

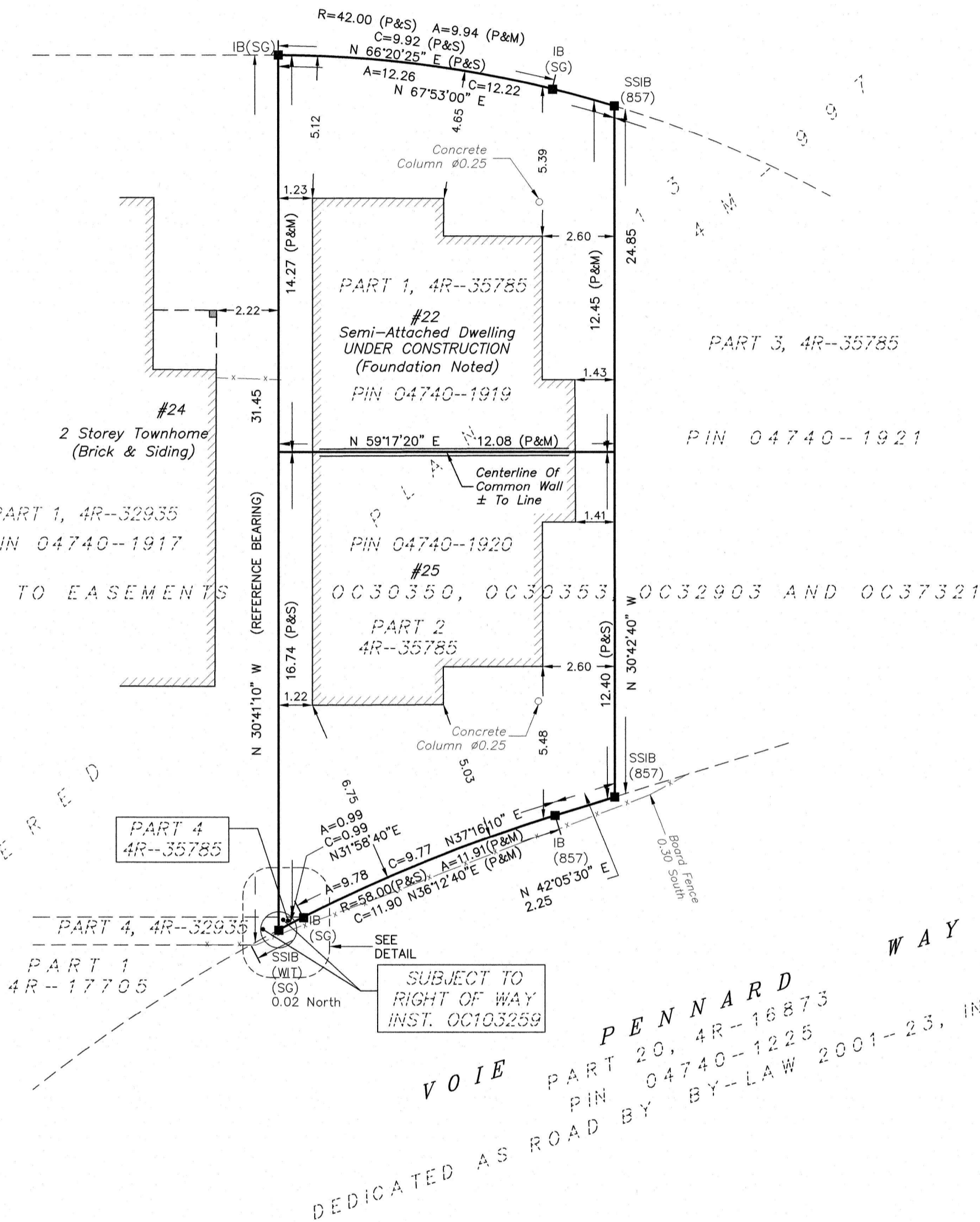
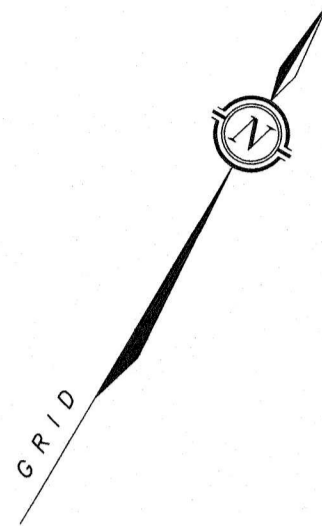
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Committee of Adjustment
 Received | Reçu le
2024-08-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
PART OF BLOCK 13
REGISTERED PLAN 4M-997
CITY OF OTTAWA

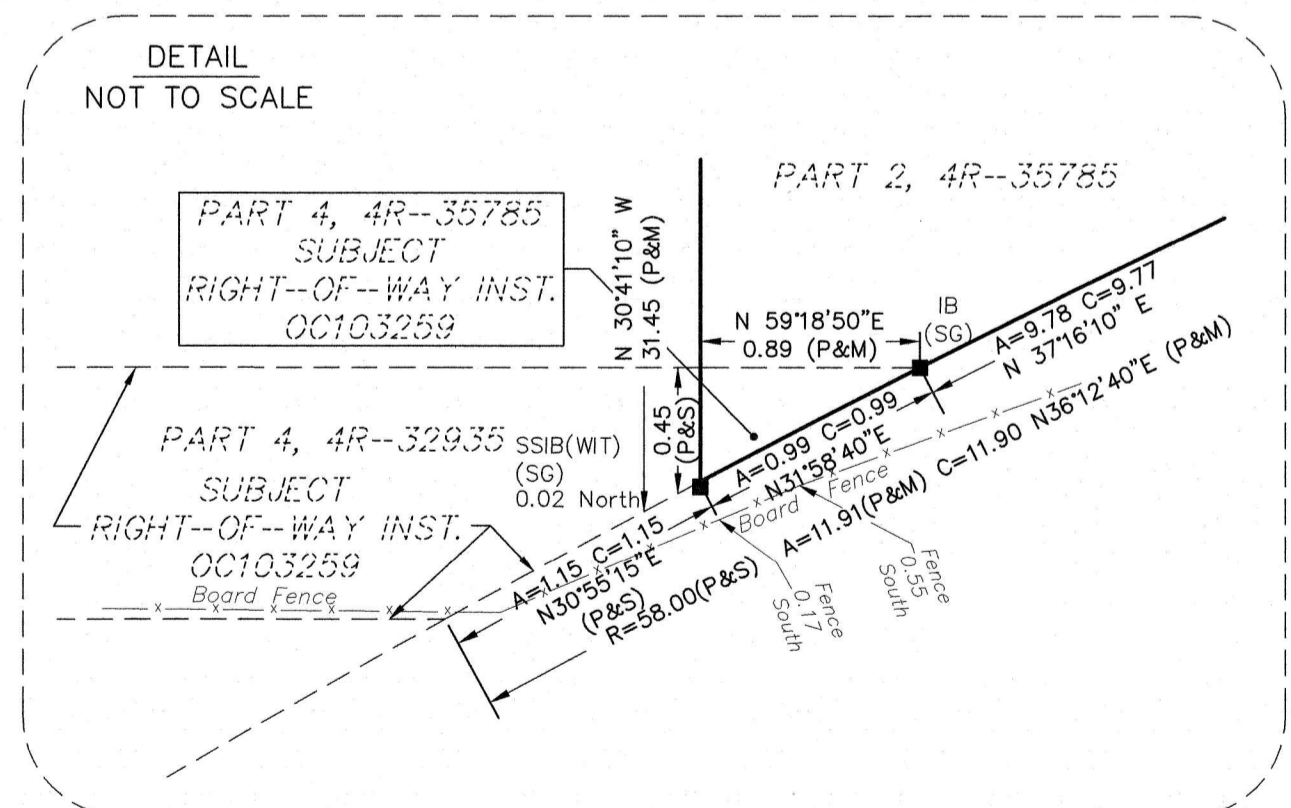
SCALE 1 : 150
 0 1 2 5 10 15 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

AVENUE INVERKIP AVENUE
 PART 21, 4R-16873
 PIN 04740-1225
 DEDICATED AS ROAD BY BY-LAW 2001-23
 INST. 0053324



NOTES
 1. BEARINGS ARE GRID DERIVED FROM THE WESTERLY LIMIT OF PART 1 AND 2 AS SHOWN ON PLAN 4R-35785, HAVING A BEARING OF N 30°41'10" E AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' W LONGITUDE, MTM ZONE 9, NAD83 (CSRS, 2010.0).
 2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99995

NOTES
 ■ - SURVEY MONUMENT FOUND
 SSIB - SHORT STANDARD IRON BAR
 IB - IRON BAR
 CP - CONCRETE PIN
 (P) - PLAN 4R-35785
 (S) - SET
 (M) - MEASURED
 (WIT) - WITNESS
 (SG) - STANTEC GEOMATICS LTD., O.L.S.
 (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
 PIN - PROPERTY IDENTIFIER NUMBER



SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
 PART OF BLOCK 13, REGISTERED PLAN 4M-997, CITY OF OTTAWA AS IN ALL OF PINS 04740-1919 & 04740-1920, DESIGNATED AS PART 1, 4R-35785 AND PARTS 2 & 4, 4R-35785 RESPECTIVELY

REGISTERED EASEMENTS
 PART 4, PLAN 4R-35785 SUBJECT TO RIGHT-OF-WAY PER INST. 00103259 PARTS 1, 2 AND 4 PLAN 4R-35785 SUBJECT TO EASEMENTS INST. 0030350, 0030353, 0032903 AND 0037321 IN FAVOUR OF OTTAWA CENTRAL RAILWAY INC., ROGERS OTTAWA LIMITED, BELL CANADA AND HYDRO OTTAWA LIMITED RESPECTIVELY.

ZONING
 COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR ROYAL S.M.S. CONSTRUCTION INC. THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

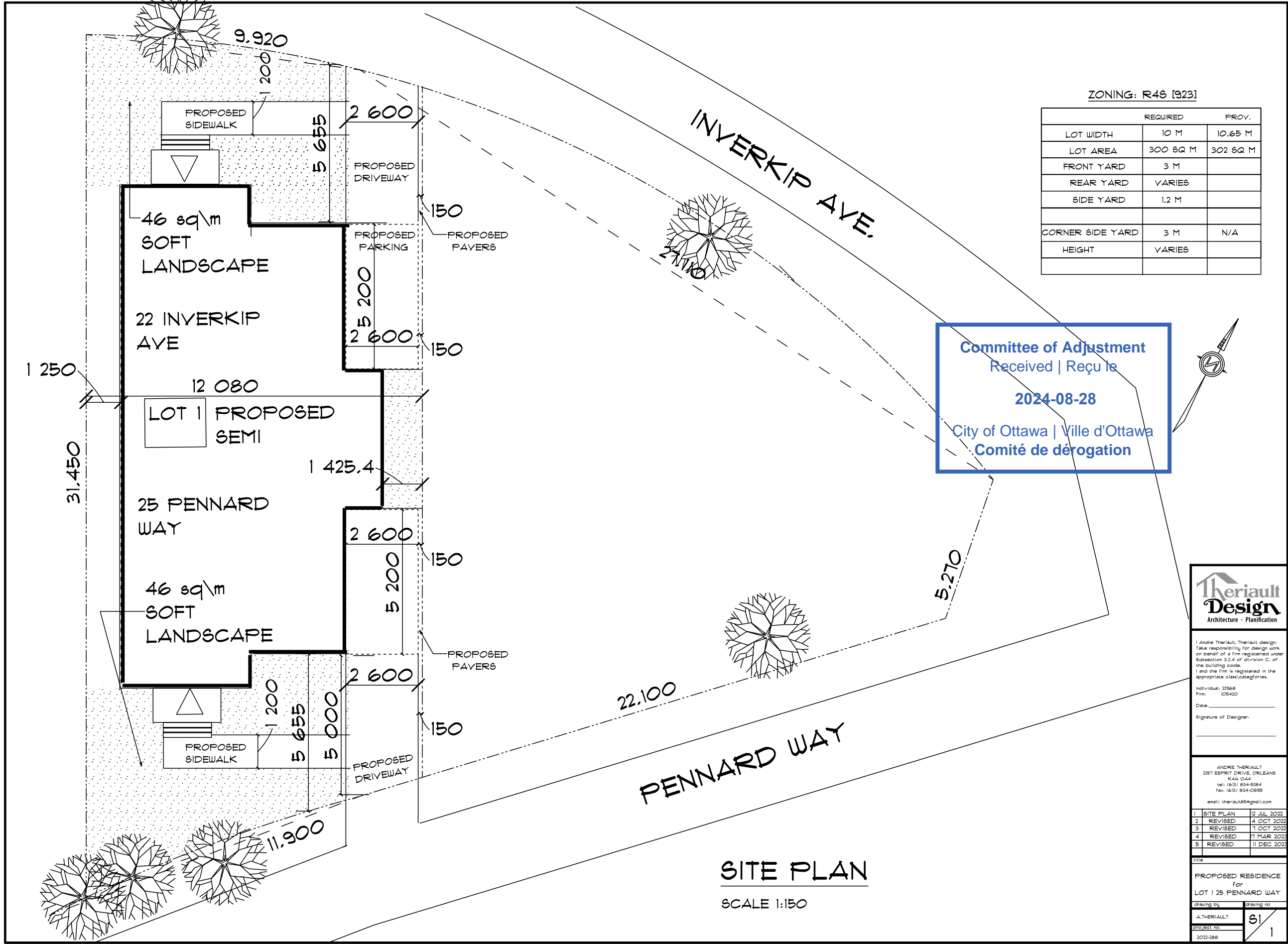
ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-69777

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 MARCH 12, 2024
 DATE 2024/05/30
 JOHN H. GUTRI
 ONTARIO LAND SURVEYOR

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

Fairhall Moffatt & Woodland
 LIMITED
 ONTARIO LAND SURVEYORS
 Surveying and Land Information Services
 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
 TEL: (613) 591-2580 FAX: (613) 591-1495
 www.fmw.on.ca

JOB No.
 A C 2 2 9 0 0
 E 372606, N 5025781
 REFERENCE No.
 1(b)-4M-997
 S:\JOBS\AC22900\DWG 29MAY2024
 SRPR_AC229.dwg (ss)



ZONING: R48 [923]

	REQUIRED	PROV.
LOT WIDTH	10 M	10.65 M
LOT AREA	300 SQ M	302 SQ M
FRONT YARD	3 M	
REAR YARD	VARIES	
SIDE YARD	1.2 M	
CORNER SIDE YARD	3 M	N/A
HEIGHT	VARIES	

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 2024-08-28
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I, Andre Therault, Therault design, take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C. of the building code. I and the firm is registered in the appropriate class/categories.

Individual: 2268
 Firm: 108420
 Date: _____
 Signature of Designer: _____

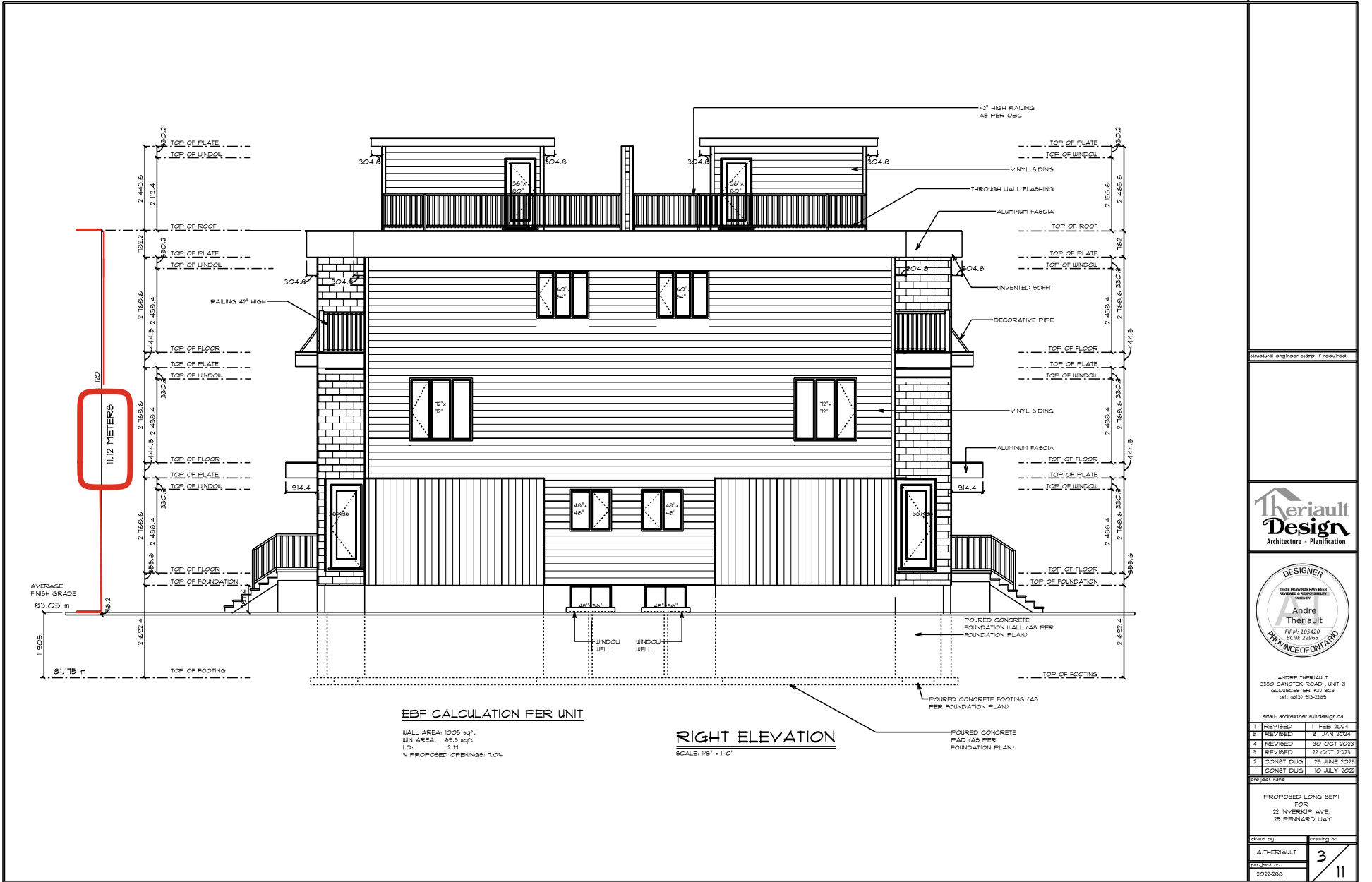
ANDRE THERAULT
 2291 ESPRIT DRIVE, ORLEANS
 K4A 0A4
 Tel: (613) 834-9284
 Fax: (613) 834-0985
 email: therault8@gmail.com

1	SITE PLAN	12 JUL 2022
2	REVISED	4 OCT 2022
3	REVISED	1 OCT 2022
4	REVISED	1 MAR 2023
5	REVISED	11 DEC 2023

title	
PROPOSED RESIDENCE For LOT 1 25 PENNARD WAY	
drawing by	drawing no
A.THERAULT	51
project no.	1
2022-288	

SITE PLAN
 SCALE 1:150

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-09-03
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



Therault Design
Architecture - Planification



ANDRE THERAULT
3850 SANDRIK ROAD UNIT 21
GLoucester, ON K1C 3C3
Tel: (613) 93-2869

1	REVISED	1 FEB 2024
2	REVISED	8 JAN 2024
3	REVISED	30 OCT 2023
4	REVISED	21 OCT 2023
5	CONST DUG	28 JUNE 2023
6	CONST DUG	10 JULY 2022

PROJECT NAME
PROPOSED LONG 88M FOR
21 INVERKIP AVE
25 BERNARD ST

Drawn by:	A.THERAULT	Sheet no:	3
Project no:	2022-288		11