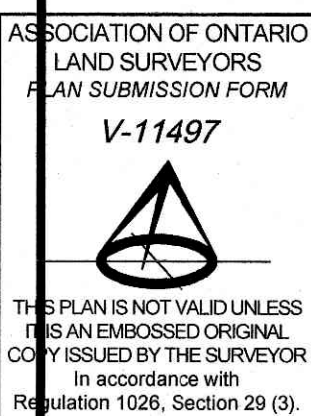
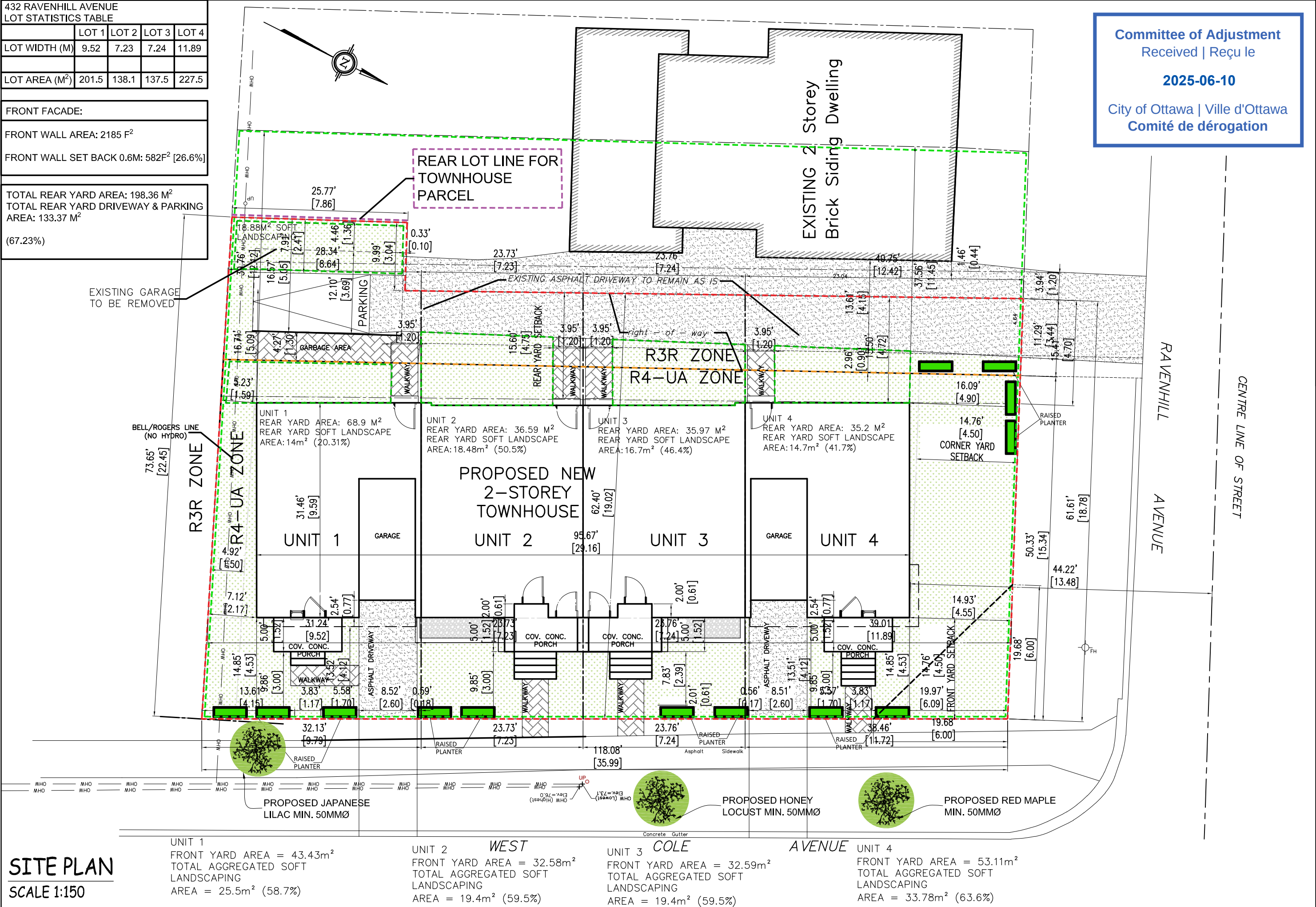




432 RAVENHILL AVENUE LOT STATISTICS TABLE				
	LOT 1	LOT 2	LOT 3	LOT 4
LOT WIDTH (M)	9.52	7.23	7.24	11.89
LOT AREA (M ²)	201.5	138.1	137.5	227.5

FRONT FACADE:
FRONT WALL AREA: 2185 F ²
FRONT WALL SET BACK 0.6M: 582F ² [26.6%]

TOTAL REAR YARD AREA: 198.36 M ²
TOTAL REAR YARD DRIVEWAY & PARKING AREA: 133.37 M ²
(67.23%)



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MD

MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7
TEL: 613-274-2653
FAX: 613-274-7085
CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

1	AS PER CODE REVIEW AUG 27, 2024
NO.	DESCRIPTION & DATE
REVISIONS	
JOB TITLE: PROPOSED TWO STOREY TOWNHOUSE WITH ADDITIONAL UNITS 432 RAVENHILL CITY OF OTTAWA	
SHEET TITLE: SITE/LANDSCAPE PLAN	
SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	S1.1
CHECKED:	
DATE: APR 2023	
PRINT DATE:	

Notes & Legend

Denotes		
□	"	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
CP	"	Concrete Pin
CC	"	Cut Cross
*	"	0.3 Long Survey Monument
**	"	Site of Monument Per P4
(WIT)	"	Witness
Meos.	"	Measured
Calc.	"	Calculated
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(PI)	"	Registered Plan 235
(P2)	"	(AOG) Plan April 25, 1990
(P3)	"	(AOG) Plan June 24, 1996
(P4)	"	Plan 5R-4055
(P5)	"	(AOG) Plan September 10, 1997
(P6)	"	Plan 4R-28244
(Deed)	"	Inst. N532059
BF	"	Board Fence
SRF	"	Snake Rail Fence
CRW	"	Concrete Retaining Wall
C/L	"	Centreline

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999931.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N24°21'50"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

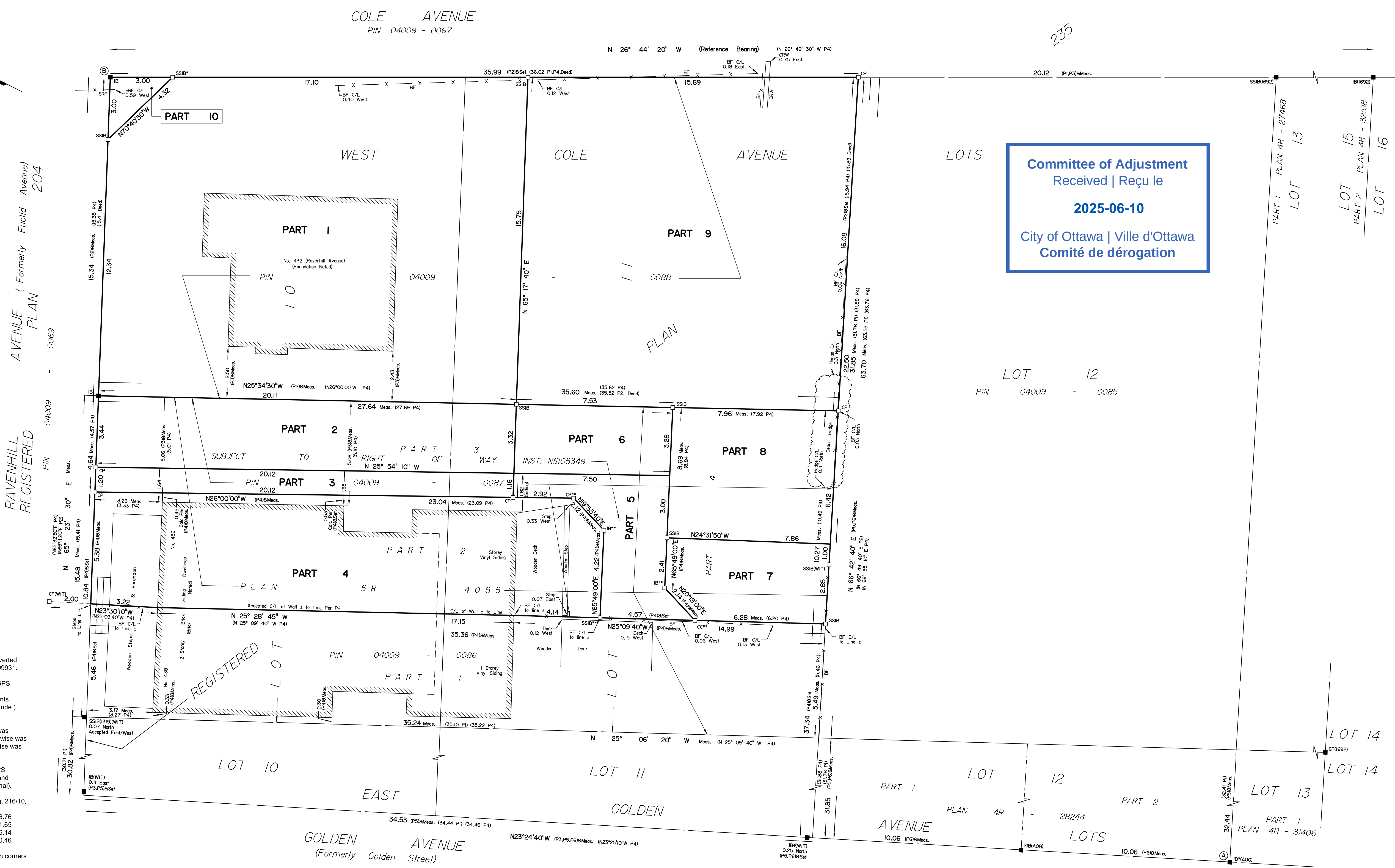
For bearing comparisons, a rotation of 0°41'20" counter-clockwise was applied to bearings on P2 & P5, a rotation of 0°43'40" counter-clockwise was applied to bearings on P4 and a rotation of 0°00'45" counter-clockwise was applied to bearings on P6.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

.01919680005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5027858.44	Easting	362946.14
.Point B	Northing	5027934.23	Easting	362980.46

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



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SCHEDULE			
PART	LOT	REGISTERED PLAN	PIN
1	PART OF LOTS 10 AND 11 (WEST COLE AVENUE)	235	PART OF 04009-0088
2			ALL OF 04009-0087
3			
4			
5	PART OF LOT 11 (WEST COLE AVENUE)	235	PART OF 04009-0088
6			
7			
8			
9	PART OF LOT 10 (WEST COLE AVENUE)	235	PART OF 04009-0088
10			

Parts 1, 9 & 10: All of PIN 04009-0088
Parts 2, 3, 5 & 6 : Subject to Right of Way Inst. NS105349.

PLAN OF SURVEY OF
PART OF LOTS 10 AND 11
WEST COLE AVENUE
REGISTERED PLAN 235
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.



The intended plot size of the plan is 914 mm in width by 457 mm in height when plotted at a scale of 1:100.

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:
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 4th day of July, 2023.

July 27, 2023
Date
E. H. Herweyer
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-45044



AREA CERTIFICATE

Committee of Adjustment
Received | Reçu le

2025-06-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: **Reference Plan 4R-35588**
Part of Lots 10 and 11
(West Cole Avenue)
Registered Plan 235
City of Ottawa

ONTARIO LAND SURVEYORS

T.J. Allison
J. C. Anderson
J.E. Anderson
M. M. Aradau
S.S. Bazar
A.J. Broxham
G.T. Hartwick
E.H. Herweyer
E.K. Ketchum
V.A. Shelp
J. P. Shipman
W.C. Storey
D.R. Vollebakk

G.D. Annis (1939-2013)

CANADA LAND SURVEYORS

R.A. Denis

DEVELOPMENT

J.F. Penney

CONDOMINIUMS

A.Z. Pichette

To Whom It May Concern:

I HEREBY CERTIFY the areas of Parts 1 to 10 (both inclusive) on
Plan 4R-35588 to be as follows:

Part 1	307.8 square metres
Part 2	68.0 square metres
Part 3	23.8 square metres
Part 4	136.1 square metres
Part 5	28.5 square metres
Part 6	24.8 square metres
Part 7	29.3 square metres
Part 8	50.2 square metres
Part 9	249.6 square metres
Part 10	4.5 square metres

OTTAWA 
14 Concourse Gate
Suite 500
Nepean, Ontario
K2E 7S6
613 727-0850
613 727-1079 Fax
nepean@aovltd.com

EMBRUN 
165 Bay Street
Embrun, Ontario
K0A 1W1
613 443-3364
embrun@aovltd.com

KEMPTVILLE 
113 Prescott Street
P.O. Box 1340
Kemptville, ON
K0G 1J0
613 258-1717
kemptville@aovltd.com

OTTAWA, Ontario
July 31, 2023
Our Reference 21343-21



Andrew J. Broxham
Ontario Land Surveyor

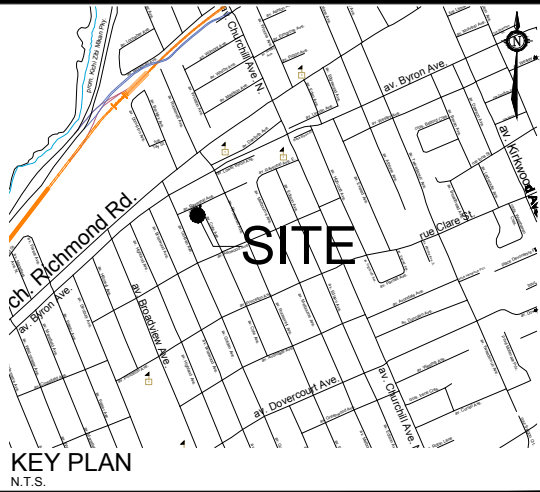
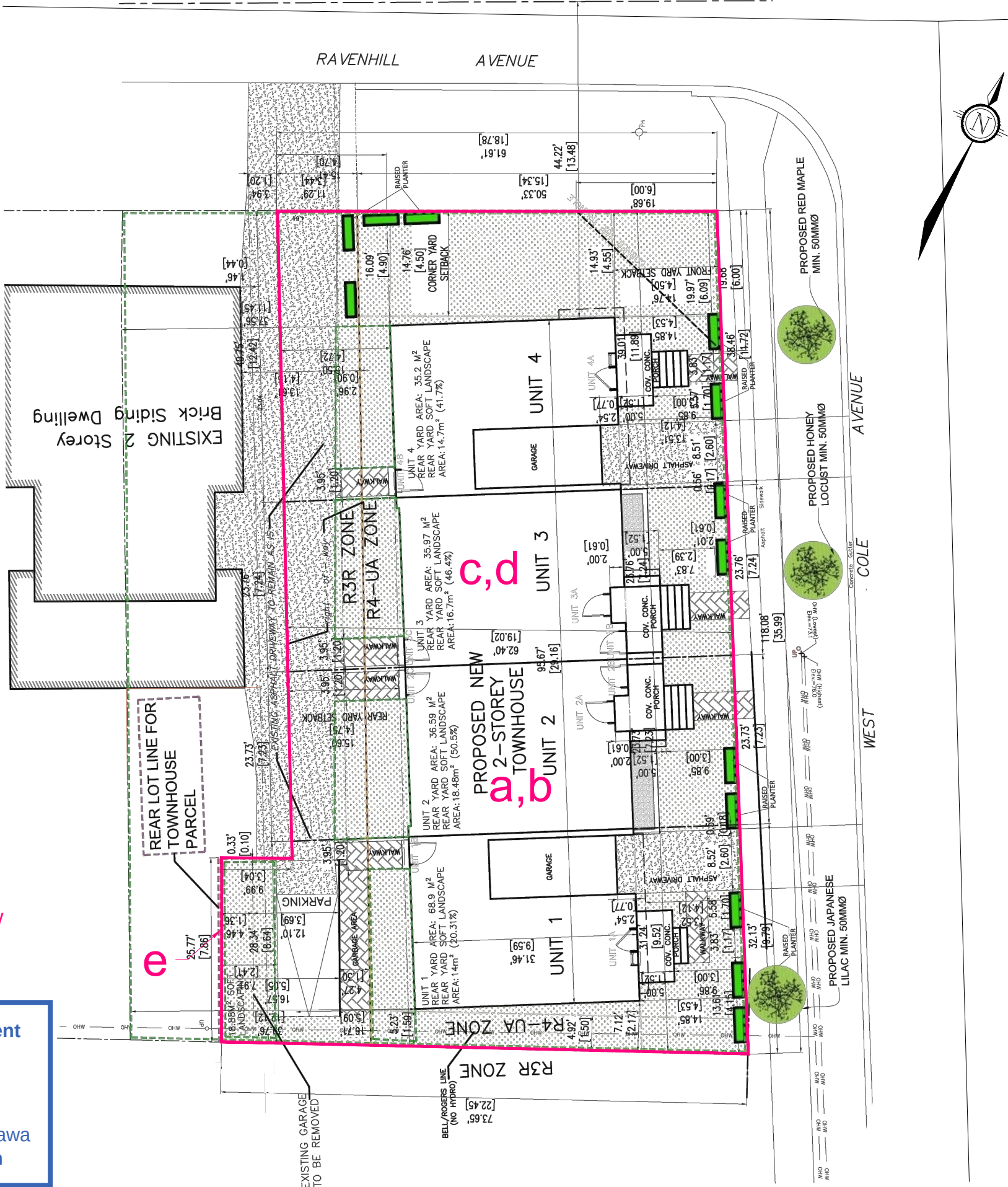
Minor Variance Applications:

- a) To permit a reduced lot area for unit 2 of 130 square metres; whereas the Zoning By-law requires a minimum lot area of 180 square metres for each portion of a lot on which an individual dwelling unit is located whether or not that parcel is to be severed [Urban Exception 2686, Table 162A Row R4-UA, Section 161(10)];
- b) To permit a reduced lot area for unit 2 of 130 square metres; whereas the Zoning By-law requires a minimum lot area of 180 square metres for each portion of a lot on which an individual dwelling unit is located whether or not that parcel is to be severed [Urban Exception 2687, Table 160A Row R, Section 159(8)];
- c) To permit a reduced lot area for unit 3 of 130 square metres; whereas the Zoning By-law requires a minimum lot area of 180 square metres for each portion of a lot on which an individual dwelling unit is located whether or not that parcel is to be severed [Urban Exception 2686, Table 162A Row R4-UA, Section 161(10)];
- d) To permit a reduced lot area for unit 3 of 130 square metres; whereas the Zoning By-law requires a minimum lot area of 180 square metres for each portion of a lot on which an individual dwelling unit is located whether or not that parcel is to be severed [Urban Exception 2687, Table 160A Row R, Section 159(8)];
- e) To permit a reduced rear yard soft landscape buffer of 2.41 metres; whereas the Zoning By-law requires a minimum rear yard soft landscape buffer of 4.5m [Section 146(3), Table 146A].

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MINOR VARIANCE APPLICATION

436 RAVENHILL AVENUE

PART OF LOTS 10 AND 11
(WEST COLE AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA

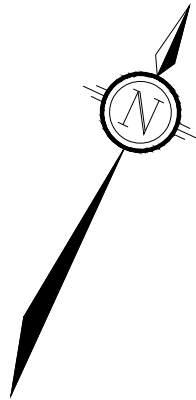
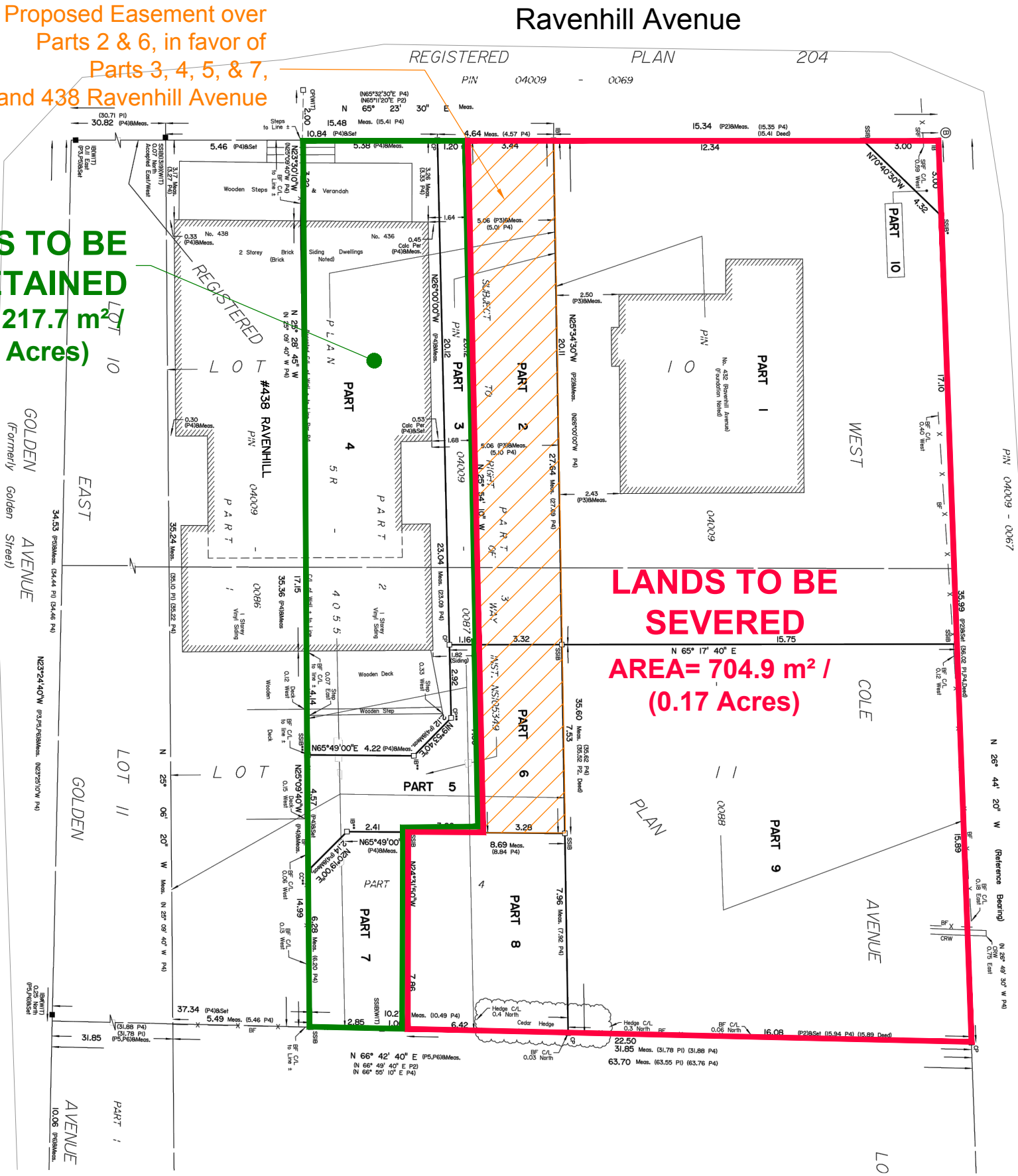
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1. ISSUED FOR MINOR VARIANCE APPLICATION			JUNE 02/25	RP
No.	REVISION	DATE	BY	
ISSUED			JUNE, 2025	
PROJECT No.			121288	
DRAWING No.			121288-MV	

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

Proposed Easement over
Parts 2 & 6, in favor of
Parts 3, 4, 5, & 7,
and 438 Ravenhill Avenue

LANDS TO BE
RETAINED
AREA= 217.7 m²
(0.05 Acres)

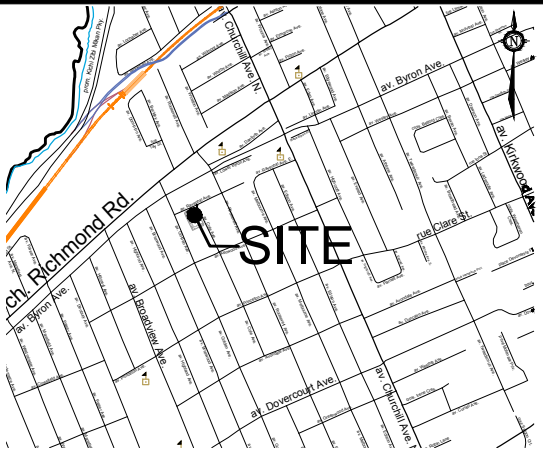


Committee of Adjustment
Received | Reçu le

2025-06-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Cole Avenue



KEY PLAN
N.T.S.

CONSENT APPLICATION #1

432 RAVENHILL AVENUE

PART OF LOTS 10 AND 11
(WEST COLE AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA

1 : 200

1.	ISSUED FOR CONSENT APPLICATION	MAY 22/25	RP
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
MAY, 2025

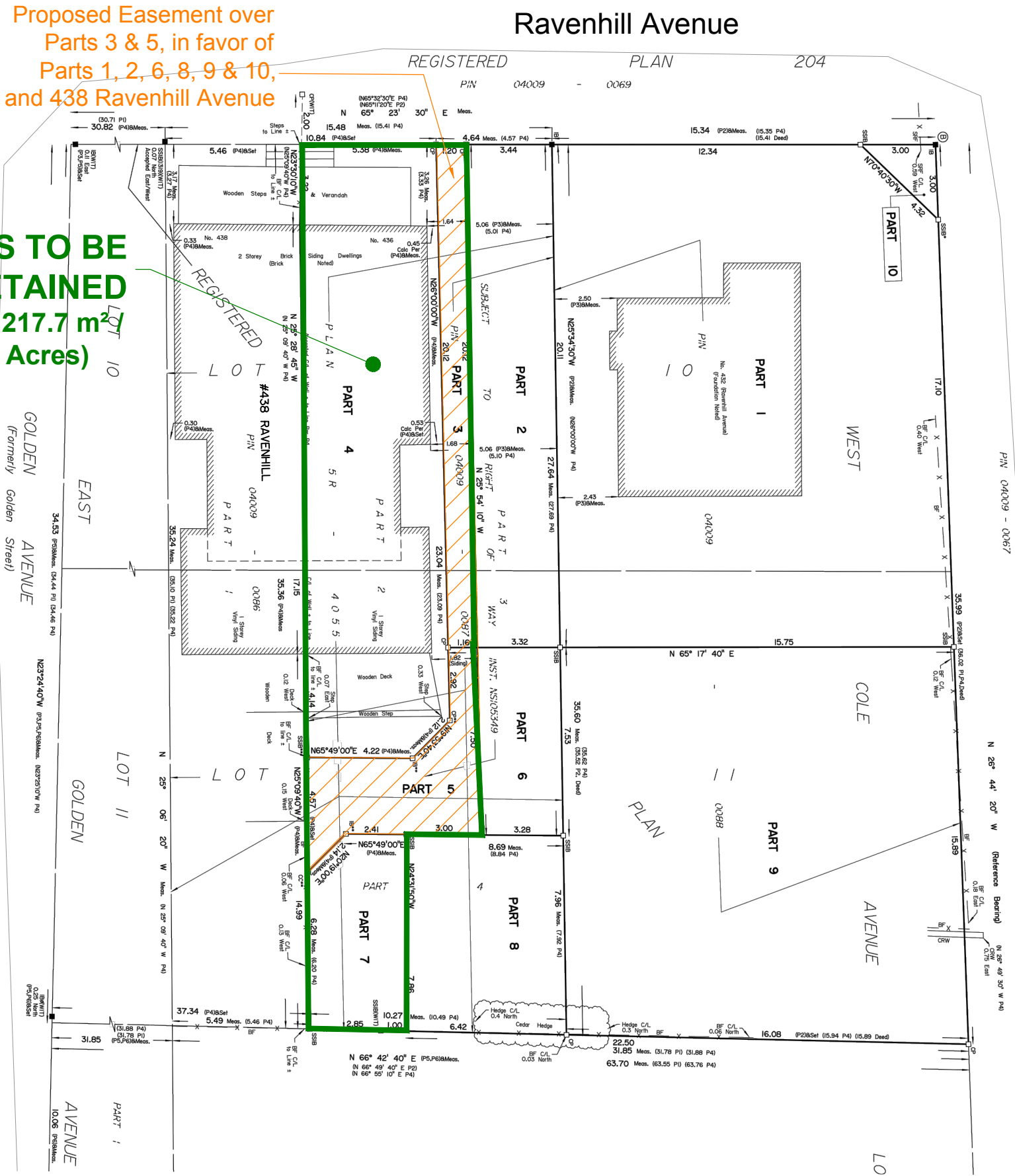
PROJECT No.
121288

DRAWING No.
121288-SEV

M:\2021\121288\CAD\Planning\Figures\121288-SEV.dwg, Consent (2), May 22, 2025 - 10:25am, wslloss

Proposed Easement over
Parts 3 & 5, in favor of
Parts 1, 2, 6, 8, 9 & 10,
and 438 Ravenhill Avenue

LANDS TO BE
RETAINED
AREA= 217.7 m²
(0.05 Acres)

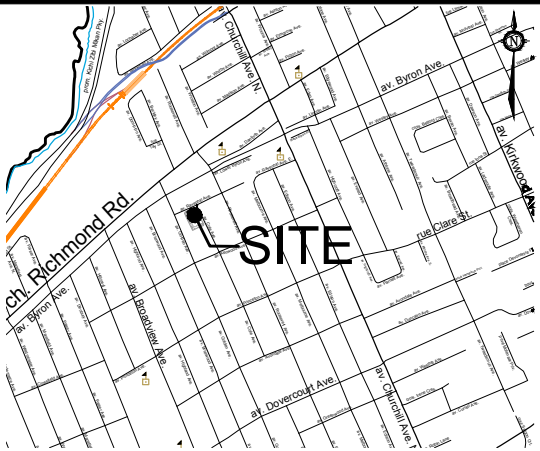


Cole Avenue

Committee of Adjustment
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2025-06-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation



KEY PLAN
N.T.S.

CONSENT APPLICATION #2

432 RAVENHILL AVENUE

PART OF LOTS 10 AND 11
(WEST COLE AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA

1 : 200

1.	ISSUED FOR CONSENT APPLICATION	MAY 22/25	RP
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
MAY, 2025

PROJECT No.
121288

DRAWING No.
121288-SEV

FRONT ELEVATION
SCALE: 1/8" = 1'-0"RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"Committee of Adjustment
Received | Reçu le

2025-06-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	
REVISIONS	

JOB TITLE:

PROPOSED TWO STOREY
TOWNHOUSE WITH ADDITIONAL
UNITS
432 RAVENHILL
CITY OF OTTAWA

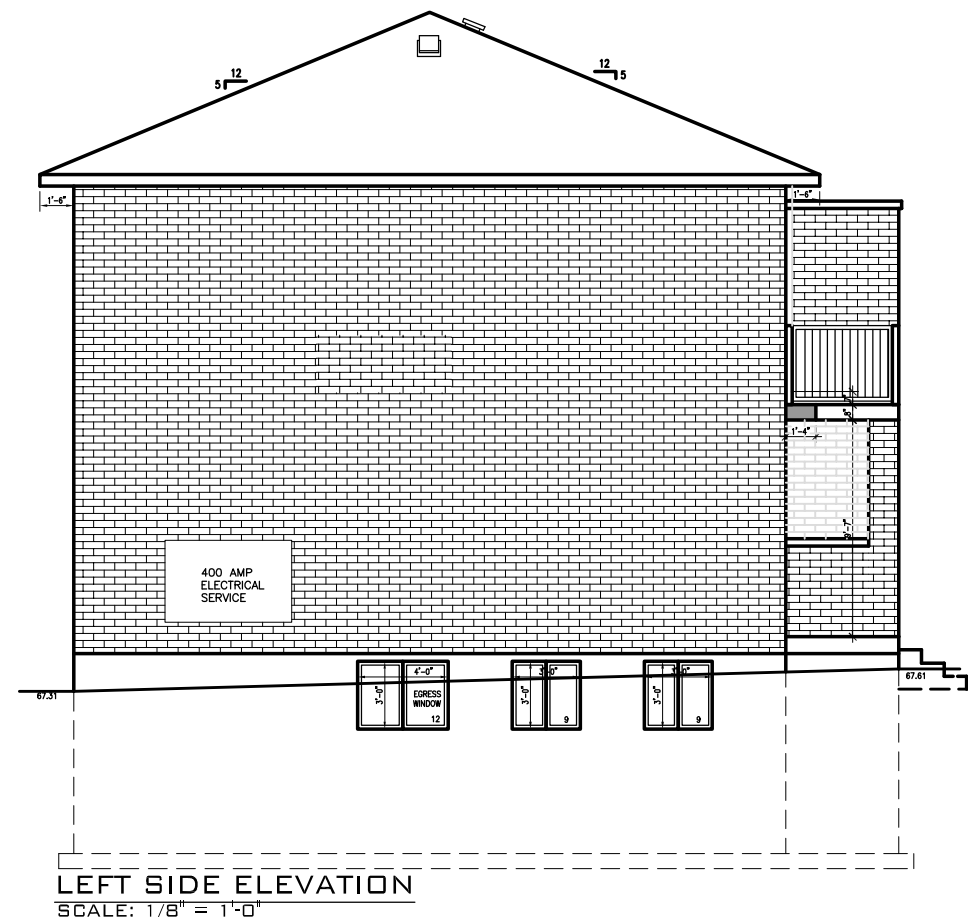
SHEET TITLE:

FRONT ELEVATION
RIGHT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	A1.2
CHECKED:	
DATE:	

Committee of Adjustment
Received | Reçu le

2025-06-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

GENERAL NOTES:

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4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	
REVISIONS	

JOB TITLE:
PROPOSED TWO STOREY
TOWNHOUSE WITH ADDITIONAL
UNITS
432 RAVENHILL
CITY OF OTTAWASHEET TITLE:
LEFT SIDE ELEVATION
REAR ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	A2.2
CHECKED:	
DATE:	