

Committee of Adjustment
Received | Reçu le

2024-04-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 56
REGISTERED PLAN 246
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100
4 3 2 1 0 1 2 3 4 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 Survey Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 28th day of March, 2024.

March 28, 2024
Date
Jamie Leslie
Ontario Land Surveyor

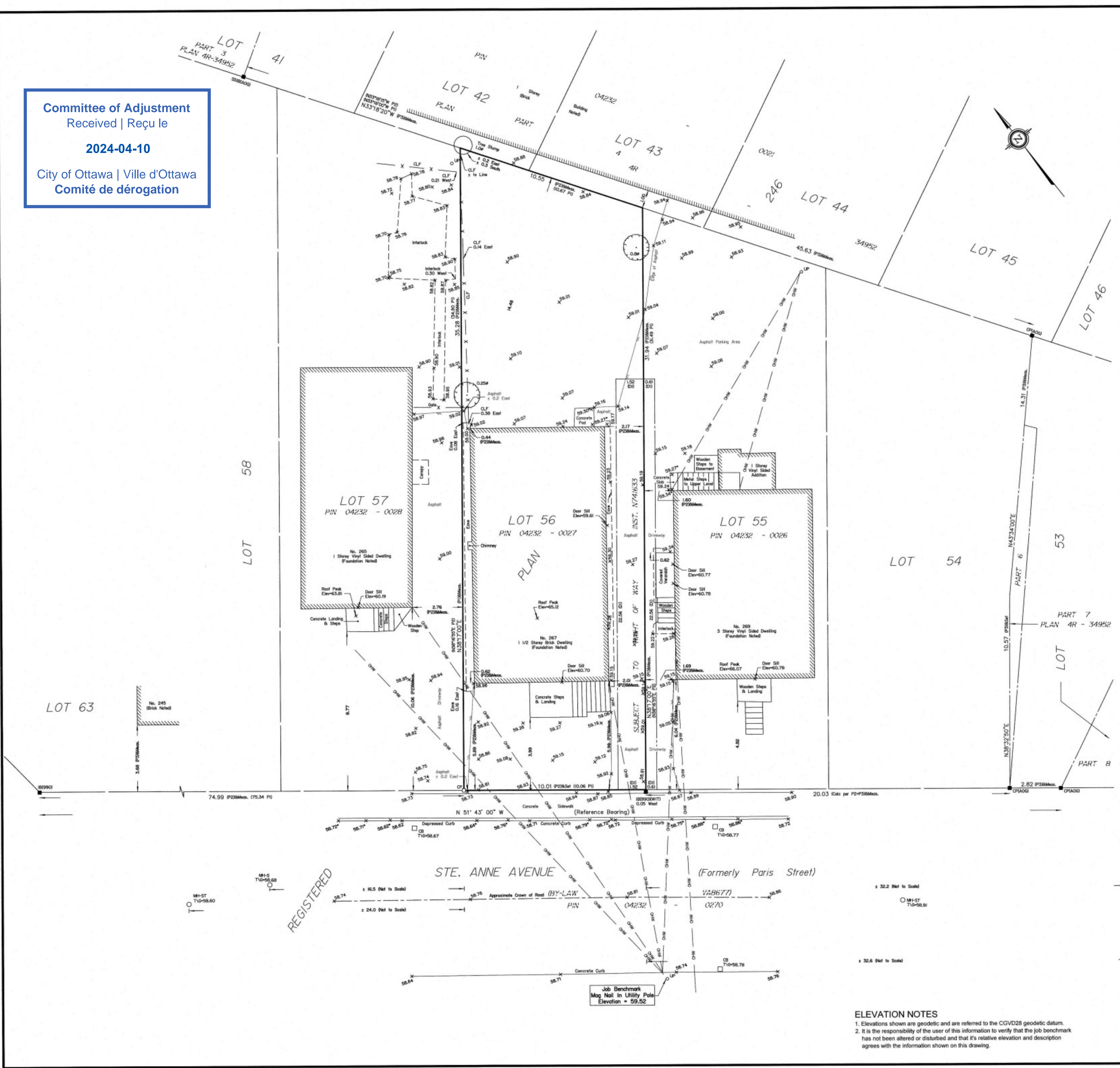
PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: March 28, 2024

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
G. Renaud ("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
CP	Concrete Pin
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 246
(P2)	(990) Plan Dated March 7, 1989
(P3)	Plan 4R-34952
DI	Inst. N741633
○ M+ST	Maintenance Hole (Storm Sewer)
○ M+S	Maintenance Hole (Sanitary)
— OHW —	Overhead Wires
○ UP	Utility Pole
□ CB	Catch Basin
CLF	Chain Link Fence
⊙	Diameter
+ 65.00	Location of Elevations
+ 65.00*	Top of Concrete / Curb & Slab Elevation
C/L	Centreline
○	Deciduous Tree

Bearings are grid, derived from Can-Net 2016 Real Time Network
GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83
(original).
For bearing comparisons, a rotation of 0°03'00" counter-clockwise
was applied to bearings on P1.



Job Benchmark
Mag Nail in Utility Pole
Elevation = 69.52

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.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-75370

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

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Email: nepean@annsv.com

Ontario
Land Surveyors Job No. 24247-24 G Renaud L56 R246 D-E P2



Dream Design
Architecture Inc.

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267 STE ANNE AVENUE APARTMENT



1000 Innovation Drive, Suite 550 Kanata, ON K2K 3E7



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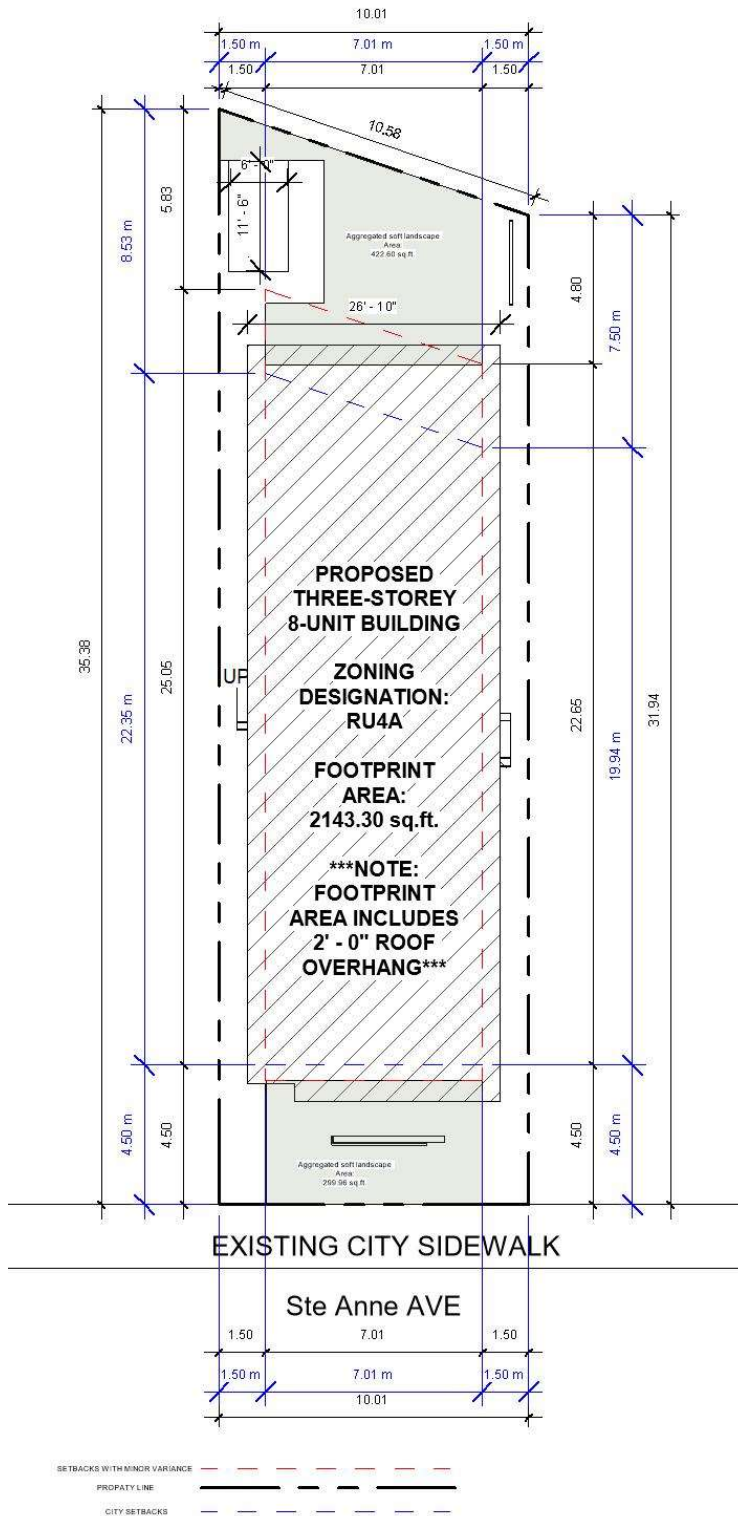
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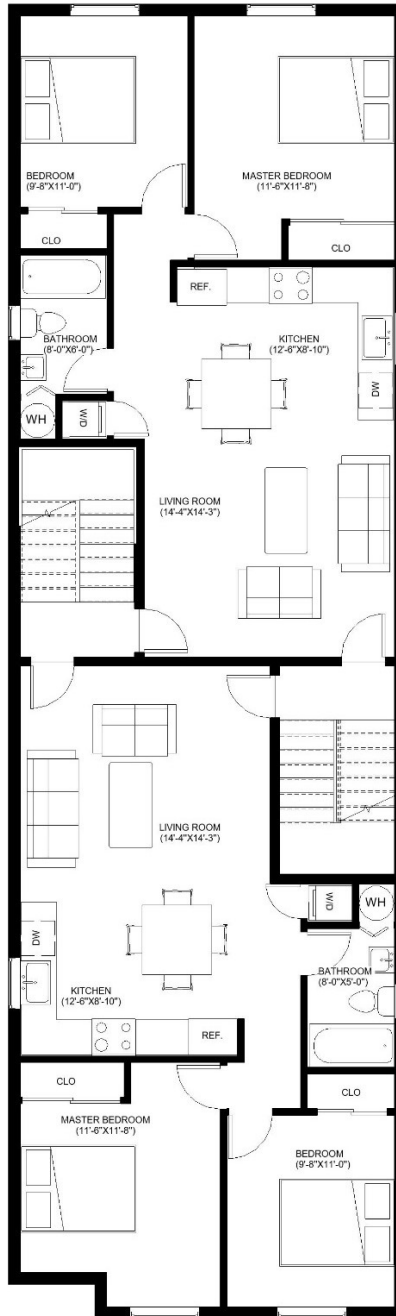
SITE PLAN





Dream Design
Architecture Inc.

Basement FLOOR PLAN

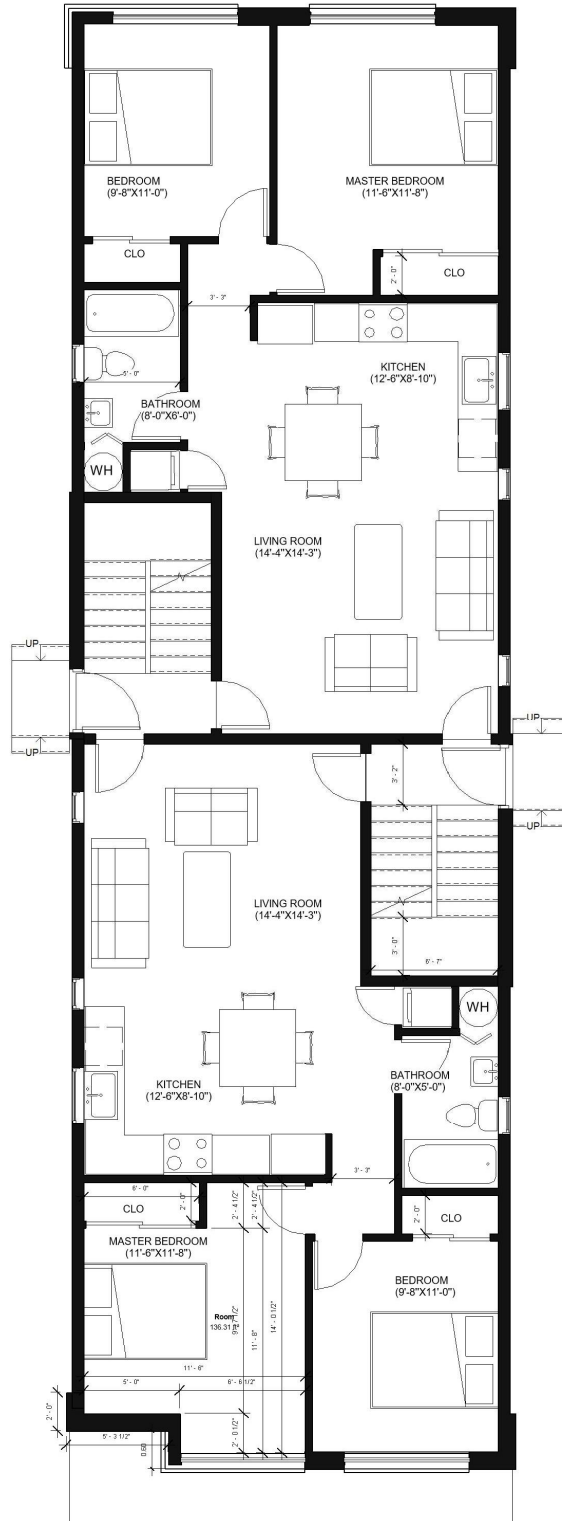


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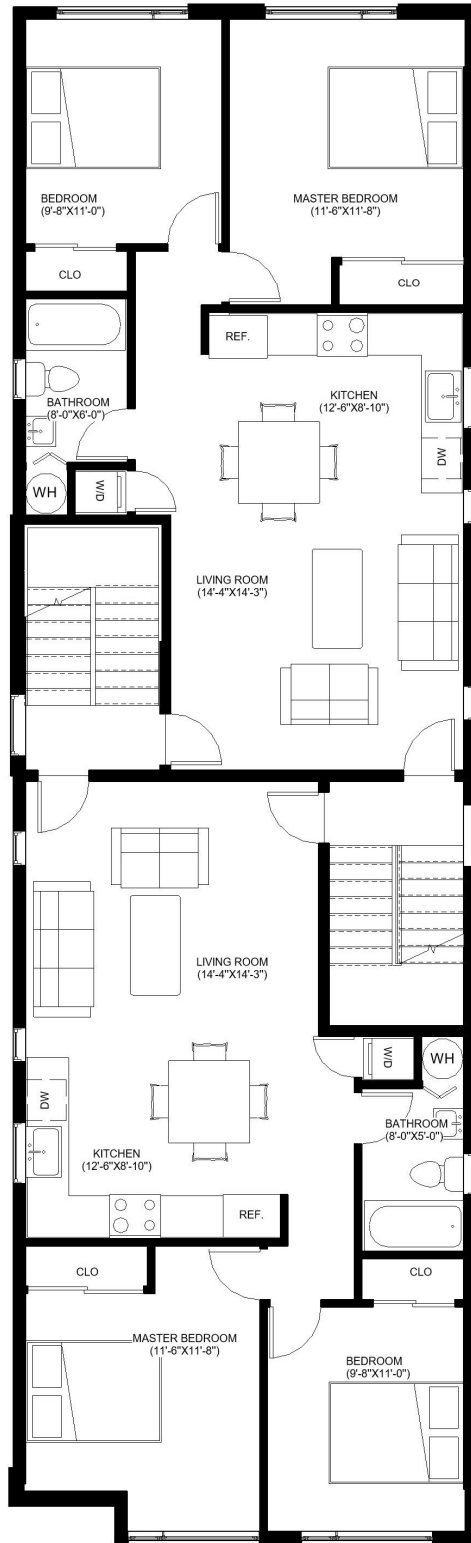
FIRST FLOOR PLAN



1000 Innovation Drive, Suite 550 Kanata, ON K2K 3E7



SECOND AND THIRD FLOOR PLAN





Dream Design
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EAST ELEVATION

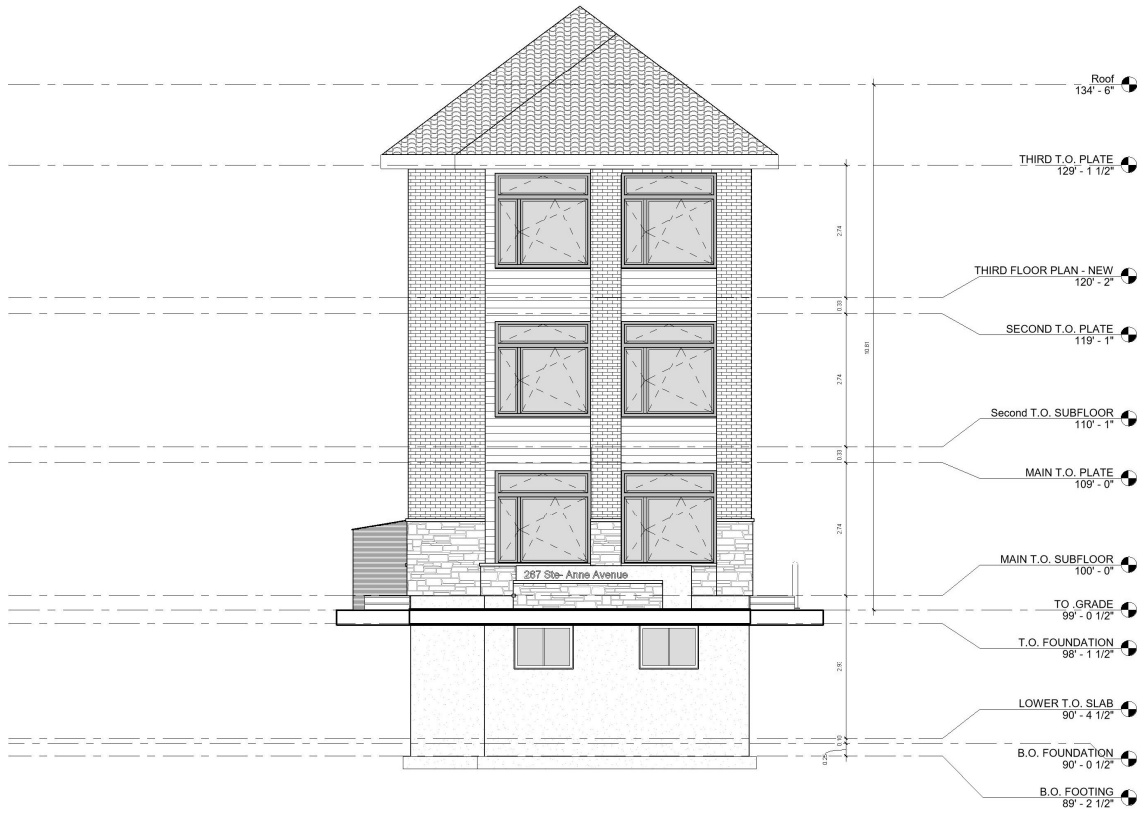


WEST ELEVATION





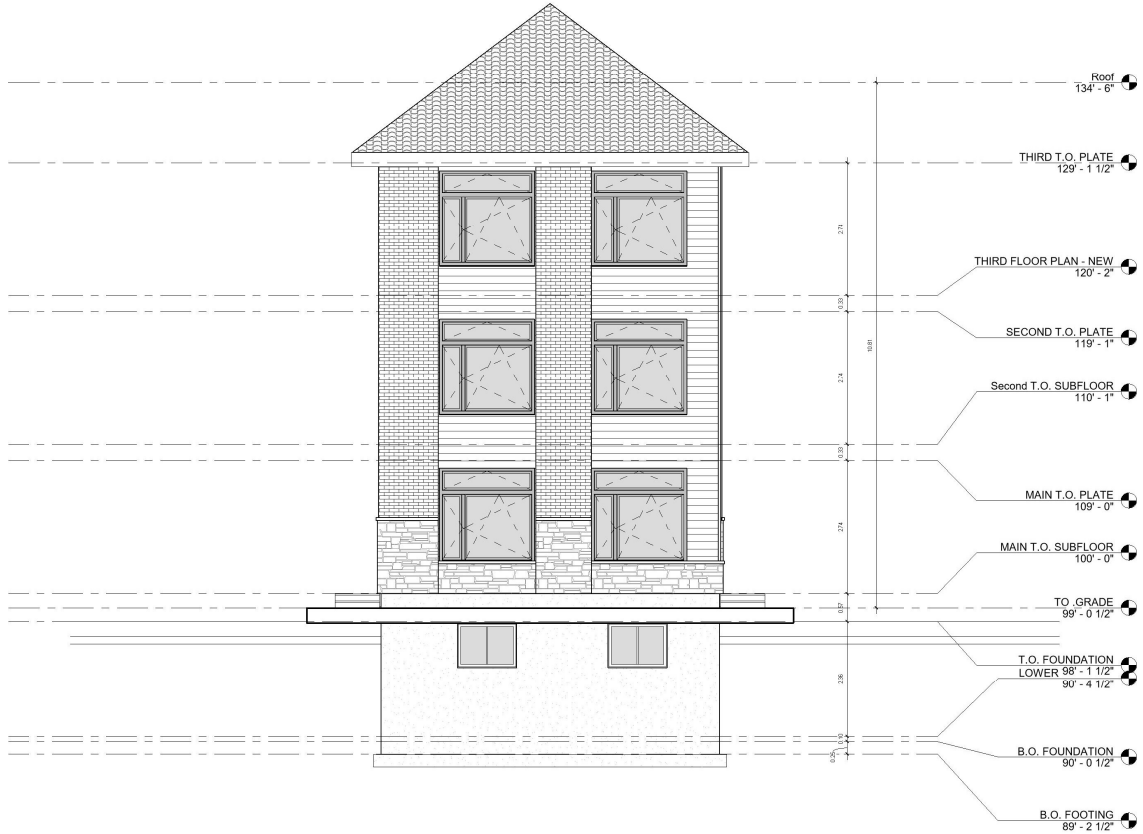
SOUTH ELVATION





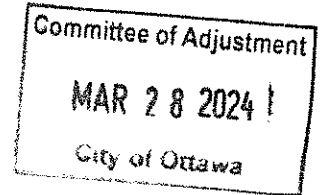
Dream Design
Architecture Inc.

NORTH ELEVATION



SURVEYOR'S REAL PROPERTY REPORT

(PART 2)



**Re: 267 Ste. Anne Avenue
Lot 56
Registered Plan 246
City of Ottawa**

1. Registered Rights-of-Way / Easements

The property is subject to right-of-way N741633. Several overhead wires cross the southwesterly corner of the property.

2. Property Improvements

Fencing is displaced up to 0.38 metres from the property lines; the asphalt driveway for 265 Ste. Anne Avenue is displaced up to 0.62 metres from the westerly property line, the edge of asphalt for the parking behind 269 Ste. Anne Avenue crosses the easterly property line. (see plan for locations).

3. Compliance with Municipal Zoning Bylaws

Compliance is not certified by this report.

4. Additional Remarks

The two front property corners are marked by survey monuments. The survey monument marking the most southeasterly property corner aligns with the easterly property line but is a 0.05 metre witness west of the actual property corner.

The area of the property is 336.4 square metres.

This report is a supplement to the accompanying survey plan. Please refer to this plan for disclosure of the location of improvements and boundary information.

OTTAWA, Ontario
March 28, 2024
Our Reference: 24247-24

A handwritten signature in black ink, appearing to read "Jamie Leslie".

Jamie Leslie
Ontario Land Surveyor