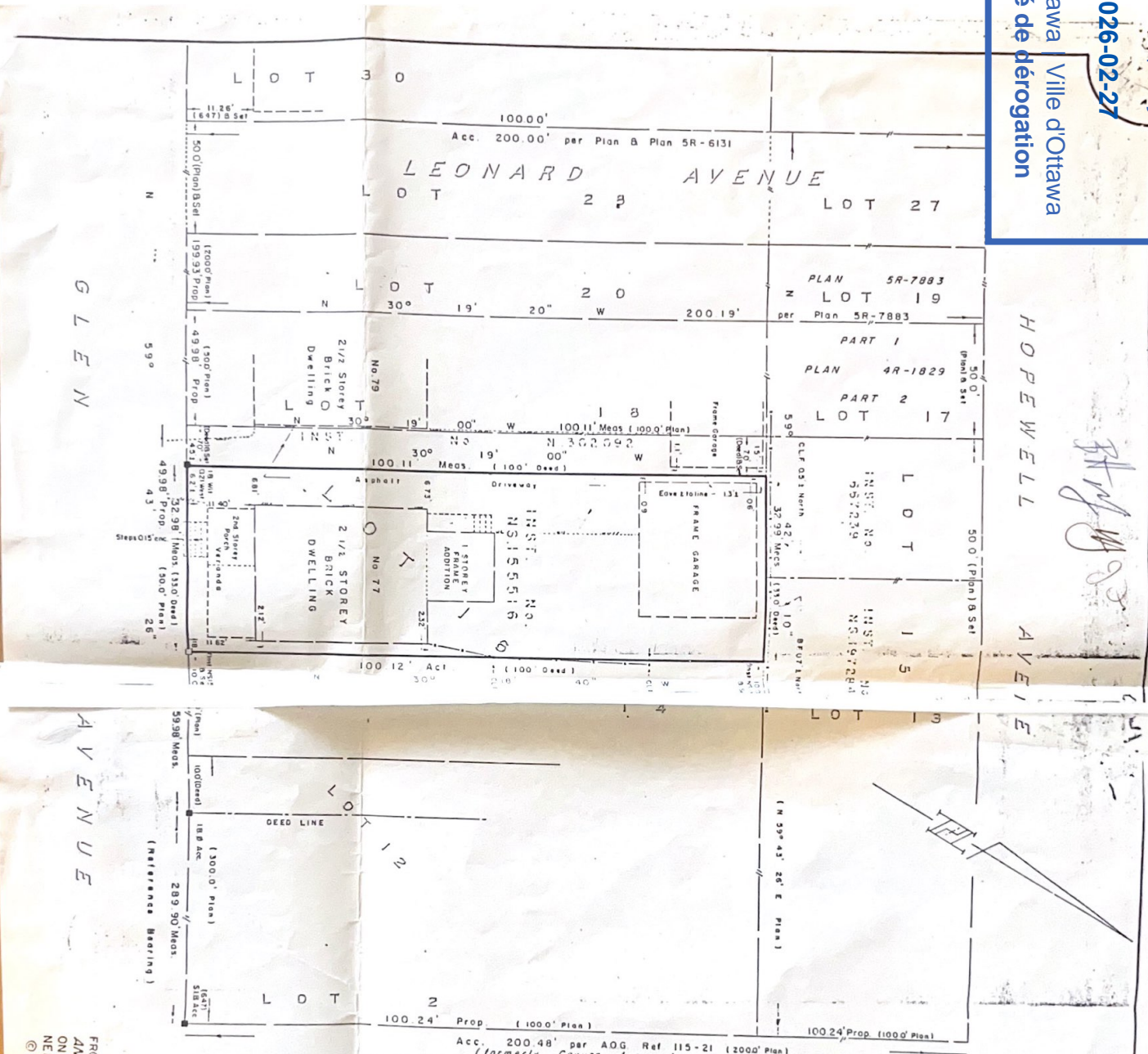


2026-02-27

City of Ottawa / Ville d'Ottawa  
Comité de dérogation

Schedule C

Handwritten signature



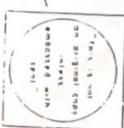
BUILDING LOCATION SURVEY  
OF  
PART OF LOT 16  
BLOCK G  
(North Glen Avenue)  
REGISTERED PLAN 115  
CITY OF OTTAWA  
REGIONAL MUNICIPALITY OF  
OTTAWA - CARLETON

SCALE 1" = 15'

Surveyed by  
Annis, O'Sullivan, Vollebek Ltd  
1986.

SURVEYOR'S CERTIFICATE

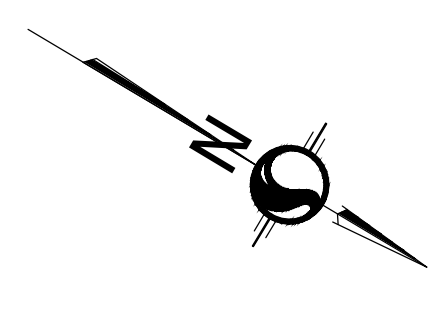
I HEREBY CERTIFY THAT  
1 The field survey represented on this plan was  
completed on the 21st day of May, 1986.  
2 The boundaries and dimensions represented  
therein are correct, within the limits of the  
said lands unless otherwise shown thereon.  
3 There are no encroachments on or with respect  
to the said lands unless otherwise indicated  
thereon.  
4 The above certification does not apply in  
instances where the underlying land is owned  
entirely by the City of Ottawa.



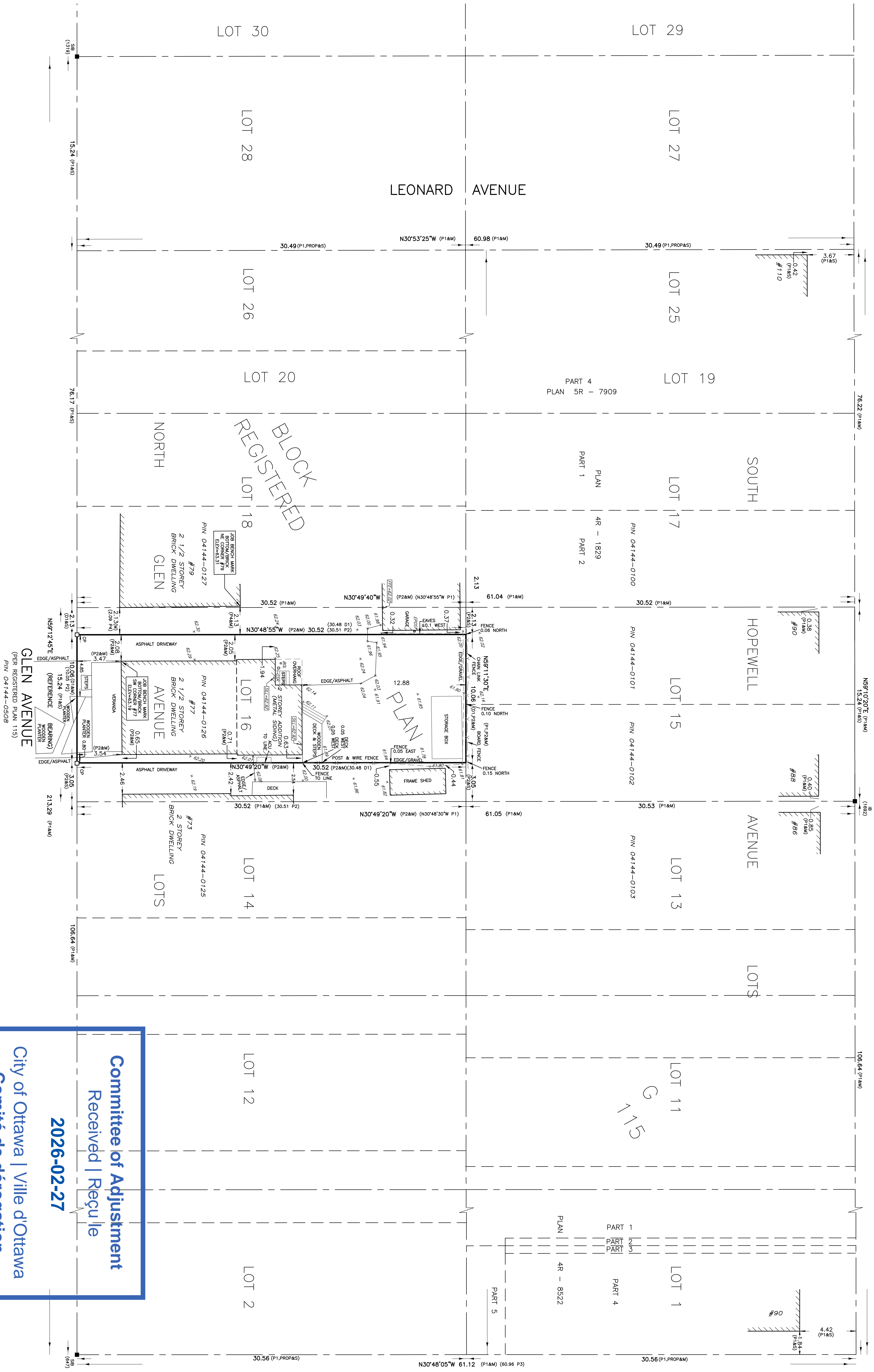
NOTES & LEGEND

- 5/18 Standard Iron Bolt
- 5/19 Steel Standard Iron Bolt
- 1/8 Iron Bolt
- 1/4 Iron Bolt
- 3/8 Iron Bolt
- 1/2 Iron Bolt
- 3/4 Iron Bolt
- 1 Iron Bolt
- 2 Iron Bolts
- 3 Iron Bolts
- 4 Iron Bolts
- 5 Iron Bolts
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- 99 Iron Bolts
- 100 Iron Bolts

FROM THE OFFICE OF  
ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
ONTARIO LAND SURVEYORS  
NEPEAN (Ontario) ONTARIO  
© Annis, O'Sullivan, Vollebek Ltd.



HOPEWELL AVENUE  
(FORMERLY PARK AVENUE)



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**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY  
**PART OF LOT 16, BLOCK G**  
**REGISTERED PLAN 115**  
CITY OF OTTAWA

Scale 1:150  
Stattec Geomatics Ltd.

**METRIC CONVERSION**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE**  
BEARINGS ARE GARD DERIVED FROM CANMET VRS NETWORK OR OBSERVATIONS OUVANC (BEARING CONTROL POINTS 17889711, CENTRAL, WINDWARD, 19' 59" WEST LONGITUDE MIN. ZONE 8 NAD83 (ORIGINAL).  
17775335 N:5005669.42 E:3248888.04  
17860171 N:5035544.28 E:3806545.74  
FOR BEARING COMPARISONS, A ROTATION OF 0°20'00" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P1 AND P2.

**ELEVATION NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD 1928) 7791 AND ARE DERIVED FROM THE CAN-NET VRS NETWORK (MONUMENT OTAWA ELEVATION=5230)

**NOTE**  
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREOF.  
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.  
RISK OF UNDERGROUND SERVICES, NONUMENTATION PLANTED ACCORDINGLY.  
**PART 2**  
This Report was prepared for Cason Thorns and the undersigned accepts no responsibility for the use by other parties.  
1. REGISTERED RIGHTS OF-WAY/ASSESSMENTS  
No rights-of-way or assessments were found to be registered against the subject property improvements.  
2. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS  
See Part 1 (Plan of Survey) for details.  
3. COMPROMISE NOT CERTIFIED BY THIS REPORT.  
Chain link fence and board fence along northerly limit.  
Post and wire fence, wooden deck, asphalt driveway and air conditioning unit along easterly limit.  
Asphalt driveway along southerly limit.  
Asphalt driveway along westerly limit.

**LEGEND**

■	DENOTES
□	FOUND MONUMENTS
○	SEMONUMENTS
●	ROUND IRON BAR
■	STANDARD IRON BAR
■	CUT CROSS
■	CONCRETE PIN
■	MINNERS IDENTIFICATION NUMBER
■	MEASURED
■	INST
■	ORIGIN UNKNOW
■	STANTEC GEOMATICS LTD.
■	PLAN OF SURVEY BY FAREY, SMITH & DENNIS SURVEYING LTD.
■	PLATOFF SURVEY BY ARLINE O'SULLIVAN, VOLLEBERG LTD.
■	DATED MAY 27 1986
■	REGISTERED PLAN 115
■	BUILDING LOCATION SURVEY BY J.G. PAYETTE LTD.
■	DATED AUGUST 27 2025
■	INS: NO. 1624803
■	42V
■	44V
■	46V
■	48V
■	50V
■	52V
■	54V
■	56V
■	58V
■	60V
■	62V
■	64V
■	66V
■	68V
■	70V
■	72V
■	74V
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■	296V
■	298V
■	300V

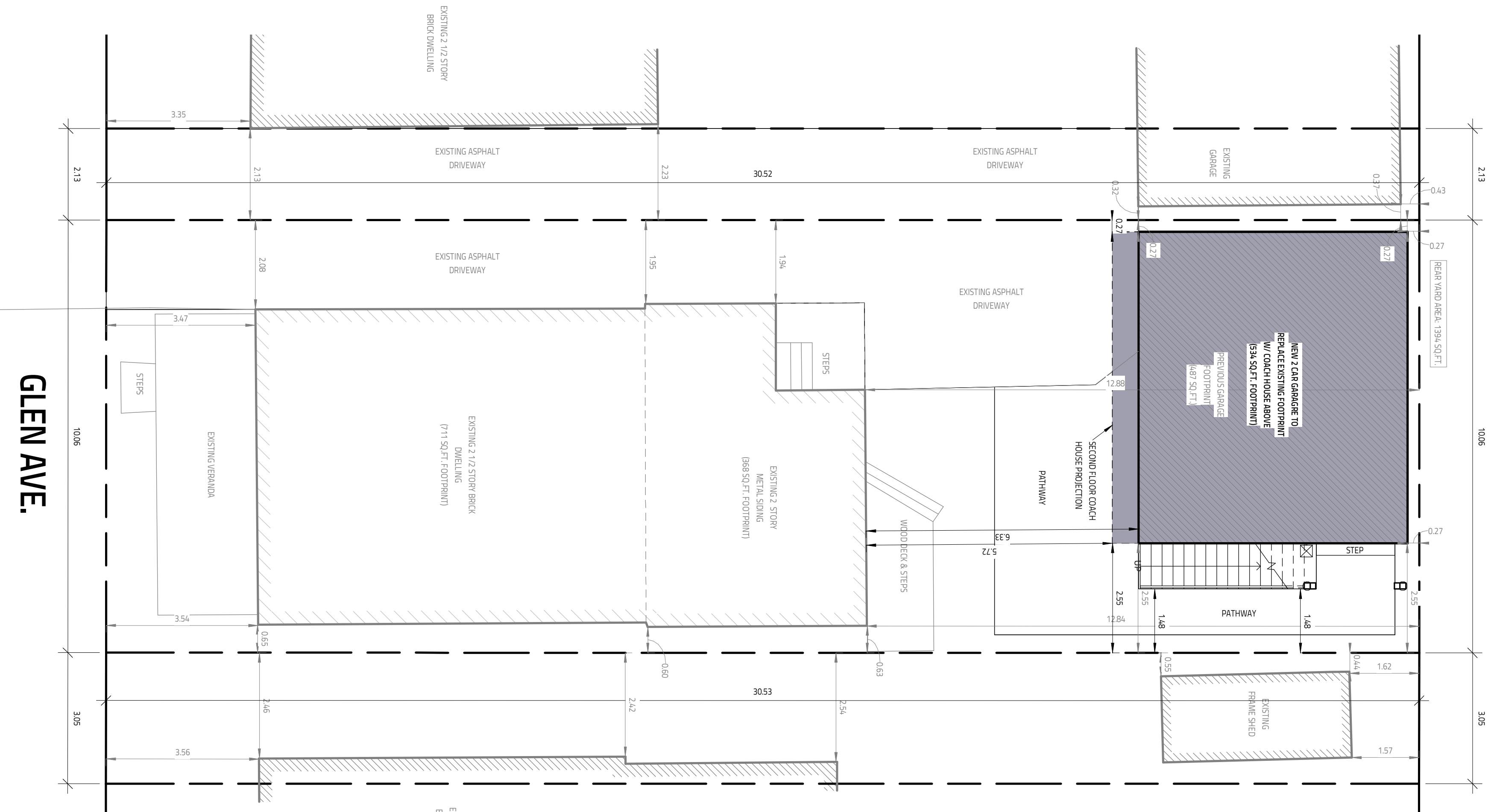
City of Ottawa | Ville d'Ottawa  
Comité de dérogation  
Received | Reçu le  
2026-02-27

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT.  
2. THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER HBAA.  
3. THE SURVEY WAS COMPLETED ON THE 28th DAY OF OCTOBER, 2025.

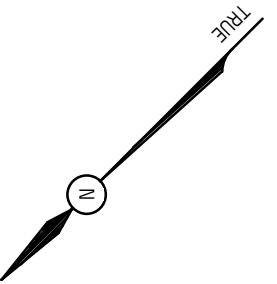
October 29, 2025  
DATE  
REID HALL  
ONIARDO LAND SURVEYOR

Stattec  
Stattec Geomatics Ltd.  
1331 CYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO, CANADA K2C 3G4  
stattec.com

Committee of Adjustment  
 Received | Reçu le  
**2026-02-27**  
 City of Ottawa | Ville d'Ottawa  
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**GLEN AVE.**



NO.	REVISION	DATE
1	SITE PLAN ISSUED	NOV 21, 2025
2	DISSEED	JANUARY 8, 2026

77 GLEN AVE.  
 REAR COACH HOUSE  
 OTTAWA, ON



DATE	SCALE
NOVEMBER 21, 2025	1:75
NOVEMBER 21, 2025	1:75

**SITE PLAN**

NO. **A0.1**

\*\*\*ARCHITECTURAL SITE PLAN PREPARED USING OLD AND NEW SURVEY PREPARED BY AMMS, OSULIVAN, VOLLEBEK LTD. SIGNED AND DATED MAY 27, 1986 AND SURVEY PREPARED BY STANTEC SIGNED AND DATED OCTOBER 29, 2025\*\*\*

DESCRIPTION	REQUIREMENT	NOTES
S-140 Z1 LODGE SKATEBO GARAGE CHARACTER	N/A	COACH HOUSE IN REAR YARD
S-142 BR/4-LAW SECTION	REQUIRED REQ 140/51	
S-143 MIN LOT WIDTH	7.5M	TO 0.6M
S-144 MIN LOT AREA	195 SQ.M.	307.1 SQ.M.
S-145 MIN FRONT YARD	3M	3.6M NEIGHBOURS AVERAGE
S-146 MIN REAR YARD	9.18M	3M LOT DEPTH
S-147 MIN SIDE YARD	1.8M TOTAL	0.6M MIN
S-148 MAX BUILDING HEIGHT	10M	SCHEDULE 3A2

DESCRIPTION	REQUIREMENT	NOTES
S-139 S-139 TABLE 139B) PERMITTED OPENHAY TYPE	SINGLE OR SHARED	
S-138B) MAX COACH-HOUSES	3	NOT PERMITTED OVER GARAGE IN RESIDENTIAL ZONES
S-138A) PARKING & DRIVEWAYS	MUST BE IN REAR	COACH HOUSE, PORCHES AND TERRACES PERMITTED ON EXISTING DRIVEWAY ONLY
S-138C) COACH-HOUSE SERVICE	3.2M FOR COACH-HOUSE FLAT ROOF	
S-138D) SIGN YARD SETBACK	WHERE NO WINDOWS FACE THAT SIDE OTHERWISE 4M	
S-101 PARKING AREA	AREA, X'	INCLUDES OVERHANGS
S-102 MIN PARKING	N/A	
S-103 MIN DRIVE ASIDE WIDTH	N/A	
S-104 PARKING SPACE PROVISIONS	N/A	
S-105 MIN VISITOR PARKING	N/A	
SPECIAL LINES		
S-131A) SHED ROOF NOT PERMITTED		1.5M MAX HEIGHT (NOT PERMITTED ON 8/10)
S-131B) ROOF TOP AREAS NOT PERMITTED		SCHEDULE 1, AREA B
S-131C) EXISTING BUILDING STRUCTURE		INCLUDING GARDENS, PATIOS AND TERRACES
S-131D) NO WINDOWS OR DOORS PERMITTED TO FACE ANY PROPERTY LINE WITHIN 1M		BUILDING MUST HAVE EXISTED PRIOR TO SEPT. 14, 2025

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.

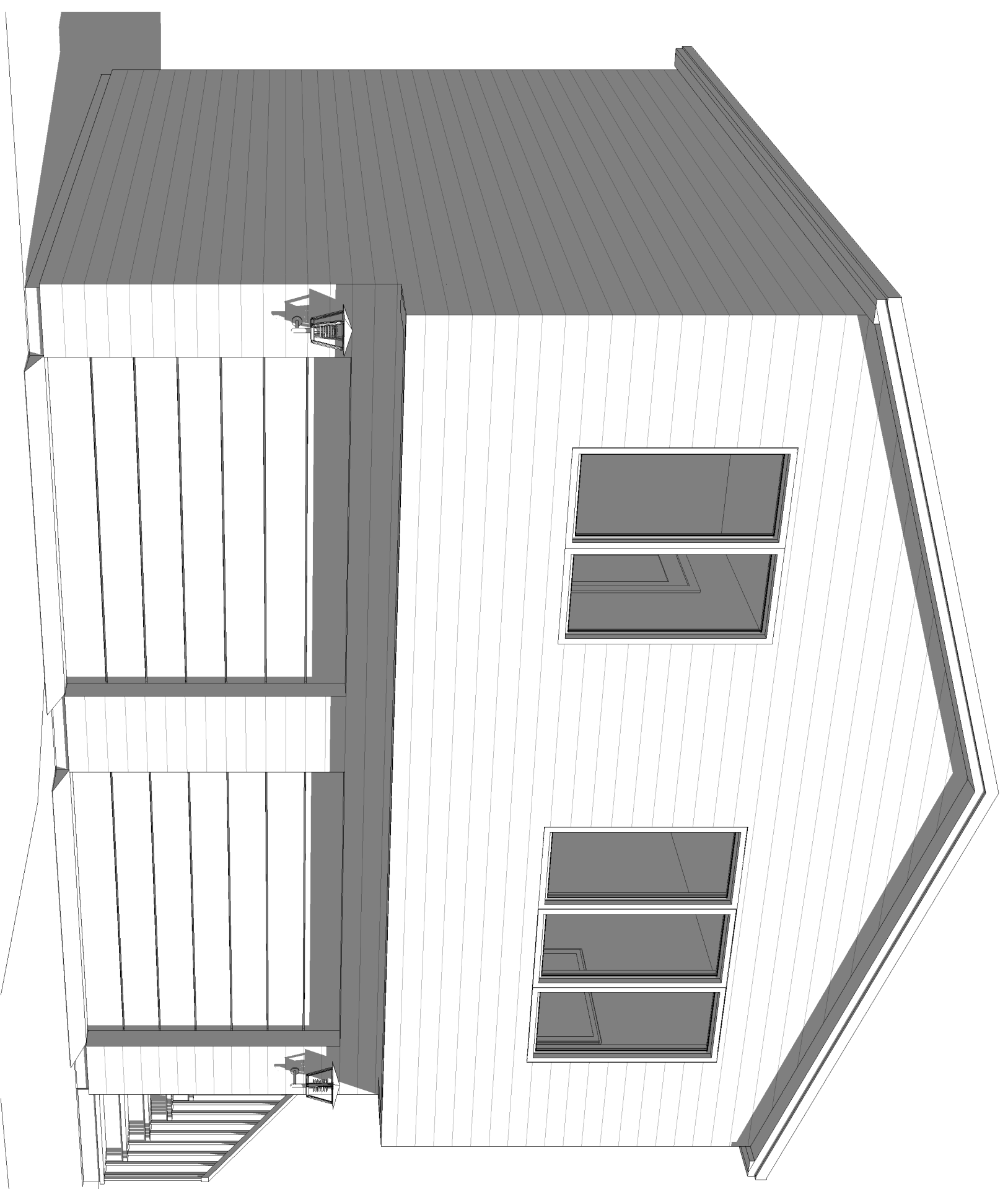
FIRM BCIN: 45801  
 INDIVIDUAL BCIN: 41176

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

Committee of Adjustment  
 Received | Reçu le  
**2026-02-27**  
 City of Ottawa | Ville d'Ottawa  
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1  
 SCALE:



2  
 SCALE:

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

FIRM BCIN: 45901  
 INDIVIDUAL BCIN: 41176

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

NO.	REVISION	DATE
2	01- ISSUED	10/08/26 2026
1	SITE PLAN ISSUED	NOV 21, 2025

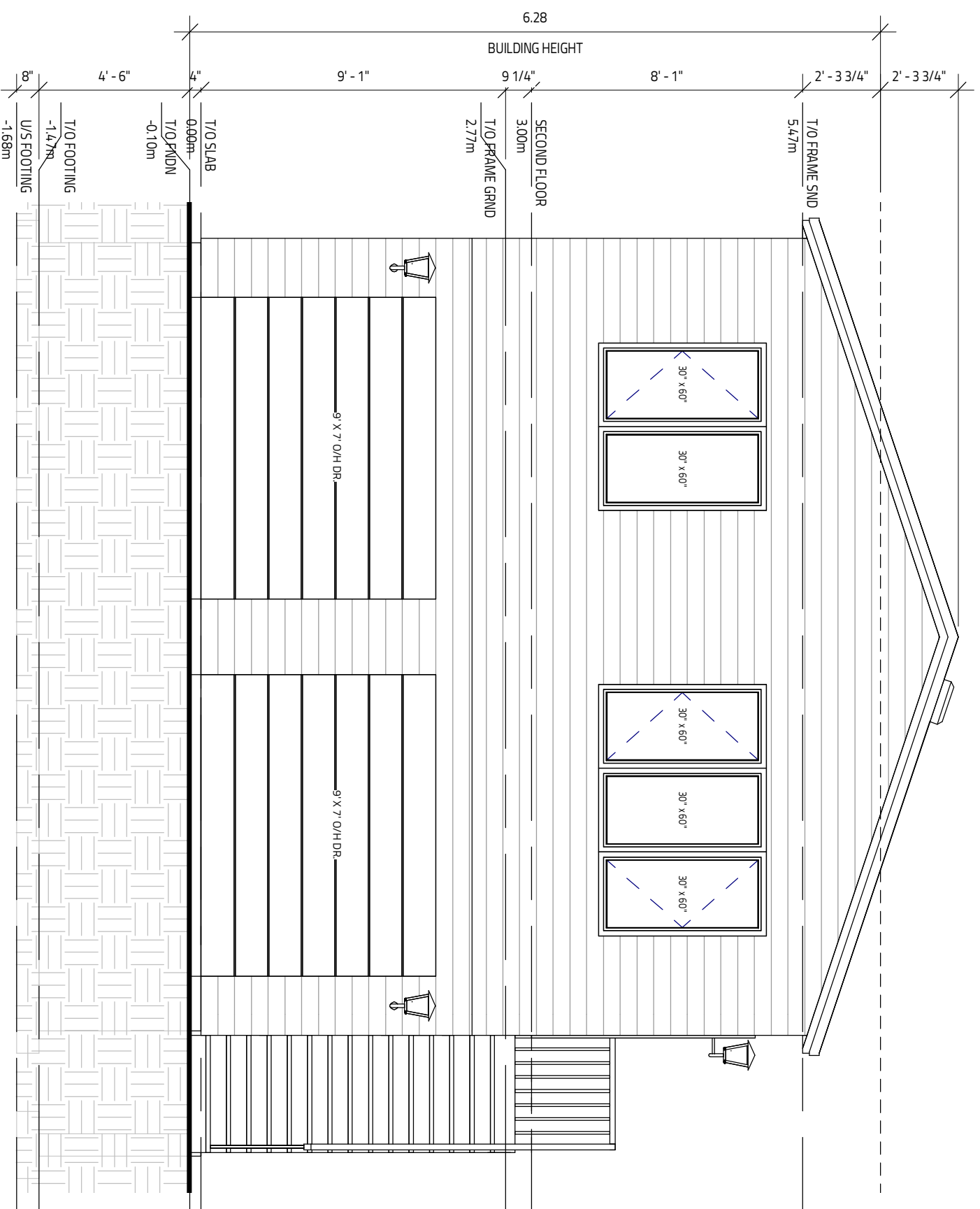
77 GLEN AVE.  
 REAR COACH HOUSE  
 OTTAWA, ON

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

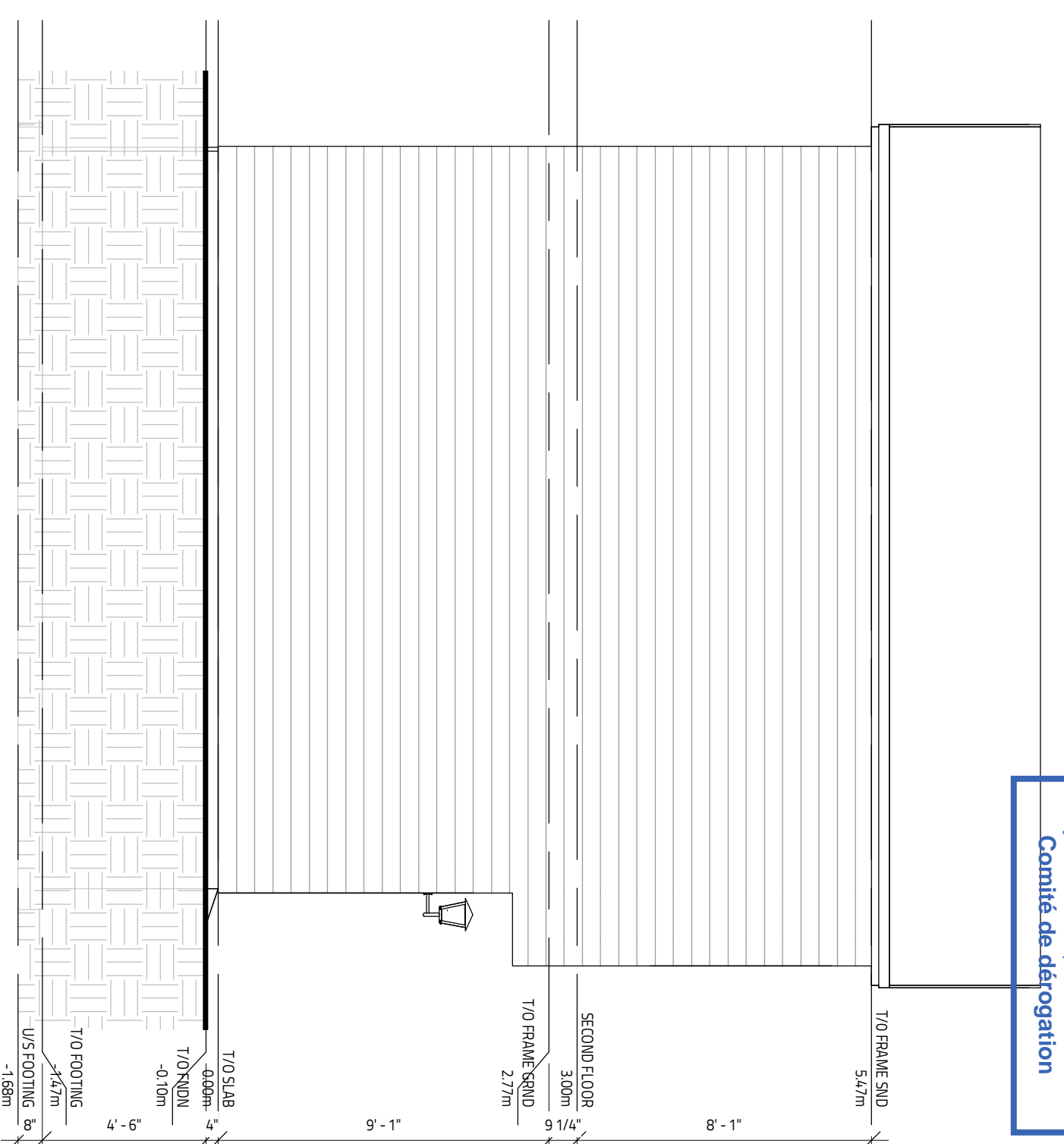
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NOVEMBER 21, 2025		423-00310

COVER  
 A0.0

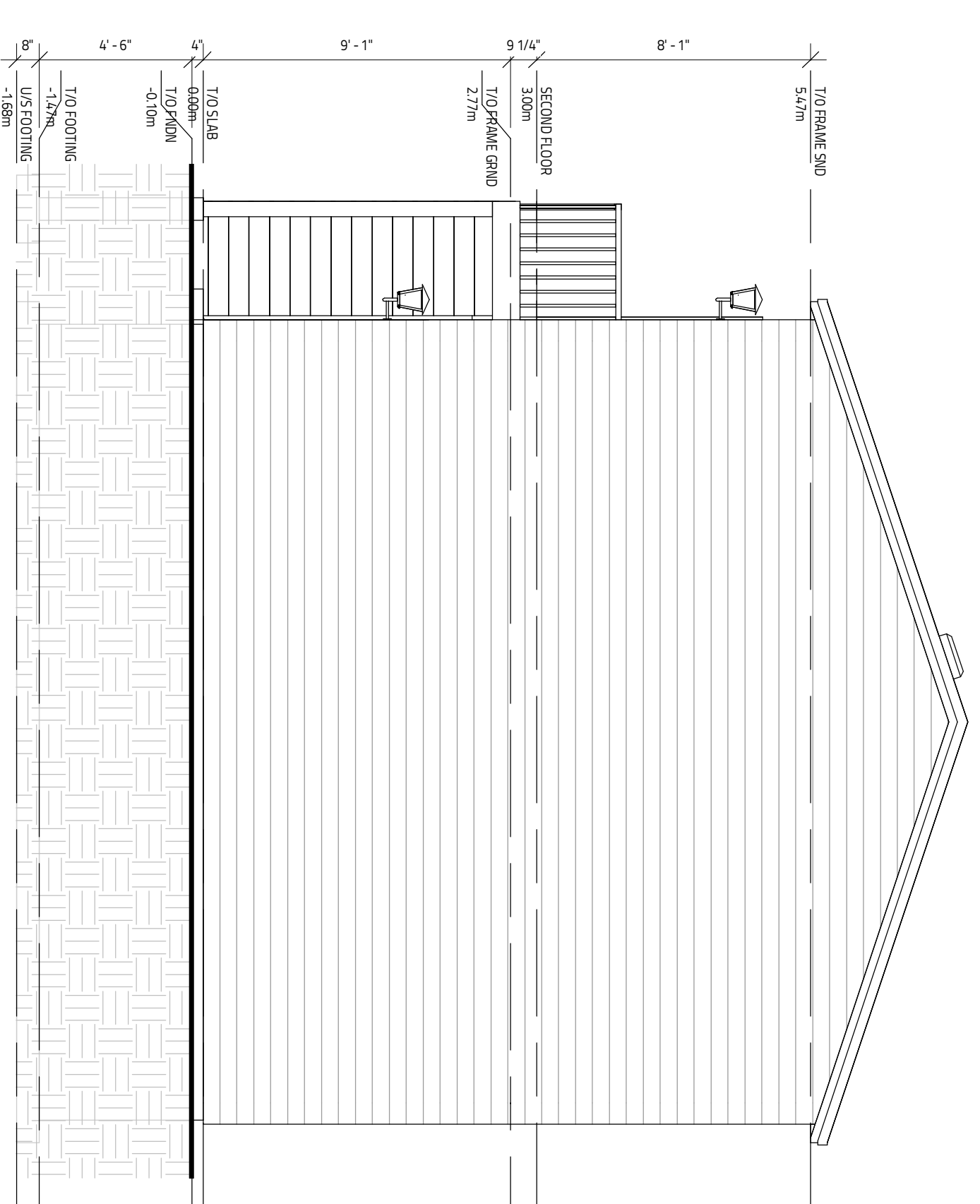
Committee of Adjustment  
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 2026-02-27  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



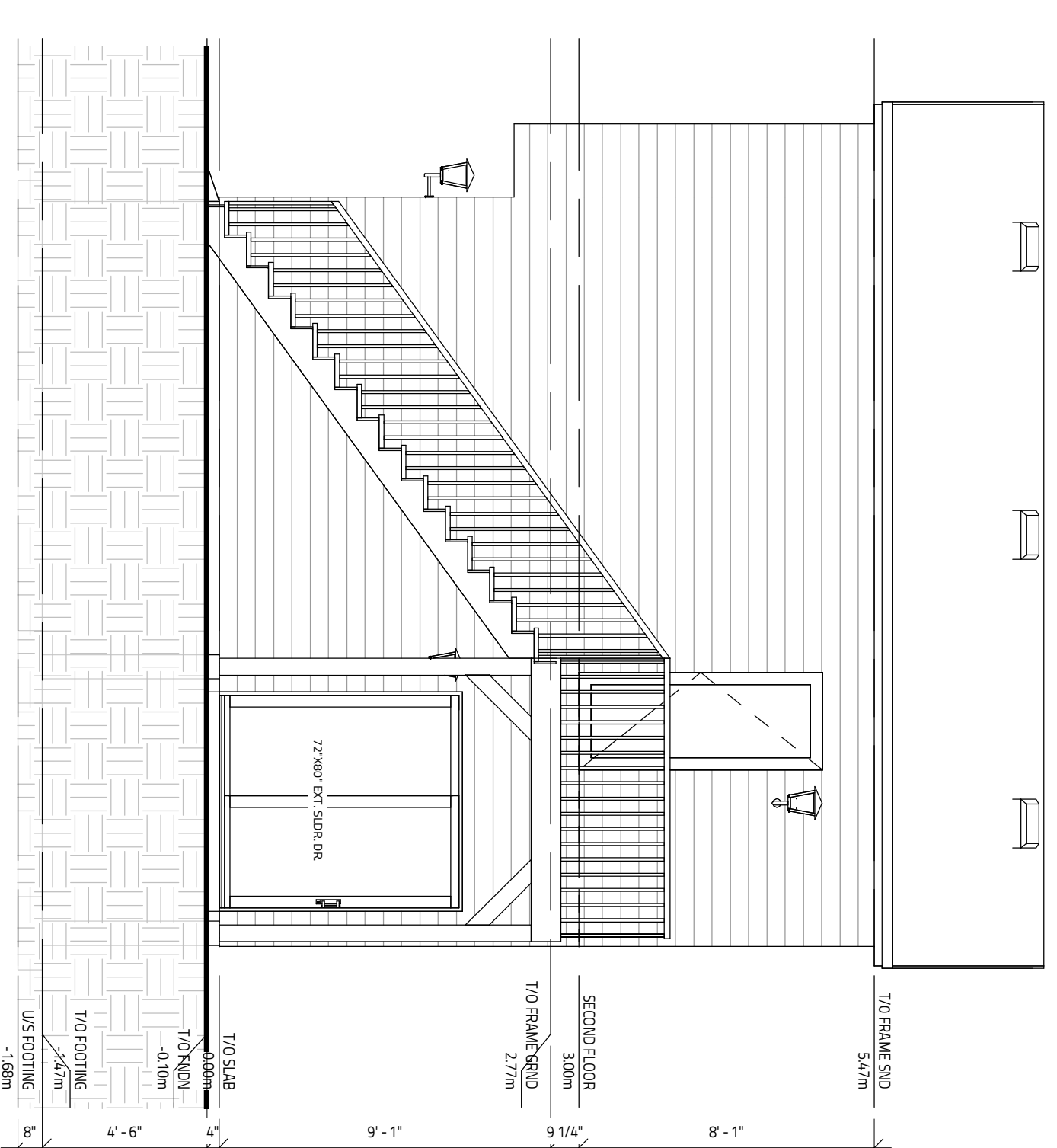
1 FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION  
 SCALE: 1/4" = 1'-0"

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

FIRM BCIN: 45901  
 INDIVIDUAL BCIN: 41176

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 COMPLY TO:  
 1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING  
 2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS  
 3. PROVISIONS IN PART 9 OF O.B.C. 2024

NO.	REVISION	DATE
2	ISSUED	10/08/26
1	SITE PLAN ISSUED	NOV 21, 2025

77 GLEN AVE.  
 REAR COACH HOUSE  
 OTTAWA, ON



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

DATE	SCALE	DATE	SCALE
NOVEMBER 21, 2025	1/4" = 1'-0"	NOVEMBER 21, 2025	1/4" = 1'-0"
NOVEMBER 21, 2025	1/4" = 1'-0"	NOVEMBER 21, 2025	1/4" = 1'-0"

ELEVATIONS

AA.0