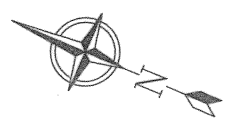


SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

PART OF LOT 6
REGISTERED PLAN 51
CITY OF OTTAWA
FARLEY, SMITH & DENNIS SURVEYING LTD. 2022



Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note

Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note

Bearings hereon are grid bearings derived from the northern limit of Anderson Street and are referred to the Central Meridian of MTN Zone 17 (76° 50' West Longitude) NAD-83 (Original).

For bearing comparisons, a rotation of 0° 59' 30" counter-clockwise was applied to bearings on P2, P3, P4, P6.

For bearing comparisons, a rotation of 0° 01' 10" counter-clockwise was applied to bearings on P5.

Notes & Legend

- Denotes
- Survey Monument Planted
 - Short Standard Iron Bar
 - Iron Bar
 - Concrete Pin
 - Measured
 - Registered Plan 51
 - Plan 46-16152
 - Plan 56-11227
 - Plan by (1892) dated March 11, 2010 (File No. 31-10)
 - Plan by (1892) dated September 30, 1986 (Ref No. 2-51)
 - Plan by (1319) dated September 30, 1986 (Ref No. 2-51)
 - Plan 46-28768
 - Plan by (1892) dated November 5, 2012 (File No. 328-12)
 - Inst. N239306
 - Utility Poles
 - Water Valve
 - Gas Valve
 - Air Conditioner
 - Property Line
- Denotes
- S5B
 - IB
 - CP
 - M6
 - M6
 - M6
 - (P1)
 - (P2)
 - (P3)
 - (P4)
 - (P5)
 - (P6)
 - (P7)
 - (P8)
 - (D1)
 - OP
 - WB
 - AC

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENNIS SURVEYING LTD.

- PART 2
- REGISTERED RIGHTS-OF-WAY/EASEMENTS
The western 12.2m of the property is subject to an easement as described by Inst. N239306.
 - PLANNED IMPROVEMENTS
The location of the Building No. 89, enclosed deck, and edge of asphalt in relation to the property lines are noted on the plan.
 - COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
 - ADDITIONAL REMARKS
The area of the property is 107.7 square metres.

THIS REPORT WAS PREPARED FOR:
Farley, Smith & Dennis Surveying Ltd.
(The Client's) the Client's solicitors,
who have been designated accept no responsibility for use by other parties. See Part 2 of this report.

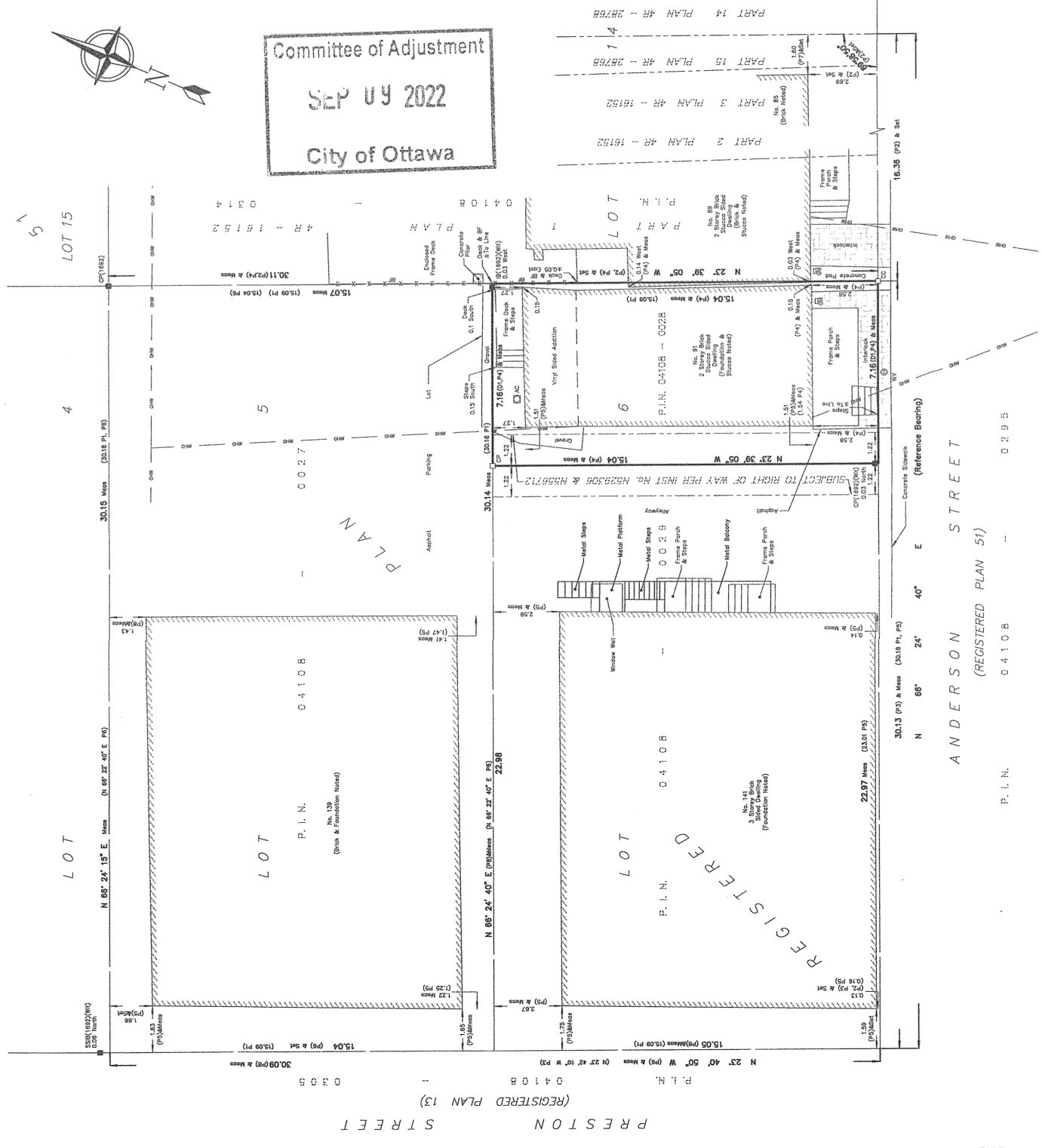
Surveyor's Certificate

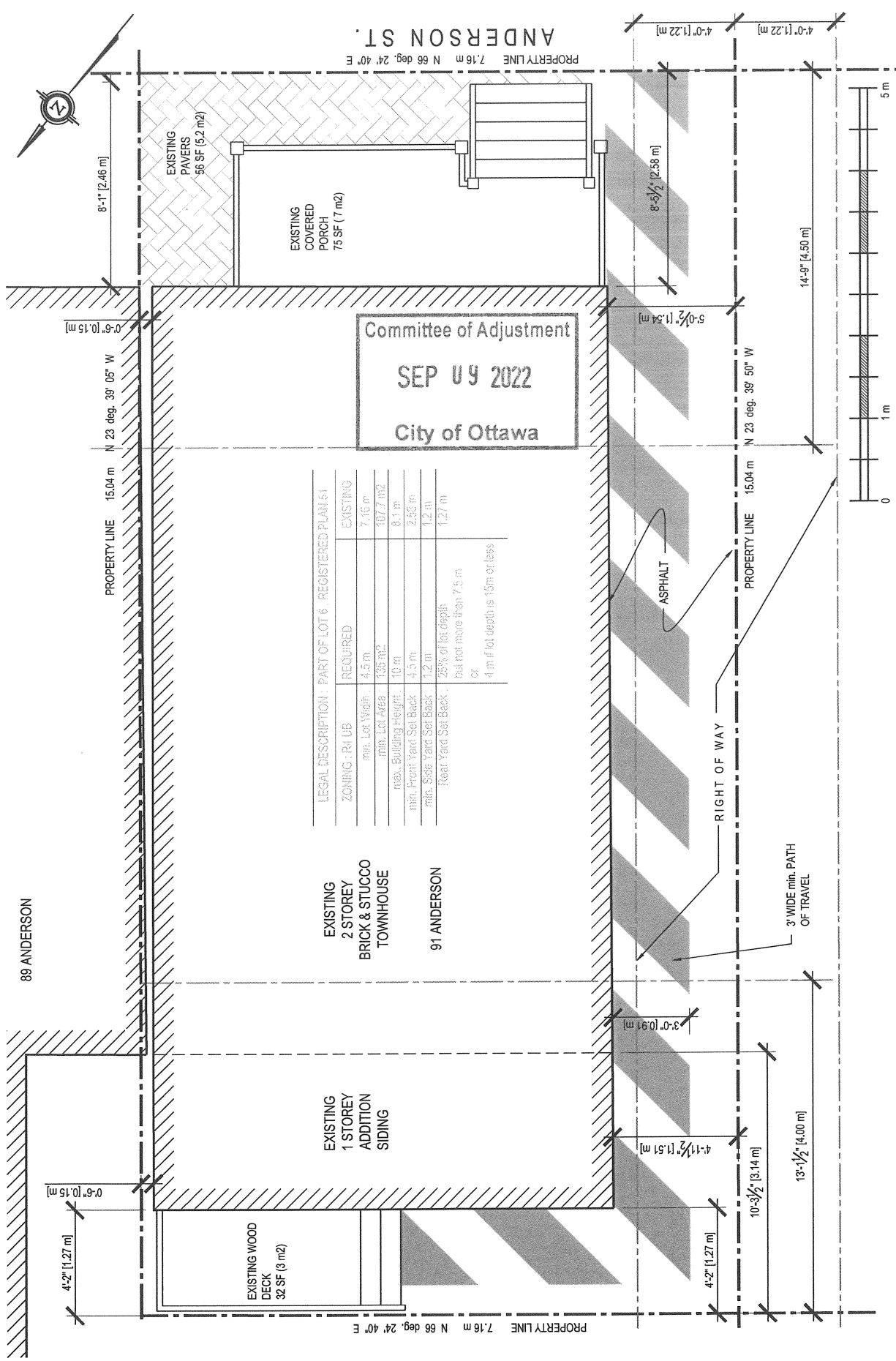
I certify that:
1. This survey and plan are correct and in accordance with the Survey Act, the Survey Regulations and the Regulation under the Survey Act.
2. The survey was completed on the 12th day of April, 2022.

April 22/22
Date
Enad Alrezaei
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-2 5 7 6.
FARLEY, SMITH & DENNIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 747-8220 Email: fsd@farleysurveying.ca
J:\2022\03-22_91 Anderson St. srf\Final\03-22_91 Anderson St. srf 51_58P4_F.dwg





LEGAL DESCRIPTION - PART OF LOT 6 - REGISTERED PLAN 51

ZONING : R4 UB	REQUIRED	EXISTING
min. Lot Width	4.5 m	7.16 m
min. Lot Area	135 m ²	407.7 m ²
max. Building Height	10 m	8.1 m
min. Front Yard Set Back	4.5 m	2.53 m
min. Side Yard Set Back	1.2 m	1.2 m
Rear Yard Set Back	25% of lot depth but not more than 7.5 m or 4 m if lot depth is 15m or less	1.27 m

EXISTING
2 STOREY
BRICK & STUCCO
TOWNHOUSE

91 ANDERSON

EXISTING
1 STOREY
ADDITION
SIDING

Committee of Adjustment
SEP 09 2022
City of Ottawa

www.laramckendrick.com
15 Irving Ave. Ottawa, ON 613-728-4682

Lara McKendrick Architecture Inc.

DRAWING TITLE:
SITE PLAN

PROJECT NAME:
91 Anderson - Change of Use
91 Anderson St., OTTAWA, ON

SCALE: 3/16" = 1'-0"
ISSUE: ISSUE FOR REVIEW - DO NOT SUBMIT
DATE: 3 AUG. 2022



Building permit application for a change of use from a single family dwelling to a duplex.

LEGEND

PANEL	DESCRIPTION
	SOLID BLACK TO REMAIN
	50 mil FINE GRID REPAIR
	10 mil FINE REPAIR BATCH IDENTIFI. COAT

[illegible]

**Lara McKendrick
Architecture Inc.**



1800-777-4773 **MA**

© Lara Station

1998

91 Anderson
Change of Use
91 Anderson St., Ottawa ON

Remedial Work Floor Plans

DATE:	DEC 2021	DRAWN BY:	nd
SCALE:	as shown	REVIEWED BY:	LJM

A2

GENERAL:

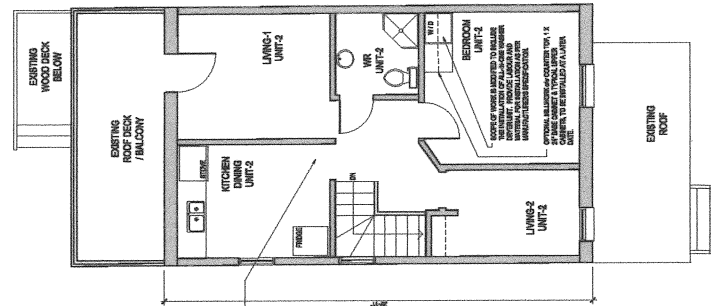
- VERIFY ALL DIMENSIONS & REPORT ANY ERRORS
- ALL MATERIAL & CONSTRUCTION SHALL CONFORM TO BEST Q&A. ALL REVISIONS TO DRAWINGS SHALL BE APPROVED BY THE PROJECT MANAGER
- MECHANICAL, ELECTRICAL, WORK SHALL CONFORM TO ALL APPLICABLE MUNICIPAL CODES & BYLAW
- SITE CHECK & VERIFY EXISTING CONDITIONS TO FOLLOW DRAWING 00-0-01. COORDINATE WITH OWNER
- ALL DESIGN, MATERIAL, CONSTRUCTION TO FOLLOW 00-0-01.12
- ALL MATERIALS SHALL BE VERIFIED TO MEET ALL APPLICABLE MUNICIPAL CODES & BYLAW
- ALL MATERIALS IF REQUIRED, SHALL BE SUBMITTED WITH THE FINAL SUBMITTAL
- ALL PAVED TO BE 6.5" P.O.D OR BETTER UNPAVED
- ALL EXTERIOR STABIL TO BE HOT DIPPED GALVANIZED AND INTERIOR TO BE HOT PRIMED.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING UTILITIES AND STRUCTURES

GYP-SUM BOARD PARTITIONS & CEILING

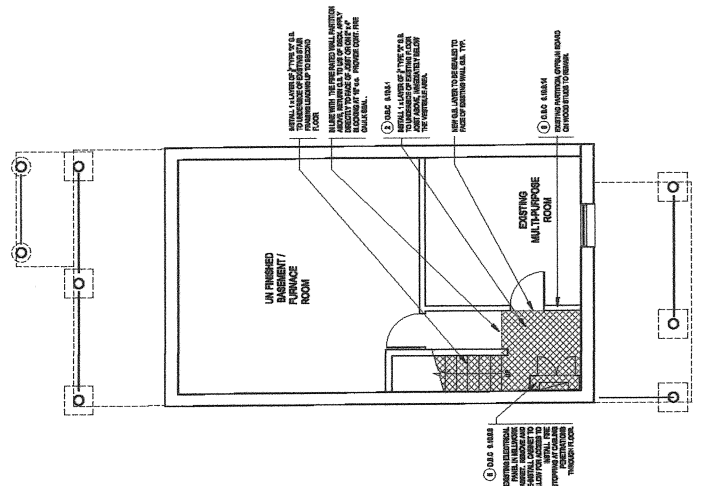
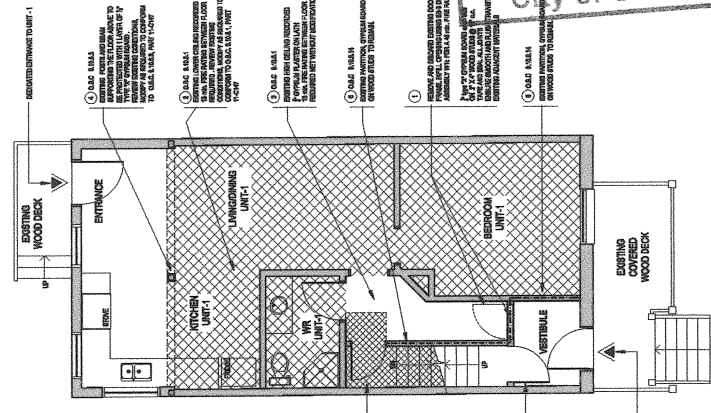
1. **STANDARDIZATION** is the process of making a variable or a set of variables comparable across different studies or groups. It involves adjusting for differences in measurement, units, or scales, so that data from different sources can be compared and analyzed together.
2. **STANDARDIZATION** is important because it allows researchers to compare and contrast data from different studies or groups, even if the data was collected using different methods or scales. It helps to reduce bias and increase the reliability of the results.
3. **STANDARDIZATION** is often used in fields like medicine, psychology, and sociology, where data is often collected from different sources and needs to be compared and analyzed together.
4. **STANDARDIZATION** is a key step in the process of data analysis and is essential for making valid comparisons and conclusions.
5. **STANDARDIZATION** is a process that involves making data from different sources comparable by adjusting for differences in measurement, units, or scales.
6. **STANDARDIZATION** is a key step in the process of data analysis and is essential for making valid comparisons and conclusions.
7. **STANDARDIZATION** is a process that involves making data from different sources comparable by adjusting for differences in measurement, units, or scales.
8. **STANDARDIZATION** is a key step in the process of data analysis and is essential for making valid comparisons and conclusions.
9. **STANDARDIZATION** is a process that involves making data from different sources comparable by adjusting for differences in measurement, units, or scales.
10. **STANDARDIZATION** is a key step in the process of data analysis and is essential for making valid comparisons and conclusions.

QUALITY OF LIFE AND SUBJECTIVE WELL-BEING

- [illegible]



Committee of Adjustment
SEP 09 2022
City of Ottawa



2 GROUND FLOOR PLAN
A2 SCALE: 1/4" = 1'-0"

1 BASEMENT PLAN
A2 SCALE: 1/4" = 1'-0"

3 SECOND FLOOR PLAN
A2 SCALE: 1/4" = 1'-0"