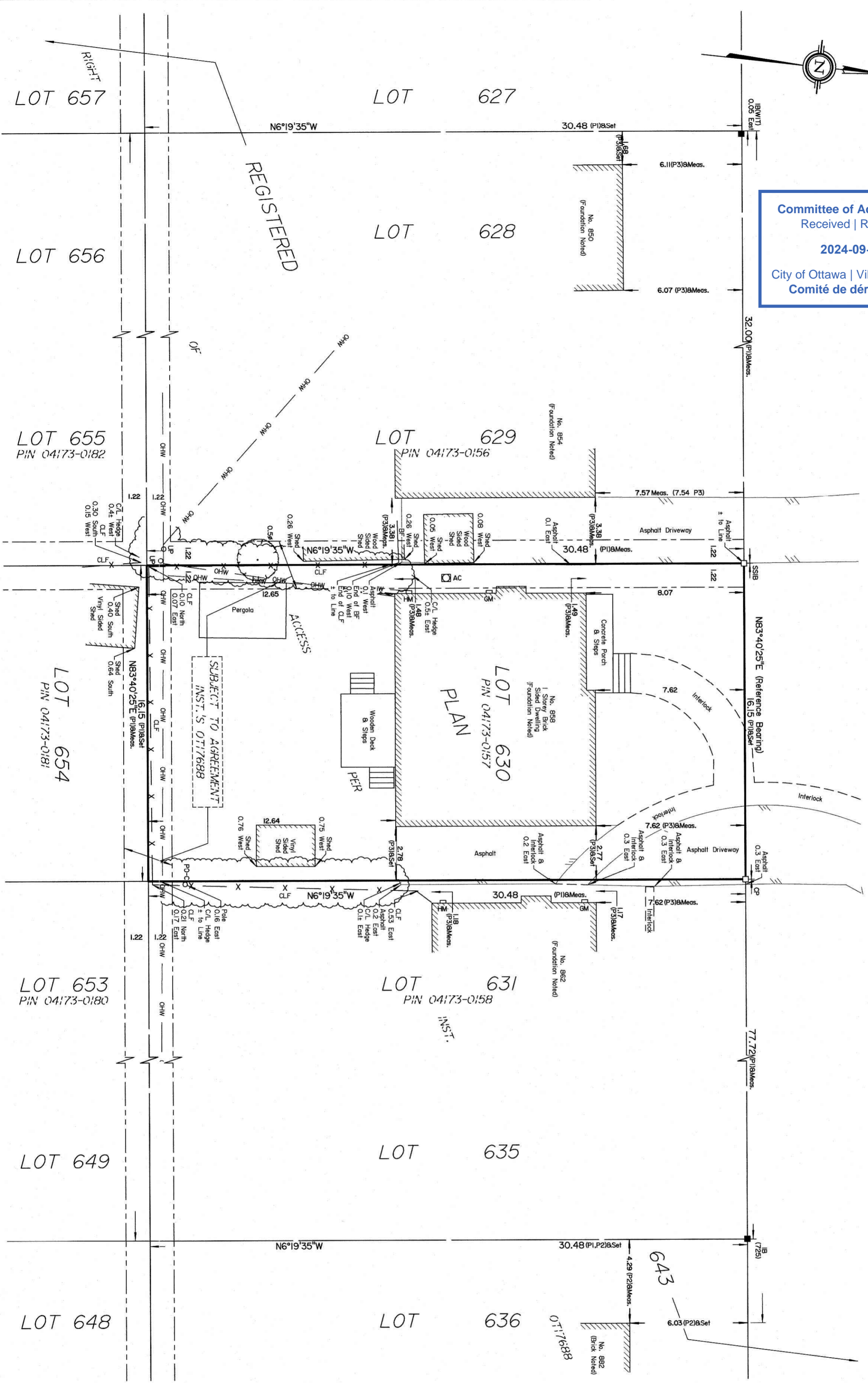
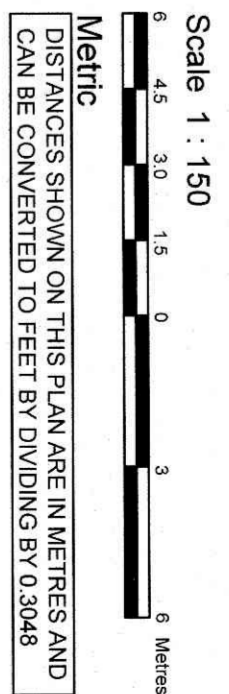


W I N G A T E D R I V E  
P I N 0 4 1 7 3 - 0 2 2 3

Committee of Adjustment  
Received | Reçu le  
2024-09-16  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 Plan of  
**LOT 630**  
**REGISTERED PLAN 643**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



**Surveyor's Certificate**  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveyors Act and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 29th day of August, 2024.

Sept 9, 2024  
Date  
Ontario Land Surveyor  
Jamie Leslie

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: September 9, 2024

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-84349

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

- Notes & Legend**
- Denotes Survey Monument Planted
  - Denotes Survey Monument Found
  - Standard Iron Bar
  - Short Standard Iron Bar
  - Iron Bar
  - Concrete Pin
  - Witness
  - Measured
  - (AO6)
  - (P1)
  - (P2)
  - (P3)
  - CLF
  - BF
  - OHW
  - UP
  - GM
  - HM
  - AC
  - PC-C
  - Deciduous Tree
  - Diameter
- Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680105 and 019196834761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 0°34'35" counter-clockwise was applied to bearings on Plans (P1) and (P2).

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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: [Nepean@osvl.com](mailto:Nepean@osvl.com)

Ontario Land Surveyors Job No. 24599-24 Rumble-Cordone L1630 P1643 D-E F ISW



JOHN + RACHEL'S RESIDENCE

24/24

858 WINDGATE DRIVE

PROPOSED DETACHED GARAGE



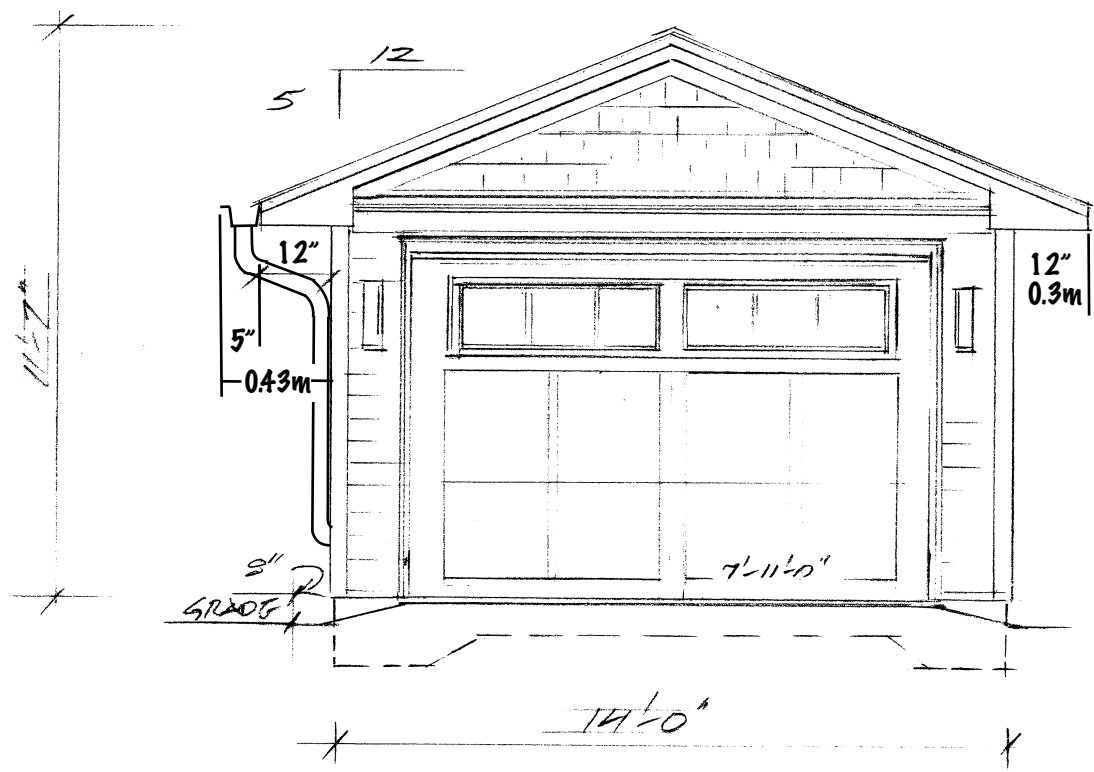
121 Diamond Ave.  
Kanata, Ontario  
K2L 1E3

(613) 831-0199

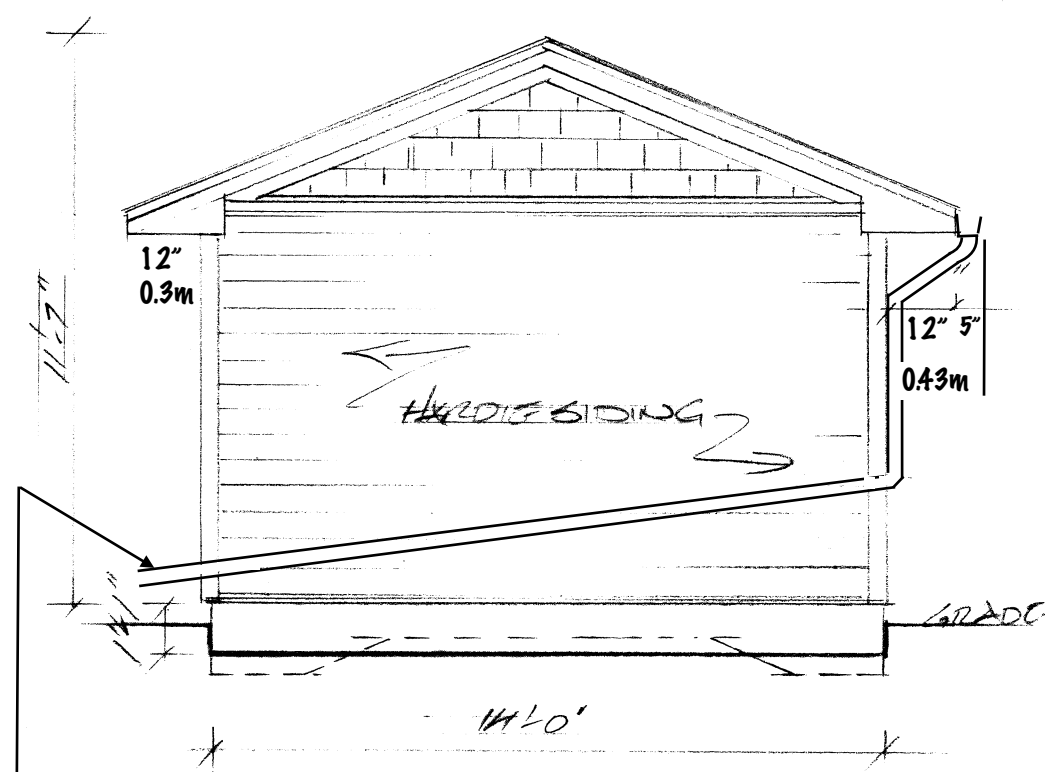
Committee of Adjustment  
Received | Reçu le

2024-08-12

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



FRONT ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"

- DOWNSPOUT EXIT ONTO  
SUBJECT LANDS.  
- RECOMMENDED 0.9m FROM  
GARAGE FOUNDATION and  
FROM REAR LOT LINE

30FB

JOHN PRACHEL'S RESIDENCE

JW/24

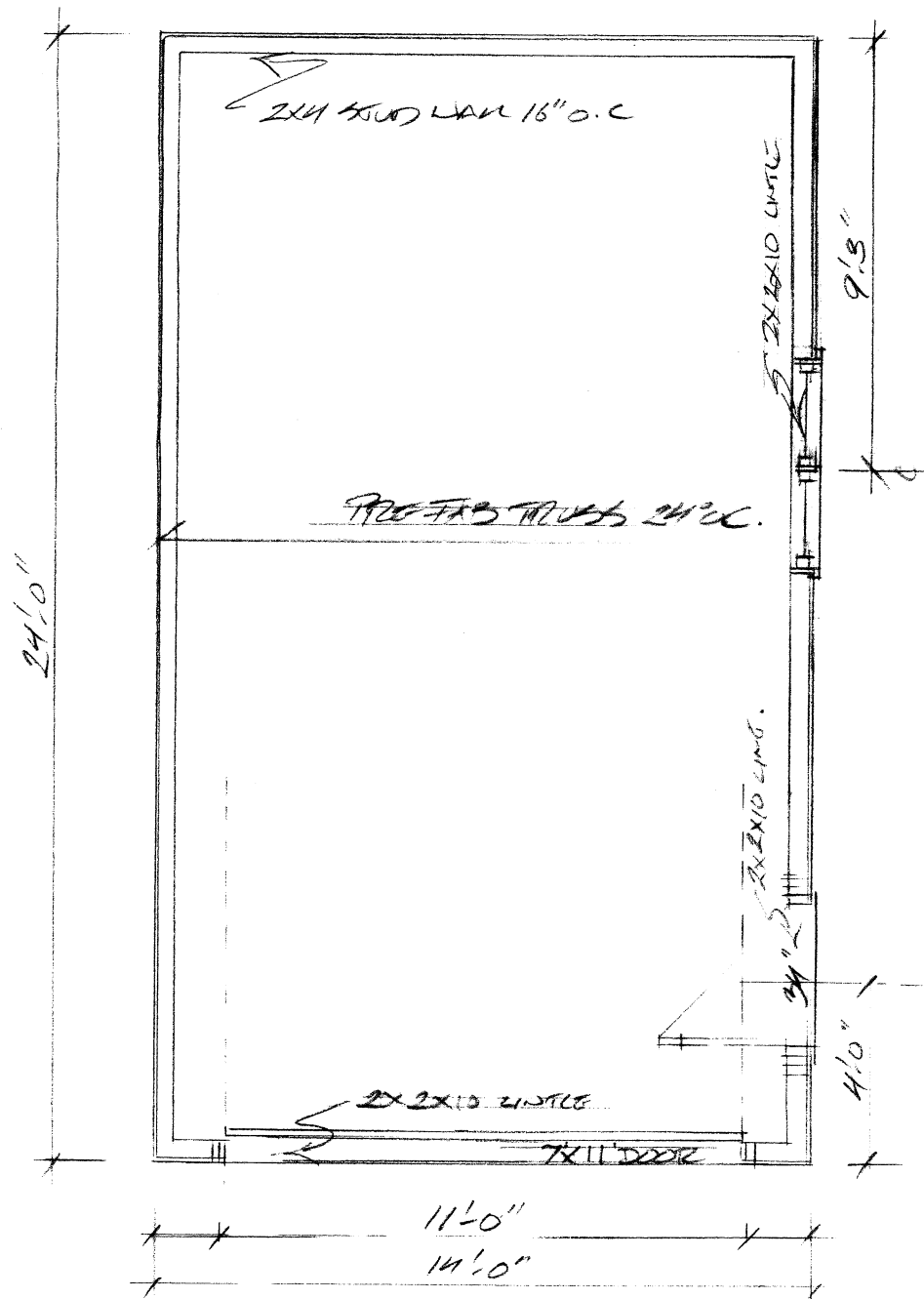
858 WINDGATE DRIVE

PROPOSED DETACHED GARAGE

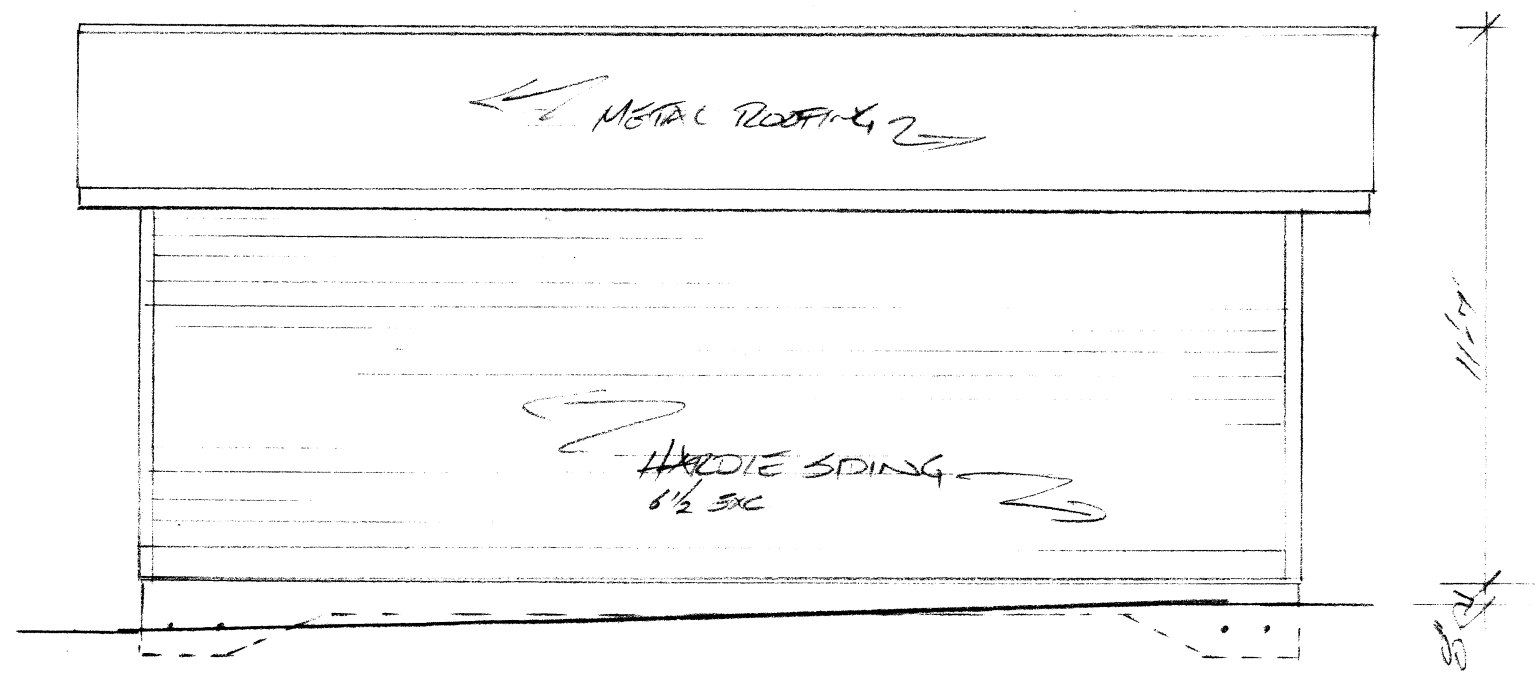


121 Desmond Ave.  
Kanata, Ontario  
K2L 1E8

(613) 831-0199



PLAN SINGLE CAR GARAGE (336 SQ. FT.)  
SCALE 1/4" = 1'-0"



LEFT HAND ELEVATION  
SCALE 1/4" = 1'-0"

JOHN + RACHEL'S RESIDENCE

JAS/24

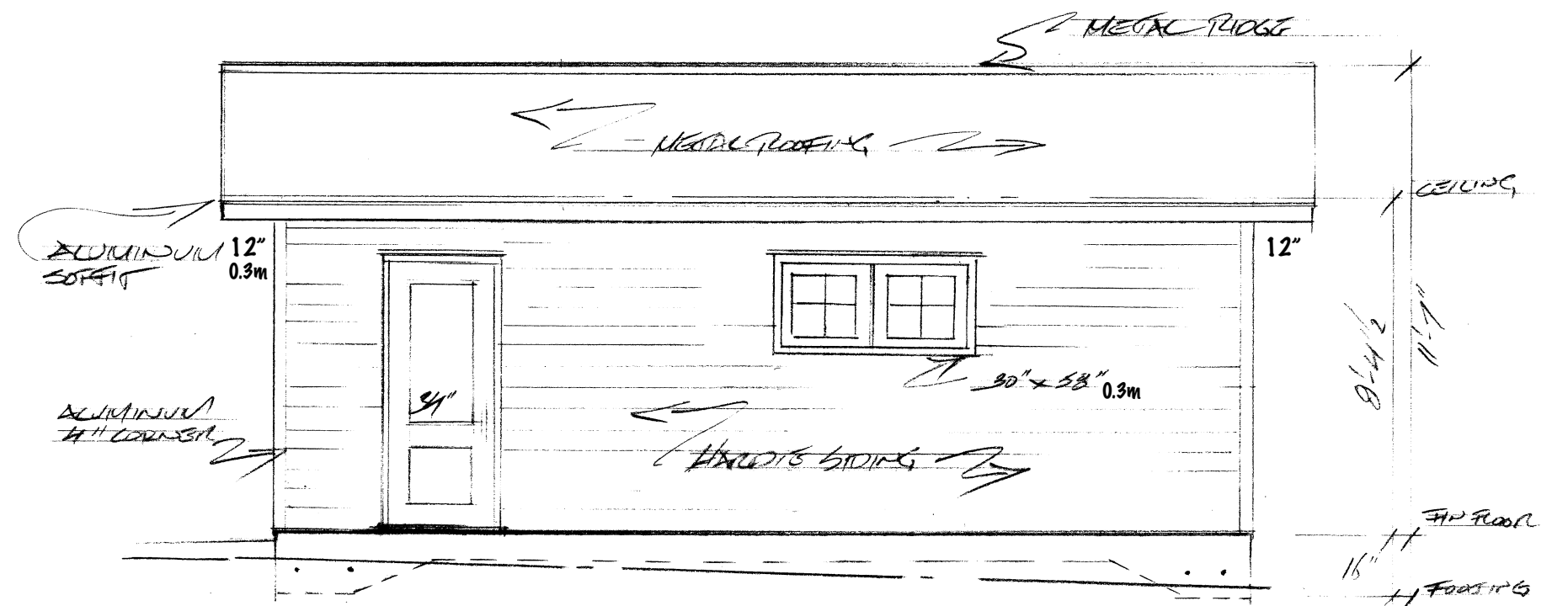
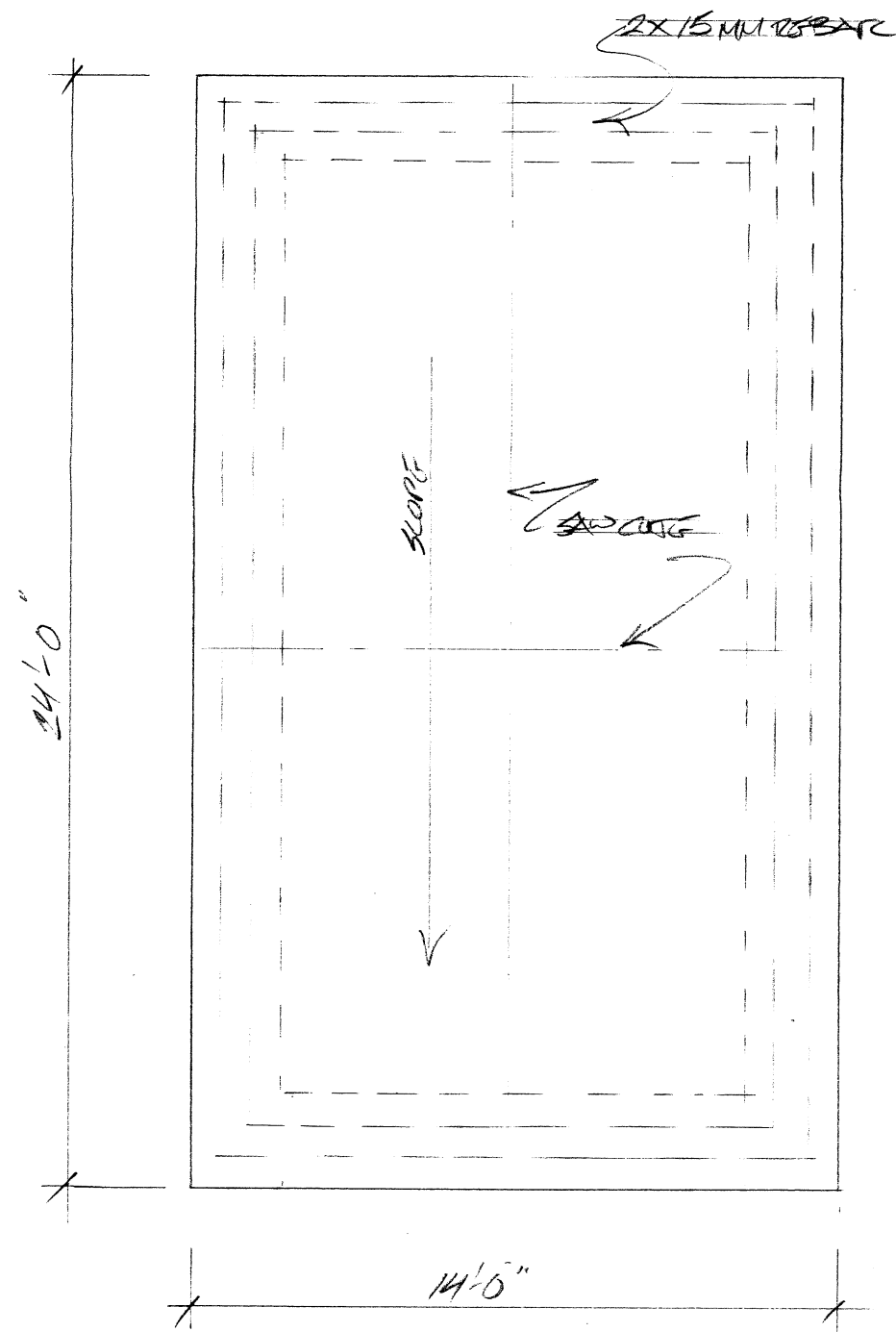
858 WINDGATE DRIVE

PROPOSED DETACHED GARAGE

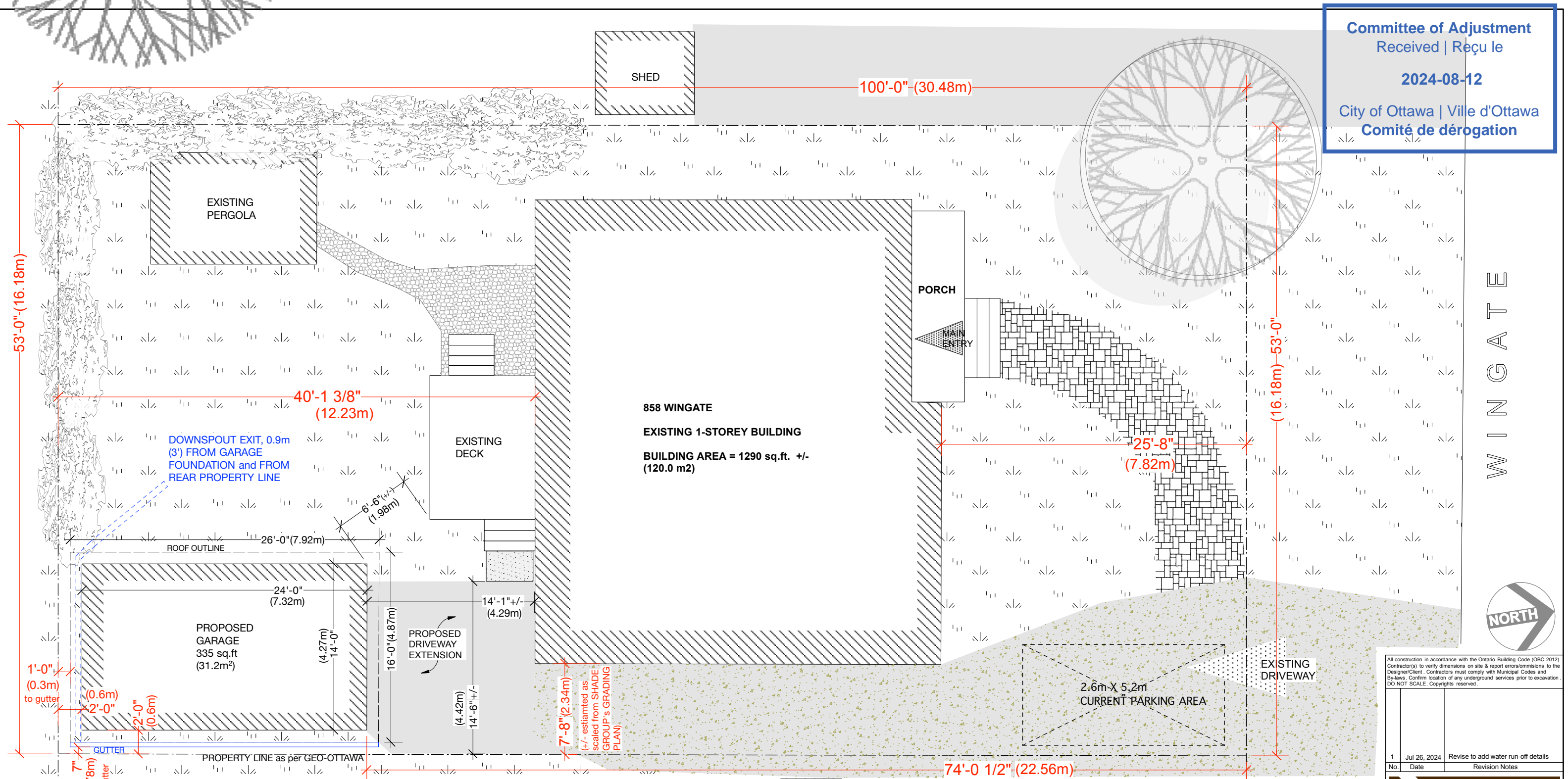


121 Desmond Ave.  
Kanata, Ontario  
K2L 1E8

(613) 831-0199



FRONT SIDE ELEVATION  
SCALE 1/4 1'-0"



DOWNSPOUT EXIT, 0.9m  
 (3') FROM GARAGE  
 FOUNDATION and FROM  
 REAR PROPERTY LINE

PROPOSED  
 GARAGE  
 335 sq.ft  
 (31.2m<sup>2</sup>)

858 WINGATE  
 EXISTING 1-STOREY BUILDING  
 BUILDING AREA = 1290 sq.ft. +/-  
 (120.0 m<sup>2</sup>)

**858 WINGATE**  
**ZONE = R1-O**  
 Single detached dwelling units only  
 This property is within Area A of Schedule 342 (generally inside the Greenbelt).

For principal building:  
 Max Height = 8.0m  
 Min Front Setback = 6.0m  
 Min Corner Side Setback = 4.5m  
 Min Rear Setback = 28% of Lot Depth = 8.53m  
 Min Side yard Setback = 3.0m total, one side no less than 1.2m

For Accessory Building (detached garage in rear yard)  
 Minimum setback to rear and side lot lines (including roof eaves) = 0.6m  
 Max size = 55m<sup>2</sup> or 50% of yard in which building is located - whichever is less.  
 Max height = 3.6m with walls not to exceed 3.2m

PROPERTY INFO SHOWN AND SETBACKS SHOWN as per GEO-OTTAWA AND ZONING BY-LAW  
 2008-250. \*\* NOT A FORMAL PROPERTY SURVEY \*\*

**LEGEND:**

- PEA-STONE GROUND COVER
- DECORATIVE MULCH GROUND COVER
- GRASS
- ASPHALT
- CONCRETE STEPS/LANDINGS
- STONE PAVERS
- FENCE

All construction in accordance with the Ontario Building Code (OBC 2012).  
 Contractors to verify dimensions on site & report errors/omissions to the  
 Designer/Client. Contractors must comply with Municipal Codes and  
 By-laws. Confirm location of any underground services prior to excavation.  
 DO NOT SCALE. Copyrights reserved.

No.	Date	Revision Notes
1	Jul 26, 2024	Revise to add water run-off details

**funksional design**

1454 Tedder Ave  
 OTTAWA ON K1H 6A6  
 613-863-7369

Project Title: **858 Wingate**  
 K1G 1S5 John Rumble

Drawing Title: **SITE PLAN**

Project Manager: RJC  
 Client: RJC  
 Date: June 11 / 2024  
 CAD File Name: 858 Wingate.vwx / Res.

Project ID Scale: 1/8" = 1'-0"

Drawing No. 1  
 of X

