

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

**NOTE:**

Bearings are astronomic, derived from Index Plan D-18, and are referred to the meridian of longitude  $76^{\circ}30' W.$   
• SIB denotes Standard Iron Bar  
• SSIB .. Short Standard Iron Bar  
• RIB .. Round Iron Bar  
Fd. .. Found  
⑤41 .. 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

**PLAN 4R-3417**

Received and deposited:  
August 6, 1980

Daniel M. Kay, Dep.

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

Approved: 6 August 1980

*Barbara 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

**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.

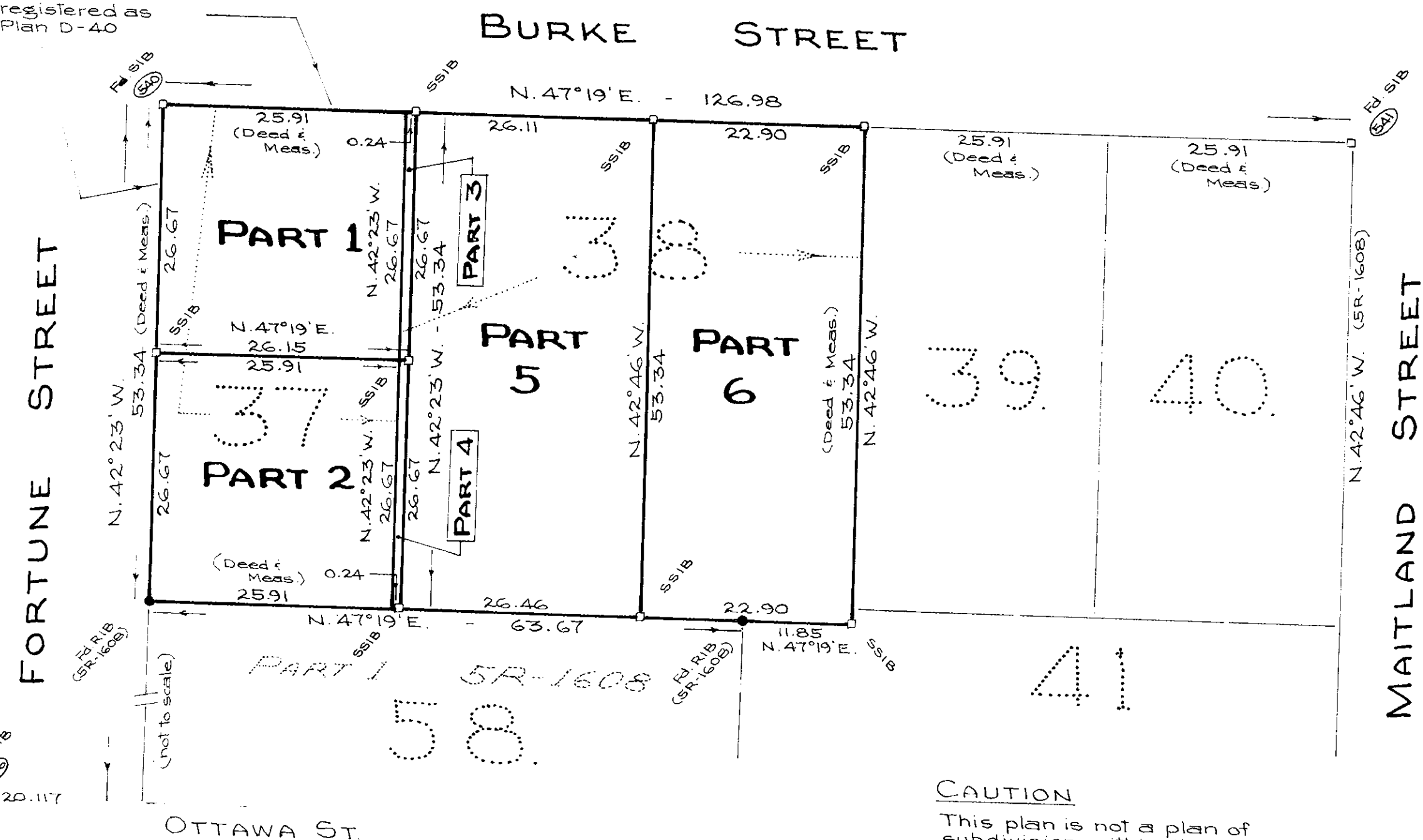
Richmond, Ont.,  
1980 08 05

*John R. Hiley*  
John R. Hiley  
Ontario Land Surveyor

**METRIC**

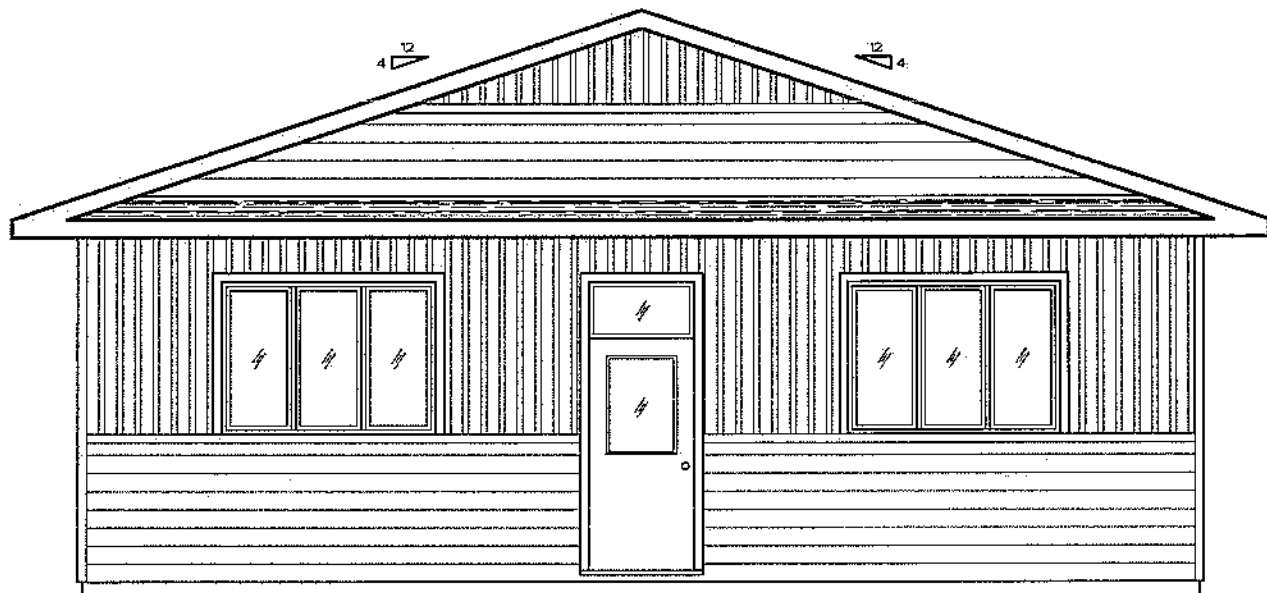
Measurements shown on this  
plan are in metres and may  
be converted into feet by  
dividing by 0.3048

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

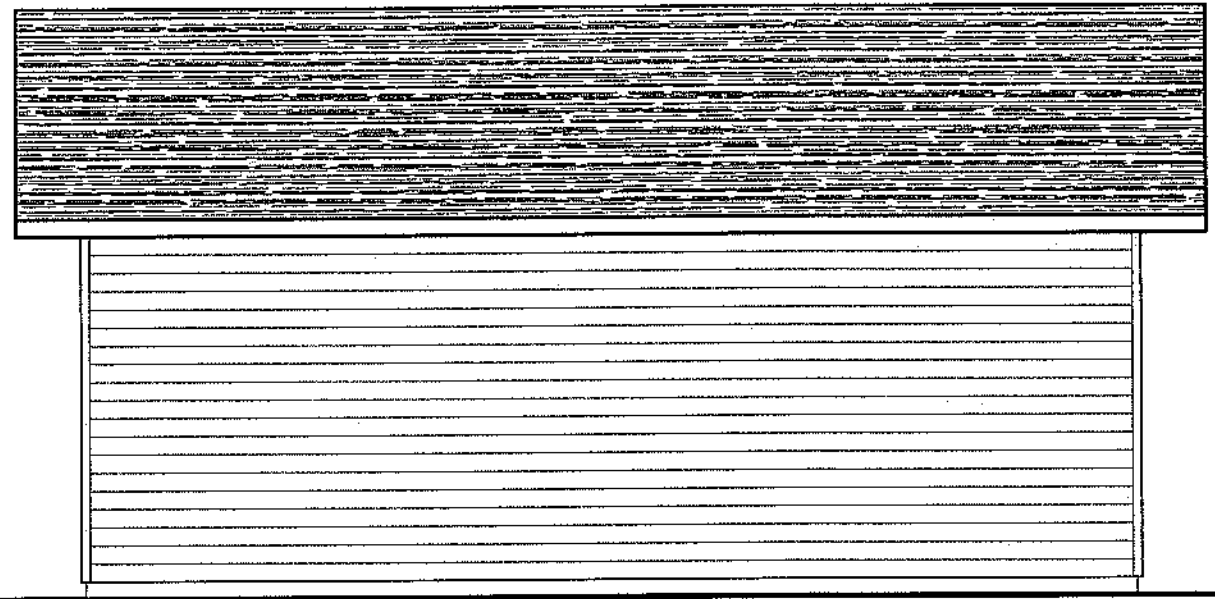


**CAUTION**

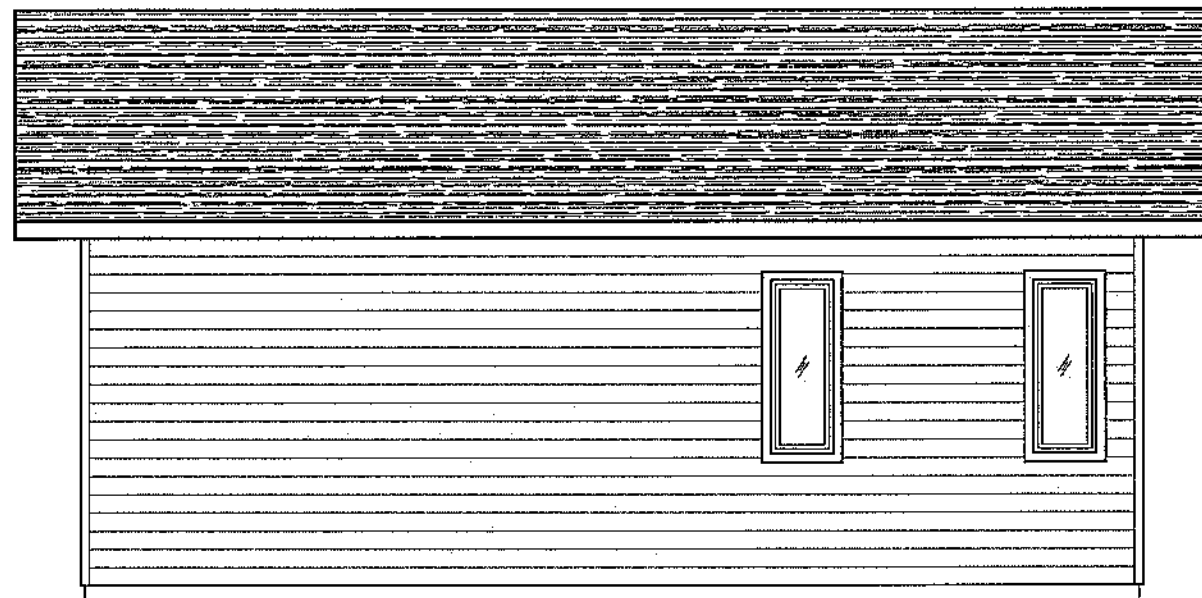
This plan is not a plan of  
subdivision within the meaning  
of The Planning Act.



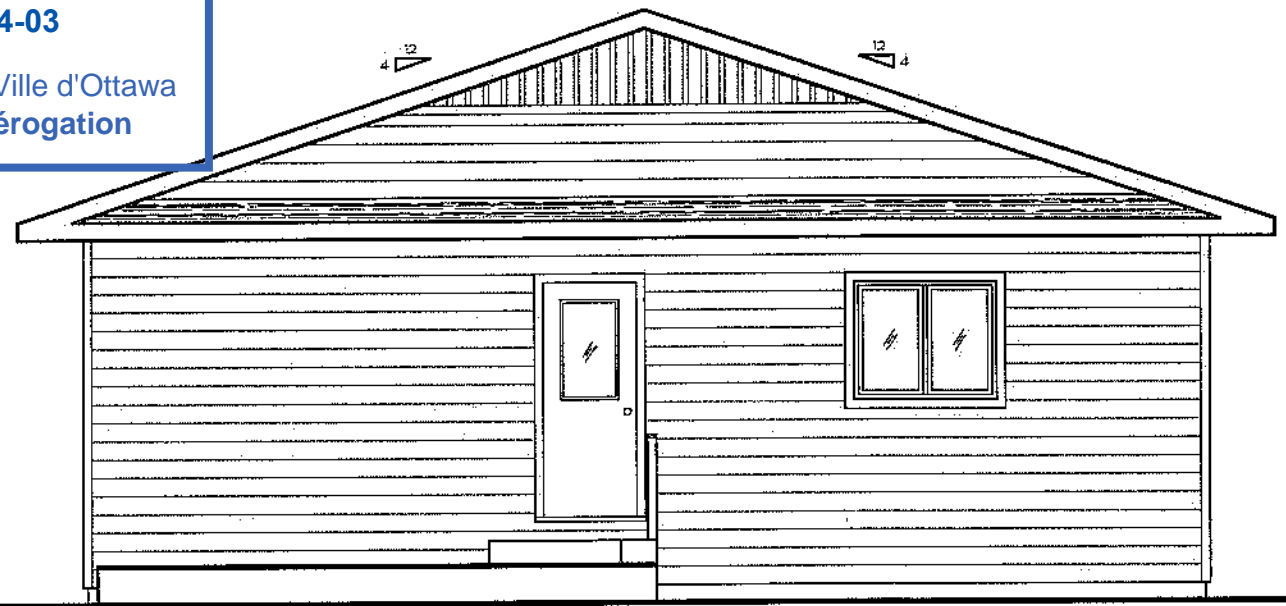
FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



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



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



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

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2025-04-03

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**GENERAL NOTES:**

- ALL WORK SHALL BE IN COMPLIANCE TO ONTARIO BUILDING CODE 2012 AND TO LOCAL BYLAWS.
- ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY WORK OR FABRICATION. ANY DISCREPANCIES SHALL BE REPORTED PRIOR TO CONSTRUCTION OR FABRICATION.
- ALL WOOD MEMBERS SHALL BE NO. 1 OR NO. 2 CONSTRUCTION GRADE.
- LINTELS SHALL BE 2 - 2x10 SPRUCE UNLESS NOTED.
- ALL ELECTRICAL SHALL BE AS PER ELECTRICAL SAFETY AUTHORITY.
- GUARDRAILS MIN 35" HIGH, 9.8.8. AND 9.8-7.
- ALL EXHAUST FANS TO EXHAUST TO EXTERIOR.
- WARM AIR TO BE SUPPLIED TO ALL EXTERIOR WALLS.
- MAIN BATH WALLS TO BE REINFORCED FOR FUTURE INSTALLMENTS OF GRAB BARS AS PER 9.5.2.3.(1)
- WATER RESISTANT FLOORING REQ'D FOR KITCHEN, ENTRANCES, LAUNDRY ROOM, BATHROOM AND STORAGE.
- SMOKE ALARMS TO BE WITHIN EVERY BEDROOM, AND WITHIN 16'-5" OF BEDROOMS, 9.10.19.
- ATTIC ACCESS MIN 3'4" R<sub>2</sub> IN AREA WITH NO DIMENSION LESS THAN 21 1/2". 9.19.2.1.(2)
- 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.
- ADJUSTMENTS / CORRECTIONS MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION TO COMPENSATE FOR UNFORSEEN ITEMS OR CONDITIONS.

**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

2453 JAY'S ROAD, RICHMOND, ON, L0A 2Z0  
(613) 836-2765 Phone - (613) 225-8105 Cell

**PROJECT:**

**COACH HOUSE**  
130 BURKE ST.  
RICHMOND, ONTARIO

**DRAWING:**

**ELEVATIONS**

**DRAWN BY:**

D.V. / L.P. BCIN 24904

**DATE:**

JULY 2020

**SCALE:**

AS NOTED

**DRAWING No.**

**A3**

BURKE ST.



DRIVEWAY

EXISTING PRIVATE WELL, TO SERVE EXISTING HOUSE AND GARAGE

FRONT ENTRANCE

PROPOSED COACH HOUSE  
65 sqm

SEPARATE STORAGE / UTILITY

EXISTING FLOATING DECK  
BACK ENTRANCE

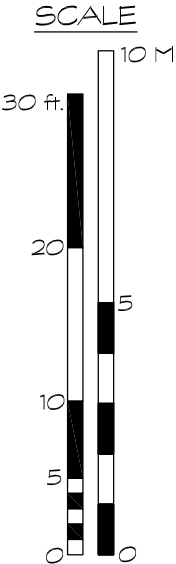
BUILDING TO BE CONNECTED TO EXISTING WASTE WATER SERVICE, CONNECT TO PUBLIC INFRASTRUCTURE

SITE PLAN  
SCALE: 1 - 150

LEGEND

PROPERTY LINE  
SETBACK LINE  
EXISTING BUILDING FOOTPRINT

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



LOT AREA VARIANCE:  
0 . 14 HECTARES

MIN. REAR YARD SETBACK

9.00 (M)

1.00 (M)

MIN. SITE YARD SETBACK

EXISTING 2-STOREY HOUSE

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

MIN. FRONT YARD SETBACK

6.00 (M)

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

L. PALMER DRAFTING

& DESIGN SERVICES

BCIN 31225

3452 JOY'S ROAD, RICHMOND, ON, N6A 2Z0  
(613) 836 - 2165 phone - (613) 223 - 6156 cell

PROJECT:

COACH HOUSE

130 BURKE ST.  
RICHMOND, ONTARIO

DRAWING:

SITE PLAN

DRAWN BY:

D.V. / L.P. BCIN 24904

DATE:

JULY 2020

SCALE:

AS NOTED

DRAWING No.

AO