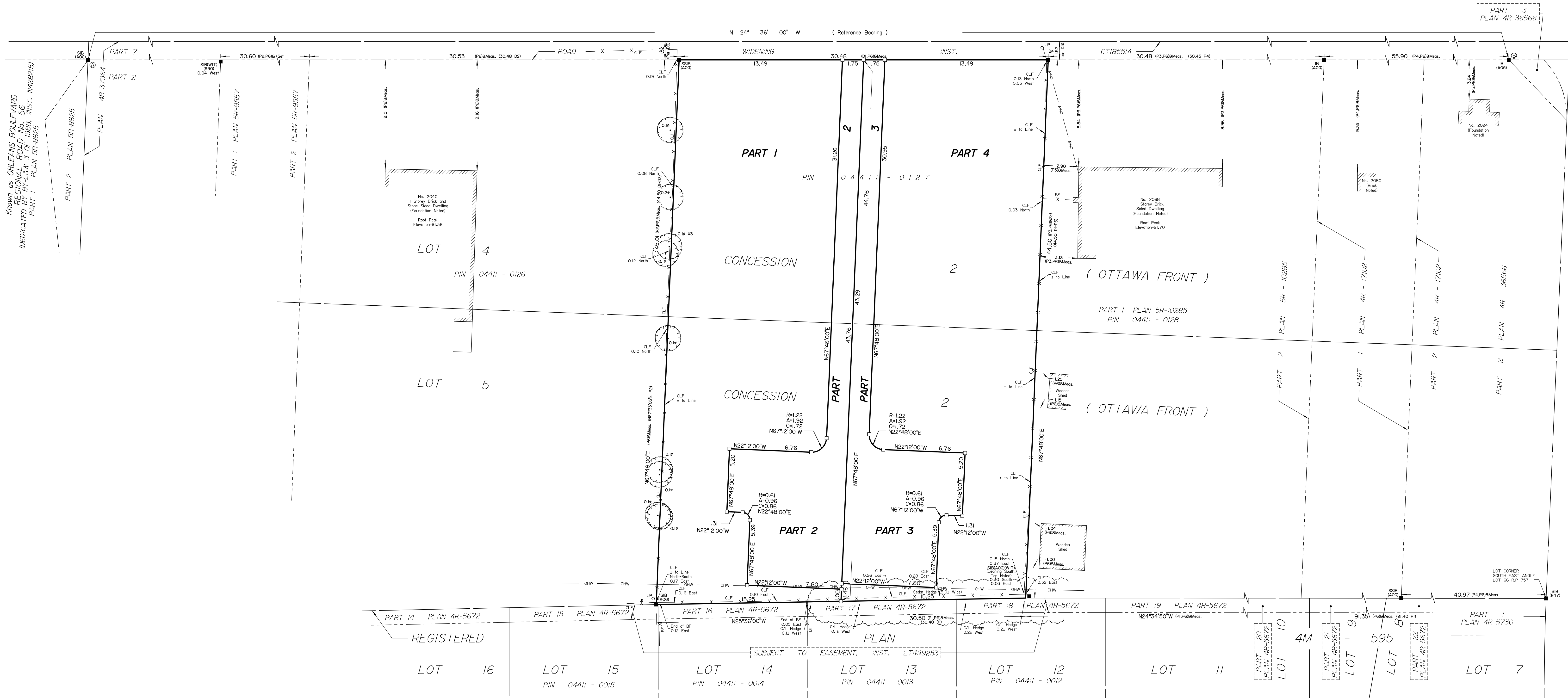


BOYER ROAD
PIN 04412 - 0134



SCHEDULE			
AREA	PART	LOT	CONCESSION
525.7	1		
154.7	2	PART OF 4 AND 5	2 (OTTAWA FRONT)
153.9	3		
525.5	4		

PLAN OF SURVEY OF
PART OF LOTS 4 AND 5
CONCESSION 2 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
 The intended plot size of the plan is 1067 mm in width by 610 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 _____ 2026.

MMMD YYYYY T. Hartwick
 Date Ontario Land Surveyor
 This plan of survey relates to AOLS Plan Submission Form Number V-130470

- Notes & Legend
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IB# Round Iron Bar
 - (WT) Witness
 - Mess. Measured
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - (D1) Inst. GL73223
 - (D2) Inst. N704722
 - (D3) Inst. CT185519
 - (P1) Registered Plan 4M-585
 - (P2) Plan 5R-9557
 - (P3) (AOG) Plan dated November 25, 1986 and Notes dated November 3, 1977
 - (P4) (AOG) Plan dated October 2, 2001
 - (P5) (AOG) Plan dated September 5, 2025
 - (P6) (AOG) Plan dated February 6, 2026
 - CLF Chain Link Fence
 - BF Board Fence
 - C/L Centreline
 - OW Overhead Wires
 - U/P Utility Pole
 - Deciduous Tree

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999577.
 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°36'00"W and are referenced to Specified Control Points 01919880184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 For bearing comparisons, a rotation of 0°02'50" clockwise was applied to bearings on plan (P1), and a rotation of 2°43'10" counter-clockwise was applied to bearings on plan (P2) and (P3).
 Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919880184 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.

.01919791338	Northing	5006055.96	Eastings	346140.91
.01919871649	Northing	5007189.87	Eastings	372435.05
.Point A	Northing	5035483.55	Eastings	380975.10
.Point B	Northing	5035183.39	Eastings	381112.53

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

Committee of Adjustment
 Received | Reçu le
2026-03-26
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2026-03-26
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

THIS SITE PLAN HAS BEEN PREPARED BASED ON THE SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBROEK LTD. SIGNED AND DATED FEBRUARY 6, 2026.

ZONING ASSESSMENT - 2052 BOYER RD. (INTERIOR LOT)
 NEW ZONING BY LAW 2026-50

TWO LONG SEMI-DETACHED BUILDINGS W/ 2 ADU'S-BUILDING
 WATER, SANITARY, STORM
 SCHEDULE A1 - AREA 'E'
 SCHEDULE A3 - AREA 'E'

5-201 - STORM WATER MANAGEMENT REQUIRED

BY-LAW SECTION 5-801

5-801(1) MIN LOT WIDTH 7.5M

5-801(2) MIN LOT AREA 360 SQ.M.

5-801(3) MAX # OF DWELLINGS: 6 DWELLINGS

5-801(4) MIN FRONT YARD: 3M

5-801(5) MIN REAR YARD: 4M

5-801(6) MAX BUILDING DEPTH: 20M

5-801(7) MAX BUILDING WIDTH: N/A

5-801(8) MIN SIDE YARD: 1.8M TOTAL

5-801(9) MAX BUILDING HEIGHT: 11M & 3 STOREYS

ACCESSORY BUILDINGS 5-703

5-703(1) MAX ACCESSORY BUILDINGS ON LOT: 2

5-703(2) MIN BUILDING SEPARATION: 1.2M

5-703(3) MAX BUILDING HEIGHT: 3.6M, 3.2 EXTERIOR WALLS

5-703(4) MAX BUILDING SIZE: 50% OF YARD OR 592 SQ.FT.

5-703(5) MIN SIDE YARD SETBACK: 0.6M

5-703(6) MIN REAR YARD SETBACK: 0.6M

5-802(1) FRONT/CORNER YARD SETBACK ALT: N/A

5-802(2) REAR YARD SETBACK ALT: N/A

5-802(3) MIN PATHWAY WIDTH: 1.5M

5-802(4) FRONT & CORNER YARD LANDSCAPING: 40%

5-802(5) REAR YARD LANDSCAPING: 25%

5-802(6) PRINCIPLE ENTRANCE LOCATION: MIN 1

5-802(7) MIN AMENITY AREA: N/A

5-802(8) MIN CORNER SITE TRIANGLE: N/A

5-208(1) MIN GARBAGE, ORGANIC, RECYCLABLES: 5.50 M (54 SQ.FT.)

5-208(2) MIN ACCESS TO PARKING: 2M DRIVEWAY SCREEN

5-216(1) MAX PARKING SPACE: N/A

5-603(1) MIN VISITOR PARKING: N/A

5-605(1) MIN PARKING SIZE: 2.6M X 5.2M

5-606(1) MIN DRIVEWAY WIDTH: N/A

5-608(1) MIN MAX SHARED DRIVEWAY WIDTH: 3M MIN/3.5M MAX

5-609(1) MIN DRIVEWAY TURNAROUND: REQUIRED

5-609(2) LANDSCAPE BUFFER @ REAR LOT LINE: 1M

5-609(3) PARKING SCREEN: 1.5M HIGH

5-607(1) PARKING LOT: N/A

5-607(2) MIN PARKING LOT DRIVEWAY: N/A

5-607(3) MIN DRIVE ISLE WIDTH: N/A

5-607(4) PARKING LOT PRIVACY SCREEN: N/A

5-607(5) PARKING LOT LANDSCAPE BUFFER: N/A

5-607(6) PARKING LOT LANDSCAPE AREA: N/A

5-607(7) PARKING LOT MIN LANDSCAPE DEPTH: 1M

5-613(1) LONG-TERM BICYCLE PARKING: YES

5-708(1) MIN SHORT-TERM BICYCLE PARKING: NO

5-708(2) MIN SHORT-TERM BICYCLE PARKING: 0

5-708(3) MIN LONG-TERM BICYCLE PARKING: 6/BUILDING

5-708(4) MIN BICYCLE PARKING SIZE: 1.8M X 0.6M (HORIZONTAL)

5-708(5) MIN BICYCLE PARKING SIZE: 1.8M X 0.5M (VERTICAL)

5-708(6) STAIR WHEEL RAMP PERMITTED: YES

5-708(7) MIN BICYCLE ACCESS ASYLE: 1.5M

5-708(8) MIN 3 BEDROOM OR 862 SQ.FT.: 1

5-12(1) 5-12 DWELLINGS/BUILDING

5-12(2) 1 DWELLING FOR 5-12 DWELLINGS/BUILDING

5-12(3) MIN 1.2M CLEAR HEIGHT PER SPOT

5-12(4) 35 SPOTS OR LESS, MAX 2M HEIGHT TRAVEL

5-12(5) ON LOTS 450 SQ.M. OR BIGGER ZONE N1-N6, CM1-CM2

5-12(6) FOR EVERY 6 DWELLINGS

5-12(7) IF WITHIN SCHEDULE A1 - AREA 'A' & 'B' LIMIT APPLIES TO LOW-RISE APARTMENTS ON LOTS 360 SQ.M. OR MORE

5-12(8) CORNER LOT ON 1 (PROVIDE INTERIOR WARD)

5-12(9) RESIDENTIAL BUILDING - 4 DWELLINGS

5-12(10) SCHEDULE A1 - AREA 'E'

5-12(11) @ FRONT OR CORNER YARD

5-12(12) N/A UP TO 8 DWELLINGS OR LESS/LOT

5-12(13) 6-10 DWELLINGS

5-12(14) N/A - PARKING LESS - 50 SPOTS

5-12(15) 4-11 DWELLINGS

5-12(16) SCHEDULE A3 - AREA 'D' FIRST 12 DWELLINGS

5-12(17) FOR 3-6 PARKING SPOTS ACROSS BOTH LOTS

5-12(18) REQUIRED

5-12(19) @ REAR AND SIDE LOT LINES OF PARKING AREA

5-12(20) IF MORE THAN 3 SPOTS

5-12(21) 71-90 DEGREE SPOTS

5-12(22) WHERE PERIMETER ADJUTS RESIDENTIAL ZONES N1-N6

5-12(23) N/A

5-12(24) FOR RESIDENTS

5-12(25) >>>MUST BE IN SECURE ENCLOSURE

5-12(26) >>>MUST BE LOCATED WITHIN A BUILDING OR STRUCTURE

5-12(27) >>>MIN 90% MUST BE "HORIZONTAL"

5-12(28) >>>MUST BE ACCESSIBLE FROM 1.5M ISLE

5-12(29) >>>ACCESSIBLE DOOR MINIMUM 34" WIDE

5-12(30) EXCEPT WHERE INDIVIDUAL LOCKERS ARE PROVIDED

5-12(31) 5-12 DWELLINGS/BUILDING

5-12(32) 1 DWELLING FOR 5-12 DWELLINGS/BUILDING

5-12(33) MIN 1.2M CLEAR HEIGHT PER SPOT

5-12(34) 35 SPOTS OR LESS, MAX 2M HEIGHT TRAVEL

5-12(35) ON LOTS 450 SQ.M. OR BIGGER ZONE N1-N6, CM1-CM2

5-12(36) FOR EVERY 6 DWELLINGS

5-12(37) IF WITHIN SCHEDULE A1 - AREA 'A' & 'B' LIMIT APPLIES TO LOW-RISE APARTMENTS ON LOTS 360 SQ.M. OR MORE

5-12(38) CORNER LOT ON 1 (PROVIDE INTERIOR WARD)

5-12(39) RESIDENTIAL BUILDING - 4 DWELLINGS

5-12(40) SCHEDULE A1 - AREA 'E'

5-12(41) @ FRONT OR CORNER YARD

5-12(42) N/A UP TO 8 DWELLINGS OR LESS/LOT

5-12(43) 6-10 DWELLINGS

5-12(44) N/A - PARKING LESS - 50 SPOTS

5-12(45) 4-11 DWELLINGS

5-12(46) SCHEDULE A3 - AREA 'D' FIRST 12 DWELLINGS

5-12(47) FOR 3-6 PARKING SPOTS ACROSS BOTH LOTS

5-12(48) REQUIRED

5-12(49) @ REAR AND SIDE LOT LINES OF PARKING AREA

5-12(50) IF MORE THAN 3 SPOTS

5-12(51) 71-90 DEGREE SPOTS

5-12(52) WHERE PERIMETER ADJUTS RESIDENTIAL ZONES N1-N6

5-12(53) N/A

5-12(54) FOR RESIDENTS

5-12(55) >>>MUST BE IN SECURE ENCLOSURE

5-12(56) >>>MUST BE LOCATED WITHIN A BUILDING OR STRUCTURE

5-12(57) >>>MIN 90% MUST BE "HORIZONTAL"

5-12(58) >>>MUST BE ACCESSIBLE FROM 1.5M ISLE

5-12(59) >>>ACCESSIBLE DOOR MINIMUM 34" WIDE

5-12(60) EXCEPT WHERE INDIVIDUAL LOCKERS ARE PROVIDED

5-12(61) 5-12 DWELLINGS/BUILDING

5-12(62) 1 DWELLING FOR 5-12 DWELLINGS/BUILDING

5-12(63) MIN 1.2M CLEAR HEIGHT PER SPOT

5-12(64) 35 SPOTS OR LESS, MAX 2M HEIGHT TRAVEL

5-12(65) ON LOTS 450 SQ.M. OR BIGGER ZONE N1-N6, CM1-CM2

5-12(66) FOR EVERY 6 DWELLINGS

5-12(67) IF WITHIN SCHEDULE A1 - AREA 'A' & 'B' LIMIT APPLIES TO LOW-RISE APARTMENTS ON LOTS 360 SQ.M. OR MORE

5-12(68) CORNER LOT ON 1 (PROVIDE INTERIOR WARD)

5-12(69) RESIDENTIAL BUILDING - 4 DWELLINGS

5-12(70) SCHEDULE A1 - AREA 'E'

5-12(71) @ FRONT OR CORNER YARD

5-12(72) N/A UP TO 8 DWELLINGS OR LESS/LOT

5-12(73) 6-10 DWELLINGS

5-12(74) N/A - PARKING LESS - 50 SPOTS

5-12(75) 4-11 DWELLINGS

5-12(76) SCHEDULE A3 - AREA 'D' FIRST 12 DWELLINGS

5-12(77) FOR 3-6 PARKING SPOTS ACROSS BOTH LOTS

5-12(78) REQUIRED

5-12(79) @ REAR AND SIDE LOT LINES OF PARKING AREA

5-12(80) IF MORE THAN 3 SPOTS

5-12(81) 71-90 DEGREE SPOTS

5-12(82) WHERE PERIMETER ADJUTS RESIDENTIAL ZONES N1-N6

5-12(83) N/A

5-12(84) FOR RESIDENTS

5-12(85) >>>MUST BE IN SECURE ENCLOSURE

5-12(86) >>>MUST BE LOCATED WITHIN A BUILDING OR STRUCTURE

5-12(87) >>>MIN 90% MUST BE "HORIZONTAL"

5-12(88) >>>MUST BE ACCESSIBLE FROM 1.5M ISLE

5-12(89) >>>ACCESSIBLE DOOR MINIMUM 34" WIDE

5-12(90) EXCEPT WHERE INDIVIDUAL LOCKERS ARE PROVIDED

5-12(91) 5-12 DWELLINGS/BUILDING

5-12(92) 1 DWELLING FOR 5-12 DWELLINGS/BUILDING

5-12(93) MIN 1.2M CLEAR HEIGHT PER SPOT

5-12(94) 35 SPOTS OR LESS, MAX 2M HEIGHT TRAVEL

5-12(95) ON LOTS 450 SQ.M. OR BIGGER ZONE N1-N6, CM1-CM2

5-12(96) FOR EVERY 6 DWELLINGS

5-12(97) IF WITHIN SCHEDULE A1 - AREA 'A' & 'B' LIMIT APPLIES TO LOW-RISE APARTMENTS ON LOTS 360 SQ.M. OR MORE

5-12(98) CORNER LOT ON 1 (PROVIDE INTERIOR WARD)

5-12(99) RESIDENTIAL BUILDING - 4 DWELLINGS

5-12(100) SCHEDULE A1 - AREA 'E'

5-12(101) @ FRONT OR CORNER YARD

5-12(102) N/A UP TO 8 DWELLINGS OR LESS/LOT

5-12(103) 6-10 DWELLINGS

5-12(104) N/A - PARKING LESS - 50 SPOTS

5-12(105) 4-11 DWELLINGS

5-12(106) SCHEDULE A3 - AREA 'D' FIRST 12 DWELLINGS

5-12(107) FOR 3-6 PARKING SPOTS ACROSS BOTH LOTS

5-12(108) REQUIRED

5-12(109) @ REAR AND SIDE LOT LINES OF PARKING AREA

5-12(110) IF MORE THAN 3 SPOTS

5-12(111) 71-90 DEGREE SPOTS

5-12(112) WHERE PERIMETER ADJUTS RESIDENTIAL ZONES N1-N6

5-12(113) N/A

5-12(114) FOR RESIDENTS

5-12(115) >>>MUST BE IN SECURE ENCLOSURE

5-12(116) >>>MUST BE LOCATED WITHIN A BUILDING OR STRUCTURE

5-12(117) >>>MIN 90% MUST BE "HORIZONTAL"

5-12(118) >>>MUST BE ACCESSIBLE FROM 1.5M ISLE

5-12(119) >>>ACCESSIBLE DOOR MINIMUM 34" WIDE

5-12(120) EXCEPT WHERE INDIVIDUAL LOCKERS ARE PROVIDED

5-12(121) 5-12 DWELLINGS/BUILDING

5-12(122) 1 DWELLING FOR 5-12 DWELLINGS/BUILDING

5-12(123) MIN 1.2M CLEAR HEIGHT PER SPOT

5-12(124) 35 SPOTS OR LESS, MAX 2M HEIGHT TRAVEL

5-12(125) ON LOTS 450 SQ.M. OR BIGGER ZONE N1-N6, CM1-CM2

5-12(126) FOR EVERY 6 DWELLINGS

5-12(127) IF WITHIN SCHEDULE A1 - AREA 'A' & 'B' LIMIT APPLIES TO LOW-RISE APARTMENTS ON LOTS 360 SQ.M. OR MORE

5-12(128) CORNER LOT ON 1 (PROVIDE INTERIOR WARD)

5-12(129) RESIDENTIAL BUILDING - 4 DWELLINGS

5-12(130) SCHEDULE A1 - AREA 'E'

5-12(131) @ FRONT OR CORNER YARD

5-12(132) N/A UP TO 8 DWELLINGS OR LESS/LOT

5-12(133) 6-10 DWELLINGS

5-12(134) N/A - PARKING LESS - 50 SPOTS

5-12(135) 4-11 DWELLINGS

5-12(136) SCHEDULE A3 - AREA 'D' FIRST 12 DWELLINGS

5-12(137) FOR 3-6 PARKING SPOTS ACROSS BOTH LOTS

5-12(138) REQUIRED

5-12(139) @ REAR AND SIDE LOT LINES OF PARKING AREA

5-12(140) IF MORE THAN 3 SPOTS

5-12(141) 71-90 DEGREE SPOTS

5-12(142) WHERE PERIMETER ADJUTS RESIDENTIAL ZONES N1-N6

5-12(143) N/A

5-12(144) FOR RESIDENTS

5-12(145) >>>MUST BE IN SECURE ENCLOSURE

5-12(146) >>>MUST BE LOCATED WITHIN A BUILDING OR STRUCTURE

5-12(147) >>>MIN 90% MUST BE "HORIZONTAL"

5-12(148) >>>MUST BE ACCESSIBLE FROM 1.5M ISLE

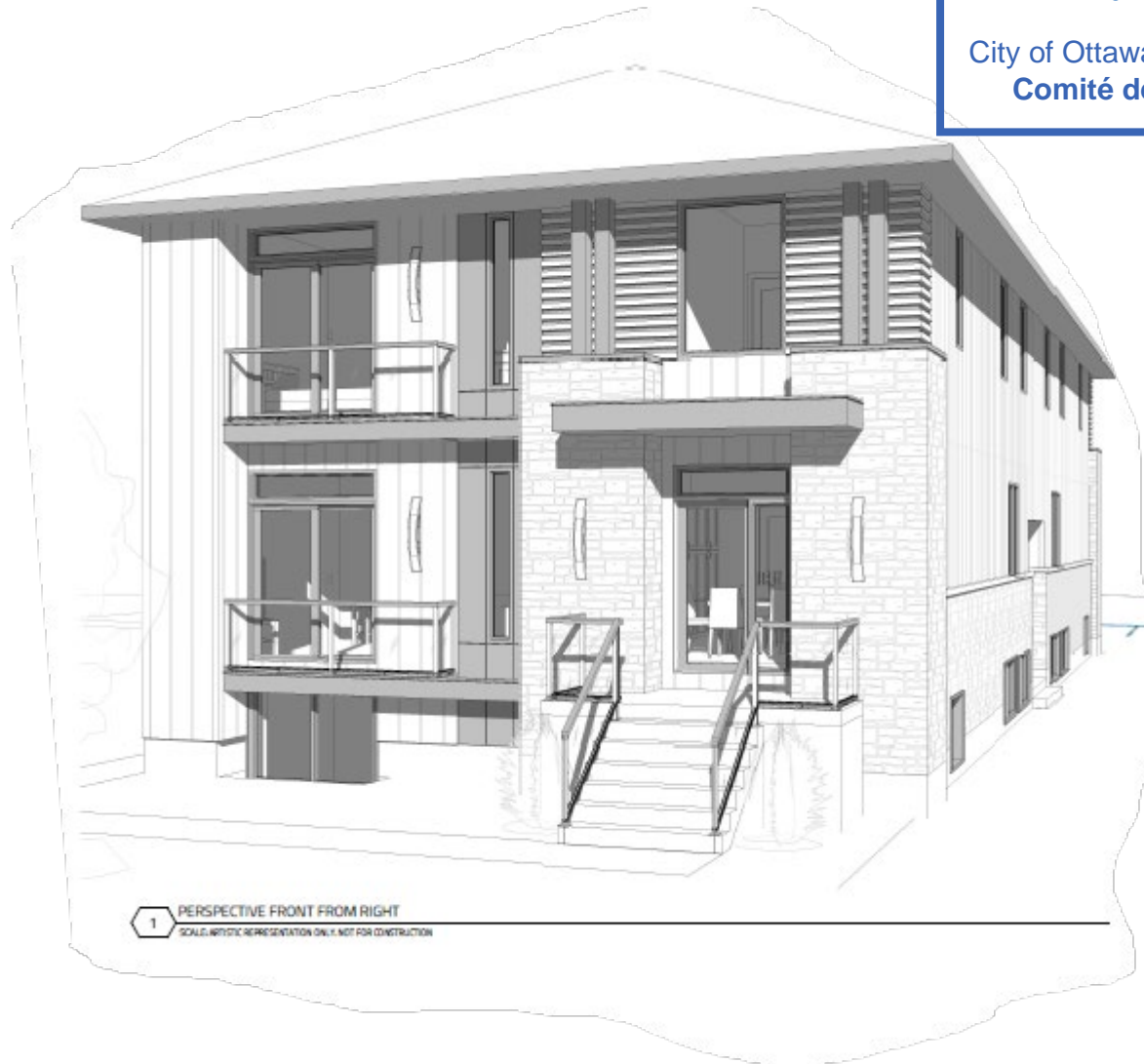
5-12(149) >>>ACCESSIBLE DOOR MINIMUM 34" WIDE

5-12(150) EXCEPT WHERE INDIVIDUAL LOCKERS ARE PROVIDED

5-12(151) 5-12 DWELLINGS/BUILDING

2026-03-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 PERSPECTIVE FRONT FROM RIGHT
SCALE: ARTISTIC REPRESENTATION ONLY. NOT FOR CONSTRUCTION

2026-03-26

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