

Committee of Adjustment
Received | Reçu le

2024-08-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY

PART OF LOT 17
REGISTERED PLAN 455
CITY OF OTTAWA

Scale 1:250

© Copyright 2021 Stantec Geomatics Ltd. The reproduction, alteration or use of this REPORT in whole or in part without the express permission of Stantec Geomatics Ltd. is STRICTLY PROHIBITED.

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

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF PRINCE OF WALES DRIVE, HAVING A BEARING OF N05°46'40"W AS SHOWN ON PLAN 5R-13964.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CVGD-1928:1978) AND ARE DERIVED FROM THE CAN-NET NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

NOTE
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON.
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2
This Report was prepared for KEVIN MCCRANN and the undersigned accepts no responsibility for the use by other parties.

- REGISTERED RIGHTS-OF-WAY/EASEMENTS**
Subject easements Inst. CR569104 & CR584624 - See Plan.
- PROPERTY IMPROVEMENTS**
There is a 2 storeys dwelling situated wholly within the subject lands. See Part 1 (Plan of this report for further property improvements).
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
Compliance is not certified by this report.
- ADDITIONAL REMARKS**
The building ties are to the unpergated concrete foundation walls.
-Note the locations of ditch, hedge and fences.
-Note the location of the driveway is approximately 0.3m onto dwelling No. 1600.

LEGEND (IF APPLICABLE)

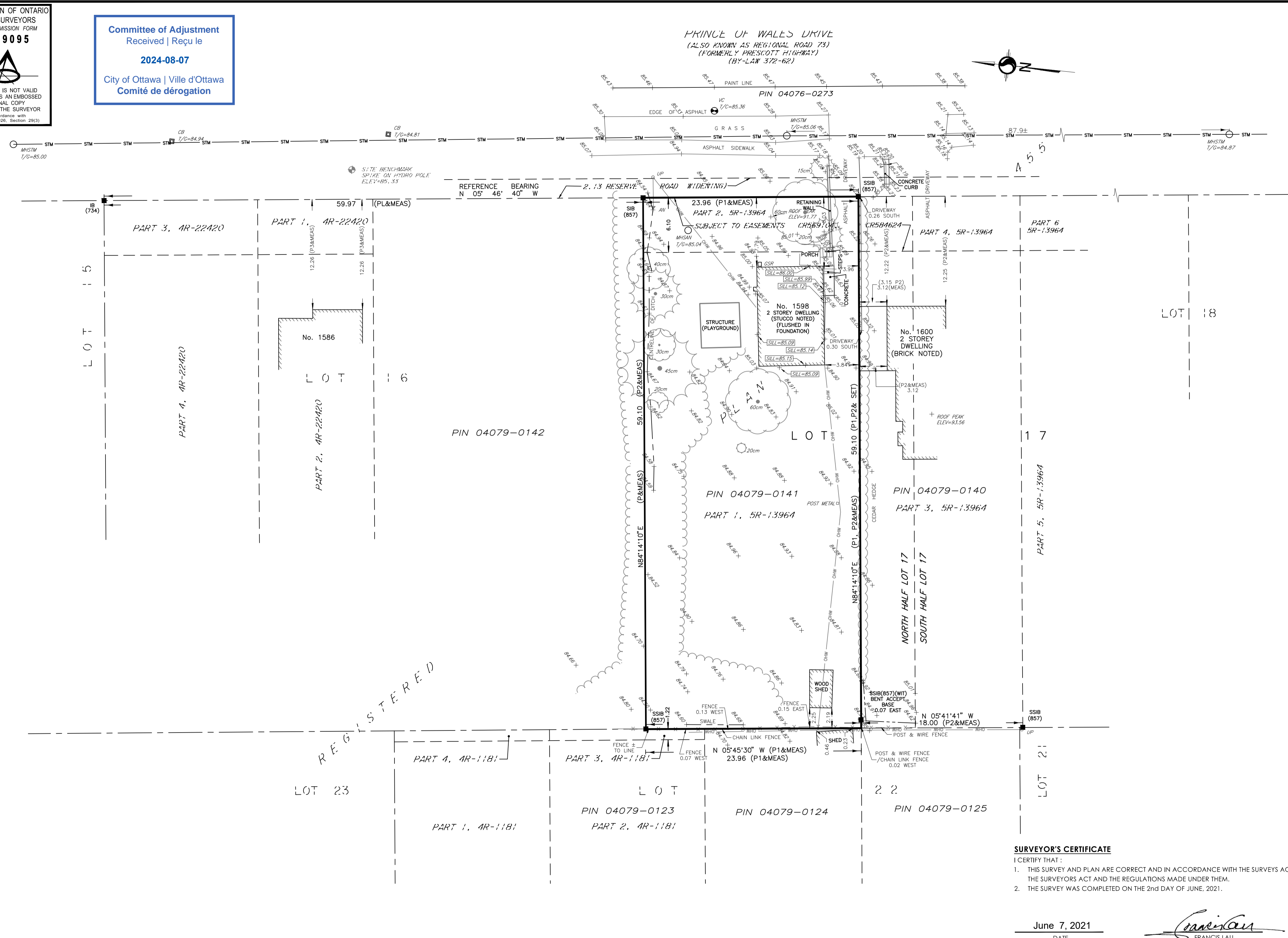
■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P1	"	PLAN 5R-13964
P2	"	PLAN BY P. RIDDELL DATED MAY 26, 1998
P3	"	PLAN BY JDB DATED AUGUST 8, 2008
PL	"	REGISTERED PLAN No. 455
ACU	"	AIR CONDITIONING UNIT
AN	"	ANCHOR
CB	"	CATCH BASIN
GSR	"	GAS SERVICE REGULATOR
GV	"	GAS VALVE
HM	"	HYDRO METER
HTW	"	HYDRO TRANSFORMER
HW	"	HAND WELL
FHD	"	FIRE HYDRANT
MH	"	MAINTENANCE HOLE UNIDENTIFIED
MHSAN	"	MAINTENANCE HOLE SANITARY
MHSTM	"	MAINTENANCE HOLE STORM
SPAN	"	SOLAR PANEL
SPT	"	SEPTIC TANK LID
TBL	"	TABLE
TB BELL	"	TERMINAL BOX - BELL
TB CATV	"	TERMINAL BOX - CABLE
UP	"	UTILITY POLE
VB	"	VALVE BOX
VC	"	VALVE CHAMBER
WV	"	WATER VALVE
○	"	TREE STUMP
○	"	TREE CONIFEROUS
○	"	TREE DECIDUOUS

SRO MAP COORD.= 367396.05, 5025076.60

Stantec Geomatics Ltd.

CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: NJ CHECKED: FL PM: FL FIELD: CA/SS PROJECT No.: 161614389-110



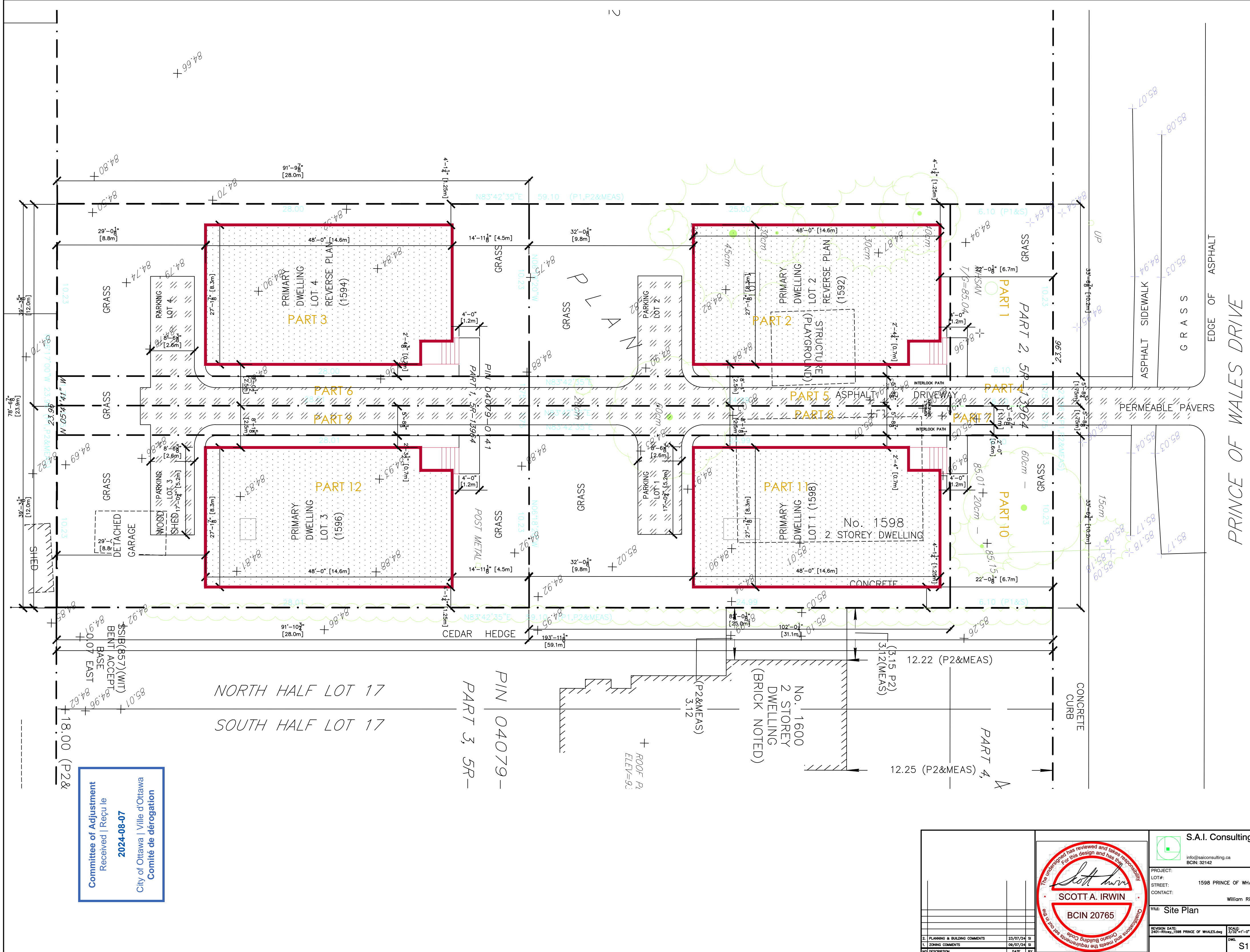
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JUNE, 2021.

June 7, 2021
DATE

Francis Lau
FRANCIS LAU
ONTARIO LAND SURVEYOR

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.

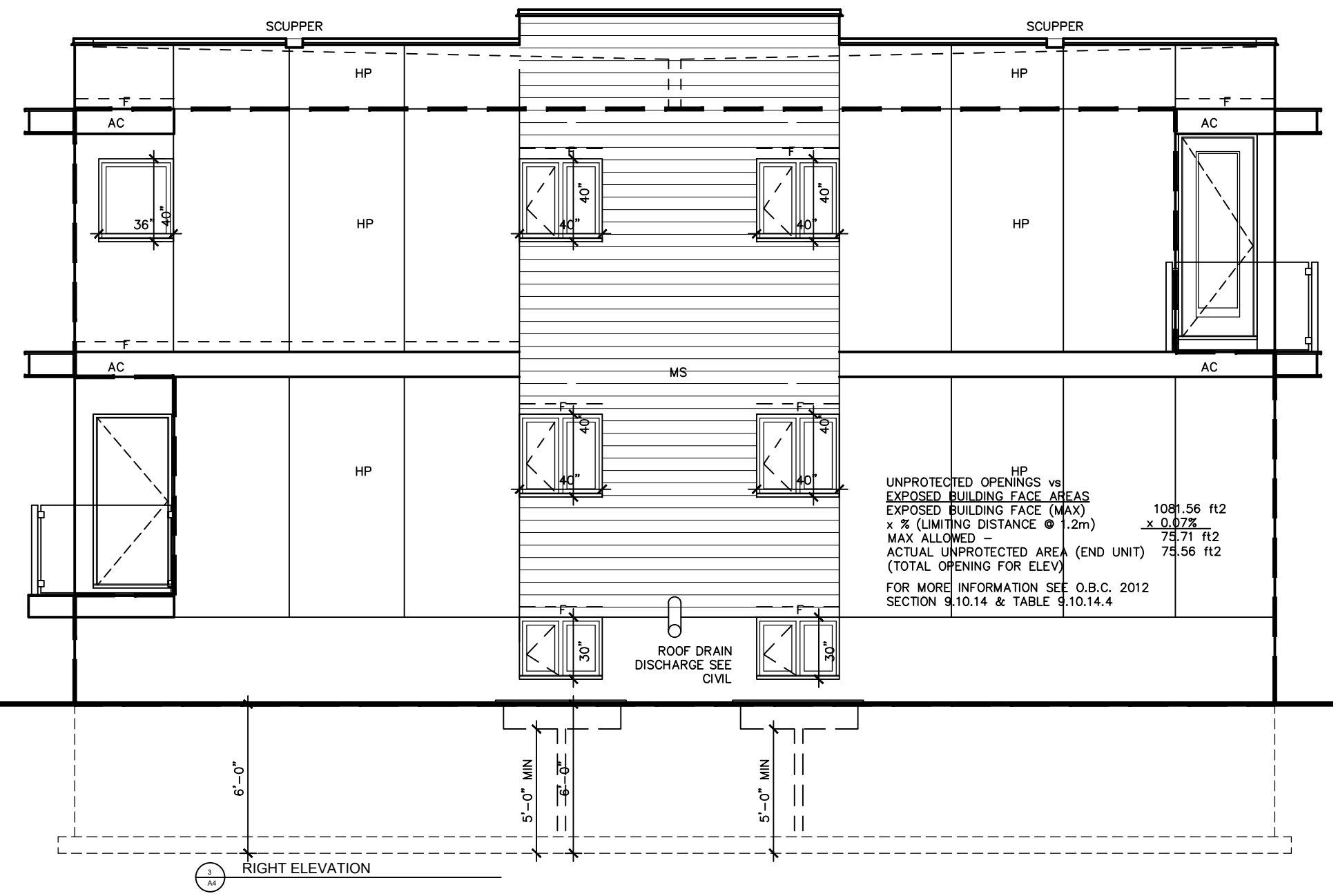
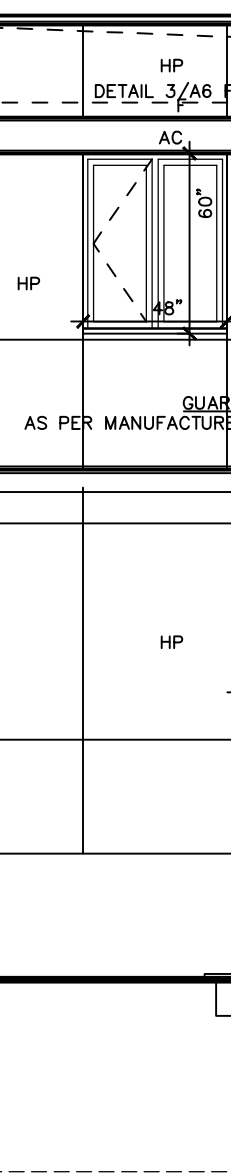
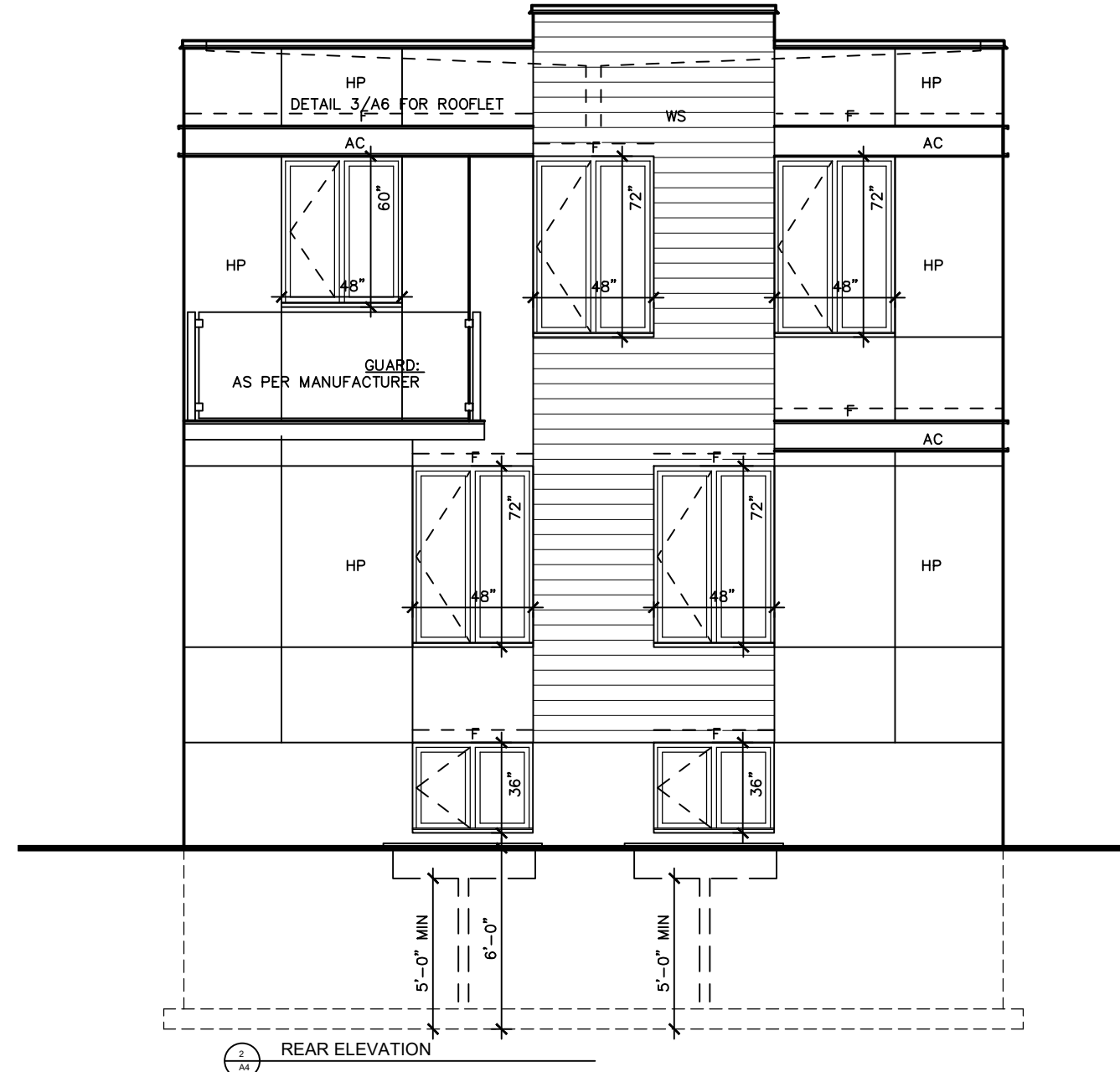
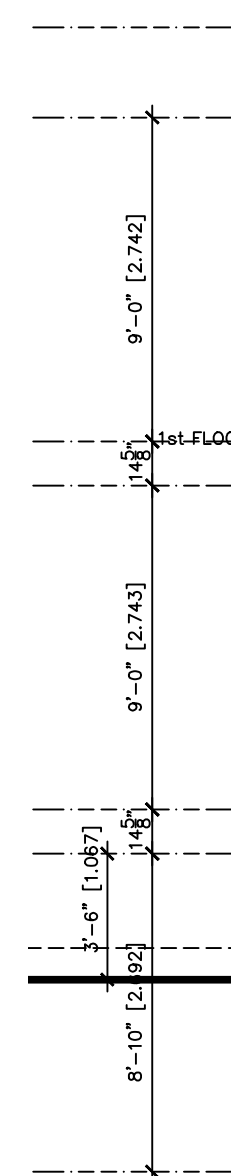
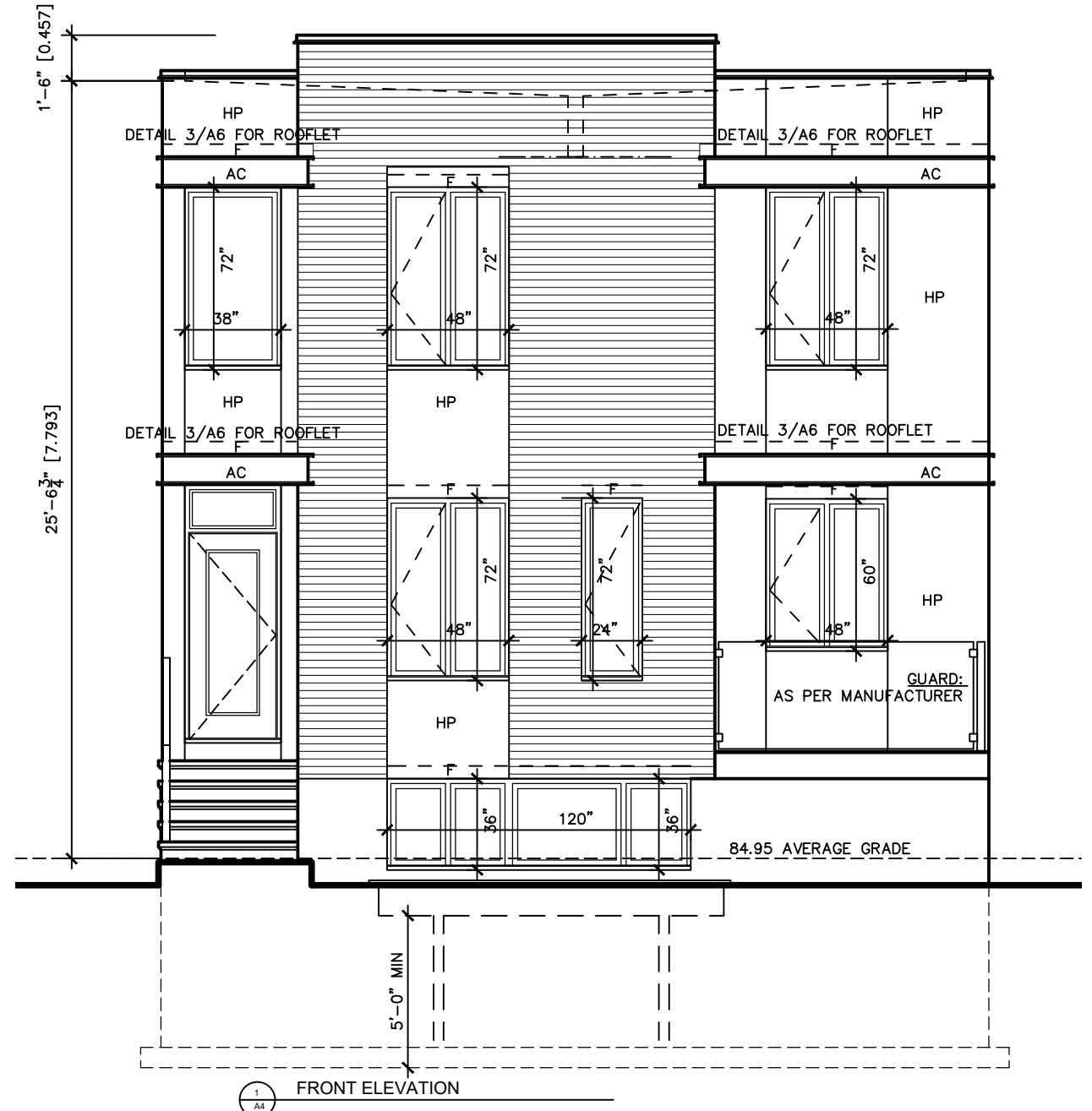


Committee of Adjustment
 Received | Reçu le
2024-08-07
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

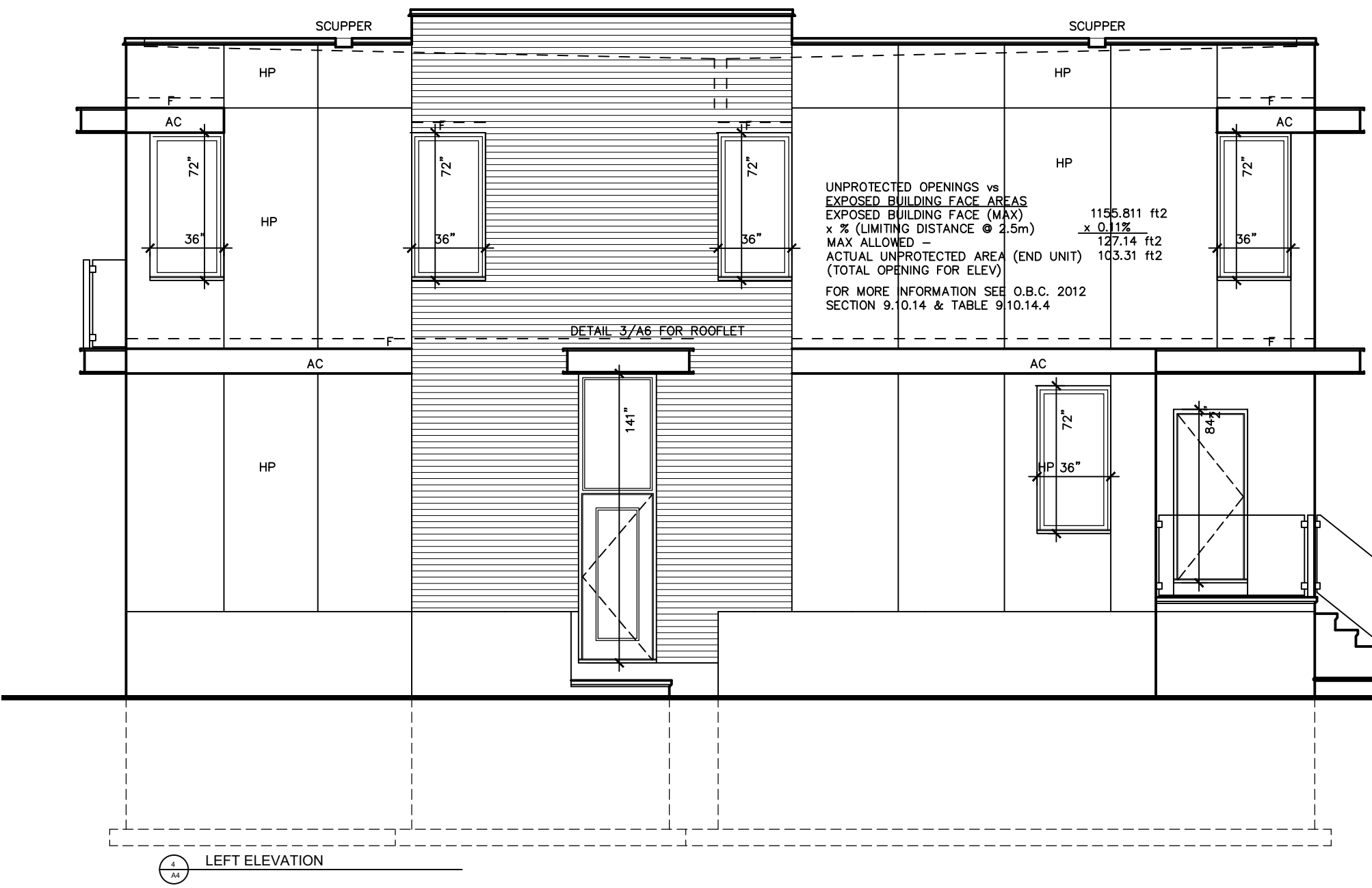
		S.A.I. Consulting™ info@saiconsulting.ca BCIN: 32142	
PROJECT: 2401 LOT#: 1598 PRINCE OF WHALES STREET: William Ritcey CONTACT:		TITLE: Site Plan SCALE: 3/32"=1'-0" DWG: S1	
REVISION DATE: 23/07/24 2401-Ritcey-1598 PRINCE OF WHALES.dwg		SCALE: 3/32"=1'-0" DWG: S1	

Plot Date: 25-Jul-2024 8:35 AM Saved By: SIRWI 15-Apr-20 1:12PM
 25-Jul-2024 8:10 AM File: 2401-William Ritcey-1598 Prince Of Whales_july.dwg

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



UNPROTECTED OPENINGS vs EXPOSED BUILDING FACE AREAS
 EXPOSED BUILDING FACE (MAX) 1081.56 ft2
 x % (LIMITING DISTANCE @ 1.2m) x 0.07%
 MAX ALLOWED - 75.71 ft2
 ACTUAL UNPROTECTED AREA (END UNIT) 75.56 ft2
 (TOTAL OPENING FOR ELEV)
 FOR MORE INFORMATION SEE O.B.C. 2012 SECTION 9.10.14 & TABLE 9.10.14.4



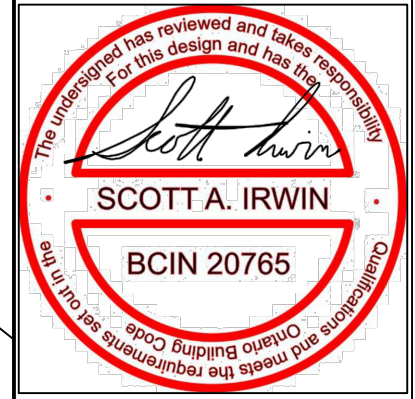
UNPROTECTED OPENINGS vs EXPOSED BUILDING FACE AREAS
 EXPOSED BUILDING FACE (MAX) 1155.811 ft2
 x % (LIMITING DISTANCE @ 2.5m) x 0.11%
 MAX ALLOWED - 127.14 ft2
 ACTUAL UNPROTECTED AREA (END UNIT) 103.31 ft2
 (TOTAL OPENING FOR ELEV)
 FOR MORE INFORMATION SEE O.B.C. 2012 SECTION 9.10.14 & TABLE 9.10.14.4

- EXTERIOR FINISH LEGEND
- B- BRICK (MAIN)
 - B1- BRICK SOLDIER COURSE (ACCENT)
 - AS- ASPHALT SHINGLES
 - MR- METAL ROOFING SEE MANUFACTURER
 - WS- SIDING (HORIZONTAL)
 - SH- SIDING (SHAKE)
 - MS- METAL SIDING
 - HP- HARDI PANEL
 - C- ALUMINUM PANEL SIDING
 - AF- ALUMINUM FACSA
 - AC- ALUMINUM CLADDING (WHEN COVERING FT WRAP WITH BARRIER MATERIAL)
 - F- FLASHING
 - V- DURO 75 ROOF VENT
 - P- PAVING
 - PC- PRE-CAST
 - EC- EXTERIOR SIDING CORNER 3"
 - AB- ALUMINUM BATTEN 4"
 - W- ICE & WATER SHIELD

ALL STUCCO CCHB 12913-R
 ADEX-RS

NOTE:
 ALL DORMERS AND CHIMNEYS REQ. HAVE ICE & WATER SHIELD min 1'-0" UP WALL AND 1'-0" OVER ROOF TO PROTECT JUNCTURE BETWEEN ROOF AND WALL.

NO	DESCRIPTION	DATE	BY
2	PLANNING & BUILDING COMMENTS	23/07/24	SI
1	ISSUED FOR APPROVAL	30/05/24	SI



S.A.I. Consulting
 info@saiconsulting.ca
 BCIN: 32142

PROJECT: 2401
 LOT#: 1598 PRINCE OF WHALES
 STREET:
 CONTACT: William Ritcey

TITLE: Front & Rear Elevations

REVISION DATE: 2401-Ritcey-1598 PRINCE OF WHALES.dwg SCALE: 3/16"=1'-0"
 (1592) (1594) A4