

**Committee of Adjustment**  
 Received | Reçu le  
**2024-07-08**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOT 11**  
**REGISTERED PLAN 4M-652**  
**CITY OF OTTAWA**  
*FARLEY, SMITH & DENIS SURVEYING LTD. 2024*

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 0.99991.

**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).

**Notes & Legend**

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
SSIB*	"	Short Standard Iron Bar(0.3m Long)
IB	"	Iron Bar
IB*	"	Iron Bar(0.3m Long)
Meas	"	Measured
(P1)	"	Registered Plan 4M-652
(P2)	"	Plan by (AOG) dated October 23, 1995 (Job No. 0-194-94)
(P3)	"	Plan by (AOG) dated July 3, 1992
(P4)	"	Plan by (AOG) dated March 22, 1994
(P5)	"	Plan by (AOG) dated August 27, 1993
(P6)	"	Plan by (AOG) dated May 20, 1993
(P7)	"	Plan by (AOG) dated October 25, 1991
(P8)	"	Plan by (AOG) dated April 24, 1992
(P9)	"	Plan by (AOG) dated September 17, 2010 (Job No. 10096-10)
AC	"	Air Conditioner
CLF	"	Chain Link Fence
MF	"	Metal Fence
PVC	"	Plastic Vinyl Fence
SRW	"	Stone Retaining Wall
C/L	"	Centreline
	"	Property Line

**WARNING** NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.  
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- PART 2**
- REGISTERED RIGHTS-OF-WAY/EASEMENTS**  
 Subject to Inst No. LT649746 per Parcel Abstract.
  - PROPERTY IMPROVEMENTS**  
 The location of the fencing, hedges and retaining walls 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**  
 Site Area=1245.8 sq.m.

**THIS REPORT WAS PREPARED FOR:**  
 Ferass Elrayes ("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 Surveys Act and the Regulations made under them.  
 2. The survey was completed on the 18th day of June, 2024.

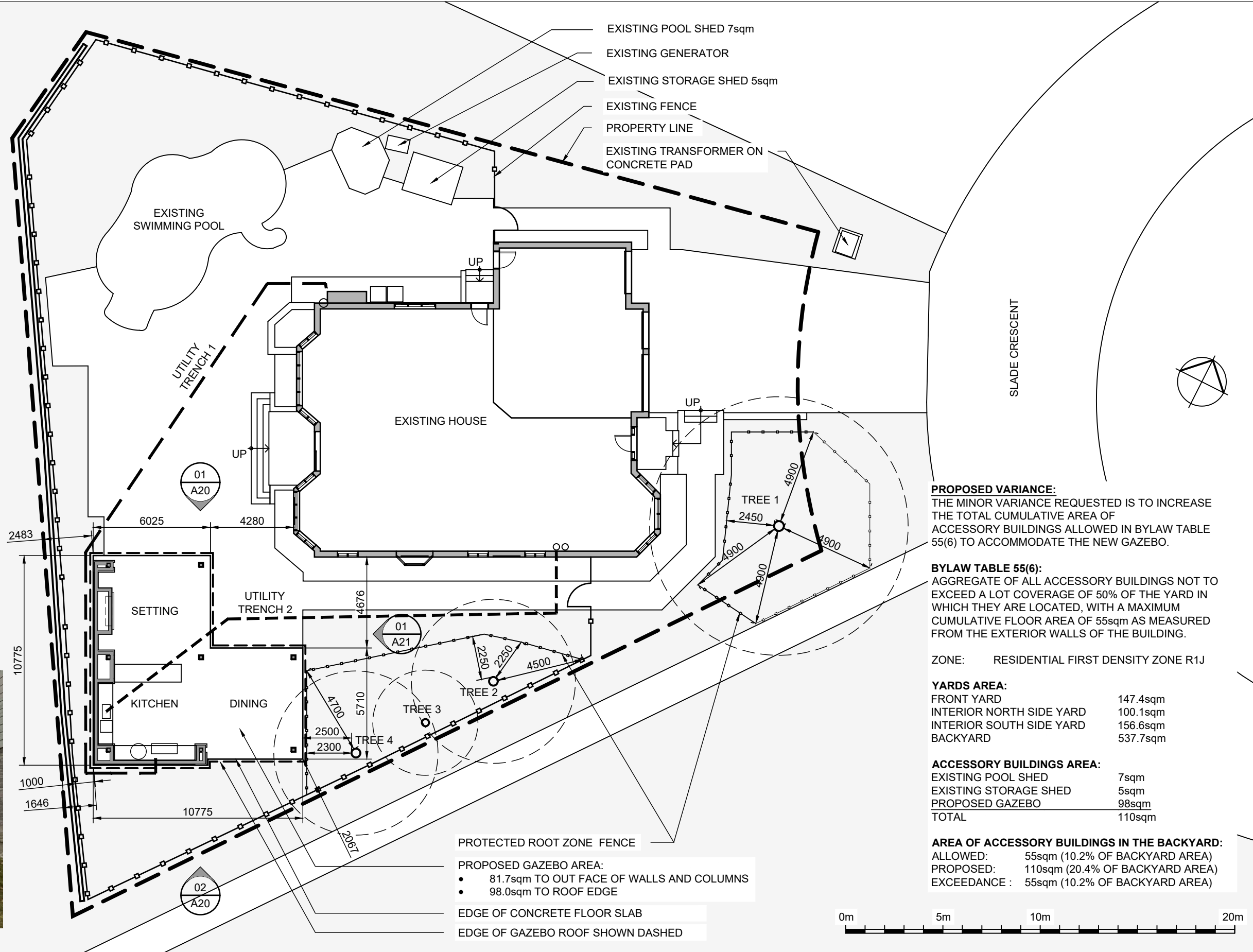
June 26/24  
 Date  
  
 Daniel Robinson  
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-80463  
**FARLEY, SMITH & DENIS SURVEYING LTD.**

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

SRPR\_18X24

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**PROPOSED VARIANCE:**  
 THE MINOR VARIANCE REQUESTED IS TO INCREASE THE TOTAL CUMULATIVE AREA OF ACCESSORY BUILDINGS ALLOWED IN BYLAW TABLE 55(6) TO ACCOMMODATE THE NEW GAZEBO.

**BYLAW TABLE 55(6):**  
 AGGREGATE OF ALL ACCESSORY BUILDINGS NOT TO EXCEED A LOT COVERAGE OF 50% OF THE YARD IN WHICH THEY ARE LOCATED, WITH A MAXIMUM CUMULATIVE FLOOR AREA OF 55sqm AS MEASURED FROM THE EXTERIOR WALLS OF THE BUILDING.

ZONE: RESIDENTIAL FIRST DENSITY ZONE R1J

**YARDS AREA:**

FRONT YARD	147.4sqm
INTERIOR NORTH SIDE YARD	100.1sqm
INTERIOR SOUTH SIDE YARD	156.6sqm
BACKYARD	537.7sqm

**ACCESSORY BUILDINGS AREA:**

EXISTING POOL SHED	7sqm
EXISTING STORAGE SHED	5sqm
PROPOSED GAZEBO	98sqm
<b>TOTAL</b>	<b>110sqm</b>

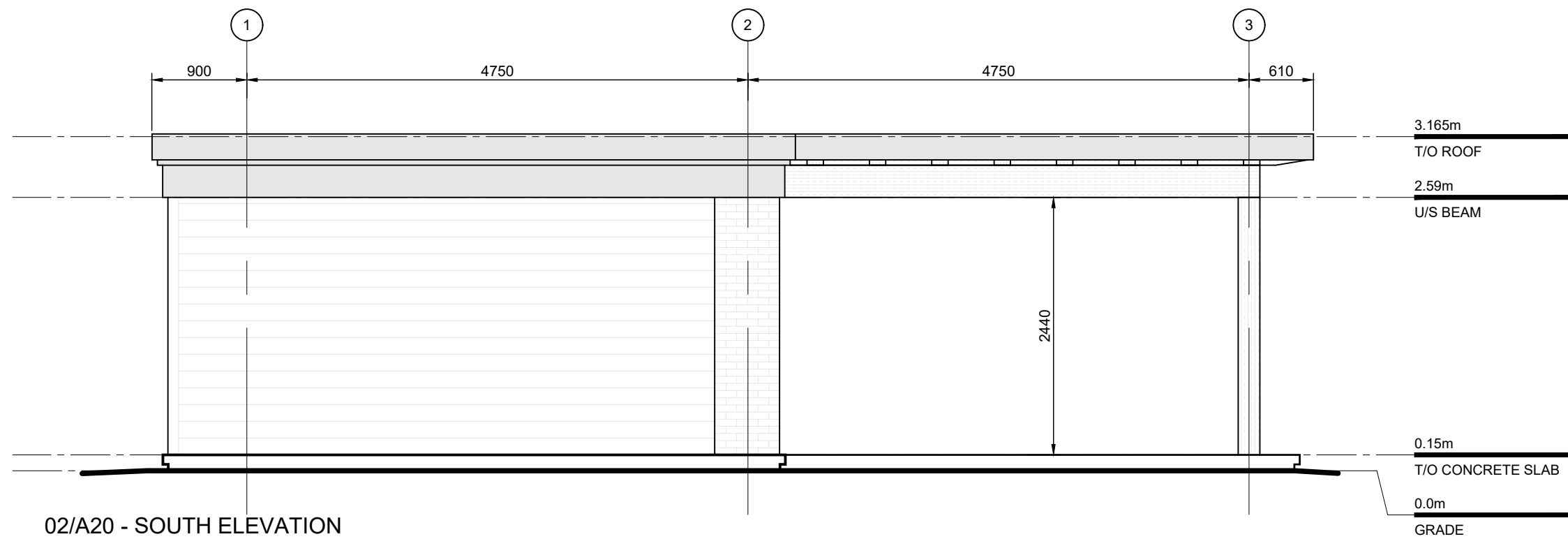
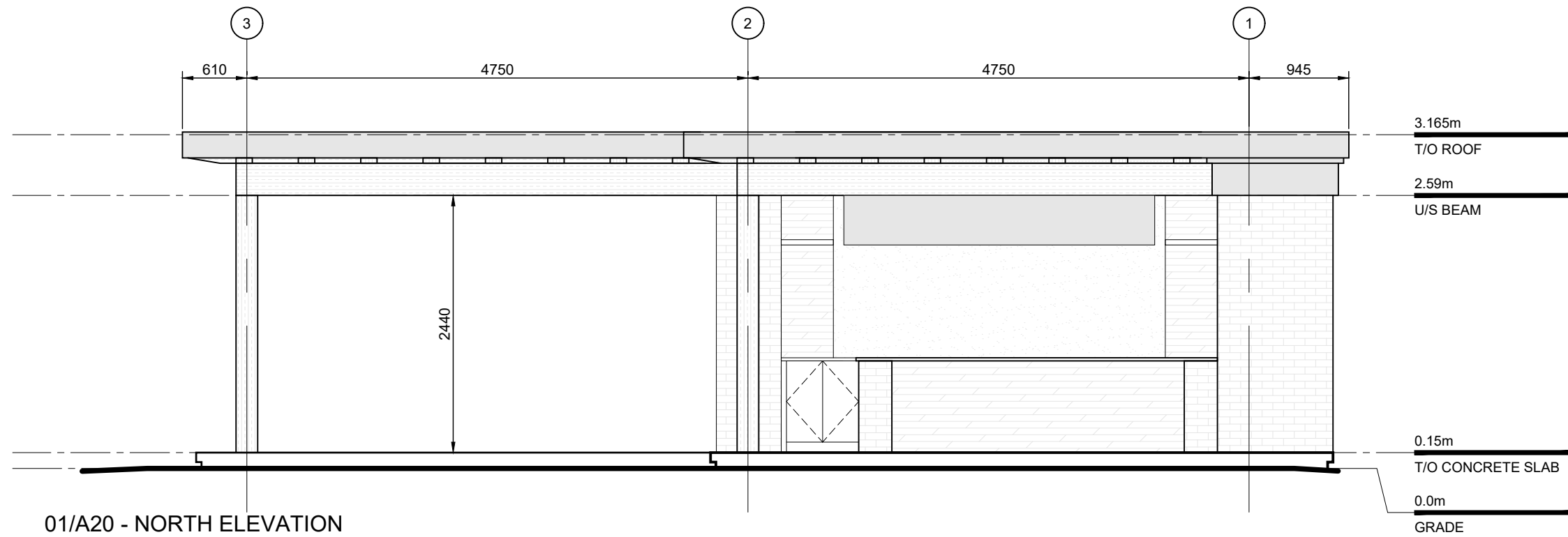
**AREA OF ACCESSORY BUILDINGS IN THE BACKYARD:**

ALLOWED:	55sqm (10.2% OF BACKYARD AREA)
PROPOSED:	110sqm (20.4% OF BACKYARD AREA)
EXCEEDANCE :	55sqm (10.2% OF BACKYARD AREA)

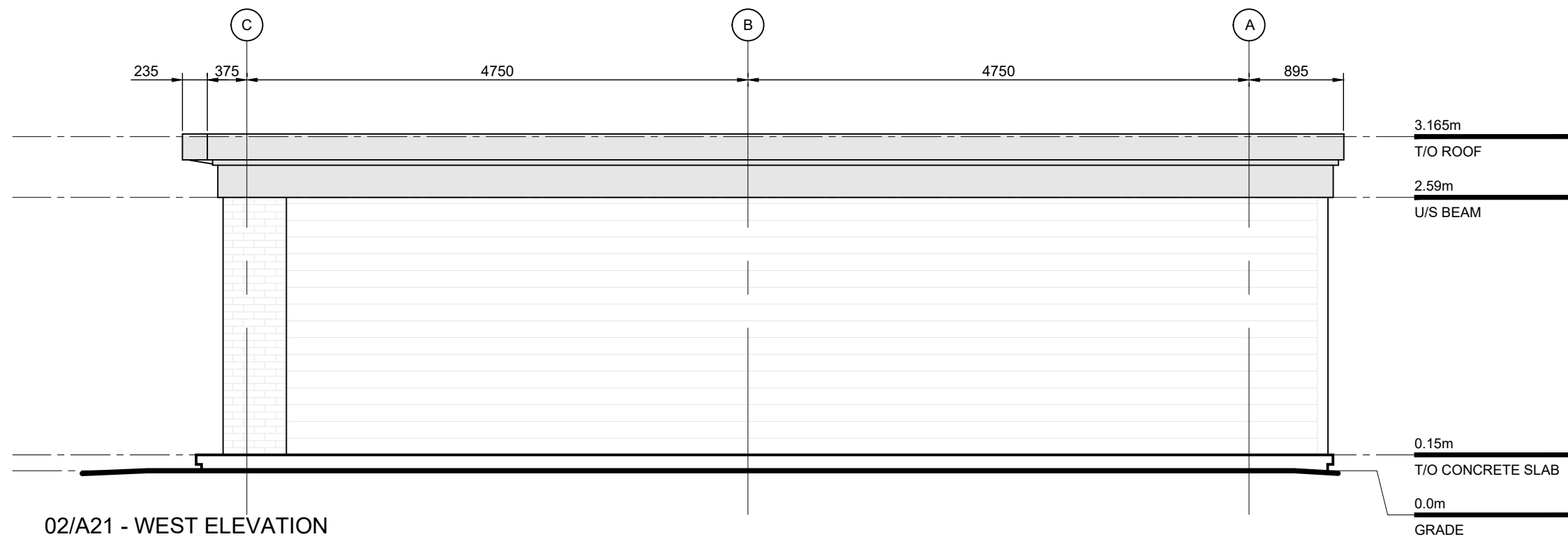
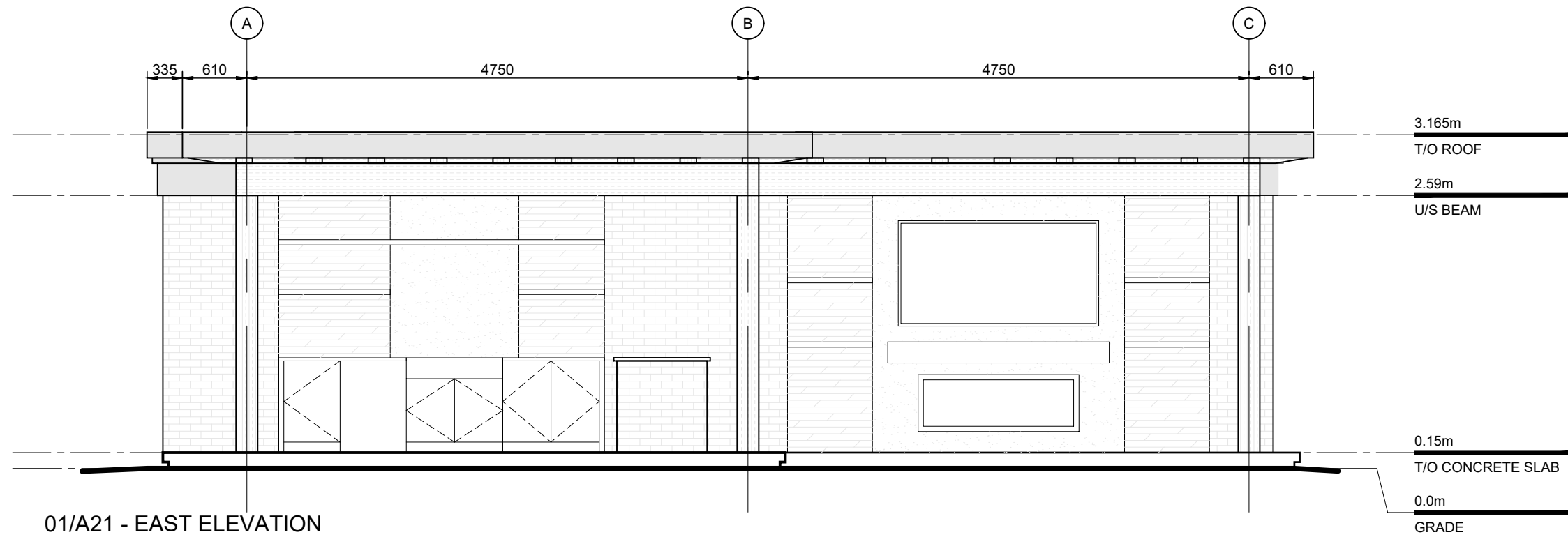


PHOTO OF THE PROPOSED LOCATION OF THE GAZEBO





53 SLADE CRESCENT  
 PROPOSED ELEVATIONS - SCALE 1:50  
 A20





53 SLADE CRESCENT  
GAZEBO - VIEW 01



53 SLADE CRESCENT  
GAZEBO - VIEW 02



53 SLADE CRESCENT  
GAZEBO - OVERVIEW  
"ROOF IS HIDDEN IN THIS VIEW"