

SURVEYOR'S REAL PROPERTY REPORT

Committee of Adjustment
Received | Reçu le

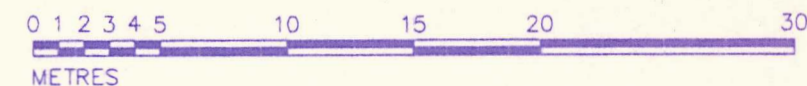
2024-07-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

WEST RIVER DRIVE

P.I.N. 04588 -- 0152

**PART 1) PLAN OF
PART OF LOT 75
REGISTERED PLAN 648
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
NOW IN THE TOWNSHIP OF RIDEAU
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
BY J.P. SHIPMAN, O.L.S.
SCALE 1:300**



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THIS DATE.

METRIC

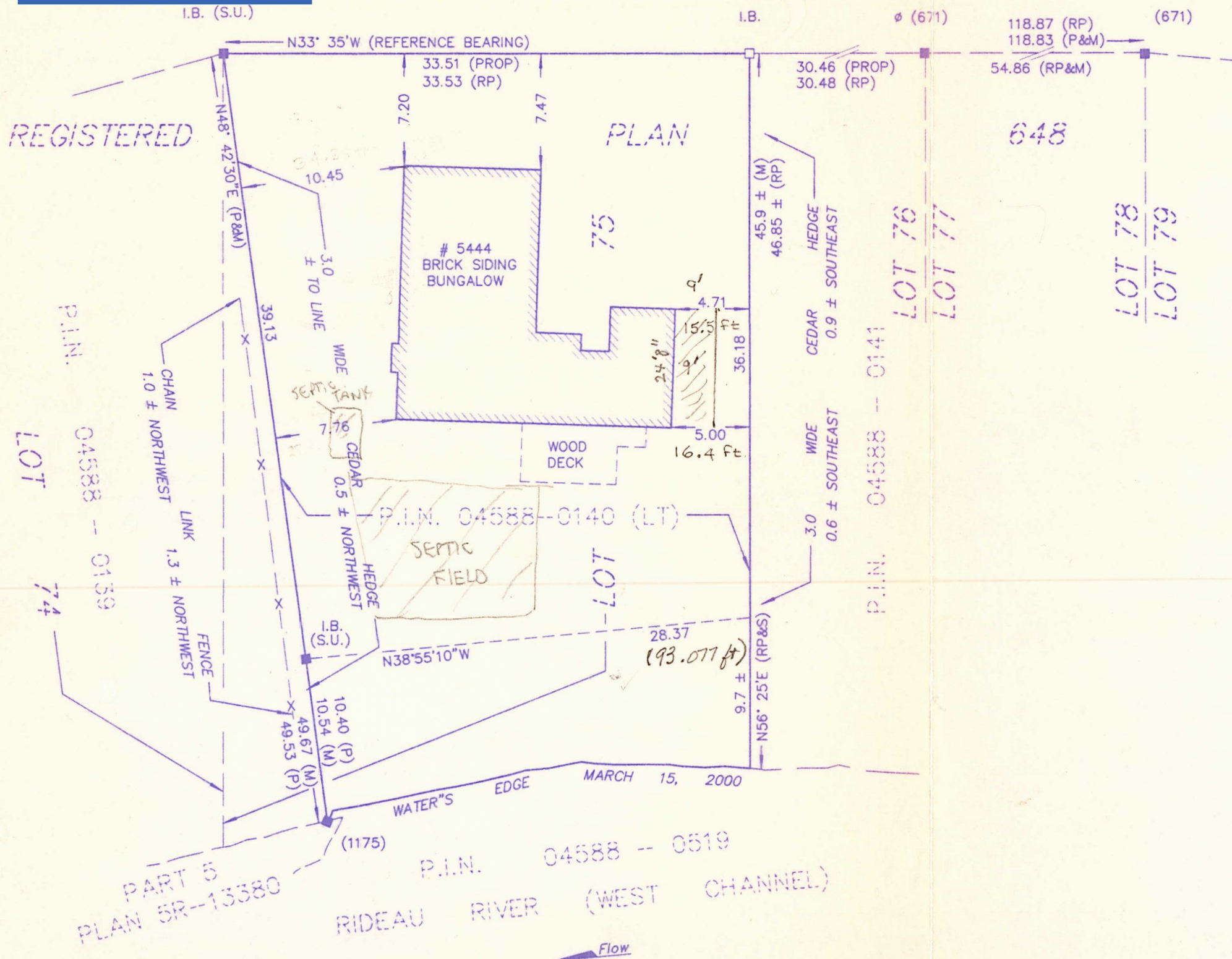
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF WEST RIVER DRIVE AS SHOWN ON REGISTERED PLAN 648, HAVING A BEARING OF N33° 35' W

ALL MONUMENTS ARE STANDARD IRON BARS UNLESS OTHERWISE NOTED.

- S.I.B. DENOTES STANDARD IRON BAR
- S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- I.B. DENOTES IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WT. DENOTES WITNESS
- DENOTES ROUND IRON BAR
- S.U. DENOTES SOURCE UNKNOWN
- 671 DENOTES F.H. GOOCH, O.L.S.
- 1175 DENOTES H.A.K. SHIPMAN, O.L.S.
- R.P. DENOTES REGISTERED PLAN 648
- P DENOTES DEPOSITED PLAN 5R-13380
- M DENOTES MEASURED
- S DENOTES SET
- PROP DENOTES PROPORTIONED



SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY

DESCRIPTION OF LAND	PART OF LOT 75, REGISTERED PLAN 648, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, NOW IN THE TOWNSHIP OF RIDEAU, P.I.N. 04588-0140 (LT)
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS	NONE
ENCROACHMENTS	AS SHOWN ON THE PLAN (PART 1)
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS	NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS	

NOTE: THIS REPORT WAS PREPARED FOR S.&P. JOHNSTON AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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H.A.KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. KOA 2T0 TEL: 489-3910

REF. No.: RD.-642 FILE No.: 00-3-7279

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF MARCH, 2000.

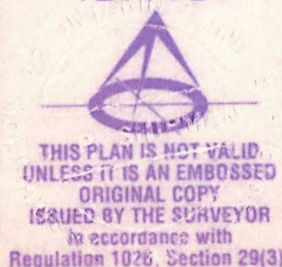
APRIL 3, 2000

DATE

J.P. SHIPMAN
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

1280529



SURVEYOR'S REAL PROPERTY RE

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2024-07-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

WEST

RIVER

DRIVE

P.I.N. 04588 -- 0152

LB. (S.U.)

LB.

(6)

REGISTERED

PLAN

LOT 74

P.I.N.

04588 -- 0139

CHAIN NORTHWEST
1.0 ± NORTHWEST

LINK
1.3 ± NORTHWEST
FENCE

N48° 42' 30" E (PLAN)

N33° 35' W (REFERENCE BEARING)

33.51 (PROP)
33.53 (RP)

30.46 (PROP)
30.48 (RP)

10.45

± TO LINE

39.13

WIDE

SEPTIC TANK

CEEDAR

0.5 ± NORTHWEST

HEDGE

WOOD DECK

16.4 Ft

5.00

15.5 Ft

4.71

36.18

0.9 ± SOUTHWEST

CEEDAR

HEDGE

0.6 ± SOUTHWEST

WIDE

3.0

45.9 ± (M)

46.95 ± (RP)

1.0 ± SOUTHWEST

1.3 ± NORTHWEST

28.57

(193.07 ft)

9.7 ±

N56° 25' E (PROP)

46.53 (P)

10.54 (M)

10.40 (P)

10.40 (P)

P.I.N. 04588 - 0140 (LT)

SEPTIC FIELD

N38° 55' 10" W

WATER'S EDGE

MARCH 15, 2000

(1175)

P.I.N. 04588 - 0519

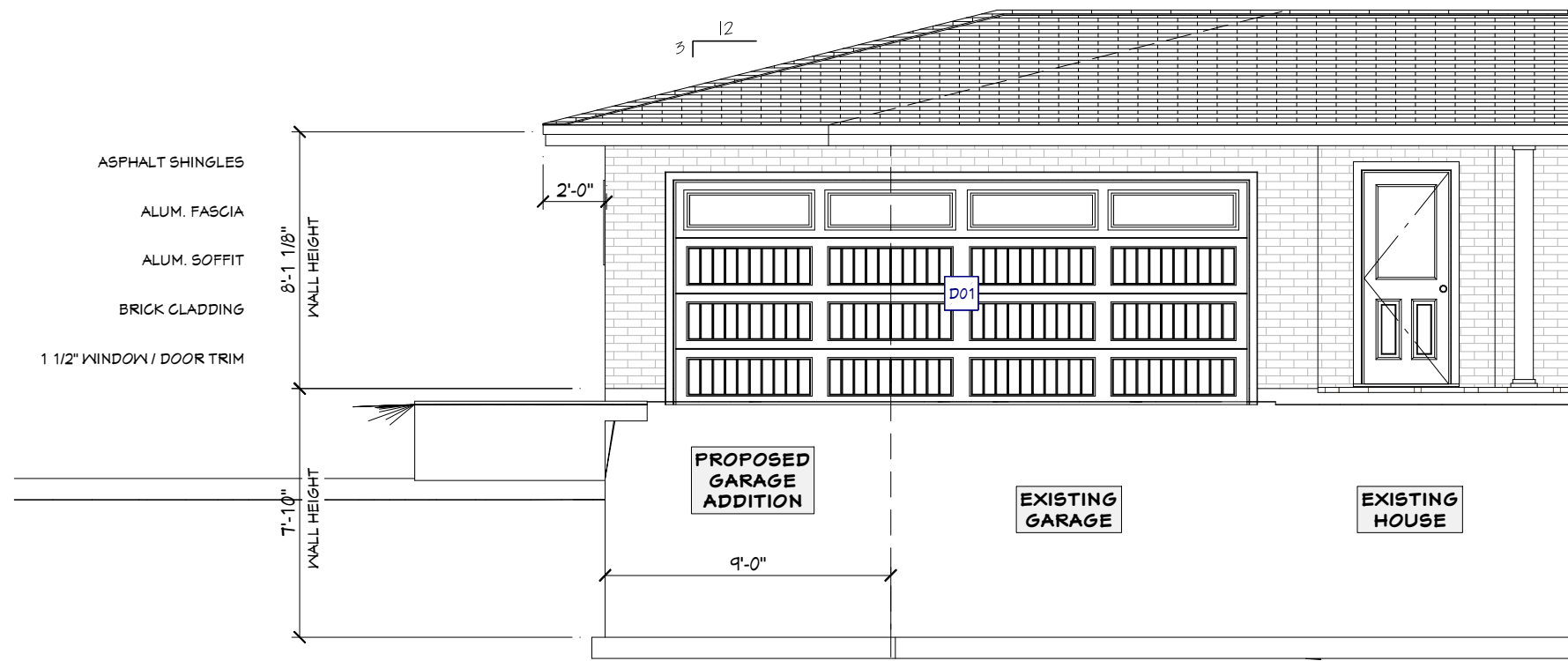
PART 5

PLAN 5R-13380

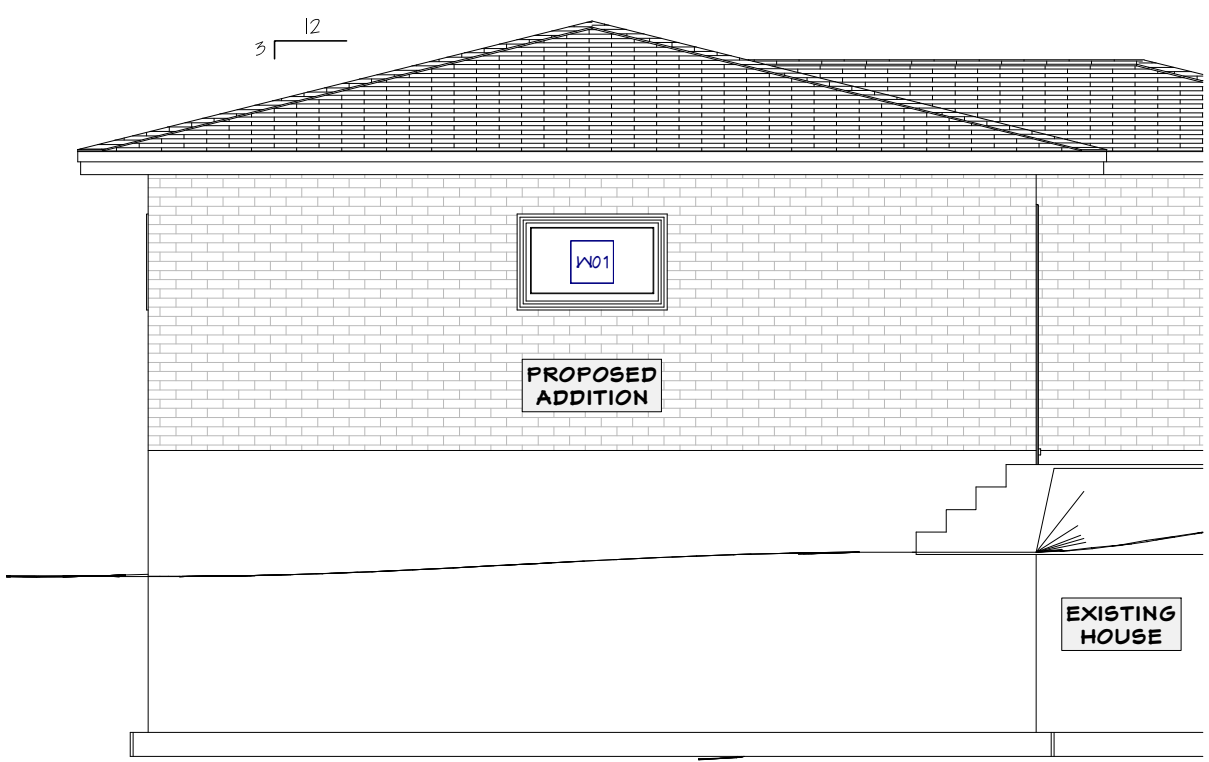
RIDEAU RIVER (WEST CHANNEL)



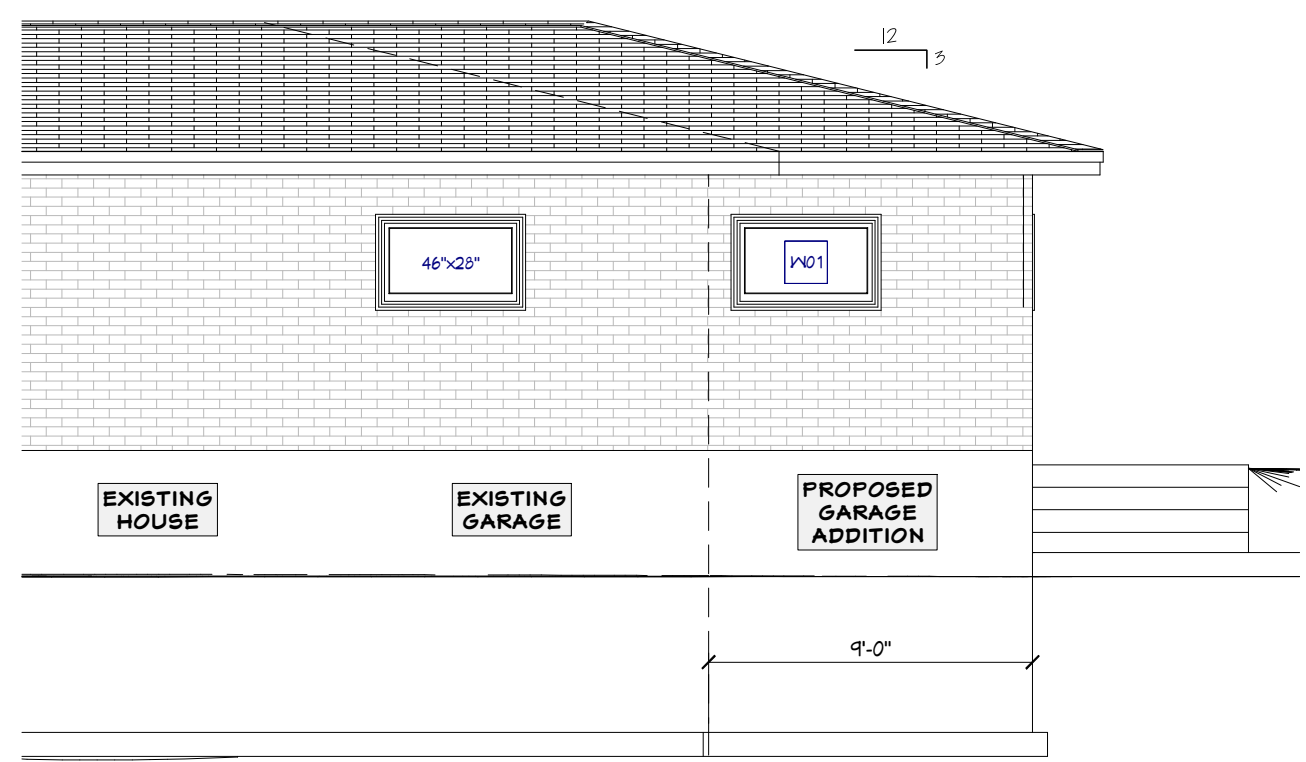
LOT 76
P.I.N. 04588 - 0141



PROPOSED FRONT ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED REAR ELEVATION

NOTES:
 1. ALL DIMENSIONS ARE TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION.

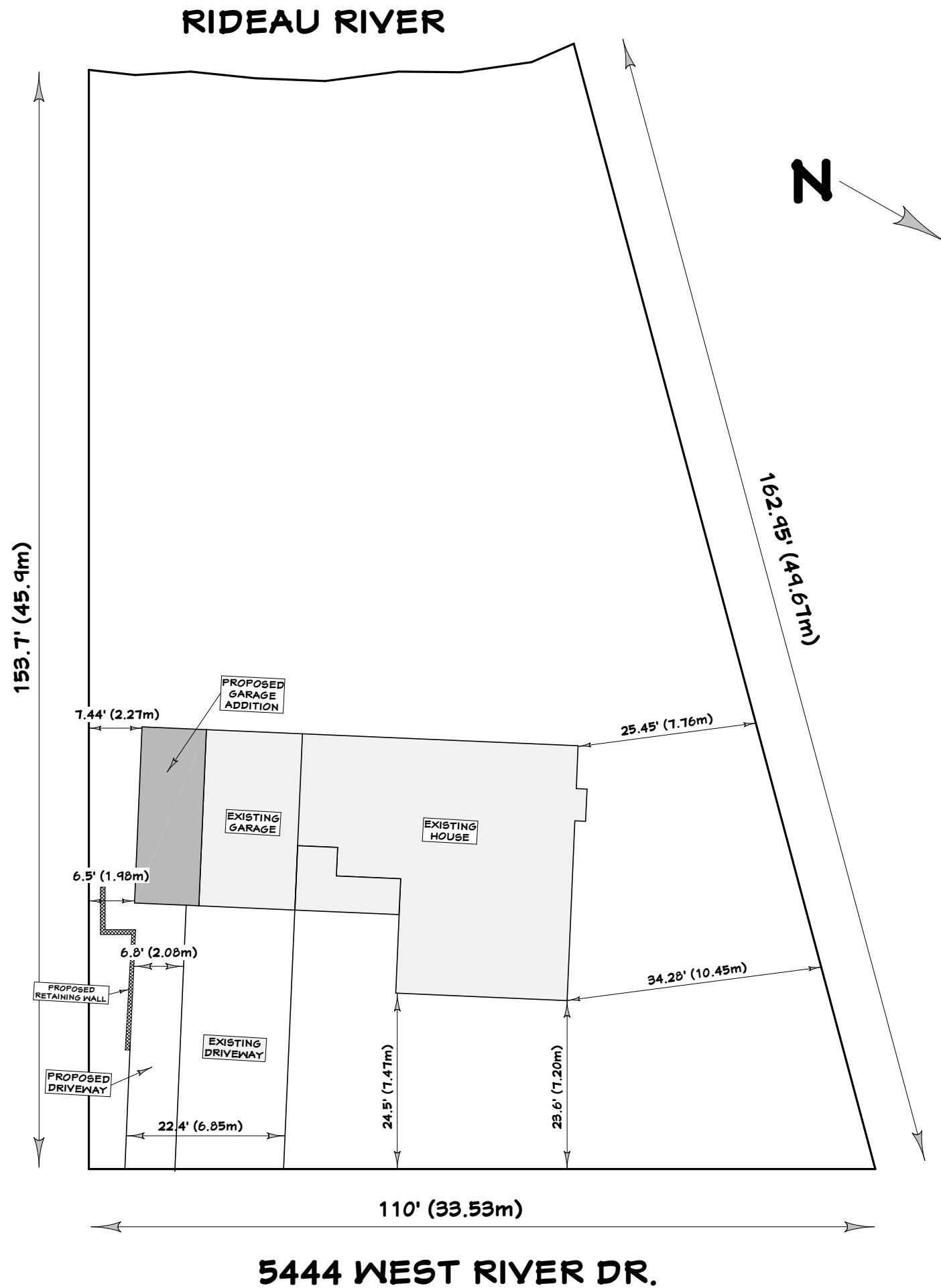


Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.
 Qualification Information:
 Jeremy McMullen *Signature* 22021
 NAME SIGNATURE BCIN
 Precision Home Design 113690
 FIRM BCIN

CUSTOMER:
 JOHNSTON ADDITION
 5444 WEST RIVER DR,
 MANOTICK, ON

DRAWING NAME:
 PROPOSED ELEVATIONS

SCALE: 3/16" = 1'-0"	Sheet # A4
DATE: JULY 5, 2024	



Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information:

Jeremy McMullen	<i>Jeremy McMullen</i>	22021
NAME	SIGNATURE	BCIN
Precision Home Design		113690
FIRM		BCIN

CUSTOMER:

JOHNSTON ADDITION

**5444 WEST RIVER DR,
MANOTICK, ON**

DRAWING NAME:

SITE PLAN

SCALE:	Sheet #
DATE: JULY 5, 2024	A6