

Committee of Adjustment
 Received | Reçu le
2026-04-02
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHICAL PLAN OF
LOT 51 AND PART OF LOT 50
 (NORTH CLEMOW AVENUE)
REGISTERED PLAN 4M-8
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150

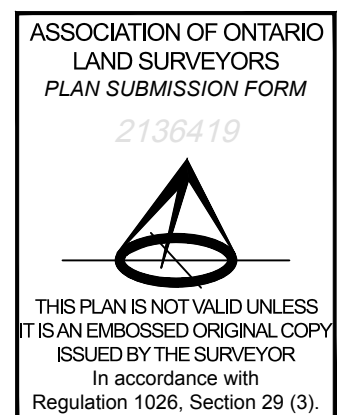
Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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 14th day of September, 2020.

Date _____ Richard R. Gauthier
 Ontario Land Surveyor

Notes & Legend

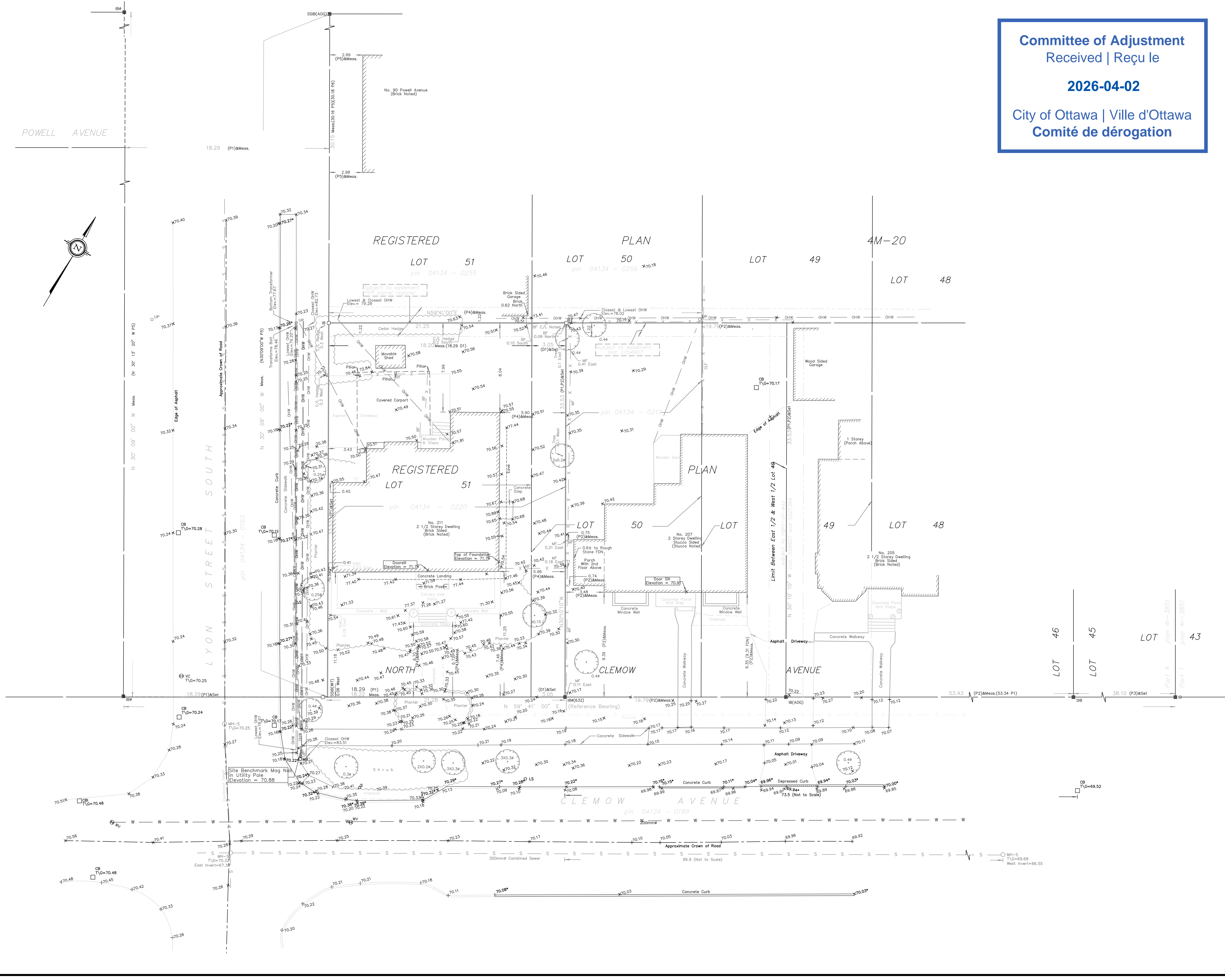
- | | | |
|---------|---------|----------------------------------|
| —□— | Denotes | Survey Monument Planted |
| —■— | | Survey Monument Found |
| SIB | | Standard Iron Bar |
| IB# | | Round Iron Bar |
| IB | | Iron Bar |
| SSIB | | Short Standard Iron Bar |
| (WT) | | Witness |
| Meas. | | Measured |
| (AOG) | | Annis, O'Sullivan, Vollebek Ltd. |
| (P1) | | Registered Plan 4M-8 |
| (P2) | | (AOG) Plan, May 26, 2000 |
| (P3) | | Plan 4R-3851 |
| (P4) | | (AOG) Plan Dated June 6, 2018 |
| (P5) | | (AOG) Plan Dated May 22, 2015 |
| (P6) | | Register Plan 4M-20 |
| (D1) | | Instrument OC521169 |
| ○ MH-ST | | Maintenance Hole (Storm Sewer) |
| ○ MH-S | | Maintenance Hole (Sanitary) |
| ○ MH | | Maintenance Hole (Unidentified) |
| □ CB | | Catch Basin |
| □ CBI | | Catch Basin Inlet |
| △ S | | Sign |
| ○ LS | | Light Standard |
| — S — | | Underground combined Sewer |
| — W — | | Underground Water |
| — G — | | Underground Gas |
| — OHW — | | Overhead Wires |
| BF | | Board Fence |
| MF | | Metal Fence |
| FDN | | Foundation |
| — | | Gate |
| ⊕ | | Gas Meter |
| ⊙ | | Bollard |
| P | | Pillar |
| ⊙ | | Deciduous Tree |
| ∅ | | Diameter |
| ⊕ | | Location of Elevations |
| ⊕ | | Top of Concrete Curb Elevation |
| C/L | | Centreline |
| MB | | Mail Box |



Bearings are astronomic, derived from the northerly limit of Clemow Avenue, shown to be N59°41'00"E on Registered Plan 4M-8.
 For bearing comparisons, a rotation of 0°03'20" counter-clockwise was applied to Plan (P5).

ELEVATION NOTES
 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
 1. 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.
 2. Only visible surface utilities were located.
 3. Underground utility data derived from City of Ottawa utility sheet reference F-12-26
 4. Sanitary and storm sewer inverts were derived from City of Ottawa Engineering Plan No. 2649 Sheet 7 of 10
 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



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ARDINGTON

+ ASSOCIATES DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C OTTAWA, ONTARIO
E: arding@ardington.ca | T: 613.882.3425 | BCIN 43292

DESIGNER
The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35954

GENERAL NOTES

THIS DRAWING IS EXCLUSIVE PROPERTY OF ARDINGTON AND ASSOCIATES DESIGN INC. COPYRIGHT RESERVED.
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DRAWING NOTES

REAR YARD LANDSCAPE AREA CALCULATION
AREA OF REAR YARD = 111 SQM
AREA OF SOFT LANDSCAPING = 56 SQM
PERCENTAGE OF SOFT LANDSCAPING = 50.5%

REVISIONS

NO.	DESCRIPTION	DATE
03	ISSUED FOR MINOR VARIANCE	5 MAR 2026
02	ISSUED FOR CLIENT REVIEW	25 FEB 2026
01	ISSUED FOR PRE-CONSULTATION	27 OCT 2025

CIVIL ENGINEER

BUILDER

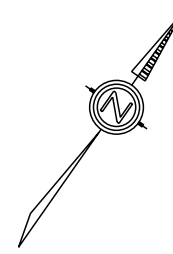
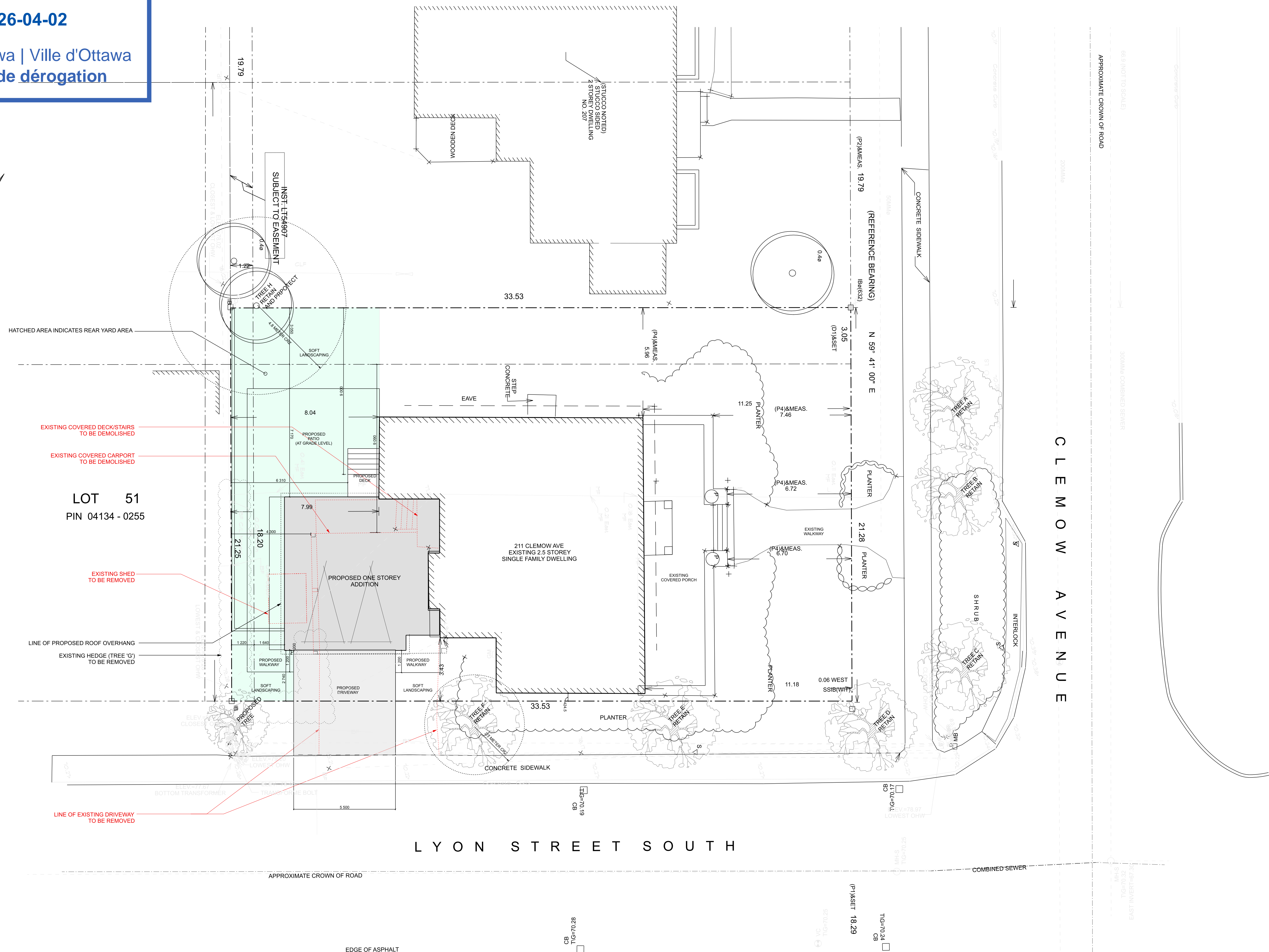
PROJECT
DIXON|WOOD RESIDENCE

211 CLEMOW AVE
OTTAWA ONTARIO CANADA
PROJECT NO: [2024-13]

DRAWING
ARCHITECTURAL SITE PLAN
SCALE = 1:100

A1

DRAWN BY: SA | CHECKED BY: SA



EXTERIOR MATERIALS

- ① EIFS - ADEX RS ON 2" EPS-GD INSULATION
COLOUR: C2-814 (75%) MORTAR (344) MATTE (C5100)
FINISH: ULTRAFLEX FINE 104 (REGULAR)
- ② EIFS - 4" X 1" EIFS BAND WITH MITERED TOP CORNER
COLOUR: C2-814 (75%) MORTAR (344) MATTE (C5100)
FINISH: ULTRAFLEX FINE 104 (REGULAR)
- ③ STONE - THIN STONE VENEER
MANUFACTURER: ARRISCRAFT
PRODUCT: RENAISSANCE
COLOUR: DRIFTWOOD - SANDBLASTED FINISH
- ④ STONE SILL - MANUFACTURER: ARRISCRAFT
COLOUR: DRIFTWOOD - SANDBLASTED FINISH
- ⑤ EXTERIOR TRIM: AZEK PVC TRIM
8/4 X 10 FLAT TRIM BOARD W/
AZM 75 RED MOULDING AT TOP
AND ALEX MOULDING CHA-106 AP-R
CHAIR RAIL AT BOTTOM
PAINT: C2-814 (75%) MORTAR (344) MATTE (C5100)
- ⑥ DOOR JAMB: AZEK 8/4 X 4" PVC
COLOUR: C2-814 (75%) MORTAR (344) MATTE (C5100)
- ⑦ FASCIA: 6" AZEK FASCIA
PAINT: C2-814 (75%) MORTAR (344) MATTE (C5100)
- ⑧ SOFFIT: AZEK VENTED SOFFIT
PAINT: C2-814 (75%) MORTAR (344) MATTE (C5100)
- ⑨ CAP FLASHING: STEEL
COLOUR: OVM SLATE GREY
FACE REVEAL = 1.5"
- ⑩ GARAGE DOOR: CHI GARAGE DOORS
MODEL: STEEL OVERLAY CARRIAGE HOUSE
COLOUR: PAINT TO MATCH EXISTING HOUSE FASCIA
- ⑪ EXTERIOR DOOR: STEEL DOOR W/ GLASS
COLOUR: PAINT TO MATCH EXISTING HOUSE FASCIA
- ⑫ PAVING
- ⑬ EXTERIOR LIGHT
- ⑭ DECKING: COMPOSITE DECKING
COLOUR: TBD

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AR
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TON

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DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C1 OTTAWA ONTARIO
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DESIGNER
The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35954

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PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL REPORT PREPARED BY KOLLAARD ASSOCIATES DATED XX
ALL AS-BUILT MEASUREMENTS TO BE VERIFIED ON SITE BY CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO ARDINGTON AND ASSOCIATES DESIGN INC. PRIOR TO COMMENCING WORK.

DRAWING NOTES

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STRUCTURAL ENGINEER



BUILDER

PROJECT:
DIXON / WOOD RESIDENCE

211 CLEMON AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: 2024-13

DRAWING

PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

A5

DRAWN BY: SA | CHECKED BY: SA



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FINISH: ULTRAFLEX FINE 104 (REGULAR)
 - ② EIFS - 4" X 1" EIFS BAND WITH MITERED TOP CORNER
COLOUR: C2-814 (75%) MORTAR (344) MATTE (C5100)
FINISH: ULTRAFLEX FINE 104 (REGULAR)
 - ③ STONE - THIN STONE VENEER
MANUFACTURER: ARRISCRAFT
PRODUCT: RENAISSANCE
COLOUR: DRIFTWOOD - SANDBLASTED FINISH
 - ④ STONE SILL - MANUFACTURER: ARRISCRAFT
COLOUR: DRIFTWOOD - SANDBLASTED FINISH
 - ⑤ EXTERIOR TRIM: AZEK PVC TRIM
8/4 X 10 FLAT TRIM BOARD W/
AZM-75 BED MOULDING AT TOP
AND ALEX MOULDING CHA-106 AP-R
CHAIR RAIL AT BOTTOM
PAINT: C2-814 (75%) MORTAR (344) MATTE (C5100)
 - ⑥ DOOR JAMB: AZEK 8/4 X 4" PVC
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 - ⑪ EXTERIOR DOOR: STEEL DOOR W/ GLASS
COLOUR: PAINT TO MATCH EXISTING HOUSE FASCIA
 - ⑫ PARGING
 - ⑬ EXTERIOR LIGHT
 - ⑭ DECKING: COMPOSITE DECKING
COLOUR: TBD

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NO.	DESCRIPTION	DATE

STRUCTURAL ENGINEER

BUILDER

PROJECT
 DIXON / WOOD RESIDENCE
211 CLEMON AVENUE
 OTTAWA ONTARIO CANADA
 PROJECT NO.: 2024-13

PROPOSED REAR ELEVATION
 SCALE: 3/8" = 1'-0"

A6

DRAWN BY: SA | CHECKED BY: SA

- EXTERIOR MATERIALS**
- 1 EIFS - ADEX RS ON 2" EPS-GD INSULATION
COLOUR: C2-814 (75%) MORTAR (344) MATTE (C5100)
FINISH: ULTRAFLEX FINE 104 (REGULAR)
 - 2 EIFS - 4" X 1" EIFS BAND WITH MITERED TOP CORNER
COLOUR: C2-814 (75%) MORTAR (344) MATTE (C5100)
FINISH: ULTRAFLEX FINE 104 (REGULAR)
 - 3 STONE - THIN STONE VENEER
MANUFACTURER: ARRISCRAFT
PRODUCT: RENAISSANCE
COLOUR: DRIFTWOOD - SANDBLASTED FINISH
 - 4 STONE SILL - MANUFACTURER: ARRISCRAFT
COLOUR: DRIFTWOOD - SANDBLASTED FINISH
 - 5 EXTERIOR TRIM: AZEK PVC TRIM
8/4" X 10" FLAT TRIM BOARD W/
AZM-75 BED MOULDING AT TOP
AND ALEX MOULDING CHA-106 AP-R
CHAIR RAIL AT BOTTOM
PAINT: C2-814 (75%) MORTAR (344) MATTE (C5100)
 - 6 DOOR JAMB: AZEK 8/4" X 4" PVC
COLOUR: C2-814 (75%) MORTAR (344) MATTE (C5100)
 - 7 FASCIA: 6" AZEK FASCIA
PAINT: C2-814 (75%) MORTAR (344) MATTE (C5100)
 - 8 SOFFIT: AZEK VENTED SOFFIT
PAINT: C2-814 (75%) MORTAR (344) MATTE (C5100)
 - 9 CAP FLASHING: STEEL
COLOUR: OVM SLATE GREY
FACE REVEAL = 1.5"
 - 10 GARAGE DOOR: CHI GARAGE DOORS
MODEL: STEEL OVERLAY CARRIAGE HOUSE
COLOUR: PAINT TO MATCH EXISTING HOUSE FASCIA
 - 11 EXTERIOR DOOR: STEEL DOOR W/ GLASS
COLOUR: PAINT TO MATCH EXISTING HOUSE FASCIA
 - 12 PARGING
 - 13 EXTERIOR LIGHT
 - 14 DECKING: COMPOSITE DECKING
COLOUR: TBD

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DESIGN FIRM

ARDINGTON

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STRUCTURAL ENGINEER

Kollaard Associates
 Engineers

BUILDER

PROJECT
DIXON / WOOD RESIDENCE

211 CLEMON AVENUE
 OTTAWA, ONTARIO, CANADA
 PROJECT NO.: 2024-133

DRAWING

PROPOSED LEFT ELEVATION

SCALE: 3/8" = 1'-0"

A7

DRAWN BY: SA | CHECKED BY: SA





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STRUCTURAL ENGINEER



BUILDER

PROJECT
DIXON / WOOD RESIDENCE

211 CLEMON AVENUE
 OTTAWA ONTARIO CANADA
 PROJECT NO.: 2024-13

DRAWING

CONCEPTUAL RENDERINGS
 SCALE: 3/8" = 1'-0"

A8

DRAWN BY: SA | CHECKED BY: SA