

FIFTH AVENUE  
(FORMERLY MUTCHMOR STREET BY REGISTERED PLAN No. 44)

No. 44

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY

**PART OF LOTS 19 AND 39**  
**REGISTERED PLAN No.44**

CITY OF OTTAWA

Scale 1:250  
5 0 5 10 15 METRES  
Stantec Geomatics Ltd.

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**METRIC CONVERSION**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE**

BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04  
19680191 N:5033564.26 E:388064.94

FOR BEARING COMPARISONS, A ROTATION FACTOR OF 0°10'00" CLOCKWISE WAS APPLIED TO THE BEARINGS ON P1 & P3.

Committee of Adjustment  
Received | Reçu le  
**2023-07-14**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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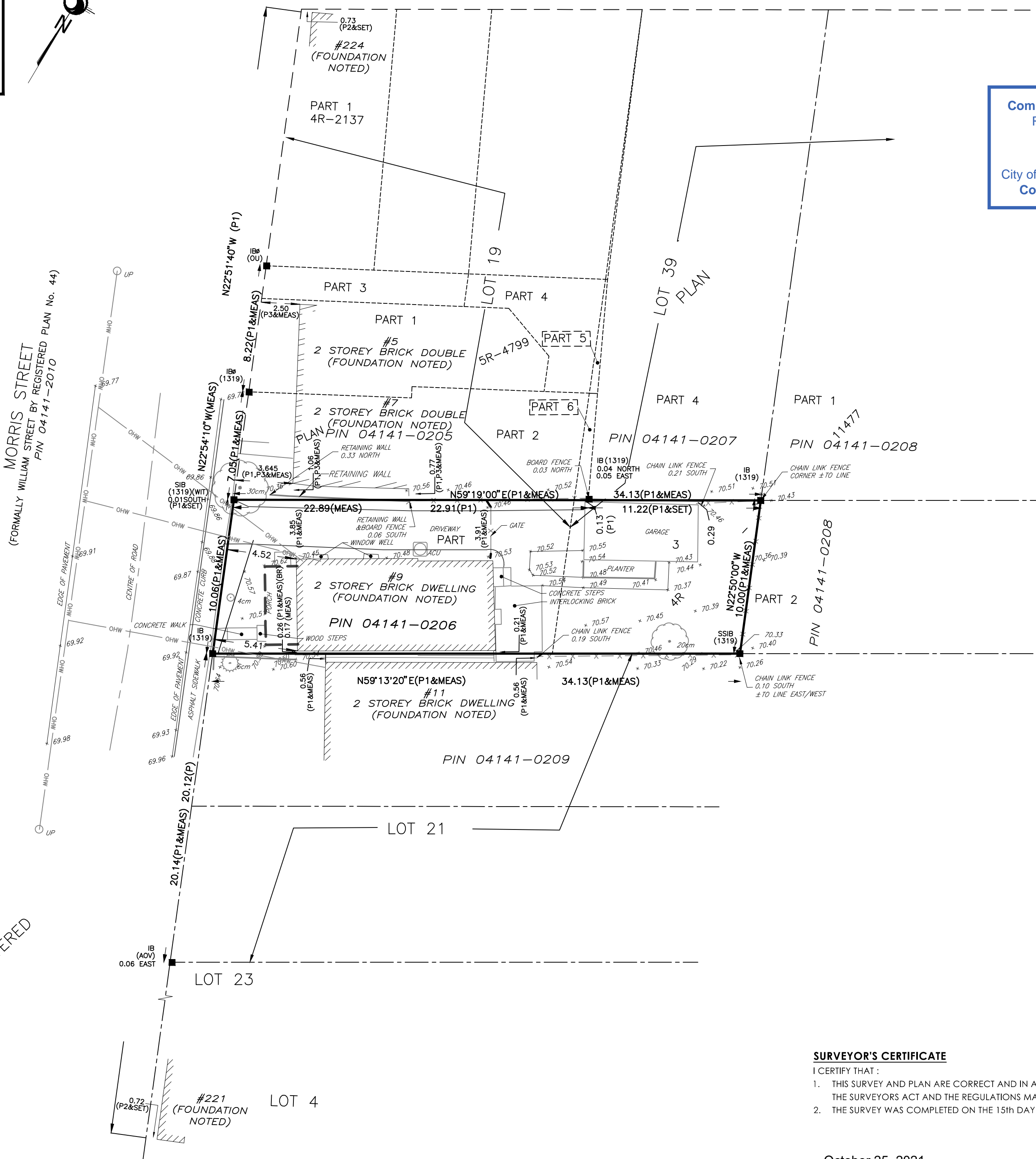
**PART 2**

This Report was prepared for **Develeko Ltd.**, and the undersigned accepts no responsibility for the use by other parties.

- REGISTERED RIGHTS-OF-WAY/EASEMENTS**  
No rights-of-way or easements were found to be registered against the subject property.
- PROPERTY IMPROVEMENTS**  
There is a 2 storey dwelling and a garage situate wholly within the subject lands.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**  
Compliance is not certified by this report.
- ADDITIONAL REMARKS**  
Note the locations of fences along the northerly, easterly and southerly limits of the property.

**LEGEND**

SYMBOL	DENOTES	FOUND MONUMENTS
■	"	SET MONUMENTS
□	"	IRON BAR
IB	"	ROUND IRON BAR
IB#	"	STANDARD IRON BAR
SIB	"	SHORT STANDARD IRON BAR
SSIB	"	CONCRETE PIN
CC	"	WITNESS
CP	"	PROPERTY IDENTIFICATION NUMBER
WIT	"	MEASURED
PIN	"	PROPORTIONED
MEAS	"	ORIGIN UNKNOWN
PROP	"	STANTEC GEOMATICS LTD.
OU	"	PLAN REGISTERED PLAN No. 44
SG	"	PLAN 48-11477
P	"	PLAN BY AOV DATED JULY 23, 2009.
P1	"	PLAN 5R-4799
P2	"	AIR CONDITIONING UNIT
P3	"	UTILITY POLE
ACU	"	TREE CONIFEROUS (D.B.H. SHOWN)
UP	"	TREE DECIDUOUS (D.B.H. SHOWN)
OHW	"	OVERHEAD POWER LINE



**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 15th DAY OF SEPTEMBER, 2021.

October 25, 2021  
DATE

R.G. Bennett  
R. G. BENNETT  
ONTARIO LAND SURVEYOR

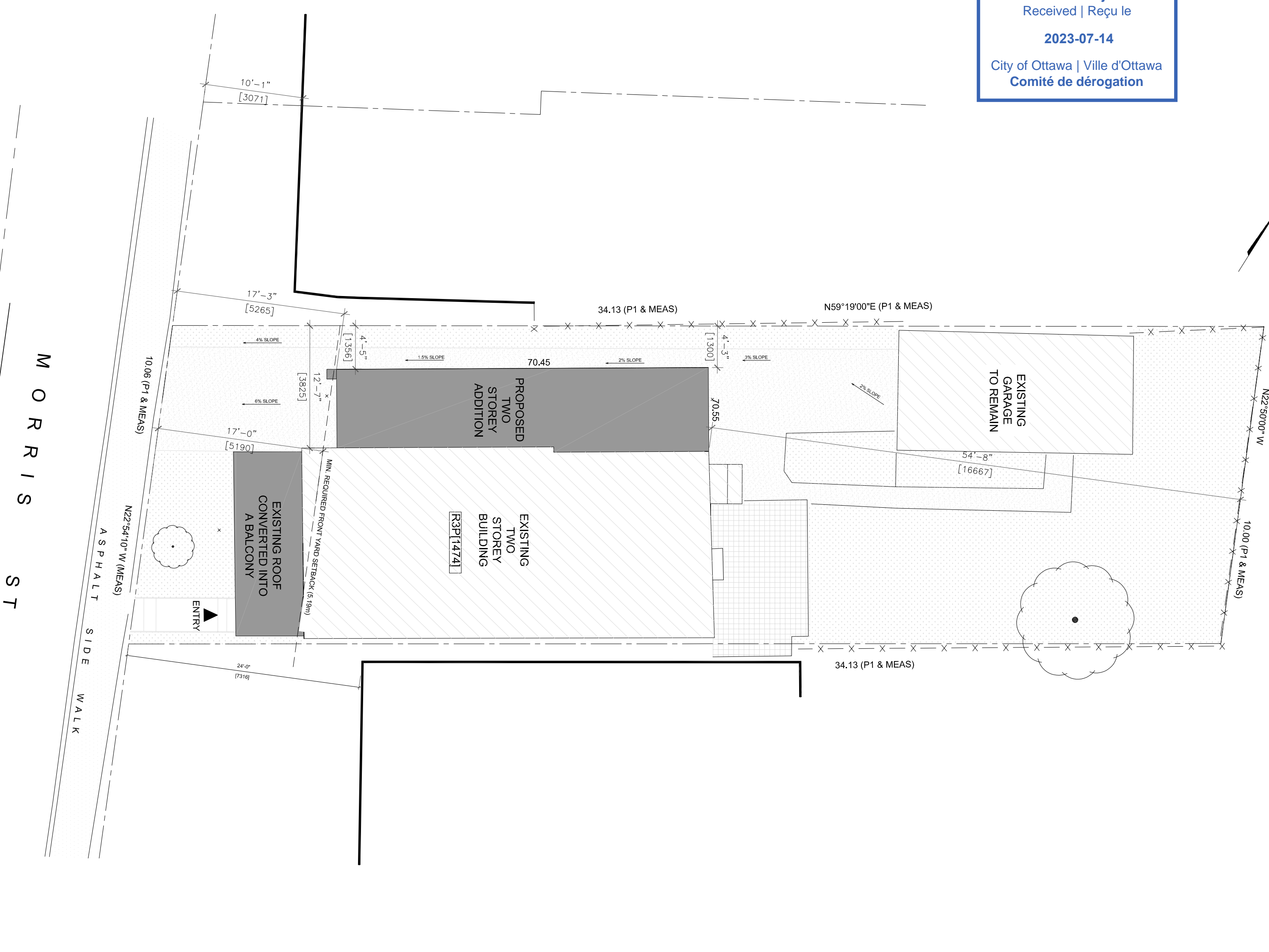
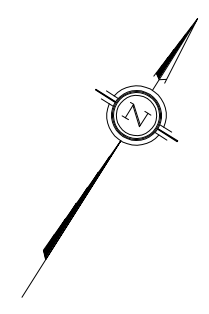
SRO MAP COORD.=368108, 5029171



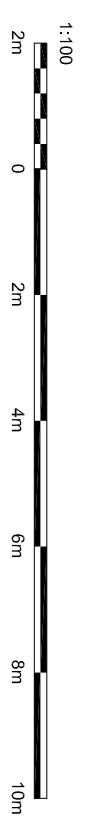
**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 400  
OTTAWA, ONTARIO, K2C 3G4  
TEL. 613.722.4420  
stantec.com

DRAWN: ZF/TMT CHECKED: CK/KJ PM: KJ FIELD: ES PROJECT No.: 161614455-110

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SITE PLAN  
SCALE 1:100



### 9 MORRIS STREET

R3P1-4741 RESIDENTIAL THIRD DENSITY ZONE (SEC. 159 AND 160) CITY OF OTTAWA:  
DWELLING TYPE: PROPOSED 2 STOREY ADDITION TO EXISTING 2 STOREY SINGLE DETACHED DWELLING

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	270 m <sup>2</sup>	339.18 m <sup>2</sup>	
B) MINIMUM LOT WIDTH	9 m	10.00 m	
C) MINIMUM LOT DEPTH	N/A	34.13 m	
D) MINIMUM FRONT YARD SET BACK (AVERAGE SETBACKS OF NEIGHBOURS)	(7.316 m + 3.071 m) / 2 = 5.19 m	4.67 m (EXISTING) 5.265 m (NEW)	
E) MINIMUM INTERIOR SIDE YARD SETBACK	1.8 m total, 0.6 m for one side yard	1.30 m (NEW), 0.21 m (EXISTING)	
F) MINIMUM REAR YARD SET BACK	30 % OF LOT DEPTH (34.13 m) = 10.239 m	16.66 m (NEW)	
G) MAXIMUM BUILDING HEIGHT	11	7.40 m	

BUILDING AREAS	EXISTING	NEW	TOTAL	REMARKS
FLOOR NAME				
BASEMENT BUILDING AREA	74.08 m <sup>2</sup>	30.44 m <sup>2</sup>	104.52 m <sup>2</sup>	GARBAGE RECYCLING AND COMPOSTING ARE TO BE STORED IN THE BASEMENT AND REMOVED PRIVATELY DURING COLLECTION.
GROUND FLOOR BUILDING AREA	72.88 m <sup>2</sup>	30.44 m <sup>2</sup>	103.32 m <sup>2</sup>	
SECOND FLOOR BUILDING AREA	72.82 m <sup>2</sup>	30.44 m <sup>2</sup>	103.26 m <sup>2</sup>	
TOTAL BUILDING AREA	218.46 m <sup>2</sup>	60.88 m <sup>2</sup>	279.46 m <sup>2</sup>	SNOW REMOVAL REQUIREMENTS PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER

LEGEND	DESCRIPTION
[Solid Grey Box]	PROPOSED ADDITION
[Hatched Box]	EXISTING BUILDING
[Triangle]	PROPOSED/EXISTING ENTRY/EXIT
[Dashed Line]	PROPERTY LINE
[Stippled Box]	ASPHALT
[Dotted Box]	SOFT LANDSCAPE
[Circle]	EXISTING TREE TO REMAIN
[Grid Pattern]	HARDSCAPE
[X-X]	EXISTING FENCE TO REMAIN
[Dashed Line]	OVERHEAD UTILITY WIRES

LOT LOCATION



OTTAWA CARELON CONSTRUCTION  
GROUP LTD. - INCHE 12782  
337 SUNNINGDALE AVE. SUITE 101,  
OTTAWA, ON K1S 0R9

FERNANDO MARTOS - License: 22431  
Qualification: Architect  
The undersigned has reviewed the drawings and plans and certifies that they conform to the requirements of the Building Code and the Ontario Building Code to be a design professional.

**RESPONSIBILITIES:**  
OWNER SHALL REMAIN RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
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## 9 MORRIS STREET

### PROPOSED 2 STOREY ADDITION TO EXISTING 2 STOREY SINGLE DETACHED DWELLING

CONTRACT NO.	2023-07-14
PROJECT NO.	9 MORRIS STREET
CLIENT	OTTAWA, ONTARIO
DRAWING NO.	K13-444
DATE	2023-07-14
SCALE	AS NOTED
SHEET	A0
DATE	02 MAY 2022
DESIGNER	A.S.

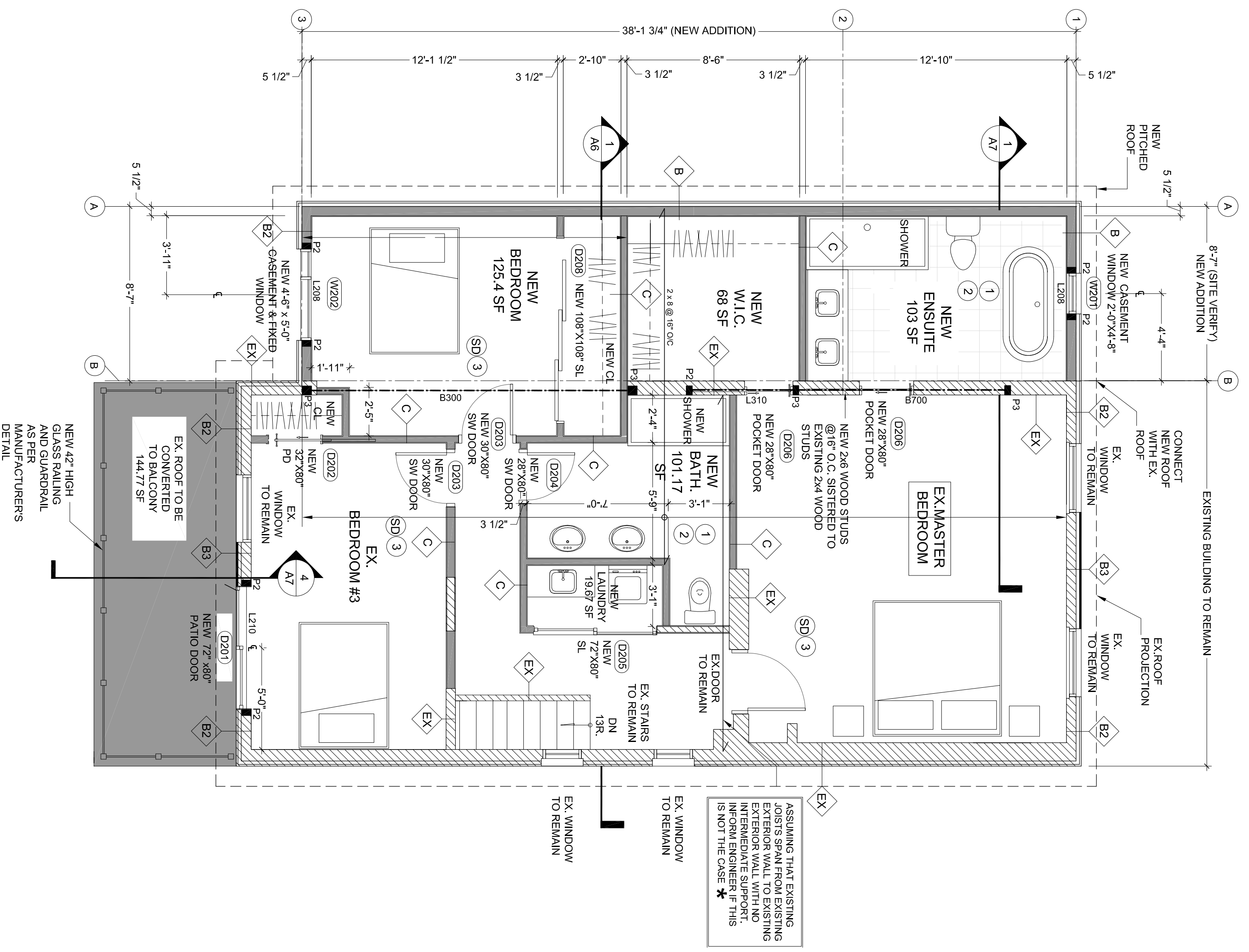




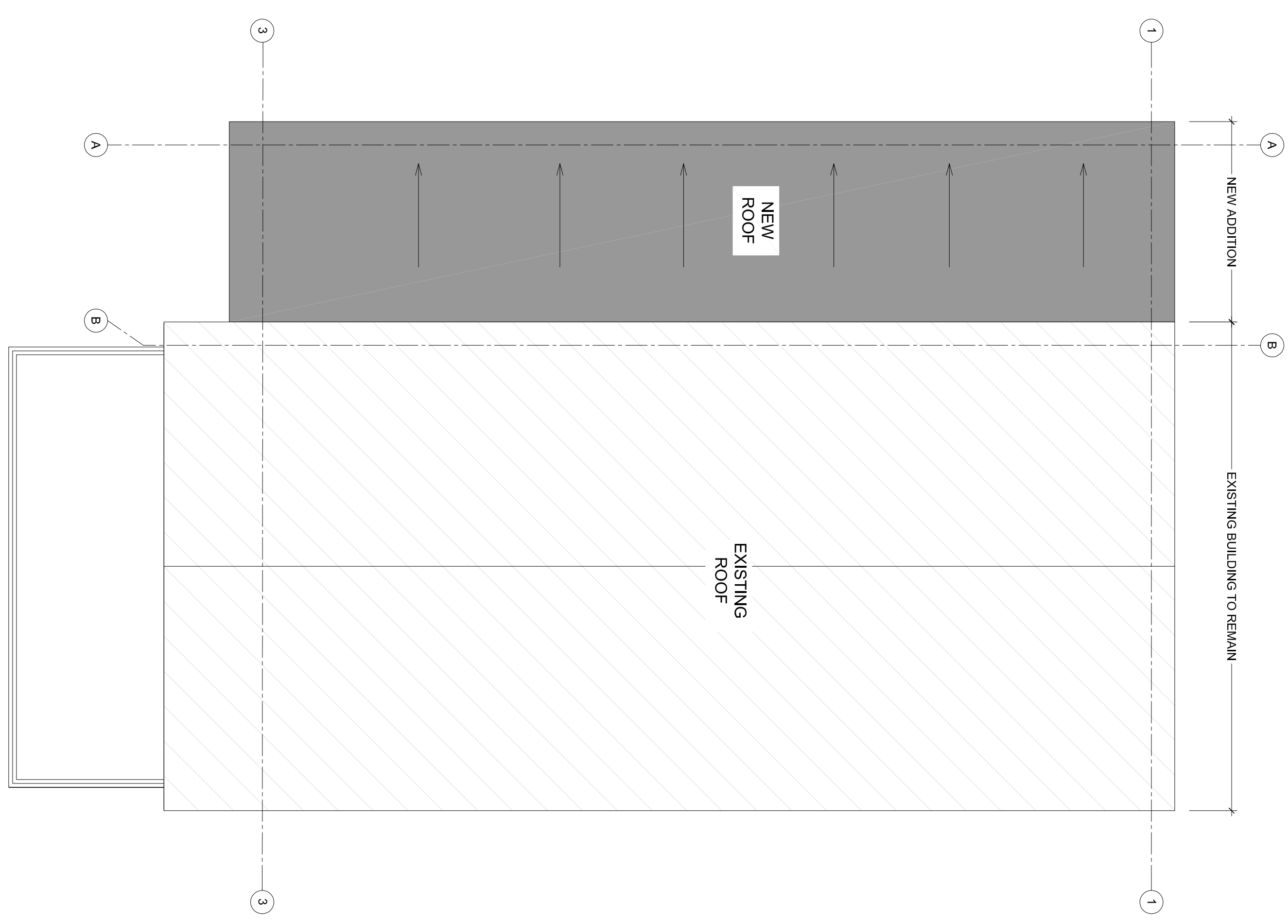


# 9 MORRIS STREET

## PROPOSED 2 STOREY ADDITION TO EXISTING 2 STOREY SINGLE DETACHED DWELLING



**1** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



**2** PROPOSED ROOF PLAN  
SCALE: 1/4"=1'-0"

	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING WALL

DATE: APRIL 2022	SHEET: A4
DRAWING NAME: PROPOSED FLOOR PLANS	
DRAWING NUMBER: K1S 444	
PROJECT: 9 MORRIS STREET OTTAWA, ONTARIO	
DESIGNER: FERNANDO MARTIN	
CHECKER: A.S.	
DATE: APRIL 2022	
SCALE: AS NOTED	



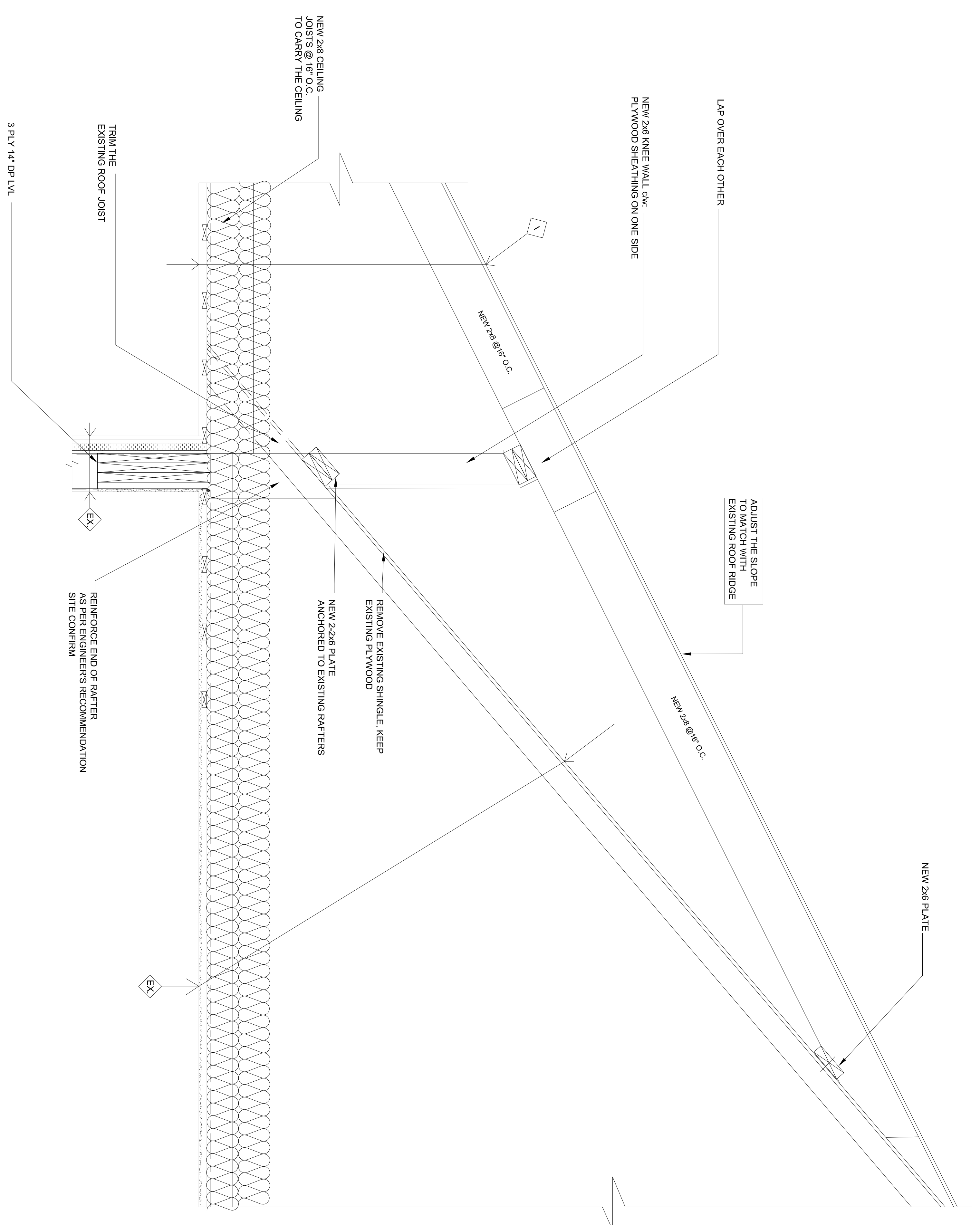






# 9 MORRIS STREET

## PROPOSED 2 STOREY ADDITION TO EXISTING 2 STOREY SINGLE DETACHED DWELLING



**1**  
**A8** ROOF SECTION  
SCALE: 1/4" = 1'-0"

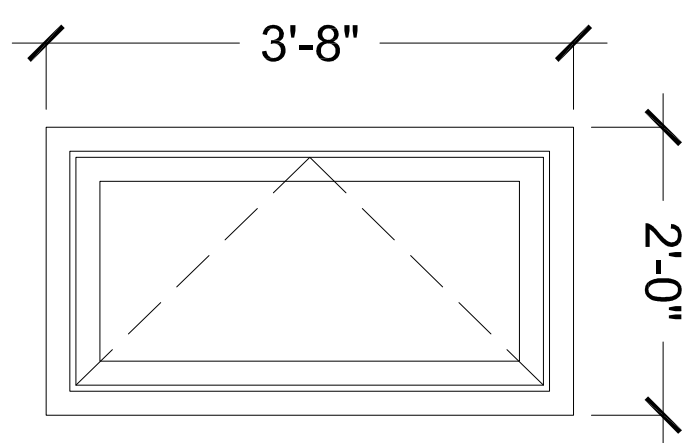
NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	2022
2	REVISIONS	2022
3	REVISIONS	2022
4	REVISIONS	2022
5	REVISIONS	2022
6	REVISIONS	2022
7	REVISIONS	2022
8	REVISIONS	2022
9	REVISIONS	2022

PROJECT: 9 MORRIS STREET  
OTTAWA, ONTARIO  
K1S 4M4

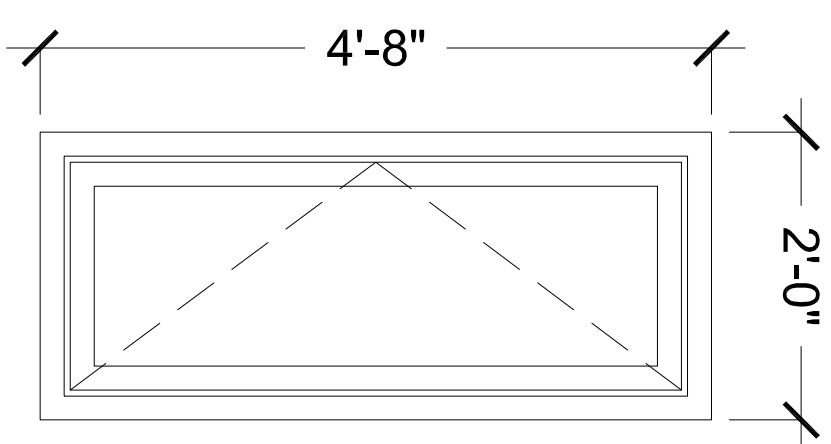
DRAWING NAME: ROOF SECTION

DESIGNER: A.S.  
DATE: APRIL 2022  
SHEET: A8  
SCALE: AS NOTED

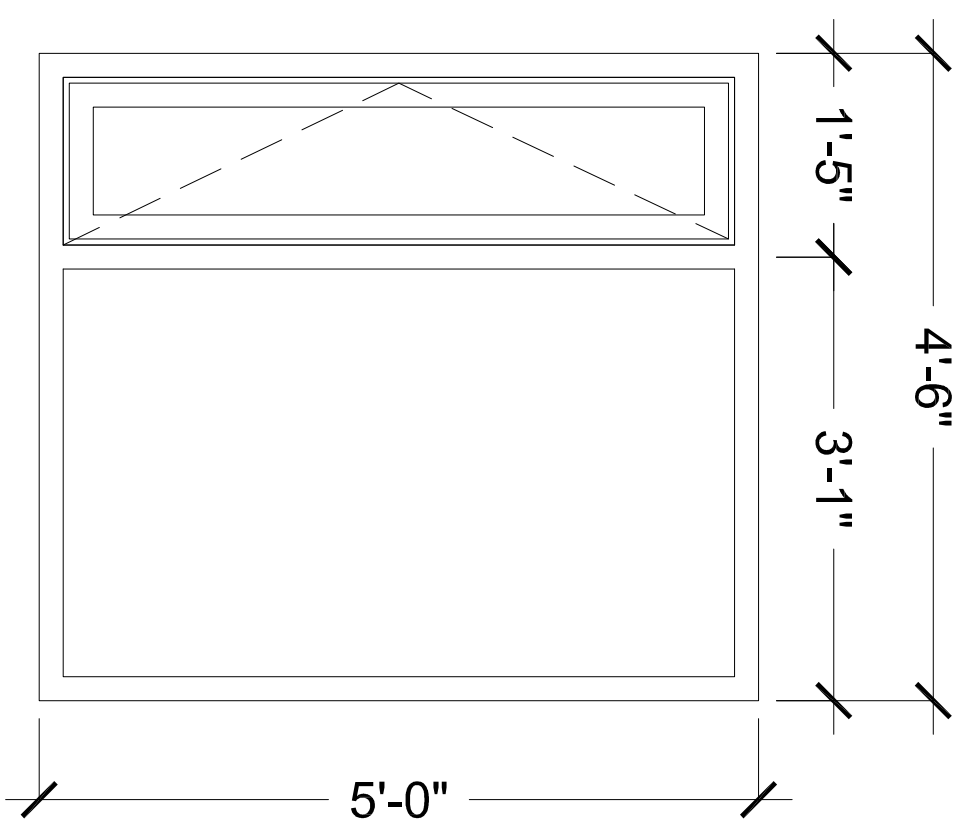
WINDOW SCHEDULE					
WINDOW NUMBER	DESCRIPTION	WINDOW TYPE	FRAME WIDTH X HEIGHT	FRAME MATERIAL	GLAZING
W101	CASEMENT WINDOW	A	2'-0" X 3'-8"	PVC	DOUBLE PANE WITH LOW-E COATING AND ARGON
W201	CASEMENT WINDOW	C	2'-0" X 4'-8"	PVC	DOUBLE PANE WITH LOW-E COATING AND ARGON
W202	CASEMENT & FIXED WINDOW	B	4'-6" X 5'-0"	PVC	DOUBLE PANE WITH LOW-E COATING AND ARGON



○ WINDOW TYPE A



○ WINDOW TYPE C



○ WINDOW TYPE B

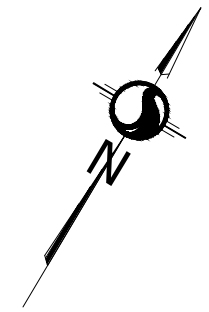
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PROPOSED 2 STOREY ADDITION TO EXISTING 2 STOREY  
SINGLE DETACHED DWELLING

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR PERMIT	15/04/2022
2	REVISED PERMIT	15/04/2022
3	REVISED PERMIT	15/04/2022
4	REVISED PERMIT	15/04/2022
5	REVISED PERMIT	15/04/2022
6	REVISED PERMIT	15/04/2022
7	REVISED PERMIT	15/04/2022
8	REVISED PERMIT	15/04/2022
9	REVISED PERMIT	15/04/2022

PROJECT: **9 MORRIS STREET**  
OTTAWA, ONTARIO  
K1S 4M4

DRAWING NAME: **WINDOW SCHEDULE**

DRAWN: **A.S.** SHEET: **A9**  
DATE: APRIL 2022  
SCALE: AS NOTED



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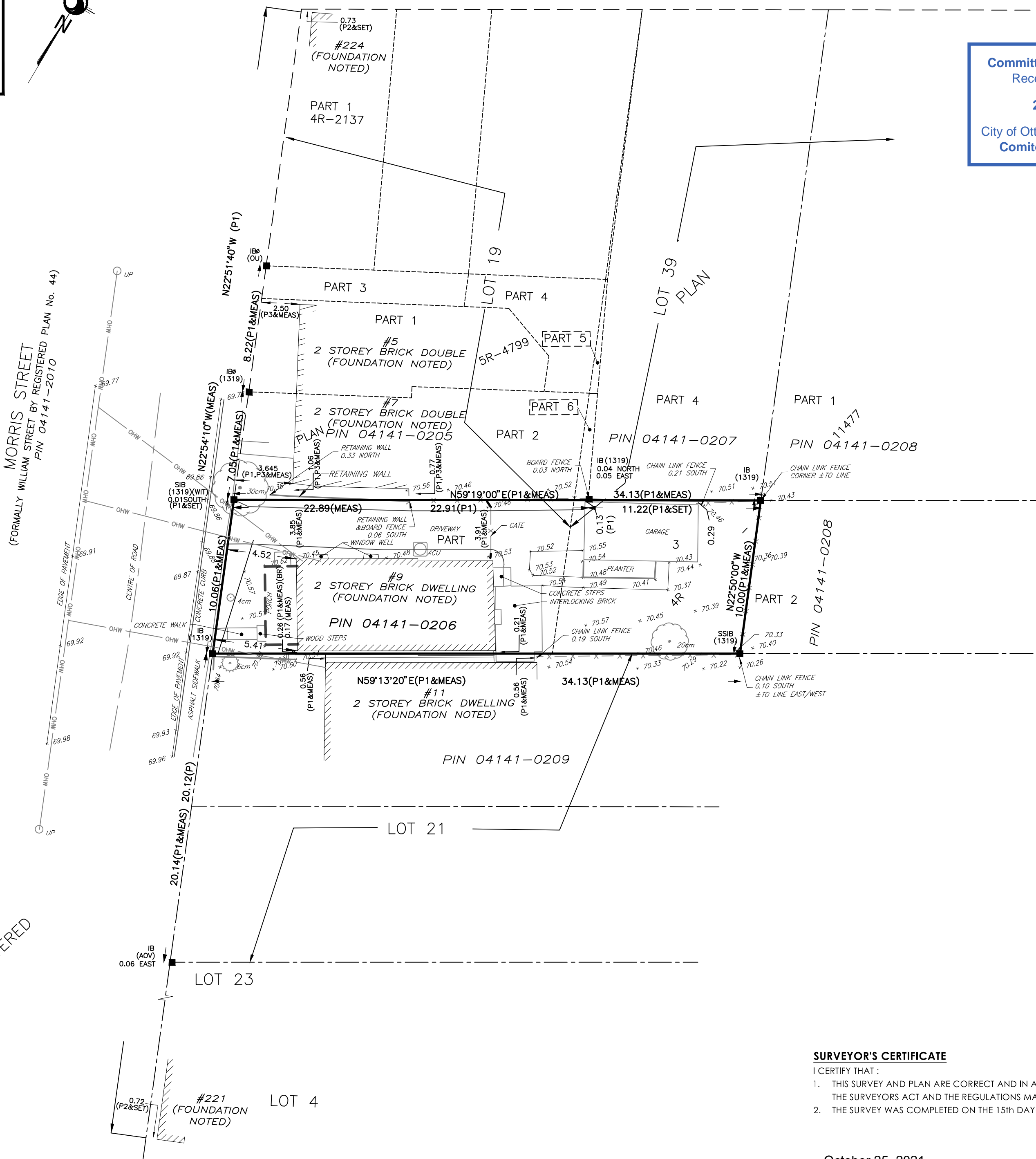
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IB#	"	ROUND IRON BAR
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CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
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PROP	"	PROPORTIONED
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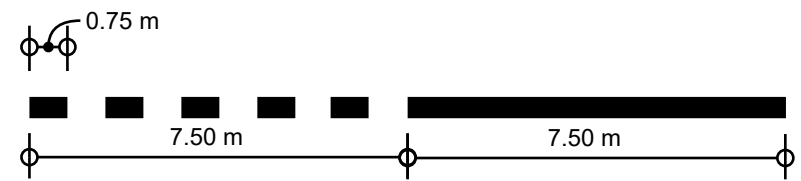
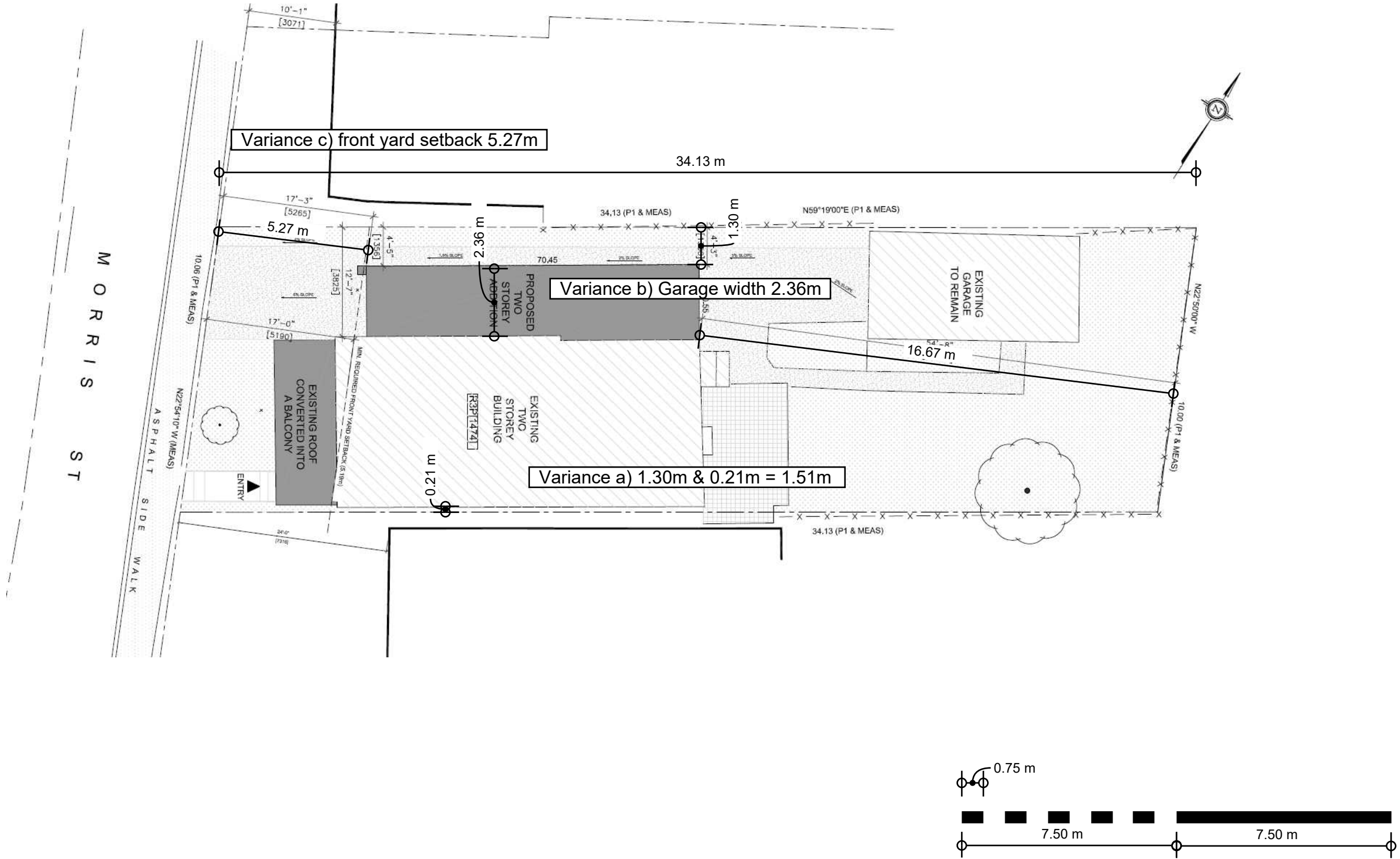
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**CLIENT**  
 Scale 1:150

**PROJECT**  
 9 Morris

**ISSUE**  
 9 Morris

**DRAWN BY**  
 CJ

**PROJECT NO.**  
 2023 0000

July 17, 2023  
 Variance Site  
 Plan

**A.**