

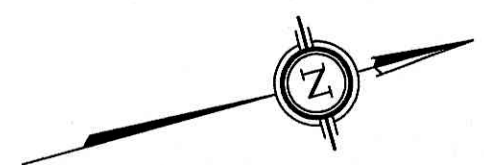
TAYLOR LANE

LOT

10

OTTAWA-CARLETON STANDARD
CONDOMINIUM PLAN 644

PIN 15644 - 0001 TO 0042



SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
247.4	1	PART OF 20	68	ALL OF 04221-0058
33.8	2			
33.8	3			
247.3	4			

Committee of Adjustment
Received | Reçu le
2025-12-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- CP " Concrete Pin
- CC " Cut Cross
- SIB# " Round Standard Iron Bar
- (WIT) " Witness
- Meas. " Measured
- Acc. " Accepted
- (AOG) " Annis, O'Sullivan, Vollebek Ltd.
- (P1) " Registered Plan 68
- (P2) " (AOG) Plan Dated August 8, 2022
- (P3) " Plan 4R-30701
- (P4) " (1287) Plan Dated August 29, 1985
- (P5) " Ottawa-Carleton Standard Condominium Plan 644
- (P6) " (AOG) Plan dated February 7, 2025
- (DI) " Inst. CR356976
- (D2) " Inst. N713370
- CLF " Chain Link Fence
- BF " Board Fence
- C/L " Centreline
- CRW " Concrete Retaining Wall

DRAFT PLAN OF SURVEY OF

**PART OF LOT 20
REGISTERED PLAN 68
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



The intended plot size of the plan is 914 mm in width by 356 mm 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, 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 V. Andrew Sheip
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-117242.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999941.

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 N15°30'00"E and are referenced to Specified Control Points 01919680105 and 019196843761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°02'10" counter-clockwise was applied to bearings on plan (P3), and a rotation of 0°01'20" counter-clockwise was applied to bearings on plan (P4).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

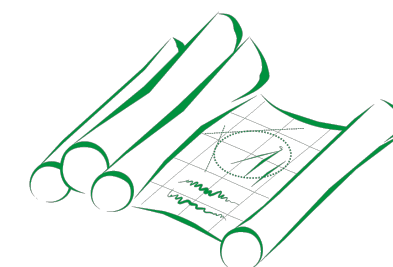
.01919680105	Northing	5024915.16	Easting	373971.65
.019196843761	Northing	5036178.12	Easting	372436.11
.Point A	Northing	5033759.48	Easting	368850.60
.Point B	Northing	5033844.38	Easting	368874.22

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

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

Ontario Land Surveyors
Reg. No. 25523-25 Minik P.L.20 RP68 R D2

Y:\2025\25523-25 Minik Lot 20 R 68 17 RoadDrawings\25523-25 Minik P.L.20 RP68 R D2.dwg



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I BASSAM ELSARAJ REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE 2024 O.B.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

DESIGNER BCIN: 37385 FIRM BCIN: 40889

SIGNATURE OF MEMBER:

PROJECT TITLE:
I.M. LONG-SEMI
17 NOEL STREET
OTTAWA, ONTARIO

PROJECT NUMBER: **2460**

SQUARE FOOTAGE:	EXISTING	NEW
BASEMENT/FDN:	--- ft ²	1,349 ft ²
GROUND FLOOR:	--- ft ²	1,349 ft ²
SECOND FLOOR:	--- ft ²	1,395 ft ²
THIRD FLOOR:	--- ft ²	--- ft ²
ROOF-TOP:	--- ft ²	--- ft ²

REVISION TABLE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
SITE PLAN

- GENERAL NOTES:
- DO NOT SCALE DIMENSIONS. READ DIMENSIONS ONLY.
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 - TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE CLIENT'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER SUBMISSION ARE MADE AT THE OWNER'S AND/ OR CONTRACTOR'S EXPENSE AND RESPONSIBILITY.

KEYPLAN:
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 Comité de dérogation

SCALE:
AS SHOWN

DESIGNED BY:
B.E.

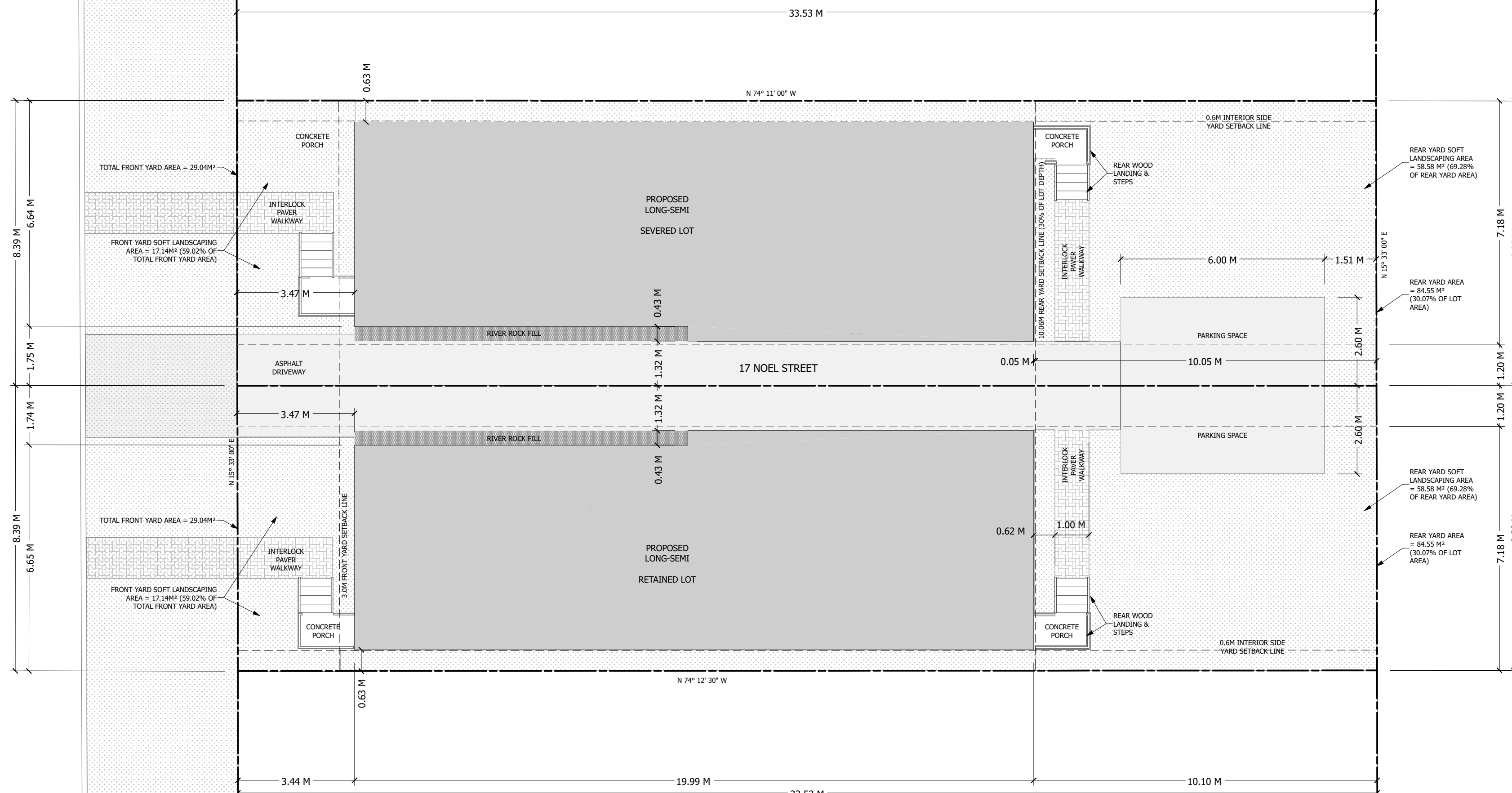
DRAWN BY:
B.E.

DATE:
SEPTEMBER 18, 2025

DRAWING NUMBER:

A1

NOEL STREET



LOT INFORMATION (RETAINED LOT):
LOT ZONING: R3P
PROPOSED LONG-SEMI

CONDITION	ZONING REQUIREMENT	PROPOSED
LOT WIDTH	10.0 M MIN.	8.39 M
LOT DEPTH	N/A	33.53 M
LOT AREA	300.00 M ²	281.15 M ²
BUILDING HEIGHT	10.00M MAX *	10.99 M
FRONT SETBACK	3.00 M MIN.	3.47 M
REAR SETBACK	10.06 M (30% OF LOT DEPTH)	10.10 M
INTERIOR SETBACK	1.20 M & 0.60 M MIN.	1.32 M & 0.63 M

* 11.0M MAX. HEIGHT FOR ROOFS WITH MINIMUM SLOPE OF 4/12 PITCH

LOT INFORMATION (SEVERED LOT):
LOT ZONING: R3P
PROPOSED LONG-SEMI

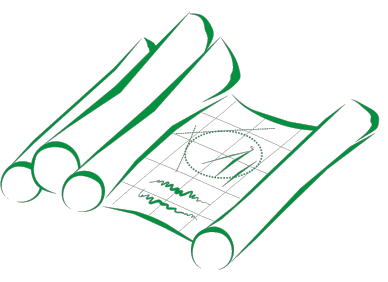
CONDITION	ZONING REQUIREMENT	PROPOSED
LOT WIDTH	10.0 M MIN.	8.39 M
LOT DEPTH	N/A	33.53 M
LOT AREA	300.00 M ²	281.15 M ²
BUILDING HEIGHT	10.00M MAX *	10.99 M
FRONT SETBACK	3.00 M MIN.	3.47 M
REAR SETBACK	10.06 M (30% OF LOT DEPTH)	10.10 M
INTERIOR SETBACK	1.20 M & 0.60 M MIN.	1.32 M & 0.63 M

* 11.0M MAX. HEIGHT FOR ROOFS WITH MINIMUM SLOPE OF 4/12 PITCH



PART OF LOT 20
REGISTERED PLAN 68
CITY OF OTTAWA

1 SITE PLAN
A1 1 M = 100 M



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DESIGNER BCIN: 37385 FIRM BCIN: 40889

SIGNATURE OF MEMBER:

PROJECT TITLE:

I.M. LONG-SEMIS
17 NOEL STREET
OTTAWA, ONTARIO

PROJECT NUMBER:

2460

SQUARE FOOTAGE:	EXISTING	NEW
BASEMENT/FDN:	--- ft ²	1,349 ft ²
GROUND FLOOR:	--- ft ²	1,349 ft ²
SECOND FLOOR:	--- ft ²	1,395 ft ²
THIRD FLOOR:	--- ft ²	--- ft ²
ROOF-TOP:	--- ft ²	--- ft ²

REVISION TABLE

NO.	DESCRIPTION	DATE

DRAWING TITLE:

FRONT ELEVATION

GENERAL NOTES:

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KEYPLAN:

Committee of Adjustment
Received | Reçu le

2025-12-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCALE:

AS SHOWN

DESIGNED BY:

B.E.

DRAWN BY:

B.E.

DATE:

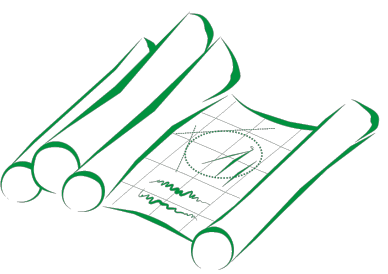
DECEMBER 21, 2025

DRAWING NUMBER:

A2



1 FRONT ELEVATION
A2 1/4 IN = 1 FT



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DESIGNER BCIN: 37385 FIRM BCIN: 40889
SIGNATURE OF MEMBER:

PROJECT TITLE:
I.M. LONG-SEMIS
17 NOEL STREET
OTTAWA, ONTARIO

PROJECT NUMBER:	2460	
SQUARE FOOTAGE:	EXISTING	NEW
BASEMENT/FDN:	--- ft ²	1,349 ft ²
GROUND FLOOR:	--- ft ²	1,349 ft ²
SECOND FLOOR:	--- ft ²	1,395 ft ²
THIRD FLOOR:	--- ft ²	--- ft ²
ROOF-TOP:	--- ft ²	--- ft ²

REVISION TABLE		
NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEFT ELEVATION

- GENERAL NOTES:
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SCALE:
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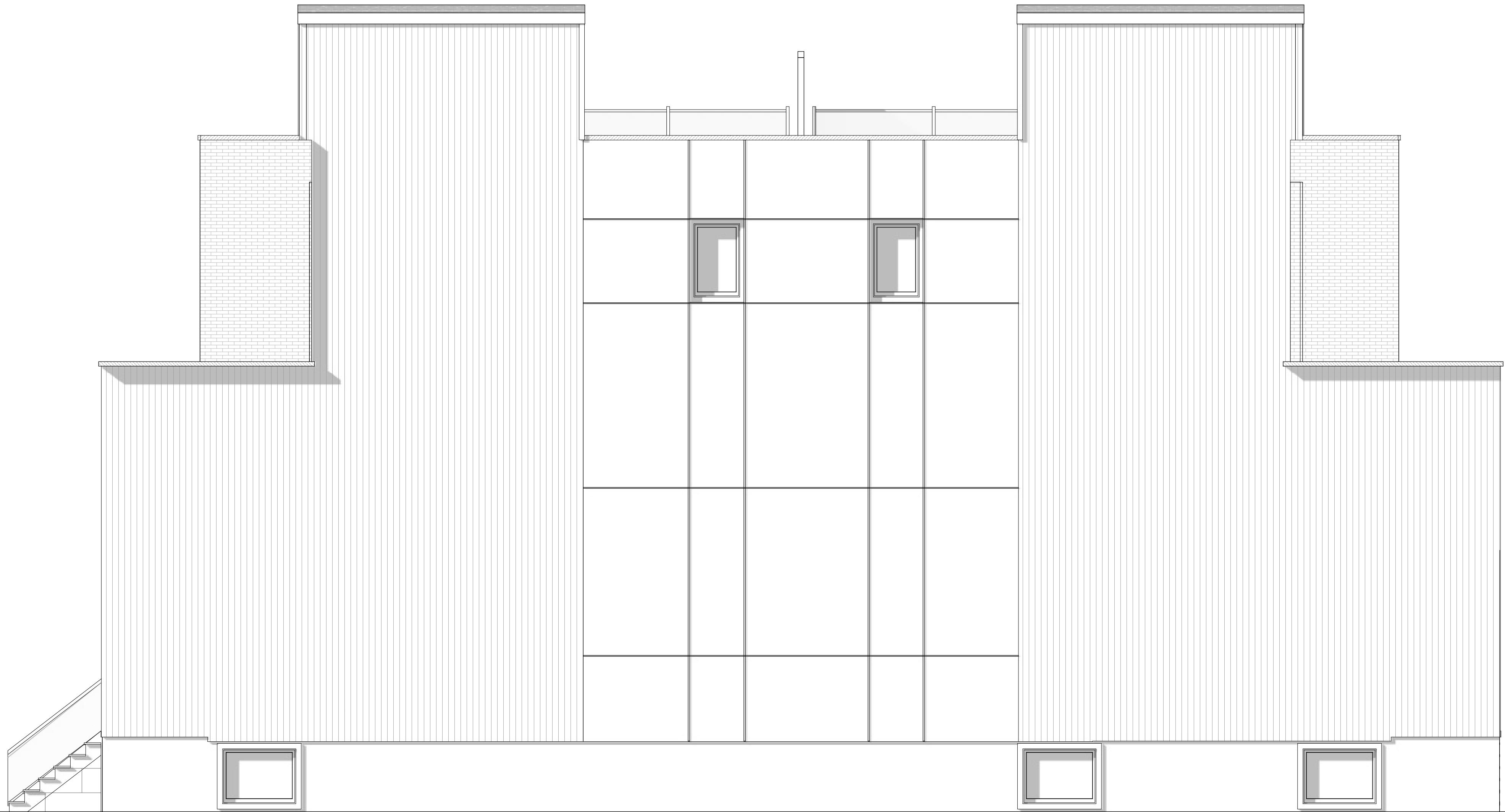
DESIGNED BY:
B.E.

DRAWN BY:
B.E.

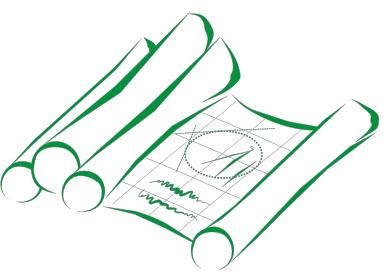
DATE:
DECEMBER 21, 2025

DRAWING NUMBER:

A3



1 LEFT ELEVATION
A3 1/4 IN = 1 FT



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DESIGNER BCIN: 37385 FIRM BCIN: 40889
SIGNATURE OF MEMBER:

PROJECT TITLE:
I.M. LONG-SEMIS
17 NOEL STREET
OTTAWA, ONTARIO

PROJECT NUMBER: 2460		
SQUARE FOOTAGE:	EXISTING	NEW
BASEMENT/FDN:	--- ft ²	1,349 ft ²
GROUND FLOOR:	--- ft ²	1,349 ft ²
SECOND FLOOR:	--- ft ²	1,395 ft ²
THIRD FLOOR:	--- ft ²	--- ft ²
ROOF-TOP:	--- ft ²	--- ft ²

REVISION TABLE		
NO.	DESCRIPTION	DATE

DRAWING TITLE:
REAR ELEVATION

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SCALE:
AS SHOWN

DESIGNED BY:
B.E.

DRAWN BY:
B.E.

DATE:
DECEMBER 21, 2025

DRAWING NUMBER:

A4



1'-0"
0.30 M
T/O ROOF PARAPET
T/O ROOF SHEATHING

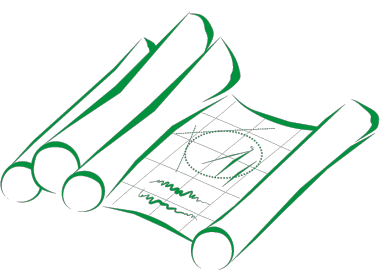
32'-9 11/16"
10.00 M

4'-8 3/4"
1.44 M
AVERAGE GRADE

T/O BASEMENT FLOOR

1'-2"
0.36 M
U/S FOOTING

1 REAR ELEVATION
A4 1/4 IN = 1 FT



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OTTAWA, ONTARIO

PROJECT NUMBER: **2460**

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BASEMENT/FDN:	--- ft ²	1,349 ft ²
GROUND FLOOR:	--- ft ²	1,349 ft ²
SECOND FLOOR:	--- ft ²	1,395 ft ²
THIRD FLOOR:	--- ft ²	--- ft ²
ROOF-TOP:	--- ft ²	--- ft ²

REVISION TABLE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
RIGHT ELEVATION

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KEYPLAN:

SCALE:
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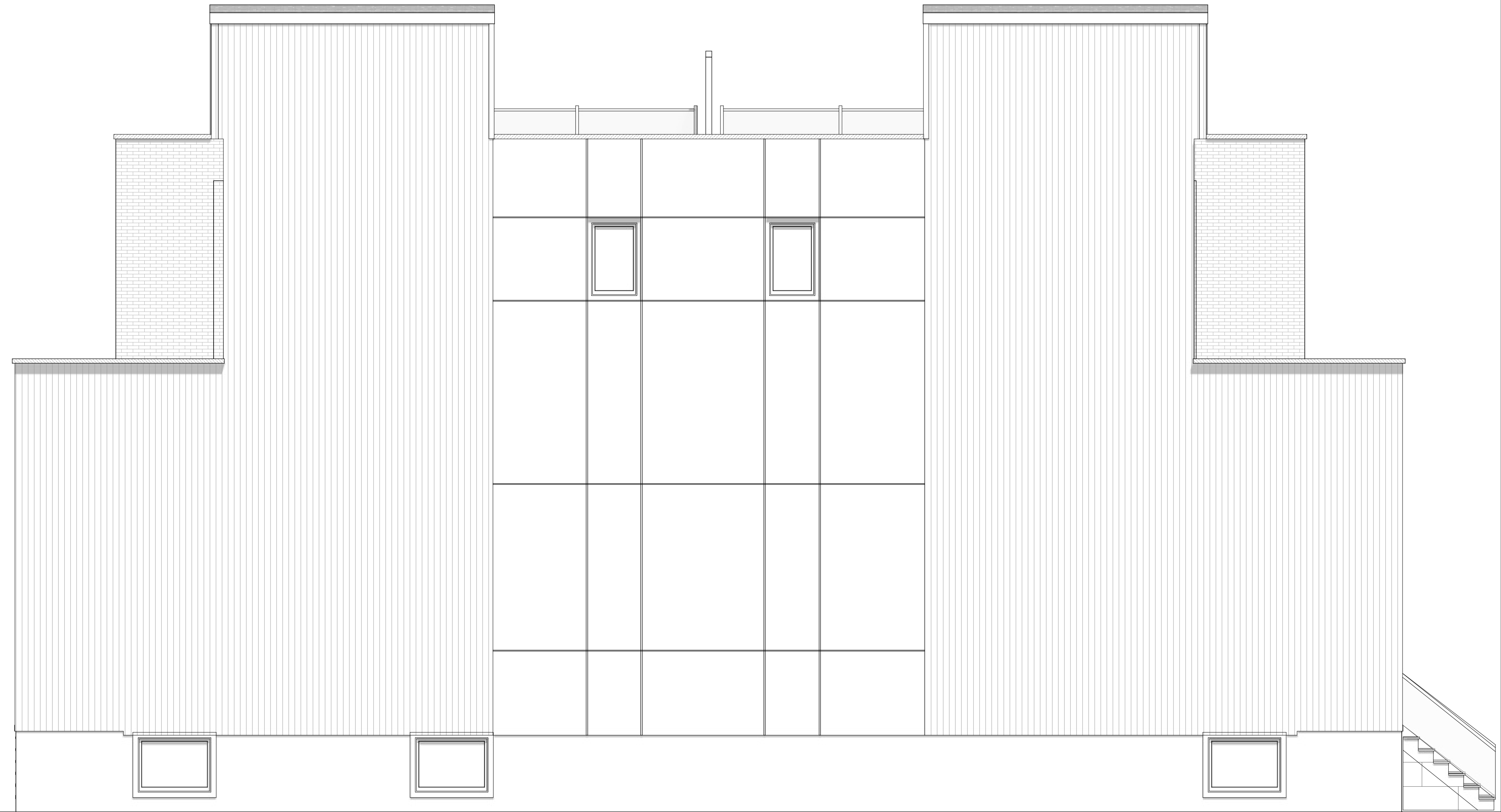
DESIGNED BY:
B.E.

DRAWN BY:
B.E.

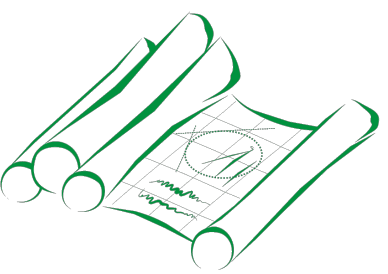
DATE:
DECEMBER 21, 2025

DRAWING NUMBER:

A5



1 RIGHT ELEVATION
A5 1/4 IN = 1 FT



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GROUND FLOOR:	--- ft ²	1,349 ft ²
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THIRD FLOOR:	--- ft ²	--- ft ²
ROOF-TOP:	--- ft ²	--- ft ²

REVISION TABLE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
DRIVEWAY ELEVATION

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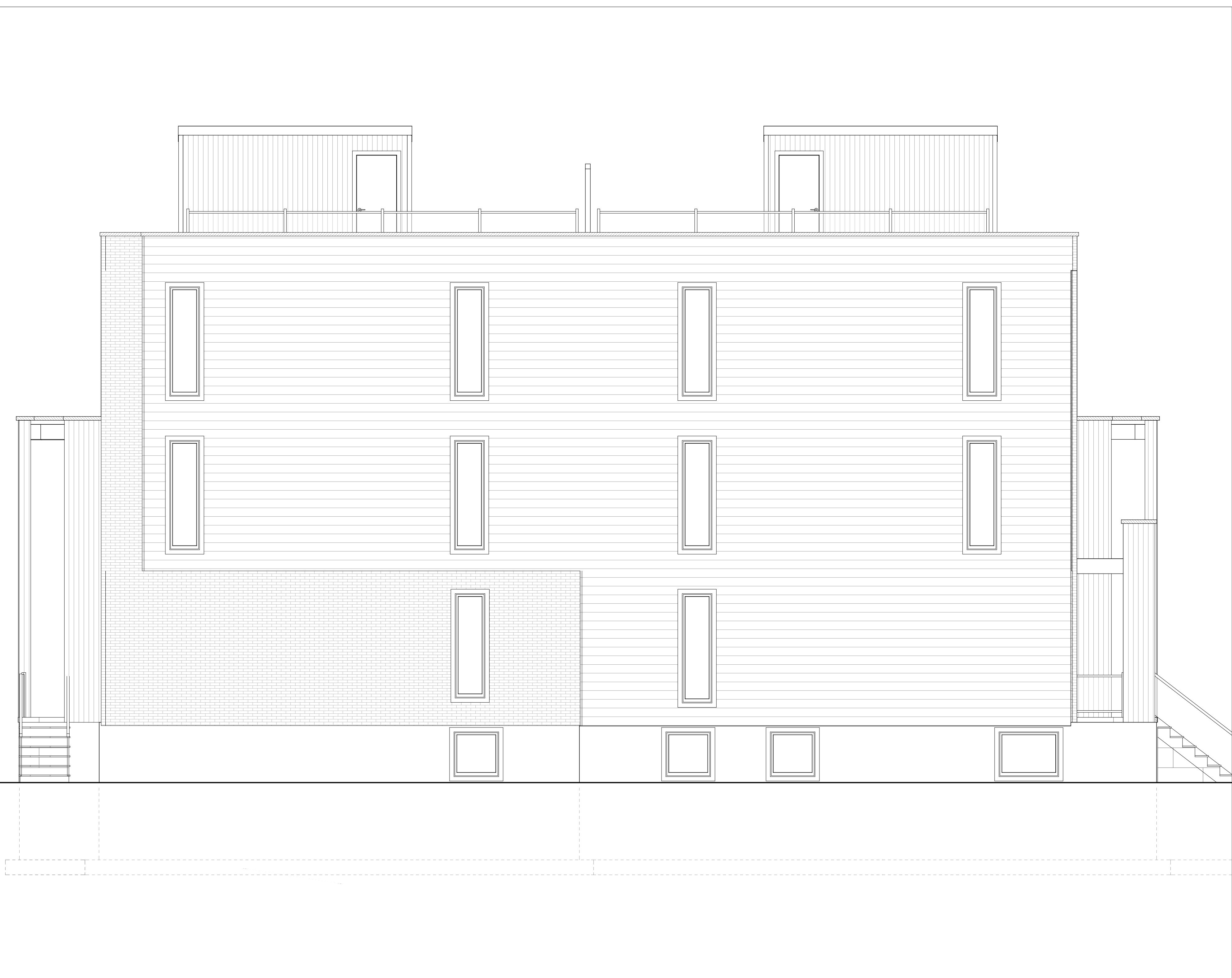
DESIGNED BY:
B.E.

DRAWN BY:
B.E.

DATE:
DECEMBER 21, 2025

DRAWING NUMBER:

A6



1 INTERIOR/DRIVEWAY ELEVATION
A6 1/4 IN = 1 FT