

SURVEYOR'S REAL PROPERTY REPORT

PART 1) PLAN OF

LOT 345

REGISTERED PLAN 4M-28

CITY OF OTTAWA

SCALE 1:200



METRIC

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

NOTES

BEARINGS HEREON ARE ASTRONOMICAL, DERIVED FROM THE BEARING OF N22°37'30" W AS SHOWN FOR THE WESTERLY LIMIT OF CHURCHILL AVENUE NORTH ON PLAN 4R-29324.

S1.B. DENOTES 0.025 SQ. 1.2 LONG, STANDARD IRON BAR
 S2.B. DENOTES 0.016 SQ. 0.6 LONG, STANDARD IRON BAR
 S3.B. DENOTES 0.016 SQ. 0.6 LONG, IRON BAR
 C.C. DENOTES CURT CROSS
 DENOTES SURVEY MONUMENT FOUND
 DENOTES SURVEY MONUMENT PLANTED
 DENOTES WITNESS UG
 DENOTES WITNESS UC
 DENOTES FARRALL, MOFFATT & WOODLAND LTD.
 DENOTES M.E. RENAUD, O.L.S.
 DENOTES M.E. RENAUD, O.L.S.
 DENOTES J.P. SHIPMAN, O.L.S.
 DENOTES J.P. SHIPMAN, O.L.S.
 DENOTES REGISTERED PLAN 4M-28
 DENOTES BUILDING LOCATION SURVEY BY ARNETT KENNEDY, BRODELL & JASON SURVEYING LTD. ON LOT 345 DATED OCTOBER 3, 1988.
 (REF. NO. 710-85)
 P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.P. SHIPMAN, O.L.S. ON LOT 344, DATED SEPTEMBER 26, 2016. (FILE NO. 16-11020)
 P4 DENOTES MEASURED
 M DENOTES MEASURED
 S DENOTES EDGE OF ASPHALT
 E.O.A. DENOTES EDGE OF ASPHALT
 T.O.C. DENOTES TOP OF CURB
 U.P. DENOTES UTILITY POLE
 G.W.A. DENOTES GUY WIRE ANCHOR
 G.P.A. DENOTES GUY WIRE ANCHOR
 DENOTES PROPORTIONED
 DENOTES SHADY
 DENOTES CATCH BASIN
 DENOTES CATCH BASIN
 DENOTES MAN HOLE
 M.H. DENOTES MAN HOLE
 DENOTES OVERHEAD UTILITY WIRE

SURVEYOR'S REAL PROPERTY REPORT

PART 2) REPORT SUMMARY

DESCRIPTION OF LAND	LOT 345, REGISTERED PLAN 4M-28, CITY OF OTTAWA, P.L.N. 04018-0133
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS	NONE
FEATURES	NOTE 0.3 WIDE INTERLOCK RETAINING WALL, INTERLOCK WALK, BOARD FENCES, UTILITY SERVICE WIRES, CEDAR HEDGE AND WELL.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS	NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS	

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2020.

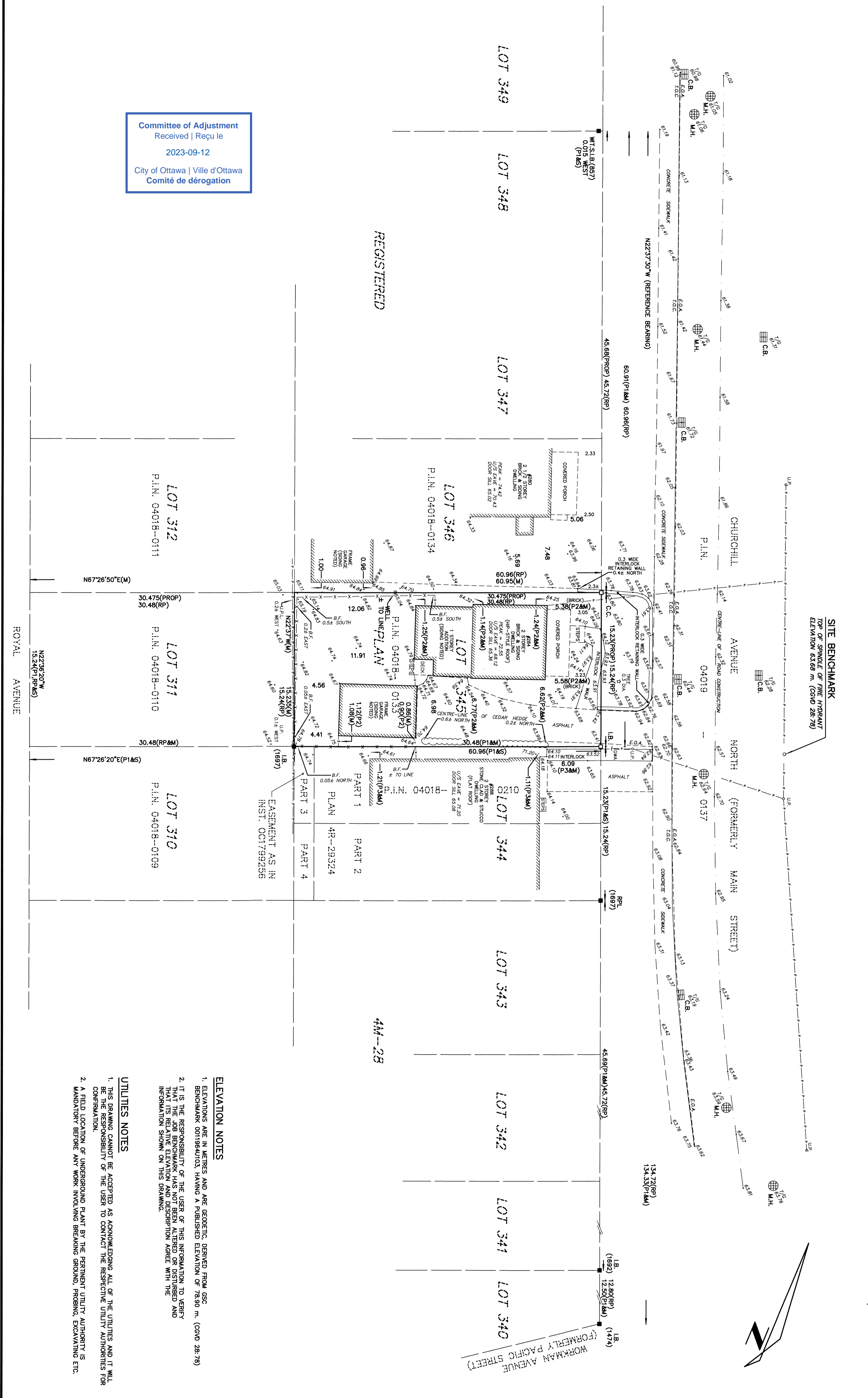
DECEMBER 17, 2020
 SHIPMAN
 ONTARIO LAND SURVEYOR

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HAKEN SHIPMAN SURVEYING LTD.
 P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0 TEL. 489-3910
 REF. No.: OTT--794

Committee of Adjustment
 Received | Reçu le
 2023-09-12
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



- ELEVATION NOTES**
- ELEVATIONS ARE IN METRES AND ARE GEOMETRIC, DERIVED FROM SSC BENCHMARK 0011964U03, HAVING A PUBLISHED ELEVATION OF 78.90 m. (CGVD 28-78)
 - IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.
- UTILITIES NOTES**
- 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.
 - A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

Revised 2023 07 27

- 1) the look is now much more in keeping with the surrounding buildings as there is a sloped roof and all entrances are off the front of the building.
- 2) the basement entrance is beside the garage
- 3) the main floor and second floor entrances are at the first floor.
- 4) there is less grading/excavation at the front and sides as more of the existing grading will be retained.
- 5) there is no rooftop area
- 6) the front facing garage is retained as well as room for parking a car in tandem, this is even though no parking is required in the zone
- 7) the same variance will be required.
- 8) The City of Ottawa was to have changed the Zoning Bylaw in July to come into compliance with Bill 23. This will not happen until late this year. As a result, there may be variances requested for aspects that are already agreed to in the bylaw amendment.

Christoph Jalkotzy
Principle Designer & Planner
Modulink, Planning and Design
Modulink, City Villages
cjalkotzy@modulink.ca
613 869 4965

Committee of Adjustment

Received | Reçu le

2023-09-12

City of Ottawa | Ville d'Ottawa

Comité de dérogation



Project
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Design & Planning



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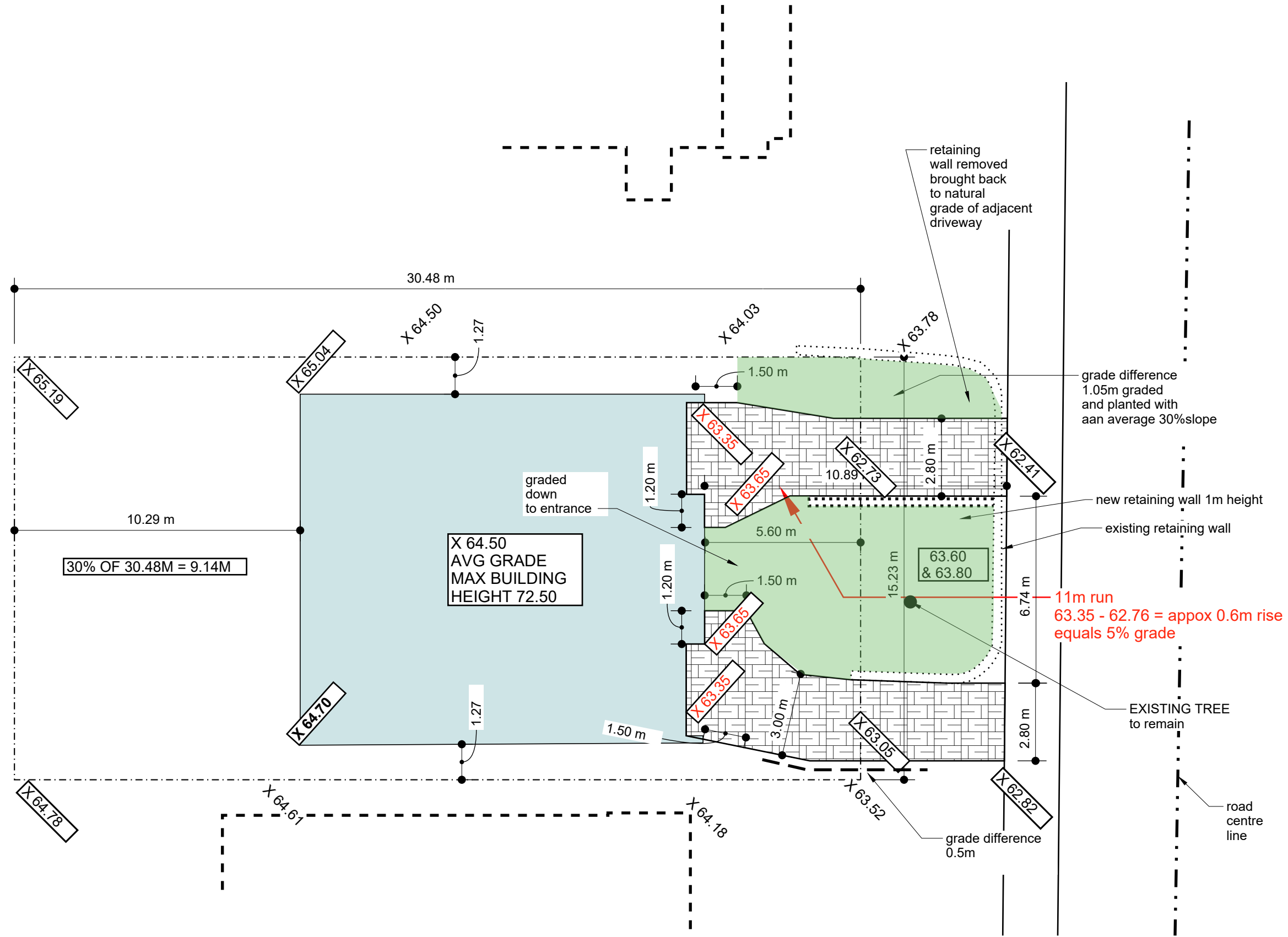
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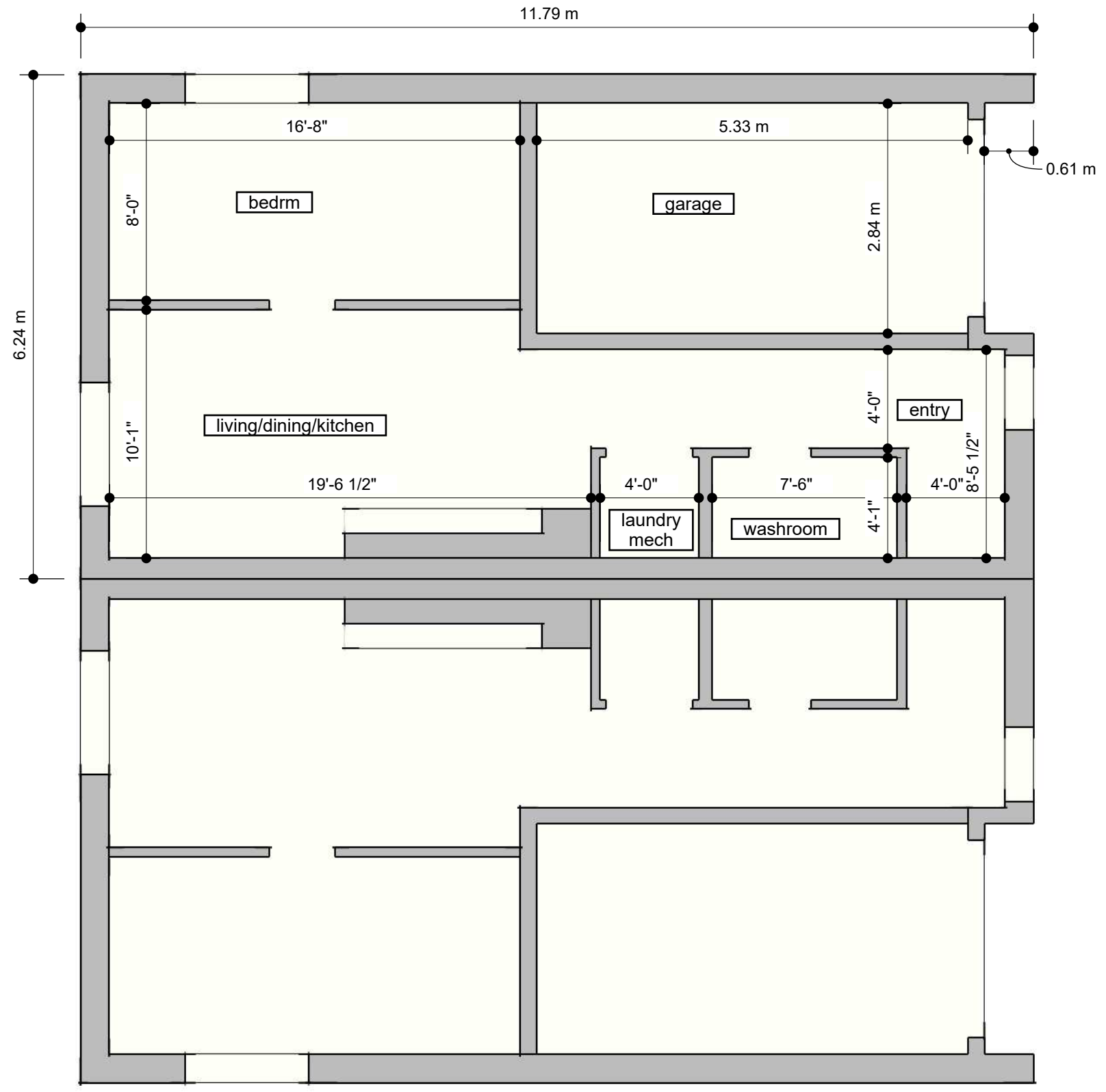
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Site Plan

A.02





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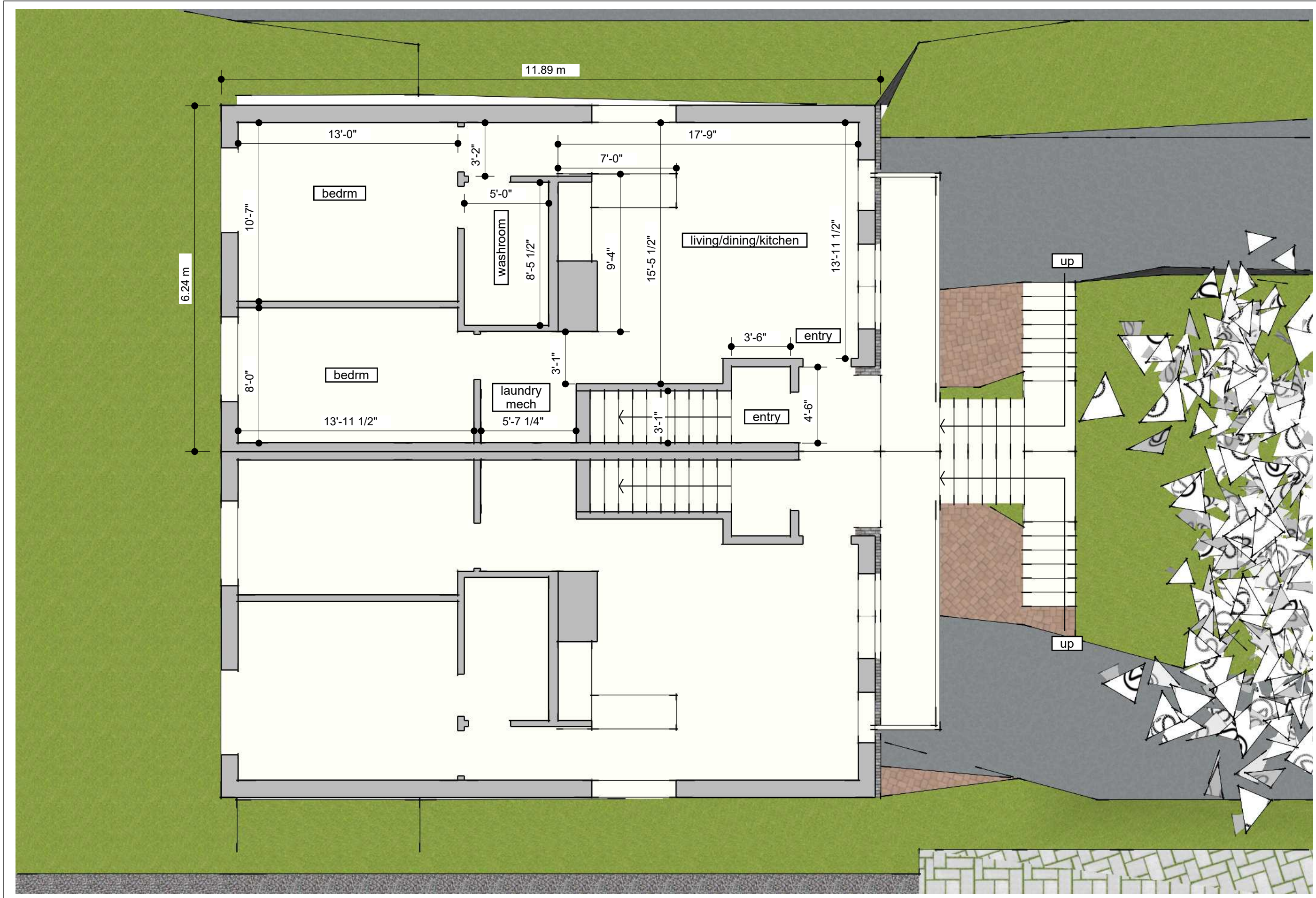
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Basement

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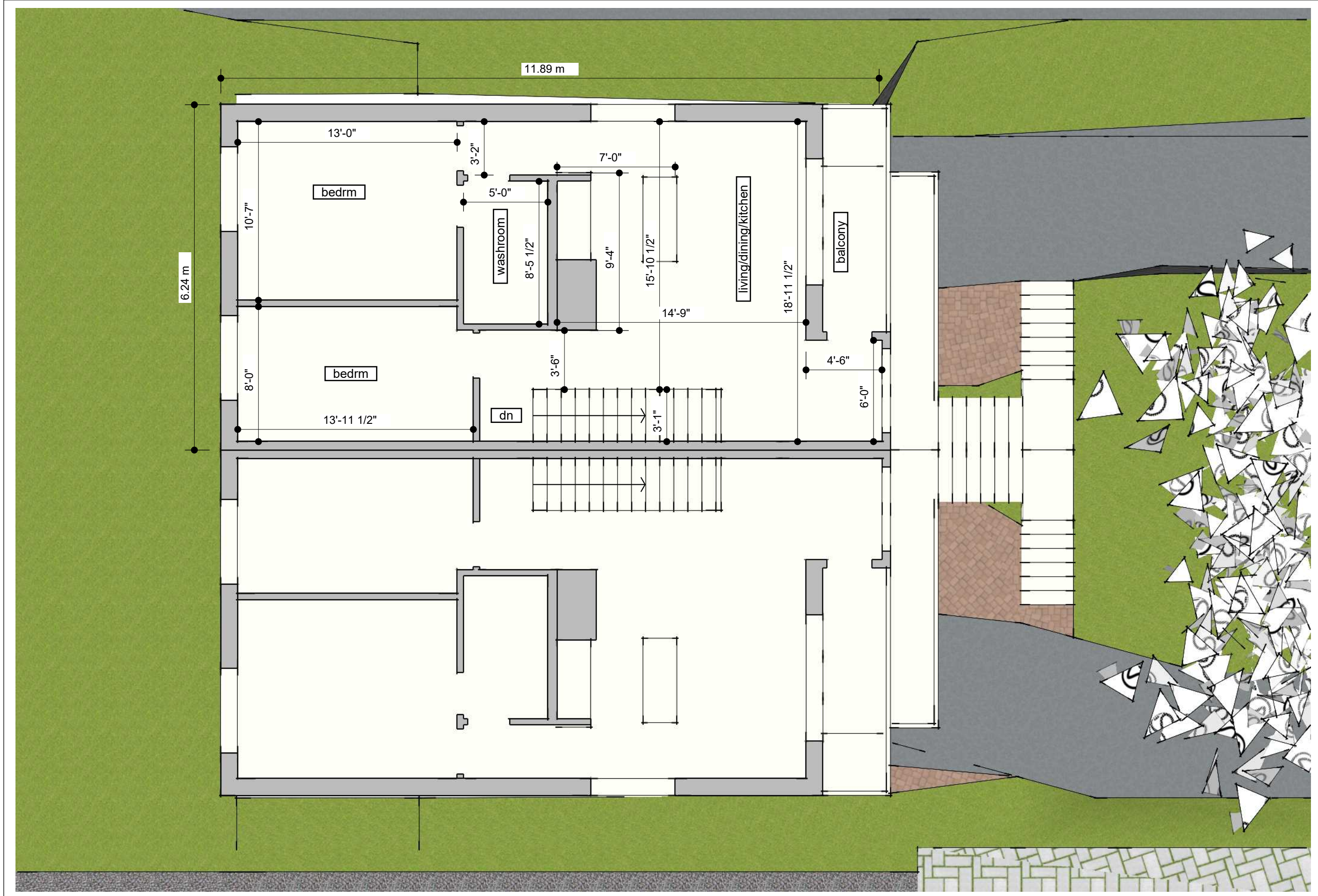
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First Floor

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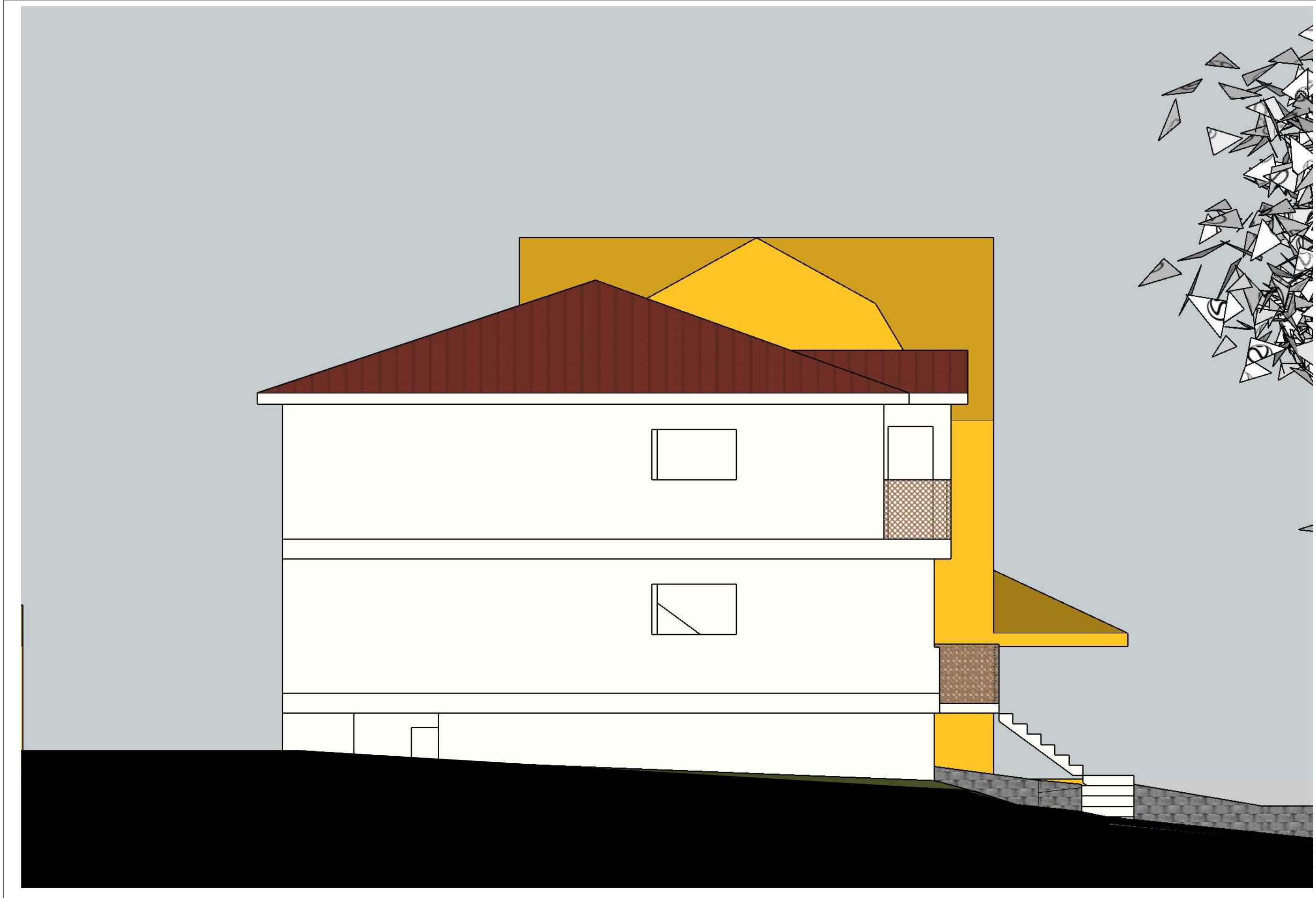
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Second Floor

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South Elev

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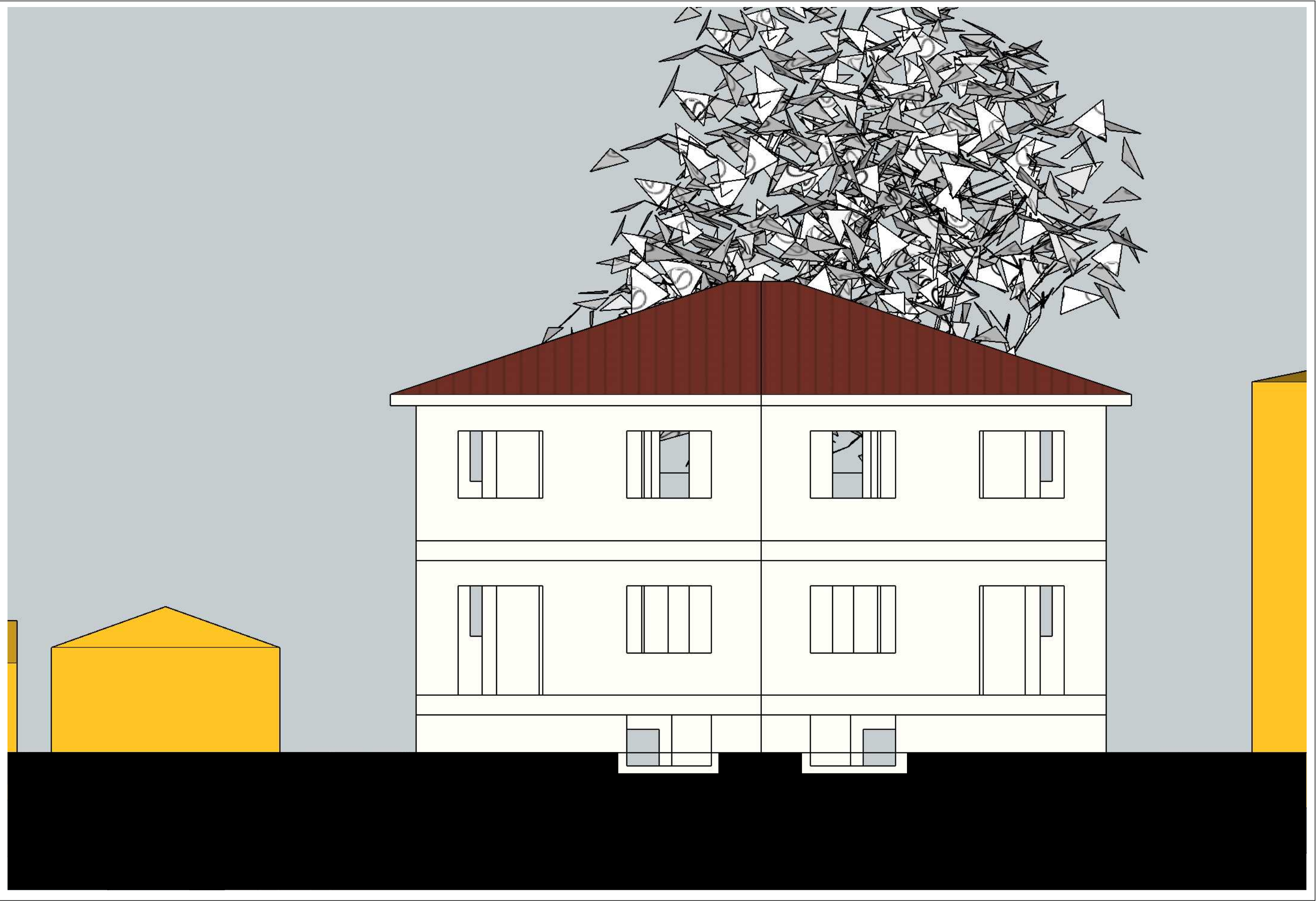
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North Elev

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West Elev

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East Elev





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Section B

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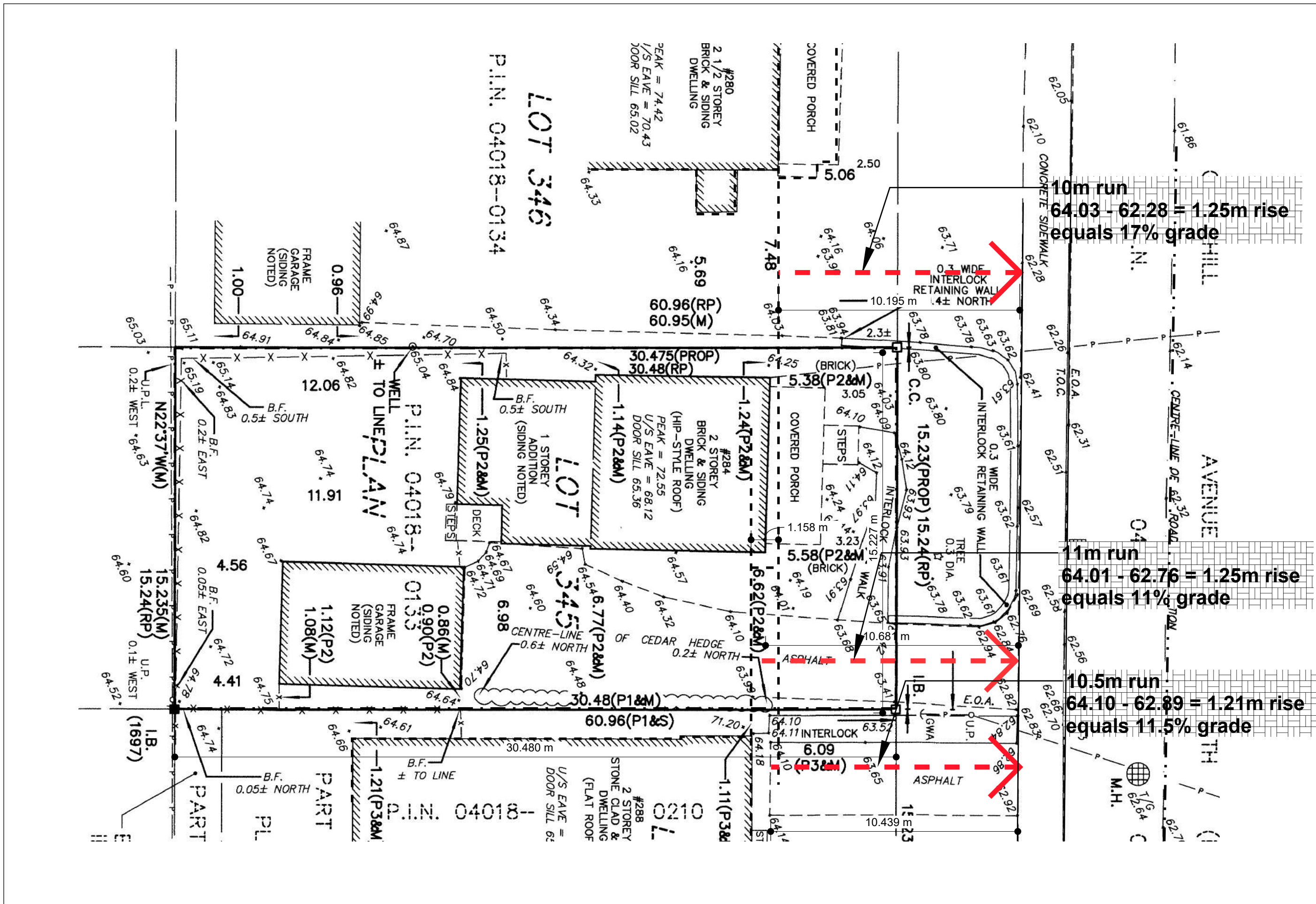
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3D Modelling
Views



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Details South



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Details North



284 Churchill
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Accurate Location
288 and 290 Churchill

Accurate Location
280 Churchill

Accurate Elevations



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Accuracy of
Modelling



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Neighbourhd
Character A



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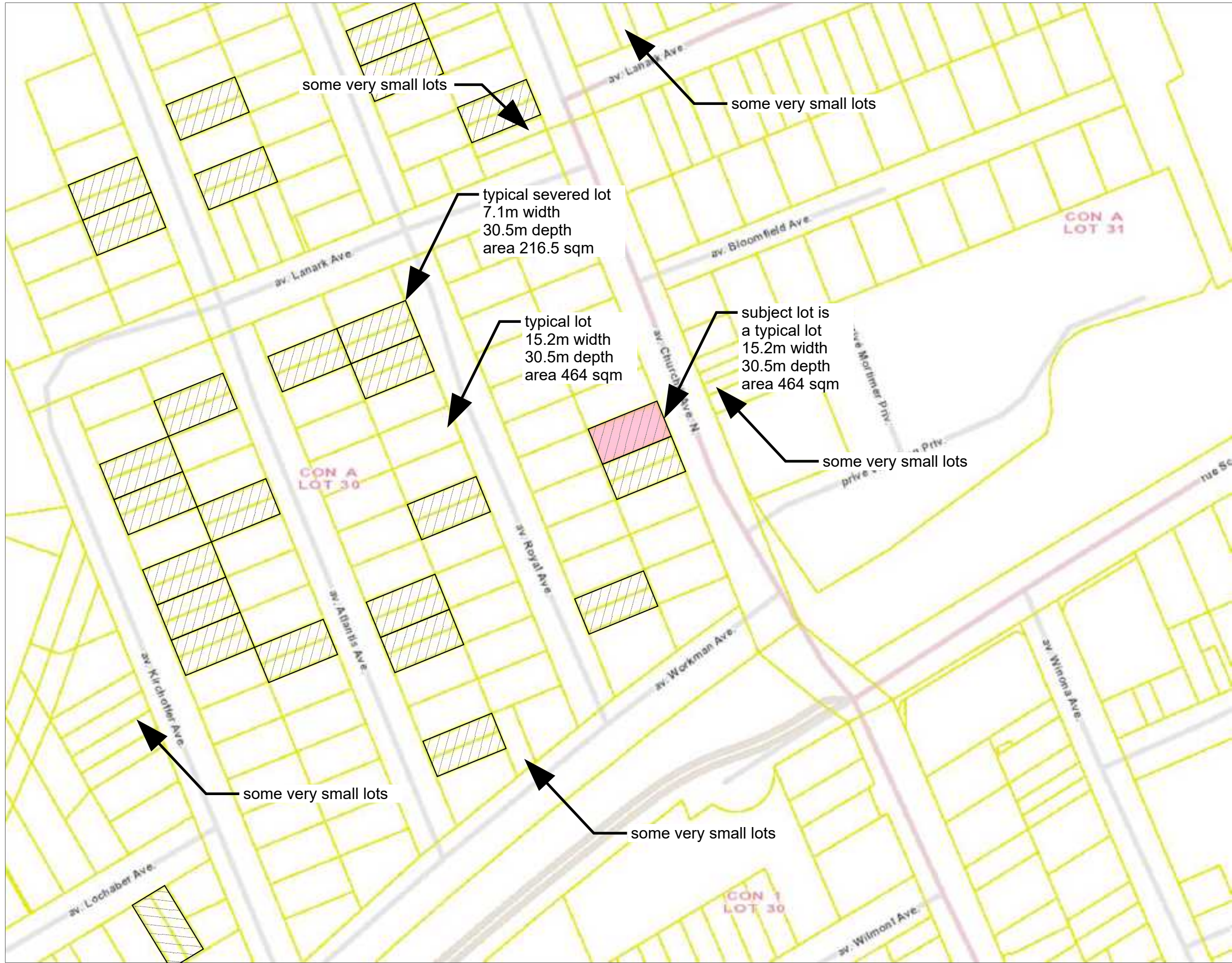
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Neighbourhd
Character B



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Lot Fabric



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4 Tests

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Under the current zoning bylaw and official plan the variances and consent requested are minor for the following reasons:

- a) They are minor and desirable.
 - They reflect the current character of the neighbourhood
- b) The general intent and purpose of the Zoning By-law is maintained
 - the intent of the bylaw is to permit the semi detached dwellings.
 - The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood.
- c) The general intent and purpose of the Official Plan is maintained;
 - The official plan supports this kind of gentle intensification of land uses compatible with the current urban fabric.
- d) The Ontario Planning Act supports intensification in residential general urban areas