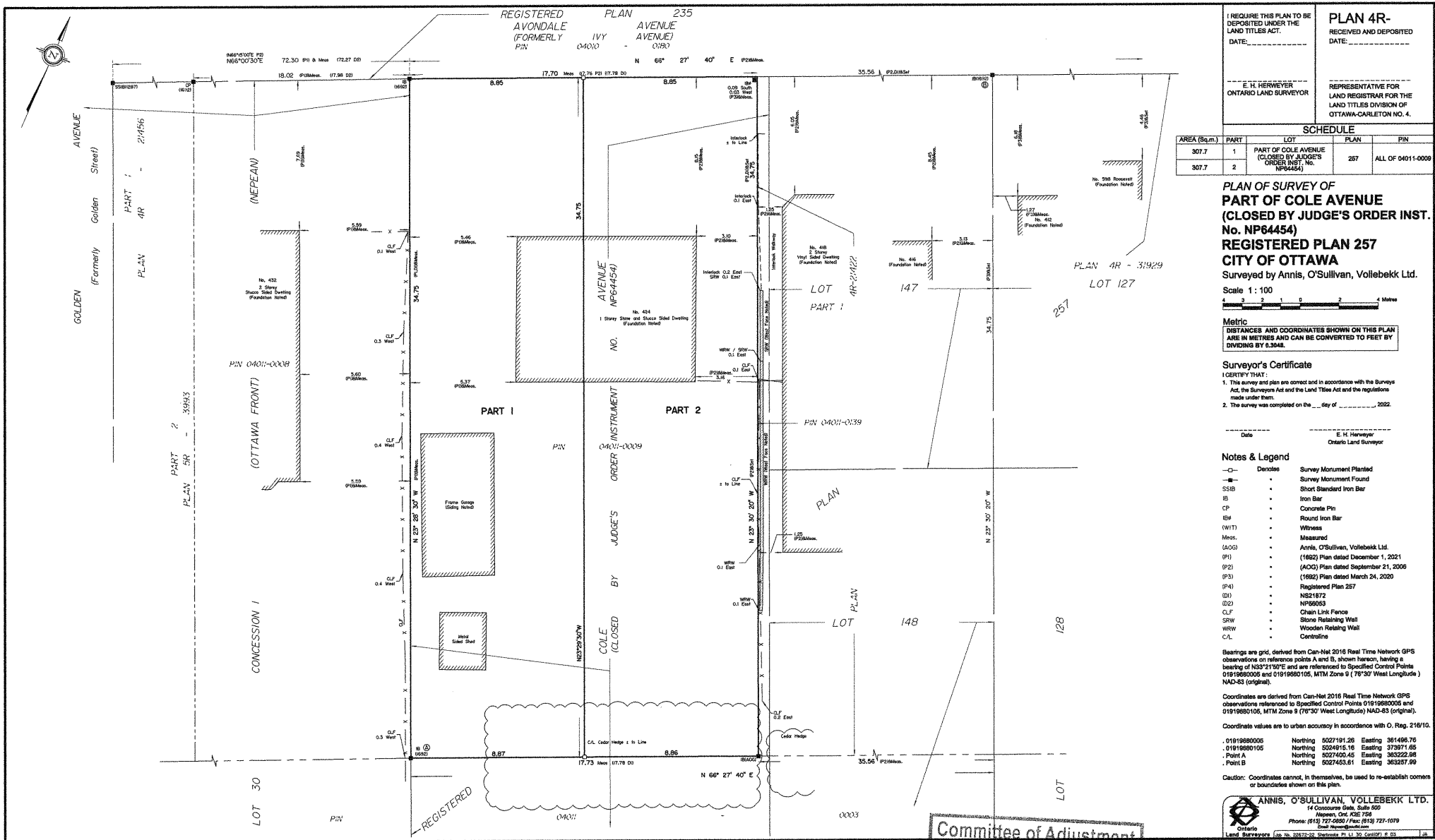




TOPOGRAPHICAL PLAN OF

PART OF COLE AVENUE REGISTERED PLAN 257 CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd.
Field Work Completed February 9th, 2022.

Scale 1:100

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

Date: E.H. Newmyer O.L.S.

Notes & Legend

Symbol	Notes
○ M-S	Maintenance Hole (Storm Sewer)
○ M-B	Maintenance Hole (Sanitary)
○ M-U	Maintenance Hole (Unidentified)
○ V-C	Valve Chamber (Watermain)
— ST —	Underground Storm Sewer
— S —	Underground Sanitary Sewer
— W —	Underground Watermain
— G —	Underground Gas
— OW —	Overhead Wires
○ UP	Utility Pole
+ AN	Anchor
□ CB	Catch Basin
○ W	Water Valve
+ SP	Water Stand Post
Inv.	Invert
T/G	Top of Grade
○ M	Gas Meter
○ H	Hydro Meter
○ L/F	Chain Link Fence
BF	Bound Fence
— G —	Gate
○ P-H	Wood Pole
○ P-M	Metal Pole
□ AC	Air Conditioner
○ CL	Corner
+ EL	Location of Elevations
+ EL	Top of Concrete Curb and Top of Retaining Wall Elevation
CL	Centerline
—	Property Line
○	Deciduous Tree
⊗	Coniferous Tree

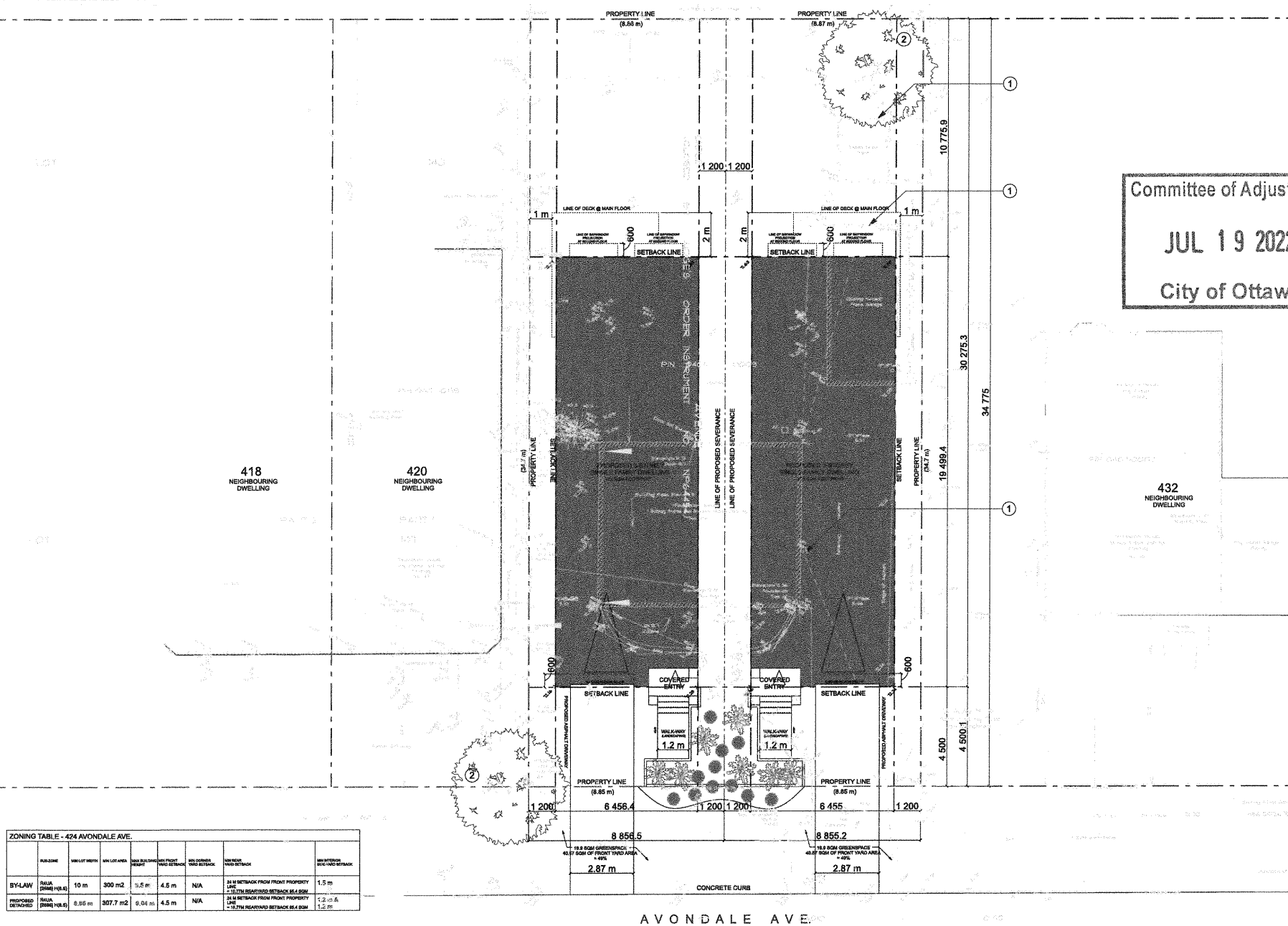
Committee of Adjustment
JUL 19 2022
City of Ottawa

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD25 geodetic datum.
- 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

- 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.
- Only visible surface utilities were located.
- Sanitary, storm sewer and underground utility data derived from City of Ottawa utility street reference files 11C and 501.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



ZONING TABLE - 424 AVONDALE AVE.

	PROPOSED	BY-LAW	MIN LOT WIDTH	MIN LOT AREA	MIN BUILDING HEIGHT	MIN FRONT YARD SETBACK	MIN SIDE YARD SETBACK	MIN REAR YARD SETBACK	MIN SETBACK FROM FRONT PROPERTY LINE	MIN SETBACK FROM REAR PROPERTY LINE	MIN SETBACK FROM SIDE PROPERTY LINE
PROPOSED DETACHED	8.85 m	307.7 m²	10 m	300 m²	1.5 m	4.5 m	N/A	1.5 m	1.5 m	1.5 m	1.5 m
BY-LAW	8.85 m	307.7 m²	10 m	300 m²	1.5 m	4.5 m	N/A	1.5 m	1.5 m	1.5 m	1.5 m

Committee of Adjustment
JUL 19 2022
City of Ottawa

THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION
424 avondale ave.
OTTAWA, ONTARIO CANADA

DISCLAIMER
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DRAWING NOTES
① EXISTING STRUCTURE TO BE DEMOLISHED
② EXISTING TREES TO BE RETAINED

DEVELOPER / BUILDER
SHERBROOKE
URBAN DEVELOPMENTS LTD.
1133 KENNEDY RD. #100, MISSISSAUGA, ON L4V 1N1
PHONE: (905) 832-1040

PLANNING FIRM
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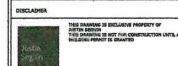
DRAWING INFORMATION
PROPOSED SITE PLAN
424 AVONDALE AVE.
OTTAWA, ONTARIO CANADA

Drawn by: J.S. Checked by: J.S. Drawing no.: A1

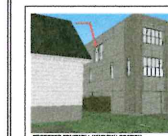
Project no.: 2022 - 04

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LOCATION
424 avondale ave.
OTTAWA ONTARIO
CANADA



DRAWING NOTES



revisions		
6		
5		
4	Issued for minor variance application	June 07 2022
3	revised as per planner's comments	May 31 2022
2	revised as per comments	April 2 2022
1	Issued for client review	March 3rd 2022
no.	description	date

DEVELOPER / BUILDER

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Edmonton, Alberta T6C 1K5

DRAWING INFORMATION

PROPOSED FRONT AND REAR ELEVATIONS
SCALE: NTS

Drawn by: J.S. checked by: J.S. drawing no. SK1

2022 - 18

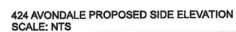


424 AVONDALE PROPOSED FRONT ELEVATION
SCALE: NTS



424 AVONDALE PROPOSED REAR ELEVATION
SCALE: NTS

Committee of Adjustment
JUL 19 2022
City of Ottawa



City of Ottawa