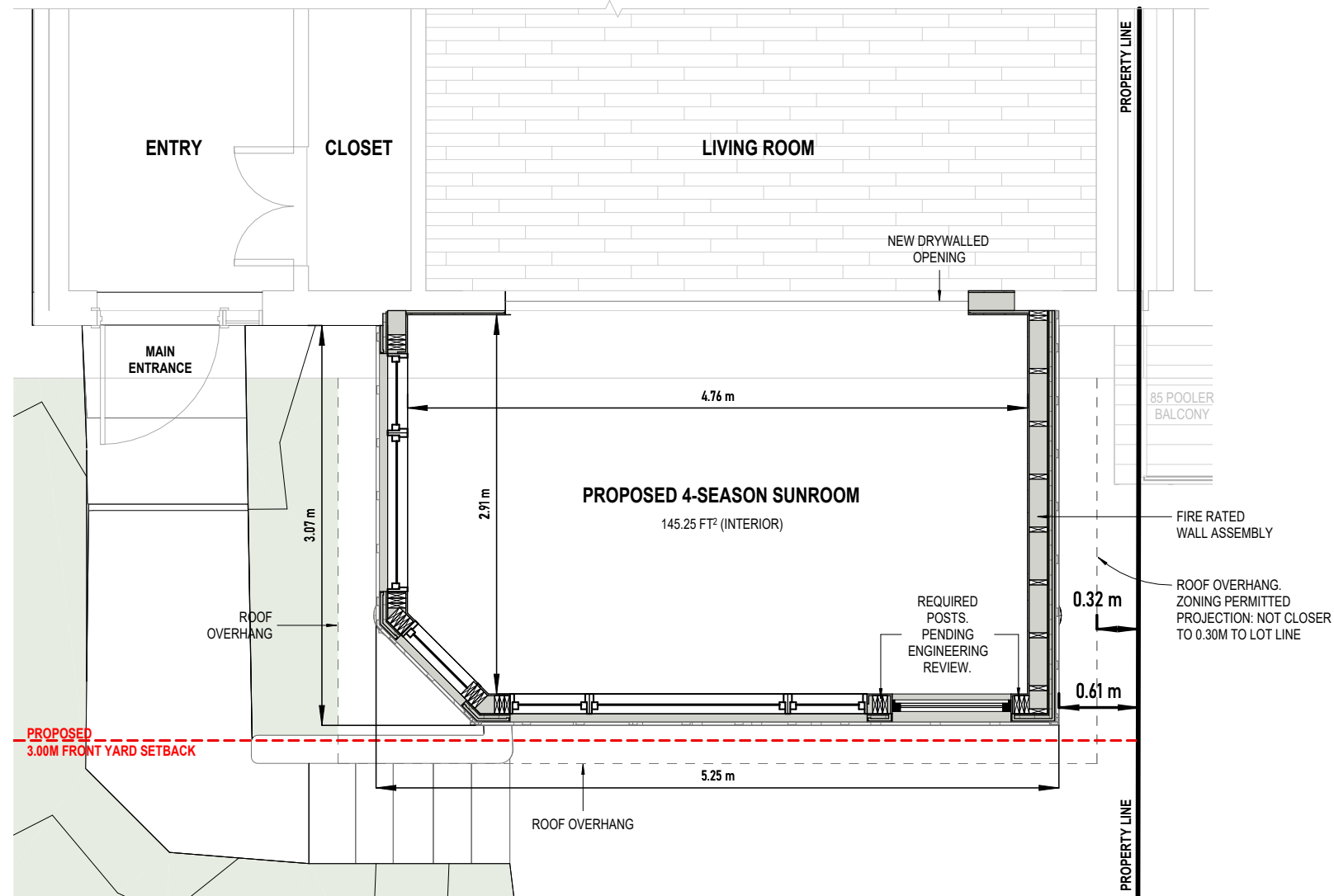
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2025-04-14  
  
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01 PROPOSED - BASEMENT  
SCALE: 1/4" = 1'-0"

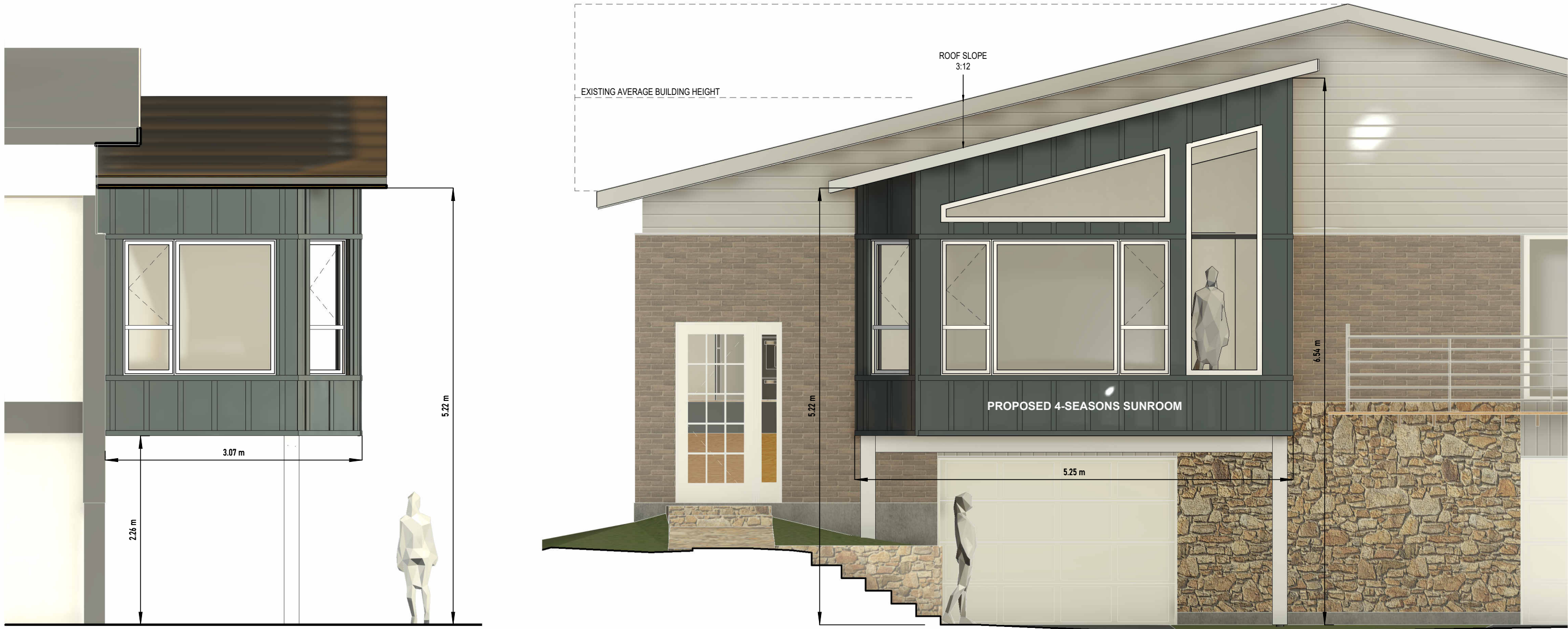


02 PROPOSED - MAIN FLOOR  
SCALE: 1/4" = 1'-0"



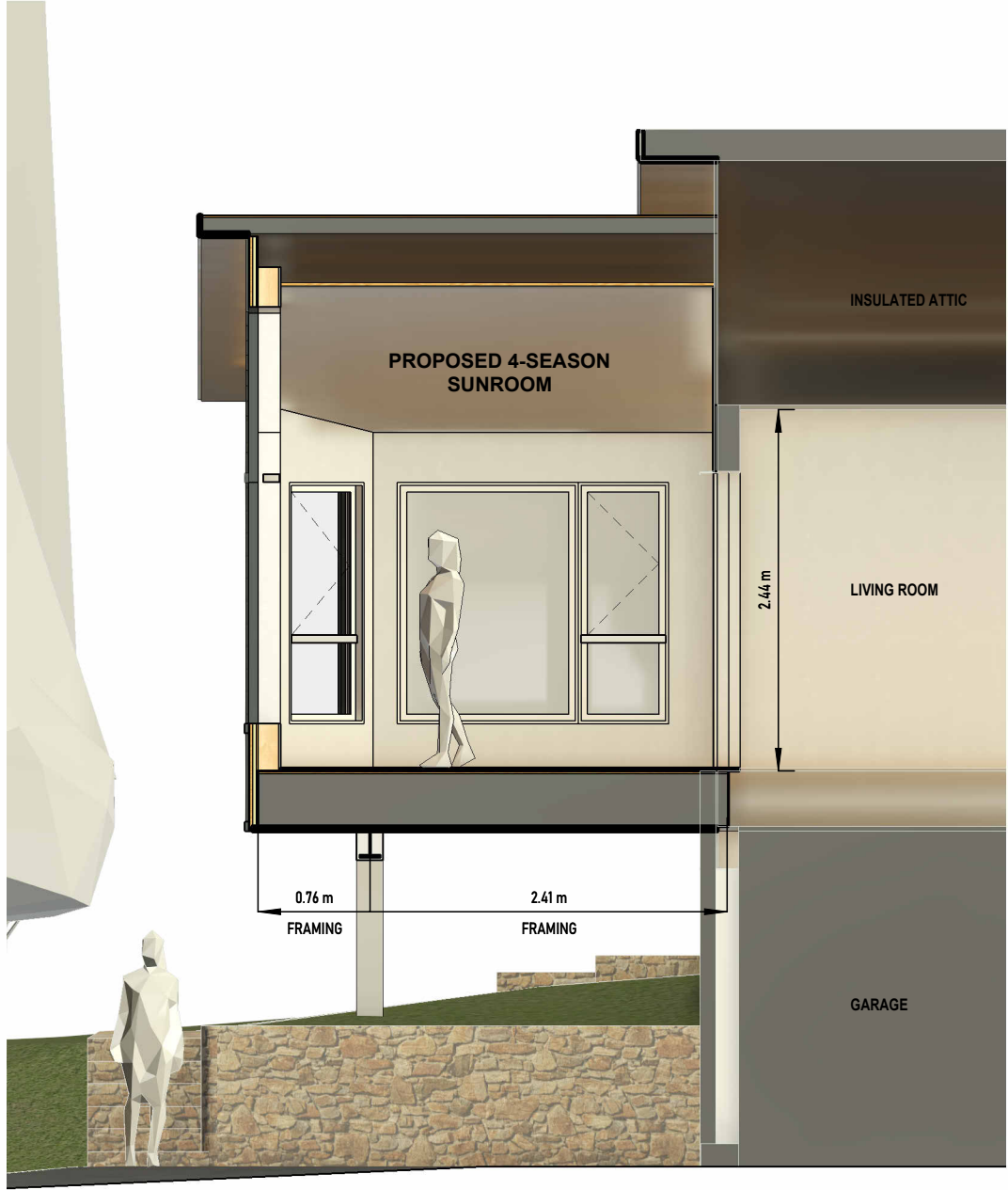
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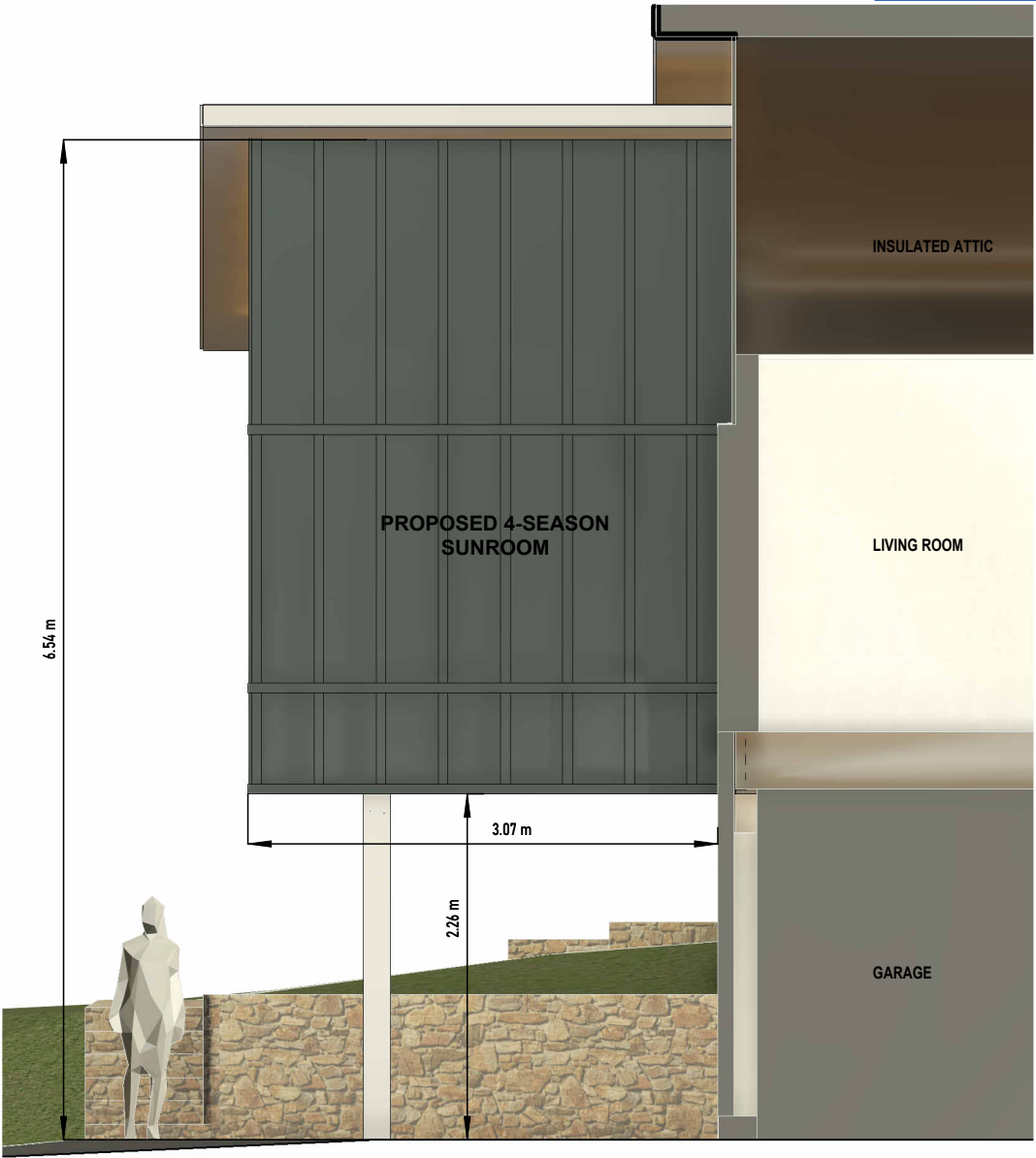


01 Section 5  
SCALE: 1/4" = 1'-0"

02 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



01 SECTION THROUGH PROPOSED SUNROOM  
SCALE: 1/4" = 1'-0"



02 BUILDING ELEVATION - LEFT  
SCALE: 1/4" = 1'-0"



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