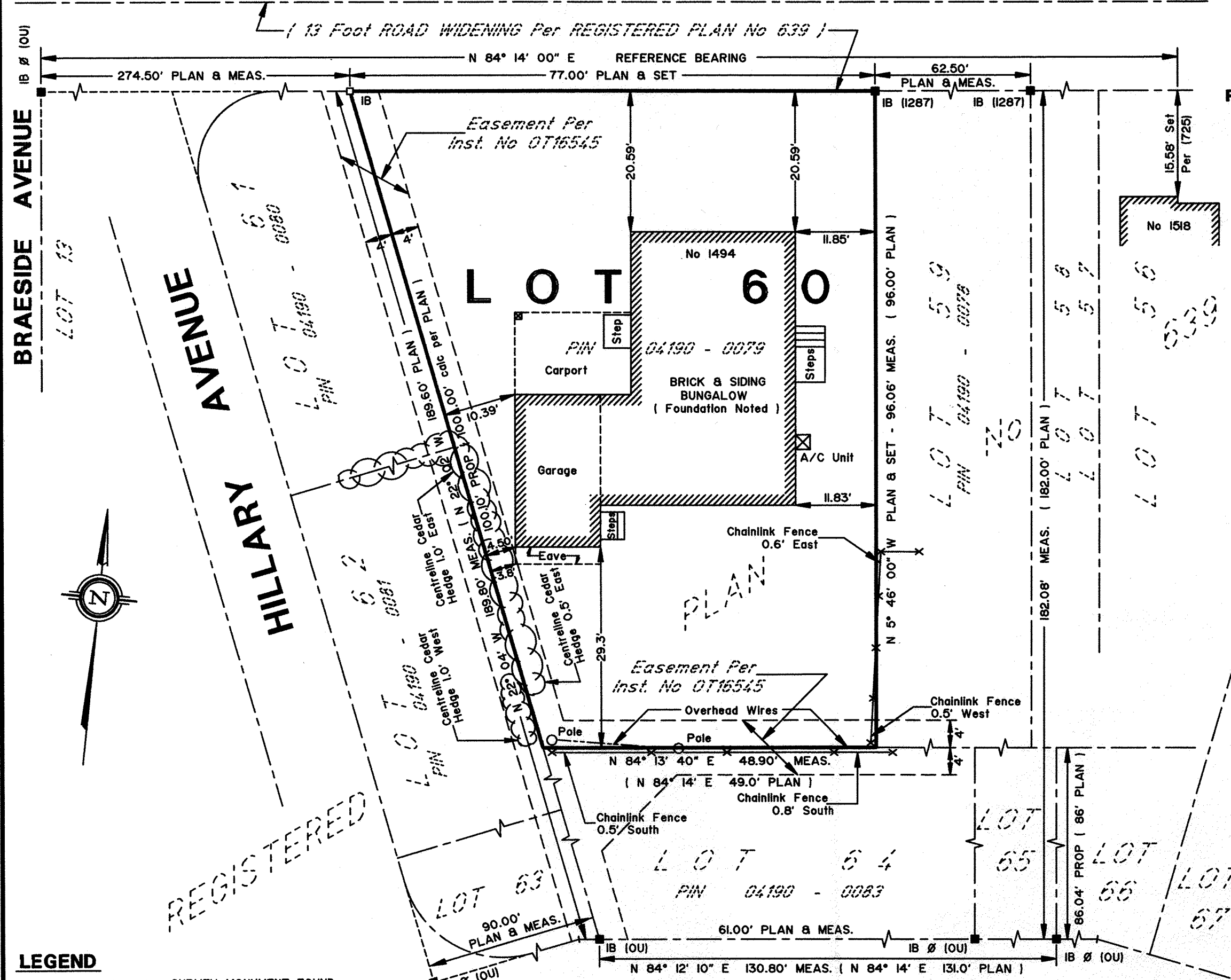
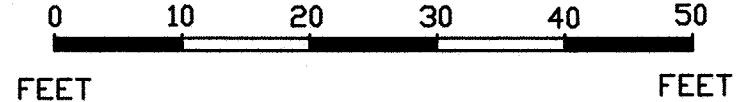


# SURVEYOR'S REAL PROPERTY REPORT

## KILBORN AVENUE ( Part of Lot 19 Junction Gore ) PIN 04196 - 0250

### PART 1 PLAN OF LOT 60 REGISTERED PLAN No 639

CITY OF OTTAWA  
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
SCALE 1" = 15'



### SURVEYOR'S REAL PROPERTY REPORT PART 2 ( REPORT SUMMARY )

**DESCRIPTION**  
LOT 60, REGISTERED PLAN No 639  
CITY OF OTTAWA  
BEING PIN 04190 - 0079 (LT) , INST. No OT19581  
KNOWN AS MUNICIPAL No 1494 KILBORN AVENUE.

**REGISTERED EASEMENTS and/or RIGHT-OF-WAYS**  
- Subject to a Public Utilities Easement over the Rear 4'(feet) of the Lot and the West 4'(feet) of the Lot as in Inst. No OT16545.

**ENCROACHMENTS**  
- The rear eave of the garage extends over the Public Utilities Easement by 0.2'(feet).

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**  
NOT CERTIFIED BY THIS REPORT


**ADDITIONAL REMARKS**  
THIS REPORT WAS PREPARED FOR G. POWELL AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**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 25th. DAY OF NOVEMBER, 1998.

*M. E. Renaud*  
M. E. RENAUD  
ONTARIO LAND SURVEYOR  
NOVEMBER 27, 1998.  
DATE

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF M. E. RENAUD OLS

**ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1201852**



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

REF. No.  
1 - 639

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
Ø	DENOTES	ROUND
MEAS	DENOTES	MEASURED
—	DENOTES	FENCE
(OU)	DENOTES	ORIGIN UNKNOWN
PLAN	DENOTES	REGISTERED PLAN No 639
calc	DENOTES	CALCULATED
PROP	DENOTES	BY PROPORTION
(647)	DENOTES	H. R. FARLEY OLS
(725)	DENOTES	R. W. ARNETT OLS
(1287)	DENOTES	Farley , Smith & Murray Ltd OLS

## BANBURY CRESCENT

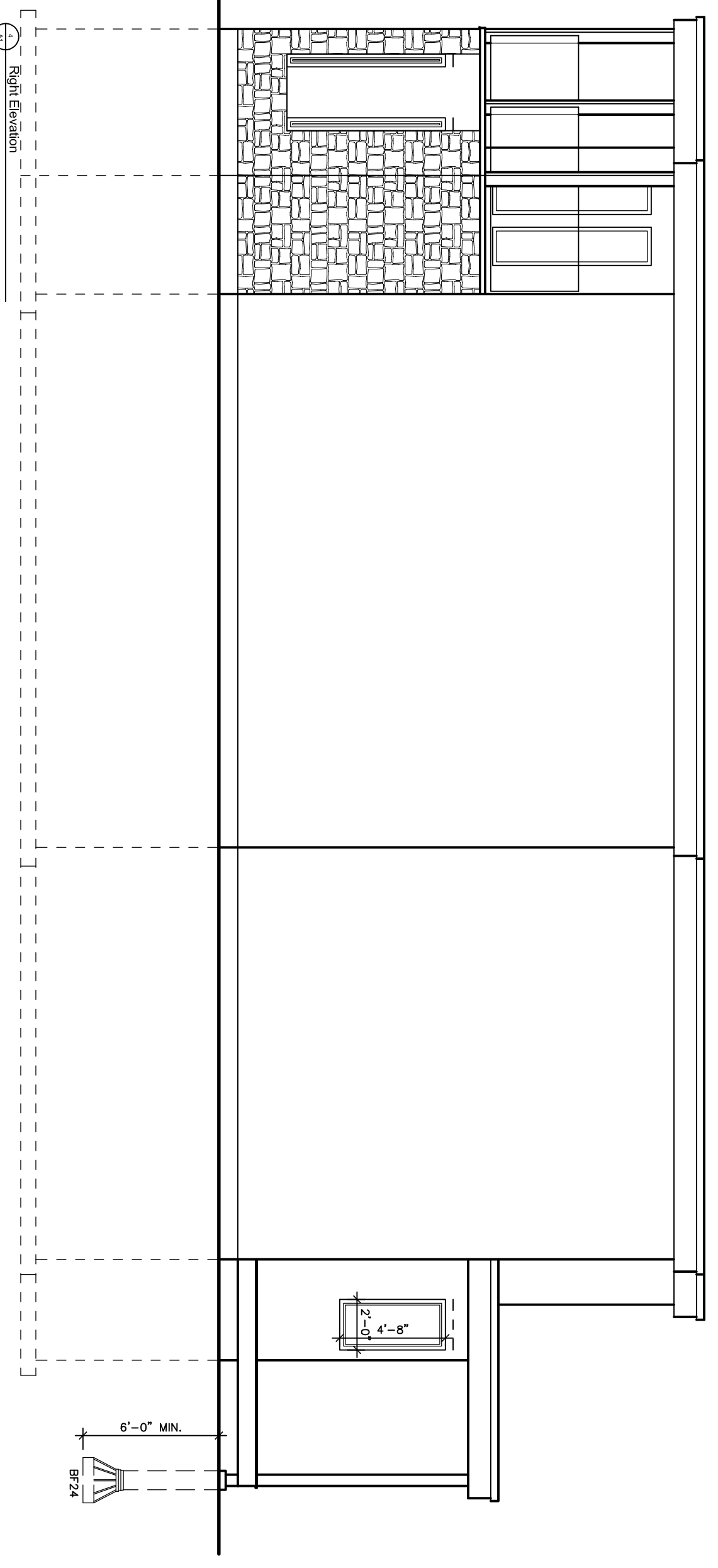
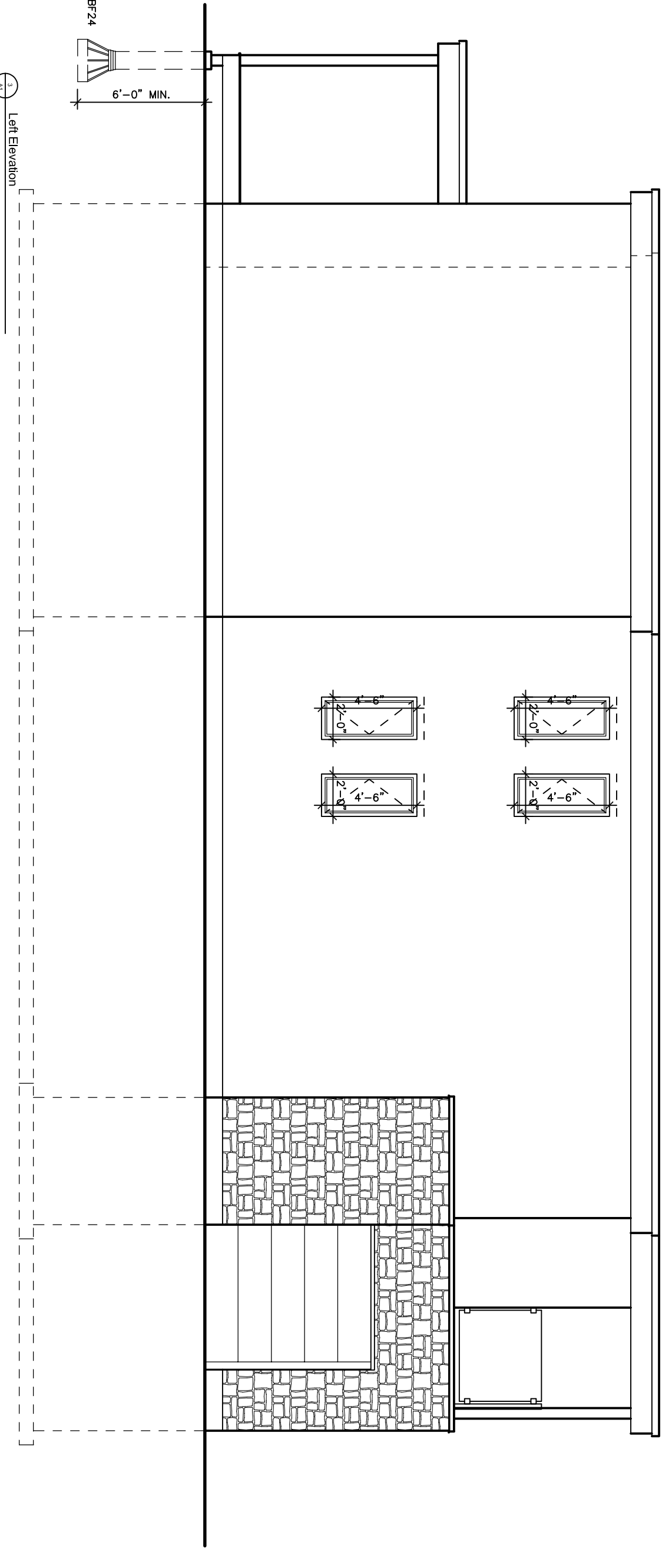
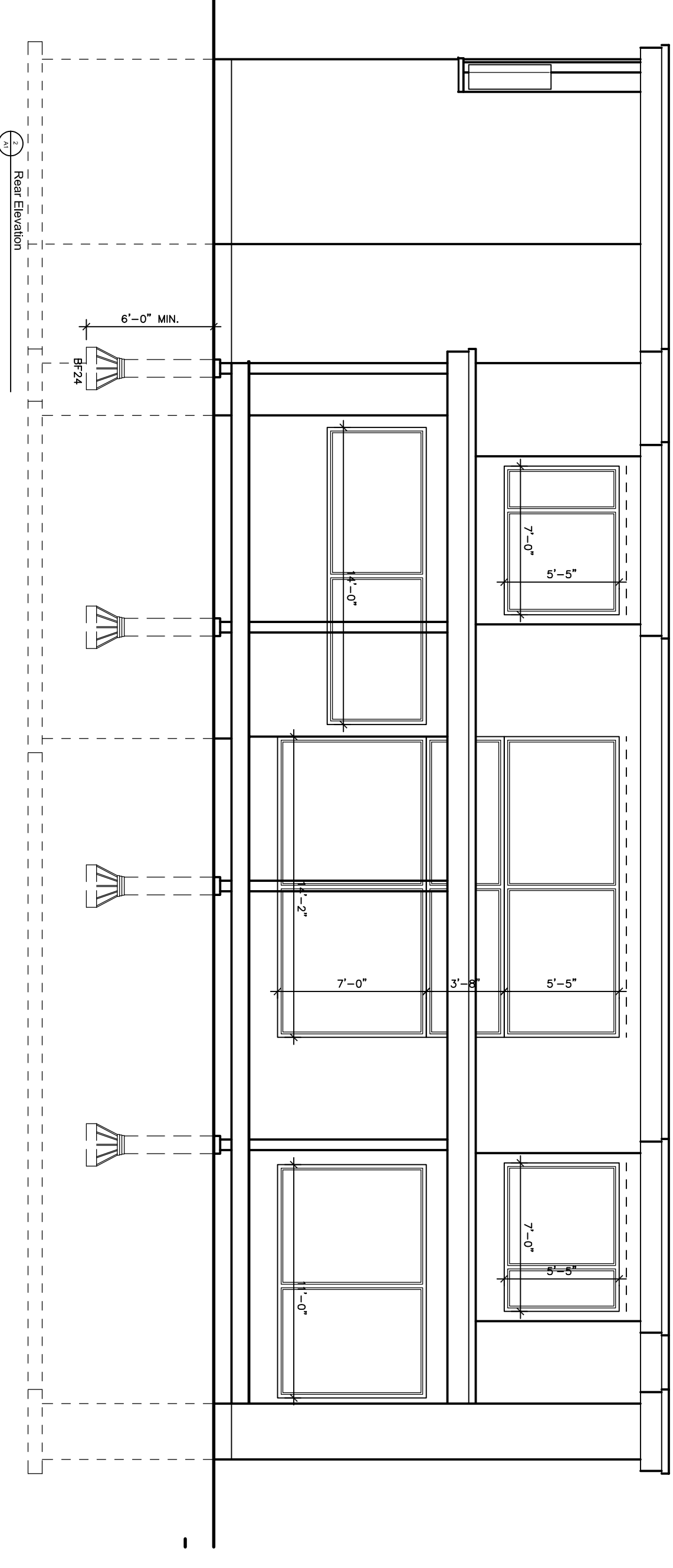
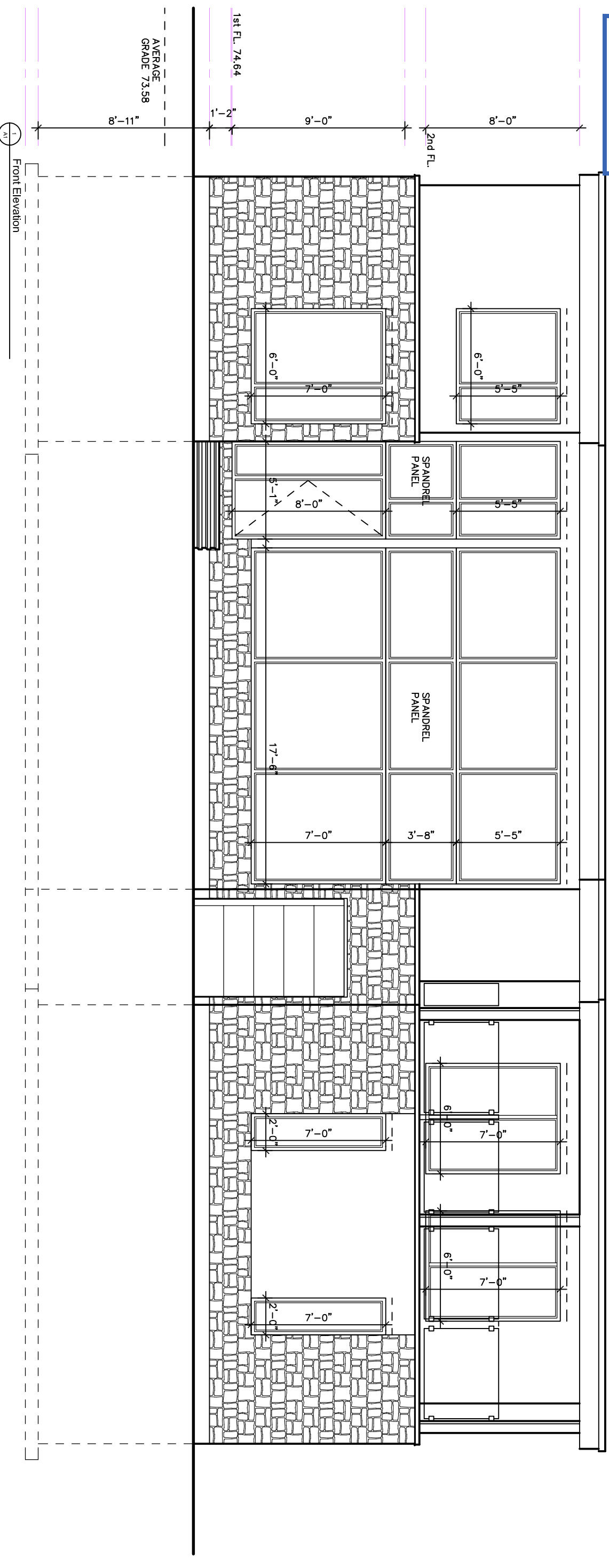
( Per REGISTERED PLAN No 639 )

**NOTE**  
- BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE SOUTHERLY LIMIT OF KILBORN AVENUE SHOWN AS N 84° 14' 00" E ON REGISTERED PLAN No 639.

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

**M. E. RENAUD**  
ONTARIO LAND SURVEYOR  
OTTAWA, ONTARIO  
TEL (613) 731-7244

Committee of Adjustment  
 Received | Reçu le  
 2024-07-15  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



PROJECT: 2405	DATE: 2024
OWNER: 1494 KILBORN	DRAWN: A1
DESIGNER: SAI	CHECKED: A1
DATE: 2024	SCALE: 1/8" = 1'-0"

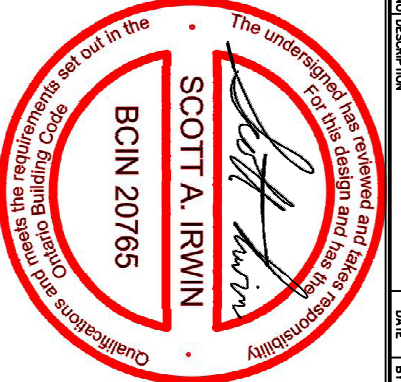
SAI Consulting™  
 info@saiconsulting.ca  
 2405  
 1494 KILBORN  
 Ottawa, ON  
 K1P 1H7

PROJECT: 2405  
 SHEET: 1494 KILBORN  
 DATE: 2024

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Committee of Adjustment  
Received | Reçu le

2024-07-15

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

# KILBORNE AVE

Front Yard Area: 69.68 M<sup>2</sup>  
Inner Front Yard Area 57.14 M<sup>2</sup>

Footprint: 225.38M <sup>2</sup>		
Zoning Setbacks: Required / Provided		
Front:	5.55M	3.16M (tp of Garage)
Front:	5.55M	6.10M (North facing wall)
East Side Yard:	2.4M	0.91M
West Side Yard:	1.2M	1.2M
Rear:	8.19M	8.19M

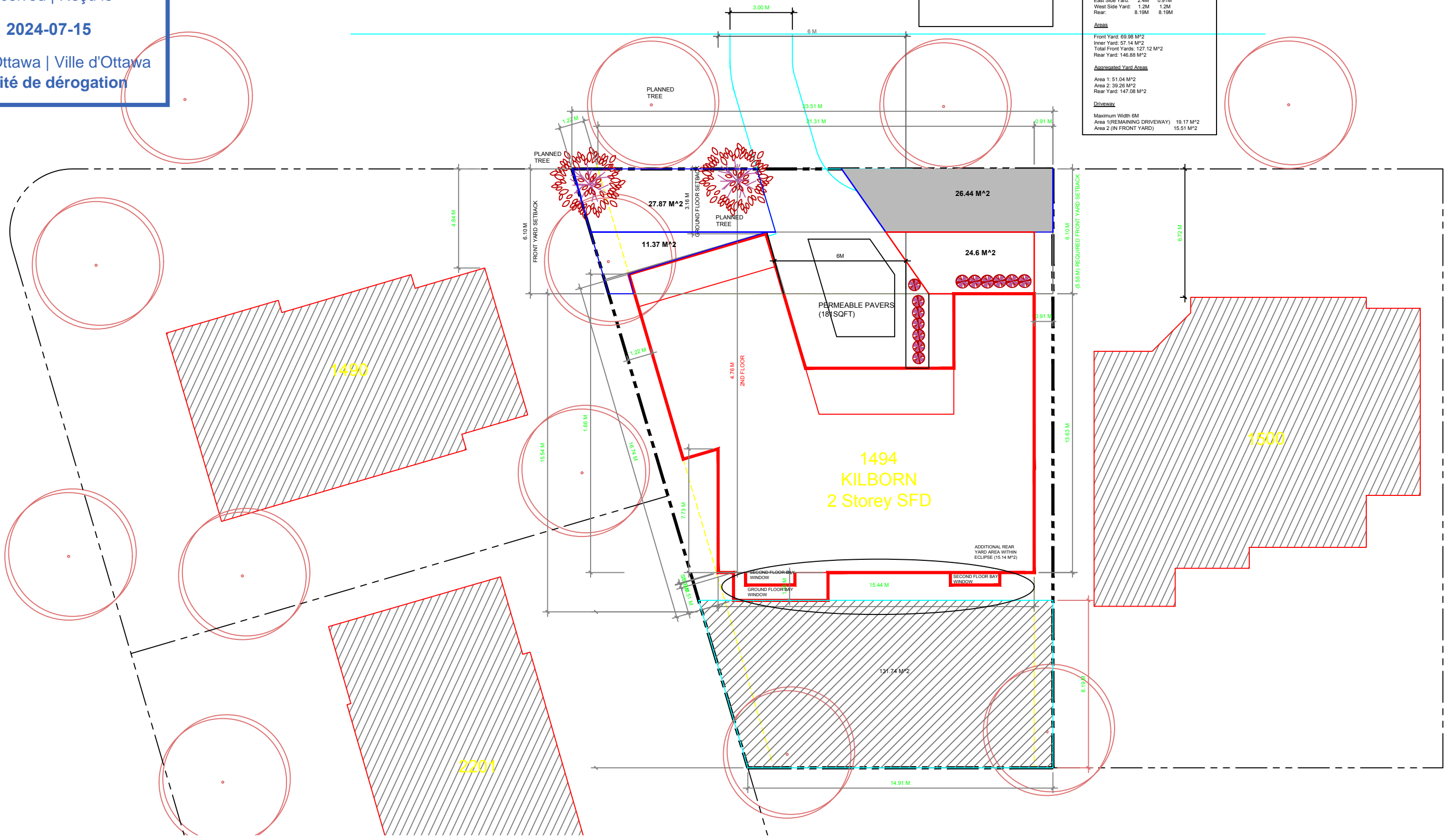
Areas		
Front Yard:	69.68 M <sup>2</sup>	
Inner Yard:	57.14 M <sup>2</sup>	
Total Front Yards:	127.12 M <sup>2</sup>	
Rear Yard:	146.88 M <sup>2</sup>	

Appropriated Yard Areas		
Area 1:	51.04 M <sup>2</sup>	
Area 2:	39.26 M <sup>2</sup>	
Rear Yard:	147.08 M <sup>2</sup>	

Driveway		
Maximum Width:	6M	
Area 1 (REMAINING DRIVEWAY):	19.17 M <sup>2</sup>	
Area 2 (IN FRONT YARD):	15.51 M <sup>2</sup>	



# 1494 KILBORN AVE.

PROPOSED DWELLING | SINGLE FAMILY RESIDENCE  
TANGUDU RESIDENCE

SITE PLAN

SCALE: 1/16" = 1'-0"

FEB 9, 2023