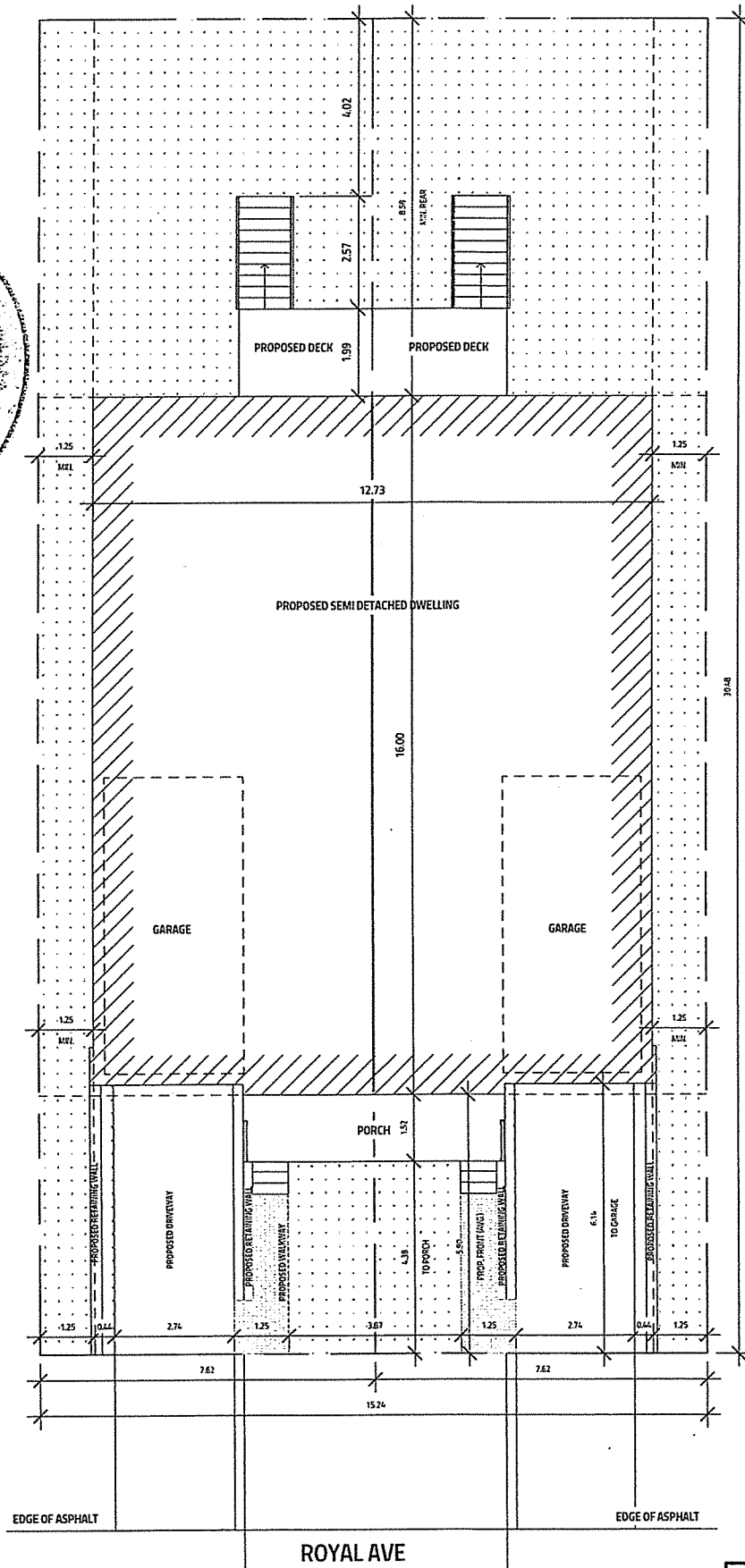
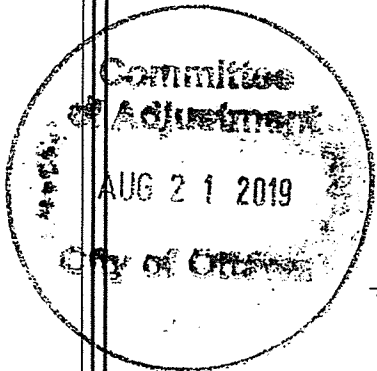


227 ROYAL AVE.

SEMI DETACHED UNIT

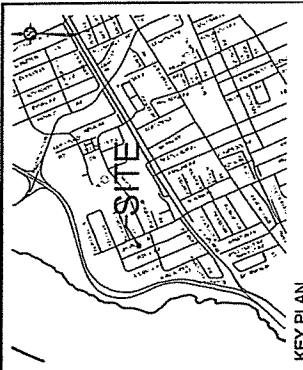


1 PROPOSED SITE
SCALE: 1:100

AUGUST 1, 2019

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

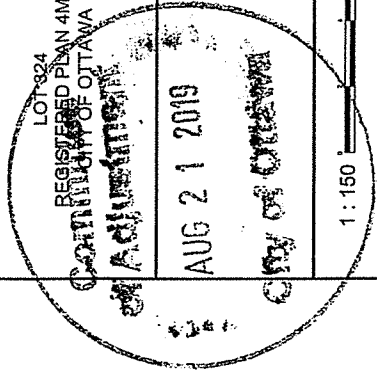
Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-8087185



KEY PLAN
DATE

MINOR VARIANCE APPLICATION

227 ROYAL AVENUE

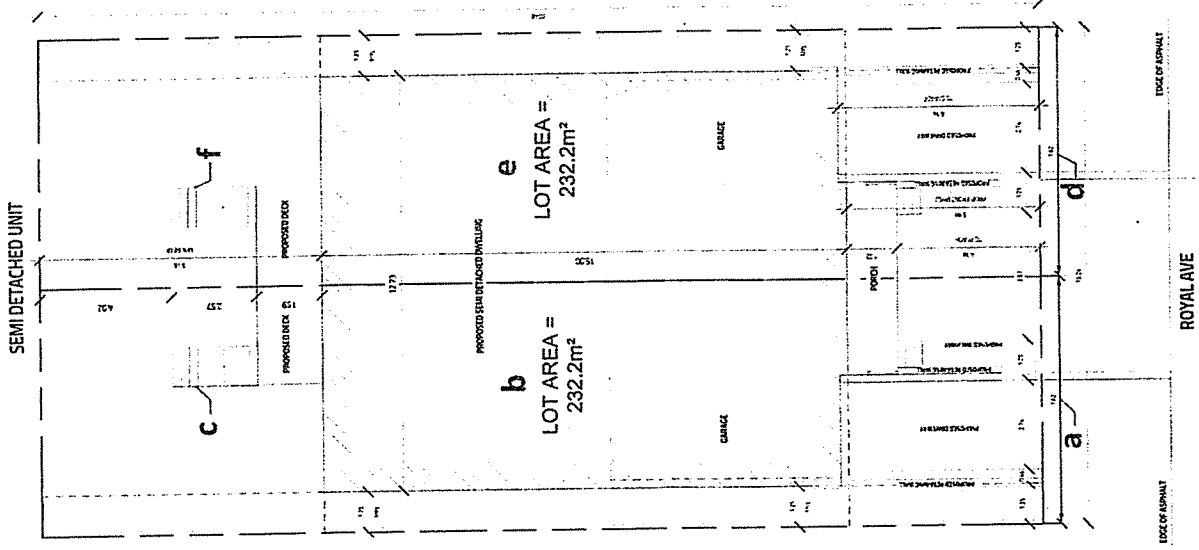


1:150

No.	DESCRIPTION OF VARIANCE APPLICATION	APPLICANT	DATE	BY
1.	MAJOR LOT FOR VARIANCE APPLICATION	APPLICANT	AUG 19 19	BY

NOVATECH
Professional Engineers & Architects
455-2nd Ave. S.E.
Ottawa, Ontario, Canada G1K 1H8
Tel: 613-993-8000
Fax: 613-993-8001

ISSUED: AUGUST, 2019
PROJECT NO.: 119139
DRAWING NO.: 119139-MV



Minor Variance Application:

Part 1 and 3:

- a) To permit a reduced lot width of 7.6 metres; whereas the By-law requires a minimum lot width of 9 metres (Section 160, Table 160A, Subzone E, Column IV).
- b) To permit a reduced lot area of 232.2 m²; whereas the By-law requires a minimum lot area of 270 m² (Section 160, Table 160A, Subzone E, Column V).
- c) To permit open stairways in other cases in the case of any yard to project 4.6 metres into the required rear yard; whereas the By-law requires open stairways in other cases to project up to 1.5 m in any yard, but not closer than 1 m to a lot line (Section 65, Table 65, 5, b, ii, 1).

Part 2 and 4:

- d) To permit a reduced lot width of 7.6 metres; whereas the By-law requires a minimum lot width of 9 metres (Section 160, Table 160A, Subzone E, Column IV).
- e) To permit a reduced lot area of 232.2 m²; whereas the By-law requires a minimum lot area of 270 m² (Section 160, Table 160A, Subzone E, Column V).
- f) To permit open stairways in other cases in the case of any yard to project 4.6 metres into the required rear yard; whereas the By-law requires open stairways in other cases to project up to 1.5 m in any yard, but not closer than 1 m to a lot line (Section 65, Table 65, 5, b, ii, 1).

CHURCHILL AVENUE
(FORMERLY BANK STREET)
FOR REGISTERED PLAN 41/28

TOPOGRAPHIC DETAIL OF
LOT 324
REGISTERED PLAN 4M-28
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
SHOW V THE
CITY OF OTTAWA

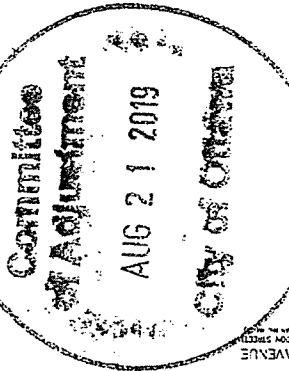
SCALE 1 : 100
J.D. BARNES LIMITED
2500 SHEPPARD AVENUE EAST
SCARBOROUGH, ONTARIO M1S 4T7

METRIC UNITS AND DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS.
NOTES
1. THIS PLAN IS THE PROPERTY OF J.D. BARNES LIMITED.
2. THIS PLAN IS THE PROPERTY OF J.D. BARNES LIMITED.
3. THIS PLAN IS THE PROPERTY OF J.D. BARNES LIMITED.

LEGEND

- 1. LOT 324
- 2. LOT 325
- 3. LOT 326
- 4. LOT 327
- 5. LOT 328
- 6. LOT 329
- 7. LOT 330
- 8. LOT 331
- 9. LOT 332
- 10. LOT 333
- 11. LOT 334
- 12. LOT 335
- 13. LOT 336
- 14. LOT 337
- 15. LOT 338
- 16. LOT 339
- 17. LOT 340
- 18. LOT 341
- 19. LOT 342
- 20. LOT 343
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- 68. LOT 391
- 69. LOT 392
- 70. LOT 393
- 71. LOT 394
- 72. LOT 395
- 73. LOT 396
- 74. LOT 397
- 75. LOT 398
- 76. LOT 399
- 77. LOT 400

8

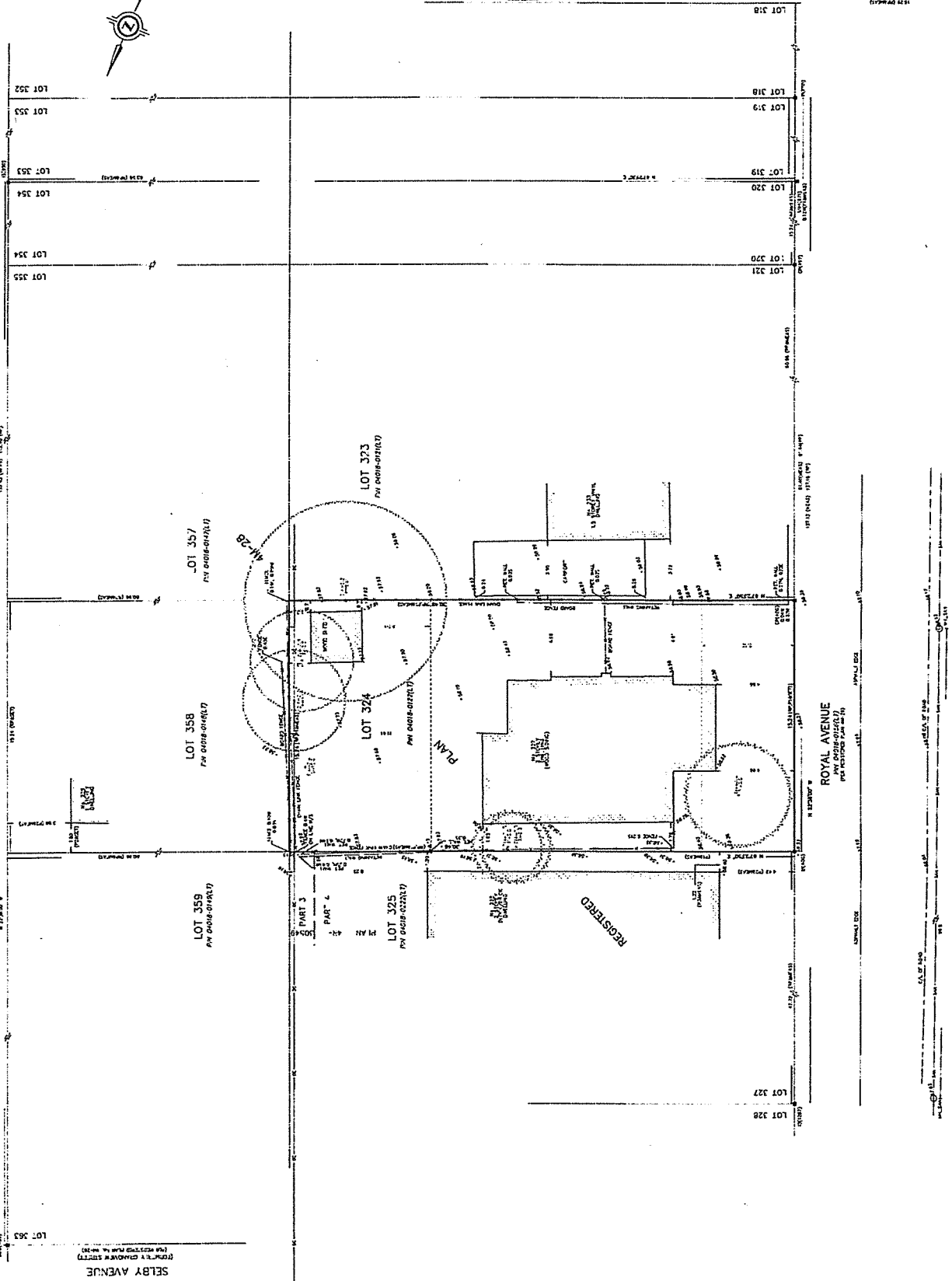


ELEVATIONAL NOTE

1. ALL ELEVATIONS ARE TO THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
2. ALL ELEVATIONS ARE TO THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
3. ALL ELEVATIONS ARE TO THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.

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J.D. BARNES LIMITED
LAND SURVEYORS INCORPORATED
1000 SHEPPARD AVENUE EAST
SCARBOROUGH, ONTARIO M1S 4T7
PHONE: (416) 291-1111
FAX: (416) 291-1112
WWW.JDBARNES.COM

REGISTERED PLAN 41/28