

**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                          |
| Meas. | -       | Measured                         |
| (AOG) | -       | Annis, O'Sullivan, Vollebek Ltd. |
| (P1)  | -       | 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.

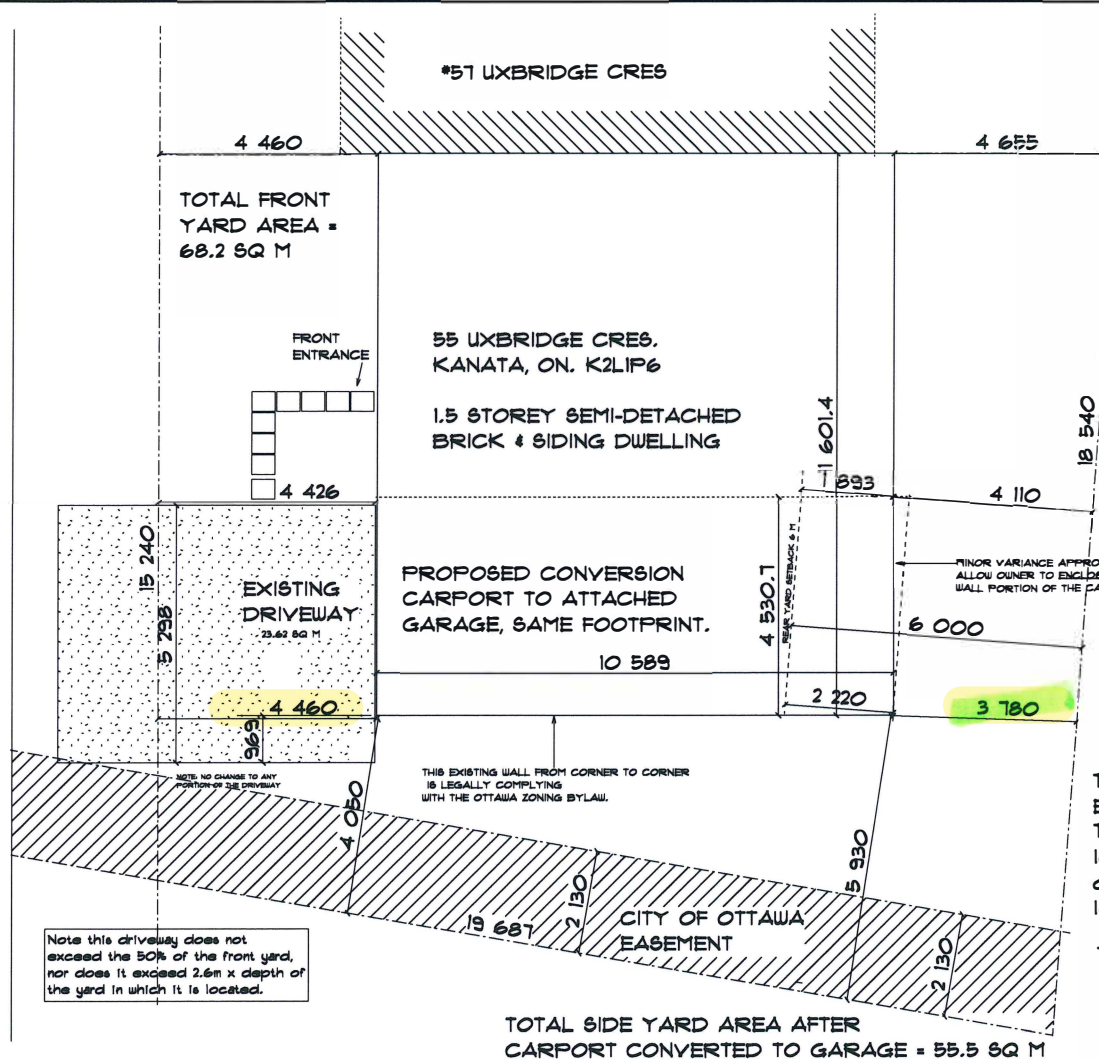
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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: annis@vollebek.com  
 Ontario Land Surveyors Ltd. No. 22824-22 Tom Leithner Pl. 11, 886 Plan 886 D 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 2.13 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.

TOTAL SIDE YARD AREA AFTER CARPORT CONVERTED TO GARAGE = 55.5 SQ M

# SITE PLAN



The undersigned has reviewed and takes responsibility for this design, and that the specifications and work the requirements set out in the Ontario Building Code for the Province of Ontario.

QUALIFICATION INFORMATION:  
 Registered architect in Ontario under R.S.O. 1990, R. 1014 & 1015 of the Architects Act, 1990.

GOOD PRACTICE:  
 I have prepared this design in accordance with the Ontario Building Code.

REGISTERED PROFESSIONAL DESIGNER:  
 Date: 09/15/2023

BEECHWOOD BUILDING  
 DESIGN SERVICES  
 BCIN DESIGNER: D.BUCHHOLZ  
 SCALE: 1:100  
 PRINT II X II LANDSCAPE  
 DATE: SEPT. 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

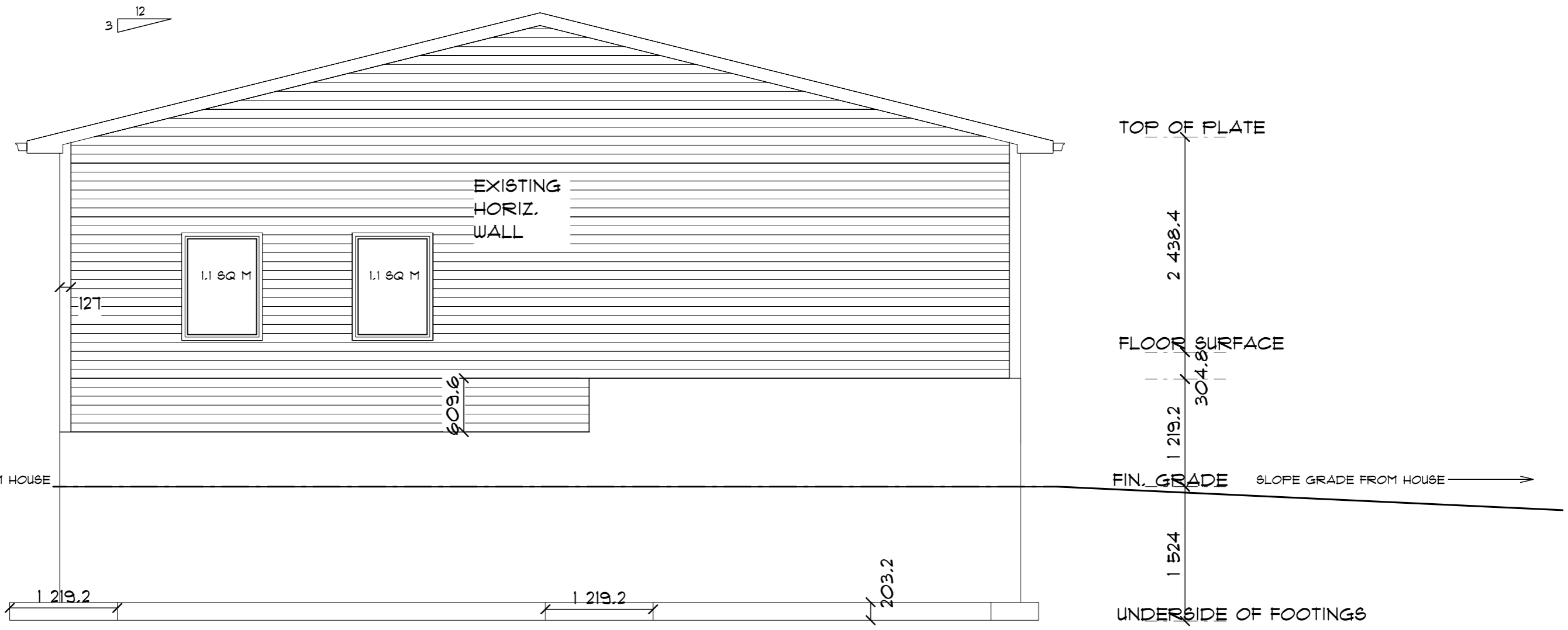
SCALE: 1/2" = 1'-0"

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

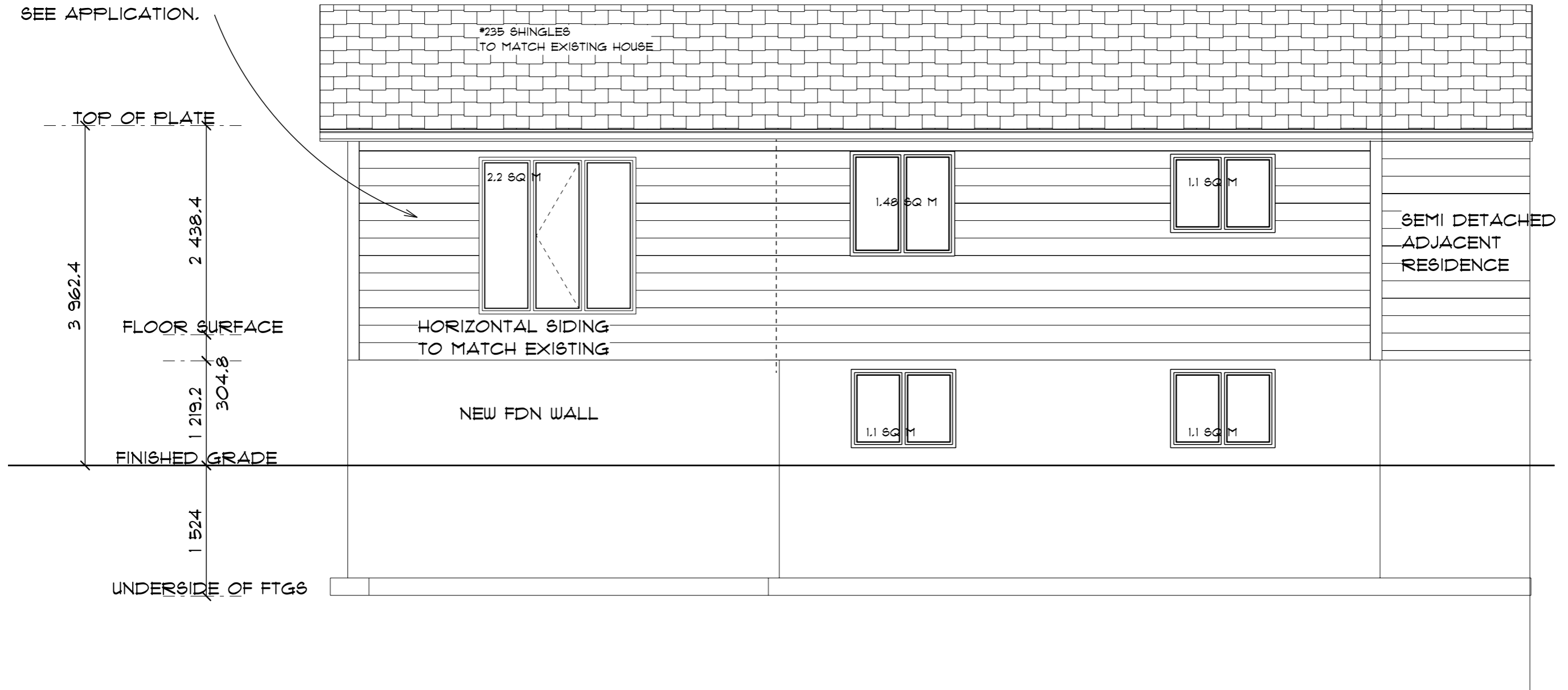
A3

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  
 name: Signature BCIN #:  
**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.  
 BEECHWOOD BUILDING DESIGN SERVICES 27060  
 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