

(INSTRUMENT No. OT32524 EXPROPRIATION, CITY OF OTTAWA BY LAW No.241_58)
 (INSTRUMENT No. N573262, CITY OF OTTAWA BY LAW No.86-91)

MICHAEL STREET
 (BY LAW 146-BB, INSTRUMENT No. N554098)
 PLAN BA-2524 (INSTRUMENT No. 690715)
 PIN 04263-0292(LT)

(INSTRUMENT No. OT45750 EXPROPRIATION, CITY OF OTTAWA BY LAW No. 11-2014)

PIN 04263-0105(LT)

PIN 04263-0108(LT)

Committee
 of Adjustment
 MAY 07 2018
 City of Ottawa

A1 SITE PLAN
 SCALE 1:250

LEGEND

- BUILDING ENTRY
- EXISTING GRAVEL
- EXISTING CONCRETE PATH
- GRASS
- PROPOSED PARKING
- CURBED STOP
- SETBACK
- PROPERTY LINE
- HP HYDRO POLE
- EXISTING SPRUCE
- EXISTING INTOLERANT TREES
- PROPOSED CAR LOT SALES

TABLE 203-IL ZONE PROVISIONS

SITE DATA	REQUIRED	PROPOSED
ZONING	IL	IL
MINIMUM LOT AREA (M ²)	2000.00M ²	1083.338M ²
MINIMUM LOT WIDTH(M)	NO MINIMUM	18.29m
MAXIMUM LOT COVERAGE (%)	65 %	6 %
MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACK (M)	7.5m	6.37m
MINIMUM INTERIOR SITE YARD SETBACK (M)		
FOR USES LISTED IN SUBSECTION 600(A) BUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	(D) 15.00m	1.00m & 2.19m
(D) 7.50m		
FOR USES LISTED IN SUBSECTION 600(D)	(D) 15.00m	
(D) 3.50m		
(D) 7.50m		
ALL OTHER CASES		
MAXIMUM REAR YARD SETBACK		
FOR USES LISTED IN SUBSECTION 600(D)	(D) 15.00m	
(D) 3.50m		
(D) 7.50m		
ALL OTHER CASES		
MAXIMUM FLOOR SPACE INDEX	2	
MAXIMUM BUILDING HEIGHT (M)	(D) 11.00m	6.00m
(D) 18.00m		
ALL OTHER CASES		
MINIMUM WIDTH OF LANDSCAPED AREA		
(D) 3m MAY BE REQUIRED TO IN IF 7.5m MIN		3.00m
(D) BUTTING A STREET		
(D) 3.00m		
GROUND MINIMUM		

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN SHOWING
 CONVEYANCE 2 (OTAWA FRONT)
 GEOMETRIC TORSION OF GROUND LINES

CITY OF OTTAWA

SCALE 1 : 250

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PART 2 - SURVEY REPORT

PART OF LOT 27, CONVESSION 2 (OTAWA FRONT), BEING PIN 04263-0104(LT), IN THE GEOGRAPHIC TOWNSHIP OF GLENDEN, CITY OF OTTAWA

REGISTERED EXPANSION AND/OR ENLARGEMENT

NOTE: LOCATION OF CHAIN LINK FENCE ALONG NORTHERLY, WESTERLY AND SOUTHERLY LIMITS OF SUBJECT PROPERTY.

NOTES

BEARING AND DISTANCE ARE DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEYING POINTS. THE CHAIN LINK FENCE IS LOCATED AT 0.00000° CLOCKWISE FROM THE POINT OF BEGINNING IN LOT 27.

DISTANCES ARE IN METERS

CONFORMS WITH OTTAWA BUILDING CODE SETBACK REQUIREMENTS ARE NOT COVERED BY THIS SURVEY.

LEGEND

- 1 SURVEY MONUMENT (IRON)
- 2 SURVEY MONUMENT (COPPER)
- 3 SURVEY MONUMENT (BRASS)
- 4 SURVEY MONUMENT (STEEL)
- 5 SURVEY MONUMENT (WOOD)
- 6 SURVEY MONUMENT (STONE)
- 7 SURVEY MONUMENT (CONCRETE)
- 8 SURVEY MONUMENT (MASONRY)
- 9 SURVEY MONUMENT (METAL)
- 10 SURVEY MONUMENT (GLASS)
- 11 SURVEY MONUMENT (PLASTIC)
- 12 SURVEY MONUMENT (WOODEN)
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- 100 SURVEY MONUMENT (WOODEN)

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON APRIL 17, 2018.

APRIL 18, 2018
 DATE

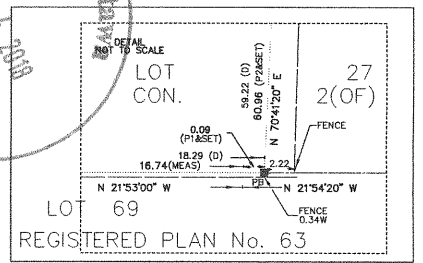
GEORGE SURVEY
 ONTARIO LAND SURVEYOR

J.D. BARNES SURVEYING
 MAPPING
 GIS

LAND INFORMATION SPECIALISTS
 2400 DON MILLS ROAD, SUITE 100, OTTAWA, ON K1H 1K5
 T: (613) 291-3544 F: (613) 291-3595 www.jdbarnes.com

DRAWN BY: LM DESIGNED BY: GE REFERENCE NO.:
 FILE NAME: 18-03-014 DATE: 2018-03-31 PLOTTED: 2018-03-31

101 Centrepointe Dr.
 Ottawa, ON K1H 1K5
 MAY 07 2018



J.D. Barnes & Associates
 CONSULTING ENGINEERS

REG. PROFESSIONAL ENGINEER
 OTTAWA, ONT. REG. NO. 411
 TEL. 613-763-7850
 www.jdbarnes.com EMAIL: jdb@jdbarnes.com

ELECTRICAL
 MECHANICAL

PROJECT: PROPOSED USED CAR SALES MINOR VARIANCE 1600 MICHAEL ST. OTTAWA, ON K1B 3T7

DRAWN BY: LM
 CHECKED BY: GE
 DATE: 2018-03-31
 PLOTTED: 2018-03-31

1 2018-03-31 ISSUED FOR CLIENTS REVISION

PROJECT NO.: 2018-014 DATE: 2018-03-31

DRAWING SCALE: AS SHOWN IF THIS DRAWING IS NOT AT FULL SCALE, PLEASE REFER TO THE PLOTTING SCALE.

CLIENT: J.D. BARNES & ASSOCIATES

DATE: 2018-03-31

SHEET NAME: A1

ISSUED FOR REVIEW

DATE: 2018-03-31



1614 MIDLAND BLVD.
OTTAWA, ON K1K 4V1
TEL. 613-748-7900
WWW.WELIE.COM

SOVL
STRUCTURE
ELECTRICAL
MECHANICAL

REGULATIONS



DATE

PROJECT

PROPOSED USED CAR SALES
MINOR VARIANCE
1600 MICHAEL ST.
OTTAWA, ON K1B 3T7

KEY PLAN



DISCLAIMER
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INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR ARCHITECT.

ISSUED FOR - REVISION

NO.	DATE	DESCRIPTION
1	2018-03-31	ISSUED FOR CLIENTS REVISION

PROJECT NO.	DATE
2018-014	2018-03-31
ORIGINAL SCALE	AS SHOWN
DESIGNED BY	W.E.
DRAWN BY	W.E.
CHECKED BY	W.E.
DISCIPLINE	

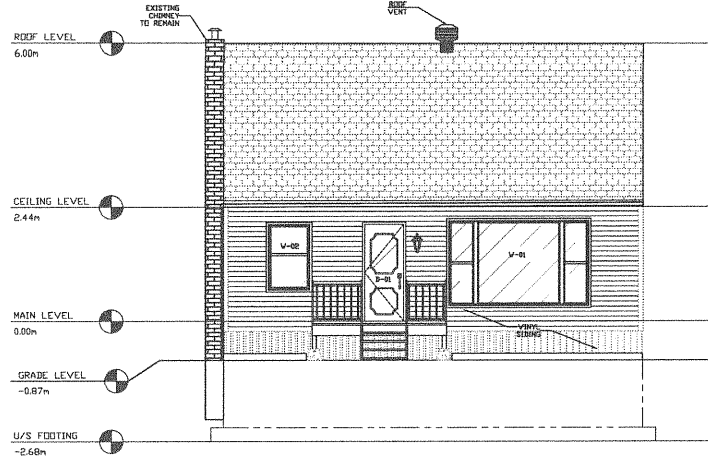
TITLE

EXISTING ELEVATIONS

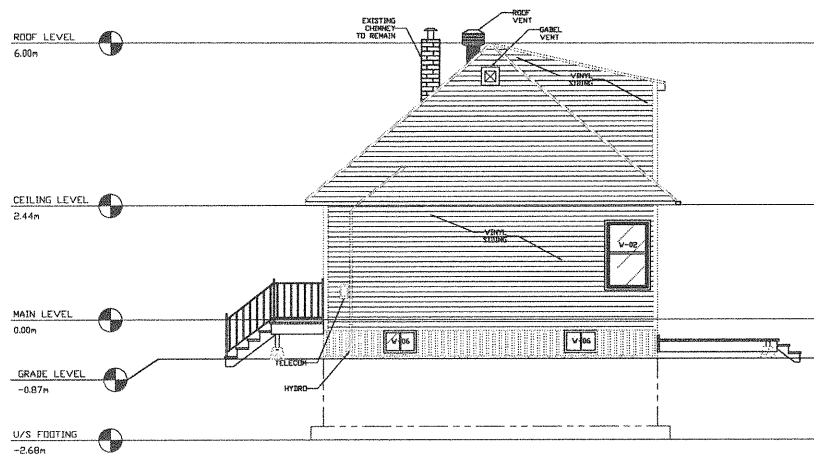
SHEET NUMBER

A2

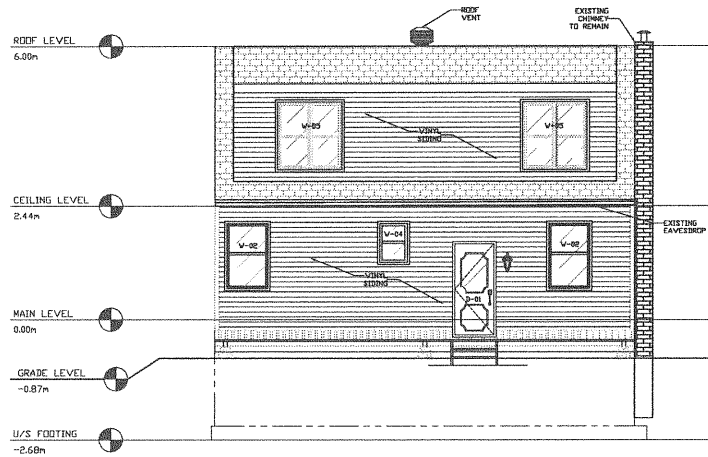
DATE OF 2018-03-31



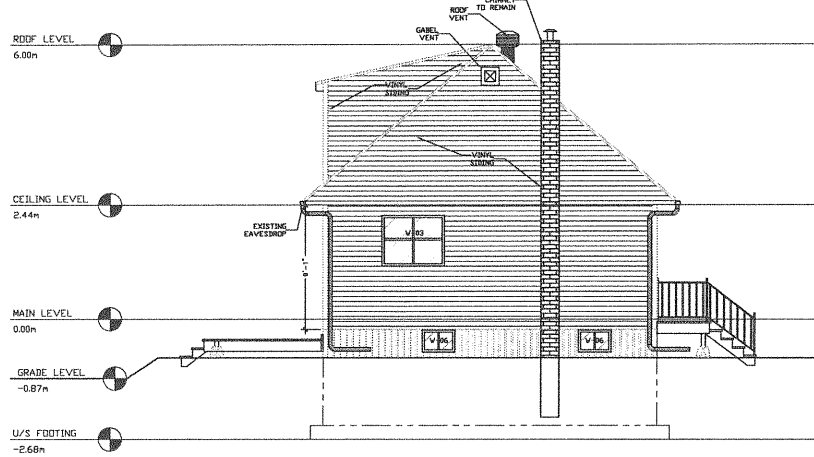
1 EXISTING FRONT ELEVATION
SCALE 1:50



2 EXISTING RIGHT ELEVATION
SCALE 1:50



3 EXISTING REAR ELEVATION
SCALE 1:50



4 EXISTING LEFT ELEVATION
SCALE 1:50

WINDOW	SIZE	COMMENTS
W-01	10'-0" x 8'-0"	EXISTING TO REMAIN
W-02	2'-0" x 2'-0"	EXISTING TO REMAIN
W-03	4'-0" x 2'-0"	EXISTING TO REMAIN
W-04	2'-0" x 2'-0"	EXISTING TO REMAIN
W-05	2'-0" x 2'-0"	EXISTING TO REMAIN
W-06	1'-0" x 2'-0"	EXISTING TO REMAIN

DOOR	SIZE	COMMENTS
D-01	7'-0" x 7'-0"	EXISTING TO REMAIN

A2 EXISTING ELEVATION
SCALE 1:50

