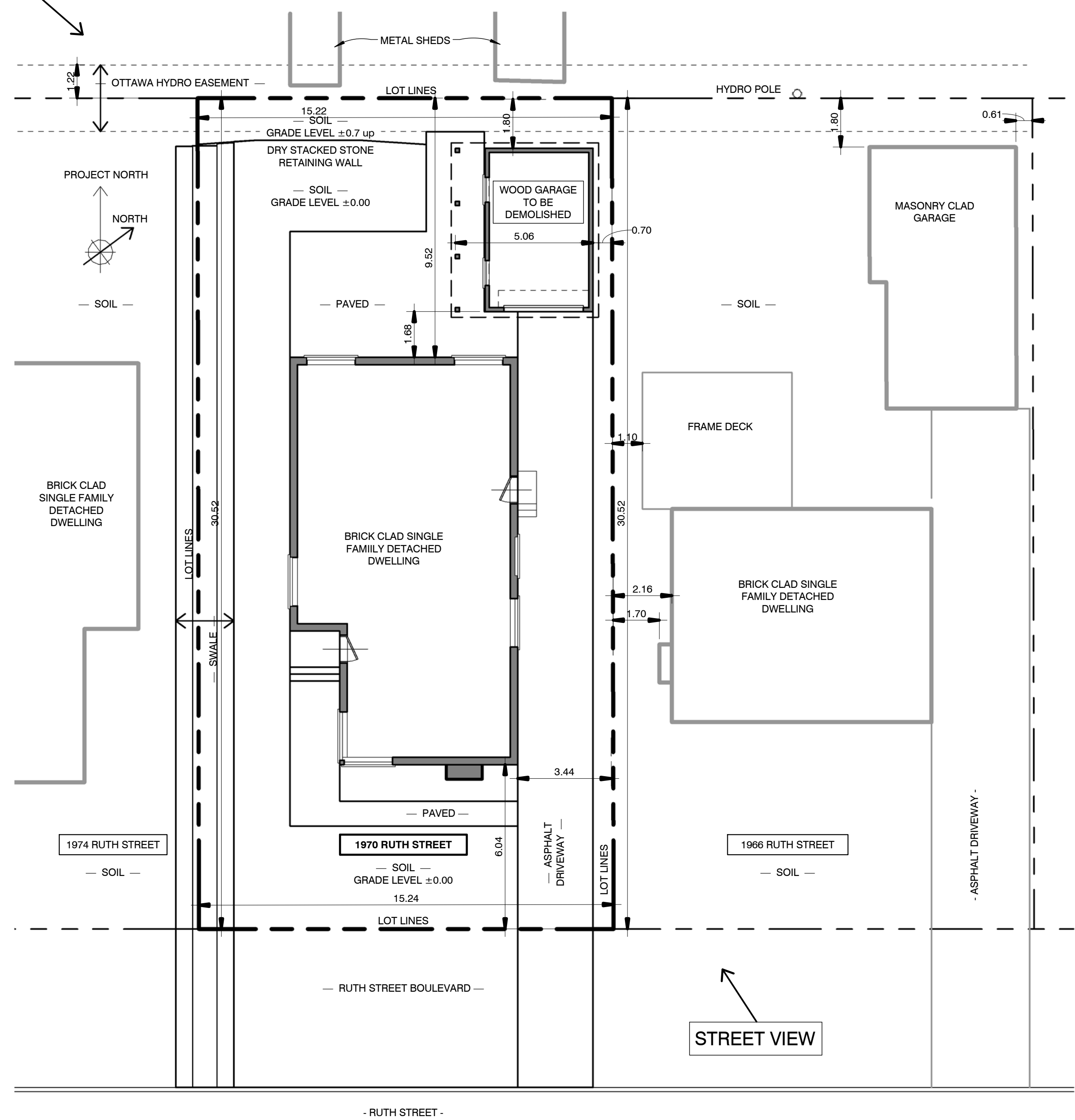


**YARD VIEW**

Committee of Adjustment  
Received | Reçu le  
2023-05-17  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

# EXISTING



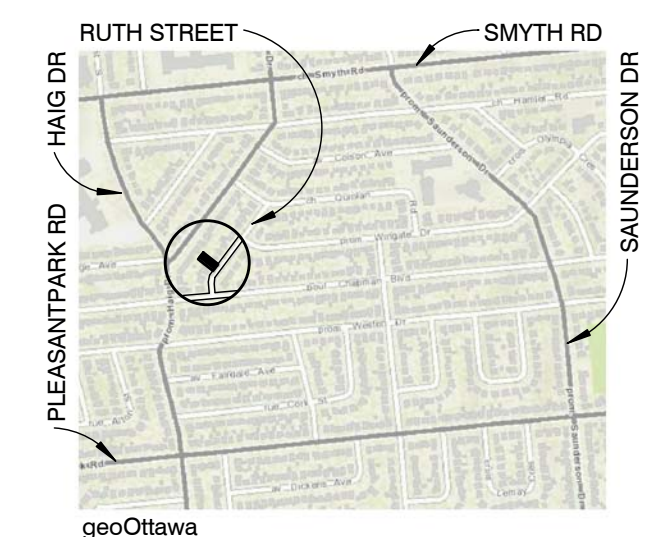
**STREET VIEW**



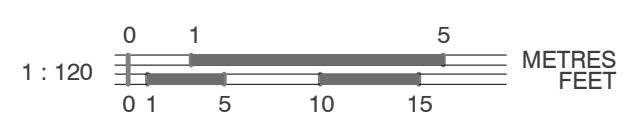
**YARD VIEW**

**PLANNING INFORMATION**

- PLAN 643 LOT 690; S/T OT17688 OTTAWA/GLOUCESTER
- RESIDENTIAL ZONE R10
- LOT FRONTAGE 15.24 m
- LOT DEPTH 30.48 m
- LOT AREA 464.00 m<sup>2</sup>
- EXISTING HOUSE FLOOR AREA 103.80 m<sup>2</sup>
- EXISTING HOUSE HEIGHT 4.00 m
- EXISTING GARAGE (TO BE DEMOLISHED) AREA 23.80+6.00 m<sup>2</sup>



**KEY PLAN**



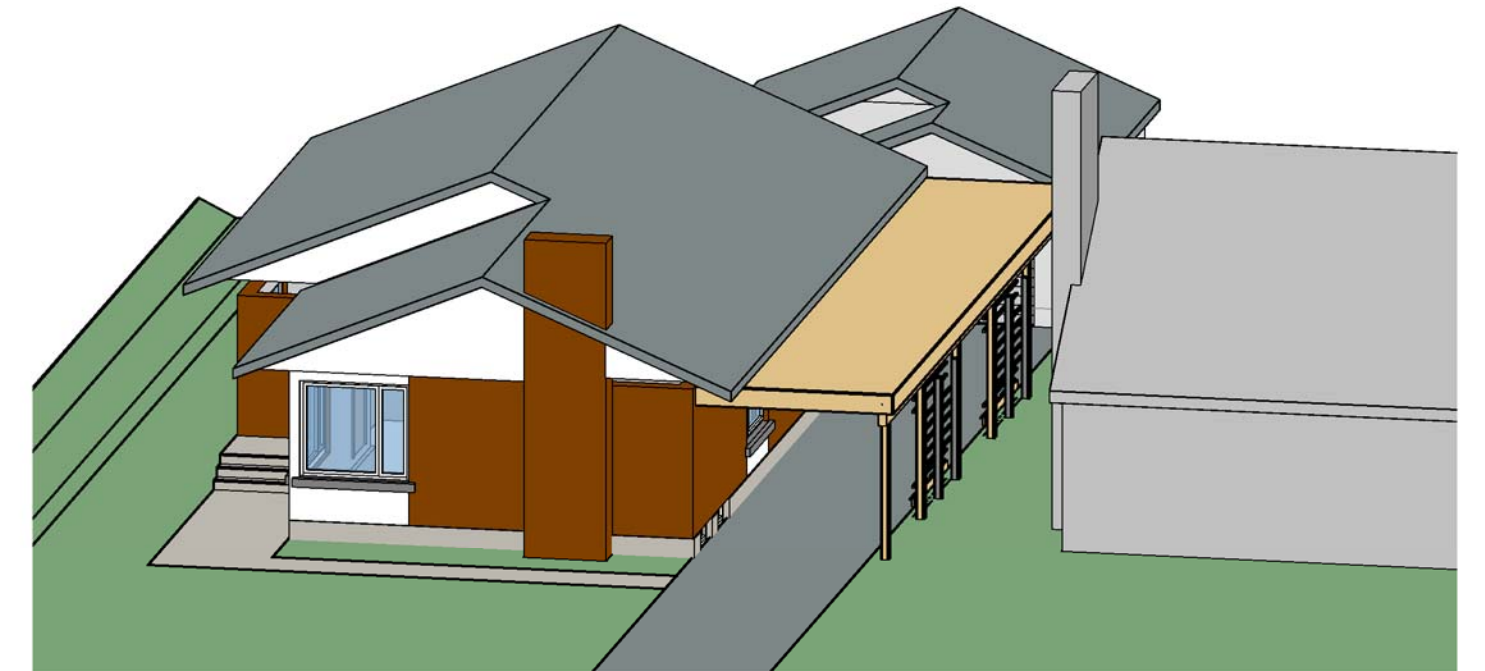
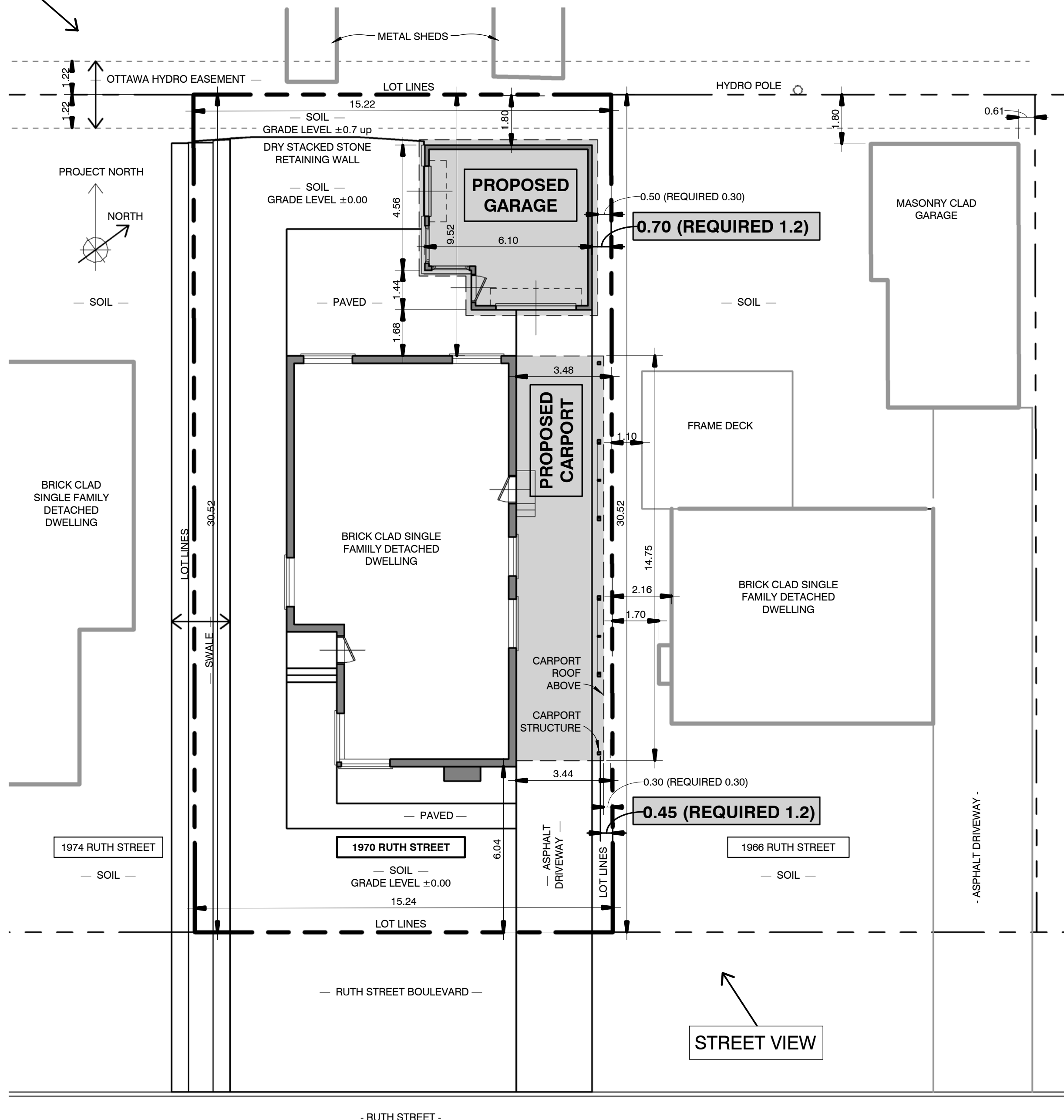
**1 MV SITE PLAN EXISTING**  
MV 1 1:120

DISTINCT CONCEPTS ARCHITECTURAL DESIGN B.C.I.N. 35895 TEL: 613-731-8421 MAIL@DISTINCT-CONCEPTS.CA	CONSULTANTS	ISSUED FOR MINOR VARIANCES	MAY 17, 2023	<b>1970 RUTH STREET, OTTAWA</b> PROPOSED GARAGE AND CARPORT AT EXISTING HOUSE	<b>MV 1</b> DRAWING No.
				EXISTING SITE PLAN SCALE 1:120 MAY 17, 2023	

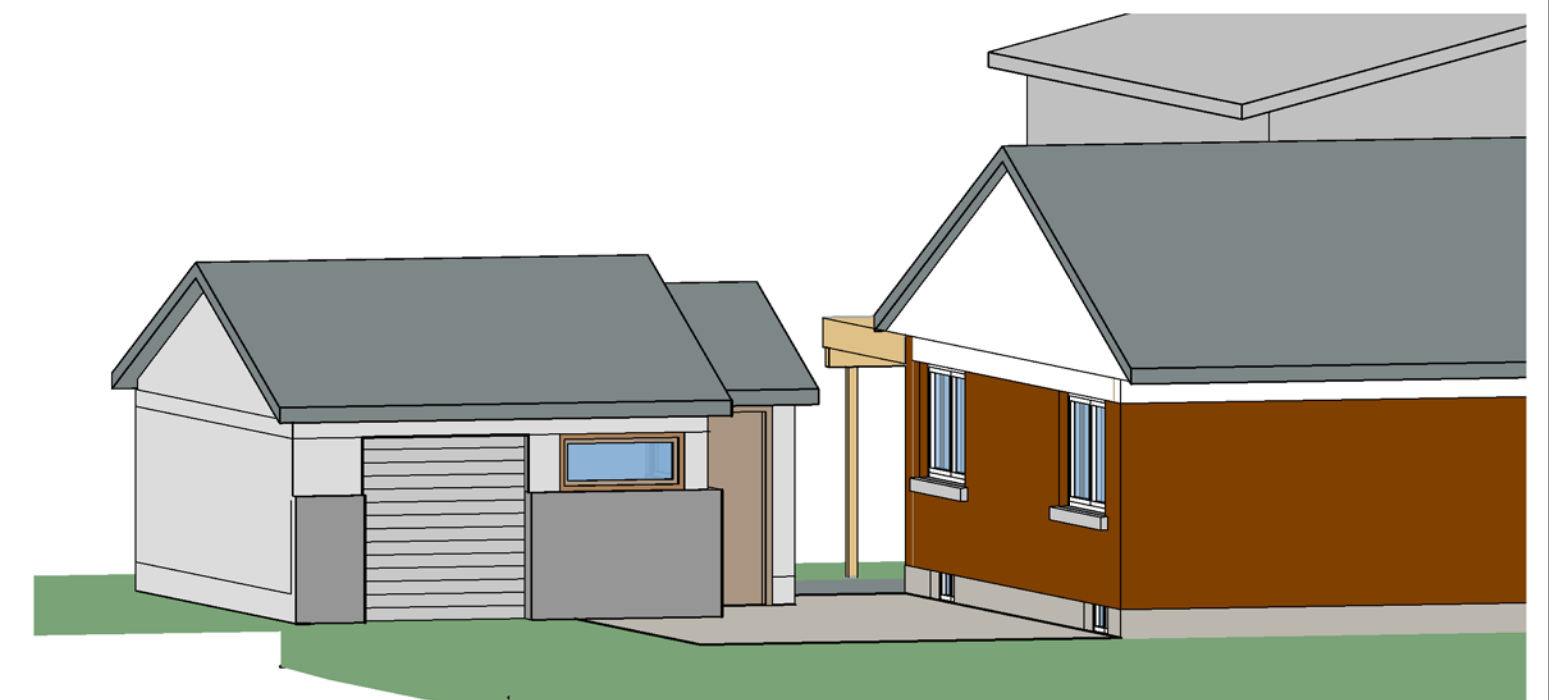


# PROPOSED

YARD VIEW



STREET VIEW



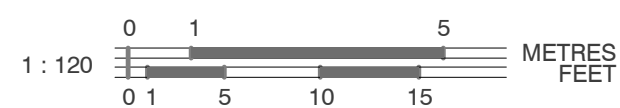
YARD VIEW

## PLANNING INFORMATION

- PLAN 643 LOT 690; S/T OT17688 OTTAWA/GLOUCESTER
- RESIDENTIAL ZONE R10
- LOT FRONTAGE 15.24 m
- LOT DEPTH 30.48 m
- LOT AREA 464.00 m<sup>2</sup>
- EXISTING HOUSE FLOOR AREA 103.80 m<sup>2</sup>
- EXISTING HOUSE HEIGHT 4.00 m
- PROPOSED GARAGE AREA 34.35 m<sup>2</sup>
- PROPOSED GARAGE HEIGHT 3.00 m
- PROPOSED CARPORT AREA 45.00 m<sup>2</sup>
- PROPOSED CARPORT HEIGHT 2.75 m



KEY PLAN



DISTINCT  
CONCEPTS  
ARCHITECTURAL DESIGN

B.C.I.N. 35895

TEL: 613-731-8421  
MAIL@DISTINCT-CONCEPTS.CA

CONSULTANTS

ISSUED FOR MINOR VARIANCES

MAY 17, 2023

1970 RUTH STREET, OTTAWA

PROPOSED GARAGE AND CARPORT AT EXISTING HOUSE

PROPOSED SITE PLAN

SCALE 1:120

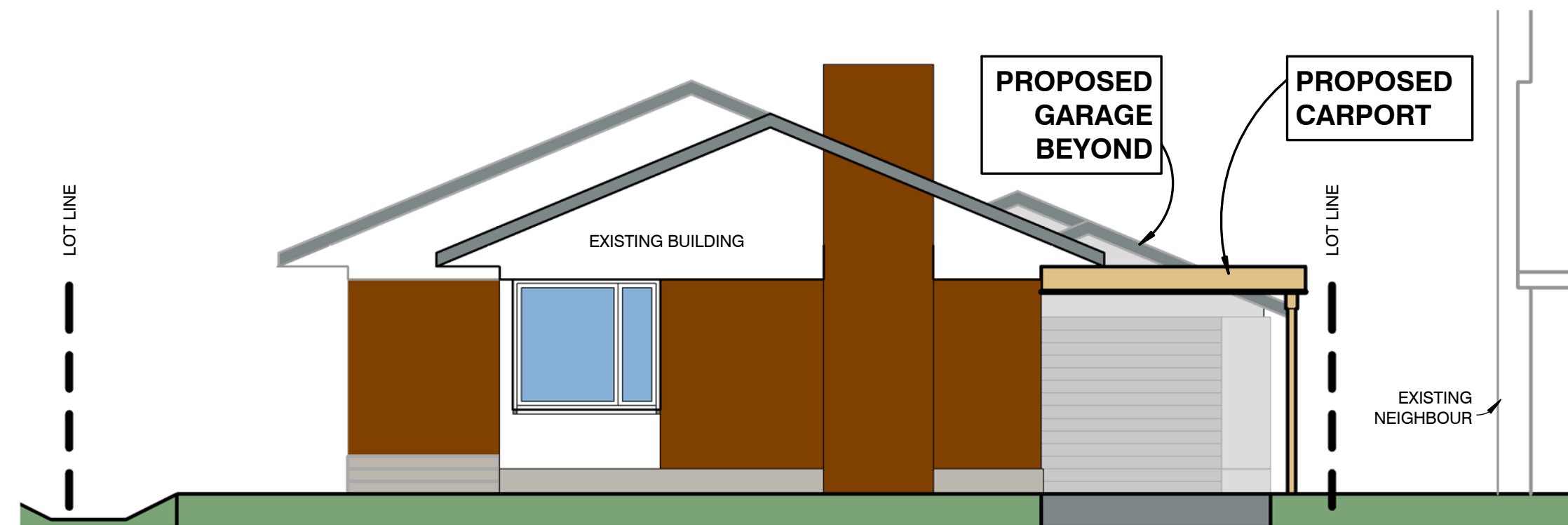
MAY 17, 2023

MV 2

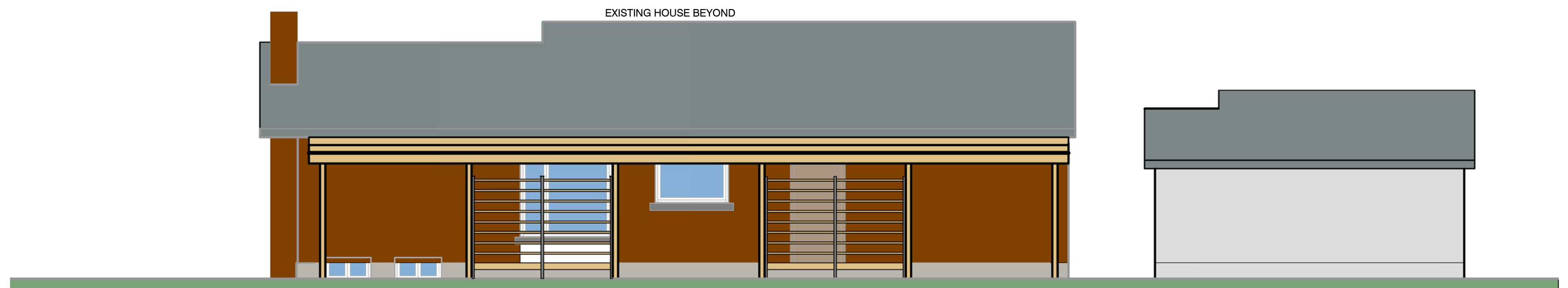
DRAWING No.



# PROPOSED



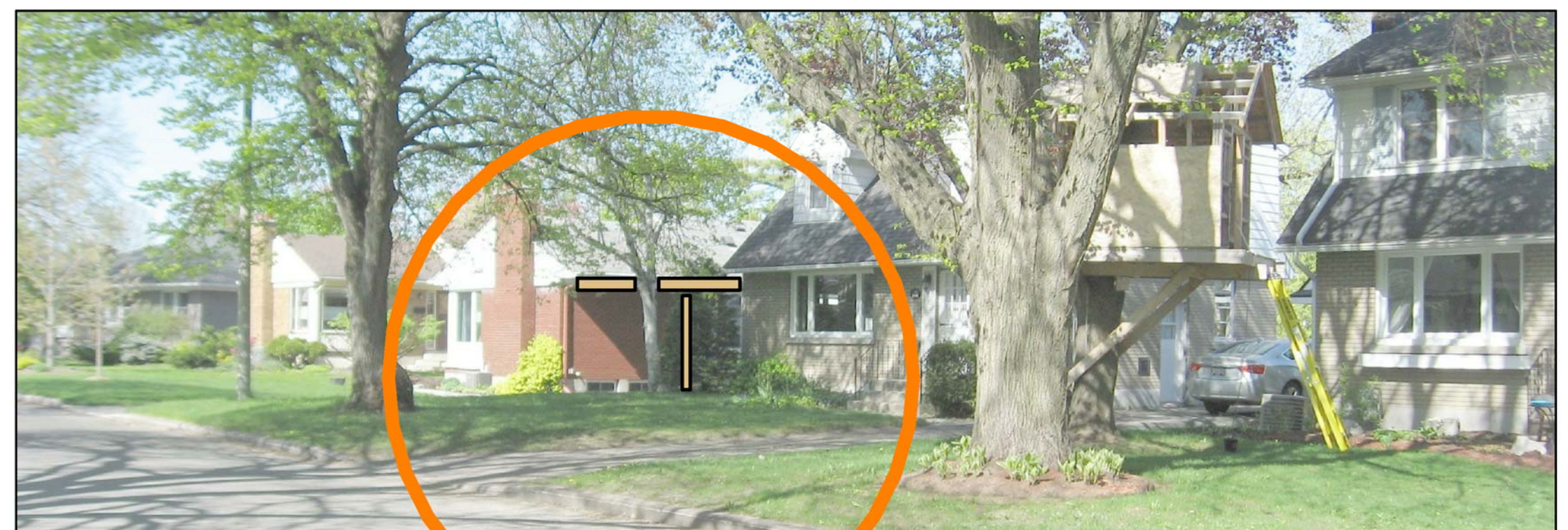
**1 STREET ELEVATION**  
MV 3 1 : 64



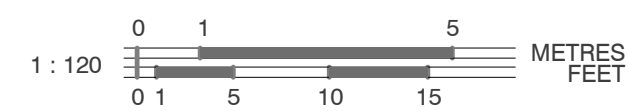
**2 EAST ELEVATION**  
MV 3 1 : 64

**PROPOSED CARPORT**

**PROPOSED GARAGE**



**STREETSCAPE**



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CONSULTANTS

ISSUED FOR MINOR VARIANCES

MAY 17, 2023

**1970 RUTH STREET, OTTAWA**  
PROPOSED GARAGE AND CARPORT AT EXISTING HOUSE

PROPOSED ELEVATIONS

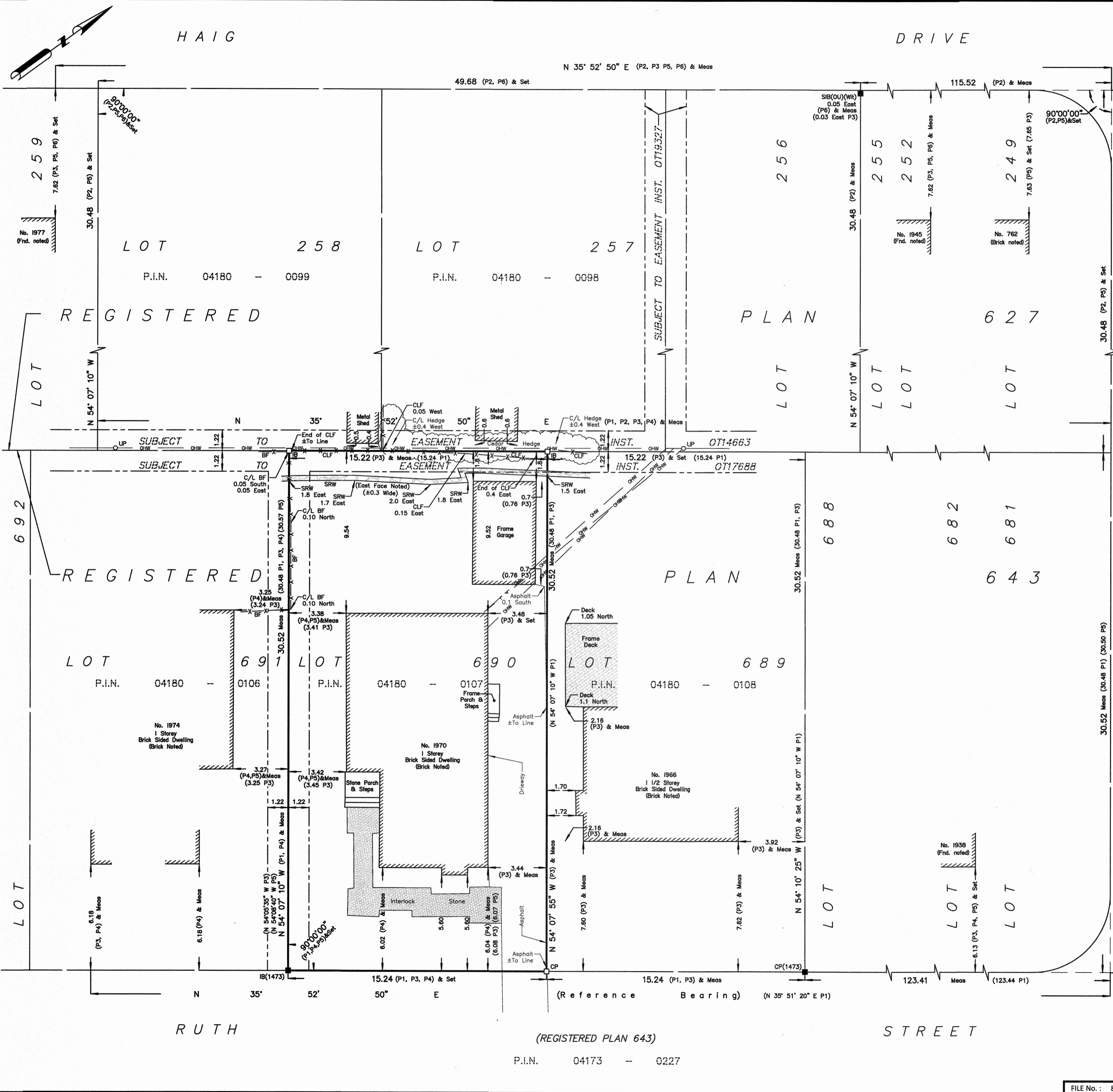
SCALE As indicated

MAY 17, 2023

**MV 3**

DRAWING No.





**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOT 690**  
**REGISTERED PLAN 643**  
**CITY OF OTTAWA**

**Committee of Adjustment**  
 Received | Reçu le  
 2023-05-17  
 643 of Ottawa | Ville d'Ottawa  
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FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 150  
 0 1.5 3 6 9 12 15 metres

**Metric Note**  
 Distances and/or coordinates 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 Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°35'10" counter-clockwise was applied to bearings on P1, P2, P3, P4.

For bearing comparisons, a rotation of 0°00'25" counter-clockwise was applied to bearings on P5, P6.

**Notes & Legend**

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
IB	"	Iron Bar
CP	"	Concrete Pin
(Wit)	"	Witness
Meas	"	Measured
(OU)	"	Origin Unknown
(P1)	"	Registered Plan 643
(P2)	"	Registered Plan 627
(P3)	"	Plan by (1473) dated September 10, 1997 (Ref No. 35-643)
(P4)	"	Plan by (1473) dated June 2, 2000 (Ref No. 37-643)
(P5)	"	Plan by (AOG) dated September 20, 2018 (Job No. 18348-18)
(P6)	"	Plan by (AOG) dated April 12, 2019 (Job No. 17566-19)
OHW	"	Overhead Wires
○ UP	"	Utility Pole
○ AN	"	Anchor
BF	"	Board Fence
CLF	"	Chain Link Fence
SRW	"	Stone Retaining Wall
Fnd.	"	Foundation
C/L	"	Centreline
	"	Property Line

**WARNING** NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.  
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- PART 2**
- REGISTERED RIGHTS-OF-WAY/EASEMENTS**  
 The rear 1.22 metres and southwesterly 1.22 metres from front to rear of the property are subject to an easement as described by Inst. OT17688.
  - PROPERTY IMPROVEMENTS**  
 The location of the fences, retaining wall, deck and asphalt driveway 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**  
 Area of the subject property is 465.0 square metres.

**THIS REPORT WAS PREPARED FOR:**  
 Kenneth James Ferguson ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts 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 Surveys Act, the Surveyors Act and the Regulations made under them.  
 2. The survey was completed on the 19th day of April, 2023.

04-21-23  
 Date  
 Jamie Leslie  
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-48360  
**FARLEY, SMITH & DENIS SURVEYING LTD.**

ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
 TEL. (613) 727-8226 E-mail: fstdsurveys@bellnet.ca