

Committee of Adjustment

Received | Reçu le

2026-02-02

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

ACCEPTED CO-ORDINATE VALUES  
FOR LOT CORNERS PER (AOG)  
REFERENCE 4M-1080.

- FIELD SURVEY  
COMPLETED JULY 26/01  
ANNIS O'SULLIVAN VOLLEBEK LTD.  
CARLETON CONDOMINIUM PLAN 214

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - Plan of

LOTS 19, 20, 21, 22 AND 23

REGISTERED PLAN 4M-1080

CITY OF OTTAWA

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

Scale 1 : 250



**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, the Surveyors Act, the Land Titles Act and the regulations made under them.
2. This survey was completed on the 29th day of August, 2000.

September 12/2000 *Edward M. Lancaster*  
Date EDWARD M. LANCASTER, O.L.S.

**PART 2**

**1. REGISTERED RIGHTS-OF-WAY/EASEMENTS**

No rights-of-way or easements were found to be registered against the subject property.

**2. PROPERTY IMPROVEMENTS**

Not applicable. This is a foundation survey only; future structures above foundation level and future site improvements cannot be commented on.

**3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**

Compliance is not certified by this report.

**4. ADDITIONAL REMARKS**

The building ties are to the unpergated concrete foundation walls.

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Claridge Homes Corporation (The Client) their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client

**Notes & Legend**

- Denotes Survey Monument Planted.
- Denotes Survey Monument Found.
- SIB - Standard Iron Bar
- SSIB - Short Standard Iron Bar
- IB - Iron Bar
- Wit. - Witness.
- (AOG) - Annis, O'Sullivan, Vollebek Ltd.

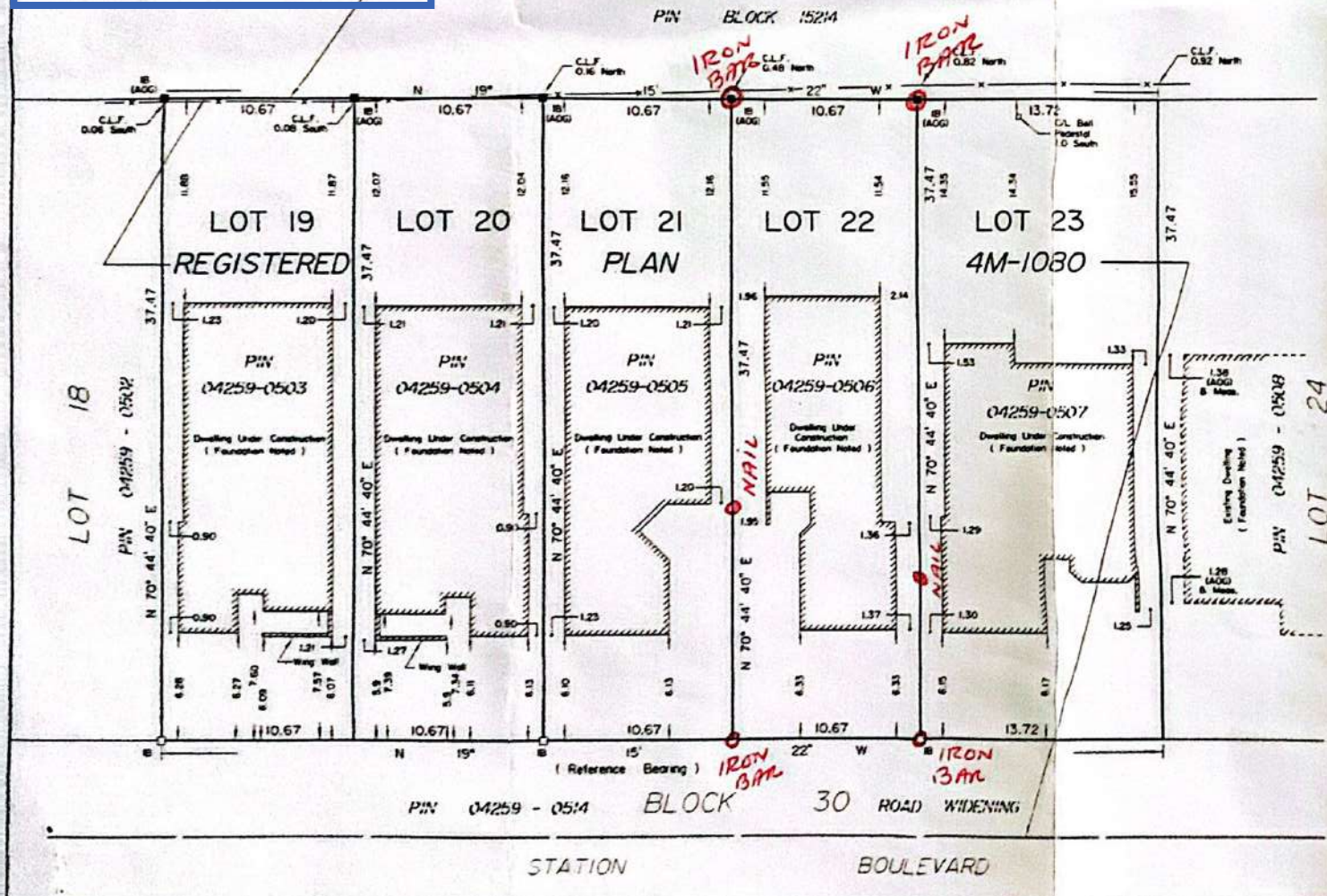


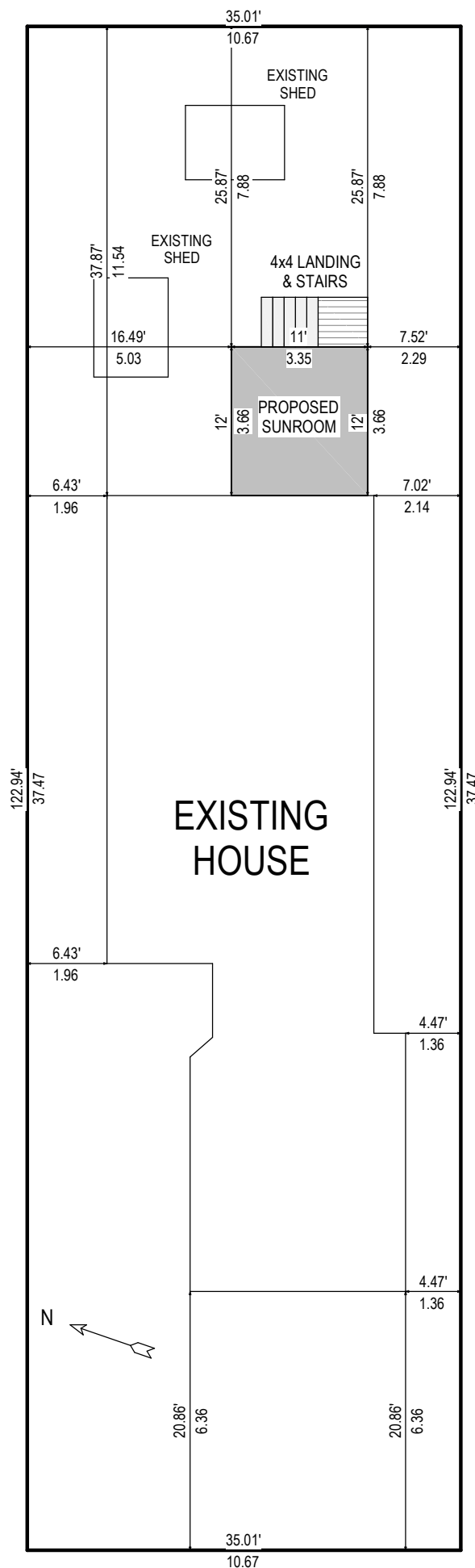
Bearings are astronomic, derived from the easterly limit of Block 30, shown to be N 19°15'22" W on Registered Plan 4M-1080.

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**ANNIS, O'SULLIVAN, VOLLEBEK**  
Ontario Land Surveyors

14 CONCORSE GATE, SUITE 500, NEPEAN, ONTARIO K2E 7K6  
TEL: 613-727-0850 FAX: 613-727-4078 JOB No: 962-00





### SITE PLAN DATA

<b>LOT AREA</b>	4303ft <sup>2</sup>
<b>LOT COVERAGE</b>	
<b>EXISTING HOUSE</b>	1247ft <sup>2</sup>
<b>EXISTING SHEDS</b>	96ft <sup>2</sup>
<b>PROPOSED</b>	132ft <sup>2</sup>
<b>TOTAL</b>	1,475ft <sup>2</sup>
<b>GFA/LOT AREA RATIO</b>	34%

### NOTES:

- LIFESTYLE PREFABRICATED WINDOW AND DOOR PANELS MANUFACTURED IN ONTARIO BY LIFESTYLE SUNROOMS INC. AND WILL BE INSTALLED BY ITS TRAINED SKILLED INSTALLERS.
- A PROFESSIONAL ENGINEER UNDERTAKES THE GENERAL REVIEW OF THE INSTALLATION IF APPLICABLE.
- A FINAL PROJECT REVIEW LETTER WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER THE COMPLETION, IF APPLICABLE.
- (1). STAIRS RISER DIMENSIONS SHALL CONFIRM TO ARTICLES 9.8.4.2 AND 9.8.4.3 OF THE 2024 OBC WHICH STIPULATES THAT RISERS DESIGNED FOR PRIVATE USE MUST HAVE A MAXIMUM RISE OF NO MORE THAN 200 mm OR A MINIMUM RISE OF NO LESS THAN 125 mm AND A MAXIMUM RUN OF NO MORE THAN 355 mm OR A MINIMUM RUN OF NO MORE THAN 255 mm AND A MAXIMUM TREAD DEPTH OF 355 mm OR A MINIMUM TREAD DEPTH OF NO LESS THAN 235 mm.
- (2). REQUIRED EXIT STAIRS SHALL HAVE A WIDTH, MEASURED BETWEEN WALL FACES OR GUARDS, OF NOT LESS THAN 900 mm AS PER ARTICLE 9.8.2.1 OF THE 2024 OBC.
- THE WIDTH OF THE LANDING IF REQUIRED SHALL BE NOT LESS THAN THE GREATER REQUIRED STAIR WIDTH WHERE ONE OR MORE OF THE STAIR WIDTHS DO NOT EXCEED THEIR RESPECTIVE REQUIRED WIDTHS. OR NOT LESS THAN THE LESSER ACTUAL.. STAIR WIDTH WHERE ALL OF THE WIDTHS OF THE STAIRS EXCEED THEIR RESPECTIVE REQUIRED WIDTHS AS PER ARTICLES 9.8.6.2 AND 9.8.6.3 OF THE 2024 OBC.
- ALL HAND BAILS AND GUARDS SHALL BE BUILT AS PER OBC 2024 AND SUPPLEMENTARY STANDARD SB-7. EXTERIOR HANDRAIL AND GUARDS TO BE AT LEAST 900 mm OR 35" MEASURED VERTICALLY ABOVE THE NOSING OF ANY TREAD AND/OR PLATFORM NOT MORE THAN 1800 mm OR 5°-11° ABOVE THE FINISHED GROUND AS PER SUBSECTIONS 9.8.7 AND 9.8.8 OF 2024 OBC; ALL PICKET AND/OR GUARD SPACING MUST BE NO MORE THAN 100 mm OR 4" APART AS PER ARTICLE 9.8.8.5 OF THE 2024 OBC; ALL BALUSTERS TO BE SPACED NO MORE THAN 1200 mm OR 45° APART.
- TO CARRY RAINWATER AWAY FROM THE SUNROOM. DOWNSPOUTS WILL BE INSTALLED AT THE OUTSIDE CORNERS OF ROOM IN ACCORDANCE TO ARTICLES 9.26.18.2, 7.3.3.7, AND 5.6.2.2 OF THE 2024 OBC.
- ALL ADDITIONAL ASPECTS OF THE PROJECT WILL BE INSTALLED..LED ACCORDING TO TACBOC DETAILS AND COMPLY WITH THE REQUIREMENTS STIPULATED BY THE 2024 OBC. INCLUDING DOORS (TO SECTION 9.6.); WINDOWS (TO SECTION 9.7.); SKYLIGHTS(TO SUBSECTION 9.7.7.); GLASSES(TO SUBSECTION 9.7.3.); WOOD FRAME CONNECTIONS. DECK FARMING ,STICK BUILT WAL.1.S AND SUBFLOORING (TO SUBSECTION 9.23.14);BUILT-UP BEAMS (TO ARTICLE 9.23.8.3); BUILT-UP COLUMNS (TO ARTICLE 9.17.4.2); ROOFING (TO SECTION 9.26.); ROOF DRAINS AND DOWNSPOUTS (TO SUBSECTION 9.26.18.); FLASHING (TO SUBSECTIONS 9.20.13 &9.26.3 &9.26.4); CLADDING(TO SECTION 9.27.); CAULKING (TO SUBSECTION 9.27.4.); INTERIOR FINISHING (TO SUBSECTION 9.29.); FLOORING (TO SECTION 9.30.); STAIRS. RAMPS. HANDRAILS AND GUARDS (TO SECTION 9.8.); LIGHTING



944 CRAWFORD DR.  
PETERBOROUGH, ONTARIO, K9J 3X2  
WWW.LIFESTYLESUNROOMS.COM

TEL: 800-465-0593  
FAX: 800-934-0822

PROJECT		
225 STUDIO TO REAR OF HOME		
PROJECT ADDRESS		
243 STATION BLVD, OTTAWA, ON K1G 6L8		
DRAWING TITLE		
SITE PLAN		
PAGE NUMBER		
1		
REVISION	PROJECT	DRAWING
	PRJ107081	1
MODEL TYPE		
225 STUDIO / INSULSPAN 6.5"		
CLIENT		
BARBEAU		
DATE	SCALE	
2026-02-26	SCALE: 1= 150	
DRAWN BY:	CHECKED BY:	
SHAWN SAWATZKY		
BCIN: 28441		
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.		
LIFESTYLE ENGINEERING		

**PROJECT**

225 STUDIO TO REAR OF HOME

**PROJECT ADDRESS**

243 STATION BLVD,  
OTTAWA, ON K1G 6L8

**DRAWING TITLE**

**PAGE NUMBER**

**2**

REVISION	PROJECT	DRAWING
	PRJ107081	1

**MODEL TYPE**

225 STUDIO / INSULSPAN 6.5"

**CLIENT**

BARBEAU

**DATE**

2026-02-26

**SCALE**

**DRAWN BY:**

SHAWN SAWATZKY

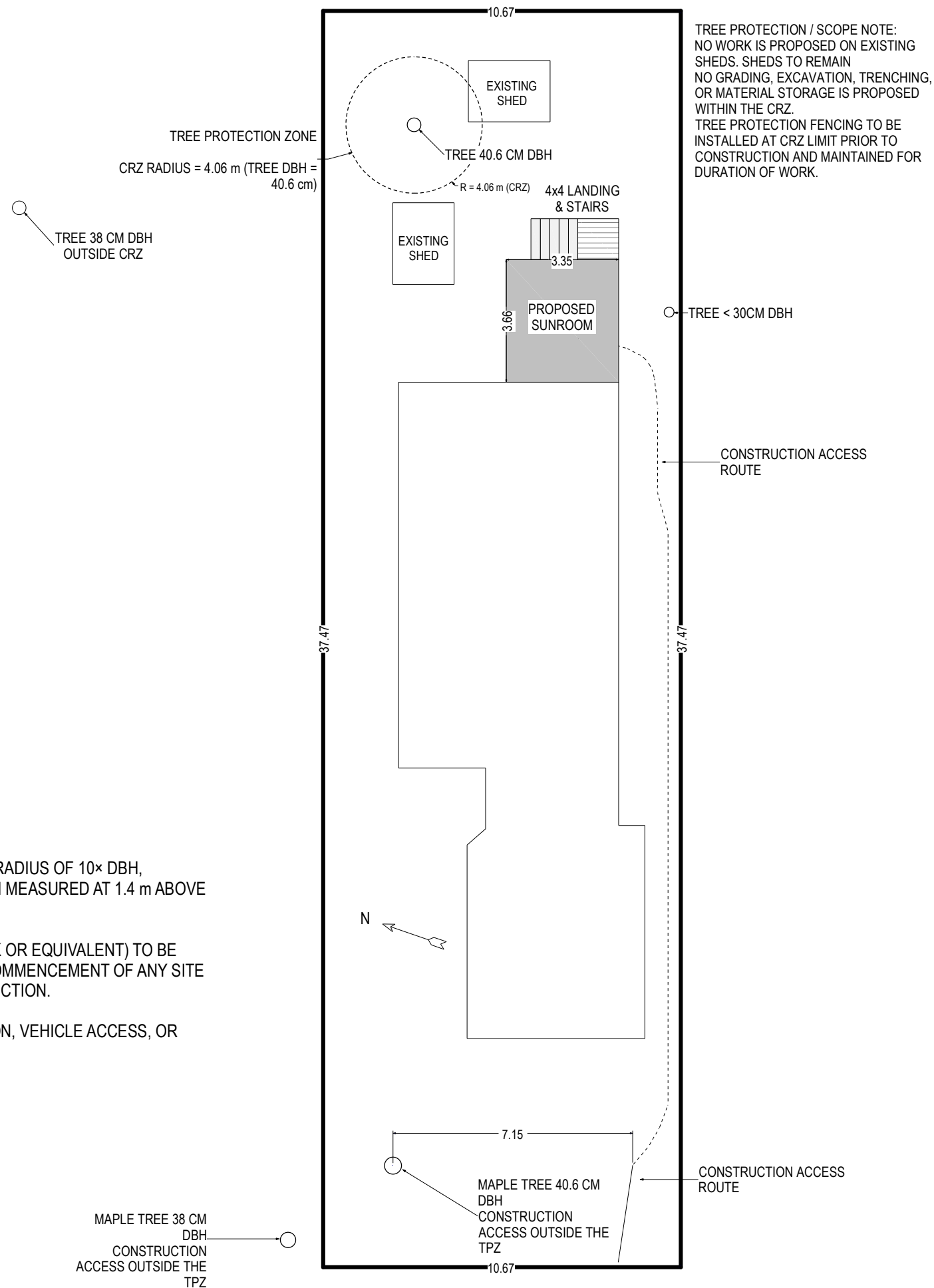
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LIFESTYLE ENGINEERING



**TREE PROTECTION PROTOCOL**

TREE PROTECTION ZONE (TPZ) TO BE ESTABLISHED AT A RADIUS OF 10× DBH, MEASURED FROM THE CENTRE OF THE TREE TRUNK (DBH MEASURED AT 1.4 m ABOVE GRADE).

TREE PROTECTION FENCING (MIN. 1.2 m HIGH, CHAIN-LINK OR EQUIVALENT) TO BE INSTALLED AT THE OUTER EDGE OF THE TPZ PRIOR TO COMMENCEMENT OF ANY SITE WORK AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.

NO EXCAVATION, GRADING, TRENCHING, SOIL COMPACTION, VEHICLE ACCESS, OR MATERIAL STORAGE PERMITTED WITHIN THE TPZ.

NO ATTACHMENTS (SIGNS, WIRES, BRACING) TO TREES.

PROJECT

225 STUDIO TO REAR OF HOME

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243 STATION BLVD,  
OTTAWA, ON K1G 6L8

DRAWING TITLE

PIER & FLOOR PLAN

PAGE NUMBER

3

REVISION	PROJECT	DRAWING
	PRJ107081	1

MODEL TYPE

225 STUDIO / INSULSPAN 6.5"

CLIENT

BARBEAU

DATE

2026-02-26

SCALE

SCALE: 1/4" = 1'

DRAWN BY:

SHAWN SAWATZKY

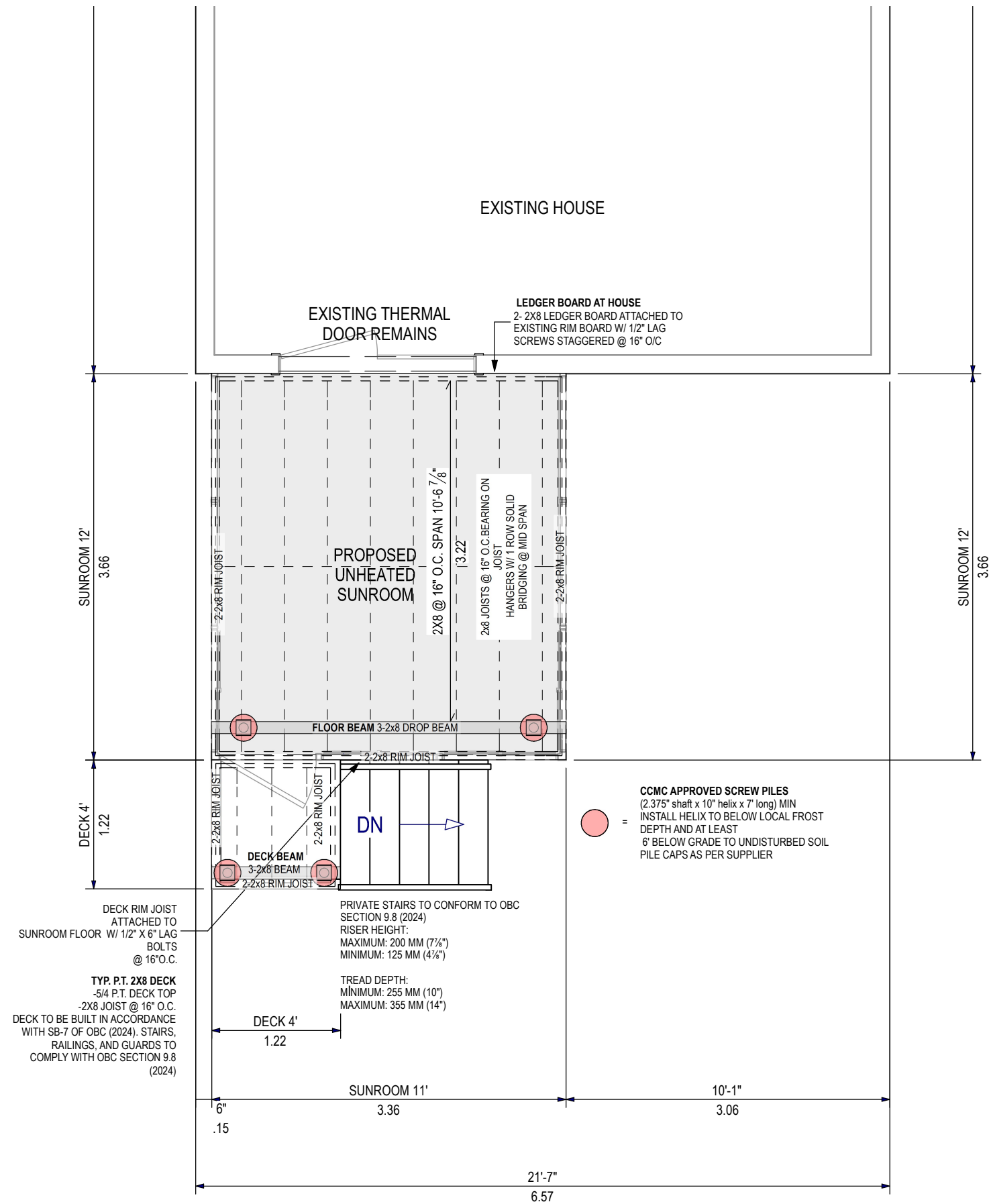
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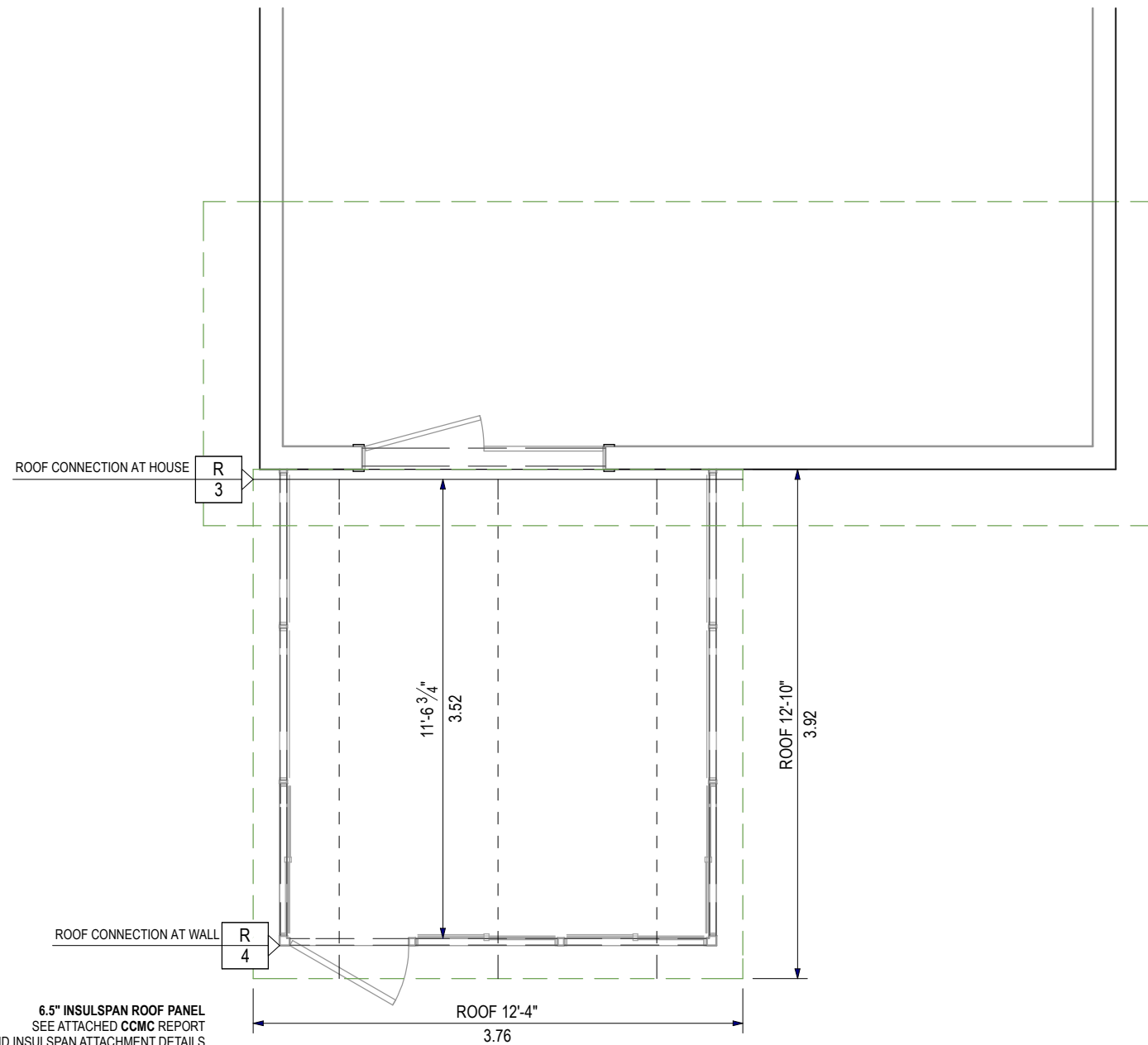
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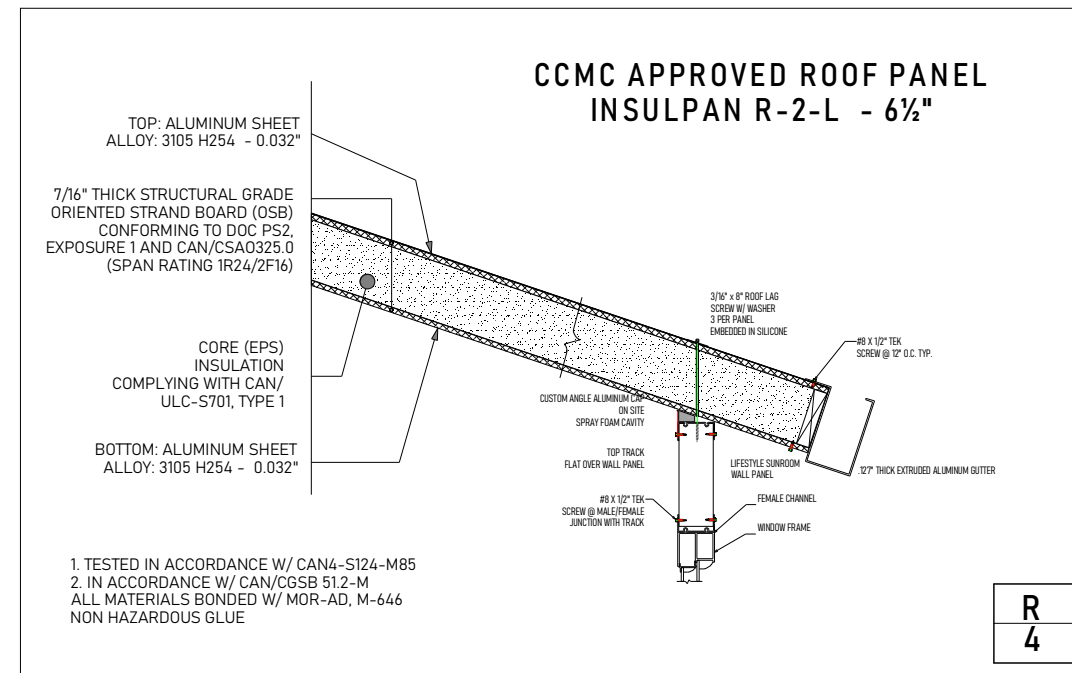
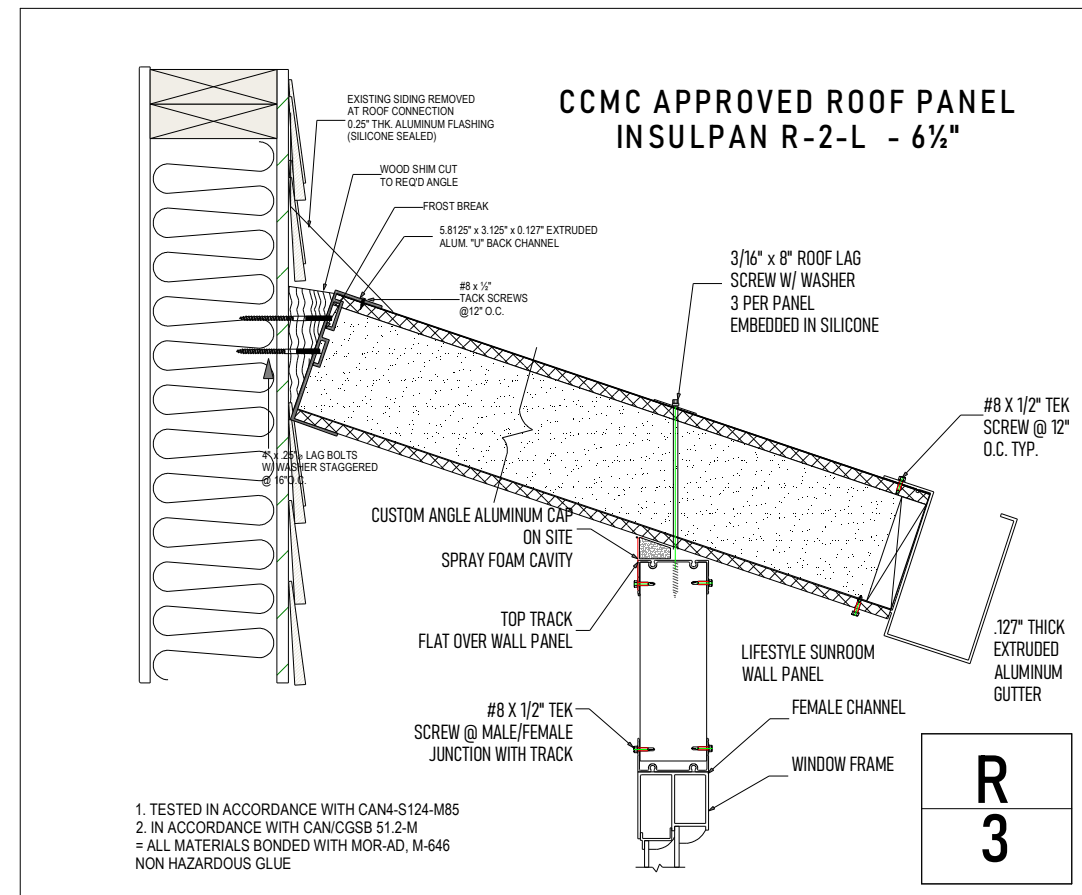


LIFESTYLE ENGINEERING





**6.5" INSULSPAN ROOF PANEL**  
 SEE ATTACHED CCMC REPORT  
 AND INSULSPAN ATTACHMENT DETAILS  
 - ICE AND WATER MEMBRANE ON TOP OF OSB  
 - CONTINUOUS ALUMINUM SHEET 0.032" THICKNESS  
 ON TOP OF ICE AND WATER MEMBRANE



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**PROJECT**

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**DRAWING TITLE**

**ROOF PLAN**

**PAGE NUMBER**

**4**

REVISION	PROJECT	DRAWING
	PRJ107081	1

**MODEL TYPE**

225 STUDIO / INSULSPAN 6.5"

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*Shawn Sawatzky*

LIFESTYLE ENGINEERING

**PROJECT**

225 STUDIO TO REAR OF HOME

**PROJECT ADDRESS**

243 STATION BLVD,  
OTTAWA, ON K1G 6L8

**DRAWING TITLE**

**ELEVATIONS**

**PAGE NUMBER**

**5**

REVISION	PROJECT	DRAWING
	PRJ107081	1

**MODEL TYPE**

225 STUDIO / INSULSPAN 6.5"

**CLIENT**

BARBEAU

**DATE**

2026-02-26

**SCALE**

SCALE: 1/4" = 1'

**DRAWN BY:**

SHAWN SAWATZKY

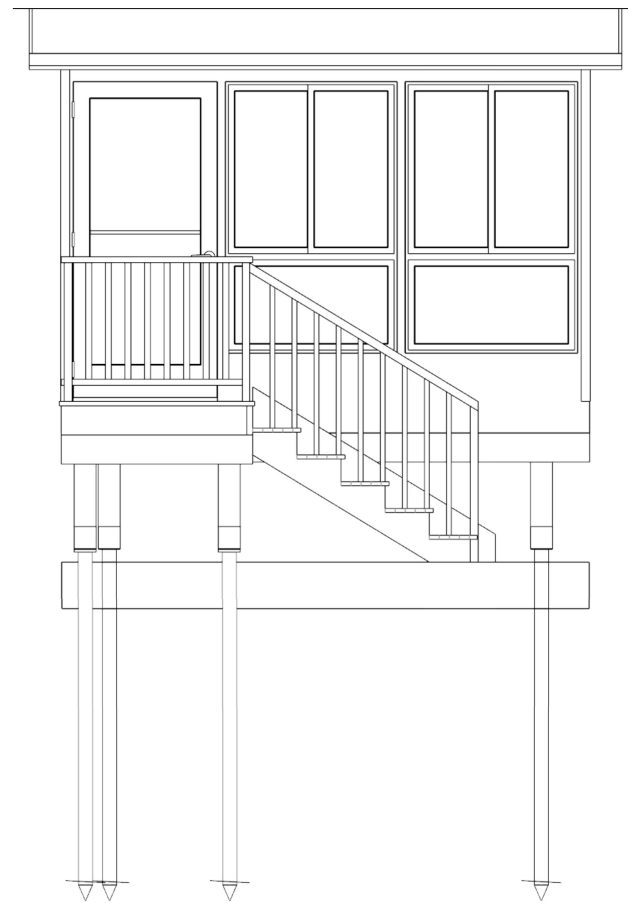
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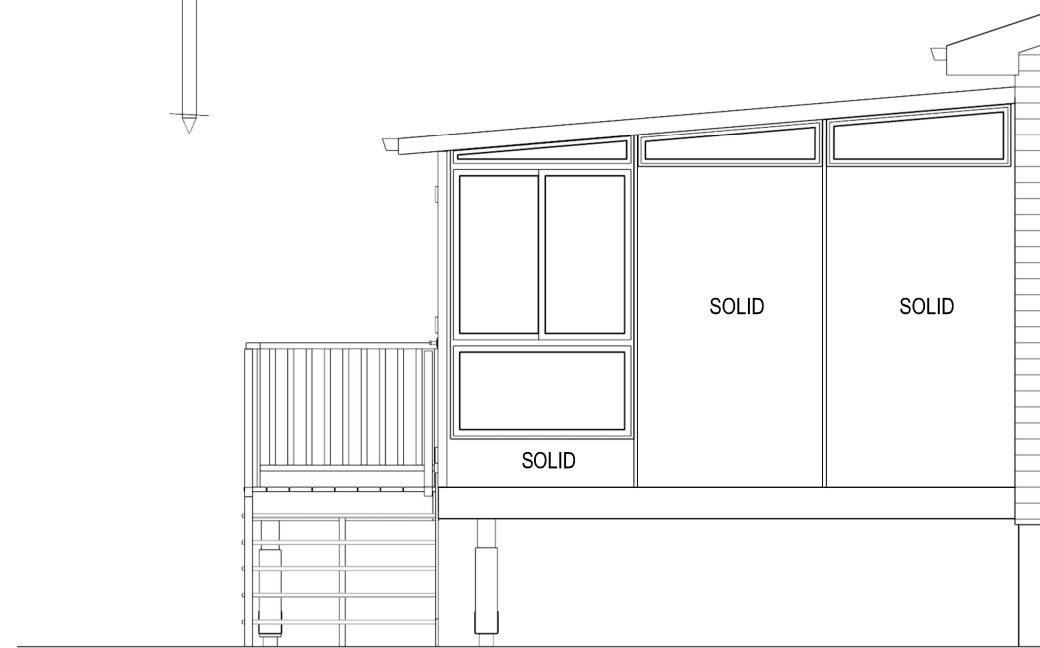
**REAR ELEVATION**

SCALE: 1/4" = 1'



**LEFT ELEVATION**

SCALE: 1/4" = 1'



**RIGHT ELEVATION**

SCALE: 1/4" = 1'

PROJECT

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DRAWING TITLE

SECTION

PAGE NUMBER

**6**

REVISION	PROJECT	DRAWING
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