



Committee of Adjustment
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2024-10-02

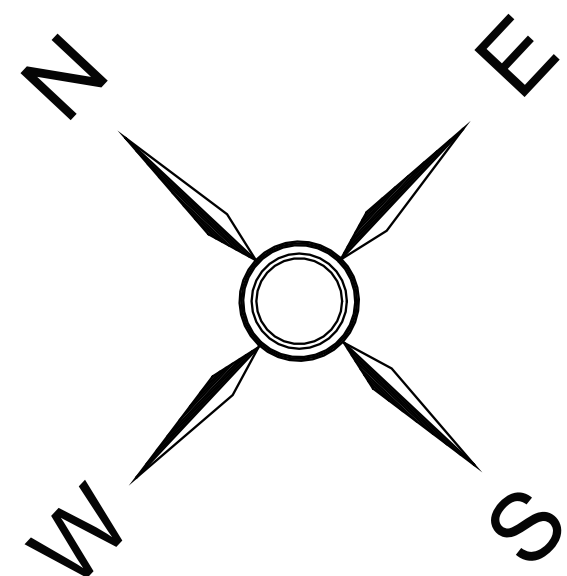
City of Ottawa | Ville d'Ottawa
Comité de dérogation



FARMER RESIDENCE -Satellite image

2450 Sixth Line Rd B, Dunrobin, ON K0A 1T0

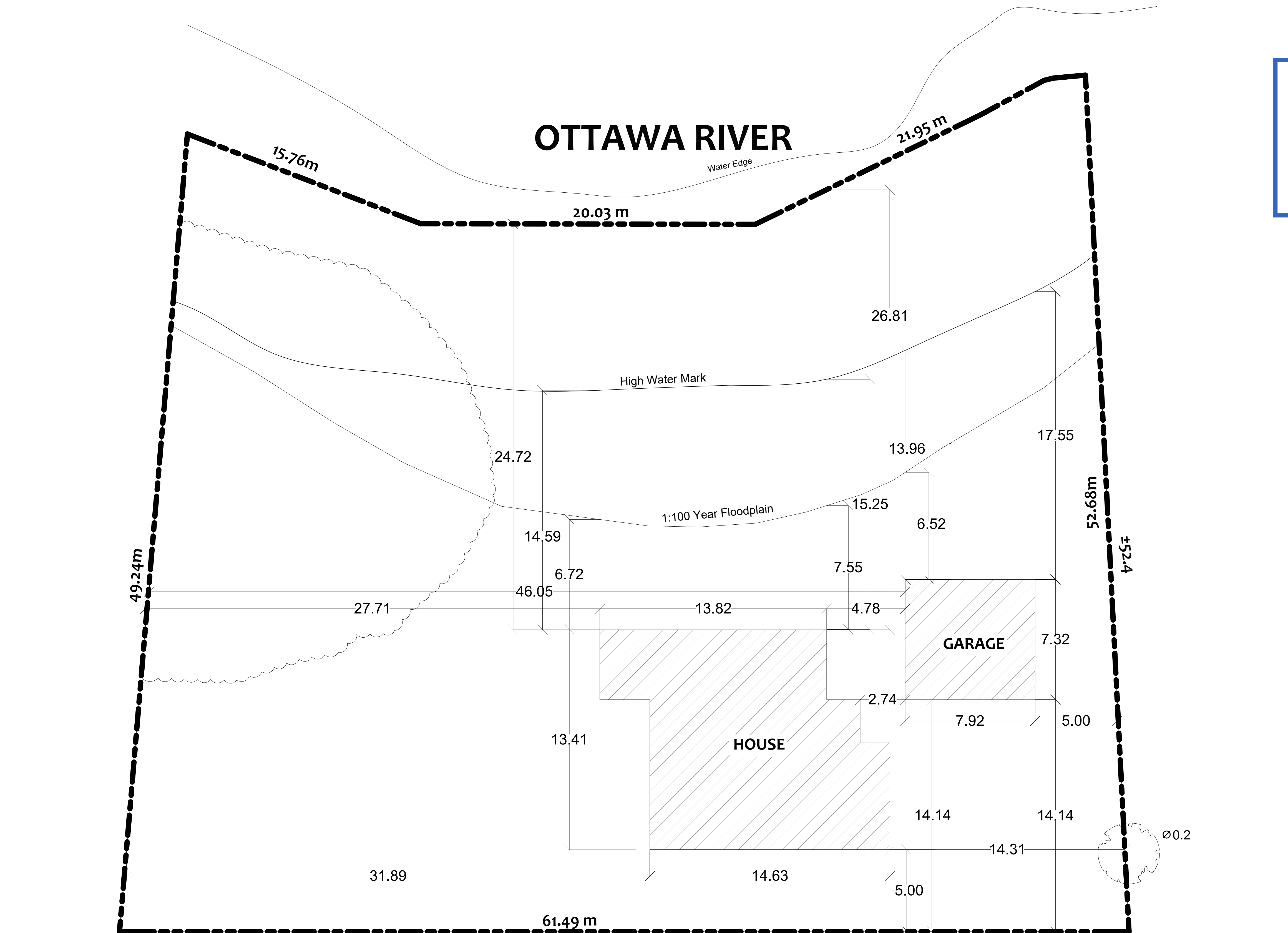
NOT TO SCALE



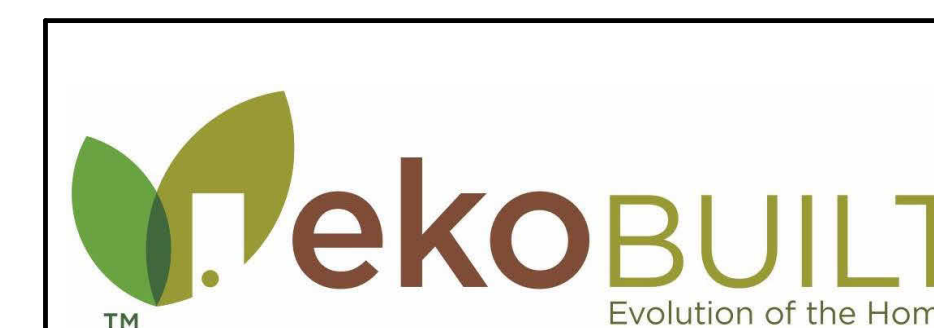
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SITE PLAN



PAUL & TAMMY RESIDENCE

Dunrobin, Ontario

Site Plan

SCALE: 3/32" = 1'-0" (1:128) (36x24)

S-1

TABLE OF CONTENTS:
A1 - GROUND FLOOR PLAN
A2 - ELEVATIONS & DOOR & WINDOW SCHEDULE

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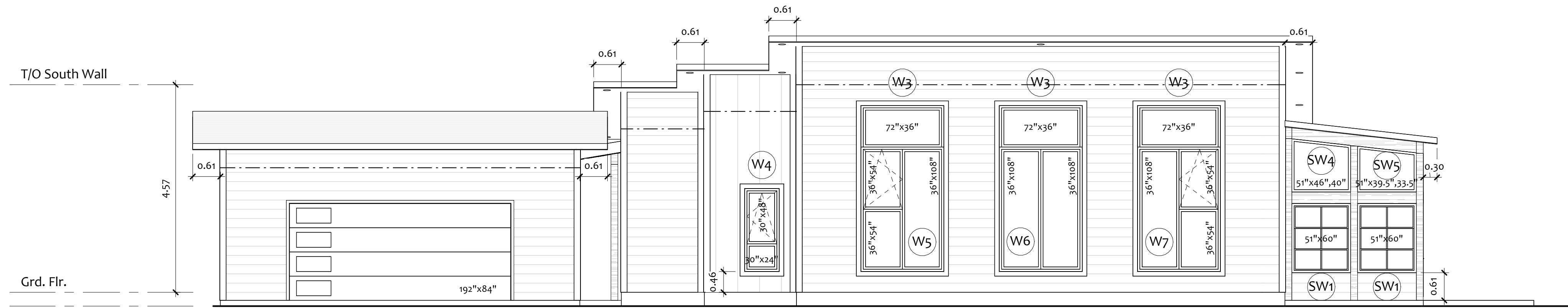
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Paul & Tammy Residence

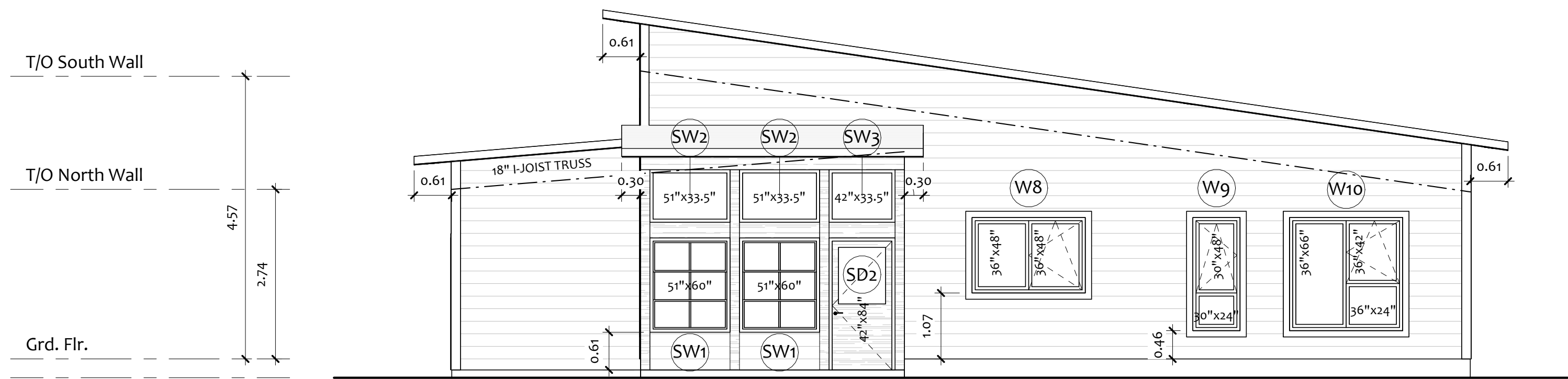
Dunrobin, Ontario

FINISHED AREAS:	
GROUND FLOOR:	1,882.67 sq.ft.
ENTRY PORCH:	84.00 sq.ft.
SCREENED PORCH:	140.00sq.ft.
DECK:	112.00sq.ft.
GARAGE:	624.00 sq.ft.

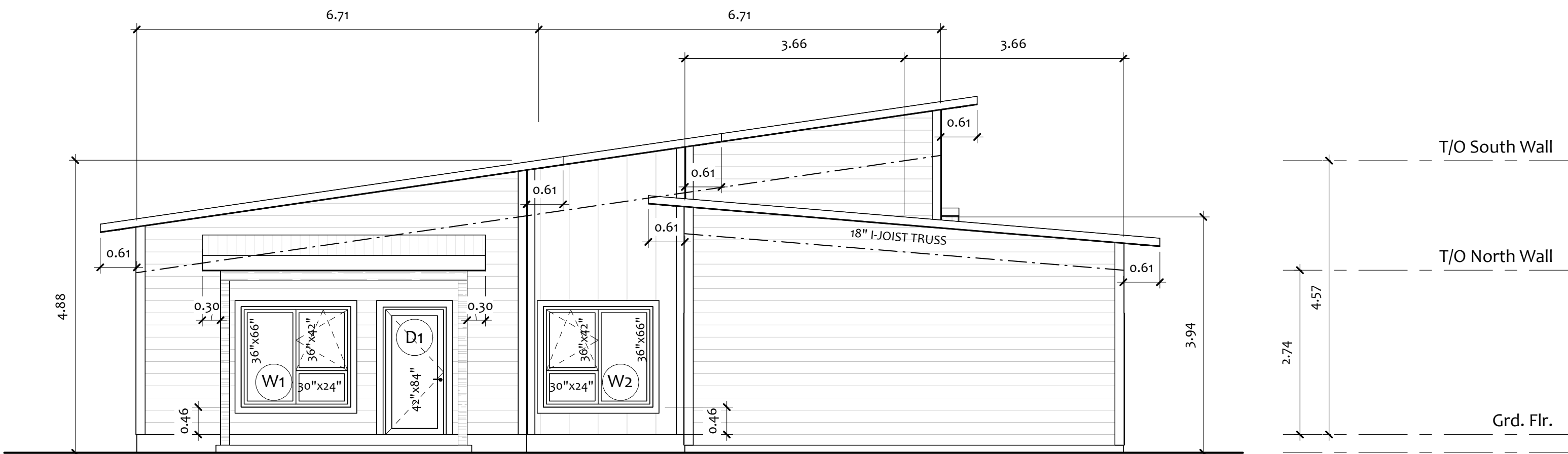




NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

WINDOW SCHEDULE				
NUMBER	SIZE (WxH)	LOCATION	TYPE	SIDE
SW1	51"x60"	SCREENED PORCH	WEATHERMASTER SYSTEM	SW, NW, NE
SW2	51"x34"	SCREENED PORCH	FIXED	NW
SW3	42"x34"	SCREENED PORCH	FIXED	NW
SW4	51"x46", 40"	SCREENED PORCH	FIXED	NE
SW5	51"x39.5", 33.5"	SCREENED PORCH	FIXED	NE
SW6	51"x40", 46"	SCREENED PORCH	FIXED	SW
SW7	51"x33.5", 39.5"	SCREENED PORCH	FIXED	SW
W1	72"x66"	BEDROOM 2	FIXED / TILT & TURN	SE
W2	72"x66"	BEDROOM 3	FIXED / TILT & TURN	SE
W3	72"x36"	LIVING AREA	FIXED	NE
W4	30"x72"	BEDROOM 3	FIXED / TILT & TURN	NE
W5	72"x108"	LIVING AREA	FIXED / TILT & TURN	NE
W6	72"x108"	LIVING AREA	FIXED	NE
W7	72"x108"	LIVING AREA	FIXED / TILT & TURN	NE
W8	72"x48"	KITCHEN	FIXED / TILT & TURN	NW
W9	30"x72"	ENSUITE	FIXED / TILT & TURN	NW
W10	72"x72"	MASTER BEDROOM	FIXED / TILT & TURN	NW

EXTERIOR DOOR SCHEDULE			
NUMBER	SIZE (WxH)	TYPE	SIDE
D1	42"x84"	ENTRY DOOR	SE
D2	42"x84"	ENTRY DOOR (FULL GLASS)	NW
SD2	42"x84"	ENTRY DOOR (HALF GLASS)	NW



PAUL & TAMMY RESIDENCE

Dunrobin, Ontario

Elevations

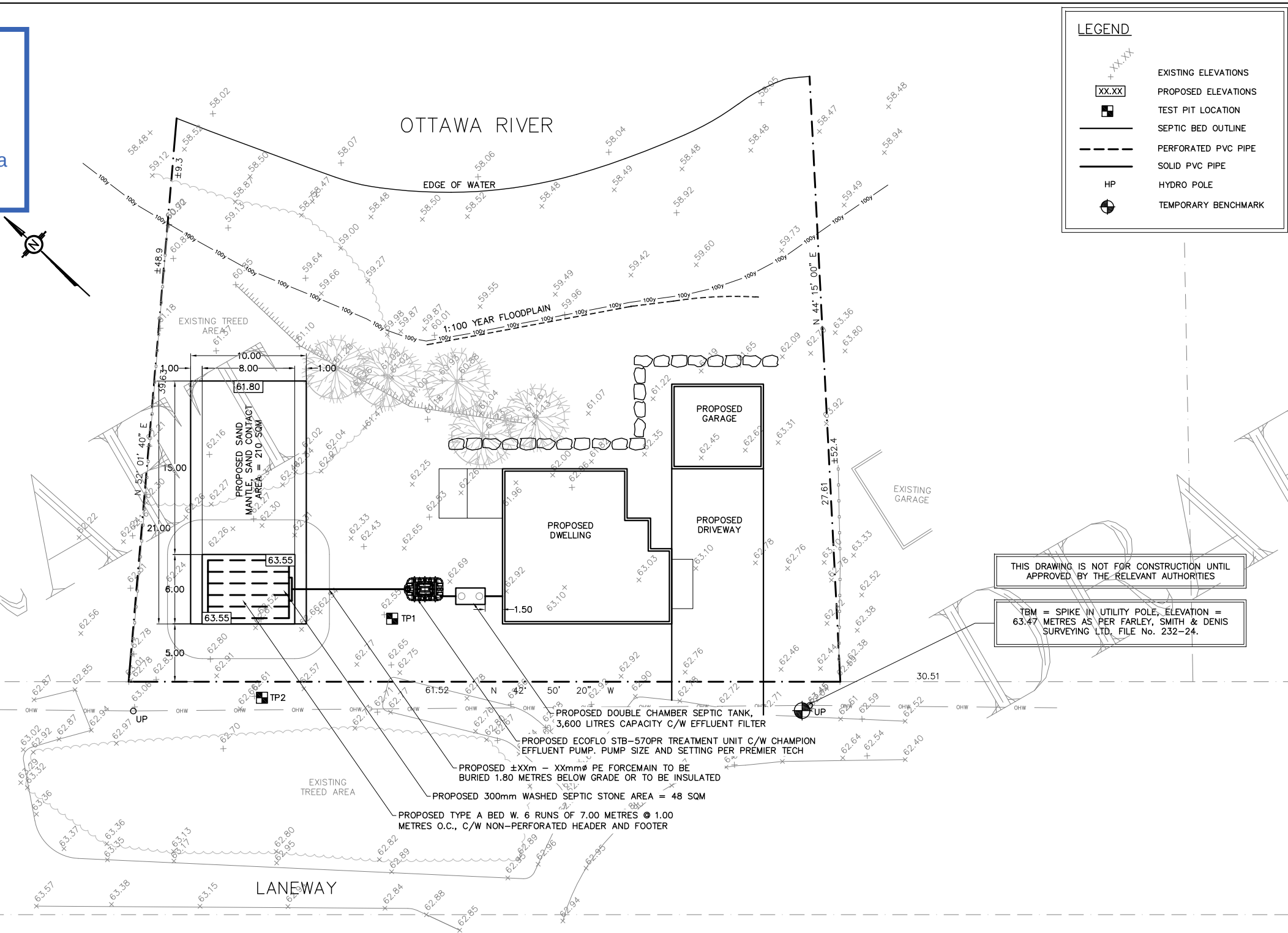
SCALE: 3/16" = 1'-0" (1:64) (36x24)

A-2

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LEGEND

- XXXXX EXISTING ELEVATIONS
- XX.XX PROPOSED ELEVATIONS
- TEST PIT LOCATION
- SEPTIC BED OUTLINE
- PERFORATED PVC PIPE
- SOLID PVC PIPE
- HP HYDRO POLE
- TEMPORARY BENCHMARK

DRAWING NUMBER: 240860-SD

- CONSTRUCTION NOTES:**
- All dimensions and elevations are in metres. Do not scale drawing.
 - This drawing is not a legal survey, a utility plan or a site plan and is for septic purposes only.
 - TBM = XXXXX
 - 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.
 - This drawing is not for construction until approved by the relevant authorities.
 - Contractor is responsible for location and protection of utilities.
 - The sewage system envelope (leaching bed) as identified on the drawing must be maintained free of the deposit or disposal of any materials, structures, or equipment other than the material or equipment required for the construction of the leaching bed within the sewage system envelope.
 - Topsoil rootmat (organics) to be removed from bed area and exposed subgrade. No wheeled vehicles to be allowed in leaching bed area.
 - Percolation rate of any imported sand for bed to be 6 to 8 min/cm, with < 5% passing the #200 (0.080 mm) sieve.
 - Stone layer to be washed septic stone, free of fine material, with gradation conforming to OBC Table 8.7.3.3.A.
 - The septic system leaching bed is to be graded to provide positive drainage away from the septic system and treated with 75 to 100 mm permeable topsoil and seed. Grass growth is to be established.
 - The following are not to be connected to the septic system:
Water softener; swimming pool or filter system backwash; sump pump discharge.
 - Septic system to be installed in accordance with the OBC.
 - Septic tank to meet criteria described in the OBC.
 - No silty clay or clayey or silty material to be placed around or over leaching bed.
 - All changes to this design must be verified and approved by Kollaard Associates Incorporated.
 - Minimum clearance from treatment unit to;
* structure = 1.5m
* property line = 3m
* drilled well = 15m
 - Minimum clearance from distribution piping to;
* structure = Xm
* property line = Xm
* drilled well = XXm

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES

TBM = SPIKE IN UTILITY POLE, ELEVATION = 63.47 METRES AS PER FARLEY, SMITH & DENIS SURVEYING LTD. FILE No. 232-24.

REV.	NAME	DATE	DESCRIPTION



Kollaard Associates
Engineers

210 PRESCOTT STREET
PO BOX 189
KEMPTVILLE ONTARIO
K0G 1J0

(613) 860-0923
FAX (613) 258-0475
www.kollaard.ca
Info@kollaard.ca

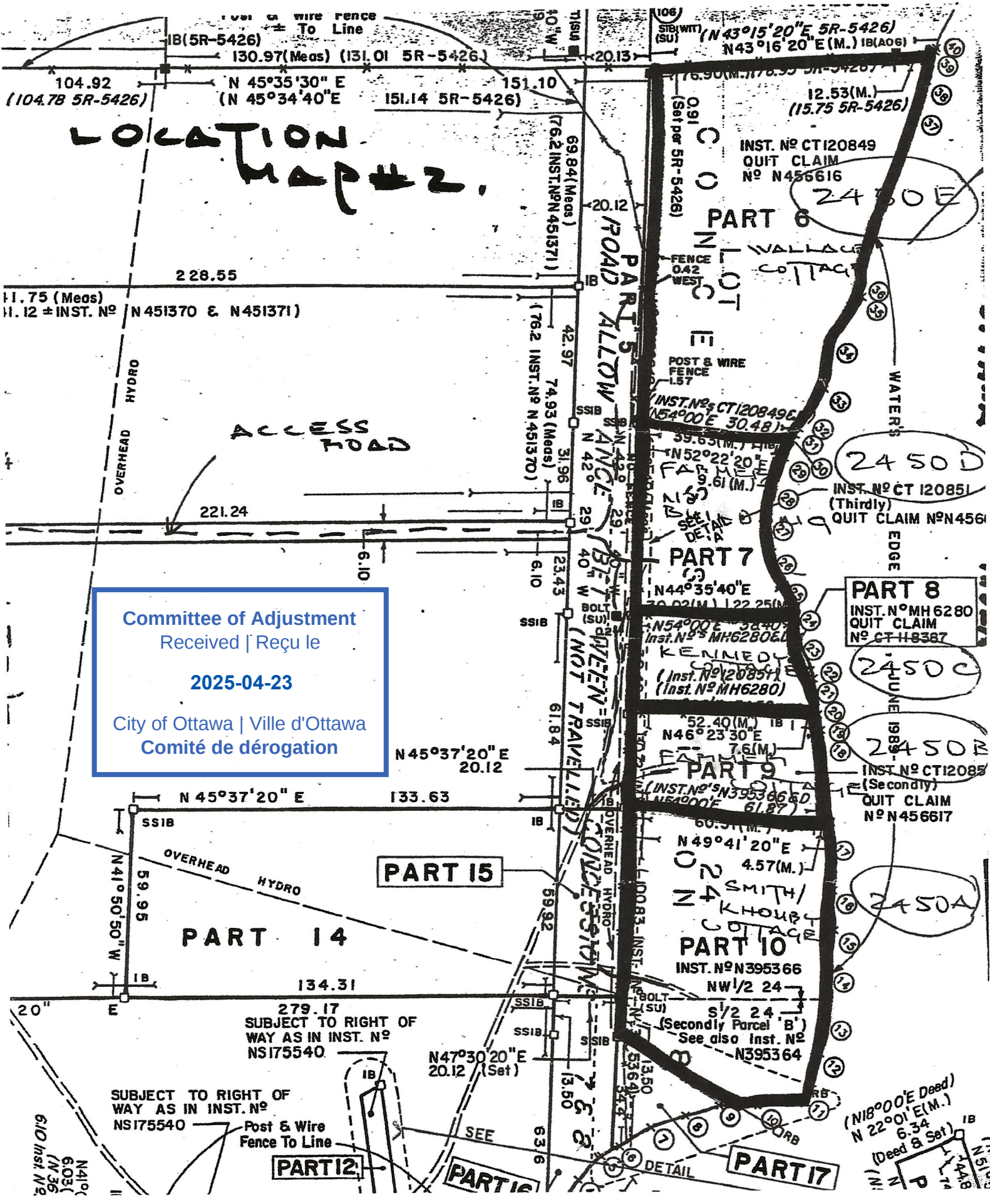
CLIENT:
PAUL FARMER & TAMMY MASON

DRAWING:
PROPOSED SEPTIC DESIGN PLAN

LOCATION:
2450D SIXTH LINE ROAD
R.PLAN 5R-13128, PART 7
LOT 24, CONC. 8,
KANATA (MARCH),
CITY OF OTTAWA, ONTARIO

DESIGNED BY: PV	DATE: OCT 4, 2024
DRAWN BY: PV	SCALE: 1:400

KOLLAARD FILE NUMBER:
240860



LOCATION
MAP #2.

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2025-04-23

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PART 15

PART 14

PART 10

PART 8
INST. N° MH 6280
QUIT CLAIM
N° CT H 8387

PART 7

PART 6

INST. N° CT120849
QUIT CLAIM
N° N456616

INST. N° CT 120851
(Thirdly)
QUIT CLAIM N° N456617

INST. N° CT120851
(Secondly)
QUIT CLAIM
N° N456617

INST. N° N395366
NW 1/2 24
S 1/2 24
(Secondly Parcel 'B')
See also Inst. N°
N395364

(N18°00'E Dead)
N 22°01'E (M.)
6.34
(Dead & Set)

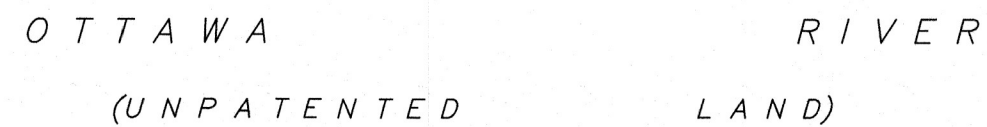
279.17
SUBJECT TO RIGHT OF
WAY AS IN INST. N°
NS175540

SUBJECT TO RIGHT OF
WAY AS IN INST. N°
NS175540

PART 12

PART 16

PART 17



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Shoreline Table	
Interment Station	Shoreline Station
A	① N 64° 48' 40" W ±13.
	② N 48° 55' 00" W ±30.
	③ N 49° 59' 00" W ±36.
	④ N 52° 40' 50" W ±45.

**PART OF LOT 24
CONCESSION 8
GEOGRAPHIC TOWNSHIP OF MARCH
CITY OF OTTAWA**

Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999915.

Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.

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.
4. Not all overhead wires/transformers adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

—□—	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
(SU)	"	Source Unknown
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Plan SR-13128
OWW ———	"	Overhead Wires
○UP	"	Utility Pole
○AN	"	Anchor
Ø	"	Diameter
PWF	"	Post and Wire Fence
RF	"	Rail Fence
C/L	"	Centreline
+ 65.00	"	Location of Elevations
—————	"	Property Line

	"	Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
	"	Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=±2662 sq.m.

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 8th day of July, 2024.



Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-80487

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

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FILE No. : 232-24

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