

Committee of Adjustment
Received | Reçu le
2024-06-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

PART OF LOT 24
CONCESSION 1 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 200
0 2.5 5 10 15 20 metres

Metric Note
Distances and/or Coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°22'25" (counter-clockwise) was applied to bearings on P1.

Notes & Legend

□	Denotes	Survey Monument Planted
■		Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
IBØ		Round Iron Bar
(Wit)		Witness
Meas		Measured
(OU)		Origin Unknown
(P1)		Plan by (647) dated March 10, 1954 (Ref. No. NPNRF1-24-2)
(P2)		Registered Plan 4M-635
(P3)		Plan by (725) dated May 2, 1966 (Ref. No. 168-66)
(N1)		Notes by (647) Ref. 12 Con1 (RF) Nepean
(N1')		Ties by (671) shown on (N1)
(D1)		Instrument CS21956
(D2)		Instrument N481980
OW		Overhead Wires
OP		Utility Pole
BF		Board Fence
PVC		Plastic \ Vinyl Fence
SRW		Stone Retaining Wall
CL		Centreline
		Property Line

- PART 2**
- REGISTERED RIGHTS-OF-WAY/EASEMENTS**
No rights-of-way or easements were found to be registered against the subject property.
 - PROPERTY IMPROVEMENTS**
The location of the fences, hedges and retaining wall in relation to the property lines are noted on the plan.
 - COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
Compliance is not certified by this report.
 - ADDITIONAL REMARKS**
The site area is 1395.6 Square meters.

THIS REPORT WAS PREPARED FOR:
Jason Byrd ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

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 19th day of December, 2022.

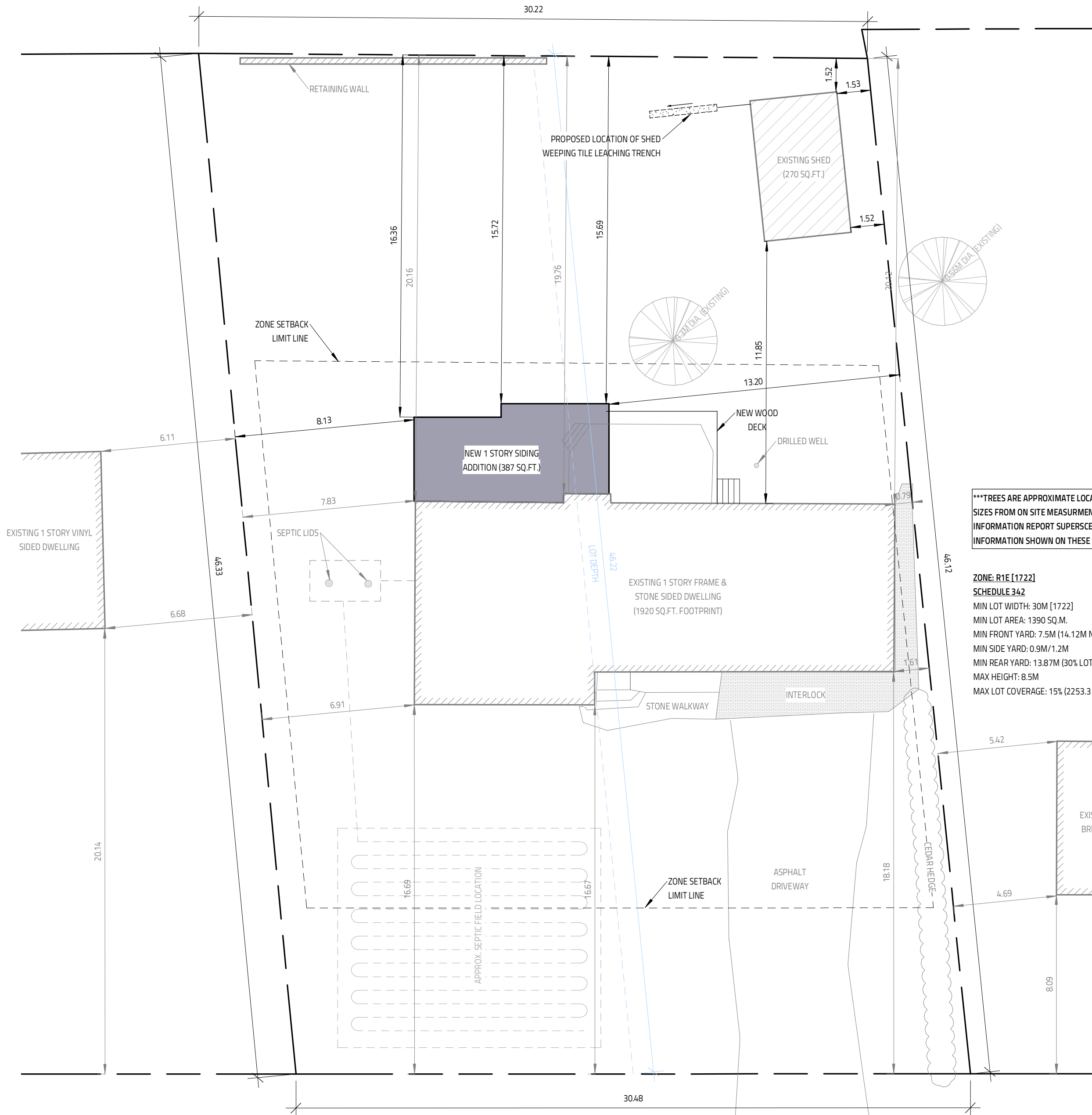
Date: Jan 17, 2023
Jamie Leslie
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-43257.
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

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TREES ARE APPROXIMATE LOCATIONS AND SIZES FROM ON SITE MEASUREMENTS. TREE INFORMATION REPORT SUPERSEDES TREE INFORMATION SHOWN ON THESE DRAWINGS

ZONE: R1E [1722]
 SCHEDULE 342
 MIN LOT WIDTH: 30M [1722]
 MIN LOT AREA: 1390 SQ.M.
 MIN FRONT YARD: 7.5M (14.12M NEIGHBOURS AVERAGE)
 MIN SIDE YARD: 0.9M/1.2M
 MIN REAR YARD: 13.87M (30% LOT DEPTH)
 MAX HEIGHT: 8.5M
 MAX LOT COVERAGE: 15% (2253.3 SQ.FT., CURRENT 2577 SQ.FT.) **VARIANCE NEEDED**

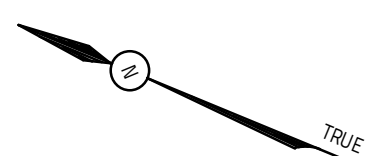
MIRIAM AVE.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
 INDIVIDUAL BCIN: 41176

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

GENERAL NOTES:
 - E. & O.E.
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

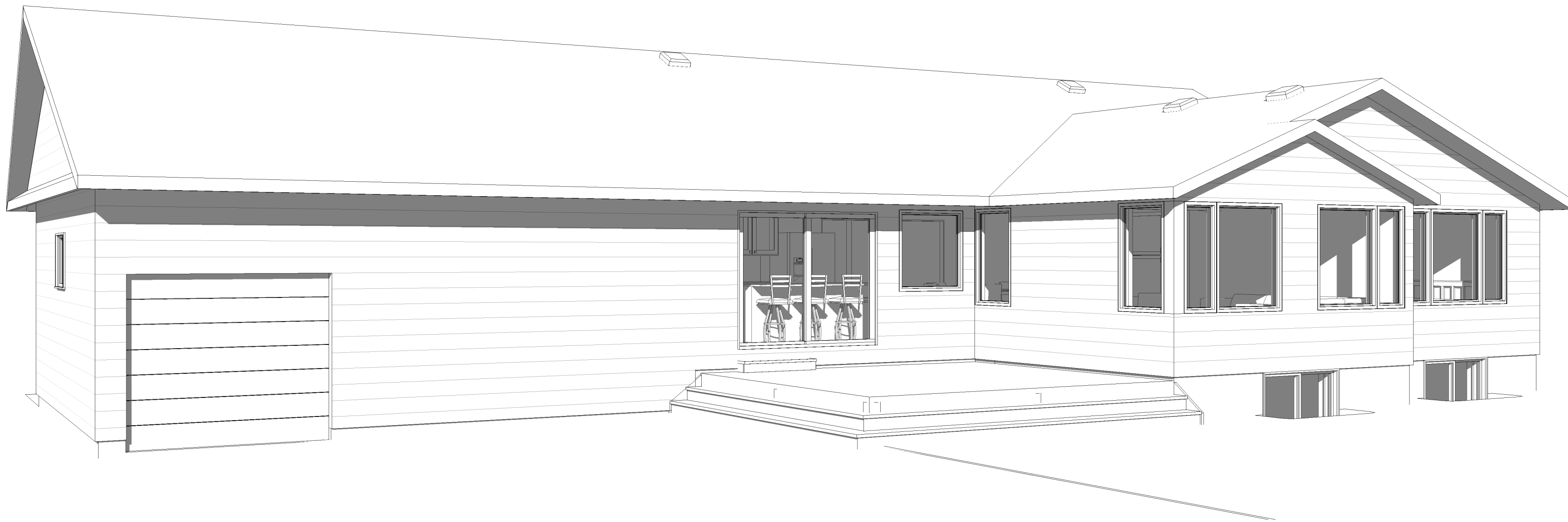


NO.	REVISION	DATE
10	DA-2 ISSUED	MAY 8, 2024
9	DA-1 ISSUED	MAY 8, 2024
8	DA ISSUED (HOUSE DESIGN REV)	MAY 6, 2024
7	NEIGHBOURS TREE ADDED TO SITE PLAN	DECEMBER 8, 2023
6	SHED ISSUED FOR STRUCTURAL REVIEW	APRIL 3, 2023
5	D3 ISSUED/D2 SHED ISSUED	MARCH 14, 2023

MODEL:
3 MIRIAM AVE.
 GROUND ADDITION: 363 SQ.FT.
 OTTAWA, ON

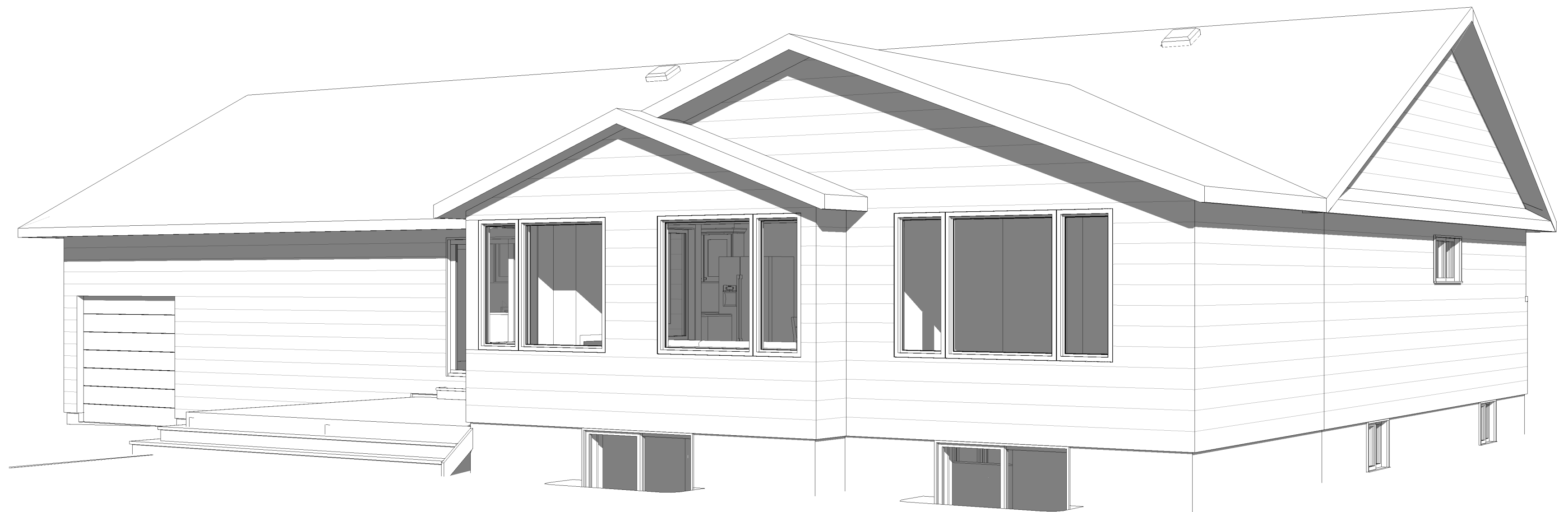
Evolution
 DESIGN & DRAFTING
 613-884-7068 /// 613-808-7185

DRAWING TITLE	
SITE PLAN	
DATE DRAWN JANUARY 19, 2023	SCALE: 1:150
DRAWN BY: MV	FILE NAME: R23-00272
CHECKED BY: SG	DWG. NO. A0.1



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1 PERSPECTIVE REAR FROM LEFT
 SCALE:



2 PERSPECTIVE REAR FROM RIGHT
 SCALE:

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DRAWING TITLE	
COVER	
DATE: JANUARY 19, 2023	SCALE:
DRAWN BY: MV	FILE NAME: R23-00272
CHECKED BY: SG	DWG. NO.
	A0.0



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L

EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R

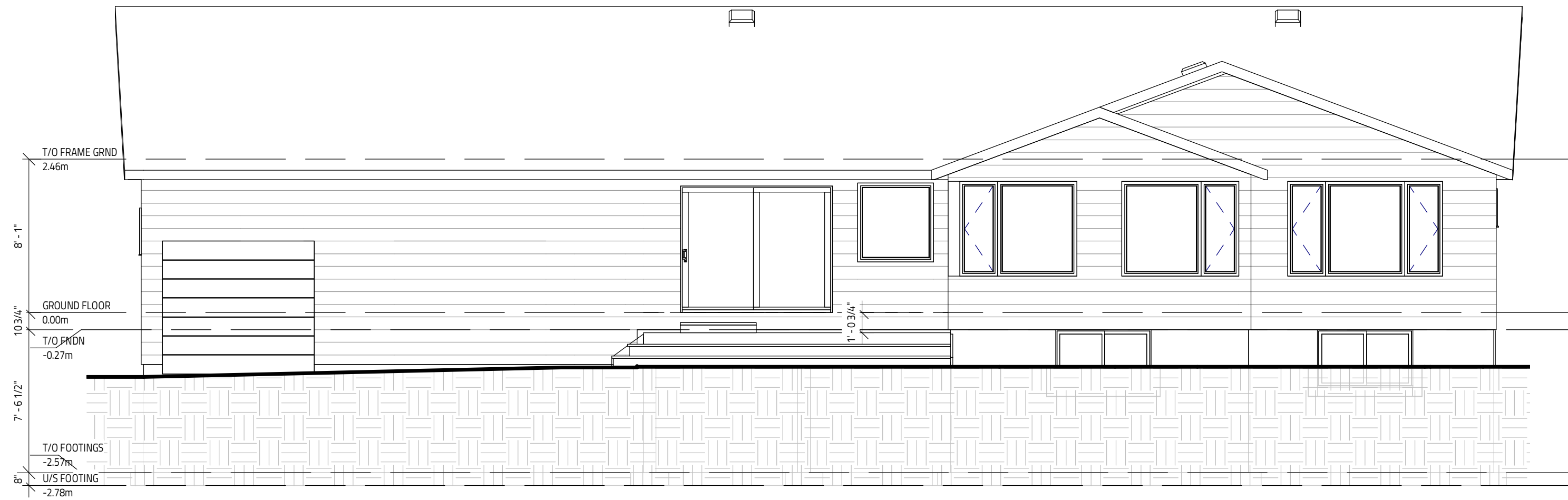
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

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DRAWING TITLE	
ELEVATIONS 1	
DATE DRAWN JANUARY 19, 2023	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: R23-00272
CHECKED BY: SG	DWG. NO. A4.0



1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R

EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H25 CONFORMING TO CCMC 12678-R

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