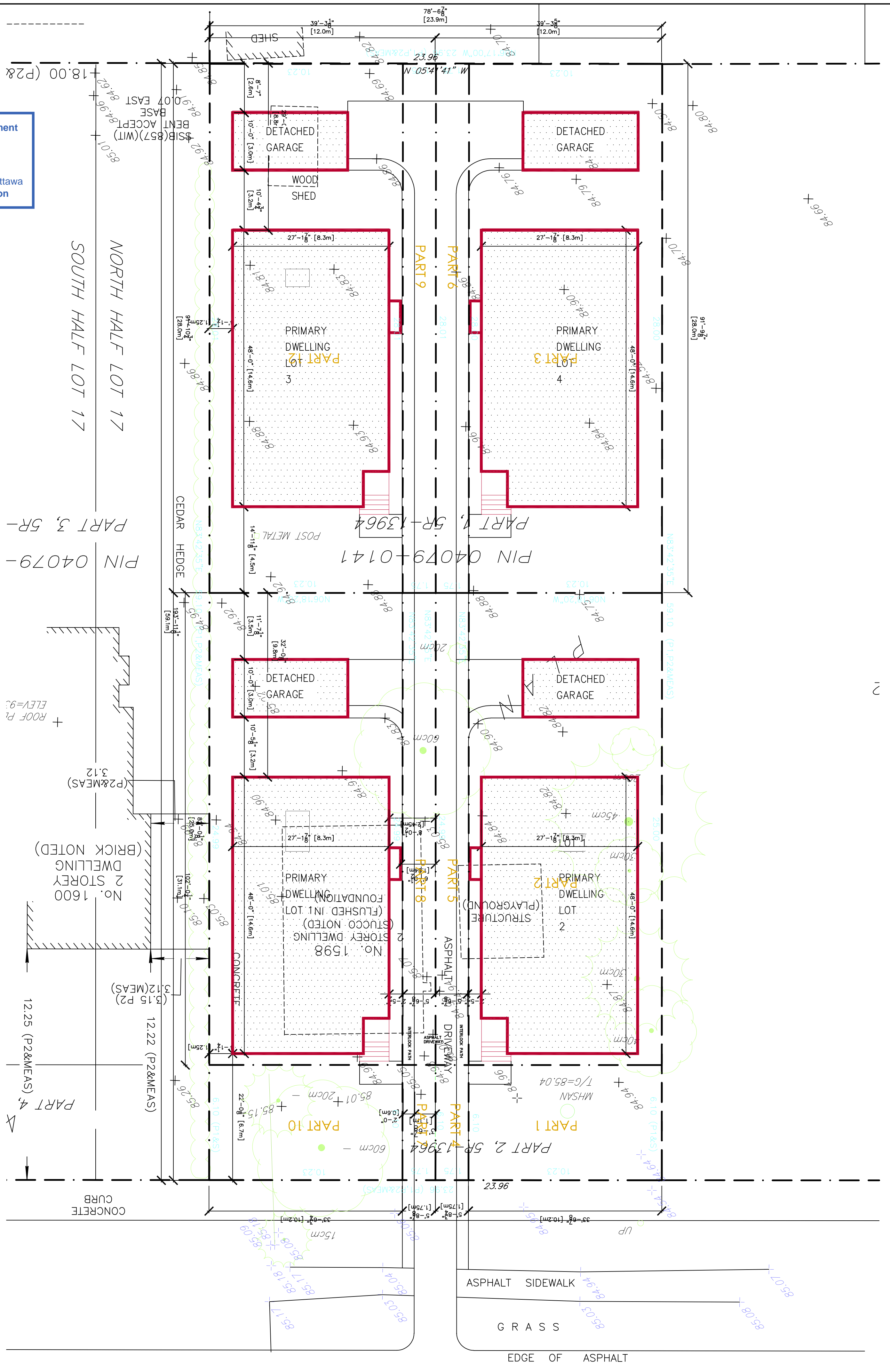


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 2024-03-08  
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 Comité de dérogation



<p><b>S.A.I. Consulting™</b>                  1400 Wellington                  BNS 394</p>	<p>PROJECT: 2401                  LOT#: 1598 PRINCE OF WALES                  STREET: 1598 PRINCE OF WALES                  CONTRACT: William Ritcey</p>
<p>DATE: 15</p>	<p>SCALE: 3/32" = 1'-0"                  DATE: S1</p>

PRINCE OF WALES DRIVE

**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1 - PLAN OF SURVEY  
**PART OF LOT 17**  
**REGISTERED PLAN 455**  
**CITY OF OTTAWA**

Scale 1:250  
 5 0 5 10 15 METRES  
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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 PRINCE OF WALES DRIVE, HAVING A BEARING OF N05°46'40"W AS SHOWN ON PLAN 5R-13964.

**ELEVATION NOTE**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC (CVGD-1928:1978) AND ARE DERIVED FROM THE CAN-NET 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 HEREON.  
 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 KEVIN McCRANN and the undersigned accepts no responsibility for the use by other parties.  
 1. REGISTERED RIGHTS-OF-WAY/EASEMENTS  
 Subject easements Inst. CR569104 & CR584624 - See Plan.  
 2. PROPERTY IMPROVEMENTS  
 There is a 2 storeys dwelling situated wholly within the subject lands. See Part 1 (Plan of this report for further property improvements).  
 3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS  
 Compliance is not certified by this report.  
 4. ADDITIONAL REMARKS  
 The building ties are to the unpergated concrete foundation walls.  
 -Note the locations of ditch, hedge and fences.  
 -Note the location of the driveway is approximately 0.3m onto dwelling No. 1600.

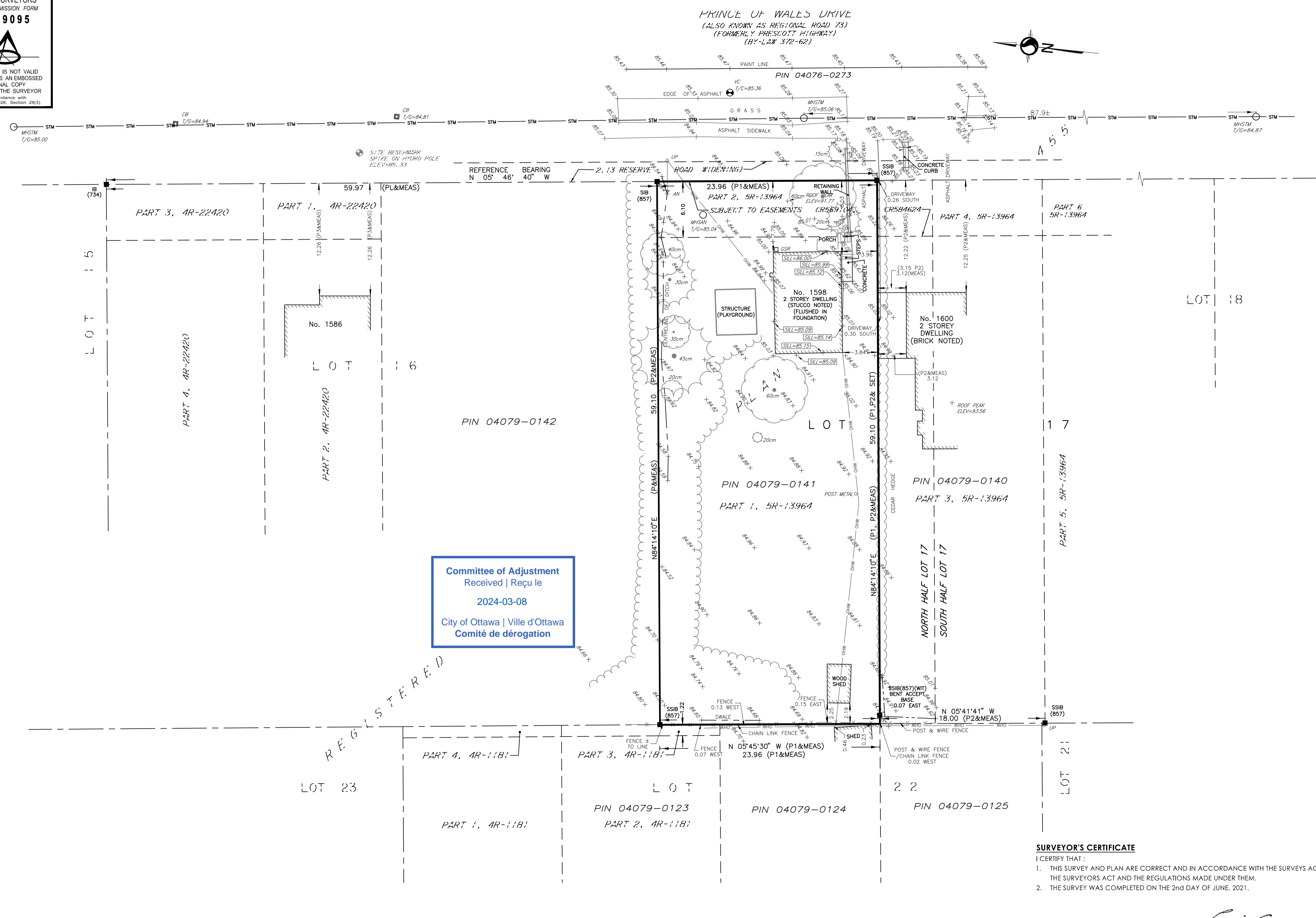
**LEGEND (IF APPLICABLE)**

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P1	"	PLAN 5R-13964
P2	"	PLAN BY P. RIDDELL DATED MAY 26, 1998
P3	"	PLAN BY JDB DATED AUGUST 8, 2008
PL	"	REGISTERED PLAN No. 455
ACU	"	AIR CONDITIONING UNIT
AN	"	ANCHOR
CB	"	CATCH BASIN
GSR	"	GAS SERVICE REGULATOR
GV	"	GAS VALVE
HM	"	HYDRO METER
HTW	"	HYDRO TRANSFORMER
HW	"	HAND WELL
FHD	"	FIRE HYDRANT
MH	"	MAINTENANCE HOLE UNIDENTIFIED
MHSAN	"	MAINTENANCE HOLE SANITARY
MHSTM	"	MAINTENANCE HOLE STORM
SPAN	"	SOLAR PANEL
SPT	"	SEPTIC TANK LID
TBL	"	TABLE
TB BELL	"	TERMINAL BOX - BELL
TB CATV	"	TERMINAL BOX - CABLE
UP	"	UTILITY POLE
VB	"	VALVE BOX
VC	"	VALVE CHAMBER
WV	"	WATER VALVE
○	"	TREE STUMP
○	"	TREE CONIFEROUS
○	"	TREE DECIDUOUS

SRO MAP COORD.= 367396.05, 5025076.60

**Stantec Geomatics Ltd.**  
 CANADA LANDS SURVEYORS  
 ONTARIO LAND SURVEYORS  
 1331 CLYDE AVENUE, SUITE 400  
 OTTAWA, ONTARIO, K2C 3G4  
 TEL. 613.722.4420  
 stantec.com

DRAWN: NJ CHECKED: FL PM: FL FIELD: CA/SS PROJECT No.: 161614389-110



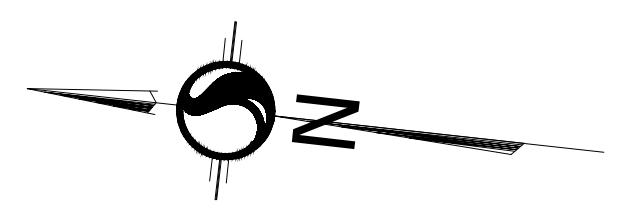
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**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JUNE, 2021.

June 7, 2021  
 DATE  
 FRANCIS LAU  
 ONTARIO LAND SURVEYOR

February 9, 2024

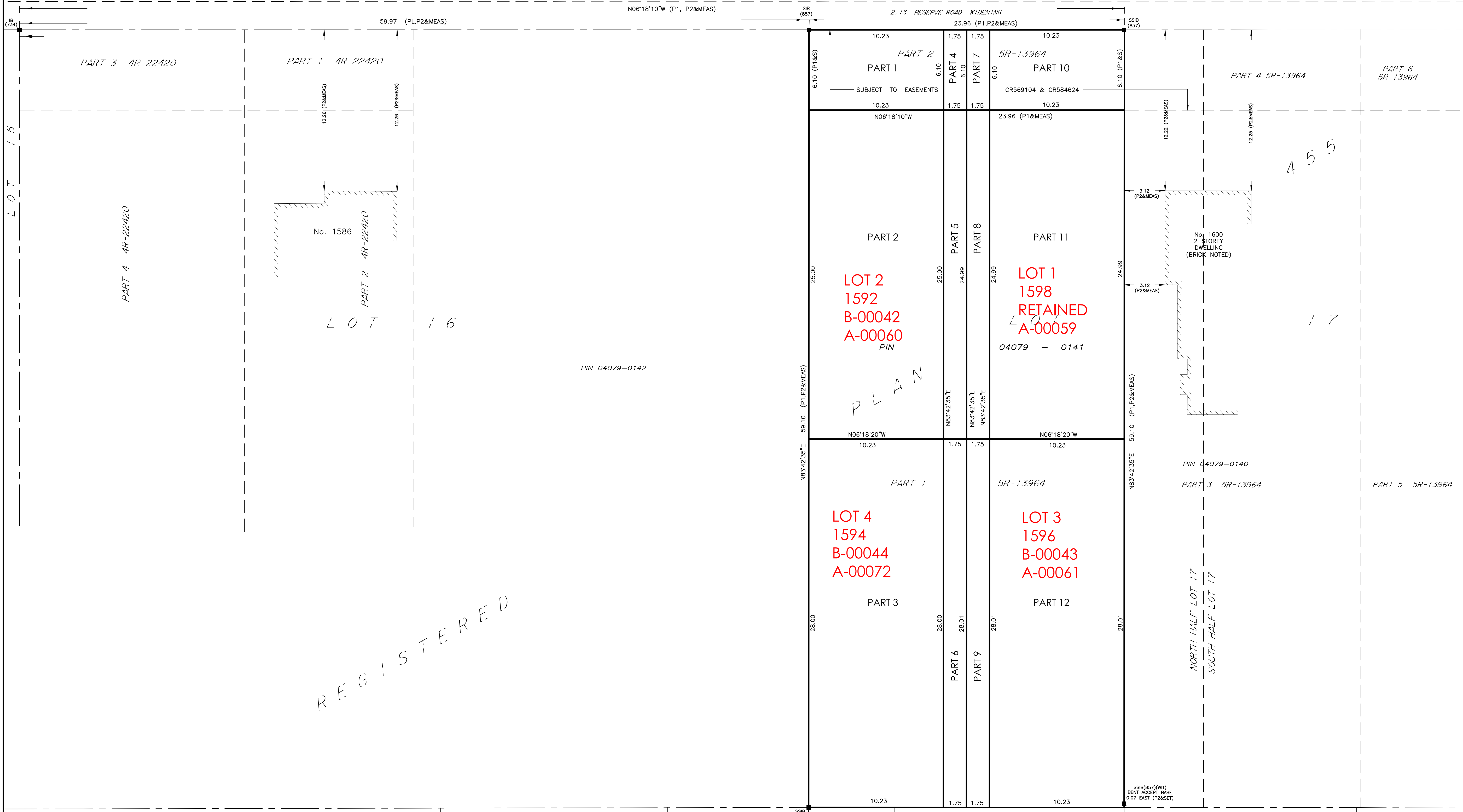
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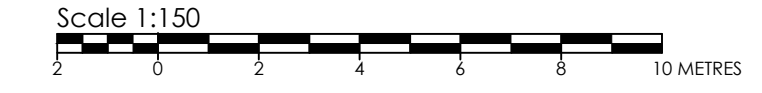
PRINCE OF WALES DRIVE  
(ALSO KNOWN AS REGIONAL ROAD 73)  
(FORMERLY PRESOTT HIGHWAY)  
(BY-LAW 372-62)  
PIN 04076-0273

SCHEDULE				
PART	LOT	PLAN	PIN	AREA m <sup>2</sup>
1				62.39
2				255.68
3				284.50
4				10.67
5				43.74
6	PART OF 17	455	ALL OF 04079-0141	49.01
7				10.67
8				43.74
9				49.01
10				62.39
11				255.68
12				284.53

PART 1, 4, 7 & 10 ARE SUBJECT TO EASEMENTS CR569104 & CR584624



PLAN OF SURVEY OF  
PART OF LOT 17  
REGISTERED PLAN 455  
CITY OF OTTAWA



THE INTENDED PLOT SIZE OF THIS PLAN IS 914 mm IN WIDTH BY 610 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150 m.

**METRIC CONVERSION**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**GRID SCALE CONVERSION**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999946.

**BEARING NOTE**  
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:500460.42 E:334888.04  
19680191 N:5033554.26 E:388064.94

LEGEND (IF APPLICABLE)

SYMBOL	DENOTES	FOUND MONUMENTS
■	SET MONUMENTS	
IB	IRON BAR	
IBØ	ROUND IRON BAR	
SIB	STANDARD IRON BAR	
SSIB	SHORT STANDARD IRON BAR	
CC	CUT CROSS	
CP	CONCRETE PIN	
WIT	WITNESS	
PI#	PROPERTY IDENTIFICATION NUMBER	
MEAS	MEASURED	
PROP	PROPORTIONED	
OU	ORIGIN UNKNOWN	
SG	STANTEC GEOMATICS LTD.	
P1	PLAN SR-13964	
P2	PLAN BY STANTEC GEOMATICS DATED JUNE 7, 2021	
PL	REGISTERED PLAN No. 455	

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ		
Ⓑ		

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE DAY OF . 2024.

DATE \_\_\_\_\_ FRANCIS LAU  
ONTARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####.

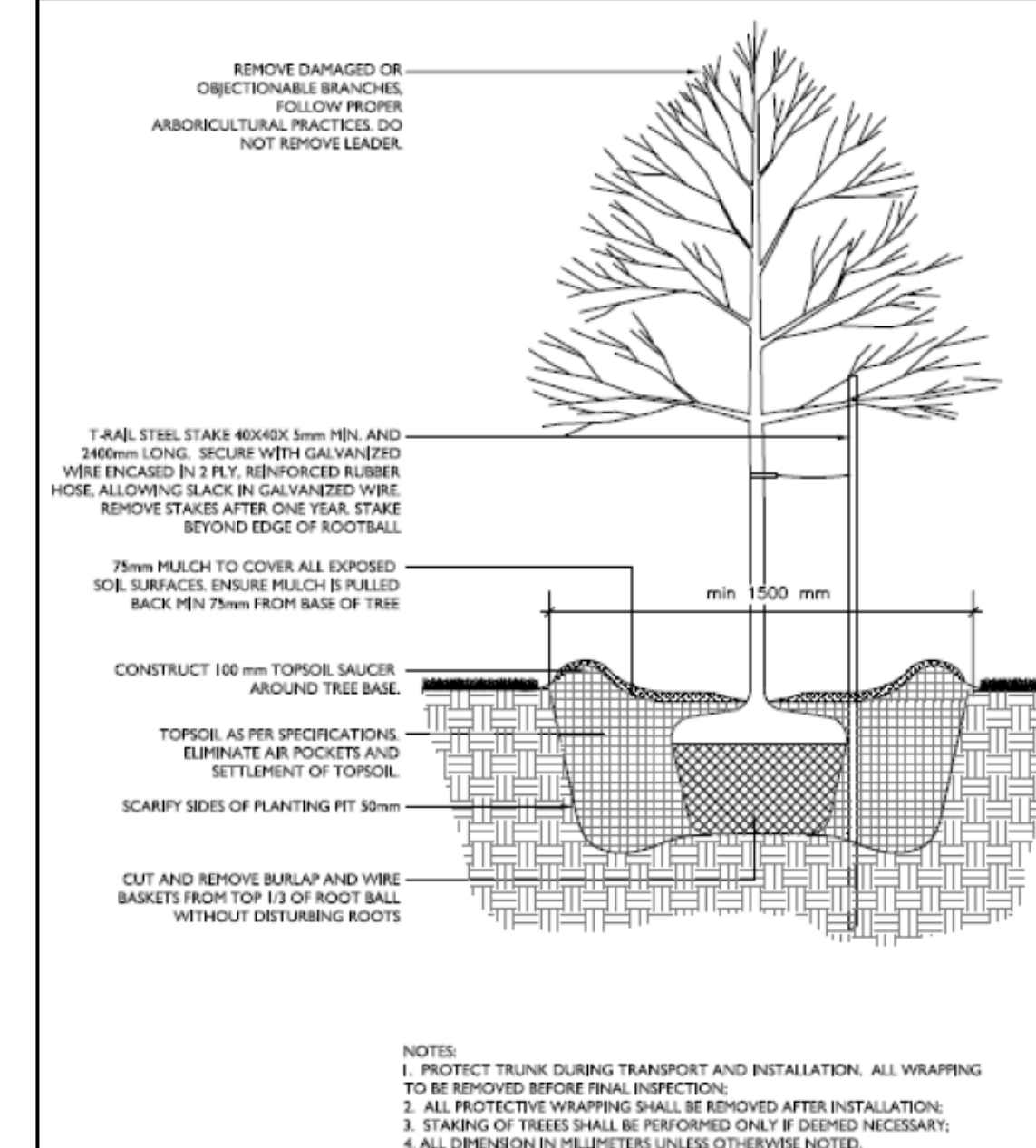
**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO, K2C 3G4  
TEL: 613.722.4420  
stantec.com

REGISTERED



Tree Planting Plan – 1598 Prince of Wales Drive  
 Prepared by Dendron Forestry Services  
 Version 1.0, February 26, 2024  
 For more information, please contact:  
[info@dendronforestry.ca](mailto:info@dendronforestry.ca)

**Note:** the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original site plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



**KEY SPACING GUIDELINES**

**For Deciduous Trees:**

- Minimum 50mm caliper stock
- 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
- 2.5m from curbs, hydro transformers, or behind fire hydrants
- 4-7m from any part of an existing tree, depending on canopy width
- 10m from bus shelters and community mailboxes

**For Coniferous Trees:**

- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
- Minimum 200cm height stock
- 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
- Do not plant on corners where sight lines will be compromised.

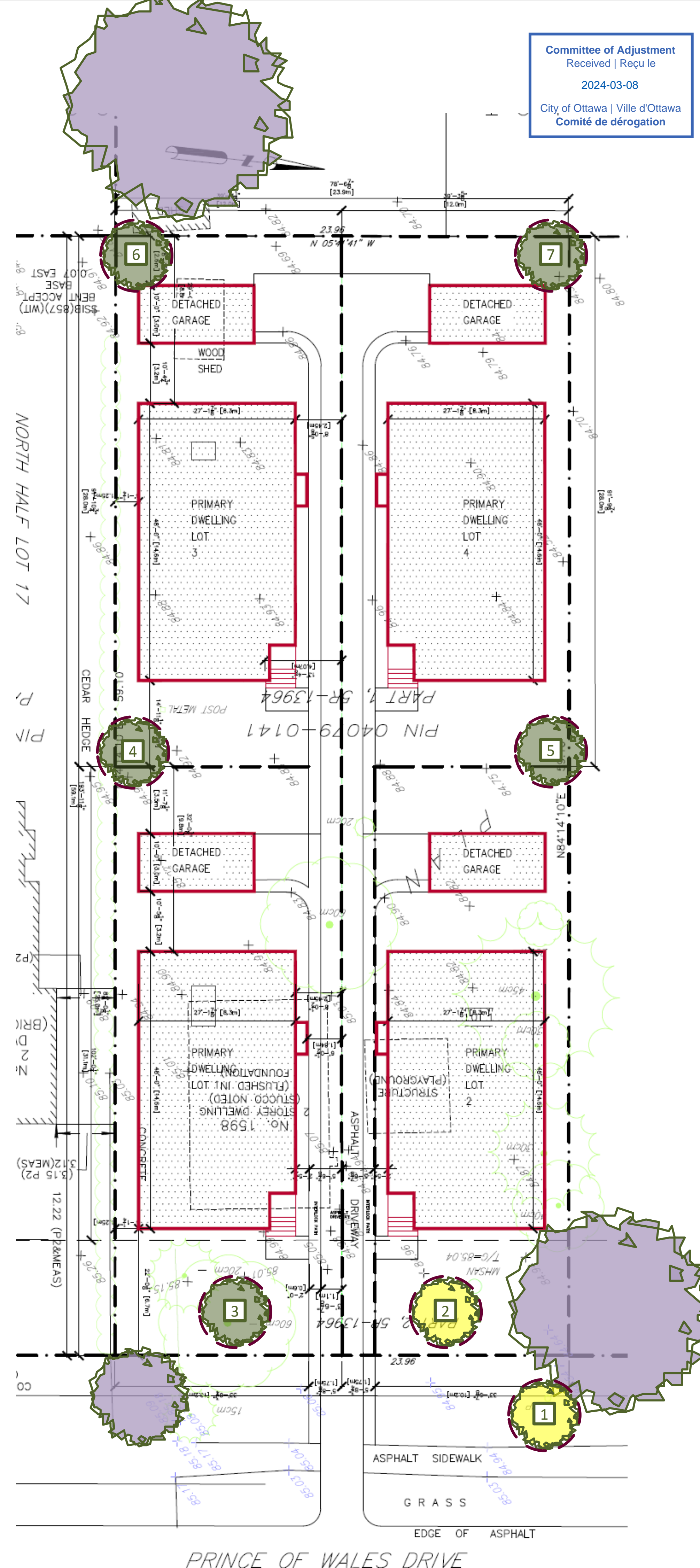
**TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.**

On average, a young tree needs 6 gallons (24 liters) of water twice per week. (Do not water using a sprinkler as water on the foliage can lead to fungal infection)  
 Placing a ring of mulch around the planting hole will help reduce water loss.  
 Ensure no mulch is touching the base of the tree.

**Legend**

- New Private Tree
- New Tree either fully or partly on city property
- Existing Tree to be retained

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**Replacement Tree Specifications**

**Note:** Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines.

**Trees 1-3** should be a small tree at maturity due to the overhead wires running along Prince of Wales. Site conditions are expected to be full light exposure and moderate moisture availability. Species suggestions include:

- Choke cherry - *Prunus virginiana*\*
- Eastern redbud - *Cercis canadensis*\*
- Yellowwood - *Cladtrastis lutea*
- Flowering dogwood - *Cornus florida*
- Magnolia - *Magnolia spp.*
- Eastern redcedar - *Juniperis virginiana*\*
- Crabapple - *Malus spp.*
- Serviceberry - *Amelanchier spp.*\*
- Ohio buckeye - *Aesculus glabra*\*
- Pagoda dogwood - *Cornus alternifolia*\*
- Witch hazel - *Hamamelis virginiana*\*
- Oakleaf mountain ash - *Sorbus thuringiaca* 'Fastigiata'

**Tree 4-7** should be large trees at maturity. Site conditions are expected to be full light exposure and moderate to minimal moisture availability. Species suggestions include:

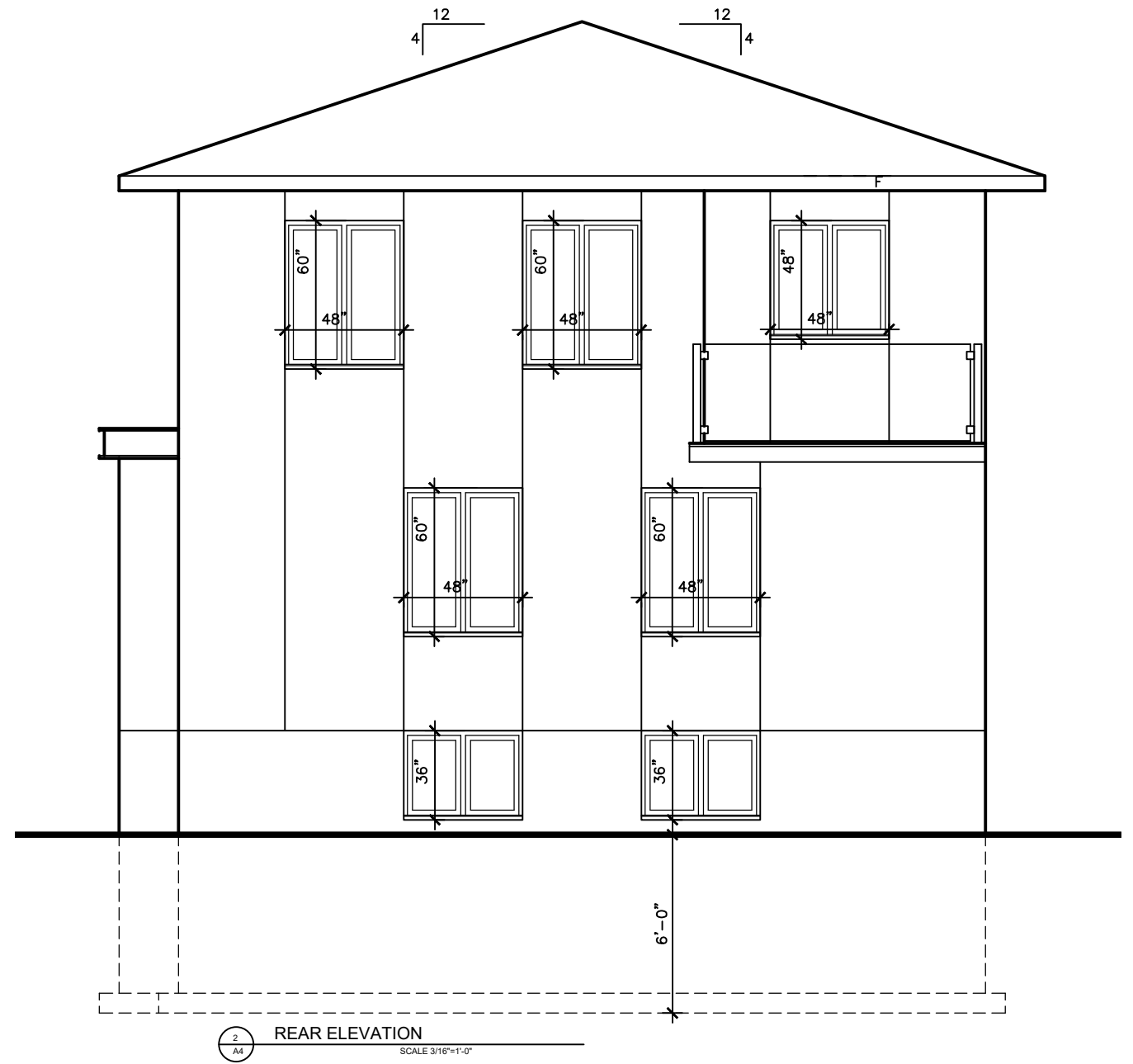
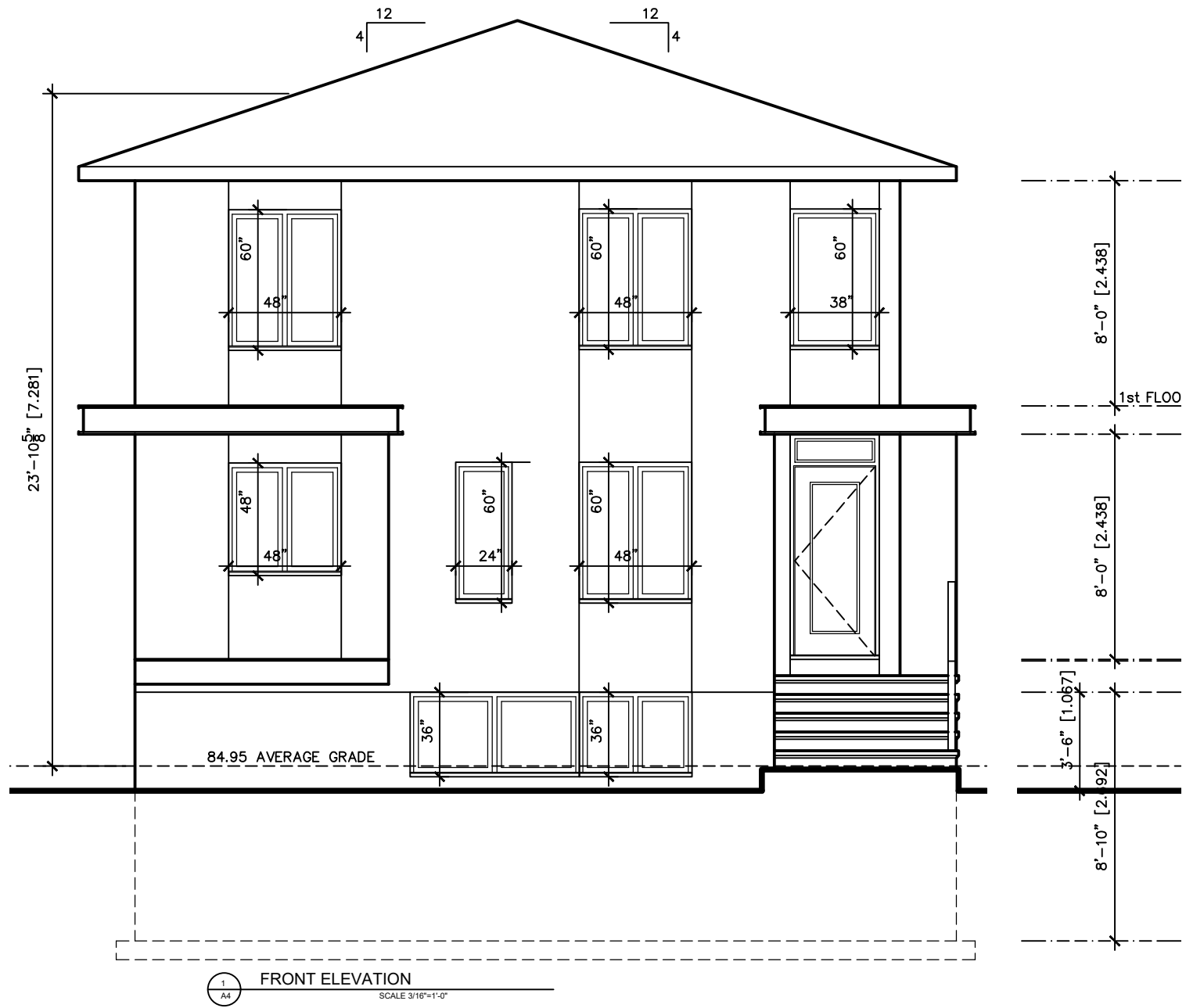
- White oak - *Quercus alba*\*
  - Red oak - *Quercus rubra*\*
  - Swamp white oak - *Quercus bicolor*\*
  - Red pine - *Pinus resinosa*\*
  - Freeman maple - *Acer x freemanii*
  - Colorado spruce - *Picea pungens*
  - White spruce - *Picea glauca*\*
  - Tulip tree - *Liriodendron tulipifera*
  - Ginkgo - *Ginkgo biloba*
  - Liberty elm - *Ulmus americana* 'Libertas'
  - Northern catalpa - *Catalpa speciosa*
  - Black maple - *Acer nigrum*\*
  - Sugar maple - *Acer saccharum*\*
  - Kentucky coffee tree - *Gymnocladus dioica*
  - Basswood - *Tilia americana*\*
  - Hackberry - *Celtis occidentalis*\*
  - Horsechestnut - *Aesculus hippocastanum*\*
  - Katsura - *Cercidiphyllum japonicum*
- \*Native to Ottawa region: Planting species native to a region can help maintain and enhance biodiversity.

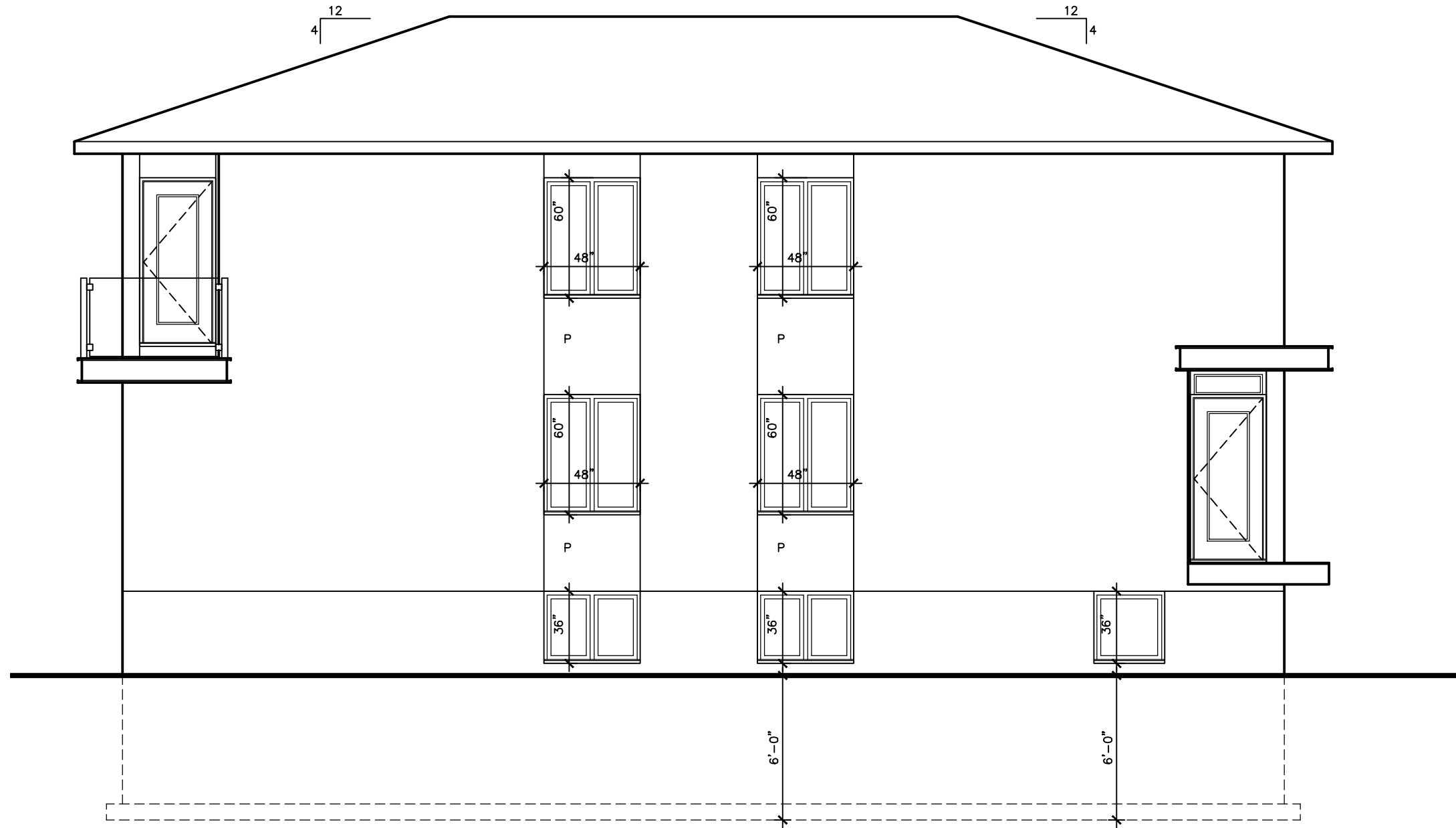
**Note:** Norway maple (*Acer platanoides*) is *not* recommended as it is highly invasive and not a suitable tree for urban planting.

The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

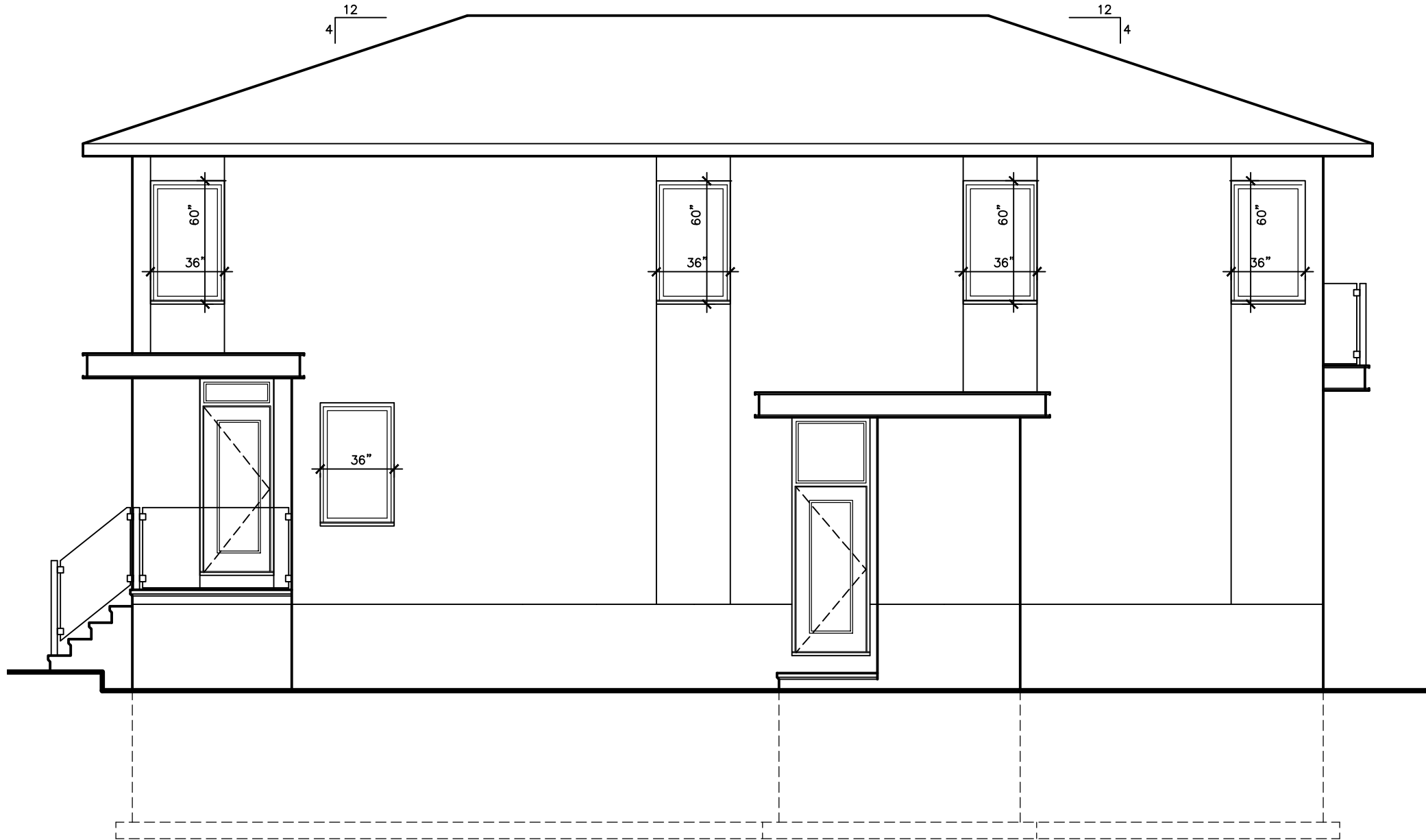
**All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.**

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3  
A4
**LEFT ELEVATION**  
 SCALE 3/16"=1'-0"



4  
A4 RIGHT ELEVATION  
SCALE 3/16"=1'-0"