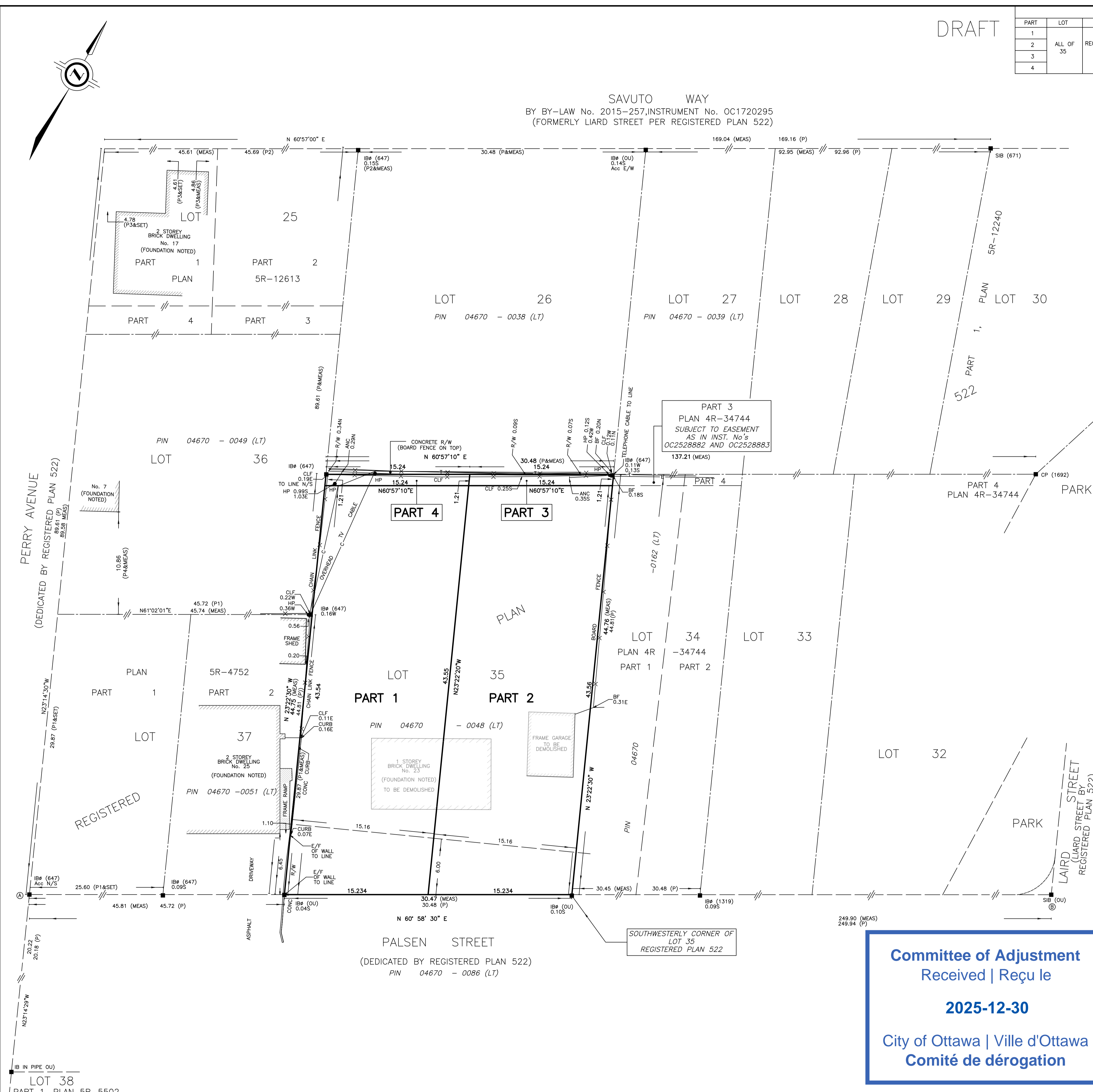


DRAFT

SCHEDULE				
PART	LOT	PLAN	PIN	AREA [sq. m.]
1				660.3
2	ALL OF 35	REGISTERED PLAN 522	ALL OF 04670-0048 (LT)	660.4
3				18.4
4				18.4

SAVUTO WAY
 BY BY-LAW No. 2015-257, INSTRUMENT No. OC1720295
 (FORMERLY LIARD STREET PER REGISTERED PLAN 522)



PLAN OF SURVEY OF
LOT 35
REGISTERED PLAN 522
 CITY OF OTTAWA

SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

J.D. BARNES LIMITED

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

NOTES

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND.

FOR BEARING COMPARISONS, A ROTATION OF 0°12'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P, P1 AND P2.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	364 526.62	5 023 315.68
ORP (B)	364 745.13	5 023 436.93

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 249.90 (GROUND), N 60°58'30" E

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES SHORT STANDARD IRON BAR
- IB# DENOTES ROUND IRON BAR
- CP DENOTES CONCRETE PIN
- MEAS DENOTES MEASURED
- OU DENOTES ORIGIN UNKNOWN
- Acc DENOTES ACCEPTED
- JDB DENOTES J.D. BARNES LIMITED
- INST DENOTES INSTRUMENT
- No's DENOTES NUMBERS
- P DENOTES REGISTERED PLAN 522
- P1 DENOTES PLAN 5R-4752
- P2 DENOTES PLAN 5R-12613
- P3 DENOTES REAL PROPERTY REPORT BY FARLEY, SMITH & MURRAY? DATED JUNE 5, 1992
- P4 DENOTES PLAN BY FAIRHALL & MOFFATT LIMITED, DATED APRIL 10, 19990
- 647 DENOTES F.H. GOOCH, O.L.S.
- 671 DENOTES F.H. GOOCH, O.L.S.
- 1319 DENOTES W.J. WEBSTER LTD.
- 1892 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
- HP DENOTES HYDRO POLE
- ANC DENOTES ANCHOR
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- E/F DENOTES EAST FACE
- R/W DENOTES RETAINING WALL
- E DENOTES OVERHEAD HYDRO CABLE
- T DENOTES OVERHEAD TELEPHONE CABLE
- C DENOTES OVERHEAD TV CABLE

N=NORTH / E=EAST / S=SOUTH / W=WEST

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 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.
 - THE SURVEY WAS COMPLETED ON

DRAFT

DATE _____ GEORGE ZERVOS
 ONTARIO LAND SURVEYOR

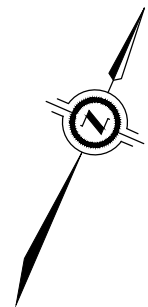
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-100331

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

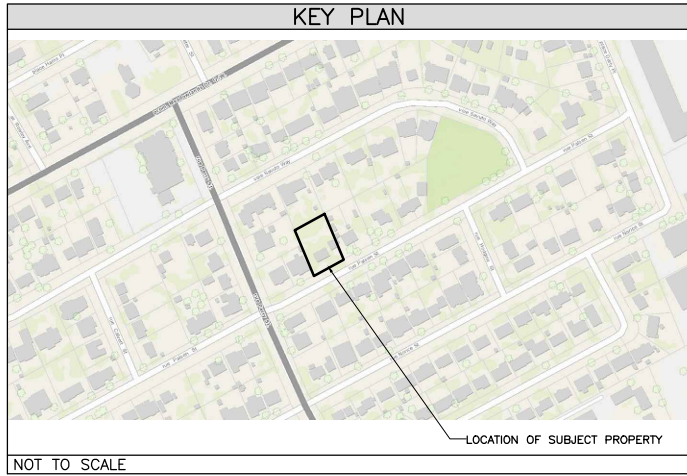
DRAWN BY: KZ	CHECKED BY: GZ	REFERENCE NO.: 19-10-138-01
DATED: 05/11/2025		FILE: G:\19-10-138-01_23 PalSen St. R-plan\Drawing\19-10-138-01_RPlan.dwg
PLOT DATE: 11/6/2025 9:10 AM		

Committee of Adjustment
 Received | Reçu le
2025-12-30
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT 38
 PART 1, PLAN 5R-5502



Committee of Adjustment
 Received | Reçu le
2025-12-30
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



PROJECT INFORMATION

ADDRESS	23 PALSAN STREET OTTAWA, ON, K2G 2V9
LEGAL DESCRIPTION	PART OF LOT 35 REG'S PLAN 522 CONCESSION 1 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN WARD 8, COLLEGE
ZONING	ZONING BYLAW 2008-250 R1FF SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS

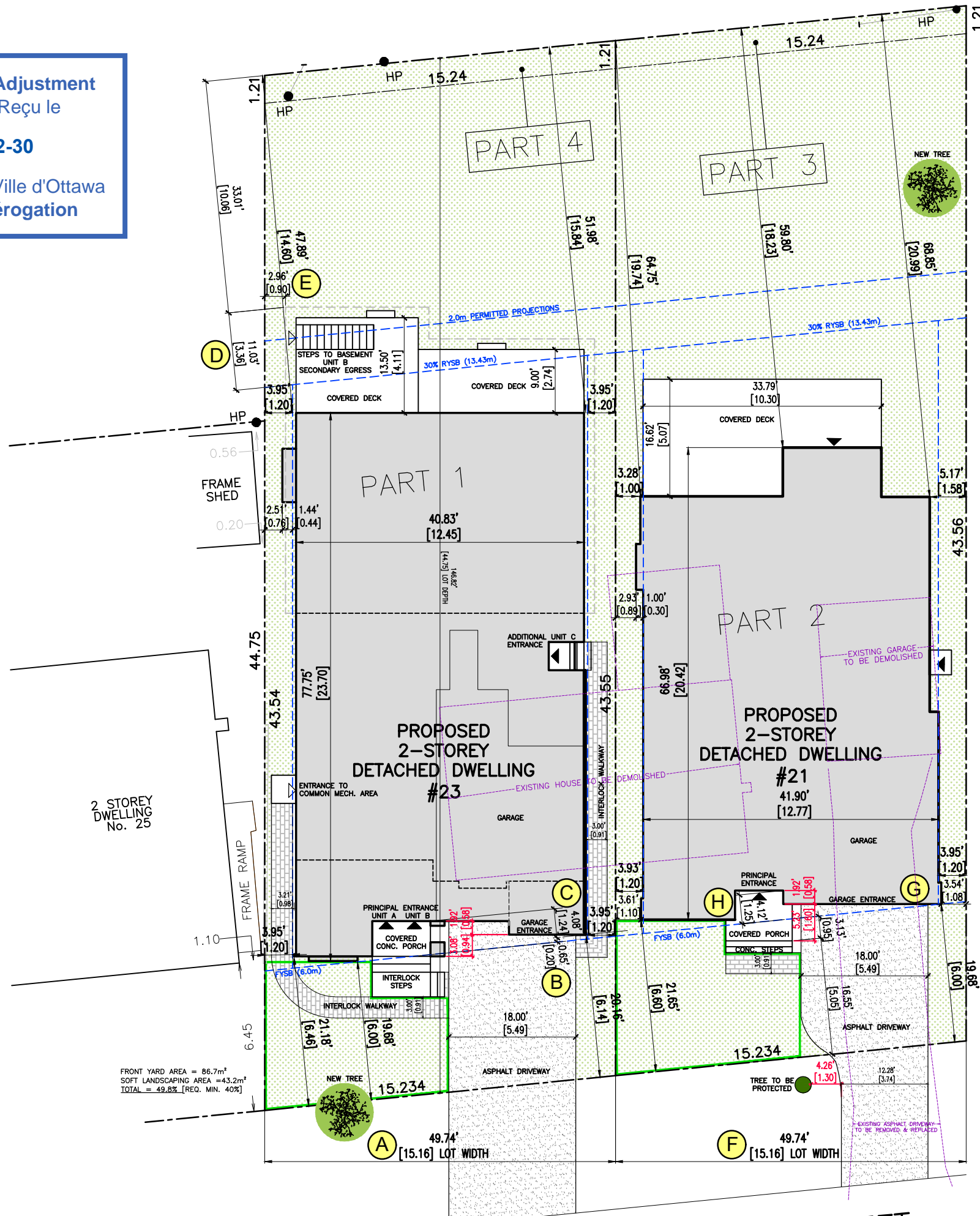
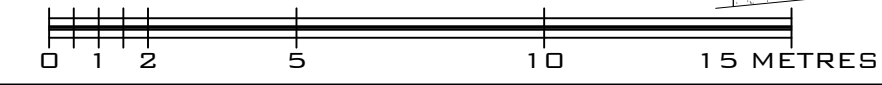
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PART 1+4	PROVIDED PART 2+3
MIN. LOT WIDTH	19.5m	15.16m	15.16m
LOT DEPTH	N/A	44.75m	44.76m
MIN. LOT AREA	600m ²	660.3m ²	660.4m ²
MAX. BUILDING HEIGHT	8.5m	8.5m	8.5m
MIN. FRONT YARD SETBACK	6m	6.0m	6.0m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	30%	32.73% (14.65m)	40.83% (18.29m)
MIN. REAR YARD AREA	25% (180.25m ²)	35.23% (232.62m ²)	42.16% (278.43m ²)
MIN. INTERIOR YARD SETBACK	TOTAL IS 2.1m WITH ONE YARD, NO LESS THAN 0.9m	1.2m + 1.2m = 2.4m	1.0m + 1.2m = 2.2m
MAX. LOT COVERAGE	45%	41.44%	35.26%
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	49.8%	52.2%
MAX. DRIVEWAY WIDTH	5.5m DOUBLE	5.5m	5.5m

- MINOR VARIANCES REQUESTED**
- PART 1+4
 #23 PALSAN ST.
- a) To permit a reduced lot width of 15.16 metres, whereas the By-law requires a minimum lot width of 19.5 metres [Table 156A]
 - b) To permit the entrance to the garage to be setback 0.20 metres further from the front lot line than the portion of the projecting porch that does not fall within a required yard, whereas the By-law states that the entrance to the garage must be set back at least 0.6 metres further from the front lot line than the portion of the projecting porch that does not fall within a required yard. [Sec.139(3)(a)(ii)]
 - c) To permit the entrance to the garage to be 1.24 metres closer to the front lot line than the principal entrance to the dwelling, whereas the By-law states that the garage may not be more than 0.6m closer to the front lot line than the principal entrance to the dwelling. [Sec.139(3)(b)]
 - d) To permit the rear porch to project 3.36 metres into the required rear yard, whereas the By-law permits a maximum projection of 2.0 metres, but no closer than 1 metre from any lot line. [Sec. 65(6)(c)]
 - e) To permit the rear porch to project within 0.90 metres of the side lot line, whereas the By-law permits a maximum projection of 2.0 metres, but no closer than 1 metre from any lot line. [Sec. 65(6)(c)]
- PART 2+3
 #21 PALSAN ST.
- f) To permit a reduced lot width of 15.16 metres, whereas the By-law requires a minimum lot width of 19.5 metres [Table 156A]
 - g) To permit the entrance to the garage to be setback 0.0 metres further from the front lot line than the portion of the projecting porch that does not fall within a required yard, whereas the By-law states that the entrance to the garage must be set back at least 0.6 metres further from the front lot line than the portion of the projecting porch that does not fall within a required yard. [Sec.139(3)(a)(ii)]
 - h) To permit the entrance to the garage to be 1.25 metres closer to the front lot line than the principal entrance to the dwelling, whereas the By-law states that the garage may not be more than 0.6m closer to the front lot line than the principal entrance to the dwelling. [Sec.139(3)(b)]

LEGEND

PROPOSED BUILDING	[Grey Box]	SOFT LANDSCAPING AREA	[Green Box]
DRIVEWAY	[Dotted Box]	LINE OF REQUIRED SETBACK	[Blue Dashed Line]
INTERLOCK	[Brick Pattern Box]	GRASS	[Green Dotted Box]

SITE PLAN
 SCALE = 1:200



FRONT YARD AREA = 90.8m²
 SOFT LANDSCAPING AREA = 47.4m²
 TOTAL = 52.2% [REQ. MIN. 40%]

FRONT YARD AREA = 86.7m²
 SOFT LANDSCAPING AREA = 43.2m²
 TOTAL = 49.8% [REQ. MIN. 40%]

- 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. ABSOLUTED 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.
 5. THE OWNER / GENERAL CONTRACTOR SHALL CONFIRM ALL UTILITY LOCATIONS AND/OR SETBACK REQUIREMENTS BEFORE SETTING OUT FOR CONSTRUCTION.
 6. THE GENERAL CONTRACTOR SHALL CONFIRM ALL FROST PROTECTION DETAILS ON SITE WITH A GEOTECHNICAL ENGINEER BEFORE FORMING.

NO.	DESCRIPTION & DATE
1	ISSUED FOR APPLICATION TO COMMITTEE OF ADJUSTMENT 2025-12-18
REVISIONS	

JOB TITLE:
 23 PALSAN AVENUE
 OTTAWA, ON.
 CONSENT & MINOR VARIANCE APPLICATIONS

SHEET TITLE:
 PROPOSED SITE PLAN
 KEY PLAN
 ZONING INFORMATION
 MINOR VARIANCES REQUESTED

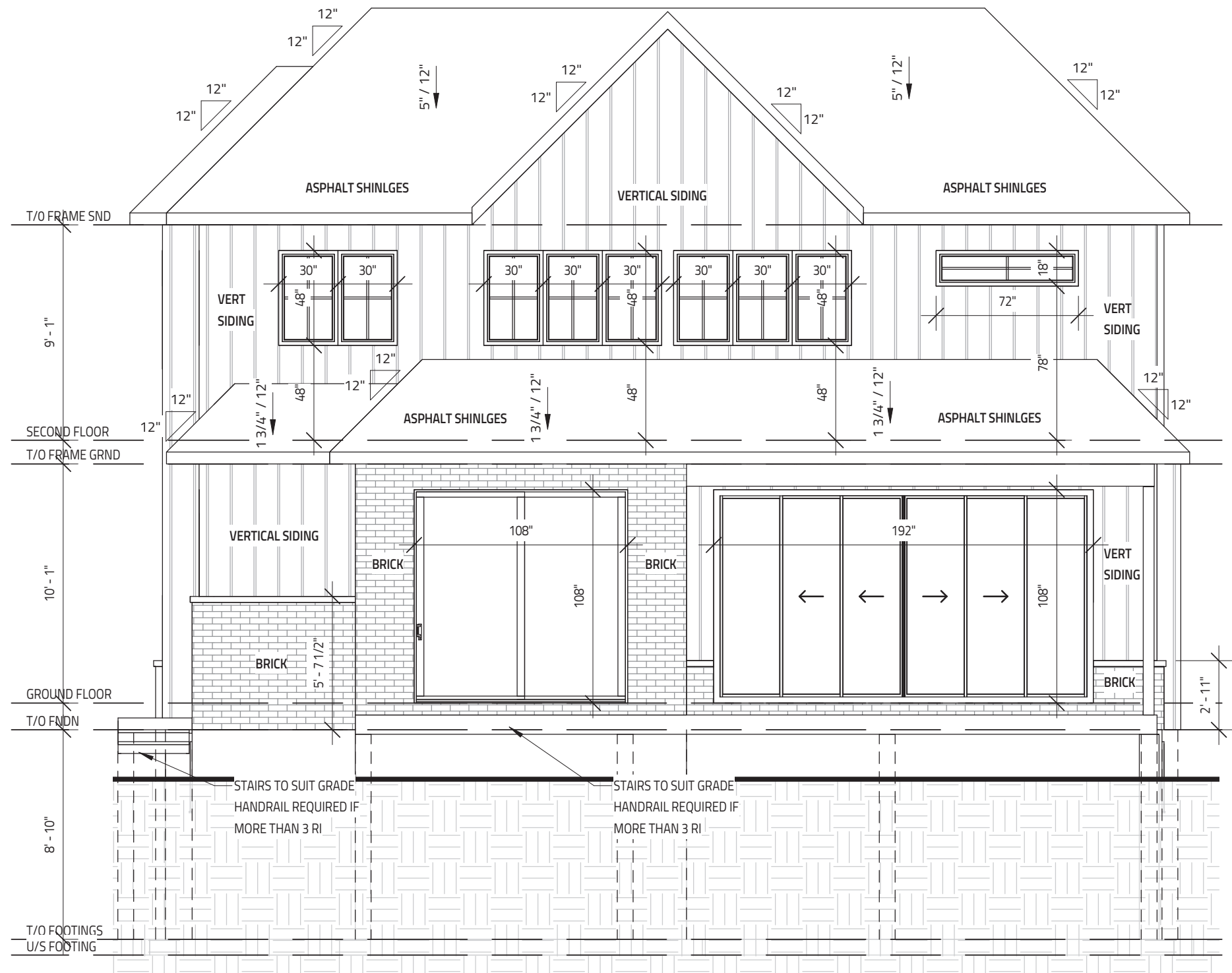
SCALE: AS SHOWN DWG No.
 DRAWN: T.S.
 CHECKED: M.D.
 DATE: 2025-NOV
 PRINT DATE: 2025-08-18

S1.1

Committee of Adjustment
 Received | Reçu le
2025-12-30
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



1 FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
 SCALE: 3/16" = 1'-0"

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
 INDIVIDUAL BCIN: 113793

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2024. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

GENERAL NOTES:
 - E. & O.E.
 - THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2024, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
 1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
 2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
 3. PROVISIONS IN PART 9 OF O.B.C. 2012

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC S134, CAN/ULC S102, NFPA 285 & ASTM E84
METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14137-L
2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPRESA RESISTO' CONFORMING TO CCMC 13288-L
EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

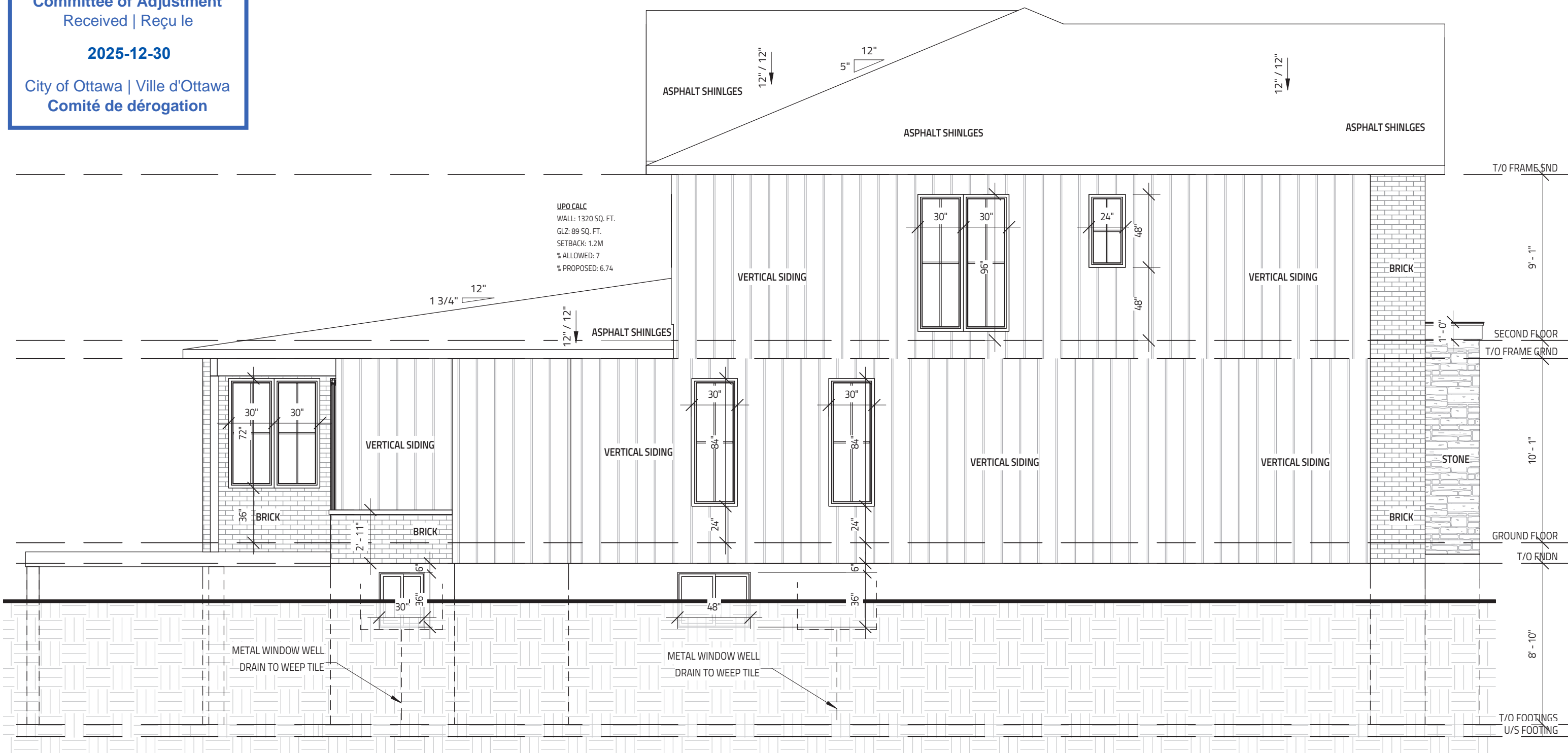
NO.	REVISION	DATE
1		

PROJECT:
23 PALSEN AVENUE
 3475 SQ. FT.
 OTTAWA, ON

Evolution
 DESIGN & DRAFTING
 613-884-7068 /// 613-808-7185

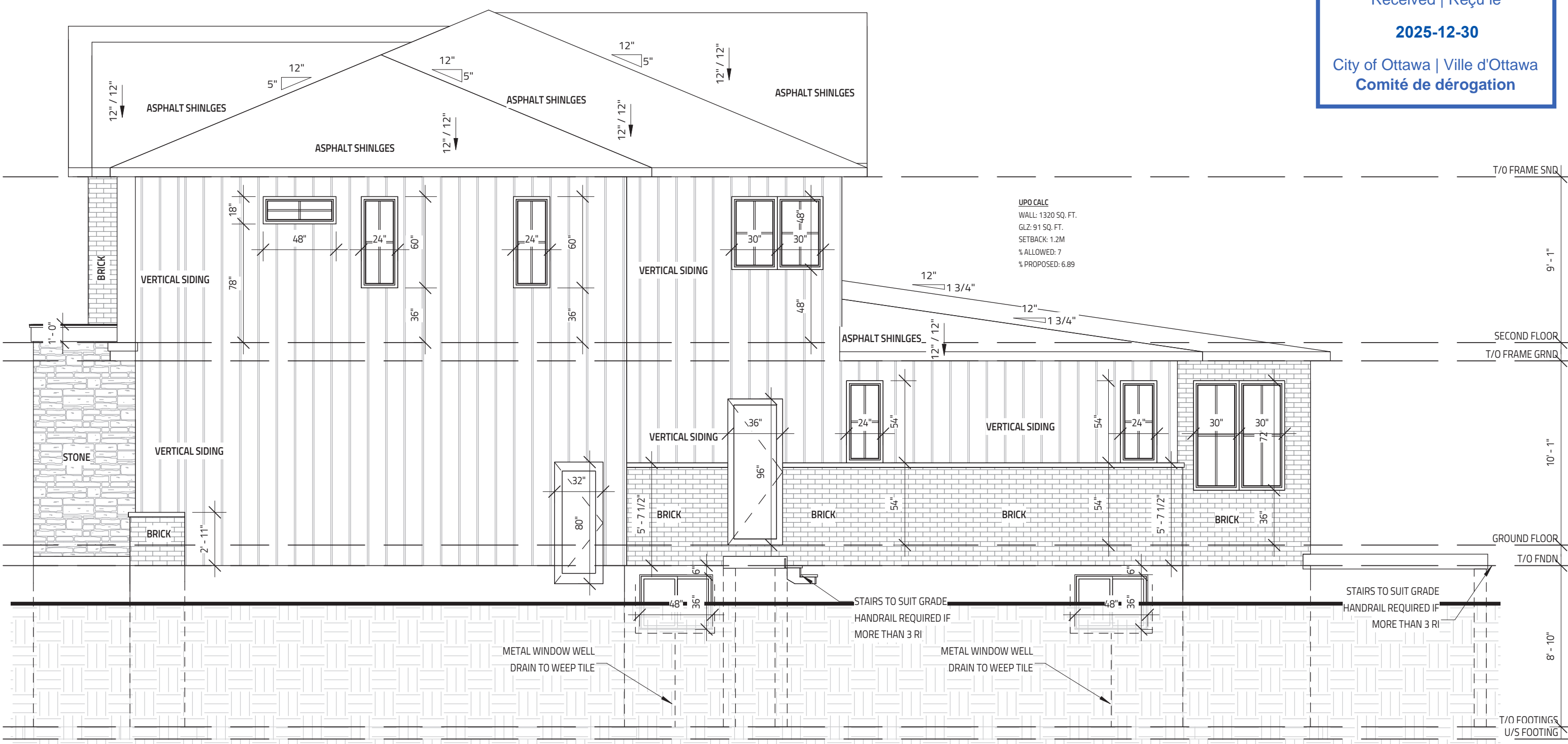
ELEVATIONS 1	
DATE DRAWN: JULY 18, 2025	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: 23 PALSEN
CHECKED BY: SG	DWG. NO. A4.0

Committee of Adjustment
Received | Reçu le
2025-12-30
City of Ottawa | Ville d'Ottawa
Comité de dérogation



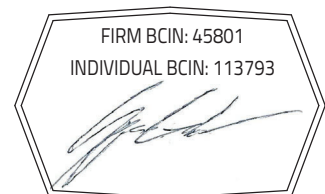
1 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

Committee of Adjustment
Received | Reçu le
2025-12-30
City of Ottawa | Ville d'Ottawa
Comité de dérogation



2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER



I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2024. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

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METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14137-L
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EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H25 CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
1		

PROJECT: 23 PALSEN AVENUE
3475 SQ. FT.
OTTAWA, ON

613-884-7068 /// 613-808-7185

DRAWING TITLE ELEVATIONS 2	
DATE DRAWN: JULY 18, 2025	SCALE: 3/16" = 1'-0"
DRAWN BY: SG	FILE NAME: 23 PALSEN
CHECKED BY: MMV	DWG. NO. A4.1