

**SURVEYOR'S REAL PROPERTY REPORT  
PART 1** Plan of

**PART OF LOT 38  
REGISTERED PLAN 278  
CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150  
6 4.5 3.0 1.5 0 3 6 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 Survey Act, the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 13th day of March, 2025.

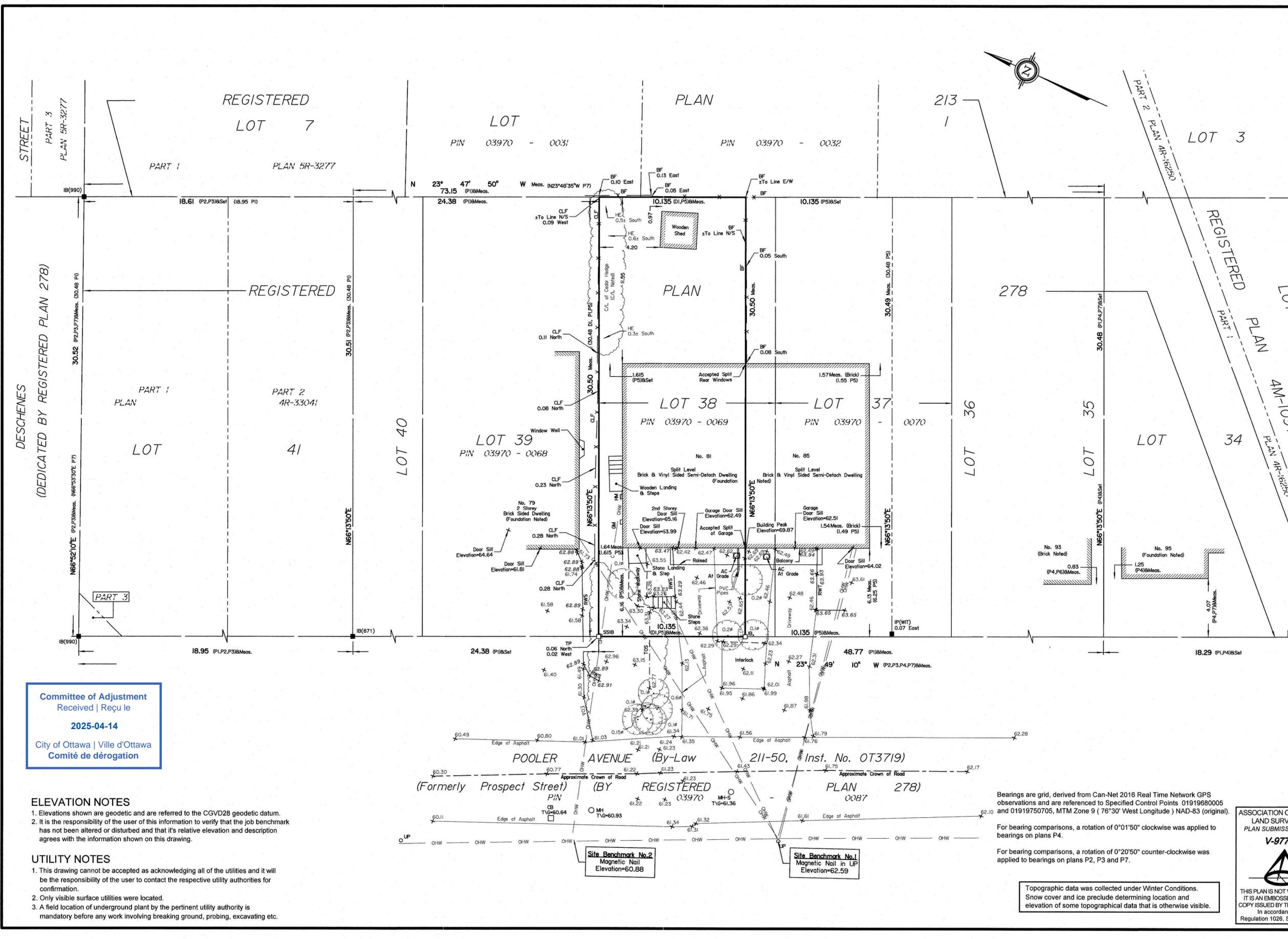
March 13, 2025  
Date  
T. Hartwick  
Ontario Land Surveyor

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

ANNIS, O'SULLIVAN, VOLLEBEK 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.

**Notes & Legend**

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IP	"	Iron Pipe
SIB#	"	Round Standard Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebek Ltd.
(P1)	"	Registered Plan 278
(P2)	"	Plan 4R-33041
(P3)	"	(STANTEC) Plan Dated October 21, 2014
(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
○ UP	"	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
∅	"	Diameter
+ 65.00	"	Location of Elevations
+ 65.00	"	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



Committee of Adjustment  
Received | Reçu le  
2025-04-14  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**ELEVATION NOTES**  
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.  
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**UTILITY NOTES**  
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.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).  
For bearing comparisons, a rotation of 0°01'50" clockwise was applied to bearings on plans P4.  
For bearing comparisons, a rotation of 0°20'50" counter-clockwise was applied to bearings on plans P2, P3 and P7.

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

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-97756

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

ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@aoivltd.com

Ontario Land Surveyors Job No. 25567-25 Oakwood P/L 138 P/278 O F3

V:\2025\25567-25 Oakwood P/L 138 P/278 O F3.dwg

# 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

### 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 APPLICATION	2025.04.11

Committee of Adjustment  
Received | Reçu le

**2025-04-14**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

### 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



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

THIS DRAWING IS THE PROPERTY OF  
OAKWOOD DESIGNERS & BUILDERS INC.  
AND ALL COPYRIGHT IS RESERVED. NO  
USE MAY BE MADE OF THIS DRAWING  
WITHOUT EXPRESS AND CONSENT.  
DIMENSIONS ON THIS DRAWING ARE FOR  
ESTIMATING PURPOSE ONLY. IT IS THE  
RESPONSIBILITY OF EACH CONTRACTOR  
AND SUBCONTRACTOR TO CHECK ALL  
DIMENSIONS AND CONDITIONS ON SITE  
PRIOR TO IMPLEMENTATION

**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

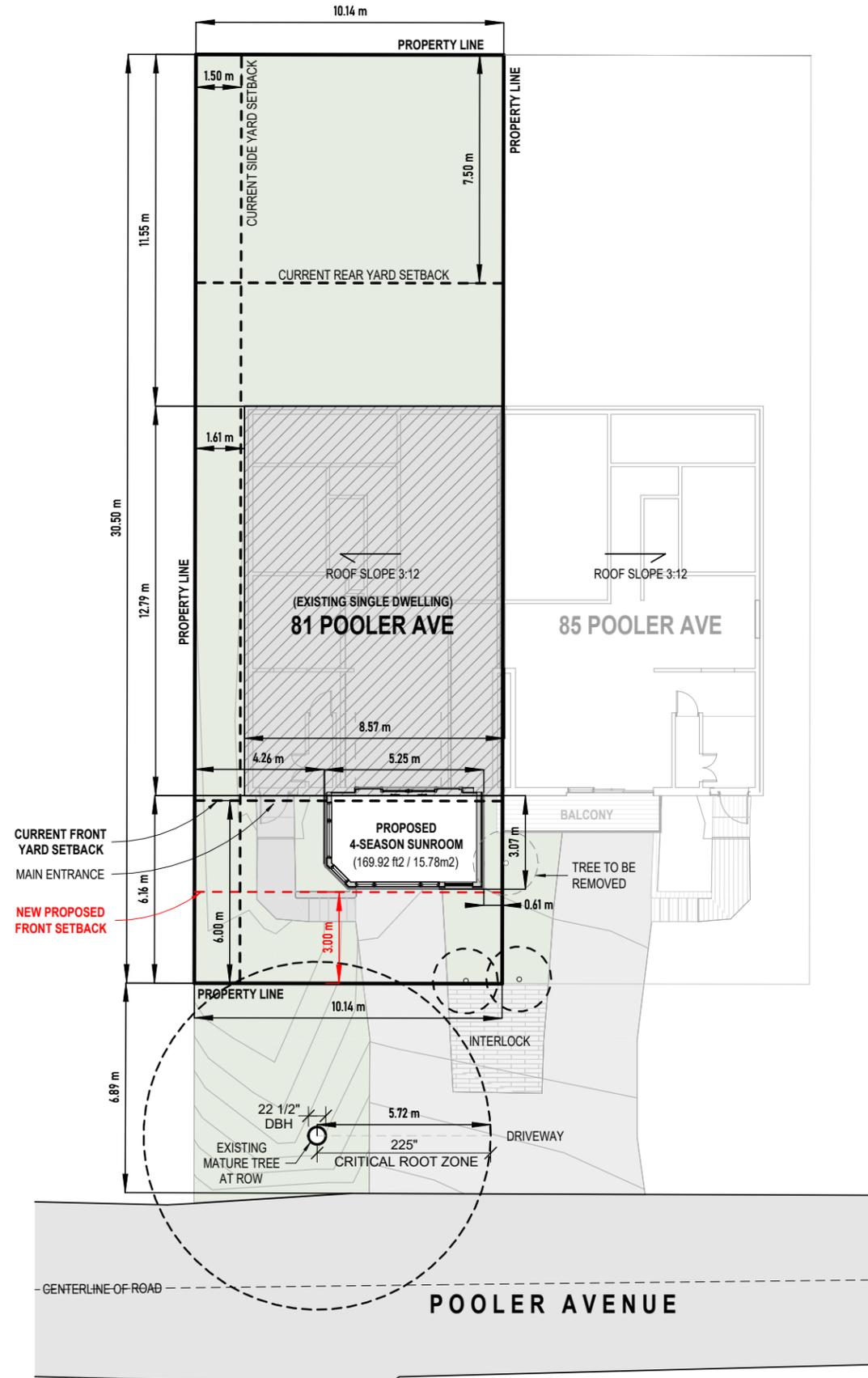
# 01 SITE PLAN

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

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

Committee of Adjustment  
Received | Reçu le  
**2025-04-14**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

SITE INFORMATION	
ZONE /SUBZONE	R2F
WARD	7
DWELLING TYPE	SEMIDETACHED
LOT TYPE	INTERIOR
LOT WIDTH	10.14M
LOT AREA	309.1 M <sup>2</sup>
LOT COVERAGE	35.2 %
LOT WIDTH	10.14 M
LOT CRITERIA	
MIN. LOT WIDTH	9.00 M
MIN. LOT AREA	270.00 M <sup>2</sup>
MAX. HEIGHT	8.00 M
FRONT YARD SETBACK (current)	6.00 M
<b>FRONT YARD SETBACK (proposed)</b>	<b>3.00 M</b>
REAR YARD SETBACK	7.50 M
INT. SIDE YARD SETBACK	1.50 M
LEGEND	
PROPERTY LINE	
SETBACKS	



THIS DRAWING IS THE PROPERTY OF OAKWOOD DESIGNERS & BUILDERS INC. AND ALL COPYRIGHT IS RESERVED. NO USE MAY BE MADE OF THIS DRAWING WITHOUT EXPRESS AND CONSENT. DIMENSIONS ON THIS DRAWING ARE FOR ESTIMATING PURPOSE ONLY. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND SUBCONTRACTOR TO CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO IMPLEMENTATION

**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:** As indicated  
**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

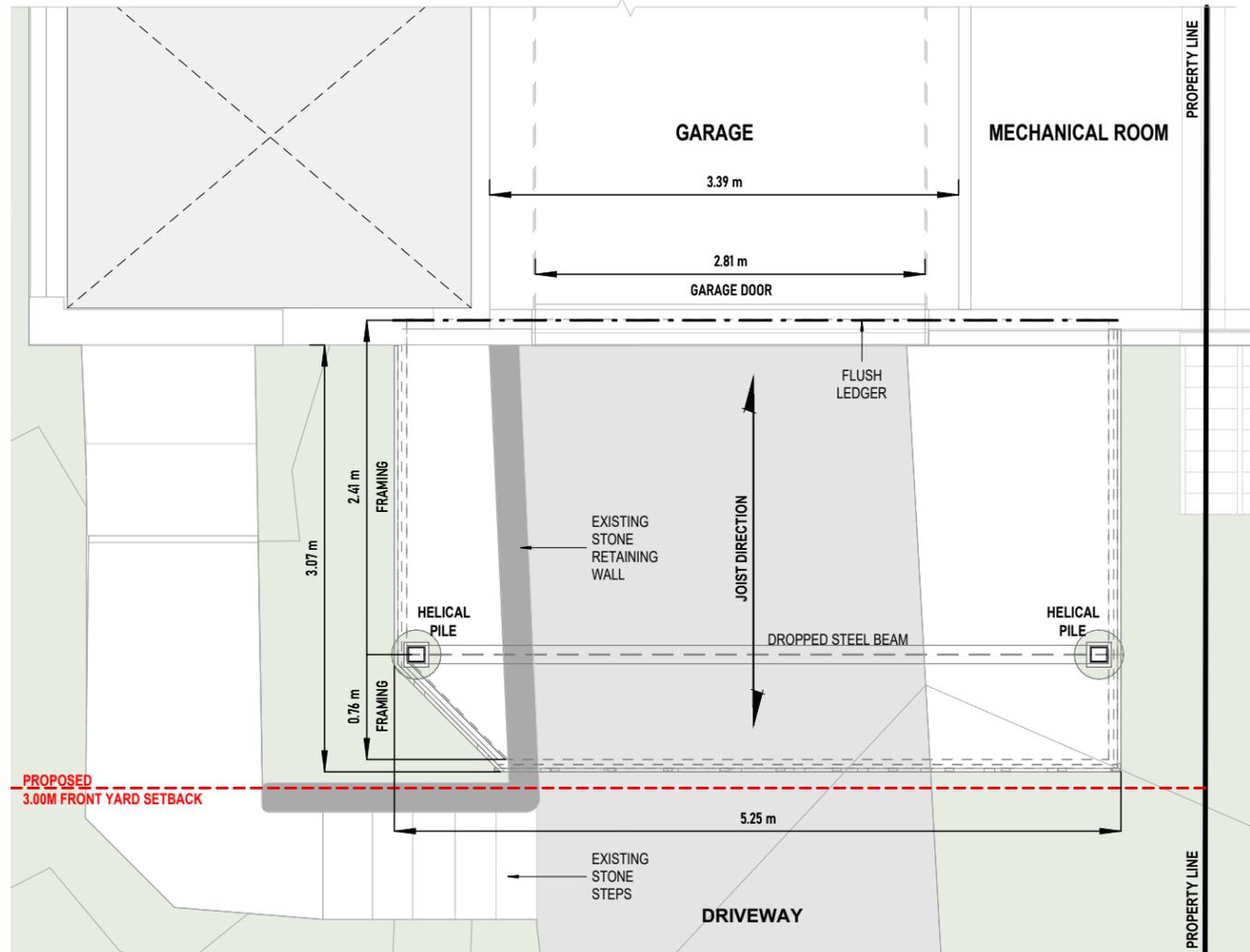
**Sheet Name:** SITE PLAN

**A-004**

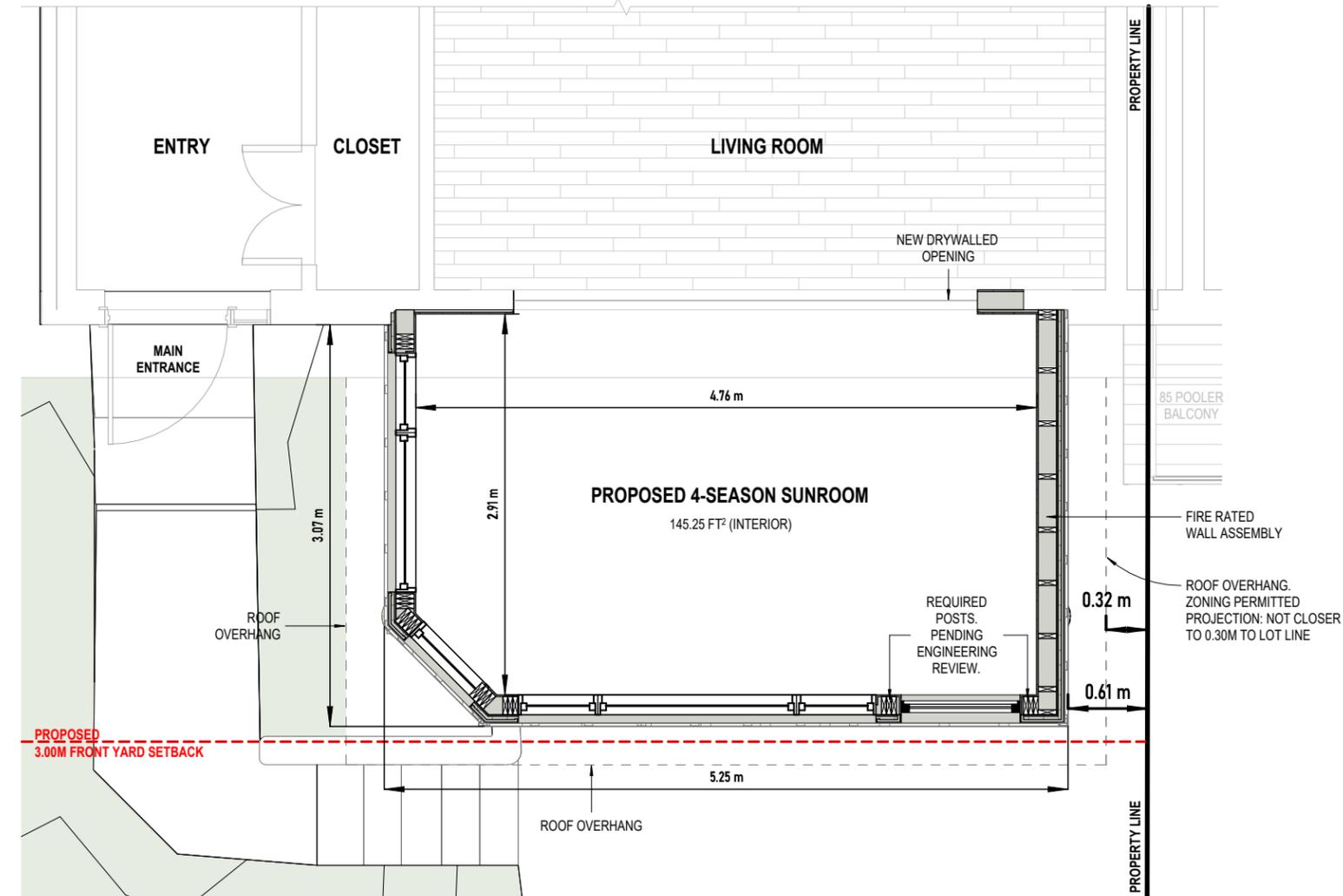


Committee of Adjustment  
 Received | Reçu le  
**2025-04-14**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**01 PROPOSED - BASEMENT**  
 SCALE: 1/4" = 1'-0"



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



THIS DRAWING IS THE PROPERTY OF OAKWOOD DESIGNERS & BUILDERS INC. AND ALL COPYRIGHT IS RESERVED. NO USE MAY BE MADE OF THIS DRAWING WITHOUT EXPRESS AND CONSENT. DIMENSIONS ON THIS DRAWING ARE FOR ESTIMATING PURPOSE ONLY. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND SUBCONTRACTOR TO CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO IMPLEMENTATION

**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

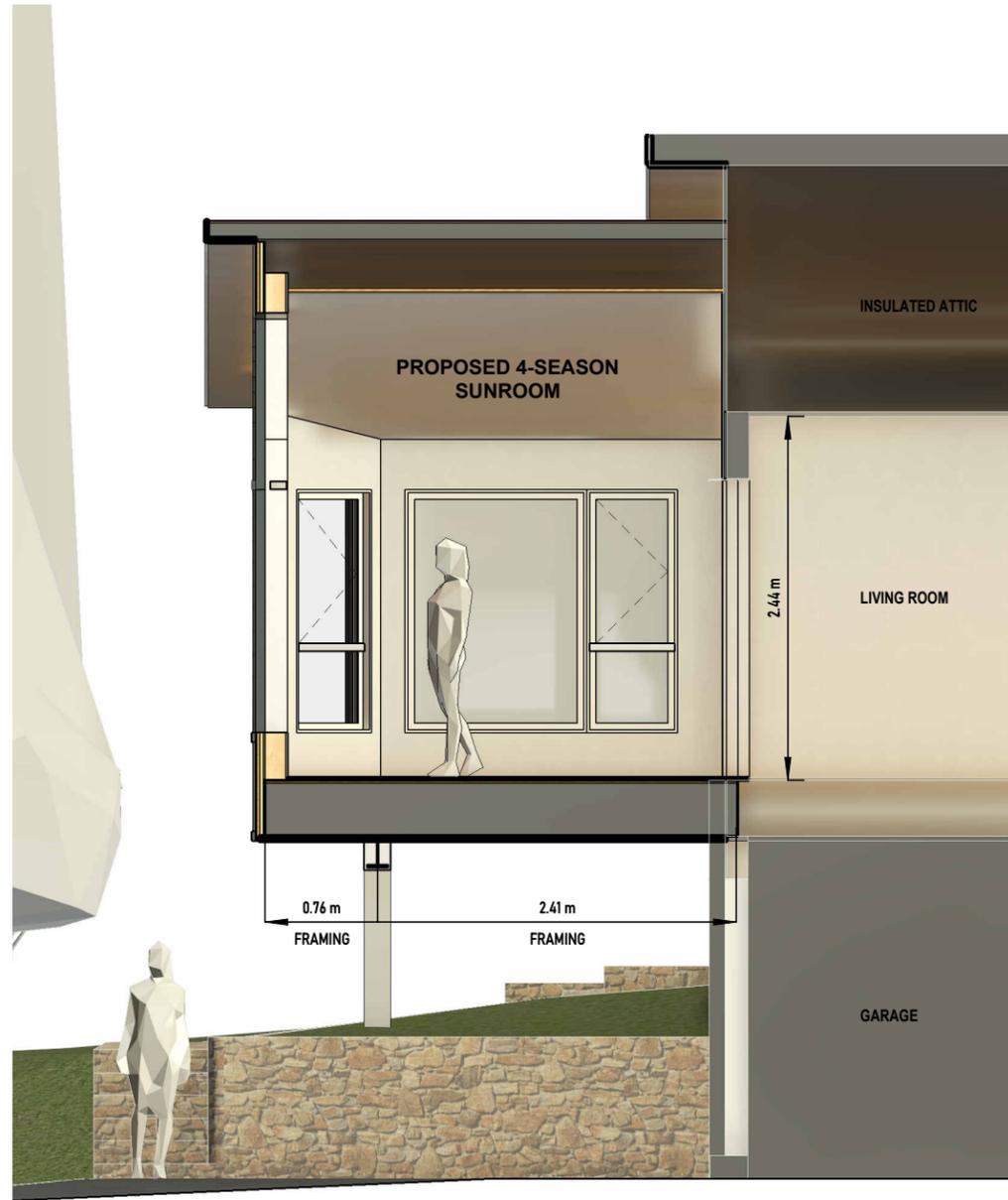
**Sheet Name:** PROPOSED - BASEMENT & MAIN FLOOR PLANS

**A-101**

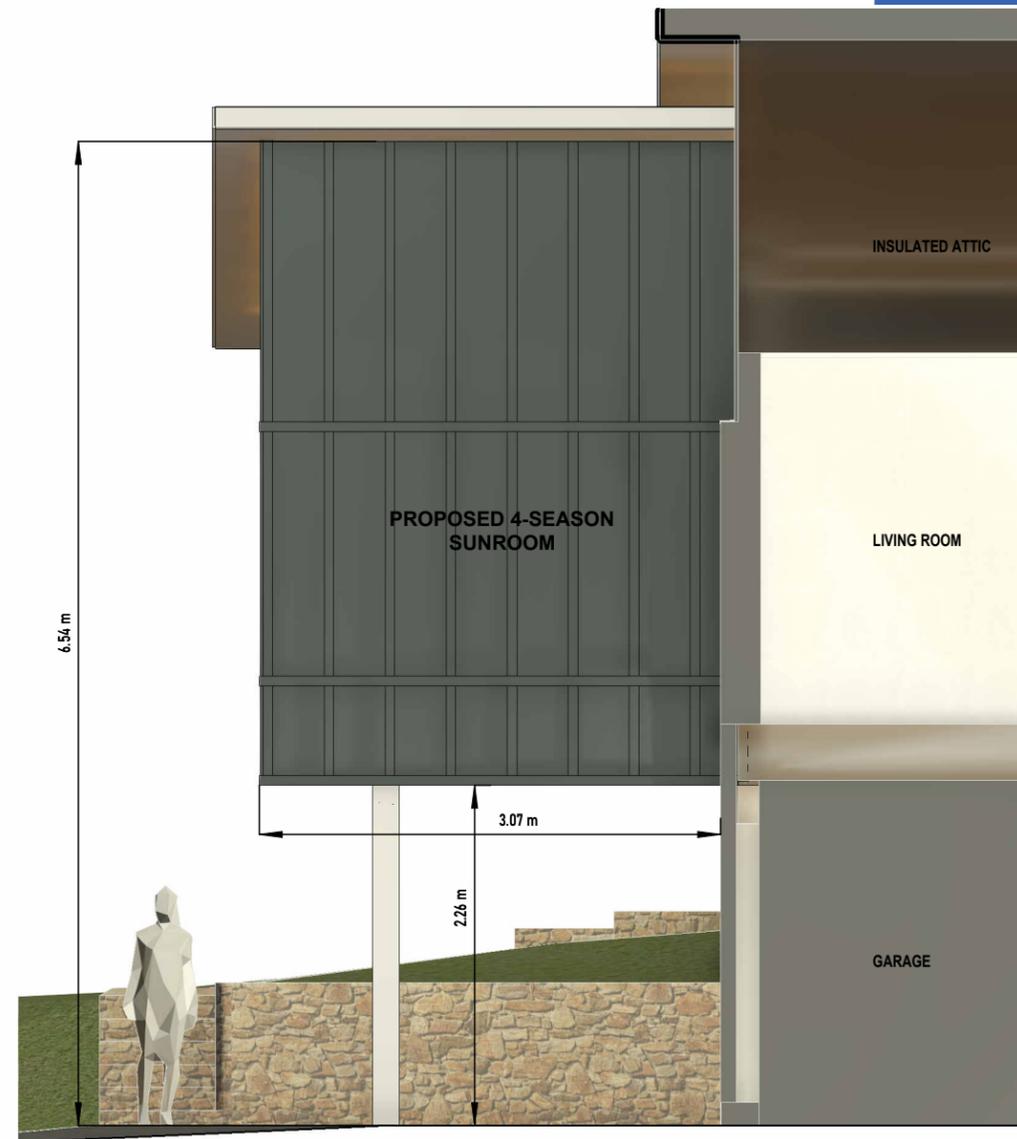


**01** Section 5  
SCALE: 1/4" = 1'-0"

**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"

Committee of Adjustment  
 Received | Reçu le  
**2025-04-14**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



VIEW FROM STREET (SIGHTLINE TO ENTRY DOOR)



AERIAL VIEW 1



AERIAL VIEW 2  
 (ADDITION FALLS BEHIND EXISTING TREES)