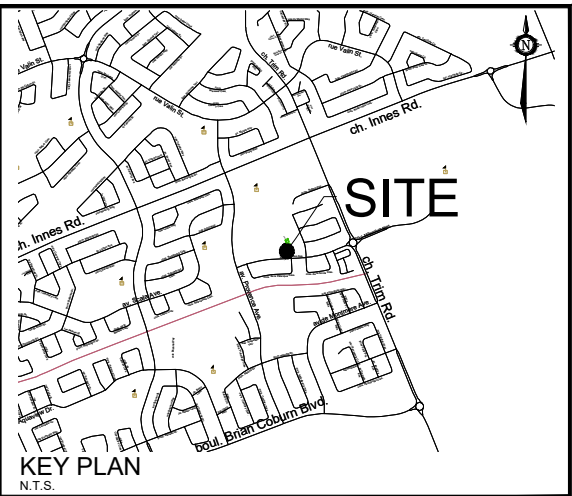


Minor Variance Application:

Block 25:

- a) To permit a minimum front yard setback of 5.8 metres, whereas the by-law requires a minimum front yard setback of 6.0 metres (Section 159-160, Table 160A, Subzone YY, Row Townhouse, Column VII).
- b) To permit a minimum corner side yard setback of 3.9 metres, whereas the by-law requires a minimum corner side yard setback of 4.5 metres (Section 159-160, Table 160A, Subzone YY, Row Townhouse, Column VIII).

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2025-06-17  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



MINOR  
VARIANCE  
APPLICATION

PROVENCE ORLEANS  
BLOCK 25

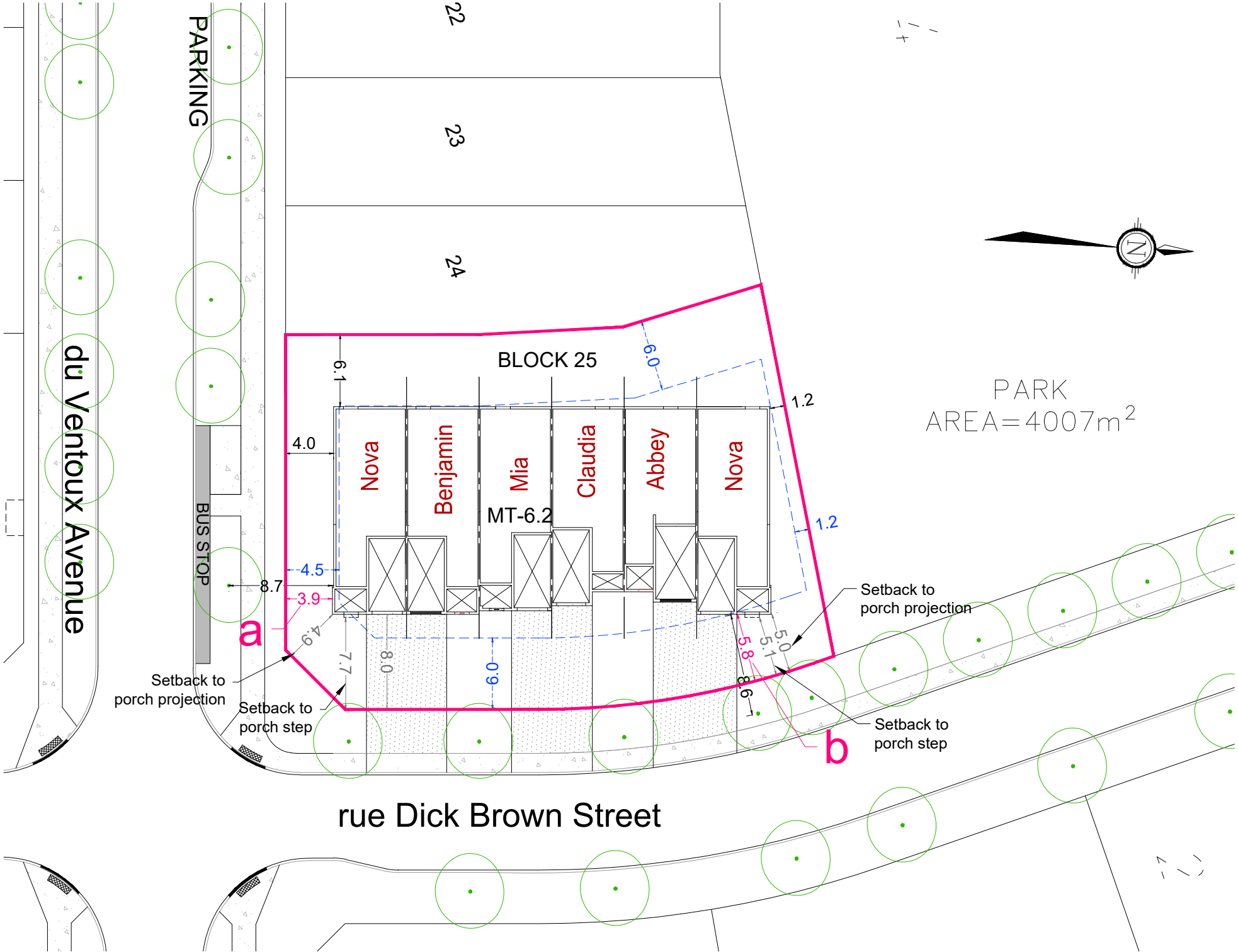
PART LOT 2, CON 9  
Geographic Township of Cumberland  
CITY OF OTTAWA

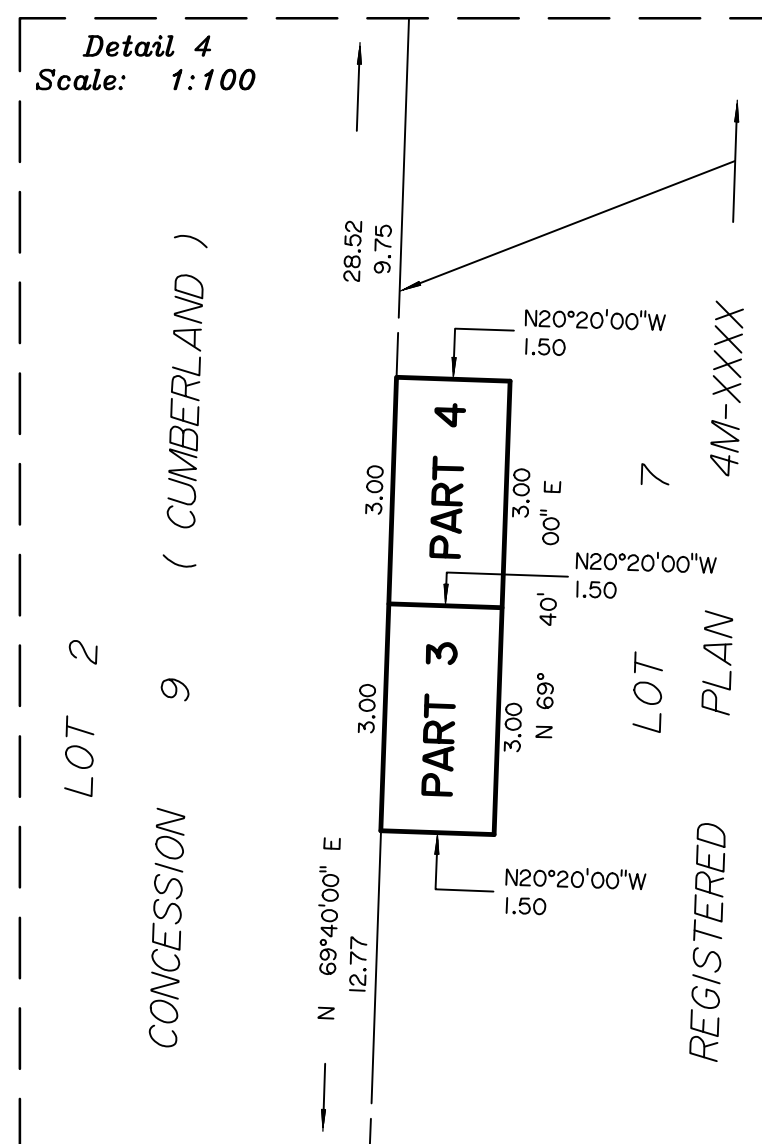
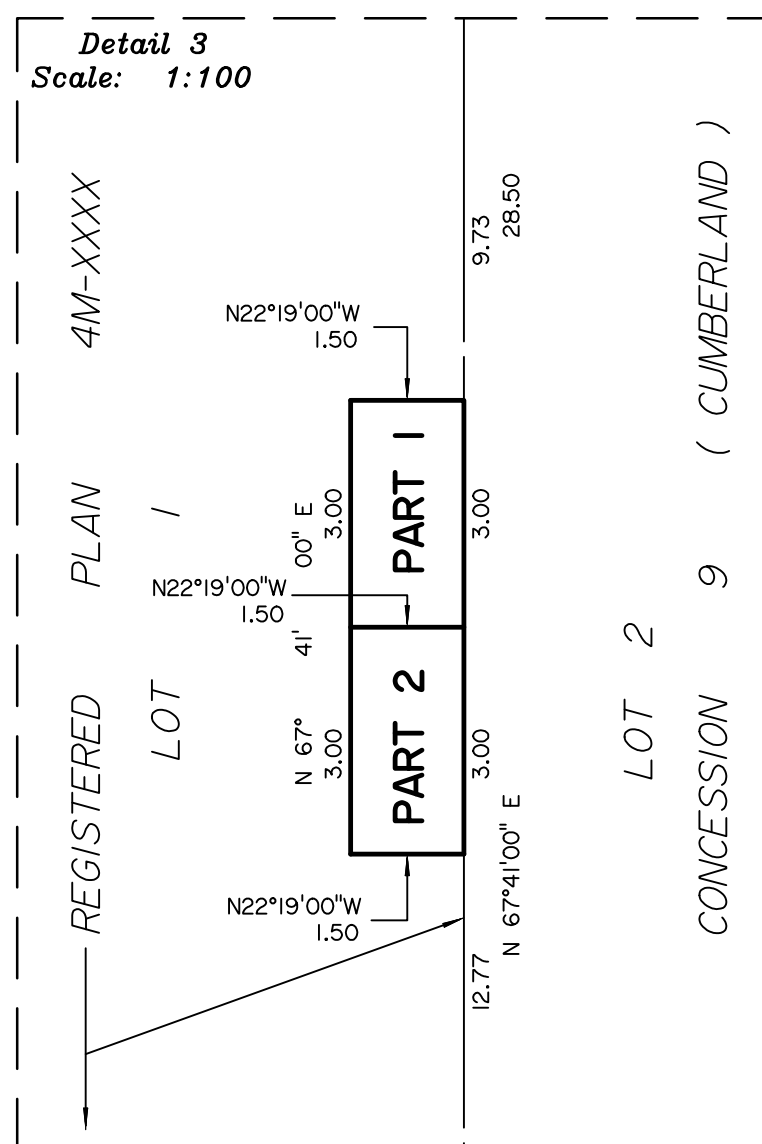
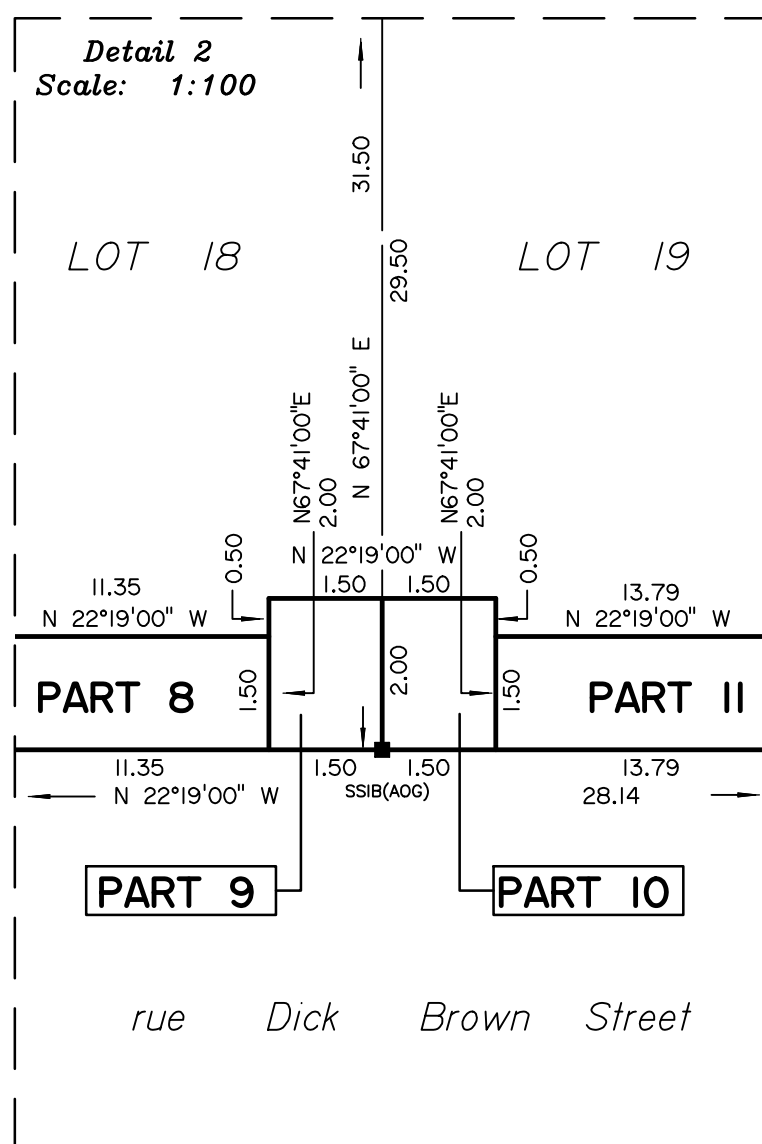
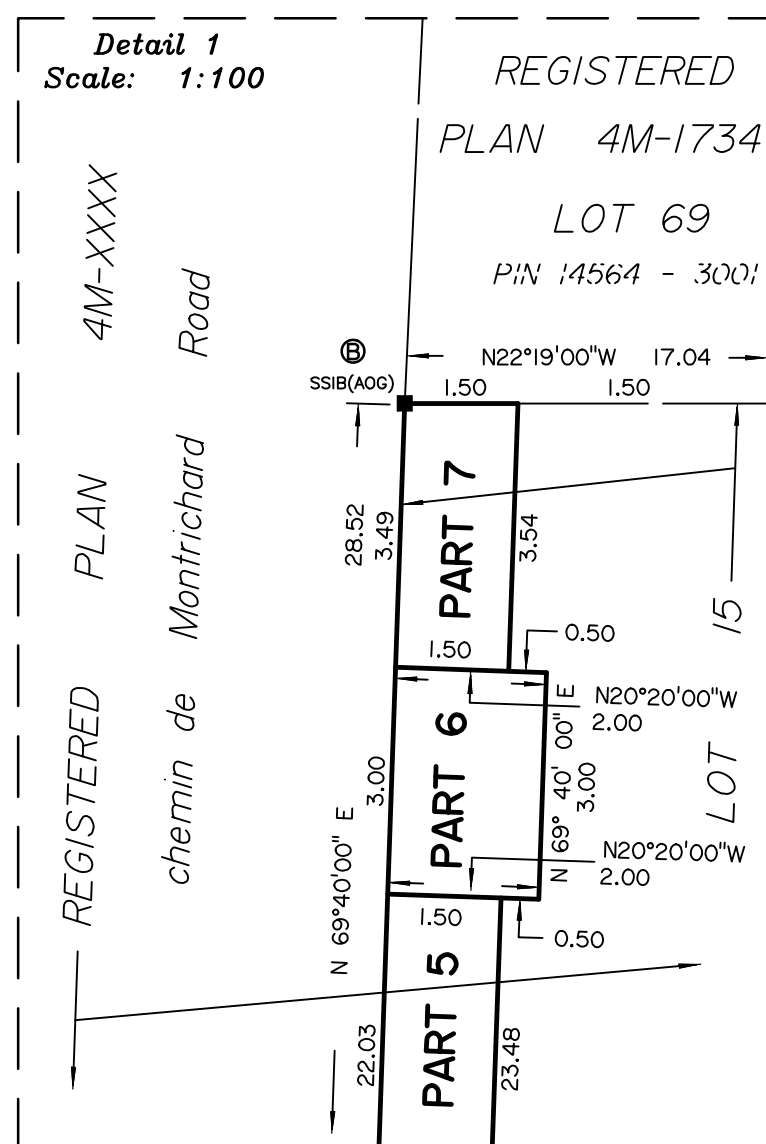
1 : 400

|                                          |          |      |            |    |
|------------------------------------------|----------|------|------------|----|
| 1. ISSUED FOR MINOR VARIANCE APPLICATION |          |      | JUNE 12/25 | RT |
| No.                                      | REVISION | DATE | BY         |    |

NOVATECH  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

ISSUED  
JUNE, 2025  
PROJECT No.  
117155  
DRAWING No.  
117155-Block25-MV





| REVISION SCHEDULE |               |               |   |
|-------------------|---------------|---------------|---|
| NO.               | REVISION      | DATE          | E |
|                   |               |               |   |
|                   |               |               |   |
|                   |               |               |   |
|                   |               |               |   |
|                   |               |               |   |
|                   |               |               |   |
|                   |               |               |   |
| I                 | PLAN PREPARED | APR. 24, 2025 | F |

| SCHEDULE |            |         |                       |
|----------|------------|---------|-----------------------|
| PART     | LOT        | PLAN    | PIN                   |
| 1        | PART OF 1  | 4M-XXXX | PART OF<br>14564-2931 |
| 2        |            |         |                       |
| 3        | PART OF 7  |         |                       |
| 4        |            |         |                       |
| 5        |            |         |                       |
| 6        | PART OF 15 |         |                       |
| 7        |            |         |                       |
| 8        | PART OF 18 |         |                       |
| 9        |            |         |                       |
| 10       | PART OF 19 |         |                       |
| 11       |            |         |                       |

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.  
DATE:

SCOTT McMORAN  
ONTARIO LAND SURVEYOR

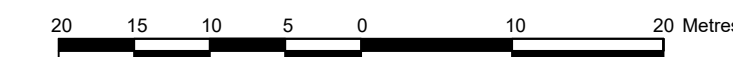
PLAN 4R-  
RECEIVED AND DEPOSITED  
DATE:

-----  
 REPRESENTATIVE FOR  
 LAND REGISTRAR FOR THE  
 LAND TITLES DIVISION OF  
 OTTAWA-CARLETON NO. 4.

*PLAN OF SURVEY OF*  
**PART OF LOTS 1, 7, 15,  
18 and 19  
REGISTERED PLAN 4M-XXXX  
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

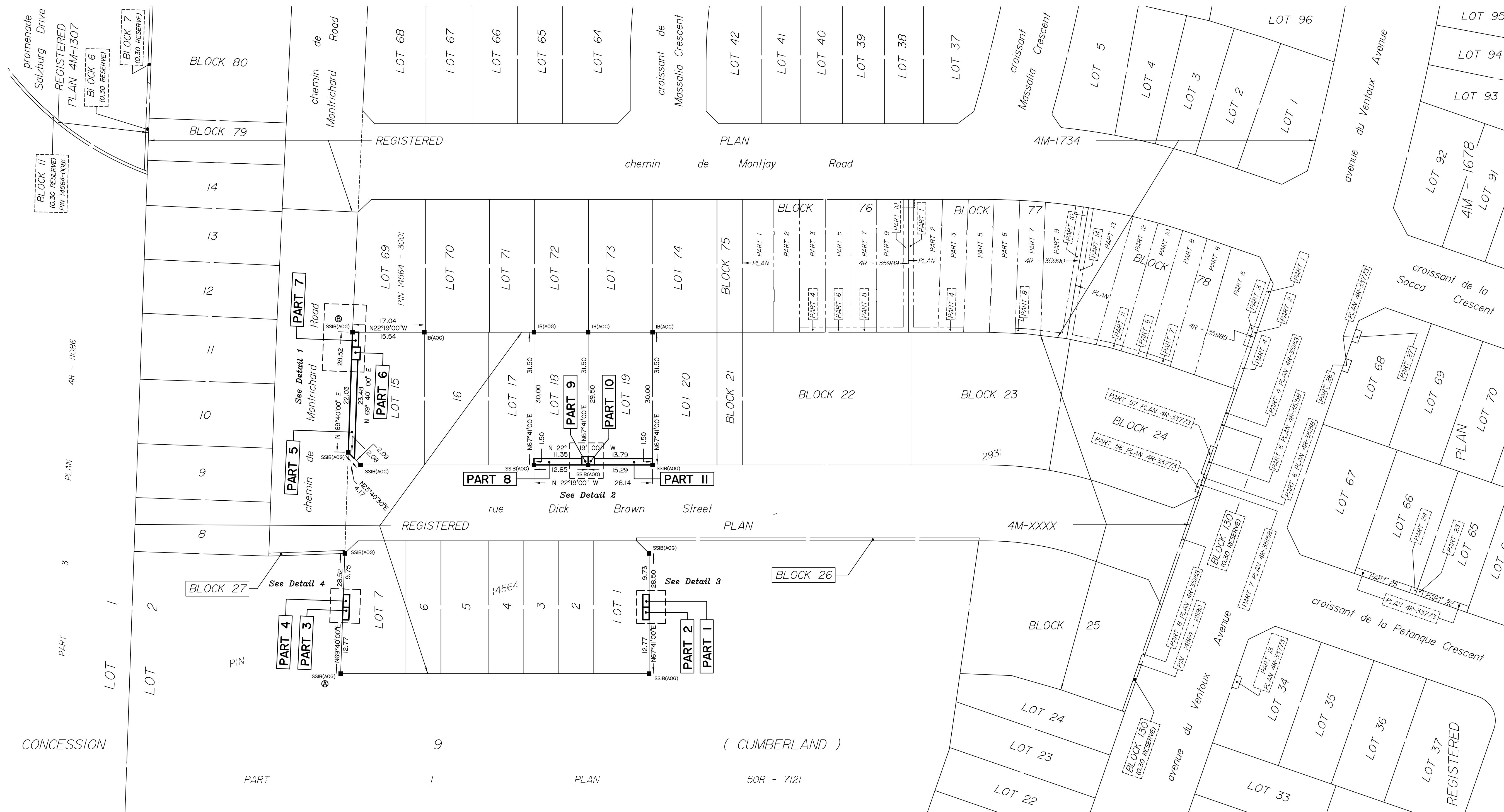
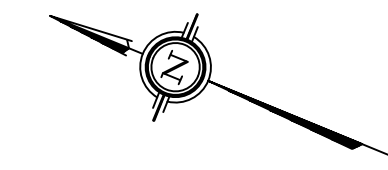
Scale 1 : 500



Metric

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

**Committee of Adjustment**  
Received | Reçu le  
2025-05-26  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



### 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 Land Titles Act and the regulations made under them.
2. The survey was completed on the \_\_ day of \_\_\_\_\_, 2025.

-----  
Date

-----  
Scott McMoran  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-103869

## Notes &amp; Legend

|       |         |                                   |
|-------|---------|-----------------------------------|
| □—    | Denotes | Survey Monument Planted           |
| ■—    | "       | Survey Monument Found             |
| SIB   | "       | Standard Iron Bar                 |
| SSIB  | "       | Short Standard Iron Bar           |
| IB    | "       | Iron Bar                          |
| (WIT) | "       | Witness                           |
| (AOG) | "       | Annis, O'Sullivan, Vollebekk Ltd. |
| Meas. | "       | Measured                          |

Bearings and distances illustrated on this plan, between found survey monuments, comply with Registered Plan 4M-XXXX.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999968.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown herein, having a bearing of N 69°40'00" E and are referenced to Specified Control Points 01919680184 and 019198434761, MTM Zone 9 ( 76°30' West Longitude NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

|                |          |            |         |           |
|----------------|----------|------------|---------|-----------|
| . 01919680184  | Northing | 5040610.16 | Easting | 384736.56 |
| . 019198434761 | Northing | 5036178.12 | Easting | 372436.11 |
| . Point A      | Northing | 5036632.71 | Easting | 386426.95 |
| . Point B      | Northing | 5036638.36 | Easting | 386527.92 |

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







UNIT # - NOVA (END & REV.) FRONT ELEVATION    UNIT # - BENJAMIN (INT.) FRONT ELEVATION    UNIT # - MIA (INT & REV.) FRONT ELEVATION    UNIT # - CLAUDIA (INT.) FRONT ELEVATION    UNIT # - ABBEY (INT & REV.) FRONT ELEVATION    UNIT # - NOVA (END) FRONT ELEVATION



UNIT # - NOVA (END) REAR ELEVATION    UNIT # - ABBEY (INT & REV.) FRONT ELEVATION    UNIT # - CLAUDIA (INT.) REAR ELEVATION    UNIT # - MIA (INT. & REV.) REAR ELEVATION    UNIT # - BENJAMIN (INT.) REAR ELEVATION    UNIT # - NOVA (END & Rev.) REAR ELEVATION

Committee of Adjustment  
Received | Reçu le

2025-05-26

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Schedule 'C'  
Property known as lot \_\_\_\_\_  
Dated: \_\_\_\_\_

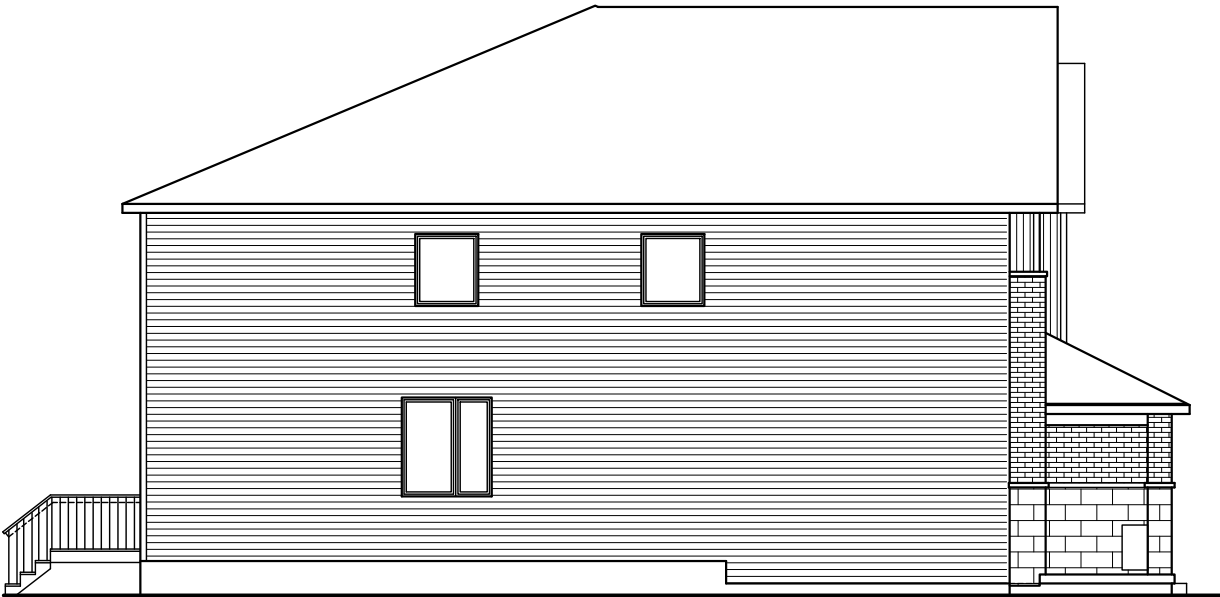
BLOCK #

Schedule 'C'  
Property known as lot \_\_\_\_\_  
Dated: \_\_\_\_\_

BLOCK #



UNIT # - NOVA (END)  
FRONT ELEVATION



UNIT # - NOVA (END & Rev.)  
REAR ELEVATION



HOMES

BLOCK \_\_\_\_  
(EQ BLOCK 6.2 MT-2024)

Floor plans and/or specifications are subject to any modifications required pursuant to the Building Code Act (and any amendment thereof) and/or any other relevant legislation, regulation or municipal bylaw. All dimensions are approximate. Exterior illustrations are artist concept only and may not be as shown. Plans, materials and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. E. & O.E. (PS) (00.00.2024) 2024 SPECIFICATIONS