

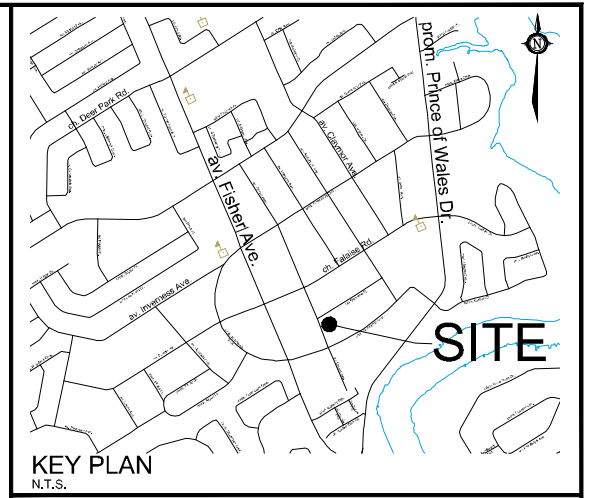
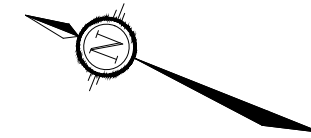
**Minor Variance Applications:**

**Parts 1 & 2:**

- a) To permit a reduced lot width of 15.16m; whereas the By-law requires a minimum lot width of 18m (Section 156, Table 156A, Subzone GG, Column II).
- b) To permit a reduced lot area of 589.6 m<sup>2</sup>; whereas the By-law requires a minimum lot area of 665 m<sup>2</sup> (Section 156, Table 156A, Subzone GG, Column III).

**Parts 3 & 4:**

- c) To permit a reduced lot width of 15.15m; whereas the By-law requires a minimum lot width of 9m (Section 156, Table 156A, Subzone GG, Column II).
- d) To permit a reduced lot area of 631.0 m<sup>2</sup>; whereas the By-law requires a minimum lot area of 665 m<sup>2</sup> (Section 156, Table 156A, Subzone GG, Column II).



# MINOR VARIANCE APPLICATION

1697 ORTONA AVENUE

PART OF LOT 15  
REGISTERED PLAN 291190  
CITY OF OTTAWA

1 : 250

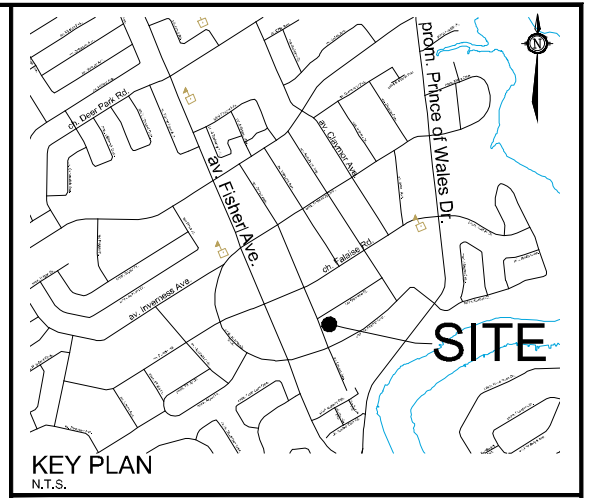
No.	REVISION	DATE	BY
1.	ISSUED FOR MINOR VARIANCE APPLICATION	AUG 17/21	JK

<p>Engineers, Planners &amp; Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P5</p> <p>Telephone (613) 254-9643 Facsimile (613) 254-5857 Website www.novatech-eng.com</p>	ISSUED
	AUGUST, 2021
	PROJECT No. 121166
	DRAWING No. 121166-SEV



M:\2021\121166\CAD\Planning\Figures\121166-MV.dwg, MV, Aug 16, 2021 - 2:47pm, wslloss

M:\2021\121166\CAD\Planning\Figures\121166-SEV.dwg, SEV1, Aug 16, 2021 - 2:30pm, wslloss



# SEVERANCE APPLICATION #1

1697 ORTONA AVENUE

PART OF LOT 15  
REGISTERED PLAN 291190  
CITY OF OTTAWA

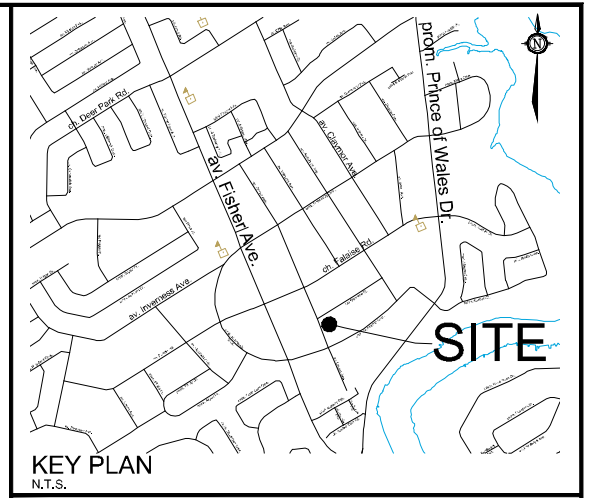
1 : 250

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 17/21	JK

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5857  
Website: www.novatech-eng.com

ISSUED  
**AUGUST, 2021**  
PROJECT No.  
**121166**  
DRAWING No.  
**121166-SEV**

M:\2021\121166\CAD\Planning\Figures\121166-SEV.dwg, SEV2, Aug 16, 2021 - 2:30pm, wslloss



# SEVERANCE APPLICATION #2

1697 ORTONA AVENUE

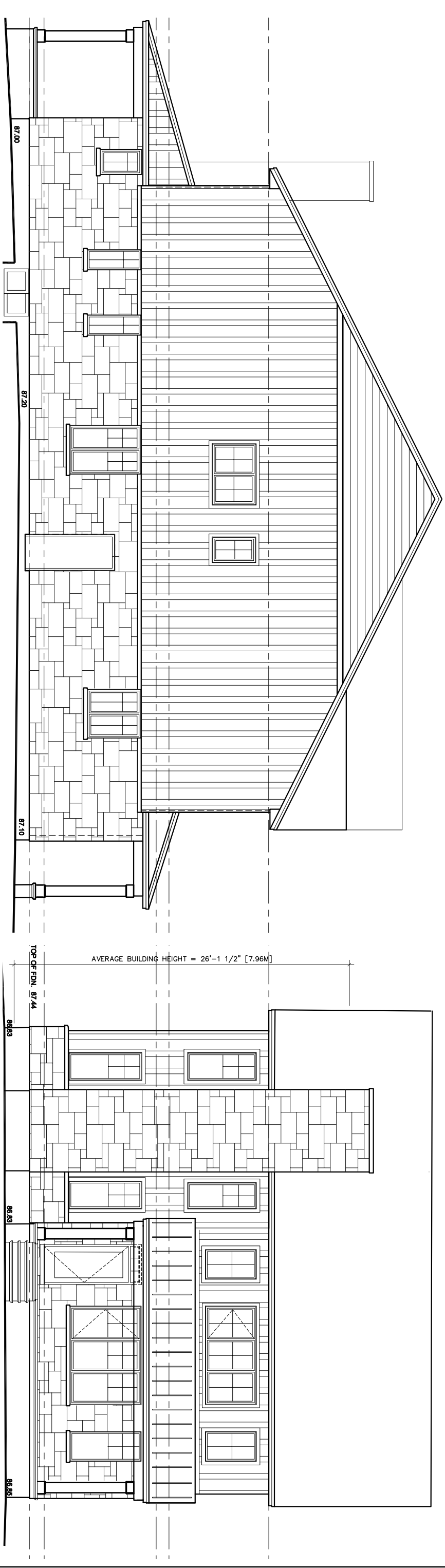
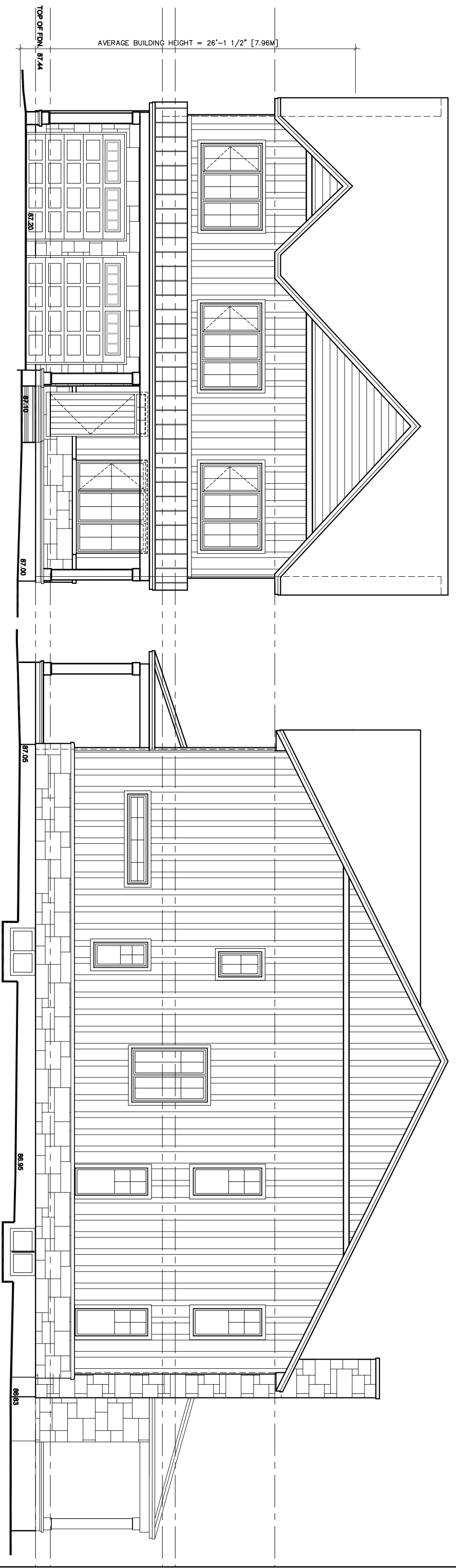
PART OF LOT 15  
REGISTERED PLAN 291190  
CITY OF OTTAWA



No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 17/21	JK

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5857  
Website: www.novatech-eng.com

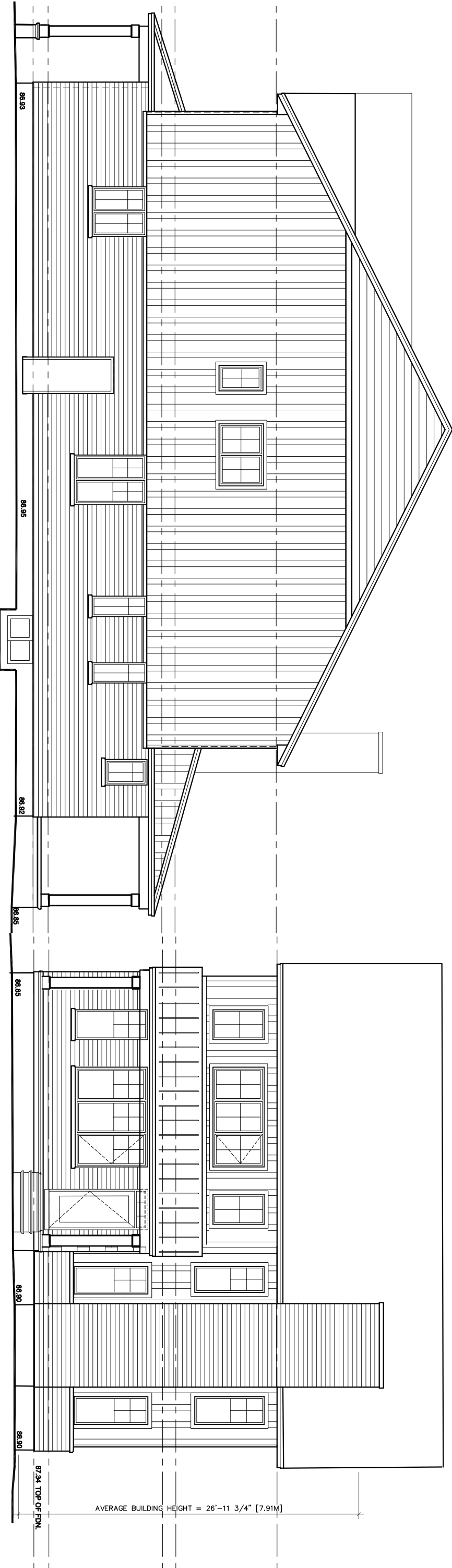
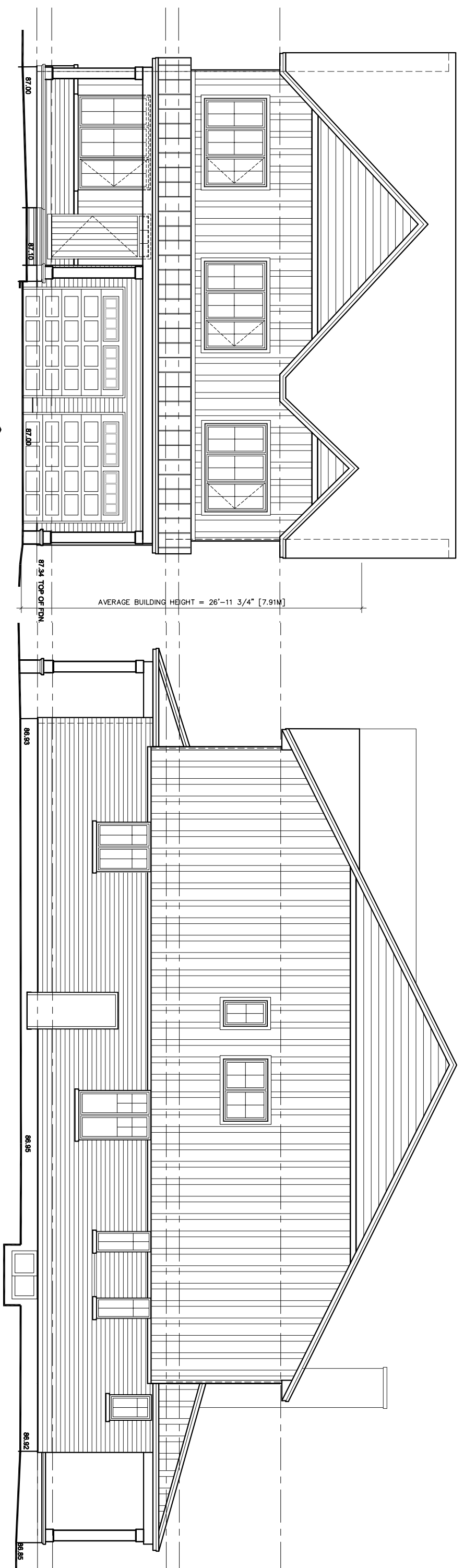
ISSUED	AUGUST, 2021
PROJECT No.	121166
DRAWING No.	121166-SEV



**PROPOSED ELEVATIONS (PART 1&2) - 1697 ORTONA AVENUE**

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

DATE: 2021-08-17



**PROPOSED ELEVATIONS (PART 3&4) - 1697 ORTONA AVENUE**

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

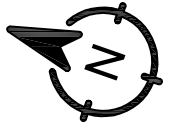
DATE: 2021-08-17

**ZONING REQUIREMENTS: R1GG**

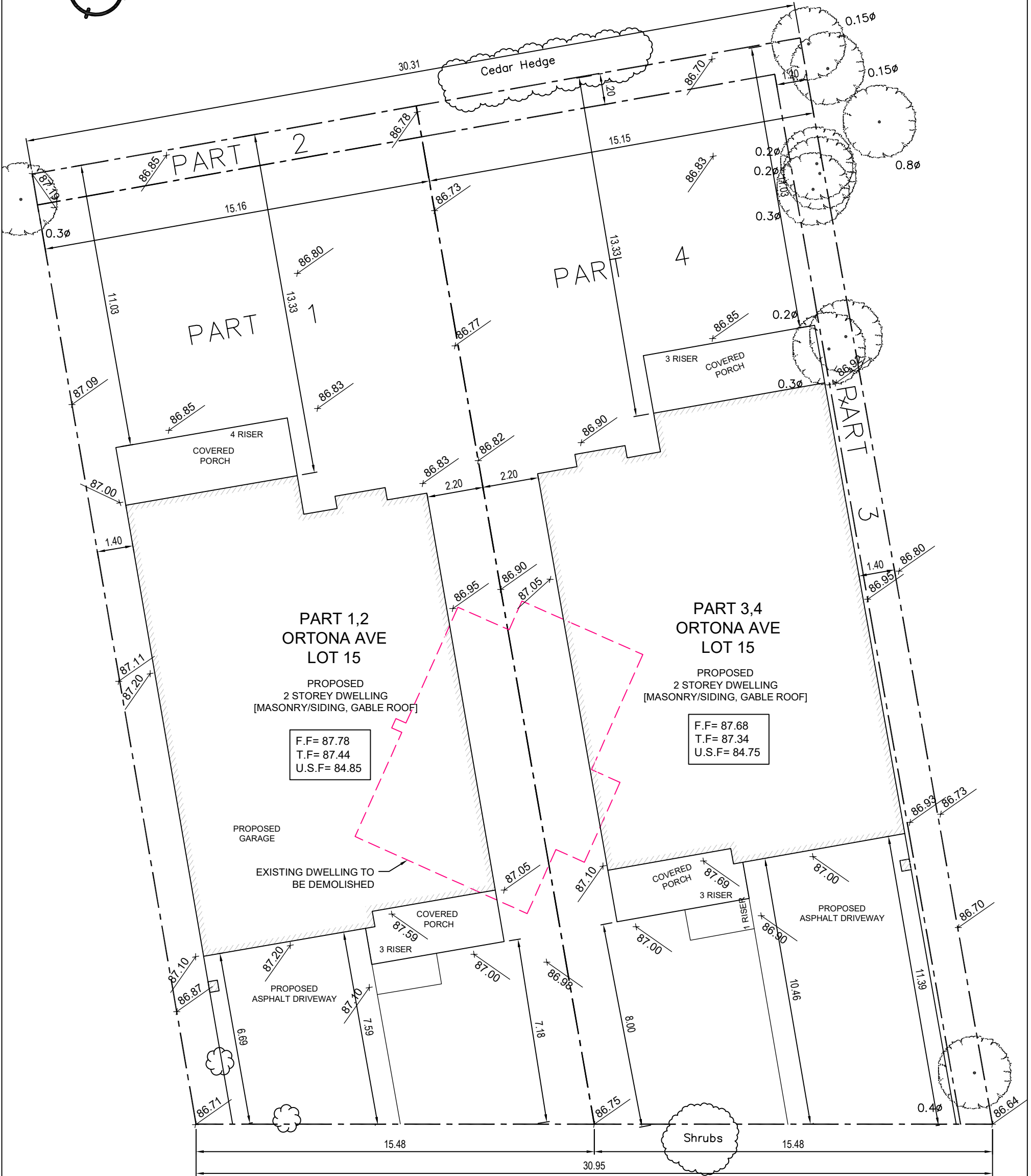
\* VARIANCE REQUIRED

**LOT INFORMATION**

1697 ORTONA AVE PROPOSED  
LOT REDEVELOPMENT  
LOT 15  
REGISTERED PLAN 291190



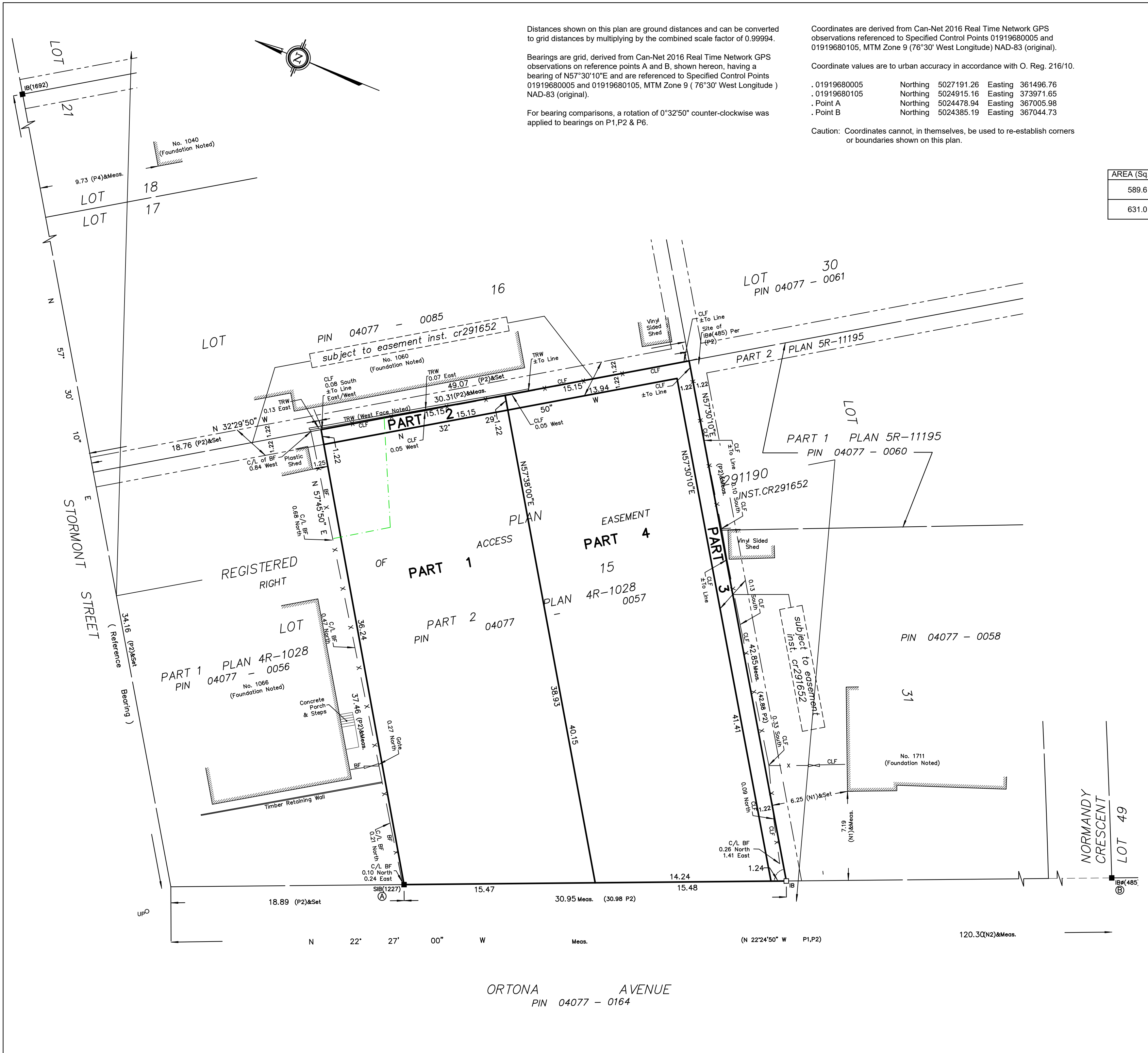
PART	MIN LOT WIDE(M)	MIN LOT AREA(M2)	MIN FRONT YARD SETBACK(M)	MIN REAR YARD SETBACK(M)	MIN INTERIOR SIDE YARD (M) 3.6 TOTAL (1.2 MIN ONE SIDE)	MAX LOT COVERAGE N/A	MAX HEIGHT(M) 8.0
1 & 2	15.16*	589.6*	6.69	13.33	1.40 + 2.20 = 3.6	N/A	7.96
3 & 4	15.16*	631.0*	6.20	10.46	1.40 + 2.20 = 3.6	N/A	7.92



**PROPOSED SITE PLAN - 1697 ORTONA AVE**

SCALE : 1:150

DATE: 2021-08-17



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

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 N57°30'10"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°32'50" counter-clockwise was applied to bearings on P1,P2 & P6.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5024478.94	Easting	367005.98
.Point B	Northing	5024385.19	Easting	367044.73

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

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: \_\_\_\_\_

**PLAN 4R-**  
RECEIVED AND DEPOSITED  
DATE: \_\_\_\_\_

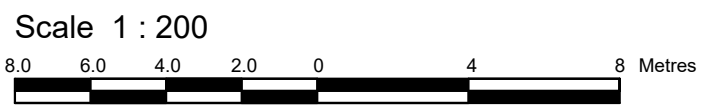
\_\_\_\_\_  
E. H. HERWEYER  
ONTARIO LAND SURVEYOR

\_\_\_\_\_  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
589.6	1	PART OF 15	291190	ALL OF 04077-0057
	2			
	3			
631.0	4			

Parts 1, 2, 3 & 4 : Subject to easement, Inst. CR291652.

**DRAFT PLAN OF SURVEY OF**  
**PART OF LOT 15**  
**REGISTERED PLAN 291190**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



**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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Date  
E. H. Herweyer  
Ontario Land Surveyor

- Notes & Legend**
- | Denotes |                                    |
|---------|------------------------------------|
| —□—     | Survey Monument Planted            |
| —■—     | Survey Monument Found              |
| SIB     | Standard Iron Bar                  |
| SSIB    | Short Standard Iron Bar            |
| IB      | Iron Bar                           |
| CP      | Concrete Pin                       |
| IBØ     | Round Iron Bar                     |
| SSIB*   | Short Standard Iron Bar (0.3 Long) |
| IB*     | Iron Bar (0.3 Long)                |
| (WT)    | Witness                            |
| Meas.   | Measured                           |
| (AOG)   | Annis, O'Sullivan, Vollebek Ltd.   |
| (P1)    | Registered Plan 291190             |
| (P2)    | Plan 4R-1028                       |
| (P3)    | (1692) Plan August 10, 2020        |
| (P4)    | (1692) Plan June 1, 2015           |
| (P5)    | Plan 4R-11195                      |
| (N1)    | (647) Notes August 11, 1971        |
| (N2)    | (647) Notes June 03, 1970          |
| CLF     | Chain Link Fence                   |
| BF      | Board Fence                        |
| C/L     | Centreline                         |

ORTONA AVENUE  
PIN 04077 - 0164

# Notes & Legend

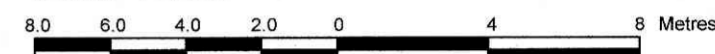
Denotes			
□	Survey Monument Planted	(P1)	Registered Plan 291190
■	Survey Monument Found	(P2)	Plan 4R-1028
SIB	Standard Iron Bar	(P3)	(1692) Plan August 10, 2020
SSIB	Short Standard Iron Bar	(P4)	(1692) Plan June 1, 2015
IB	Iron Bar	(P5)	Plan 4R-11195
CP	Concrete Pin	(N1)	(647) Notes August 11, 1971
IB#	Round Iron Bar	(N2)	(647) Notes June 03, 1970
SSIB*	Short Standard Iron Bar (0.3 Long)	○ MH-ST	Maintenance Hole (Storm Sewer)
IB*	Iron Bar (0.3 Long)	○ MH-S	Maintenance Hole (Sanitary)
(WIT)	Witness	⊕ VC	Valve Chamber (Watermain)
Meas.	Measured	— OHW	Overhead Wires
(AOG)	Annis, O'Sullivan, Vollebek Ltd.	○ UP	Utility Pole
		CLF	Chain Link Fence
		BF	Board Fence
		T/G	Top of Grate
		CH	Cedar Hedge
		SRW	Stone Retaining Wall
		TRW	Timber Retaining Wall
		Gate	Gate
		GM	Gas Meter
		⊕	Diameter
		+ 65.00	Location of Elevations
		+ 65.00	Top of Concrete Retaining Wall
		C/L	Centreline
		HT	Hydro Transformer
		—	Property Line
		○	Deciduous Tree
		○	Shrubs

## TOPOGRAPHIC PLAN OF SURVEY OF

### PART OF LOT 15 REGISTERED PLAN 291190 CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200



#### 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:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
- The survey was completed on the 9th day of July, 2021.

July 16, 2021   
Date E. H. Herweyer  
Ontario Land Surveyor

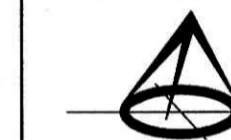
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points (01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°32'50" counter-clockwise was applied to bearings on P1, P2 & P6.

SITE AREA = 1220.6 m<sup>2</sup>

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-13626



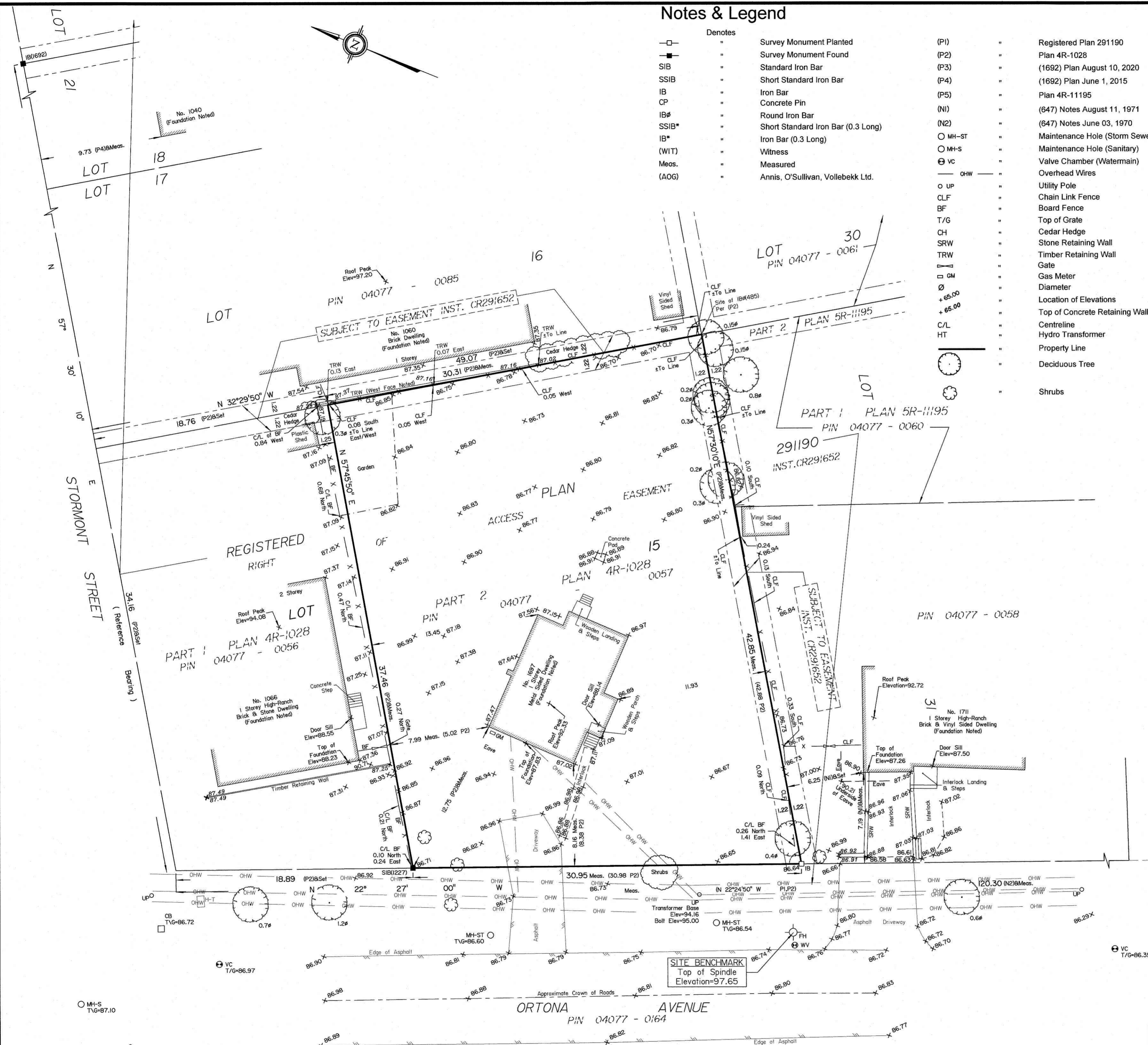
THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSED ORIGINAL  
COPY ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29 (3).

#### ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum and are referred to N.C.C. Monument Number 001196530094.
- 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.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



NORMANDY CRESCENT

LOT 49

© Annis, O'Sullivan, Vollebek Ltd., 2021. "THIS PLAN IS PROTECTED BY COPYRIGHT"

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@avotld.com

Ontario Land Surveyors Job No. 21771-21 Cambareil PRL115 RP291190 POS F