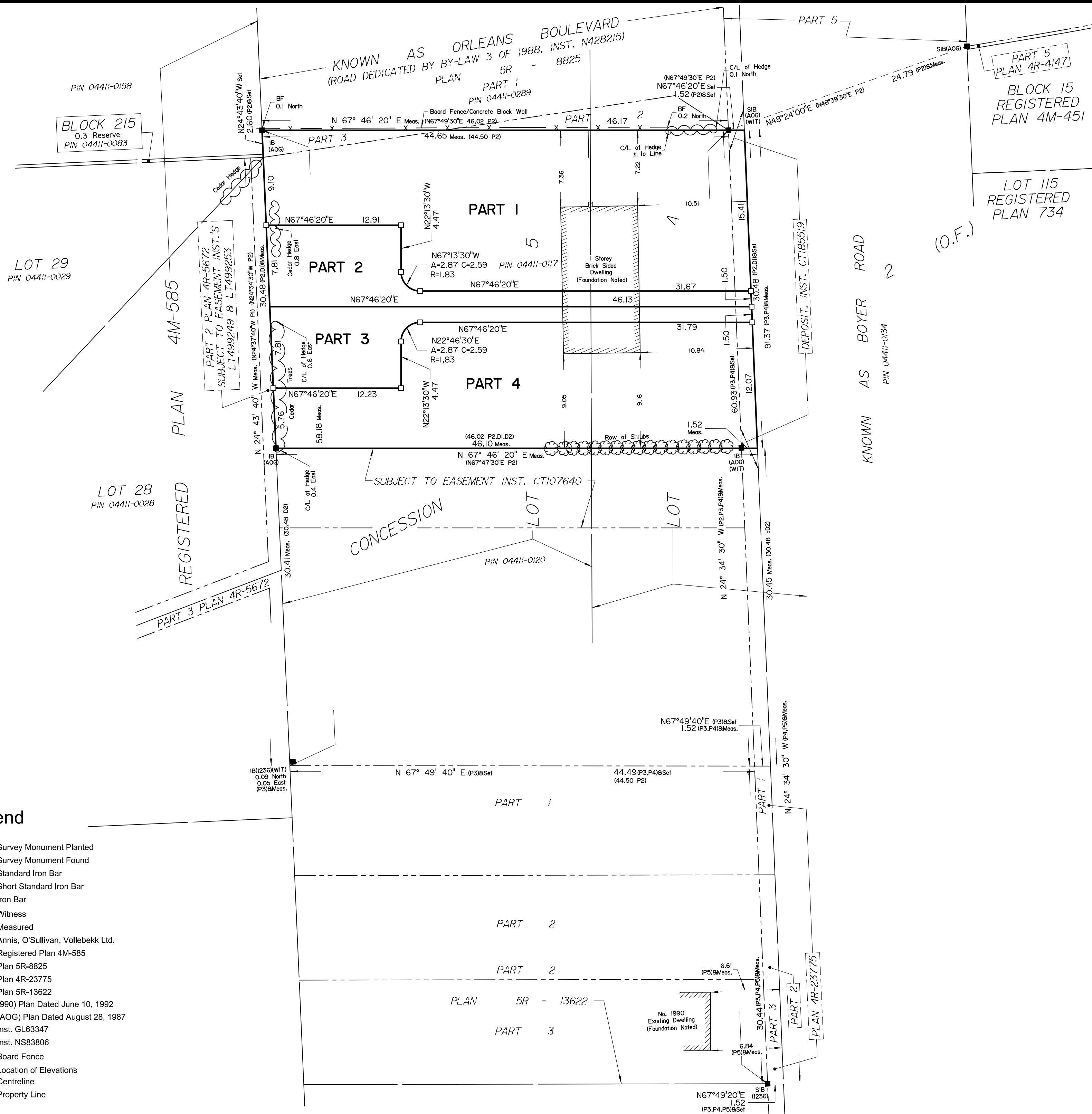
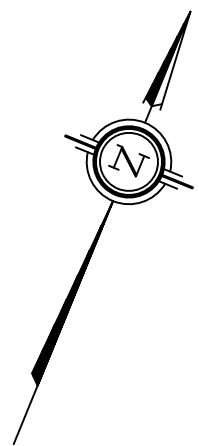




Notes & Legend

Denotes		
—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	"	Registered Plan 4M-585
(P2)	"	Plan 5R-8825
(P3)	"	Plan 4R-23775
(P4)	"	Plan 5R-13622
(P5)	"	(990) Plan Dated June 10, 1992
(P6)	"	(AOG) Plan Dated August 28, 1987
(D1)	"	Inst. GL63347
(D2)	"	Inst. NS83806
BF	"	Board Fence
+ 65.00	"	Location of Elevations
C/L	"	Centreline
—	"	Property Line

Committee of Adjustment
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2025-05-13

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Comité de dérogation

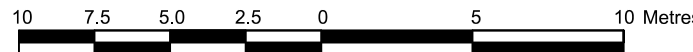
SCHEDULE

AREA (SQ.M.)	PART	LOT	CONCESSION	PIN
629	1	Part of 4 & 5	2 (Ottawa Front)	All of 0441-0117
150	2			
149	3			
477	4			

PLAN OF SURVEY OF PART OF LOTS 4 AND 5 CONCESSION 2 (OTTAWA FRONT) (Geographic Township of Gloucester) CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 250



The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:250.

Metric

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

Surveyor's Certificate

I CERTIFY THAT :

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
- The survey was completed on February 10, 2025.

Date T. Hartwick
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number V-97959.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999xx.

Bearings are grid, derived from Can-Net Real Time Network GPS observations and are referred to the Central Meridian of MTM Zone 9 NAD-83 (CSRS) (2010.0).

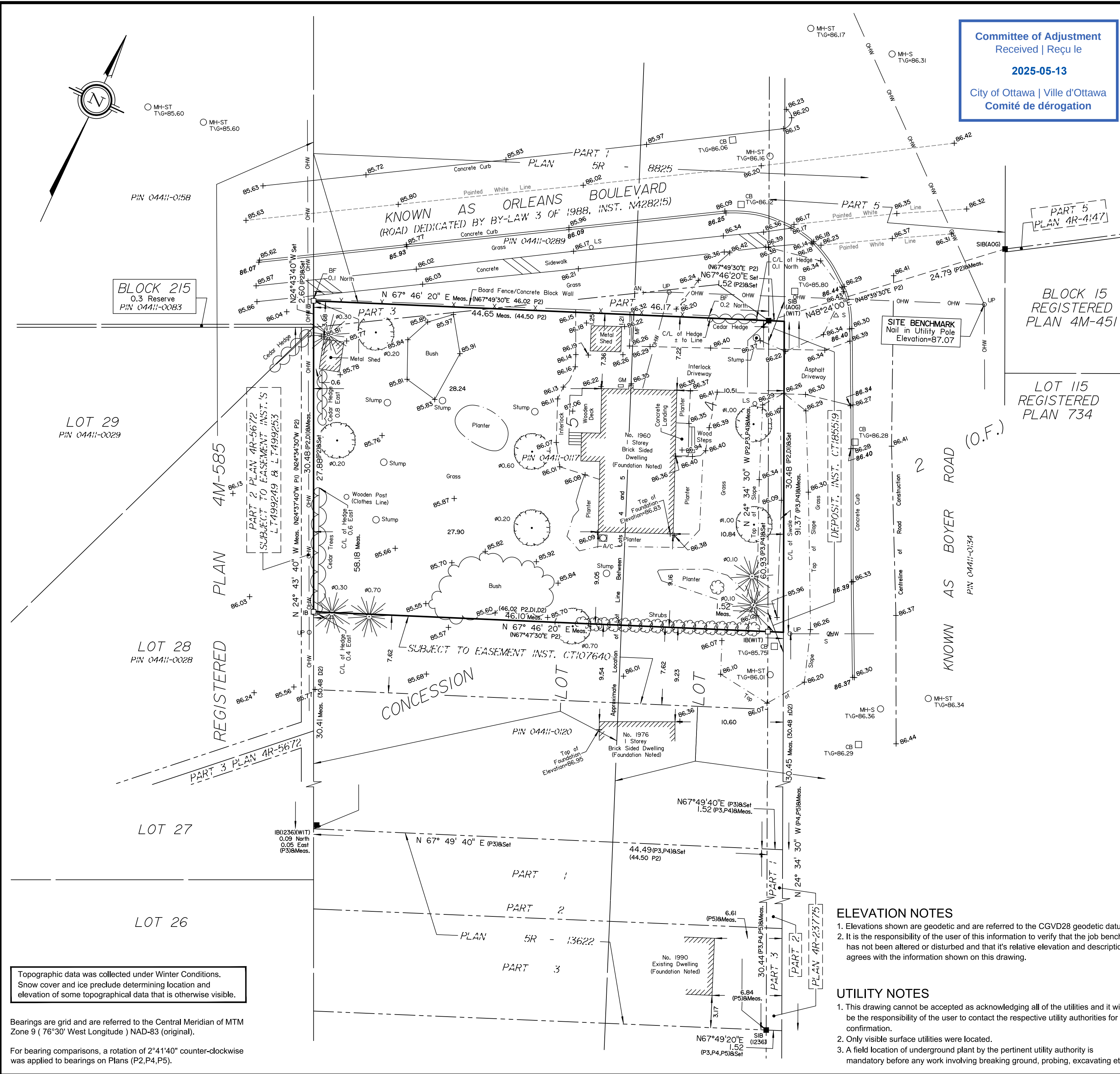
For bearing comparisons, a rotation of 2°41'40" counter-clockwise was applied to bearings on Plans (P2,P4,P5).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations and are referred to the Central Meridian of MTM Zone 9 NAD-83 (CSRS) (2010.0).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. Point A Northing 5035483.55 Easting 380975.10
. Point B Northing 5035438.98 Easting 380946.52

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



Committee of Adjustment
Received | Reçu le
2025-05-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHICAL PLAN OF SURVEY OF
PART OF LOTS 4 AND 5
CONCESSION 2 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 250
10 7.5 5.0 2.5 0 5 10 Metres

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

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 February 10, 2025.

Date T. Hartwick
Ontario Land Surveyor

This plan is not valid unless it is embossed original copy issued by the
surveyor in accordance with Regulation 1026, Section 29 (3).

This Plan of Survey relates to AOLS Plan Submission form number V-97911.

Notes & Legend

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebekk Ltd.
(PI)	Registered Plan 4M-585
(P2)	Plan 5R-8825
(P3)	Plan 4R-23775
(P4)	Plan 5R-13622
(P5)	(990) Plan Dated June 10, 1992
(P6)	(AOG) Plan Dated August 28, 1987
(DI)	Inst. GL63347
(D2)	Inst. NS83806
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
○ UP	Utility Pole
△ AN	Anchor
○ LS	Light Standard
□ CB	Catch Basin
T/G	Top of Grate
GM	Gas Meter
○	Deciduous Tree
✱	Coniferous Tree
△ S	Sign
BF	Board Fence
MF	Metal Fence
□ A/C	Air Conditioner
∅	Diameter
+ 65.00	Location of Elevations
+ 65.00	Top of Concrete Curb Elevation
C/L	Centreline
—	Property Line
— OHW	Overhead Wires

ELEVATION NOTES

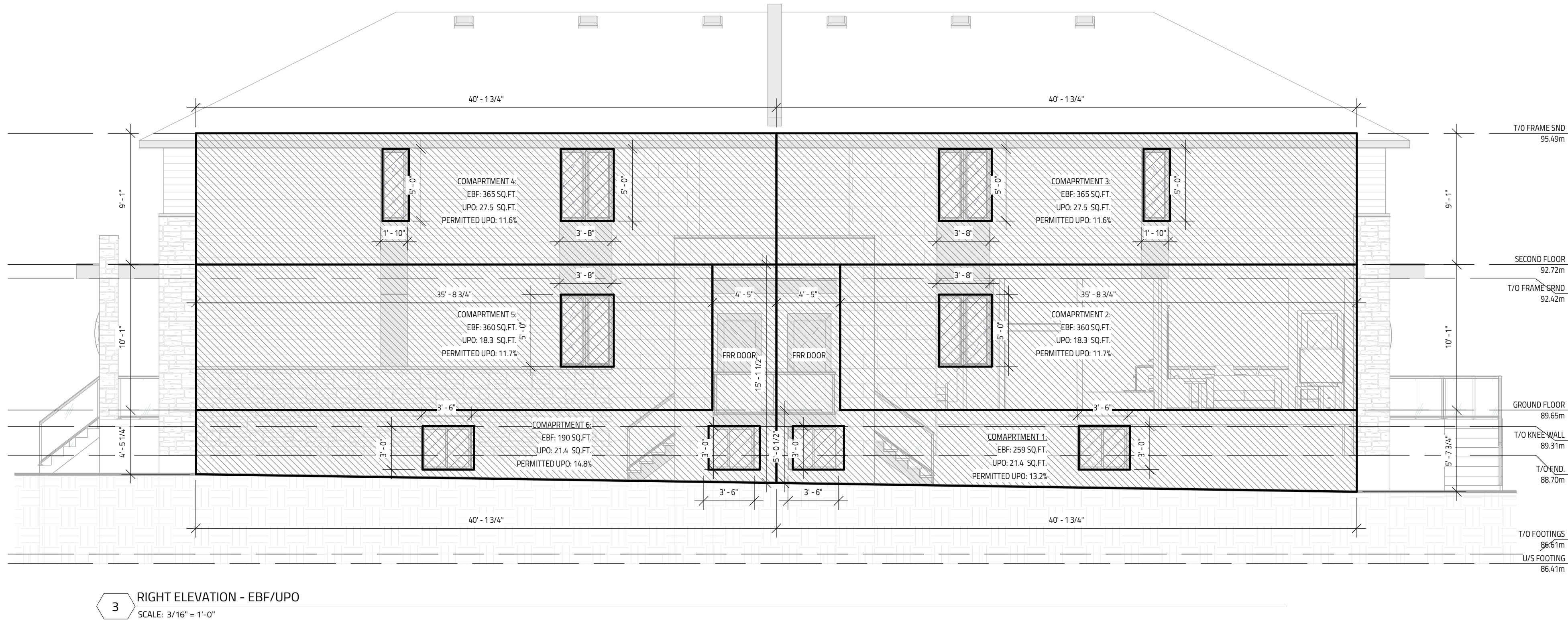
- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
165 Bay Street
Embrun, Ont. K0A 1W1
Phone: (613) 443-3364
Email: Embrun@aovltd.com
Ontario Land Surveyors Job No. E-4522-24 A.M.



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SISING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC S134, CAN/ULC S102, NFPA 285 & ASTM E84
METAL FOLDED WALL PANEL IS 'ULX FOLDED WALL' CONFORMING TO CCMC 14137-L
2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L
EXTERIOR FINISH EPS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H2S CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
6	ISSUED FOR STRUCTURAL REVIEW	MAY 8, 2025
5	LOT SPECIFIC DRAWING MODIFICATIONS	MAY 1, 2025
4	ARCHITECTURAL REVIEW & REVISIONS	MAY 1, 2025
3	ARCHITECTURAL REVIEW & REVISIONS	MAY 1, 2025
2	ARCHITECTURAL REVIEW & REVISIONS	MAY 1, 2025
1	ARCHITECTURAL SITE PLAN CREATED	MARCH 6, 2025

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2024. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

1960 BOYER RD. (CORNER LOT)
OTTAWA, ON

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

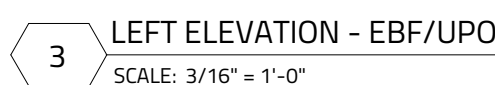
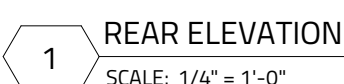
GENERAL NOTES:
- E. & O.E.
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2024, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

DATE: MAY 8, 2025
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

ELEVATIONS 1

613-884-7068 / 613-808-7185

A4.0



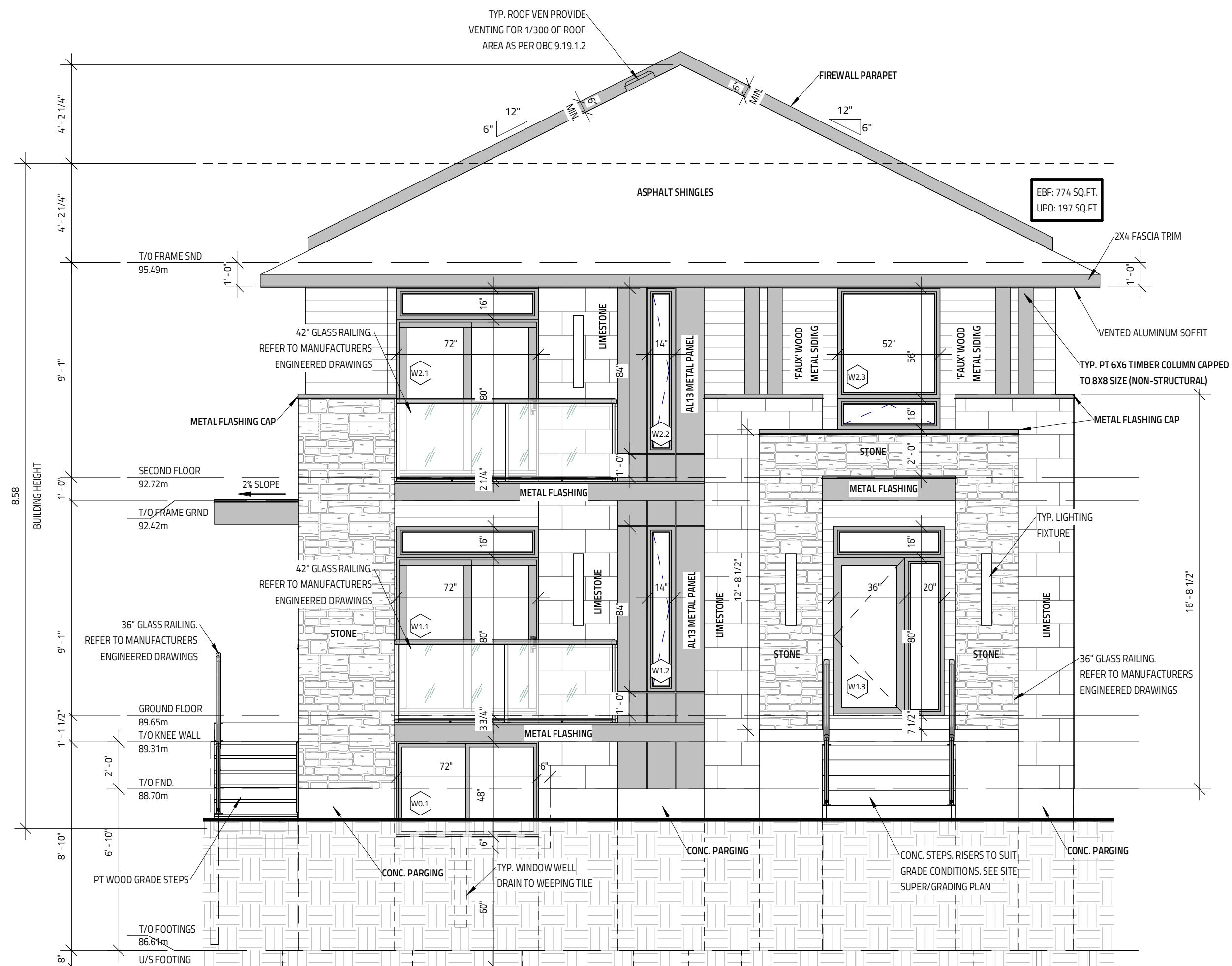
METAL PANELING IS 'A13 COMPOSITE PANEL' CONFORMING TO CAN/ULC 5134, CAN/ULC 5102, NFPA 285 & ASTM E84
METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CMC 14137-L
2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CMC 1328B-L
EXTERIOR FINISH EPS IS 'ADEX-MFS' SYSTEM CONFORMING TO CMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CMC 12678-R

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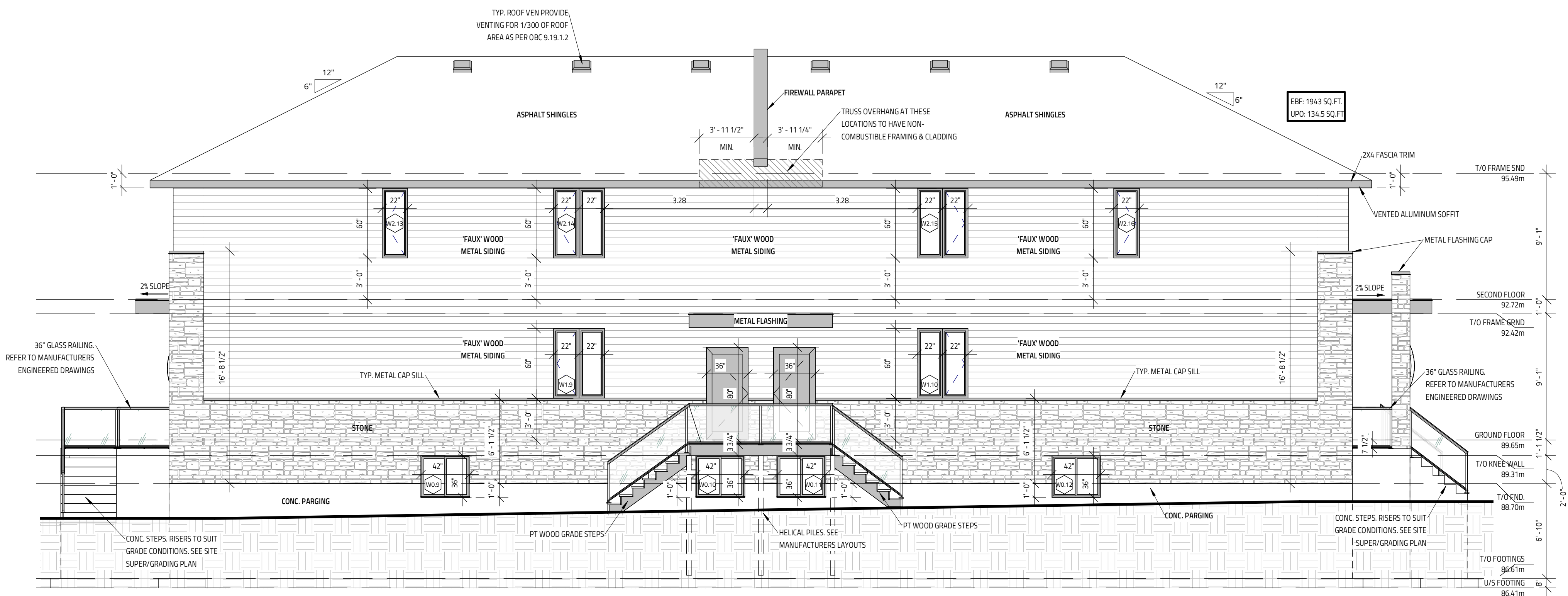
DRAWING TITLE	
ELEVATIONS 2	
TION	
DATE DRAWN MARCH 6, 2005	FILED March 7, 2005
DRAWN BY: JF	FILE NO. PZ-0335
CHECKED BY: SG	DWG. NO.
	A4.1

2025-05-13

City of Ottawa | Ville d'Ottawa
Comité de dérogation

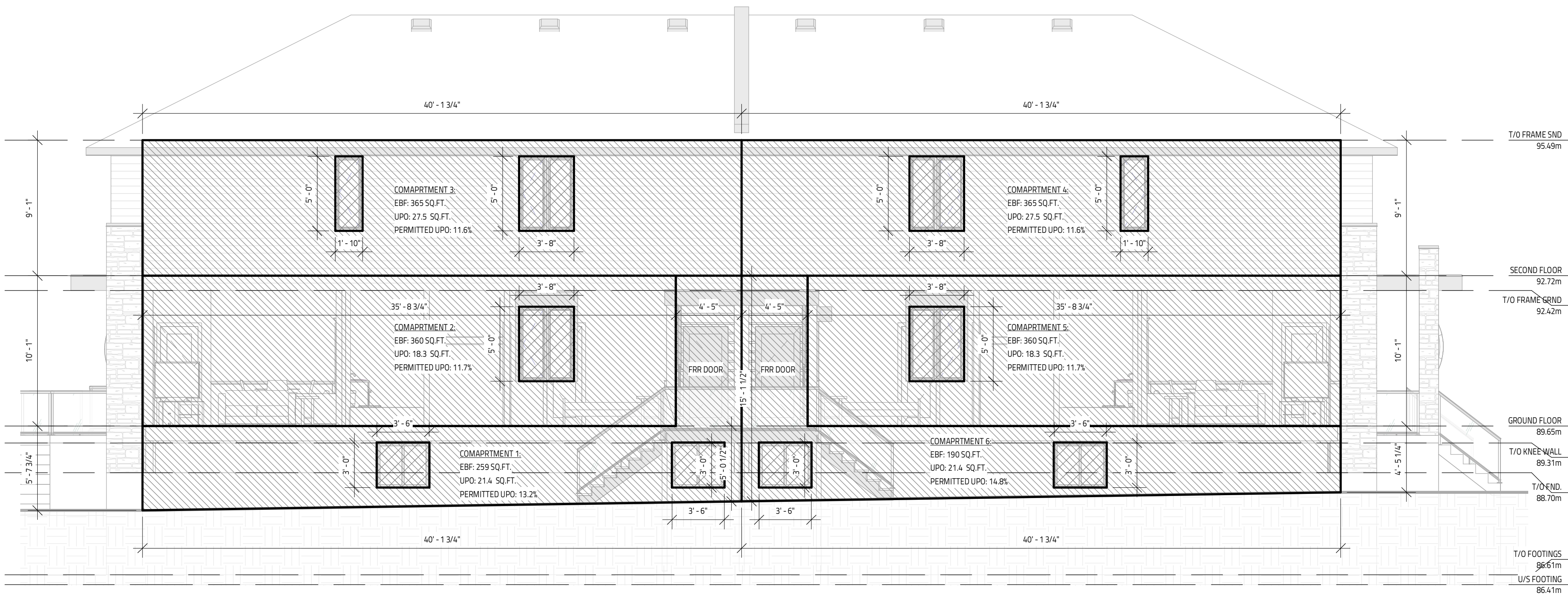
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION

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



3 LEFT ELEVATION - EBF/UPO

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

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC
S134, CAN/ULC S102, NFPA 285 & ASTM E84METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC
14137-L2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO'
CONFORMING TO CCMC 12913-REXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H2S
CONFORMING TO CCMC 12678-RIT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY
THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE
AND SILING WITH THE DRAWINGS AND CONDITIONS ON SITE &
REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING
WINDOW & DOOR ORDER INTO PRODUCTIONMATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
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2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012THIS DRAWING SHALL NOT BE USED
FOR CONSTRUCTION UNTIL SIGNED
AND DATED BY THE DESIGNERFIRM BCIN: 45801
INDIVIDUAL BCIN: 41176I REVIEW & TAKE RESPONSIBILITY FOR
THE DESIGN WORK ON BEHALF OF A
FIRM REGISTERED UNDER SUBSECTION
3.2.4 OF THE OBC 2024. I AM QUALIFIED
& THE FIRM IS REGISTERED IN THE
APPROPRIATE CLASSES/CATEGORIES.

NO.	REVISION	DATE
6	ISSUED FOR STRUCTURAL REVIEW	MAY 8, 2025
5	LOT SPECIFIC DRAWING MODIFICATIONS	MAY 1, 2025
4	ARCHITECTURAL DRAWING SUBMITTED	MAY 1, 2025
3	ARCHITECTURAL DRAWING SUBMITTED	MAY 1, 2025
2	ARCHITECTURAL DRAWING SUBMITTED	MAY 1, 2025
1	ARCHITECTURAL SITE PLAN CREATED	MARCH 6, 2025

1660 BOYER RD. (INTERIOR LOT)

1660 BOYER RD. (INTERIOR LOT)

1660 BOYER RD. (INTERIOR LOT)

1660 BOYER RD. (INTERIOR LOT)

1660 BOYER RD. (INTERIOR LOT)

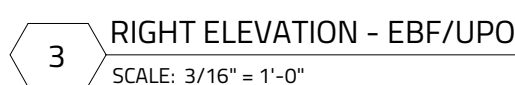
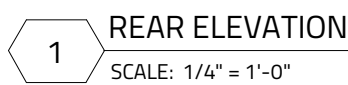


613-884-7068 / 613-808-7185

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ACCORDANCE w/ THE O.B.C. 2024, ANY MUNICIPAL
BY LAWS & ALL OTHER APPLICABLE CODES

ELEVATIONS 1

A4.0



DRAWING TITLE	
ELEVATIONS 2	
TION	
DATE: MARCH 6, 2025	SCALE: as indicated
DRAWN BY: J. W.	PLotted: 3/25/2025
CHECKED BY: SG	DWG. NO. A4.1