

Committee of Adjustment  
Received | Reçu le  
**2025-07-09**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

SHEET SIZE:  
ARCH C (18" x 24")

SHEET TITLE:  
**Site Plan**

PROJECT INFO:  
**5328 Kilby Ln**  
Manotick,  
FILE NAME: Site Plan - 5328 Kilby

DESIGNER: G. Andriago P. Eng.  
Emrye Inc.  
Almonte, Ont  
info@emrye.com  
(613-899-3982)



REVISION:  
**G**

DATE:  
**7-July-25**

SCALE:  
1/16 inch = 1 ft

SHEET:  
**A-1**



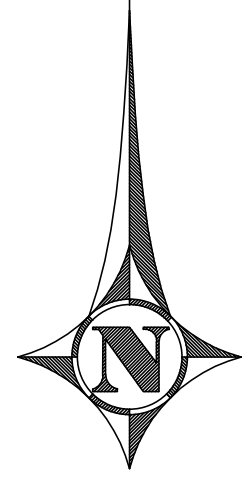
ELEVATIONS:

ELEVATIONS ARE GEODETIC (CGVD 2013)  
AND ARE DERIVED FROM GNSS OBSERVATIONS REFERENCED TO THE  
CGG 2013 GEOID MODEL.

PLEASE NOTE, OBSERVED LOCAL DIFFERENCE BETWEEN THIS DATUM  
AND CGVD28:78 IS APPROXIMATELY -0.30m. CARE SHOULD BE  
TAKEN TO UNDERSTAND THE VERTICAL DATUM USED WHEN REVIEWING  
THIS AND OTHER RELATED GEOGRAPHIC INFORMATION.

CONTOURS:  
THE CONTOUR INTERVAL IS 0.25 METRES.

BENCHMARKS:  
TEMPORARY SITE BENCHMARK #1 - CUT CROSS ON HYDRO TRANSFORMER  
BASE, HAVING AN ELEVATION OF 89.45



PLAN OF SURVEY WITH  
TOPOGRAPHY OF PART OF  
LOT 8, CONCESSION 1  
AND BLOCK 13,  
REGISTERED PLAN 4M-367  
GEOGRAPHIC TOWNSHIP  
OF OSGOODE  
CITY OF OTTAWA

EGIS SURVEYING INC.  
SCALE 1 : 150  
0 2.5 5.0 7.5 10.0 12.5 15.0 Metres  
THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 609mm IN  
HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 150.

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 AND THE SURVEYORS ACT AND THE REGULATIONS  
MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 26TH DAY OF MARCH, 2025.

APRIL 24, 2025  
DATE JAMES BATTY  
ONARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM  
NUMBER V-91055.

LEGEND AND NOTES		
■	DENOTES	MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN
(m)	DENOTES	MEASURED
(s)	DENOTES	SET
(p1)	DENOTES	PLAN OF SURVEY WITH TOPOGRAPHY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JULY 5, 2024
(p2)	DENOTES	REGISTERED PLAN 4M-367
(p3)	DENOTES	PLAN 5R-2750
(AOG)	DENOTES	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
(1319)	DENOTES	WM. J. WEBSTER LTD.
(WIT)	DENOTES	OBSERVED REFERENCE POINT
ORP	DENOTES	NORTH-EAST-SOUTH-WEST
N.E.S.W	DENOTES	BELL PEDESTAL
BPED	DENOTES	CABLE PEDESTAL
CPED	DENOTES	TEMPORARY BENCHMARK
TBM	DENOTES	CORRUGATED STEEL PIPE
CSP	DENOTES	CATCHBASIN
CB	DENOTES	TOP OF GRATE
T/G	DENOTES	HYDRO METER
HM	DENOTES	GAS METER
GM	DENOTES	BOLLARD
BOL	DENOTES	DOOR SILL
DS	DENOTES	REGISTERED PLAN
R.P.	DENOTES	CENTRELINE
C/L	DENOTES	DIAMETER
Ø	DENOTES	AIR CONDITIONING
A/C	DENOTES	TIES TO FOUNDATION
(fan)	DENOTES	TIES TO SIDING
(sid)	DENOTES	TIES TO STUCCO
(stu)	DENOTES	

DISTANCES:  
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE  
USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE  
FACTOR OF 0.999945.

BEARINGS:  
BEARINGS ARE MTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS  
OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN  
HEREON, AND ARE REFERRED TO THE NAD83 CSRS (2010) MTM ZONE 9  
COORDINATE SYSTEM.

BEARING ROTATION:		
FOR THE PURPOSE OF COMPARISON, ASTRONOMIC BEARINGS HAVE BEEN ROTATED AS FOLLOWS:		
PLAN	ROTATION	DIRECTION
(p2, p3)	00°43'20"	COUNTER-CLOCKWISE

INTEGRATION DATA:		
OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GNSS OBSERVATIONS USING THE CANNET REAL TIME NETWORK (RTN) SERVICE. COORDINATES ARE CONFIRMED BY THE NRCAN RTK COMPLIANCE AGREEMENT.		
COORDINATE SYSTEM : NAD83 CSRS (2010), MTM ZONE 9, COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP 'A'	5008193.70	371150.01
ORP 'B'	5008175.76	371054.70
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

© COPYRIGHT IN THIS PLAN REMAINS THE PROPERTY OF EGIS  
SURVEYING INC., REPRODUCTION OF THIS PLAN BY ANY MEANS  
IS PROHIBITED.

JOB No. 26-0921	DRAWING # 26-0921 5328 KILBY LANE
PREPARED FOR: MICHELLE STEELE	
 SURVEYING INC. Info: north-america@egis-group.com www.egis-group.com	3240 Drummond Con. 5A, R.R. #7 Perth, ON K7H 3C9 Tel: 613-267-6524 Fax: 613-267-7992
EXAMINED: JB	CAD: MP

LIST OF POINTS ALONG RIDEAU RIVER AND CANAL WATER'S EDGE; MARCH 26, 2025		
No.	NORTHING	EASTING
55	5008140.24	371151.37
56	5008138.51	371148.85
72	5008134.36	371141.85
74	5008130.38	371135.65
76	5008128.55	371133.28
78	5008127.13	371128.98
80	5008126.17	371126.07
82	5008124.16	371122.04
84	5008125.57	371115.56
86	5008129.32	371105.52
88	5008131.72	371100.86
90	5008131.98	371099.82
91	5008133.19	371096.70
92	5008138.51	371088.74
93	5008144.68	371077.58
94	5008146.47	371072.17
108	5008146.82	371068.23
109	5008147.55	371067.03
110	5008147.85	371066.03

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2025-06-30  
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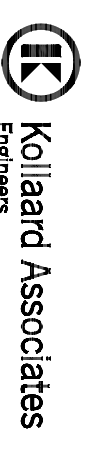


DRAWING NUMBER: 250341-SD

CONSTRUCTION NOTES:

- All dimensions and elevations are in metres. Do not scale drawing.
- This drawing is not a legal survey, a utility plan or a site plan and is for septic purposes only.
- TBM = Cut cross on transformer pad in front of 5324 Kilby, elevation = 89.86 metres.
- 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.
- This drawing is not for construction until approved by the relevant authorities.
- Contractor is responsible for location and protection of utilities.
- The sewage system envelope (leaching bed) as identified on the drawing must be maintained free of the deposit or disposal of any materials, structures, or equipment other than the material or equipment required for the construction of the leaching bed within the sewage system envelope.
- Topsoil (rootmat (organics) to be removed from bed area and exposed subgrade. No wheeled vehicles to be allowed in leaching bed area.
- Percolation rate of any imported sand for bed to be 6 to 8 micron, with < 5% passing the #200 (0.080 mm) sieve.
- Stone layer to be washed septic stone, free of fine material, with gradation conforming to OBC Table 8.7.3.4.
- The septic system leaching bed is to be graded to provide positive drainage away from the septic system and treated with 75 to 100 mm permeable topsoil and seed. Grass growth is to be established.
- The following are not to be connected to the septic system: Water softener; swimming pool or filter system backwash; sump pump discharge.
- Septic system to be installed in accordance with the OBC.
- Septic tank to meet criteria described in the OBC.
- No silt, clay or clayey or silty material to be placed around or over leaching bed.
- All changes to this design must be verified and approved by Kollaard Associates Incorporated.
- Minimum clearance from treatment unit to:
  - structure = 1.3m
  - property line = 3m
  - drilled well = 15m
- Minimum clearance from distribution piping to:
  - structure = 7m
  - property line = 5m
  - drilled well = 17m

REV.	NAME	DATE	DESCRIPTION



210 PRESCOTT STREET  
PO BOX 189  
KEMPVILLE ONTARIO  
K0G 1J0

FAX (613) 258-0475  
www.kollaard.ca  
info@kollaard.ca

CLIENT: MICHELLE STEELE

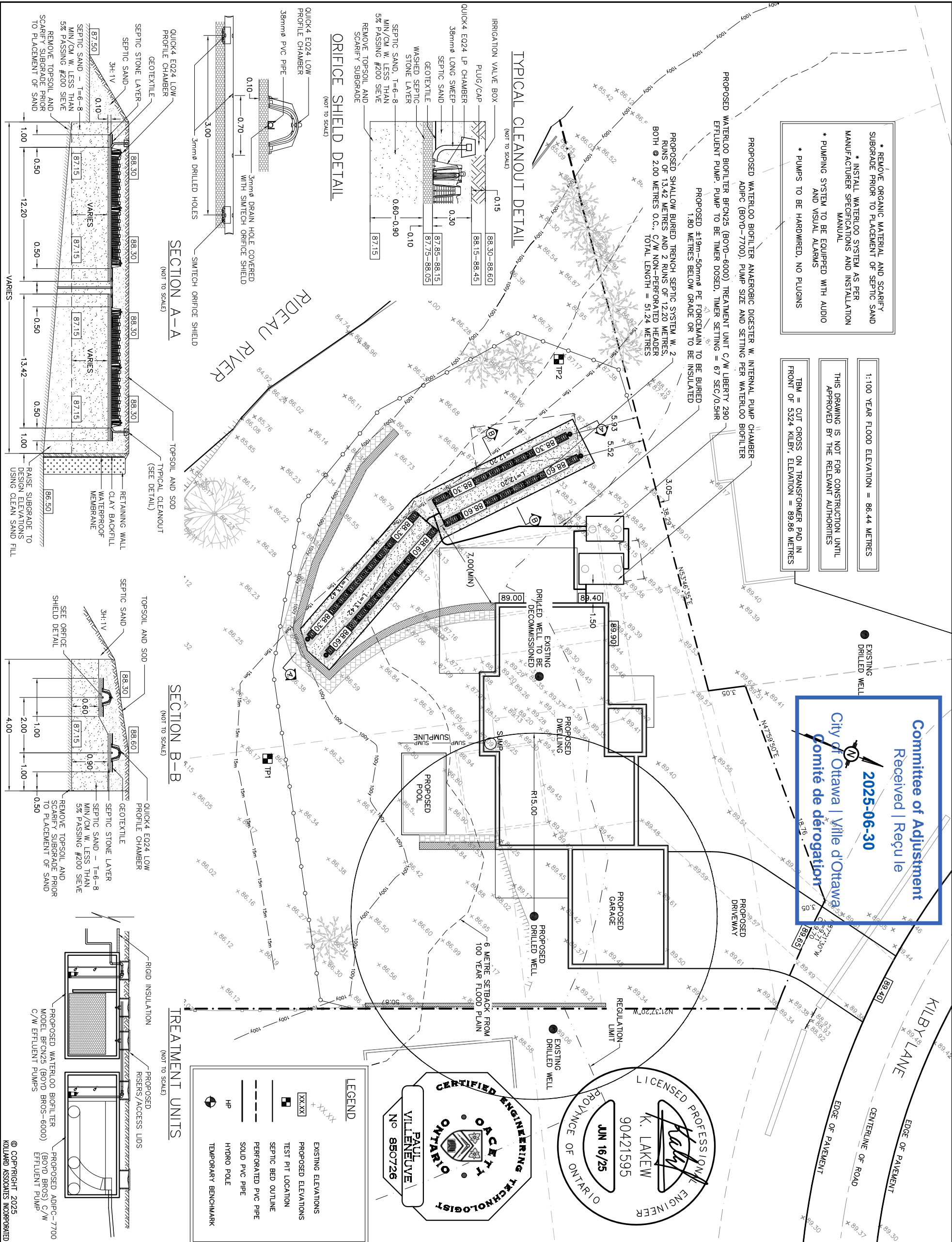
DRAWING: PROPOSED SEPTIC DESIGN PLAN

LOCATION: 5328 KILBY LANE  
LOT 8, CONC. 1,  
OSGOODE,  
CITY OF OTTAWA, ONTARIO

DESIGNED BY: PV	DATE: JUN 16, 2025
DRAWN BY: PV	SCALE: 1:300
KOLLAARD FILE NUMBER: 250341	

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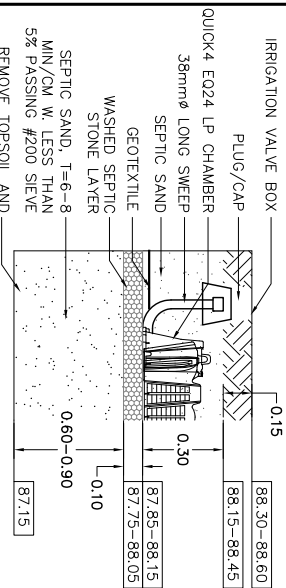
- \* REMOVE ORGANIC MATERIAL AND SCARIFY SUBGRADE PRIOR TO PLACEMENT OF SEPTIC SAND
- \* INSTALL WATERLOO SYSTEM AS PER MANUFACTURER SPECIFICATIONS AND INSTALLATION MANUAL
- \* PUMPING SYSTEM TO BE EQUIPPED WITH AUDIO AND VISUAL ALARMS
- \* PUMPS TO BE HARDWIRED, NO PLUGS

1:100 YEAR FLOOD ELEVATION = 86.44 METRES

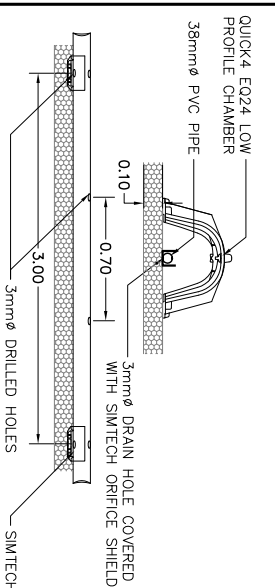
THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES

TBM = CUT CROSS ON TRANSFORMER PAD IN FRONT OF 5324 KILBY, ELEVATION = 89.86 METRES

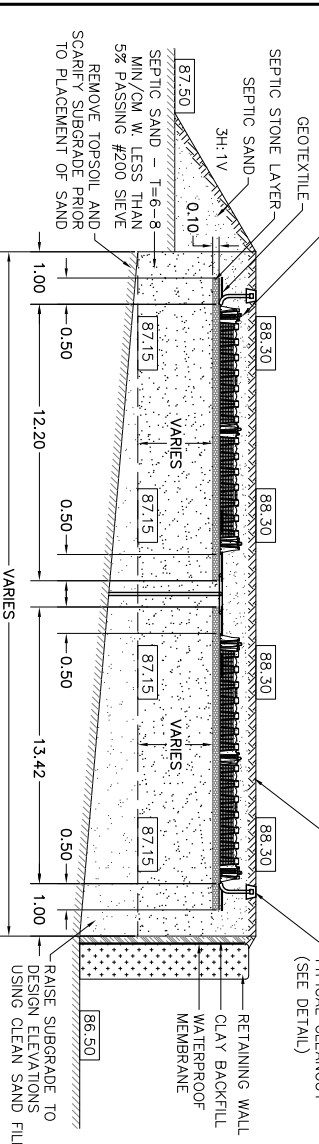
TYPICAL CLEANOUT DETAIL



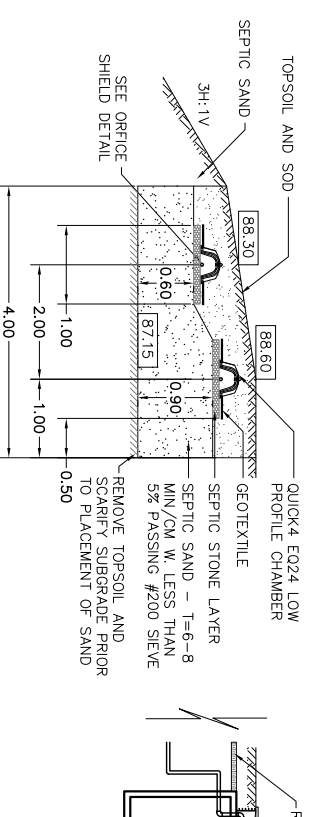
ORIFICE SHIELD DETAIL



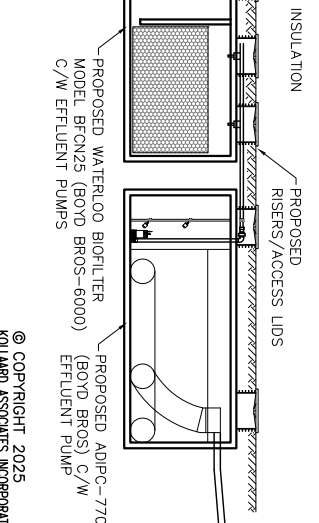
SECTION A-A



SECTION B-B



TREATMENT UNITS



LEGEND

+ XXX.XX

EXISTING ELEVATIONS

XX.XX

PROPOSED ELEVATIONS

■

TEST PIT LOCATION

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SEPTIC BED OUTLINE

---

PERFORATED PVC PIPE

---

SOLID PVC PIPE

HP

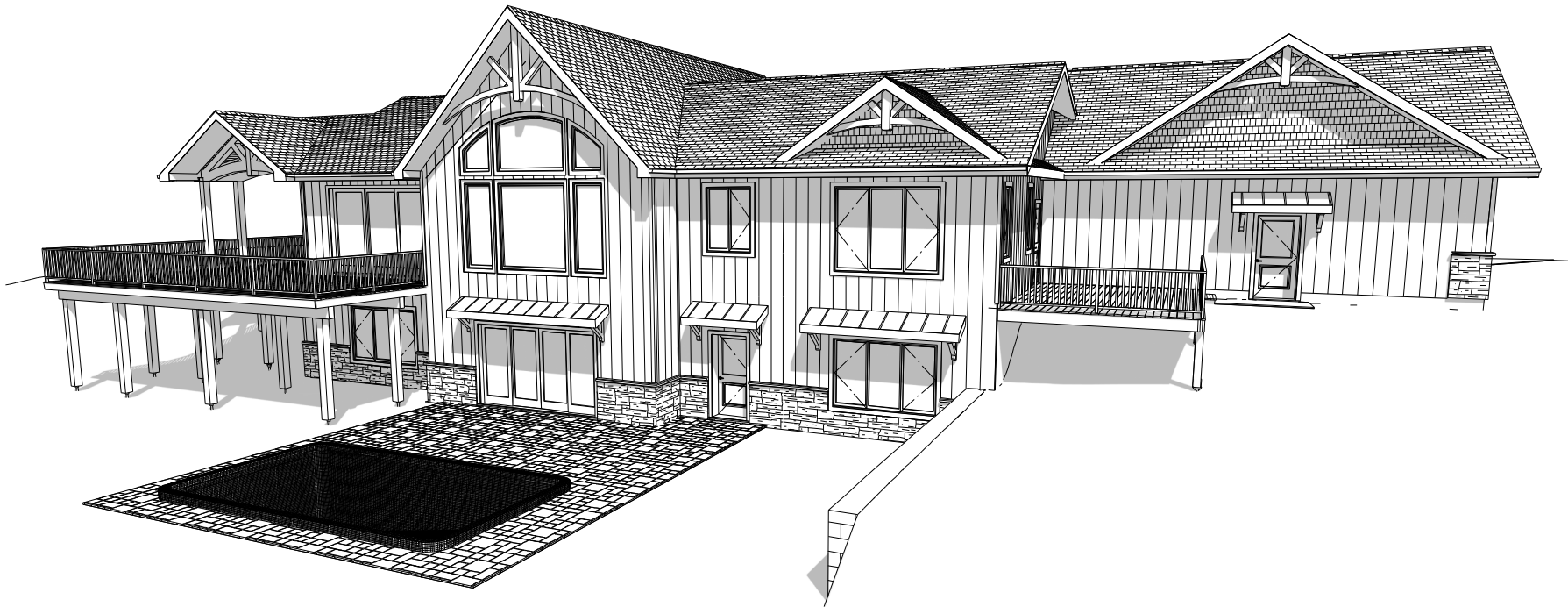
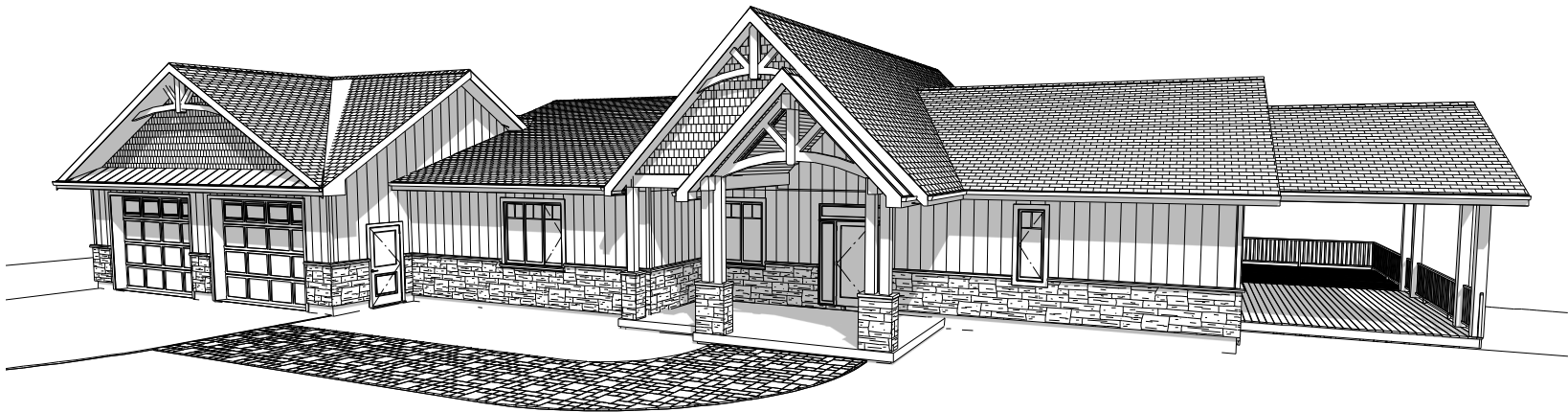
HYDRO POLE

●

TEMPORARY BENCHMARK

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KOLLAARD ASSOCIATES INCORPORATED





This certification is for this drawing of a residential home that was designed as per Part 9 of Ontario Building Code 2024. (Reg 332/12 as amended).

The design of the structural elements is for loads conforming to Division B, Part 9 of the O.B.C 2024. (Reg 332/12 as amended), and is in compliance with the procedure and practices provided in Division B, Part 4 of OBC 2024 (Reg 332/12 as amended).

The drawing was reviewed for, but not limited to, the following: reinforced concrete footings, laterally un-supported foundation walls, required frost protection details, lintels sizes, columns size and locations, beam sizes, floor joist sizes, rafter sizes and lintels supporting trusses whose span are greater than 32'-2", girder point loads, point loads on beams and lintels, and beam to beam connections.

Pre-engineered trusses and joists (where shown) are for reference only. Layout to be supplied and confirmed by manufacturer. Pre-engineered trusses and joists are to be engineered, installed, braced and connected per manufacturers specifications.

All point loads to be verified prior to construction based on manufacturers supplied joist and truss plans.

Screw pile specification and design as per manufacturer/supplier specifications.

**Prescriptive Energy Efficiency Compliance SB-12**

Gross Exterior Wall Area: 3170 sq.ft  
Gross Glazing Area: 516 sq.ft  
Ratio of windows to Wall: 16.3%

**Compliance Package (As per OBC Div.B, SB-12, 3.1.1.2):**

**Table 3.1.1.2 A - Package A1**

Attic Insulation: R-60  
Exposed floor: R-31  
Exterior Walls: R-22  
Basement Walls: R20ci  
Windows/Glass: ER 25  
Space Heating: AFUE 96%  
HRV/ERV: SRE 75%  
DWH: EF 0.80  
DWHR unit : 42%

**OBC 9.25.3 Air Barrier Systems**

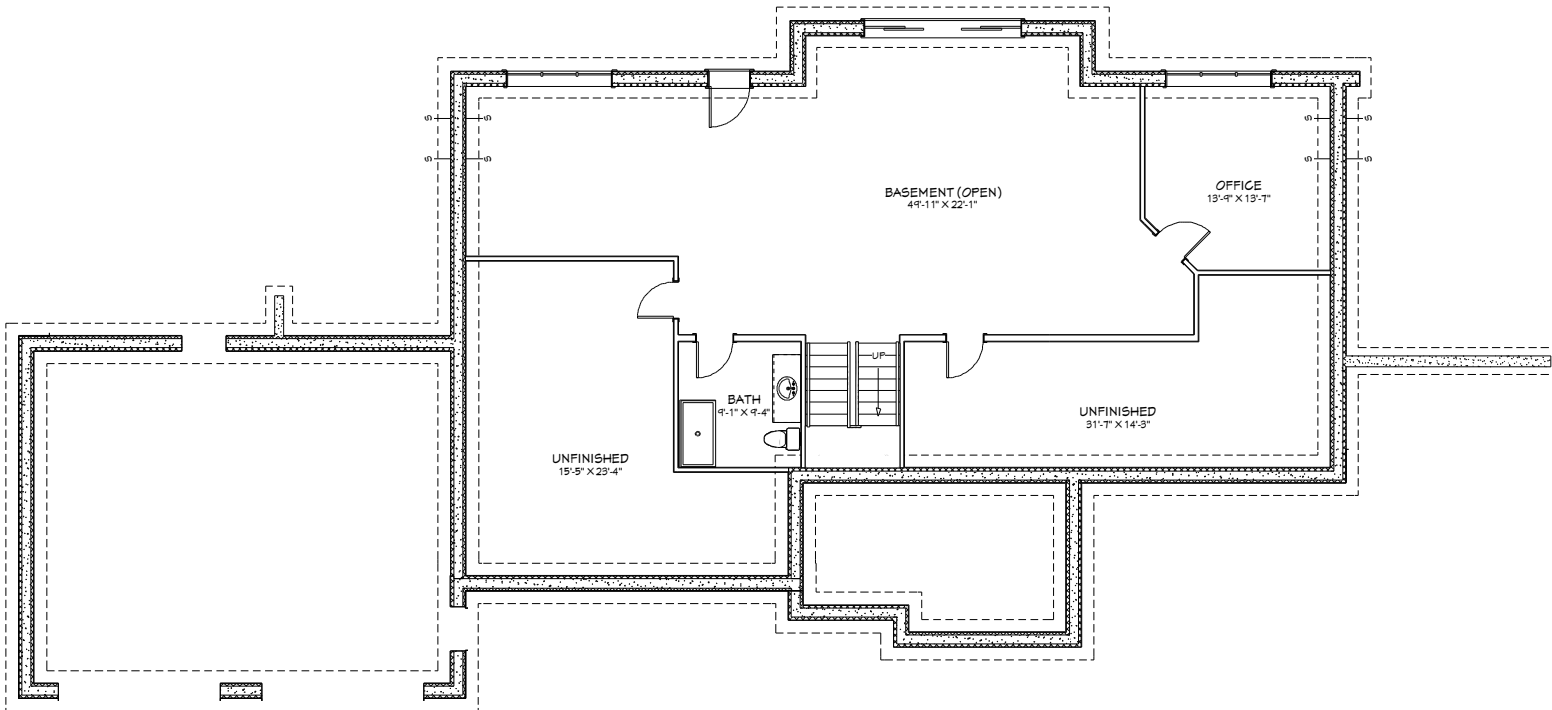
The vapour barrier shall be used as a continuous air barrier as per 9.25.3.3 (see details)

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2025-06-30

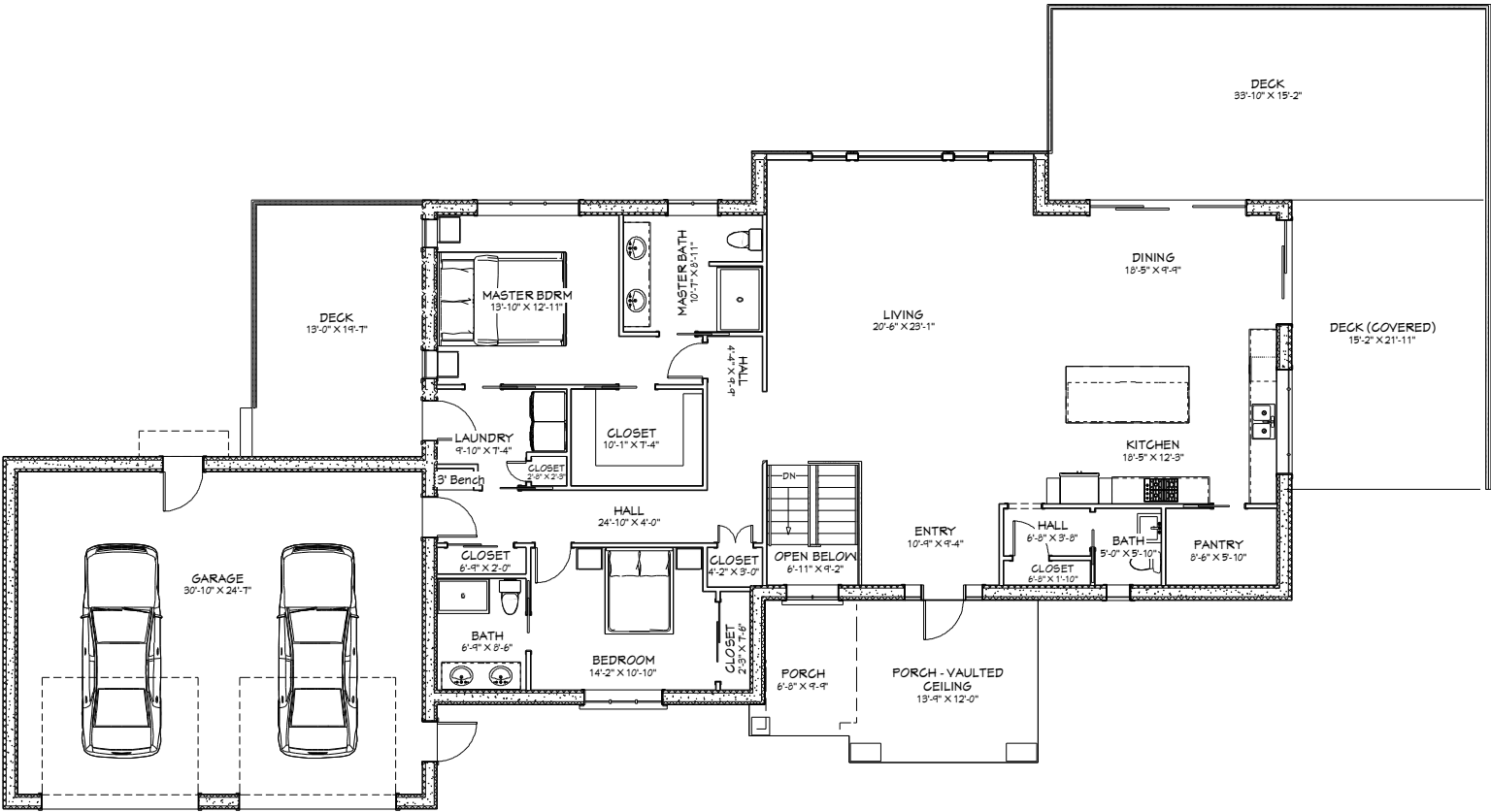
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**Basement**



LIVING AREA  
1427 SQ FT

**1st Floor**



LIVING AREA  
2238 SQ FT



**SHEET SIZE:**

Super B (13" x 19")

**Plan Layout**

SHEET TITLE:

PROJECT INFO:

5328 Kilby Ln.  
Manotick (City of Ottawa),  
Ont.

FILE NAME:  
Layout - 5328 Kilby



Dsgnr: G. Andriago P. Eng.

Emrye Inc.  
Almonte, Ont  
info@emrye.com  
(613-899-3982)

**REVISION:**

B

**DATE:**

14-May-25

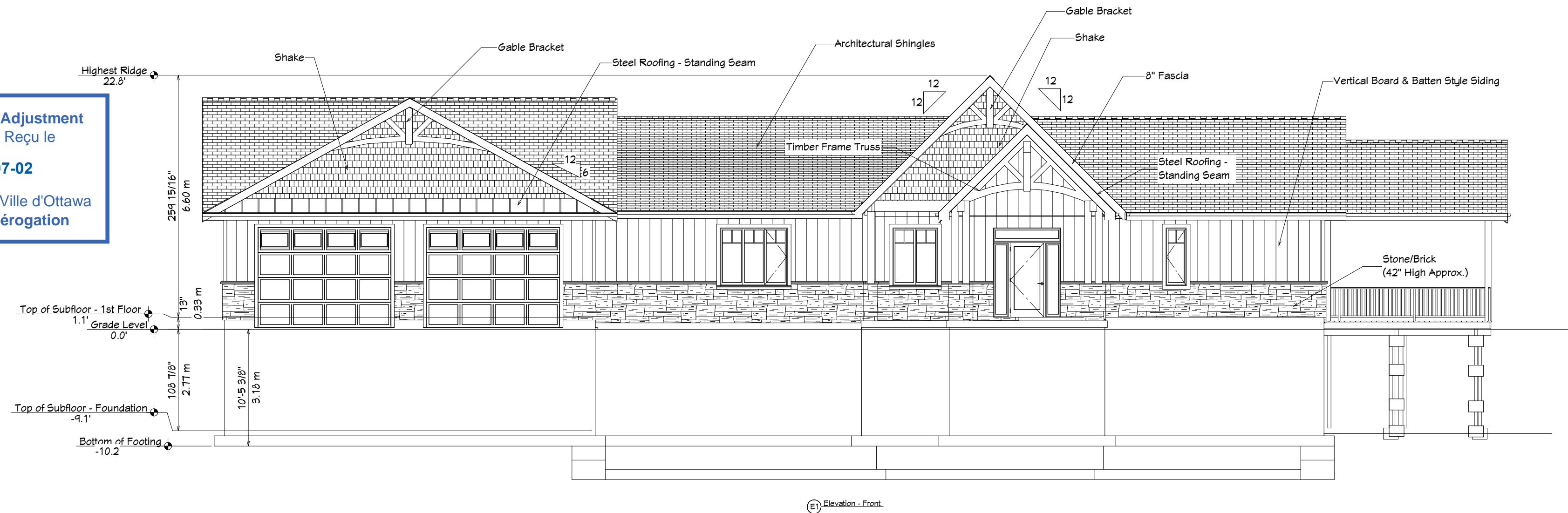
**SCALE:**

1/8 inch = 1 ft

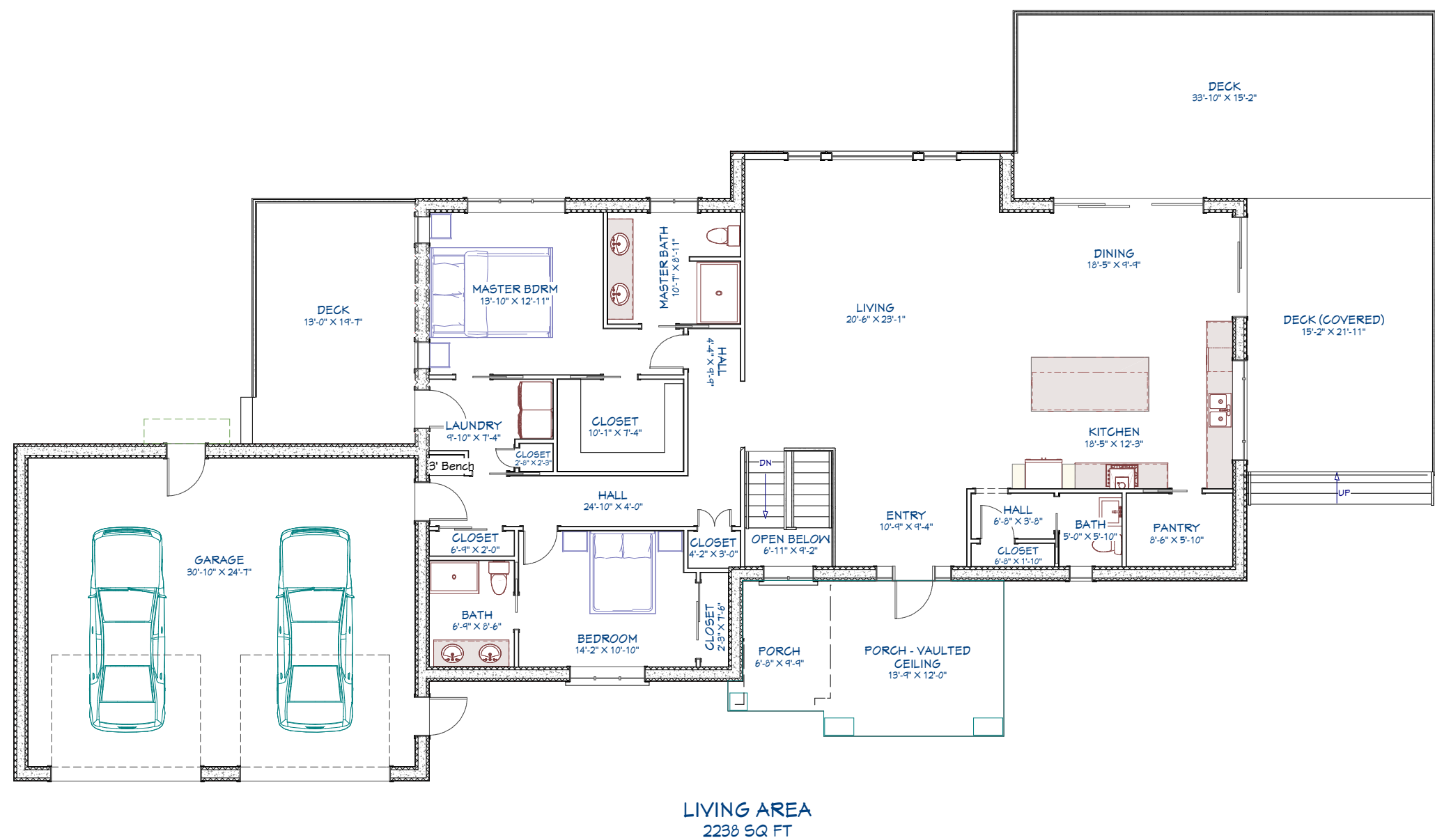
**SHEET:**

A-1

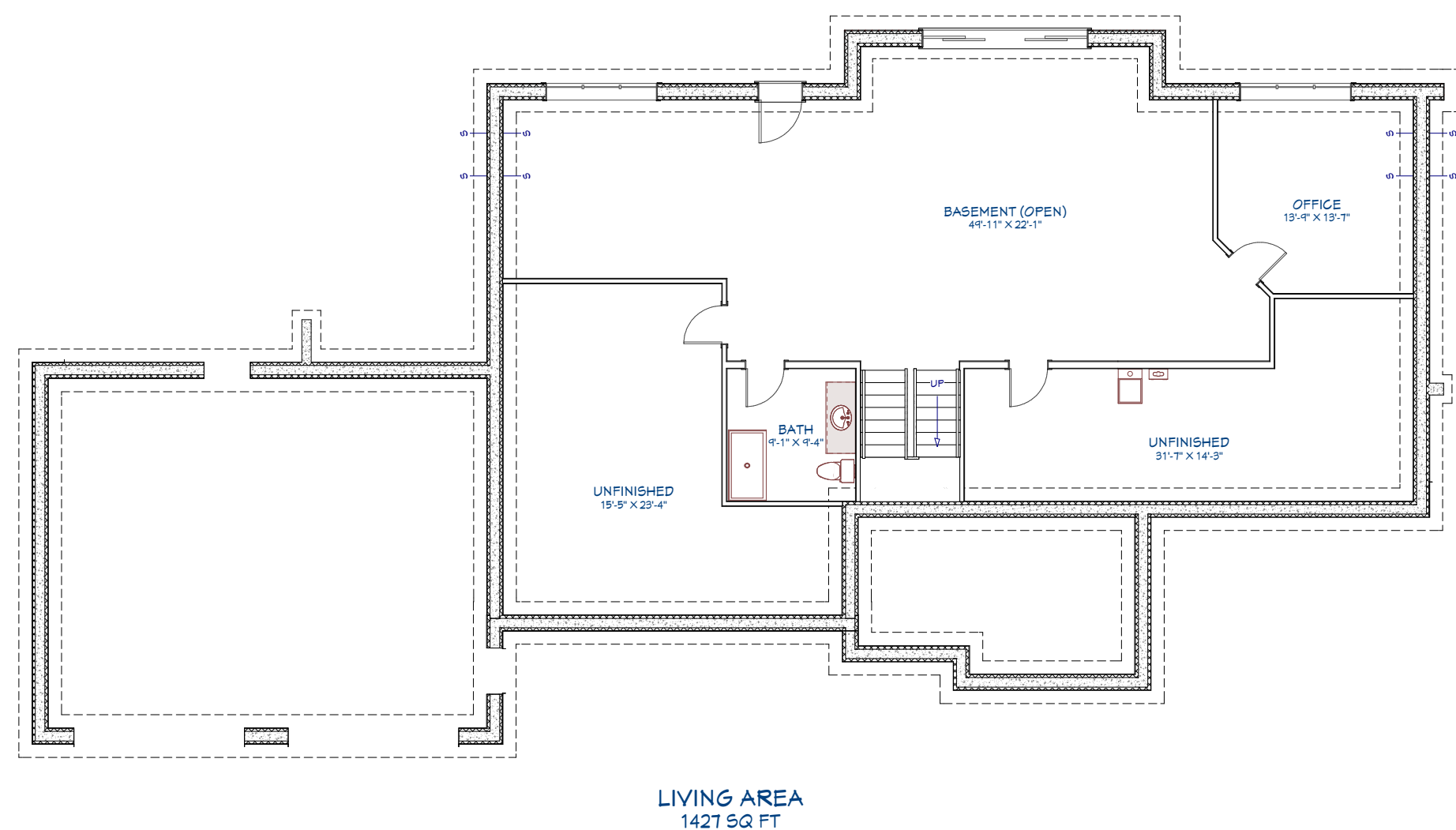
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2025-07-02  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



## Basement



## Main floor



SHEET SIZE:

ARCH C (18" x 24")

SHEET TITLE:

Plan Layout

PROJECT INFO:

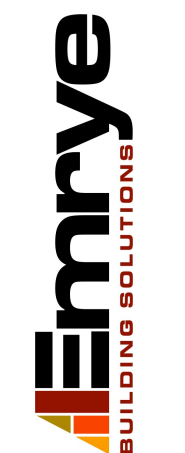
5328 Kilby Ln  
Manotick,

Site Plan - 5328 Kilby

FILE NAME:

DESIGNER: G. Andriago P. Eng.

Emrye Inc.  
Almonte, Ont  
info@emrye.com  
(613-899-3462)



REVISION:

E

DATE:

2-July-25

SCALE:

1/16 inch = 1 ft

SHEET:

A-2