

**SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of**

**LOT 12  
REGISTERED PLAN 636  
CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150  
0 4.5 9 13.5 18 22.5 27 31.5 36 40.5 45 Metres

**Metric**  
DISTANCES 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 and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 27th day of January, 2023.

Feb 1<sup>st</sup> 2023  
Date  
*[Signature]*  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED... February 1st, 2023

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**Notes & Legend**

- Denotes Survey Monument Planted
- Standard Iron Found
- SSB Short Standard Iron Bar
- IS Iron Bar
- CP Concrete Pin
- M Measured
- (WIT) Witness
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- P&W Post & Wire
- SRW Stone Retaining Wall
- TRW Timber Retaining Wall
- HL Hedge
- CL Centreline
- RF Rail Fence
- AC Air Conditioner
- Overhead Wires
- (P1) Registered Plan 636
- (P2) (800) Plan dated August 7, 2012
- (P3) (857) Plan dated November 1, 1983
- (P4) (647) Plan dated December 15, 1955
- (P5) (847) Plan dated November 9, 1955
- (P6) (847) Plan dated April 11, 1955

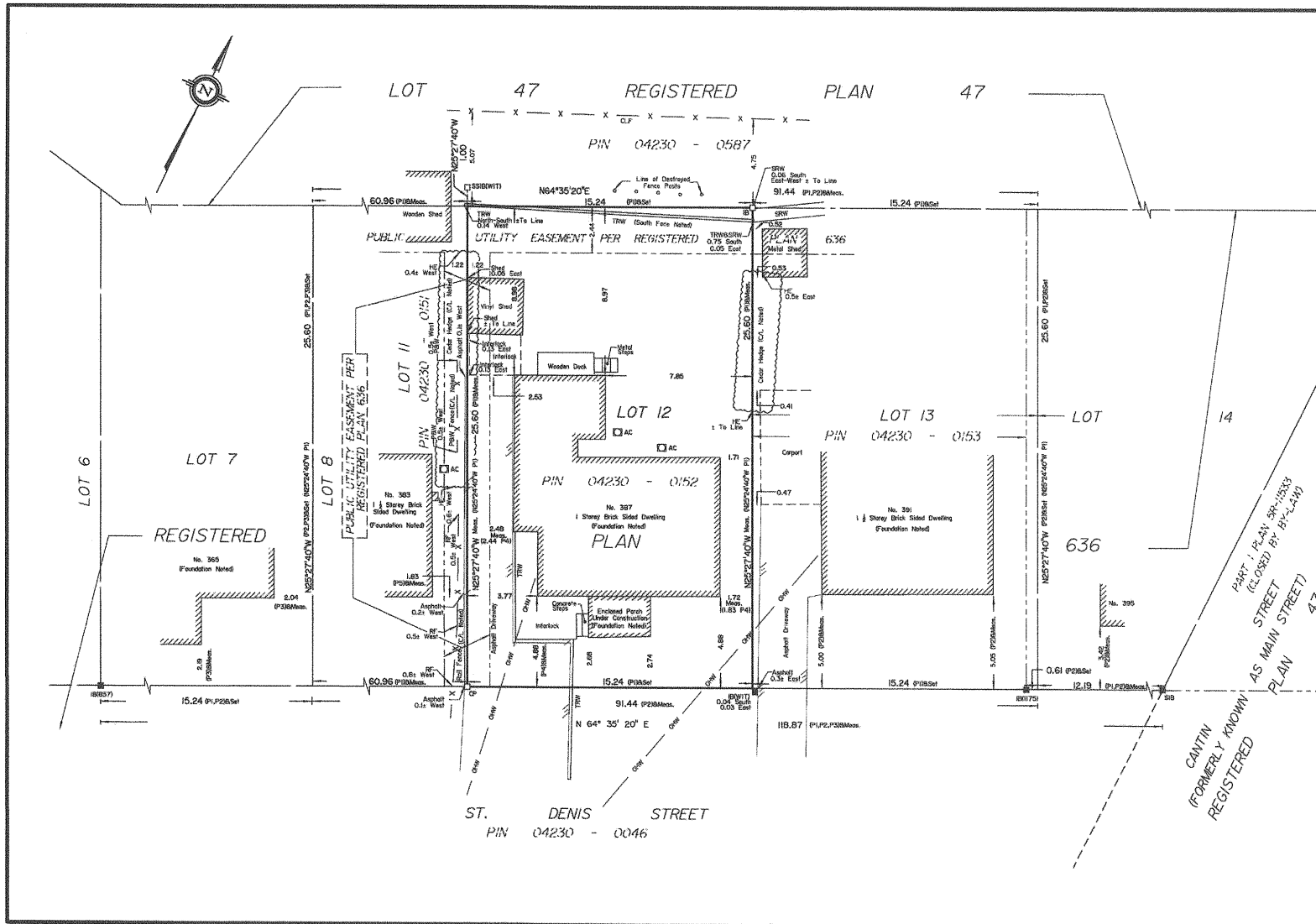
ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-44973

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1628, Section 29 (3).

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01918680105 and 01918434751, NAD 83 Zone 9 (70°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°40'40" counter-clockwise was applied to bearings on plans P1, P2 & P3.

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Ontario Land Surveyors Lic. No. 27728-03, Branch L212, Plan 636, O.S.F. #



This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment  
Received | Reçu le  
2023-03-22  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

# SURVEYOR'S REAL PROPERTY REPORT

## (PART 2)

Re: 387 St. Denis Street  
Lot 12  
Registered Plan 636  
City of Ottawa

### 1. Registered Rights-of-Way / Easements

Overhead wires cross the southerly and easterly boundaries of the subject property, as shown on the accompanying plan.

Registered Plan 636 illustrates a public utility easement on the northerly 2.44 metres and westerly 1.22 metres of the subject property. However, no public utility easement was found registered against the subject property.

### 2. Property Improvements

A chain-link fence is displaced 4.75 metres from the northerly property boundary. Other fences are displaced up to 0.8 metres from the property boundaries. An asphalt driveway extends from the subject property onto the westerly adjacent property up to 0.2 metres. The foundation of a newly enclosed porch is 2.68 metres from the northerly limit of St. Denis Street.

### 3. Compliance with Municipal Zoning Bylaws

Compliance is not certified by this report.

### 4. Additional Remarks

A survey monument was found displaced 0.04 metres south and 0.03 metres east from the southeasterly property corner. A survey monument was set 1.00 metres north of the northwesterly property corner. Survey monuments were set at the southwesterly and northeasterly property corners.

The area of the subject property is 390 square meters.

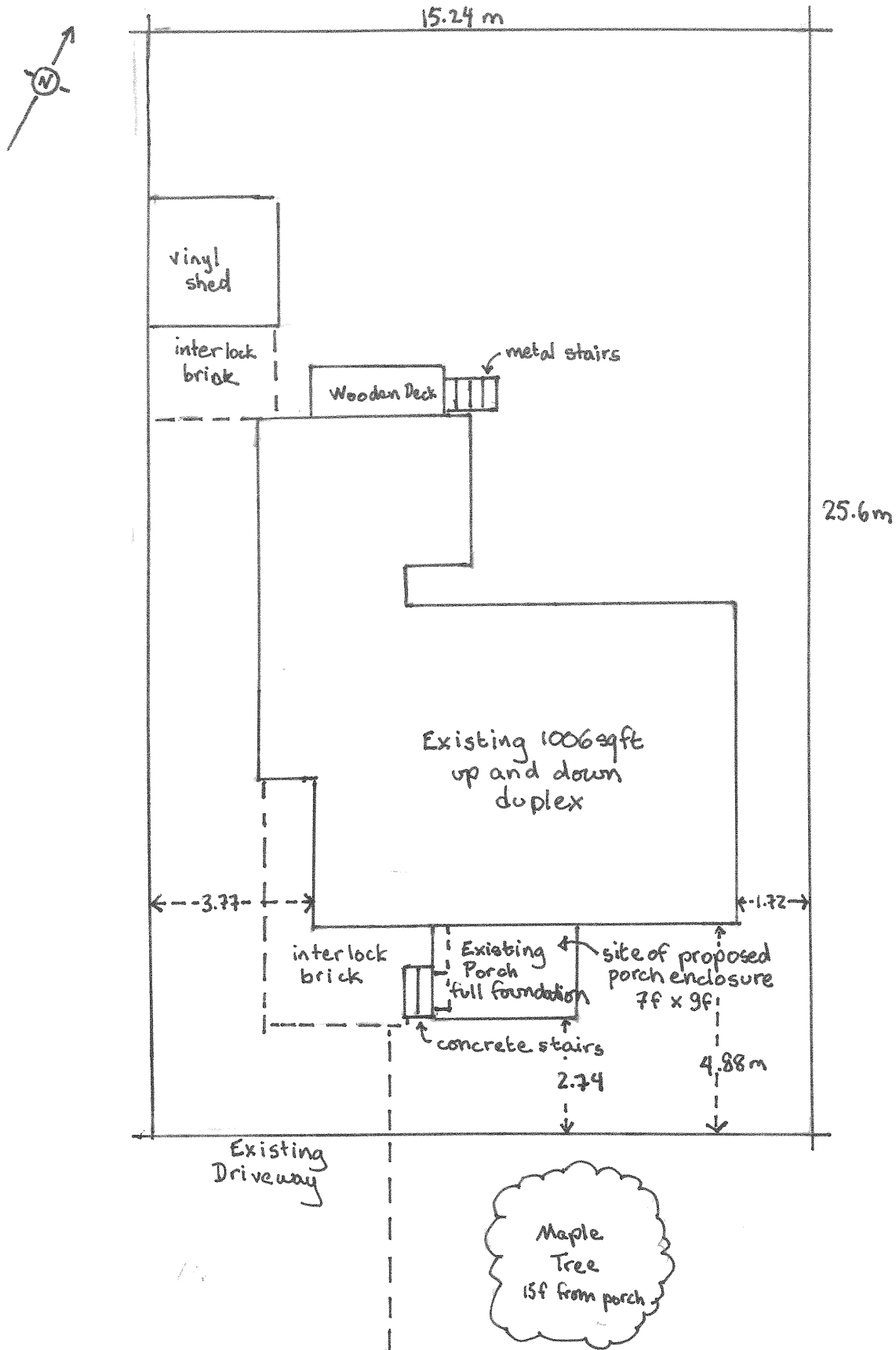
This report is a supplement to the accompanying survey plan. Please refer to this plan for disclosure of the location of improvements and boundary information.

OTTAWA, Ontario  
February 1, 2023  
Our Reference: 21729-23

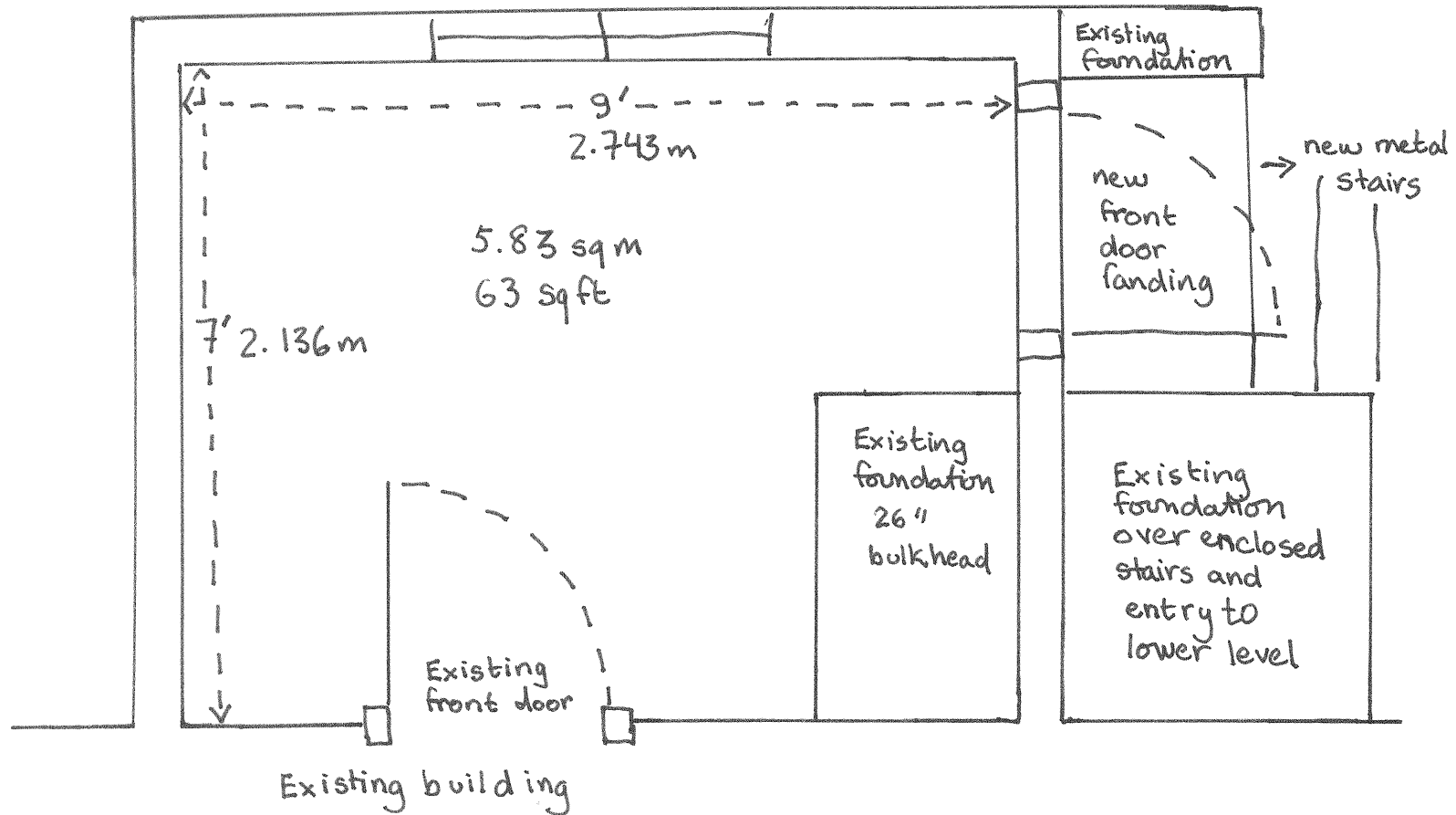


J. Cody Anderson  
Ontario Land Surveyor

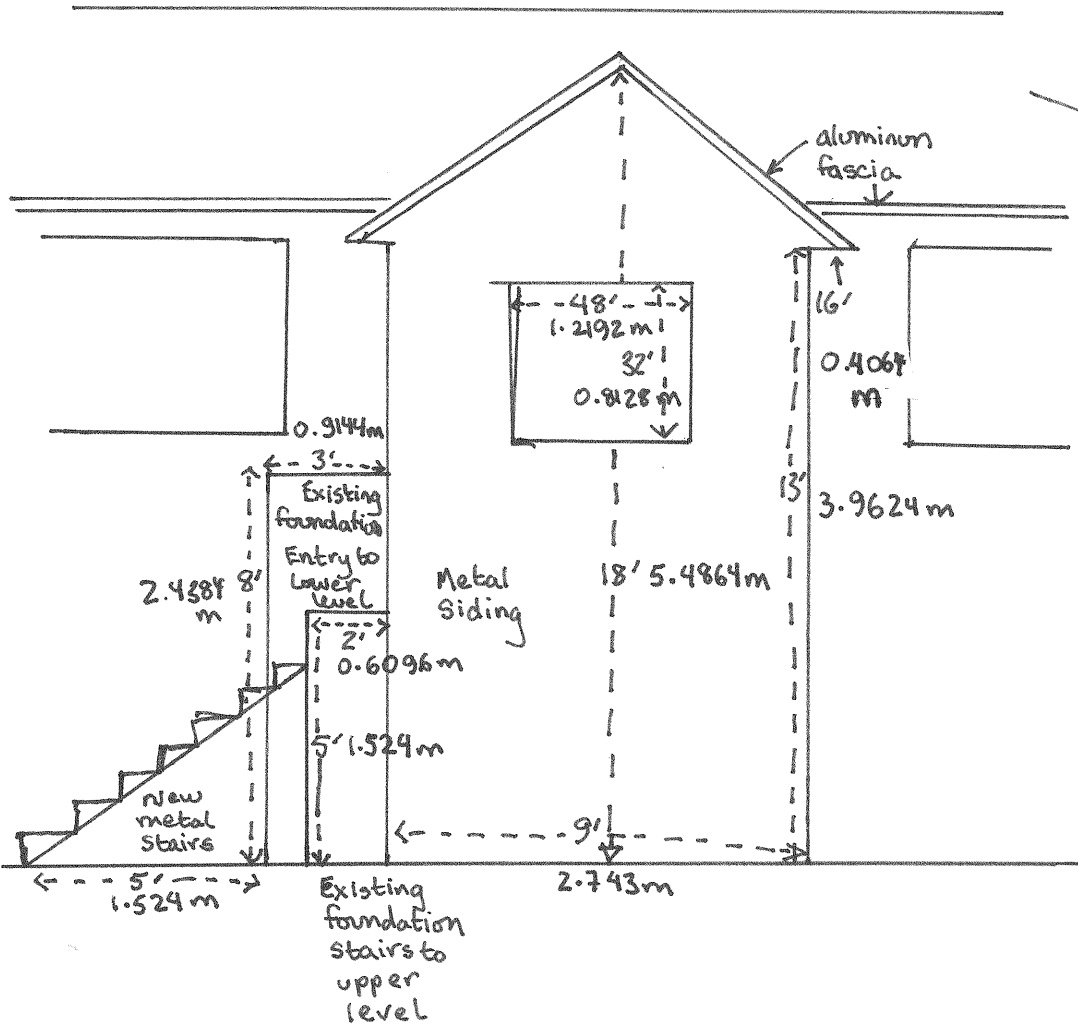
# 1 SITE PLAN



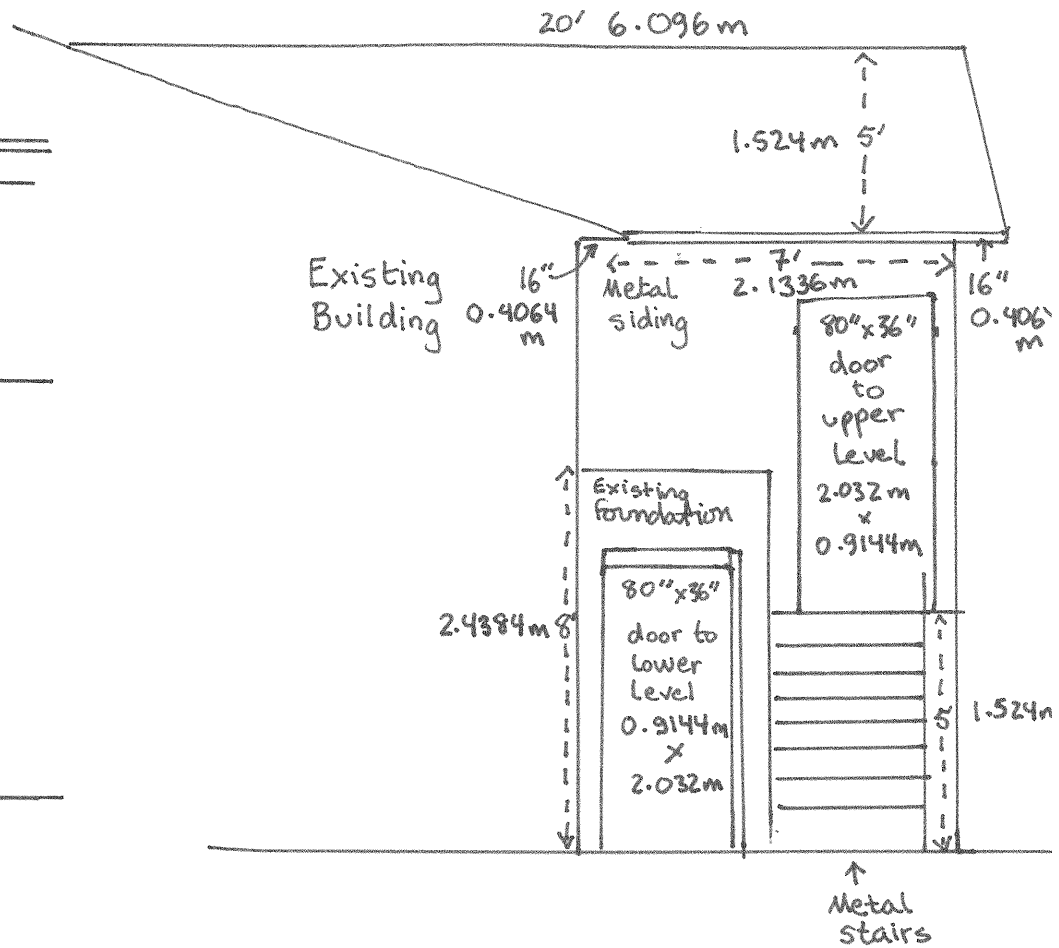
ST. DENIS STREET



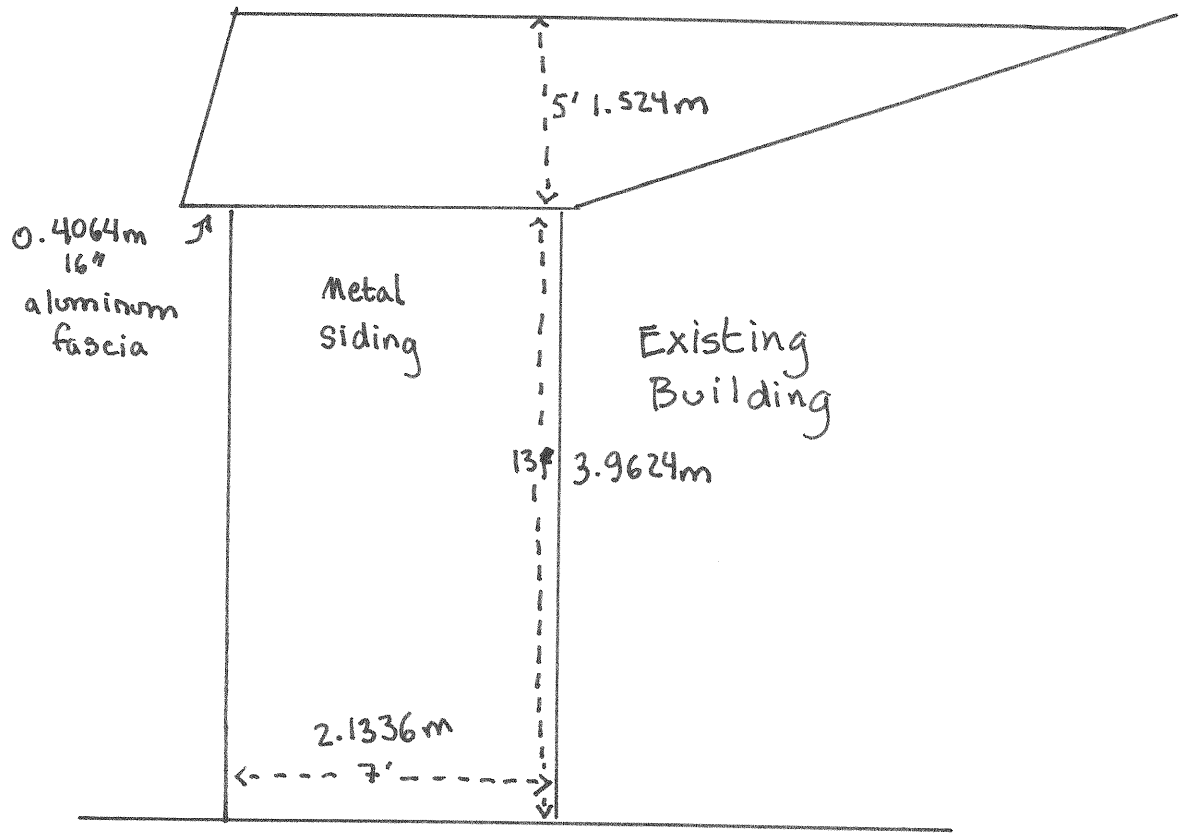
2 FLOOR PLAN



3 FRONT ELEVATION



4 SIDE ELEVATION



5 SIDE ELEVATION

There is no rear elevation. Construction is proposed on 3 walls with final wall being the existing wall of the building

all drawings by owner

## CONSTRUCTION NOTES

This project will remove the safety railing, install walls on three sides (roughly west, south and east), and add a new exterior door on the west wall. A new gable roof will be installed where the flat roof currently is to allow for insulation and ventilation of the roof.

A new exterior door (36" x 80") will be installed on the west wall to open where the stairs are. A front (south) facing window (48" x 32") will look out on St Denis Street. Both the window and door are white and commercially produced and protected by 2 x 8 triple headers.

To make entry easier a new landing will be added in front of the new door and a new metal stair case will be installed over the existing interlock brick walkway. A new banister will be added for safety.

- 1) Foundation: existing poured reinforced concrete foundation over 1 foot thick, footings (below ground) are about twice that width.
- 2) Floor: existing poured reinforced concrete floor of porch (circa 1969), platform approximately 6 inches thick.
- 3) Exterior wall: The 2 X 6 wall plates will be bolted to the existing concrete foundation with 4 inch lag bolts and 2 x 6 studs will be every 16 inches. metal siding, sheathing paper, ½ inch plywood,.
- 4) Roof: cross gable roof extension, top plates made of 2 x 6 are same level as old flat roof, ridge beam is five feet higher. The centre ridge beam is 20 feet long made of a double 2 x 6 supported by a double 2 x 6 gable end beam. 2 x 6 valley boards screwed to existing roof to hold the rafters. 2 X 4 rafters every 16 inches with 2 x 6 ceiling joists attached to the rafters. This is covered by ½ inch plywood. Metal roofing will complete the roof. Although existing roof trusses should have no problem supporting the extra weight they will be reinforced internally. A minimum of 12 inches of insulation in the attic. Venting with soffit and baffles.