

CONSULTANTS:

Committee of Adjustment  
Received | Reçu le  
**2025-03-06**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

CONSULTANTS:

SEAL:

I, **BROCK WILSON**, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C. OF THE ONTARIO BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES:

INDIVIDUAL BCIN: **40792**  
FIRM BCIN: **128890**

*BW*  
**BROCK WILSON**  
REGISTERED B.C.I.N.

DATE ISSUED: 2024.12.03

CPHD, CET, ARCHITECTURAL DESIGNER

PROJECT NAME:

75 AYLEN - LONG SEMIS

PROJECT ADDRESS:

75A & 75B AYLEN AVE

OWNER/CLIENT:

WIESSHORN

REVISIONS:

1	IS	RE	2024.12.03	ISSUED FOR MINOR VARIANCE	DESCRIPTION
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DISCLAIMER: THIS DRAWING / DESIGN ARE COPYRIGHT PROTECTED AND SHALL NOT BE COPIED, USED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS, UTILITY LOCATIONS ARE TO BE CHECKED BY THE CONTRACTOR AND SHALL BE REPORTED AS WELL AS ALL ERRORS AND OMISSIONS PRIOR TO START OF WORK. DO NOT SCALE DRAWINGS.

DRAWN BY: E.ELEVET

CHECKED BY: B.WILSON

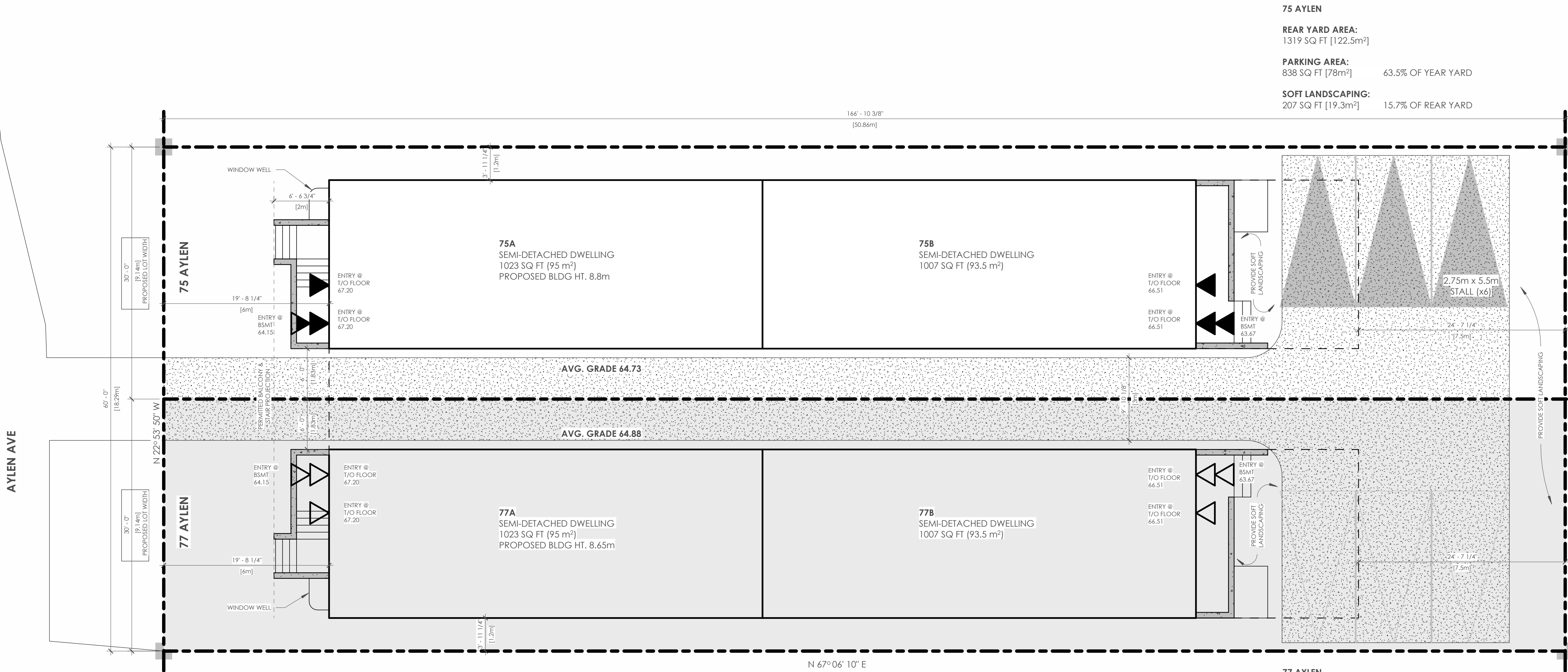
DESIGNED BY: E.ELEVET

PROJECT NUMBER:

66-2024

SHEET NAME:

SITE PLAN



1 SITE PLAN  
1/8" = 1'-0"



ZONING INFORMATION

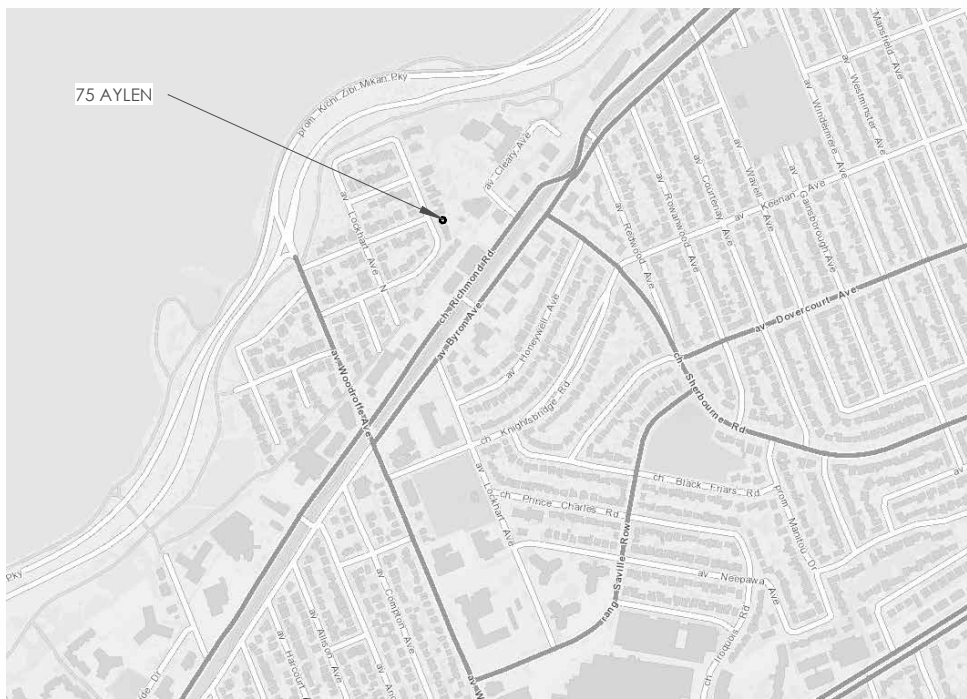
ZONING DESIGNATION:	R2F ZONE	PROPOSED
LOT AREA (MIN):	300m <sup>2</sup>	283m <sup>2</sup>
FRONTAGE (MIN):	10m	9.14m
SETBACKS (MIN):		
FRONT YARD:	6m	6m
EXTERIOR SIDE YARD:	N/A	N/A
INTERIOR SIDE YARD:	3m (1.2m ONE SIDE)	1.2m + 1.8m
REAR YARD:	7.5m	7.5m
BUILDING HEIGHT (MAX):	8m	8.8m

SITE PLAN LEGEND

- PROPERTY PIN
- PROPERTY LINE
- SETBACK LINE
- BUILDING ENTRY



SITE LOCATION



SITE VICINITY

NOT FOR CONSTRUCTION

A-100



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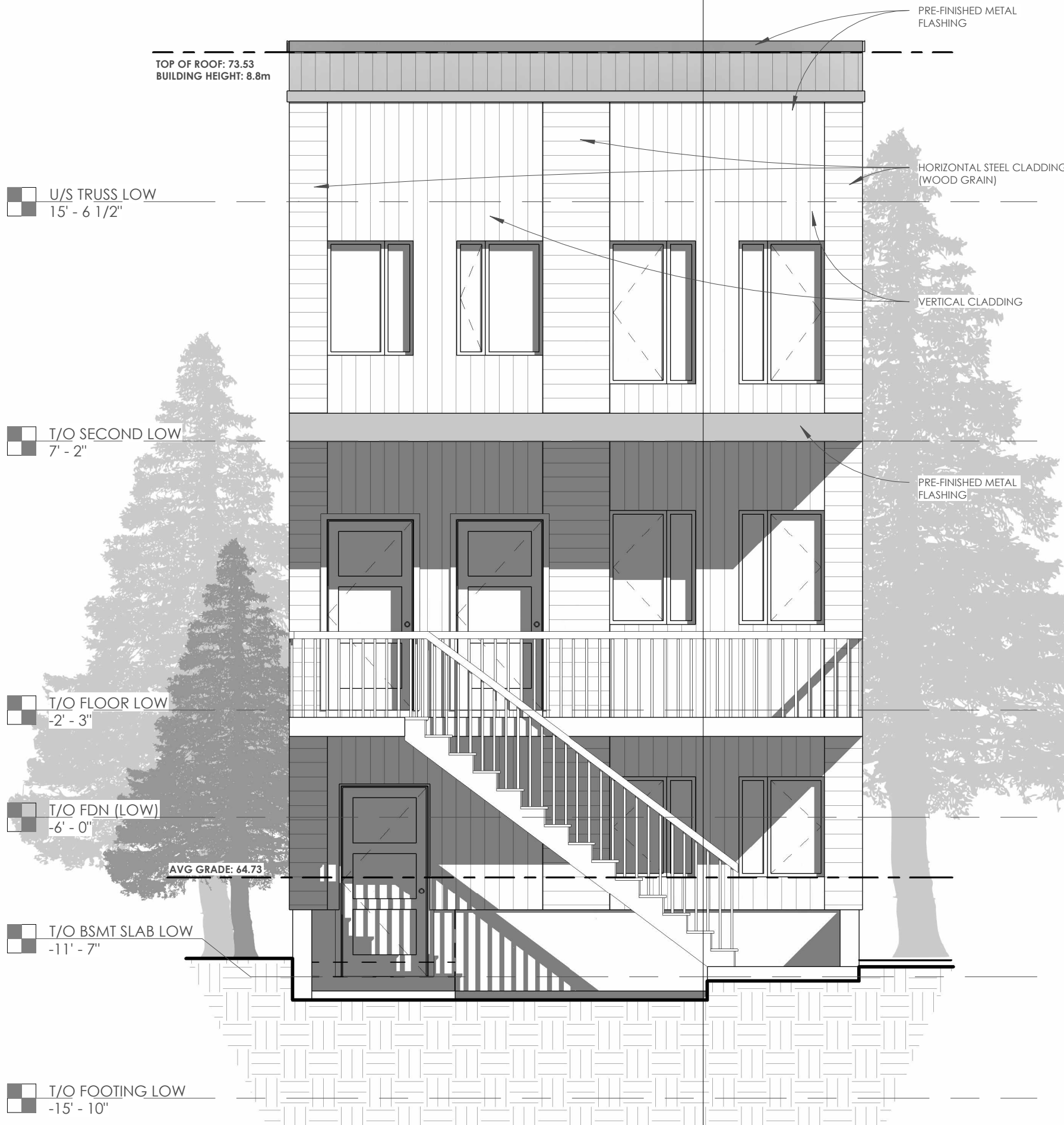
66-2024

SHEET NAME:

FRONT & REAR  
ELEVATIONS

NOT FOR CONSTRUCTION

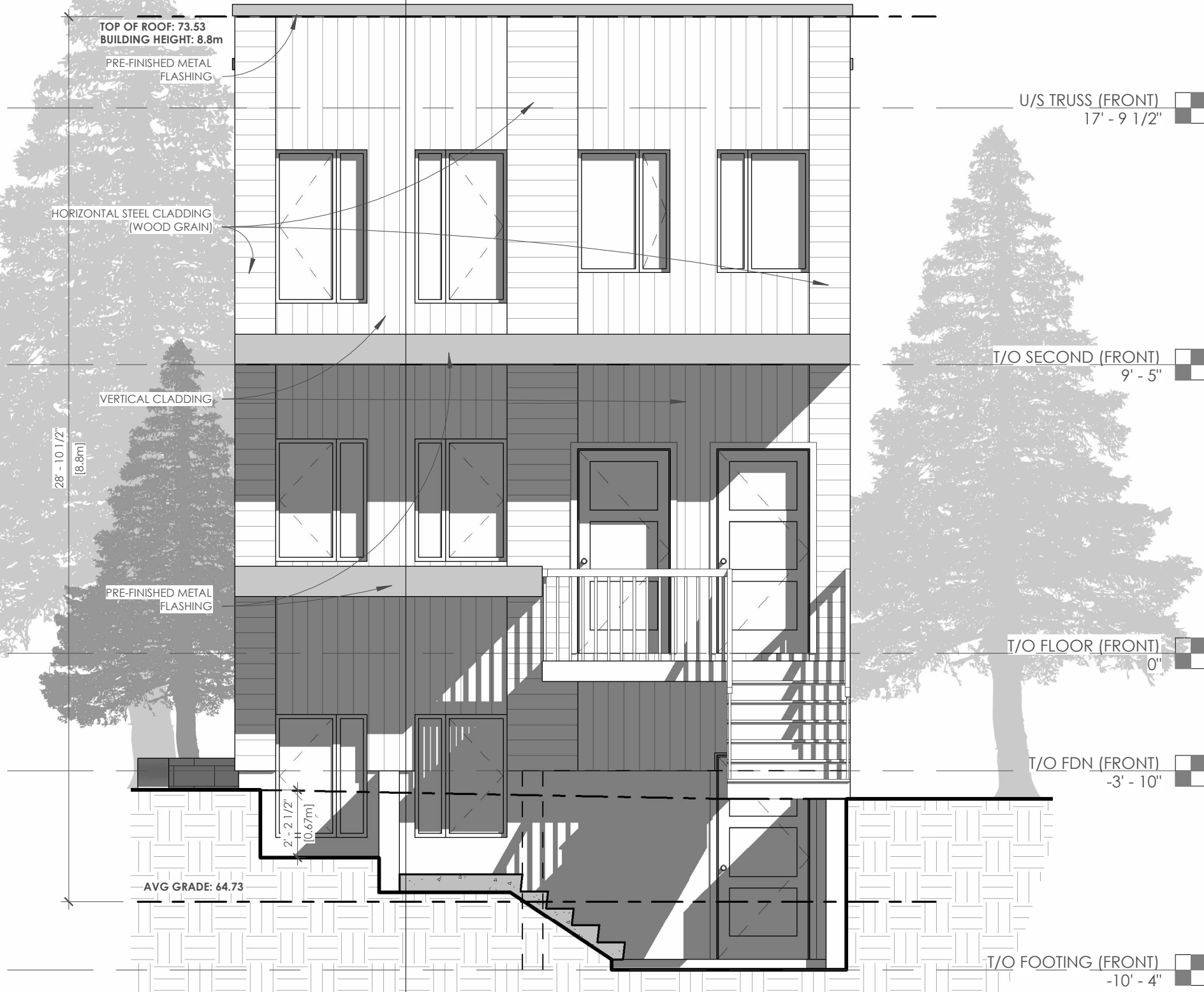
A-200



2

REAR - EAST

1/4" = 1'-0"



1

FRONT (WEST)

1/4" = 1'-0"

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DESIGNED BY: E.LEVERT

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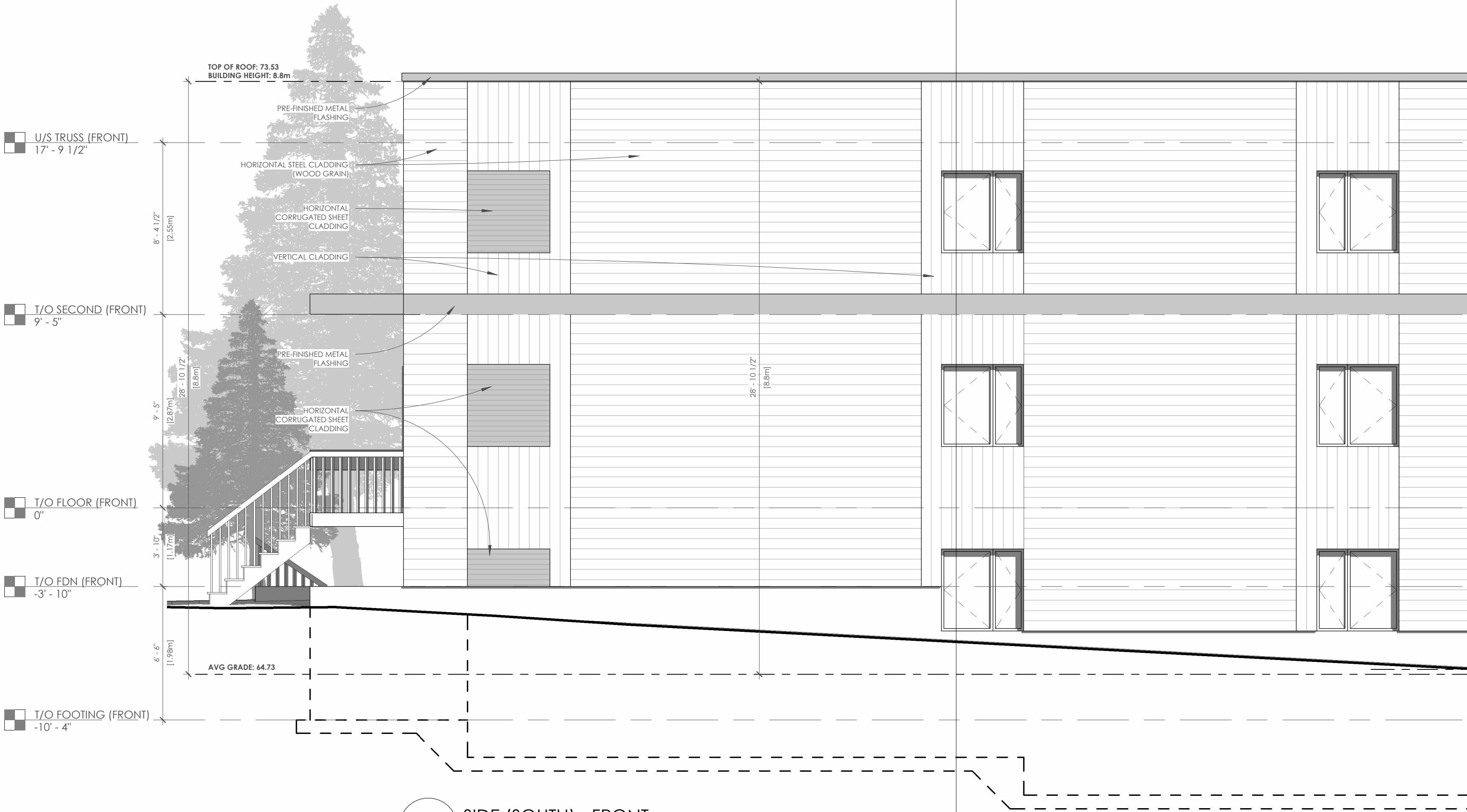
66-2024

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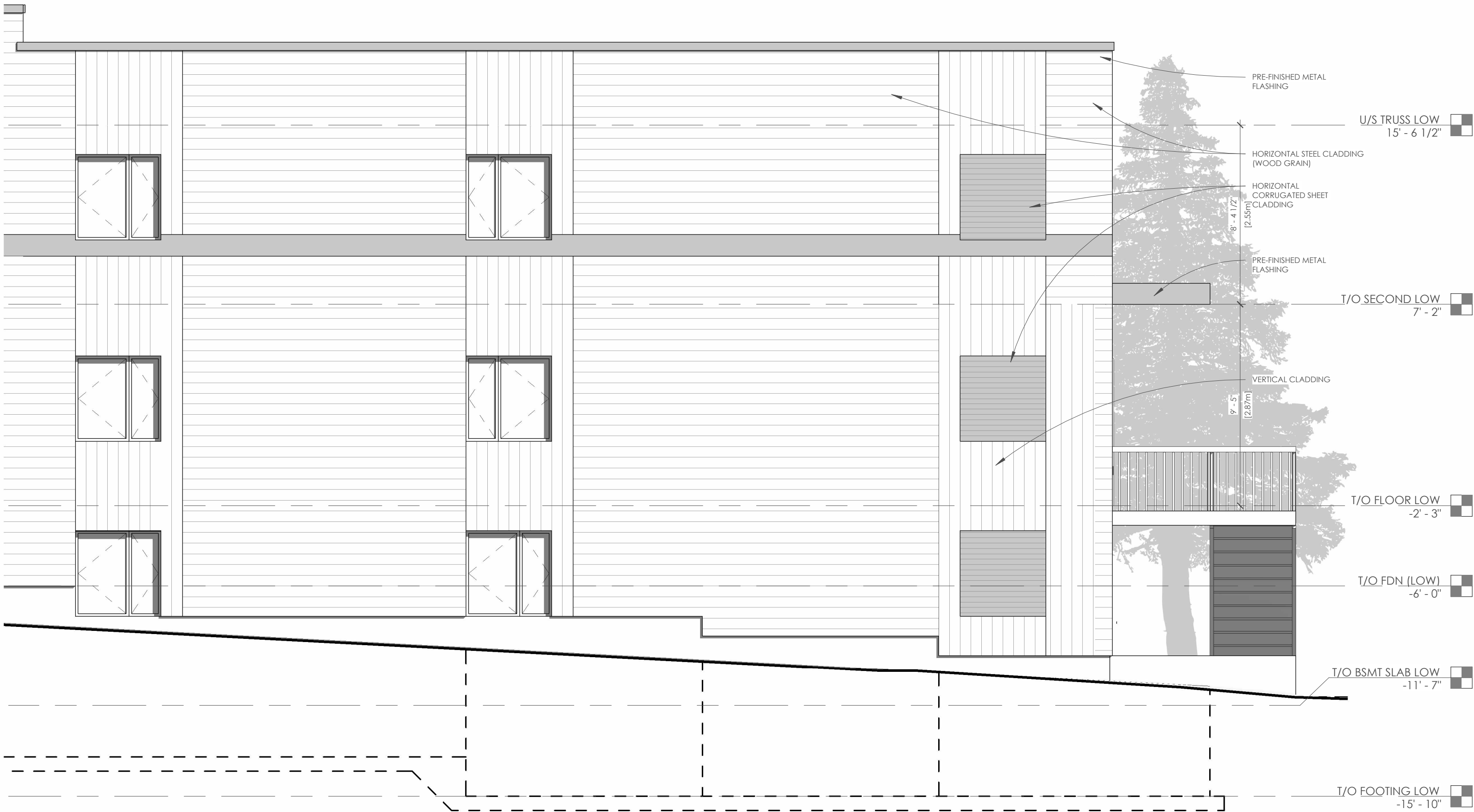
SOUTH ELEVATION

NOT FOR CONSTRUCTION

A-201



1 SIDE (SOUTH) - FRONT  
1/4" = 1'-0"



2 SIDE (SOUTH) - REAR  
1/4" = 1'-0"

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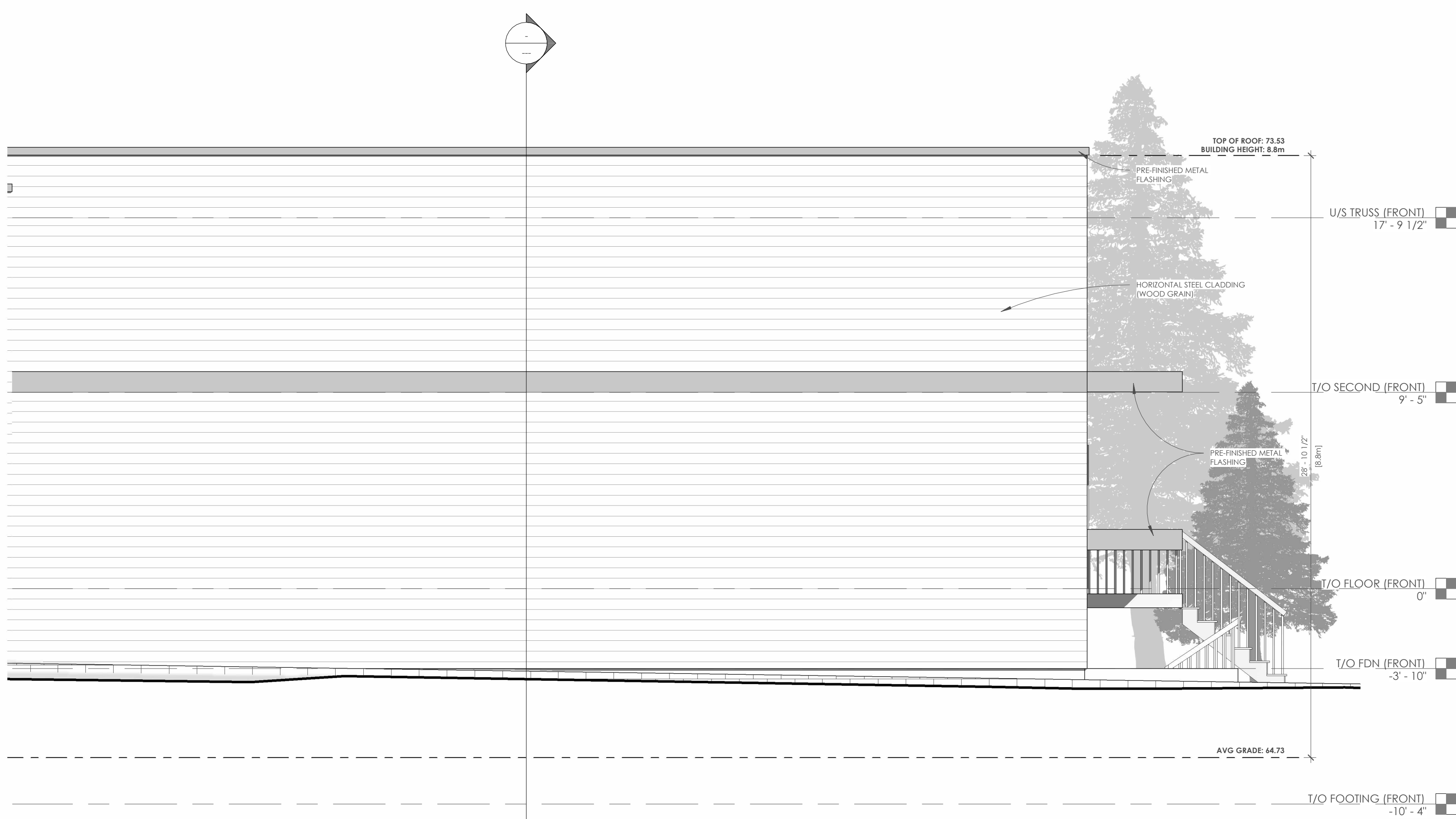
66-2024

SHEET NAME:

NORTH ELEVATION

NOT FOR CONSTRUCTION

A-202



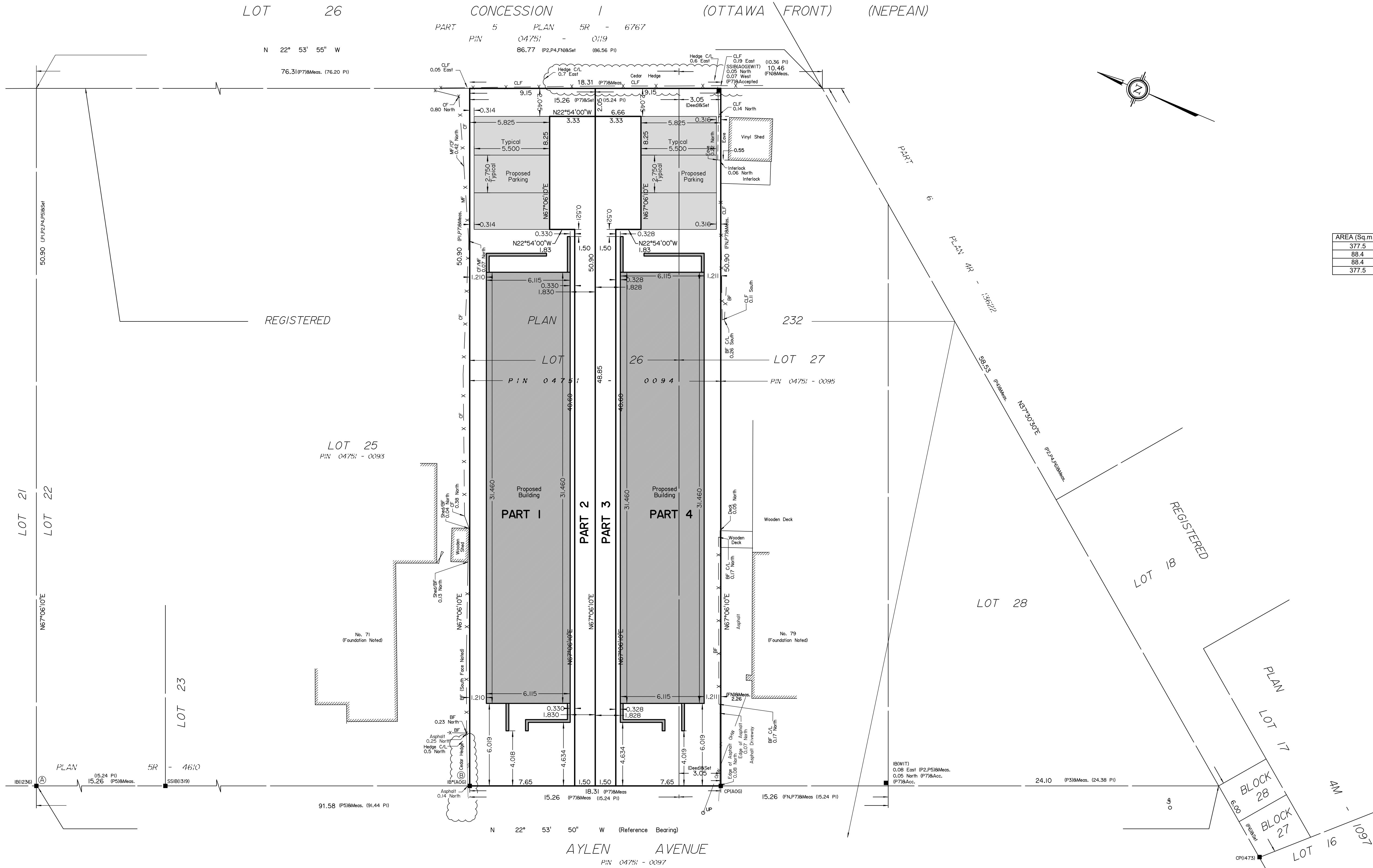
1 SIDE (NORTH) - FRONT  
1/4" = 1'-0"



2 SIDE (NORTH) - REAR  
1/4" = 1'-0"

Notes & Legend

- Denotes
- " Survey Monument Planted
  - " Survey Monument Found
  - SIB " Standard Iron Bar
  - SSIB " Short Standard Iron Bar
  - IB " Iron Bar
  - CP " Concrete Pin
  - \* " Survey Monument 0.3 Long
  - Meas. " Measured
  - Acc. " Accepted
  - (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
  - (P1) " Registered Plan 232
  - (P2) " (647) Plan 5R-6767
  - (P3) " (647) Plan July 29, 1983
  - (P4) " Plan 4R-13622
  - (P5) " Plan 5R-4610
  - (P6) " (SG) Plan December 12, 2002
  - (P7) " (AOG) Plan December 17, 2019
  - (FN) " (AOG) Field Note & Survey Records Reference No. 232-23
  - (Deed) " Inst. CR461484
  - CLF " Chain Link Fence
  - BF " Board Fence
  - MF " Metal Fence
  - CF " Chicken Wire Fence
  - C/L " Centreline
  - " Overhead Wires



SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
377.5	1	PART OF 26	232	ALL OF 04751-0094
88.4	2			
88.4	3			
377.5	4	PART OF 26 & 27		

**DRAFT PLAN OF SURVEY OF  
LOT 26 and PART OF LOT 27  
REGISTERED PLAN 232  
CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150  
6 4.5 3.0 1.5 0 3 6 Metres

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

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.

Surveyor's Certificate

- I CERTIFY THAT :
- 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.
  - The survey was completed on the \_\_ day of \_\_\_\_, 2025.

Date \_\_\_\_\_ E. H. Herweyer  
Ontario Land Surveyor

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

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearings are grid, derived from easterly limit of Aylen Avenue shown to be N 22°53'50" W on Plan 5R-6767 and are referred to the Central Meridian of MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).

For bearing comparisons, rotation of 8°23'50" counter-clockwise was applied to bearings on P1 & a rotation of 0°05'30" counter-clockwise was applied to bearings on P5.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, 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
.01919750705	Northing	5016816.93	Easting	360806.84
.Point A	Northing	5027093.59	Easting	361679.91
.Point B	Northing	5027037.35	Easting	361703.65

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



