

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 886
REGISTERED PLAN 886
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150
 0 4.5 3.0 1.5 0 3 6 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 14th day of December, 2022.

Dec 20 2022
 Date
 Stefan Bazar
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED: December 20, 2022

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
 Tom Leithner (The Client), their solicitors,
 mortgagees, and other related parties, permission to use original, signed, sealed
 copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

- | | | |
|-------|---------|----------------------------------|
| □ | Denotes | Survey Monument Planted |
| ■ | - | Survey Monument Found |
| SIB | - | Standard Iron Bar |
| SSIB | - | Short Standard Iron Bar |
| IB | - | Iron Bar |
| IB# | - | Round Iron Bar |
| (WIT) | - | Witness |
| Mess. | - | Measured |
| (AOG) | - | Annis, O'Sullivan, Vollebek Ltd. |
| (PI) | - | Registered Plan 886 |
| (P2) | - | Plan 5R-2013 |
| (N1) | - | (857) Field Records Ref: 9-886 |
| (N2) | - | (1144) Field Records |
| TRW | - | Timber Retaining Wall |
| WTL | - | Centreline of Wall ± to Line |
| □ GM | - | Gas Meter |
| □ HM | - | Hydro Meter |
| CLF | - | Chain Link Fence |
| BF | - | Board Fence |
| □ AC | - | Air Conditioner |
| - - - | - | Property Line |

Bearings are grid, derived from Can-Net 2016 Real Time Network
 GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83
 (original).
 For comparison purposes a rotation of 0°05'30" Clockwise was applied to
 the bearings on plans P1 and P2.

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
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 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: annis@annisvol.com
 Ontario Land Surveyors Ltd. No. 22824-22 Tom Leithner Pl. 11, 886 Plan 886 D F 38

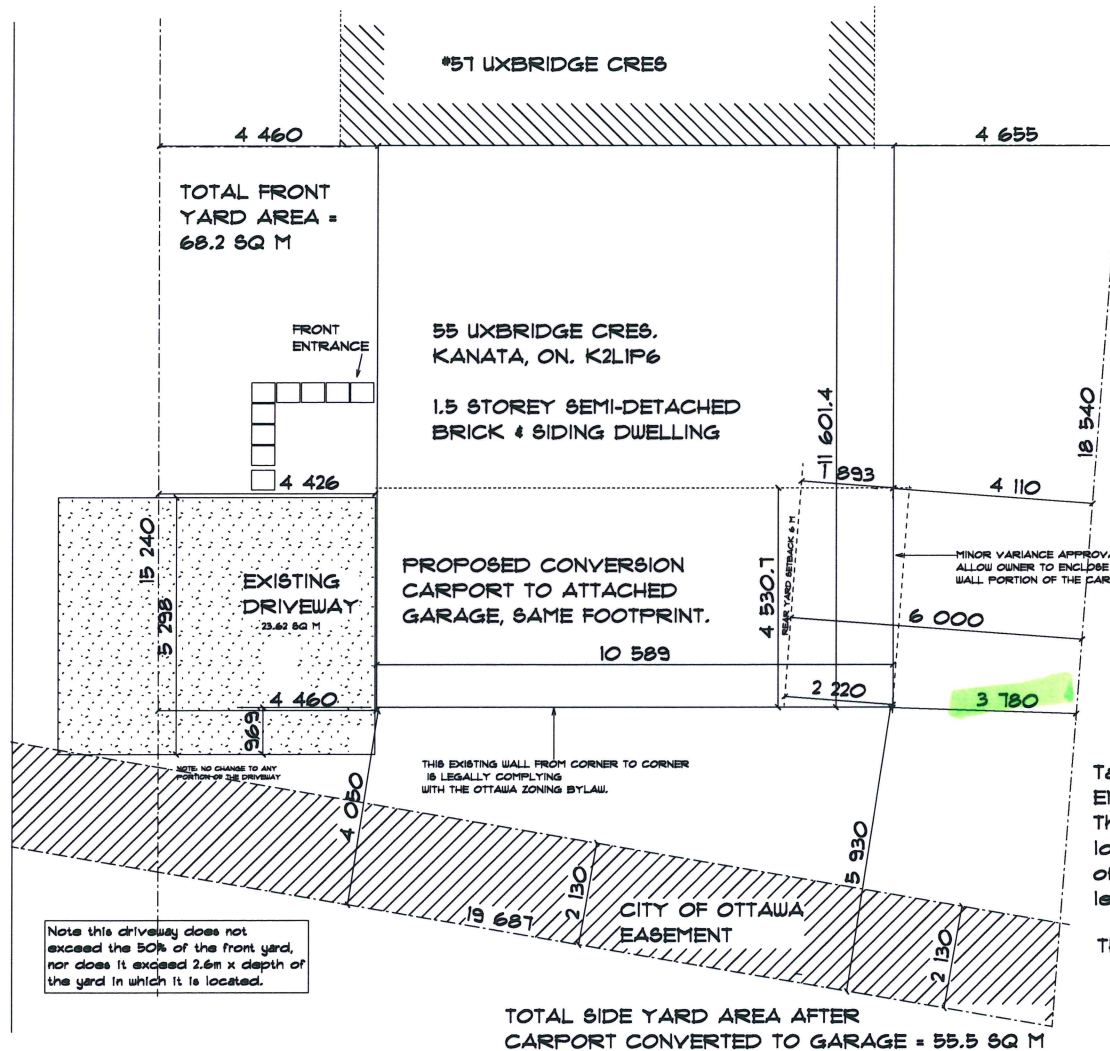
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-40777

 THIS PLAN IS NOT VALID UNLESS
 IT IS AN EMBOSSED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29 (3).

Committee of Adjustment
 Received | Reçu le
 2023-10-31
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



UXBRIDGE CRES.



PROPERTY INFORMATION

TOTAL PROPERTY AREA: 330.11 M SQ

PERCENTAGE OF MINOR VARIANCE OF 2.73 M SQ OF THE PROPERTY AREA = .8%

ZONE: R2C (NOT IN GREENBELT)

REAR YARD AREA = 64.38 SQ M

Ward Name: Kanata South

Councillor Name: Allan Hubley

PLAN 886 FT. LOT 886 RP 5R-2013 PARTS 16 & 38

Table 158B of Sec. 157-158 (By-law 2012-334) ENDNOTE 7:

The minimum rear yard setback is 25% of the lot depth, which must comprise at least 25% of the area of the lot. However, it may not be less than 6 m and need not exceed 7.5 m.

The variance being sought is 2.22 meters.

Note this driveway does not exceed the 50% of the front yard, nor does it exceed 2.6m x depth of the yard in which it is located.

SITE PLAN



The undersigned has reviewed and takes responsibility for this design, and that the information and works are complete and set in the Ontario Building Code for the Building.

QUALIFICATION INFORMATION

Registered architect in Ontario under O.S.A.C. 123 & 124 of the Ontario Building Code

DATE: 09/15/2023

PROJECT: 2200

DATE: 09/15/2023

BEECHWOOD BUILDING DESIGN SERVICES

BCIN DESIGNER: D.BUCHHOLZ

SCALE: 1:100

PRINT IN X 11 LANDSCAPE

DATE: 09/15/2023



SITE PLAN OF PROPOSED ADDITION

ADDRESS: 55 UXBRIDGE CRES., KANATA, ON

OWNER: THOMAS LANTHIER

A1

THIS VERSION

ALUMINUM FASCIA, SOFFIT,
GUTTERS & RAIN WATER LEADERS



Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-11-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.1.(2) & (4) of the building code.

FELICIA BUCHHOLZ *Felicia Buchholz* 20640
Name: Signature B.C.I.N. no.:

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1.(2)&(4) of the building code.

BEECHWOOD BUILDING DESIGN SERVICES 27040
Firm Name: B.C.I.N. no.:

PROPOSED FRONT ELEVATION

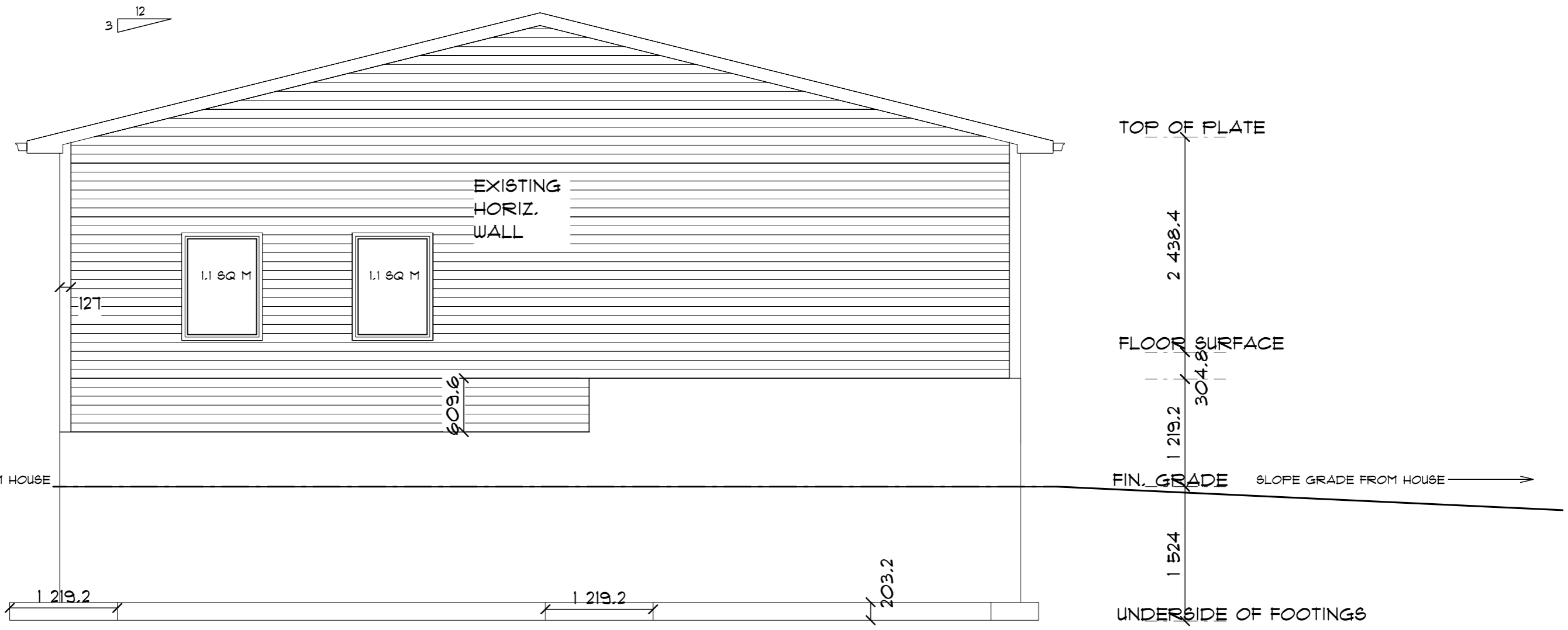
SCALE: 1/2" = 1'-0"

BEECHWOOD BUILDING
DESIGNS
BCIN DESIGNER: D.BUCHHOLZ
SCALE: 1/4"
DATE: SEPT. 15, 2023



FRONT ELEVATION
ADDRESS: 55 UXBRIDGE CRES., KANATA
OWNER: THOMAS LANTHIER

A2



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/2" = 1'-0"

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:
 QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1.(3) & (4) of the Ontario Building Code.
 DEAN BUCHHOLZ *[Signature]* 38070
 name: Signature BCIN #:
 REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1.(3) & (4) of the Ontario Building Code
 BEECHWOOD BUILDING DESIGN SERVICES 27040
 Firm Name: BCIN#:
 DATE:

BEECHWOOD BUILDING
 DESIGNS
 BCIN DESIGNER: D.BUCHHOLZ
 SCALE: 1/2"
 DATE: SEPT. 15/2023



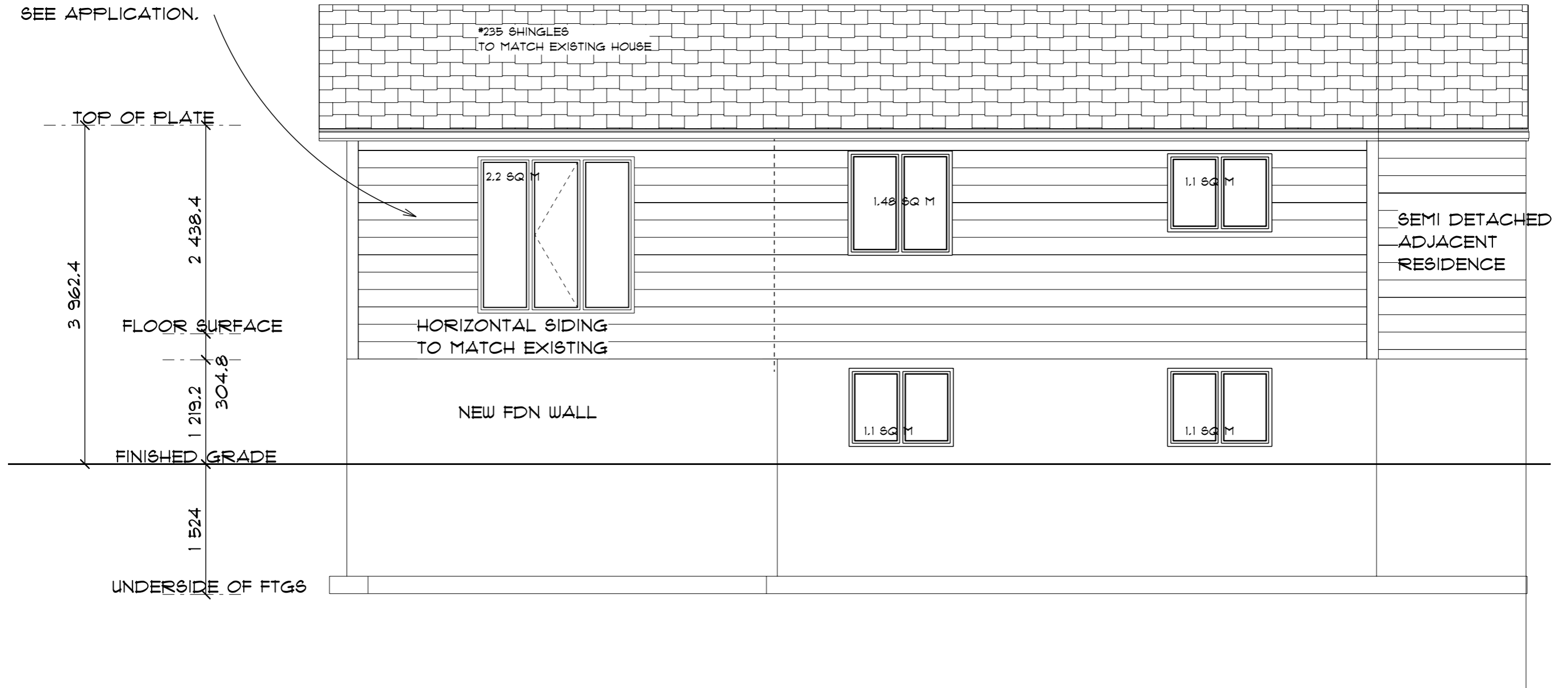
PROPOSED RIGHT SIDE ELEVATION
 ADDRESS: 55 UXBRIDGE CRES., KANATA
 OWNER: THOMAS LANTHIER
 A3

MINOR VARIANCE SEEKS
TO INFILL THIS REAR CARPORT WALL
AND INSTALL A FRAMED WALL
WITH A LARGE WINDOW.
SEE APPLICATION.

NOTE: WINDOW MAY DIFFER THAN AS SHOWN

ADDITION

EXISTING HOUSE



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.
 DEAN BUCHHOLZ *Dean Buchholz* 38070 BCIN #:
 name: Signature
REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.
 BEECHWOOD BUILDING DESIGN SERVICES 27060 BCIN #:
 Firm Name: BCIN #:
 DATE:

PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

BEECHWOOD BUILDING
DESIGNS

BCIN DESIGNER: D.BUCHHOLZ

SCALE: 1/2"

DATE: SEPT. 15, 2023



PROPOSED REAR ELEVATION

ADDRESS: 55 UXBRIDGE CRES., KANATA

OWNER: THOMAS LANTHIER

A4