

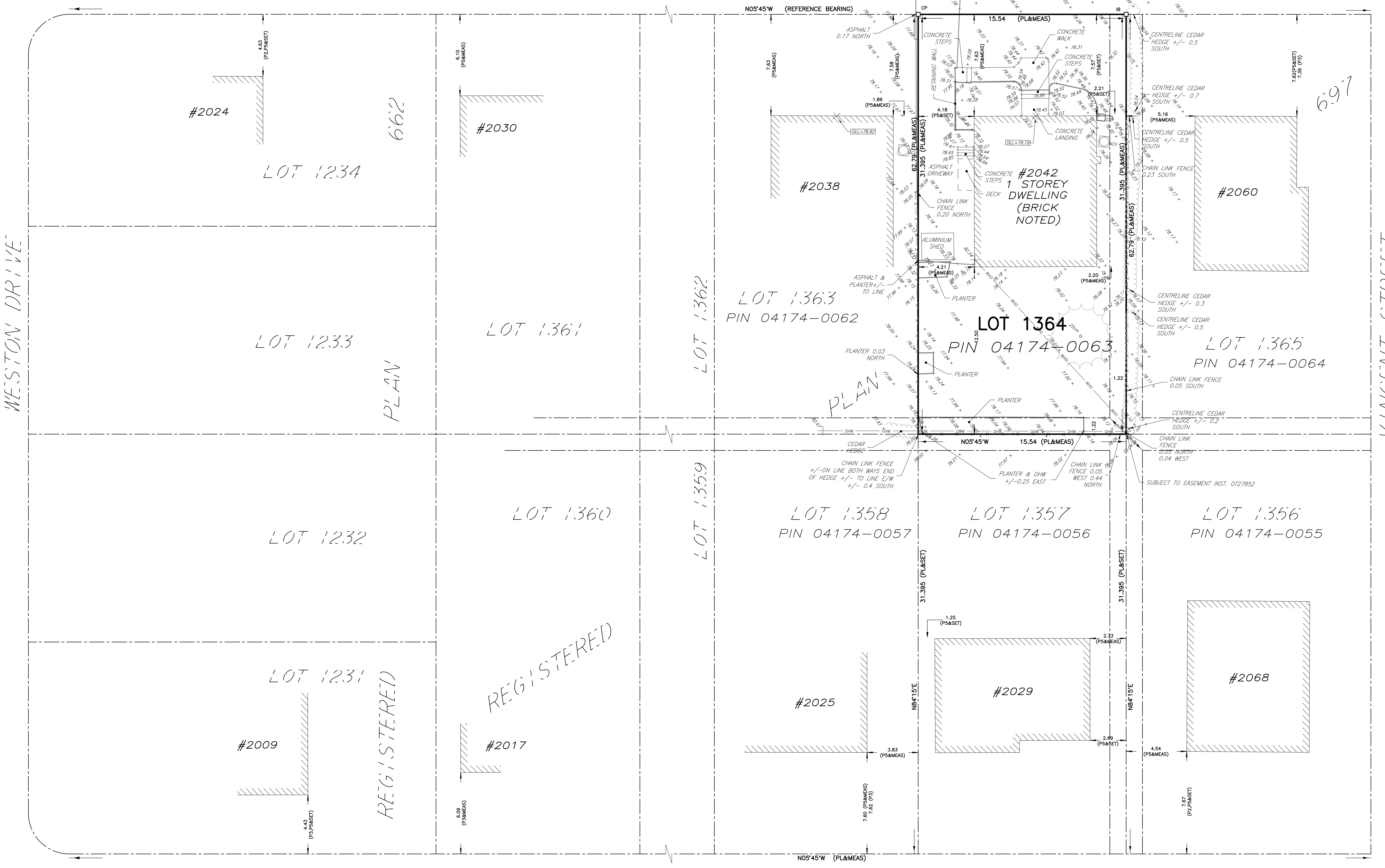
24 November 2022 12:53 PM

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-39077

Committee of Adjustment  
Received | Reçu le  
2023-08-09  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY  
**LOT 1364**  
**REGISTERED PLAN 697**  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
CITY OF OTTAWA

Scale 1:150  
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 ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF VINCENT STREET BEING N05°45'W AS SHOWN ON PL.

**ELEVATION NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928/978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT, OTTAWA ELEVATION=95.230.

**NOTE**  
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREOF.  
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.  
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.  
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.  
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

**PART 2**  
This Report was prepared for CHANTAL SEGUIN and the undersigned accepts no responsibility for the use by other parties.

- REGISTERED RIGHTS-OF-WAY/EASEMENTS  
Subject to Easement per Instrument No. 0127852.
- PROPERTY IMPROVEMENTS  
There is a 1 storey dwelling situated 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, westerly and southerly limits of the property.

**LEGEND**

■	DENOTES	FOUND MONUMENTS
□	DENOTES	SET MONUMENTS
IB	DENOTES	IRON BAR
IBP	DENOTES	ROUND IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS
PIN	DENOTES	PROPERTY IDENTIFICATION NUMBER
MEAS	DENOTES	MEASURED
INST	DENOTES	INSTRUMENT
PROP	DENOTES	PROPORTIONED
OU	DENOTES	ORIGIN UNKNOWN
SG	DENOTES	STANTEC GEOMATICS LTD.
PL	DENOTES	REGISTERED PLAN 697
P1	DENOTES	REGISTERED PLAN 662
P2	DENOTES	PLAN BY ANNIS, O'SULLIVAN AND GOLTZ, O.L.S. DATED JUNE 10, 1975
P3	DENOTES	PLAN BY WEBSTER AND SIMMONDS SURVEYING LTD. DATED JULY 27, 1992
P4	DENOTES	PLAN BY W.J. WEBSTER LTD. DATED JULY 11, 1977
P5	DENOTES	PLAN BY H.R. FARLEY O.L.S.
ACU	DENOTES	AIR CONDITIONING UNIT
CB	DENOTES	CATCH BASIN
CSR	DENOTES	GAS SERVICE REGULATOR
MH	DENOTES	MAINTENANCE HOLE UNIDENTIFIED
UP	DENOTES	UTILITY POLE
○	DENOTES	TREE CONIFEROUS (D.B.H. SHOWN)
○	DENOTES	TREE DECIDUOUS (D.B.H. SHOWN)

OVERHEAD WIRE

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT.  
2. THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
3. THE SURVEY WAS COMPLETED ON THE 23RD DAY OF NOVEMBER, 2022.

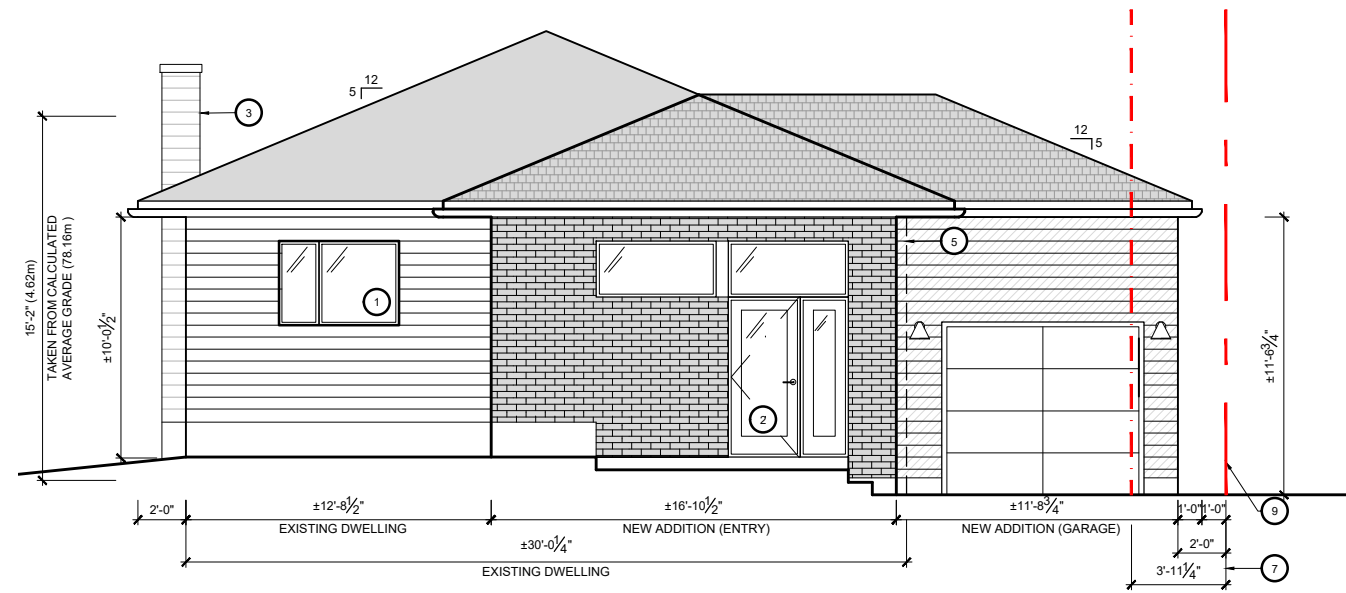
Nov. 24, 2022  
DATE  
Amanda Bulla  
AMANDA BULLA  
ONTARIO LAND SURVEYOR

SRO MAP COORD.=372862.97, 5028752.72

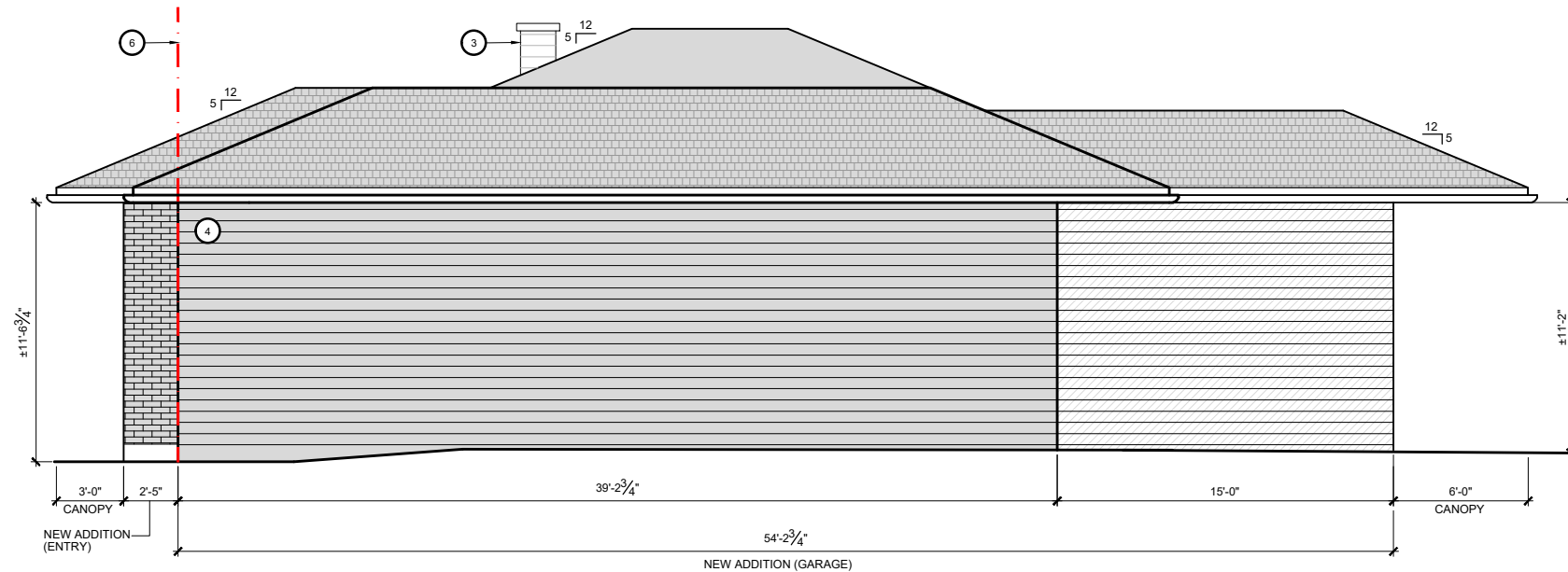
**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO, K2C 3G4  
TEL: 416.722.4420  
stantec.com

DRAWN: TMT CHECKED: AB PWC: AB FIELD: ES PROJECT No.: 161614658-110

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.



**1** ELEVATION: FRONT (EAST) - PROPOSED  
 02 SCALE = 1/8" = 1'-0"



**2** ELEVATION: SIDE (NORTH) - PROPOSED  
 02 SCALE = 1/8" = 1'-0"

**DRAWING NOTES**

- ① MODIFIED WINDOW OPENING IN EXISTING DWELLING.
- ② PROPOSED NEW FRONT ENTRY LOCATION.
- ③ EXISTING CHIMNEY WITH NEW CLADDING (SIDING).
- ④ WALL TO BE OF NON-COMBUSTIBLE CLADDING.
- ⑤ LINE OF EXISTING WALL BEYOND (GARAGE INTERIOR).
- ⑥ LINE OF SIDE YARD SETBACK.
- ⑦ LINE OF SIDE YARD SETBACK.
- ⑧ NUMBER NOT IN USE
- ⑨ PROPERTY LINE.

**DRAWING LEGEND**

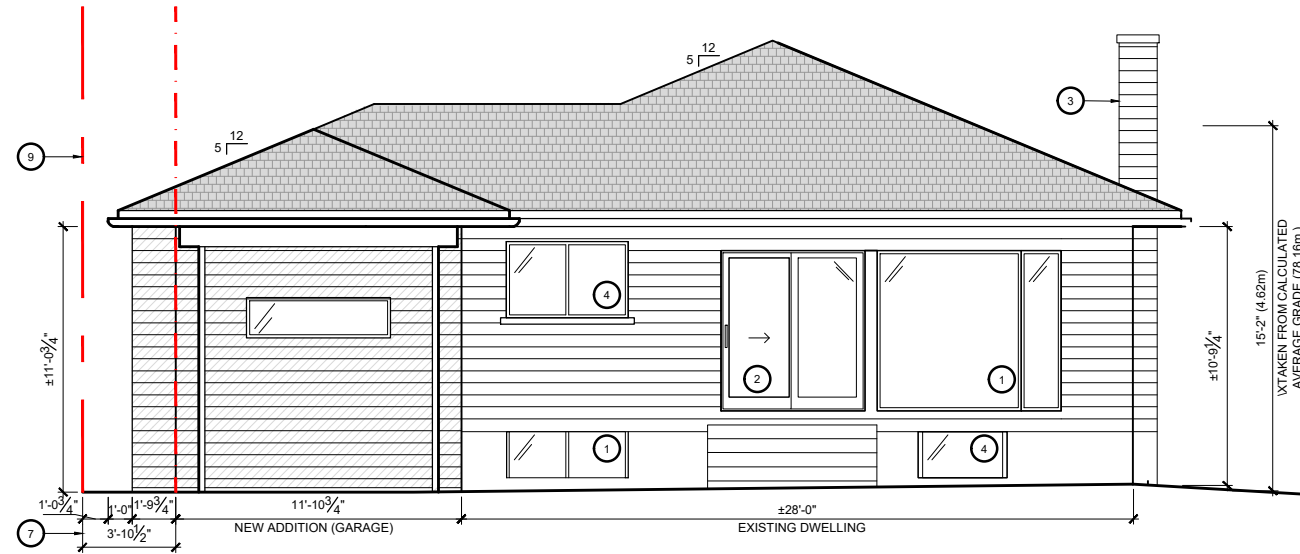
- EXISTING DWELLING (NEW SIDING)
- NEW ADDITION - ENTRY (NEW BRICK CLADDING)
- NEW ADDITION - GARAGE (NEW SIDING)
- NEW ADDITION - GARAGE (SIDING - NON COMBUSTIBLE CONSTRUCTION)
- EXISTING ROOF
- NEW ROOF
- — — — — PROPERTY LINE
- — — — — SETBACK

CHANTAL SEGUIN &  
 FRANCOIS FLAMAND  
 2042 VINCENT STREET  
 OTTAWA, ON  
 K1G 2M9  
 613-731-6606

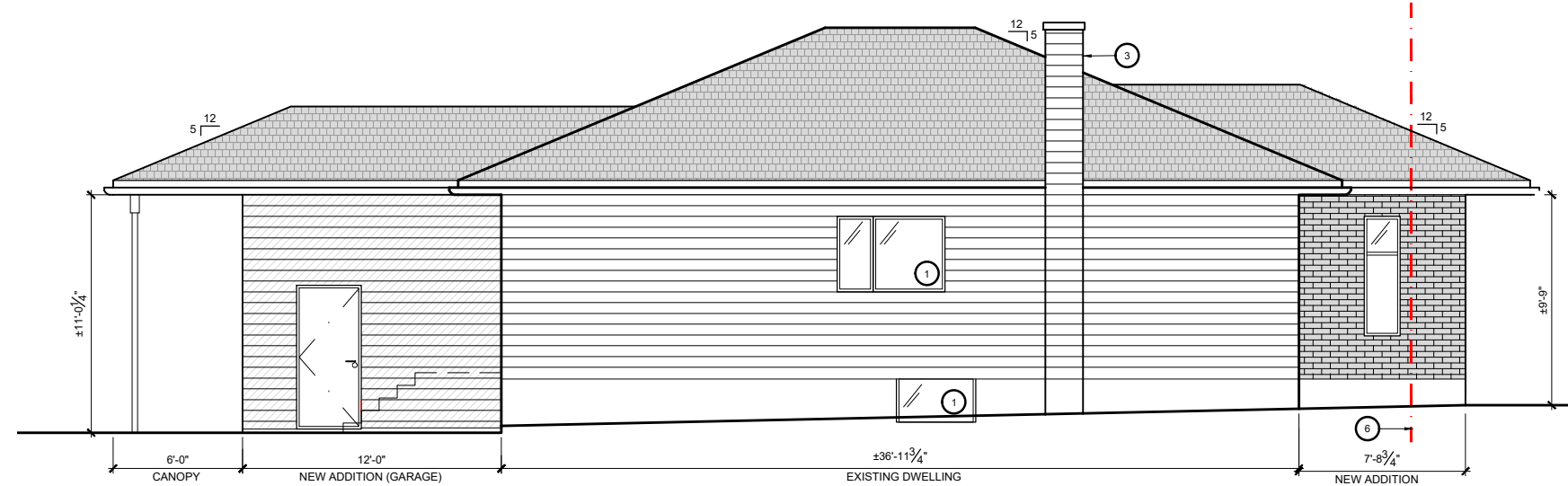
PROJECT NAME  
 APPLICATION FOR MINOR VARIANCE: VINCENT RESIDENCE

DRAWING NO.

**A1**



**1** ELEVATION: REAR (WEST) - PROPOSED  
03 SCALE = 1/8" = 1'-0"



**2** ELEVATION: SIDE (SOUTH) - PROPOSED  
03 SCALE = 1/8" = 1'-0"

**DRAWING NOTES**

- ① MODIFIED WINDOW OPENING IN EXISTING DWELLING.
- ② PROPOSED NEW REAR ENTRY LOCATION.
- ③ EXISTING CHIMNEY WITH NEW CLADDING (SIDING).
- ④ EXISTING WINDOW TO REMAIN.
- ⑤ LINE OF EXISTING WALL BEYOND (GARAGE INTERIOR).
- ⑥ LINE OF FRONT YARD SETBACK.
- ⑦ LINE OF SIDE YARD SETBACK.
- ⑧ NUMBER NOT IN USE
- ⑨ PROPERTY LINE

**DRAWING LEGEND**

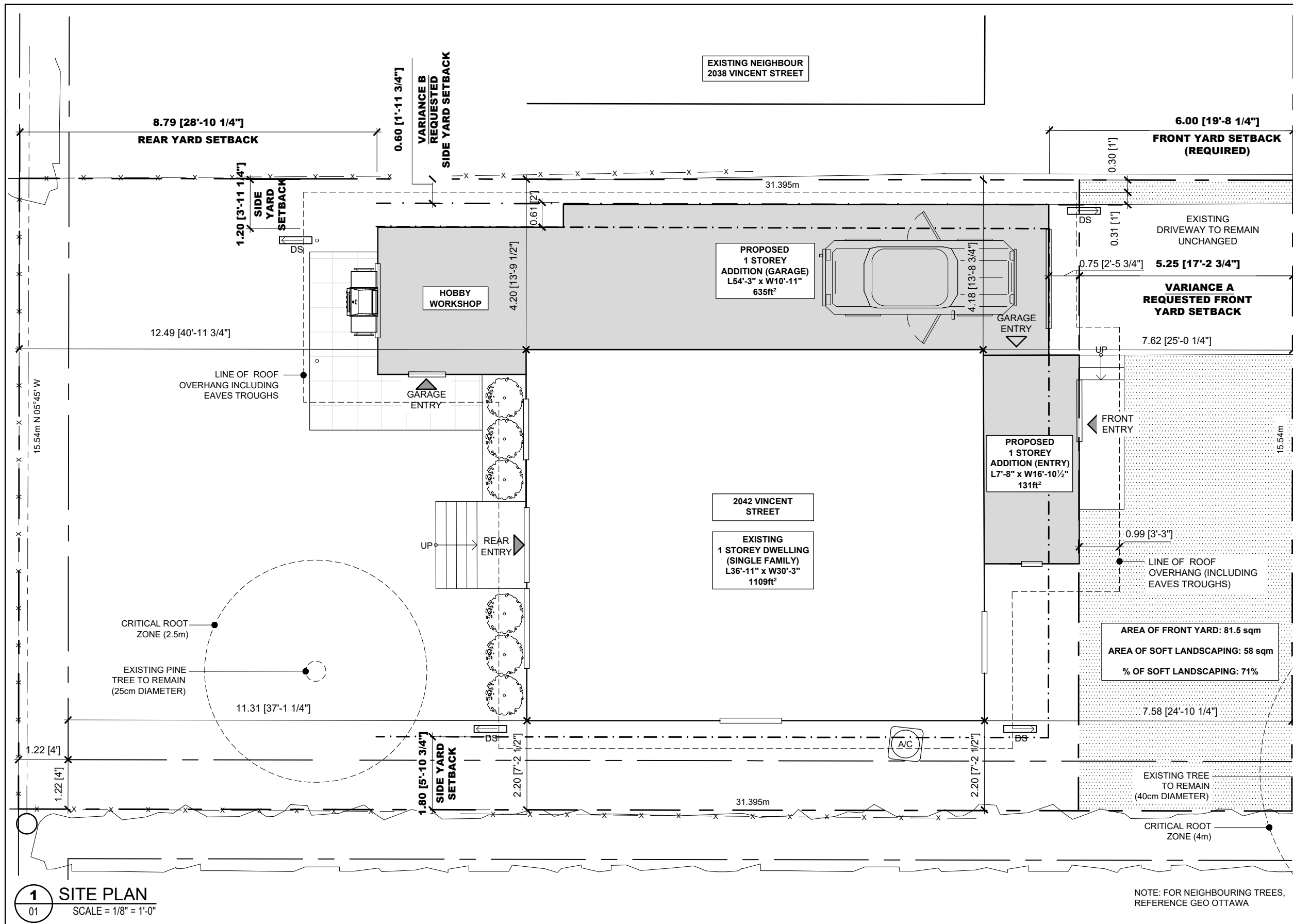
- EXISTING DWELLING (NEW SIDING)
- NEW ADDITION - ENTRY (NEW BRICK CLADDING)
- NEW ADDITION - GARAGE (NEW SIDING)
- EXISTING ROOF
- NEW ROOF
- PROPERTY LINE
- SETBACK

CHANTAL SEGUIN &  
FRANCOIS FLAMAND  
2042 VINCENT STREET  
OTTAWA, ON  
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PROJECT NAME  
APPLICATION FOR MINOR VARIANCE: VINCENT RESIDENCE

DRAWING NO.

**A2**



ZONING REQUIREMENTS	
ZONING DESIGNATION	15m
MINIMUM LOT WIDTH	450m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	8m
MINIMUM FRONT YARD SETBACK	6m
MINIMUM INTERIOR SIDE YARD SETBACK	3.0m total, 1.2m minimum on one side
MINIMUM REAR YARD SETBACK	28% of lot depth = 8.79m
PERMITTED PROJECTIONS	Canopies: 1.8; Eaves, Eaves troughs and Gutters: 1m, but not closer than 0.3m to a lot line
BUILDING CODE REQUIREMENTS	
FIRE RATING SETBACK	At 0.6m (2'-0") to the lot line: Non-combustible cladding
REQUESTED VARIANCES	
VARIANCE A	Application: Reduced Front Yard Setback Required: 6.0m Proposed: 5.25m
VARIANCE B	Application: Reduced Side Yard Setback Required: 1.2m Proposed: 0.6m
DRAWING LEGEND	
	Dashed Line Indicates Items to be Removed
	Property Line
	Property Setback, See Zoning Requirements
	Permitted Projections, See Zoning Requirements
	Roof Line Above
	Existing Fence
	Existing
	New Construction
	Area of Soft Landscaping
	Hydro Easement
	Overhead Hydro Line
	Downspout location and direction

**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2023-08-15**  
 North  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**1** SITE PLAN  
01 SCALE = 1/8" = 1'-0"

NOTE: FOR NEIGHBOURING TREES, REFERENCE GEO OTTAWA

CHANTAL SEGUIN &  
 FRANCOIS FLAMAND  
 2042 VINCENT STREET  
 OTTAWA, ON  
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PROJECT NAME  
 APPLICATION FOR MINOR VARIANCE: VINCENT RESIDENCE

DRAWING NO.  
**P1**