

Committee of Adjustment
Received | Reçu le
2023-12-19
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
REGISTERED PLAN 394911
REGISTERED PLAN 394911
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.
Scale 1 : 150

Metric
DISTANCES AND COORDINATES 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 13th day of November, 2023.

November 13, 2023
Date
T. Hartwick
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED November 13th, 2023

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
Sheppard Property Developments ("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 |
| IB | | Iron Bar |
| CC | | Cut Cross |
| IB# | | Round Iron Bar |
| (WIT) | | Witness |
| Meas. | | Measured |
| (AOG) | | Annis, O'Sullivan, Vollebek Ltd. |
| (P1) | | Registered Plan 394911 |
| (P2) | | (1283) Plan dated January 30, 1991 |
| (P3) | | (1319) Plan dated July 25, 1988 |
| (P4) | | (647) Plan dated July 18, 1973 |
| (P5) | | (AOG) Plan dated March 10, 1987 |
| (P6) | | (857) Plan dated June 23, 1997 |
| (P7) | | (725) Plan dated June 2, 1986 |
| (P8) | | (647) Plan dated March 23, 1976 |
| (P9) | | (647) Plan dated November 4, 1960 |
| (P10) | | (647) Plan dated February 2, 1960 |
| (I) | | Instrument NS259675 |
| (N1) | | (647) Field Notes dated 1961, Ref. 51-394911 |
| (N2) | | (647) Field Notes dated 1961, Ref. 50-394911 |
| (N3) | | (647) Field Notes dated 1961, Ref. 49-394911 |
| (N4) | | (647) Field Notes dated September 21, 1960 |
| (N5) | | (647) Field Notes dated December 1960 |
| (N6) | | (647) Field Notes dated December 1960 |
| C/ | | Calculation per |
| ⊙ | | Deciduous Tree |
| ⊙ | | Coniferous Tree |
| ○ M+S | | Maintenance Hole (Sanitary) |
| B | | Underground Bell |
| G | | Underground Gas |
| S | | Underground Sanitary Sewer |
| W | | Underground Water |
| OHW | | Overhead Wires |
| CB | | Catch Basin |
| GM | | Gas Meter |
| HM | | Hydro Meter |
| FDN | | Foundation Noted |
| MF | | Metel Fence |
| CLF | | Chain Link Fence |
| BF | | Board Fence |
| HE | | Cedar Hedge |
| TRW | | Wood Retaining Wall |
| BRW | | Brick Retaining Wall |
| S/F | | South Face Noted |
| W/F | | West Face Noted |
| UP | | Utility Pole |
| LS | | Light Standard |
| AC | | Air Conditioner |
| ∅ | | Diameter |
| +65.00 | | Location of Elevations |
| +65.00 | | Location of Top of Curb Elevations |
| +65.00 | | Location of Top of Wall Elevations |
| C/L | | Centreline |
| EOA | | Edge of Asphalt |

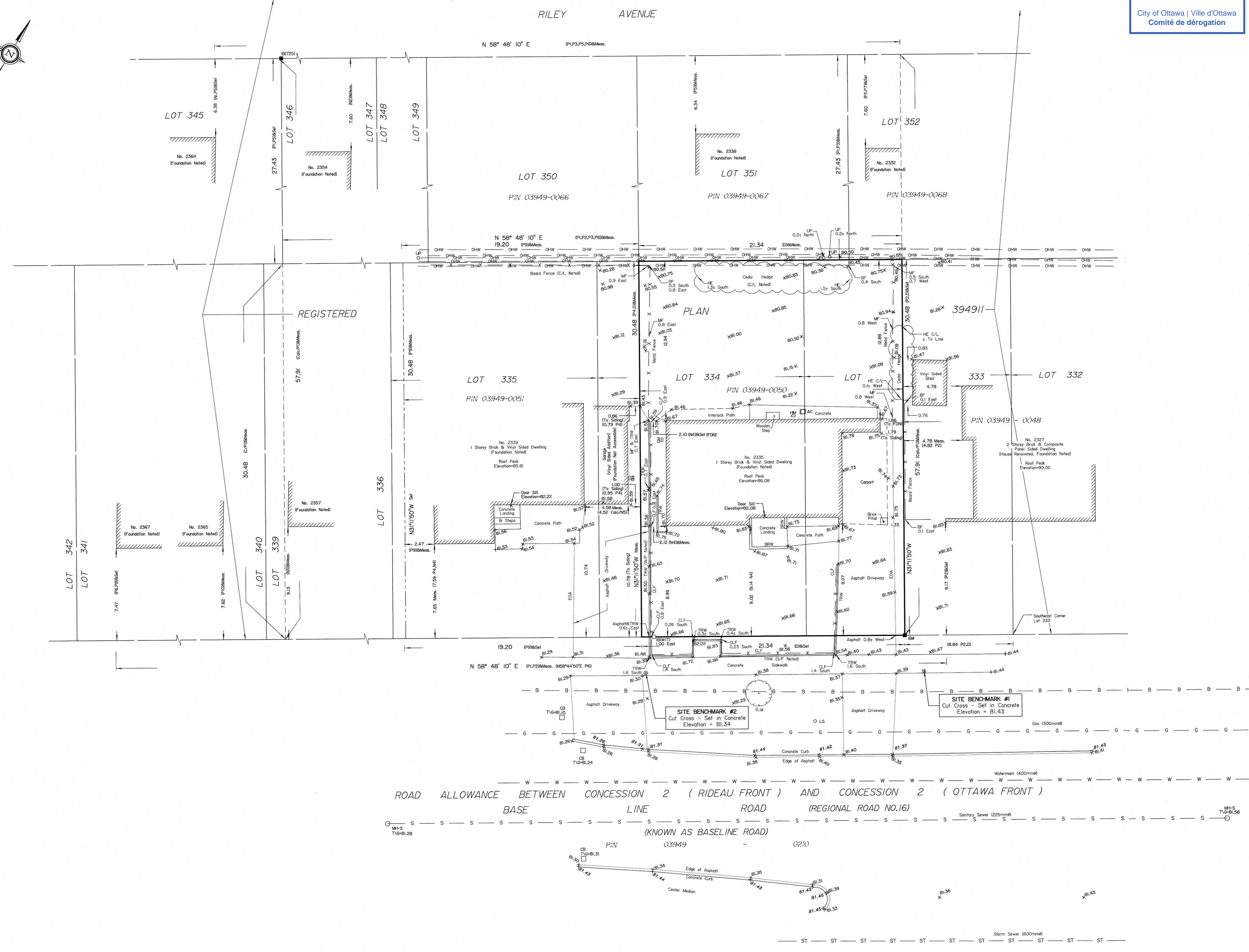
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations
and are referenced to Specified Control Points 01919680005 and 01919750705,
MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°27'20" counter-clockwise was applied to
bearings on plans (P1), (P2), (P3), (P5), (P6), (P7).

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark
has not been altered or disturbed and that its relative elevation and description
agrees with the information shown on this drawing.

UTILITY NOTES
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be
the responsibility of the user to contact the respective utility authorities for
confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference I-A-14.
4. A field location of underground plant by the pertinent utility authority is mandatory
before any work involving breaking ground, probing, excavating etc.

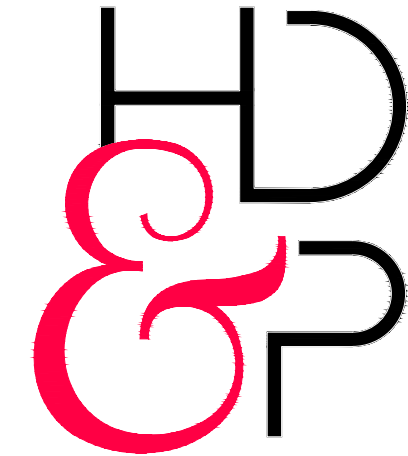
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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0550 / Fax: (613) 727-1079
Email: nepean@annis.com
Job No. 23/32-23 Sheppard P.Lt. 3338334 P10394911 0 P2 | vj



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-45072
THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

Topographic data was collected under Winter Conditions.
Snow cover and ice preclude determining location and
elevation of some topographical data that is otherwise visible.

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MODERN INTELLIGENT
DESIGNS PLANNING

HAMEL DESIGN AND PLANNING
170 MAIN STREET,
OTTAWA, ON, K1S 1C2
(613) 232-9081
www.HDandP.ca



SINGLE ROOM OCCUPANCY DWELLING

MARIA & VAN SHEPPARD

2335 BASELINE ROAD

R10

ZONING

13

REV. NO.

2023-01

PR. NO.

2023-10-23

DATE

LOCATION





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PROJECT TITLE

2335
BASELINE
ROAD

13	COFA	2023 10-23
12	COFA	2023 10-23
11	COFA	2023 10-10
10	BIKE/ GARB. LOC.	2023 08-17
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3	CLIENT REVIEW	2023 03-31
2	CLIENT REVIEW	2023 03-29
1	CLIENT REVIEW	2023 03-22

PROJECT No. :

2023-01

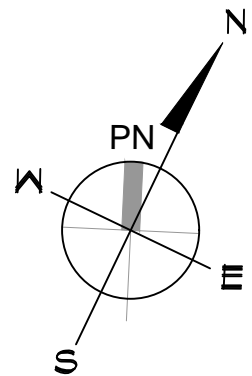
DATE: 2023-06-26

CHECKED: JH

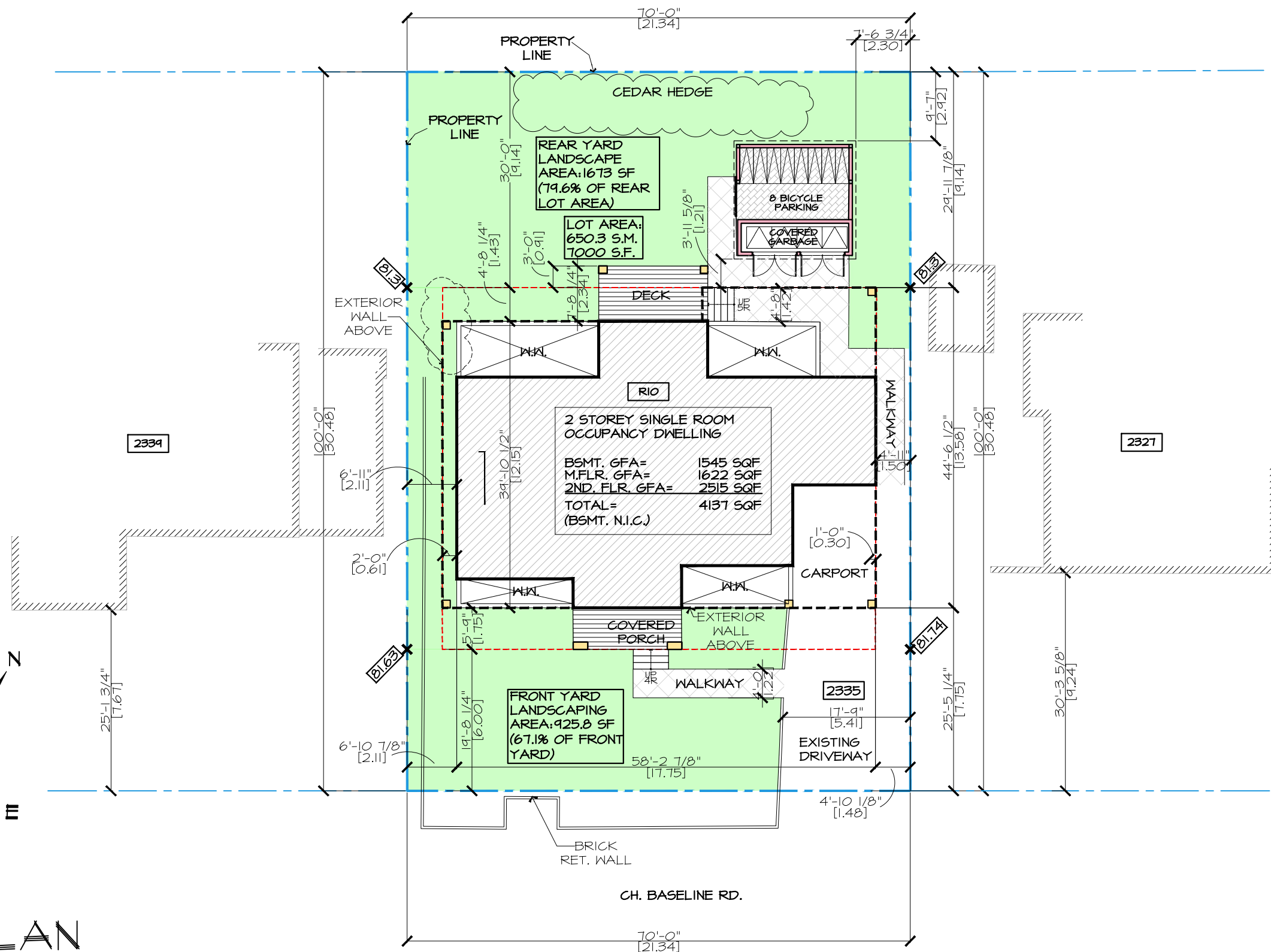
DWG BY: JK, JH

DWG No:

A1



SITE PLAN
SCALE : 1/16" = 1'-0"



2334

2327

2335

CH. BASELINE RD.



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BASELINE
ROAD

13	COFA	2023	10-23
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6	CLIENT REVIEW	2023	06-16
5	CLIENT REVIEW	2023	05-03
4	CLIENT REVIEW	2023	04-04
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2	CLIENT REVIEW	2023	03-29
1	CLIENT REVIEW	2023	03-22

PROJECT No. :

2023-01

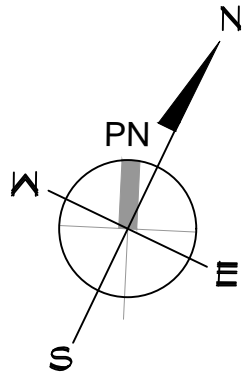
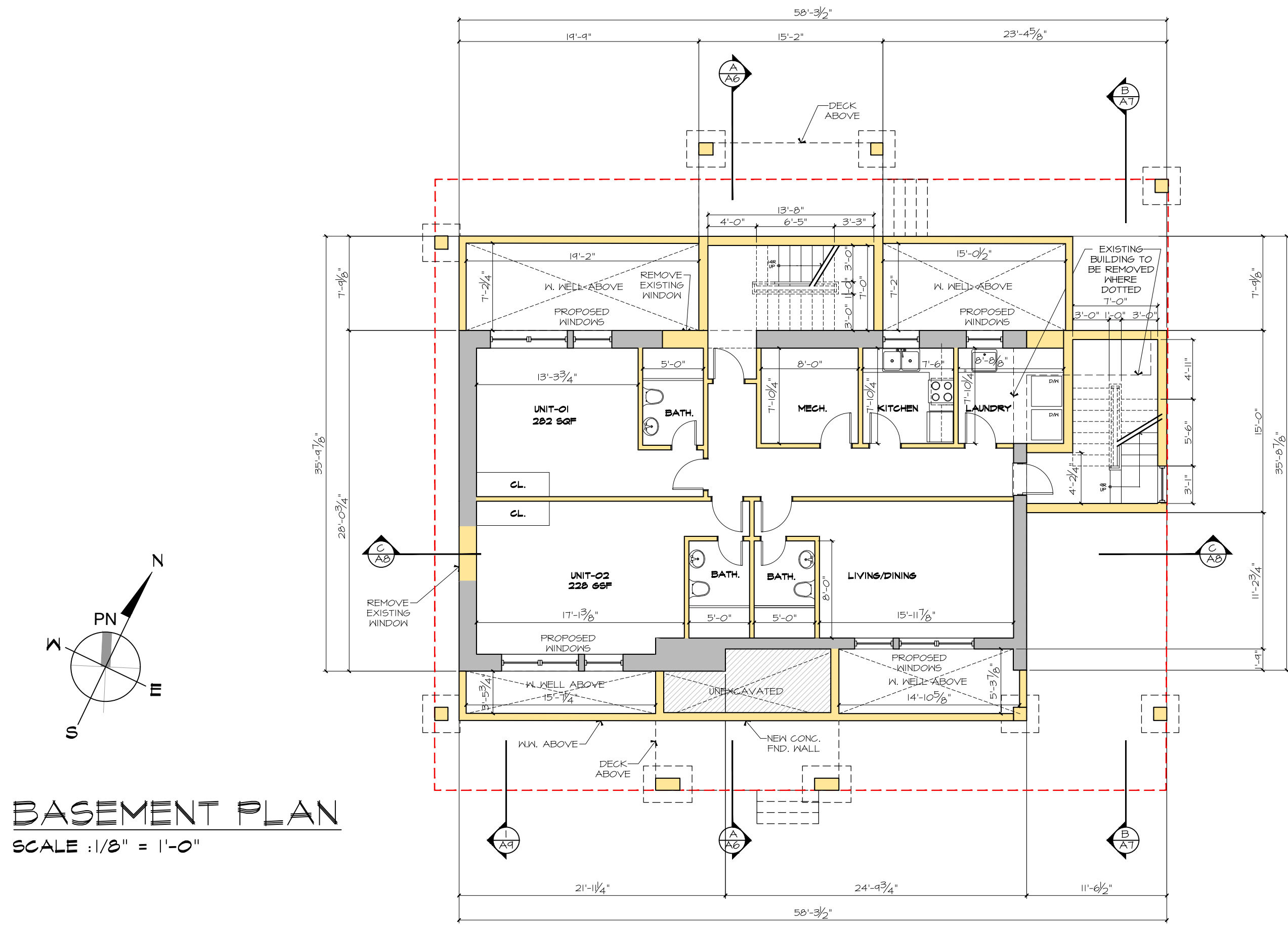
DATE: 2023-06-26

CHECKED: JH

DWG BY: JK, JH

DWG No:

A2



BASEMENT PLAN

SCALE : 1/8" = 1'-0"



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2335
BASELINE
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13	COFA	2023 10-23
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2	CLIENT REVIEW	2023 03-29
1	CLIENT REVIEW	2023 03-22

PROJECT No. :

2023-01

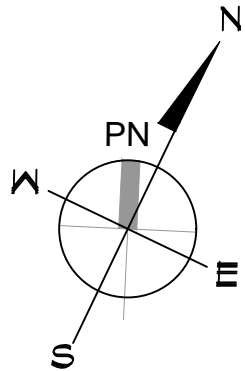
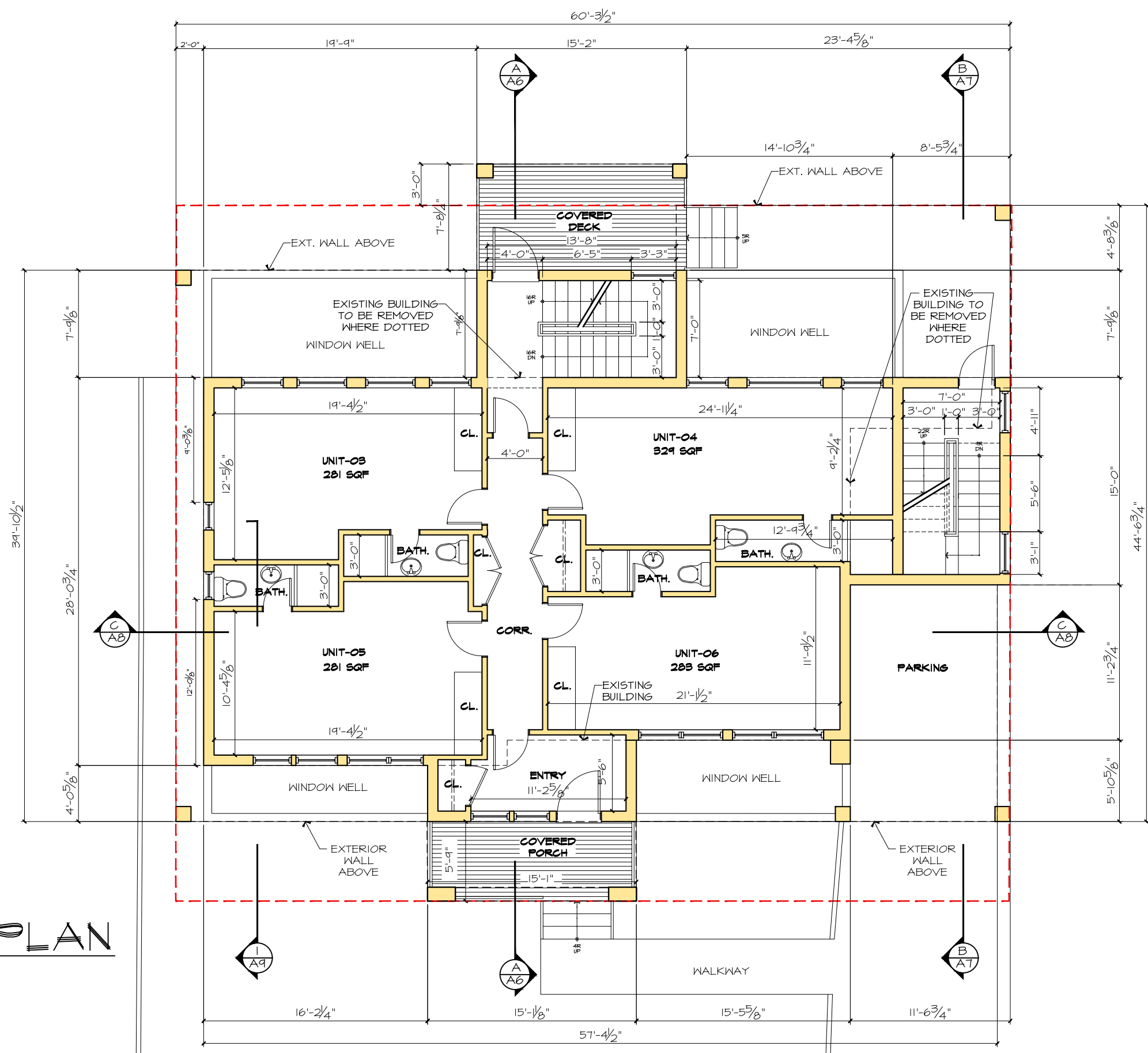
DATE: 2023-06-26

CHECKED: JH

DWG BY: JK, JH

DWG No:

A3



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0"

PROJECT TITLE

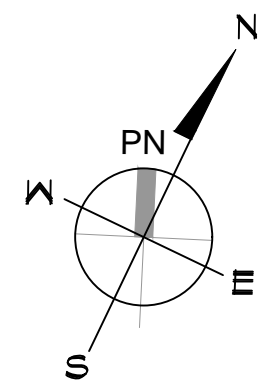
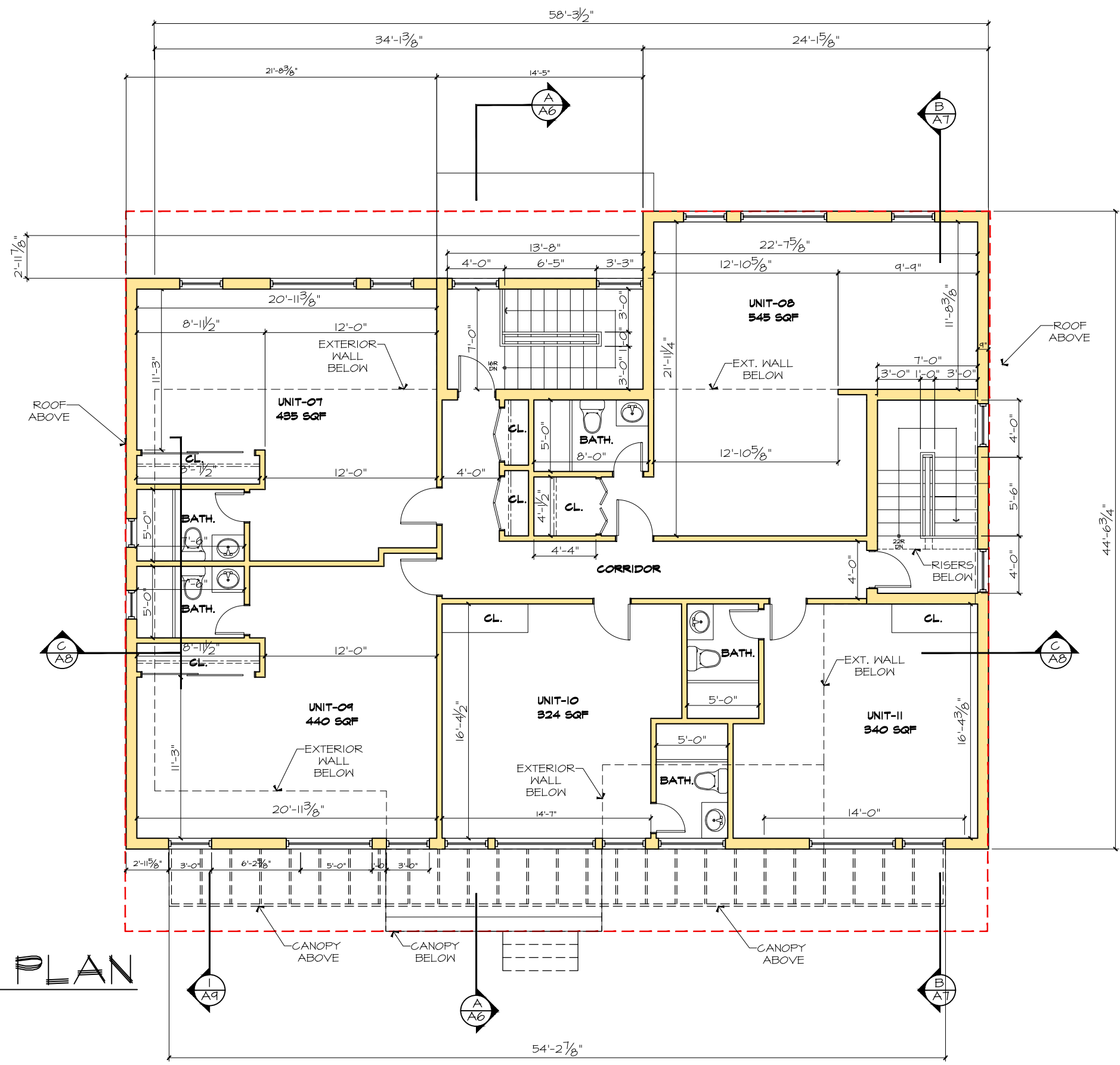
2335
BASELINE
ROAD

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3	CLIENT REVIEW	2023 03-31
2	CLIENT REVIEW	2023 03-29
1	CLIENT REVIEW	2023 03-22

PROJECT No. :
2023-01

DATE: 2023-06-26
CHECKED: JH
DWG BY: JK, JH

DWG No:
A4



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"

PROJECT TITLE

2335
BASELINE
ROAD

13	COFA	2023 10-23
12	COFA	2023 10-23
11	COFA	2023 10-10
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2	CLIENT REVIEW	2023 03-29
1	CLIENT REVIEW	2023 03-22

PROJECT No. :

2023-01

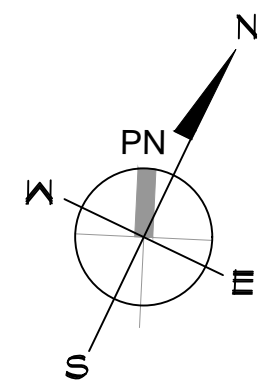
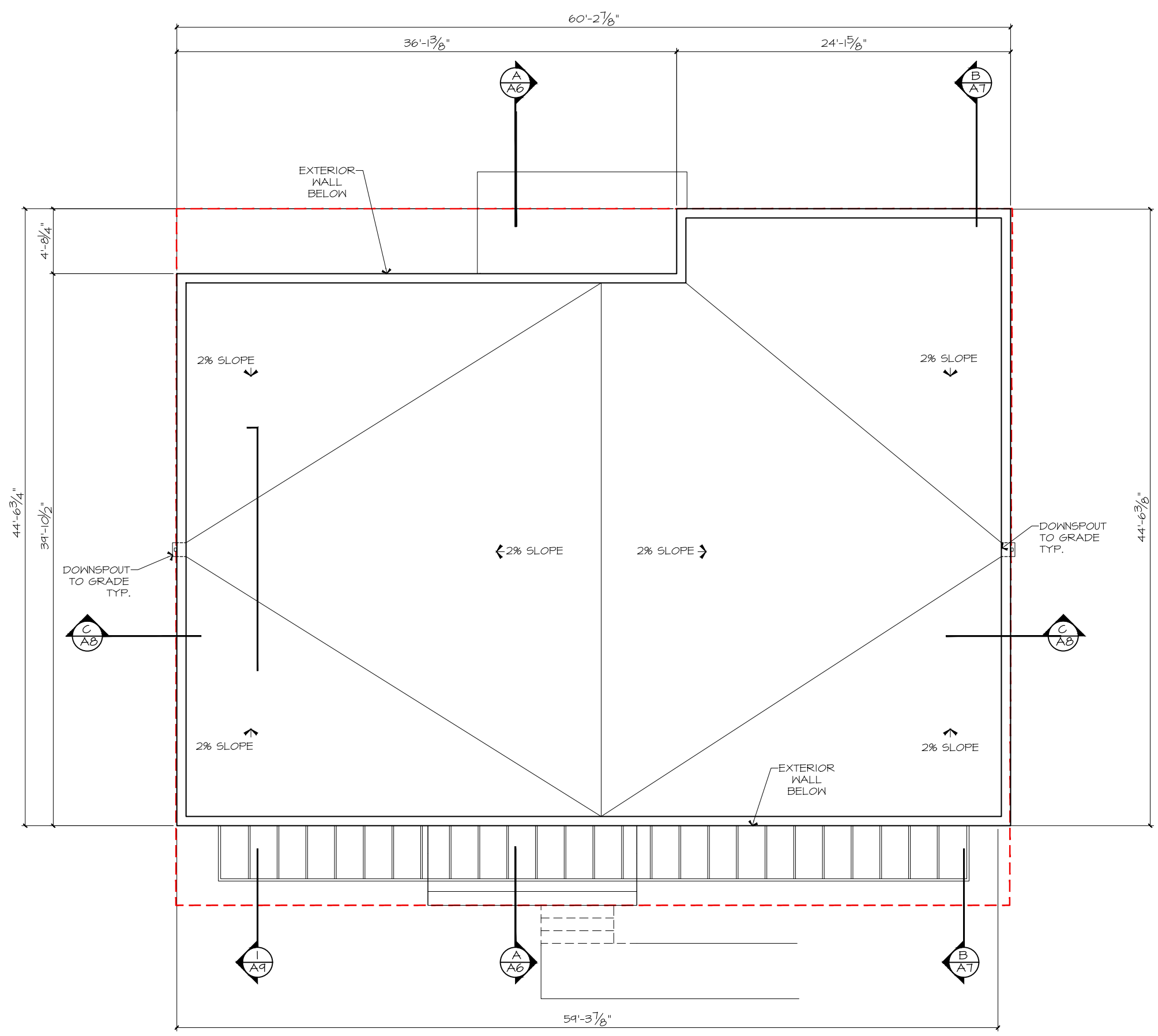
DATE: 2023-06-26

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DWG BY: JK, JH

DWG No:

A5



ROOF PLAN
SCALE : 1/8" = 1'-0"



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BASELINE
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1	CLIENT REVIEW	2023 03-22

PROJECT No. :

2023-01

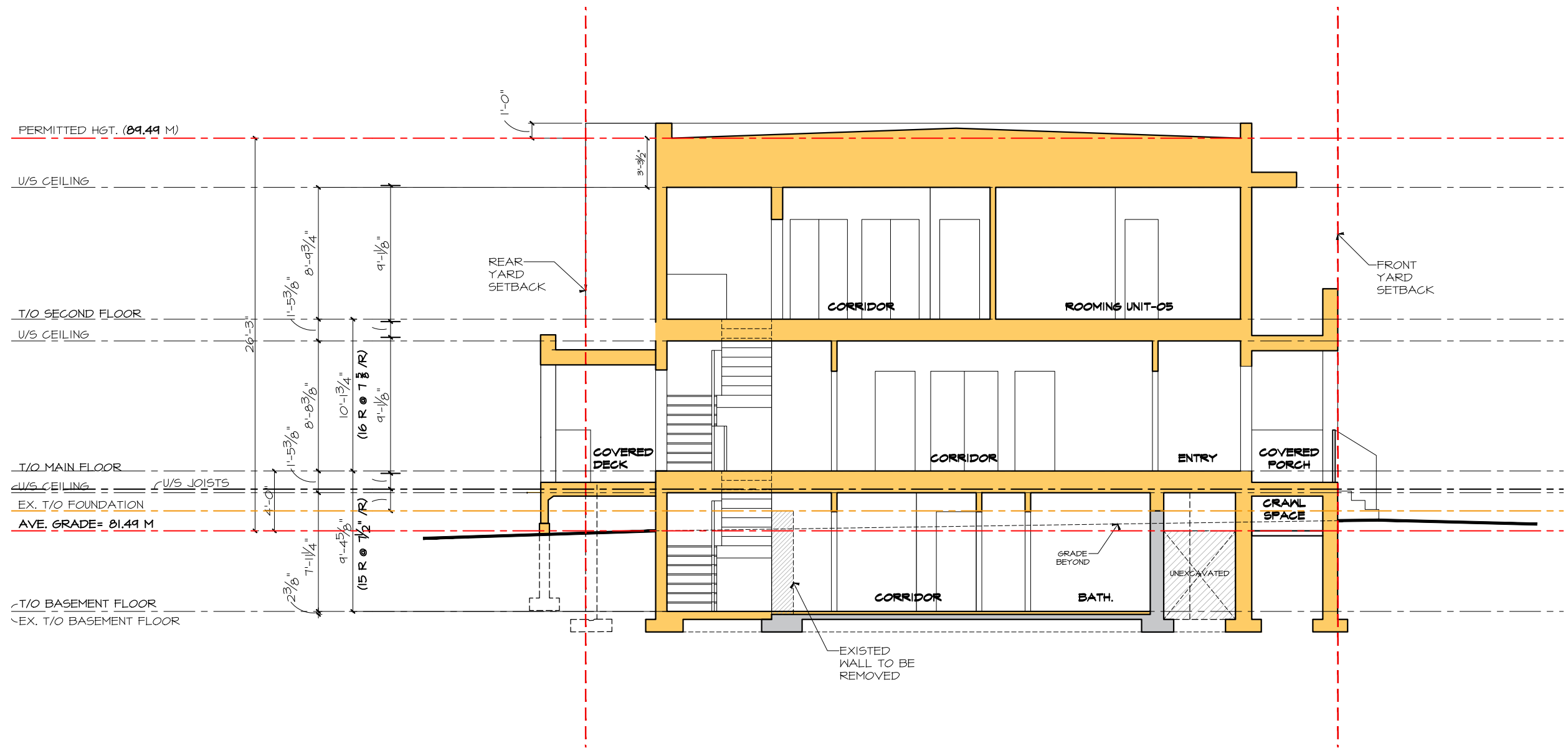
DATE: 2023-06-26

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DWG BY: JK, JH

DWG No:

A6



SECTION A-A
SCALE : 1/8" = 1'-0"



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2335
BASELINE
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PROJECT No. :

2023-01

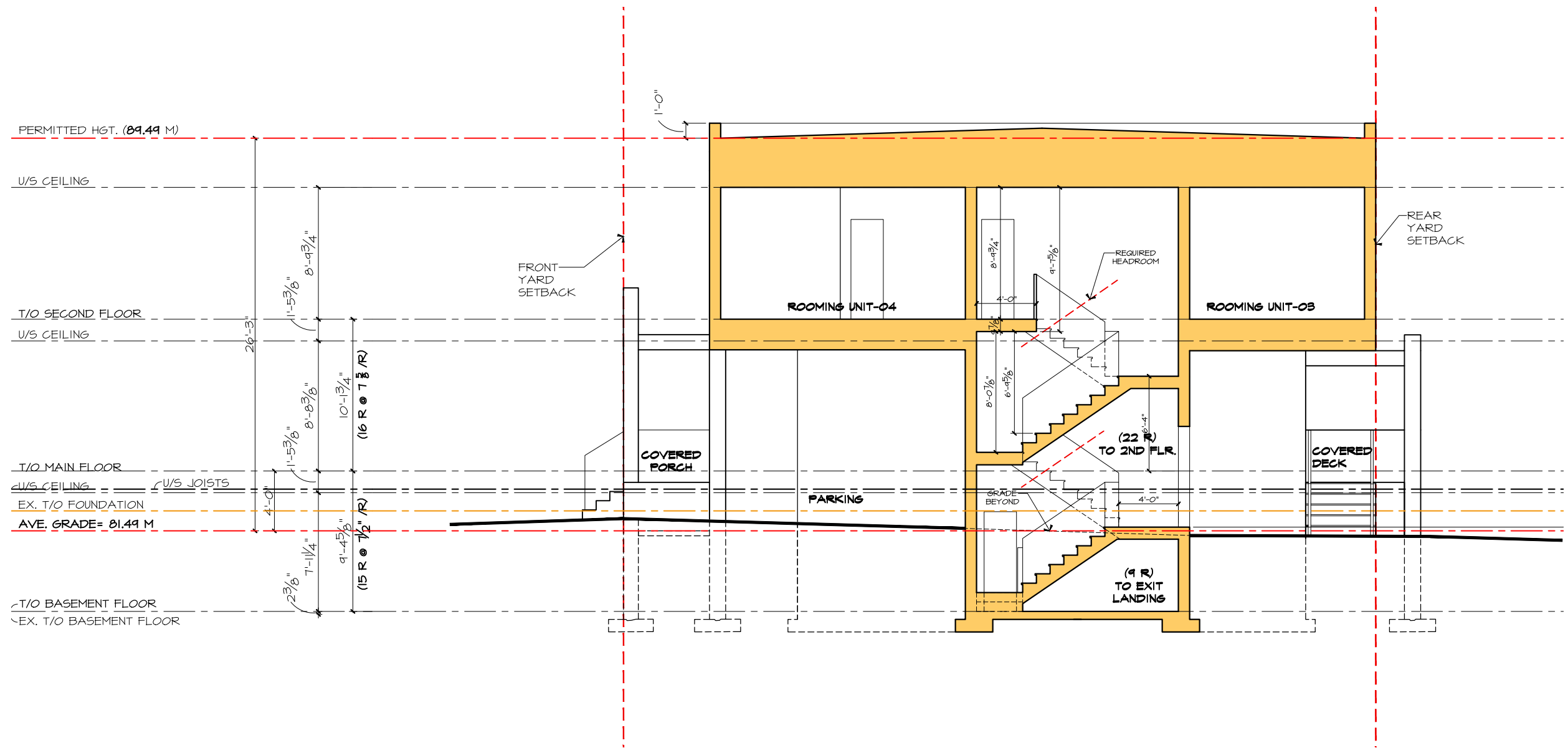
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DWG No:

A7



SECTION B-B
SCALE : 1/8" = 1'-0"



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1	CLIENT REVIEW	2023 03-22

PROJECT No. :

2023-01

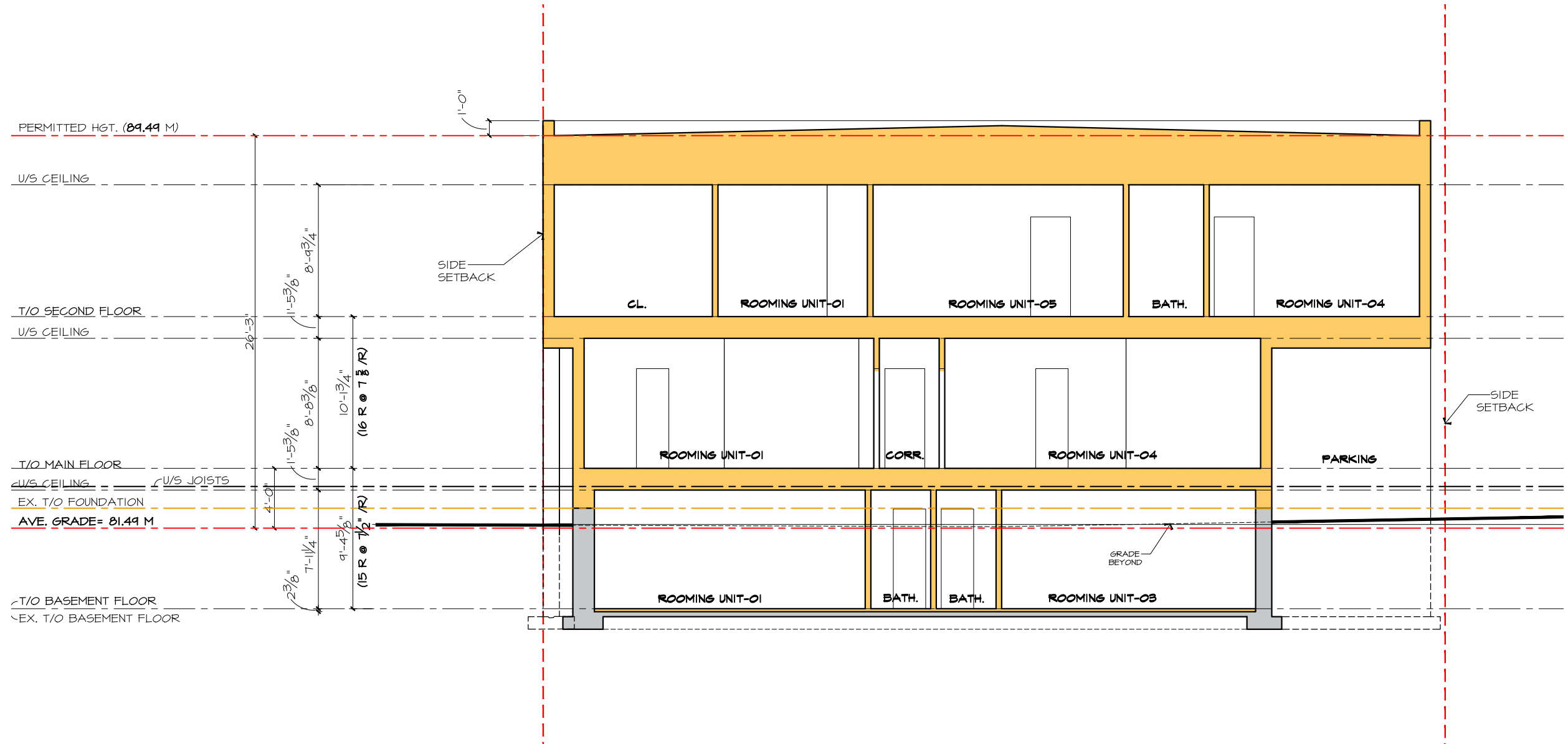
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DWG No:

A8



SECTION C-C
 SCALE : 1/8" = 1'-0"



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2335
BASELINE
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PROJECT No. :

2023-01

DATE: 2023-06-26

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DWG No:

A9



SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



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1	CLIENT REVIEW	2023 03-22

PROJECT No. :
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DATE:	2023-06-26
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DWG No:
 A10

EAST ELEVATION
 SCALE : 1/8" = 1'-0"



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 BASELINE
 ROAD



NORTH ELEVATION
 SCALE : 1/8" = 1'-0"

13	COFA	2023 10-23
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2	CLIENT REVIEW	2023 03-29
1	CLIENT REVIEW	2023 03-22

PROJECT No. :

2023-01

DATE: 2023-06-26

CHECKED: JH

DWG BY: JK, JH

DWG No:

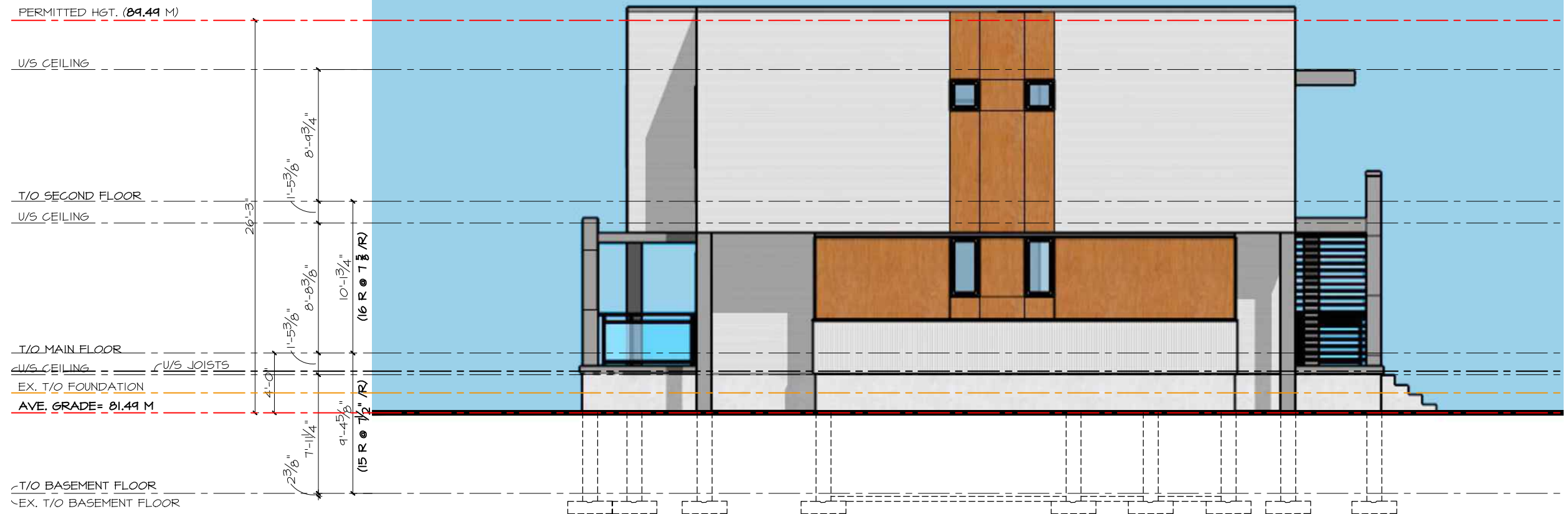
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2335
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PROJECT No. :

2023-01

DATE: 2023-06-26

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DWG BY: JK, JH

DWG No:

A12

WEST ELEVATION

SCALE : 1/8" = 1'-0"



PERSPECTIVE-01



PERSPECTIVE-02



170 Main Street, Suite 101
 Ottawa, ON, K1S 1Z2, CANADA
 (613) 232-9088 Tel. AND
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PROJECT TITLE

2335
 BASELINE
 ROAD

13	COFA	2023
12	COFA	10-23
11	COFA	10-23
10	BIKE/	2023
9	GARB. LOC	08-17
8	BIKE/	2023
7	GARB. LOC	08-15
6	CITY	2023
5	REVIEW	08-08
4	REVIEW	06-26
3	REVIEW	06-16
2	REVIEW	05-03
1	REVIEW	04-04

PROJECT No. :	2023-01
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DATE:	2023-06-26
CHECKED:	JH
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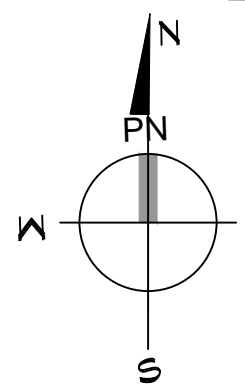
2335
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PROJECT No. :
2023-01

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DWG No:
A14



CONTEXT MAP
SCALE : 1/32" = 1'-0"