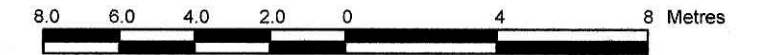


SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

LOTS E & 51
REGISTERED PLAN 4M-57
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200



Metric

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

Surveyor's Certificate

I CERTIFY THAT:

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 1st day of November, 2023.

Nov 10, 2023
Date

Jamie Leslie
Date
Jamie Leslie
Ontario Land Surveyor

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: November 10, 2023

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
Alain Doom ("The Client"), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

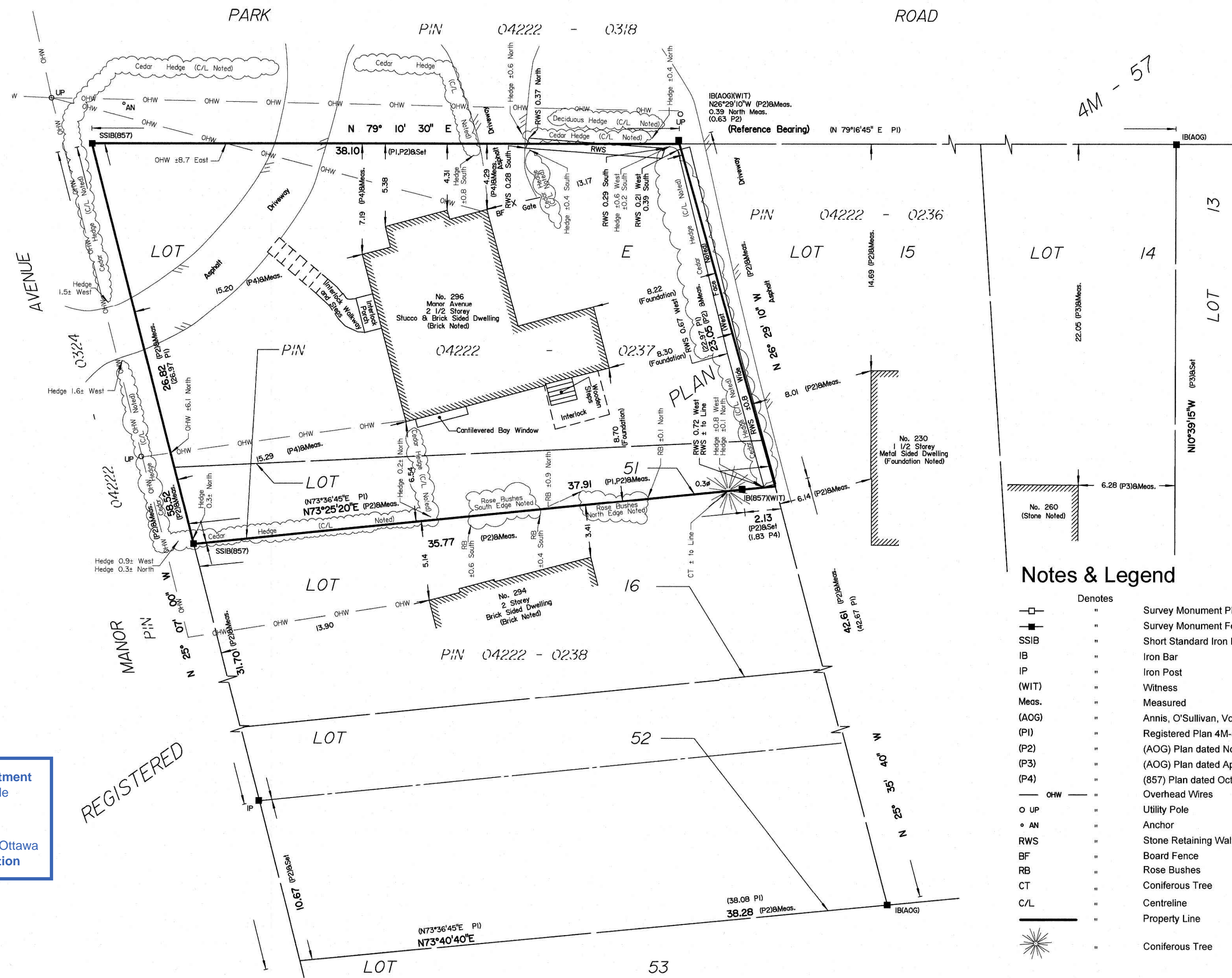
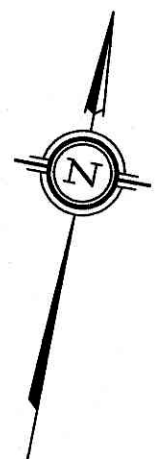
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-60598

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

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS
observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 00°31'20" counter clockwise was
applied to bearings on plans P1, P2 and P3.

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario
Land Surveyors Job No. 24342-23 Alain Doom Lts E&S1 4M-57 D-E F ND

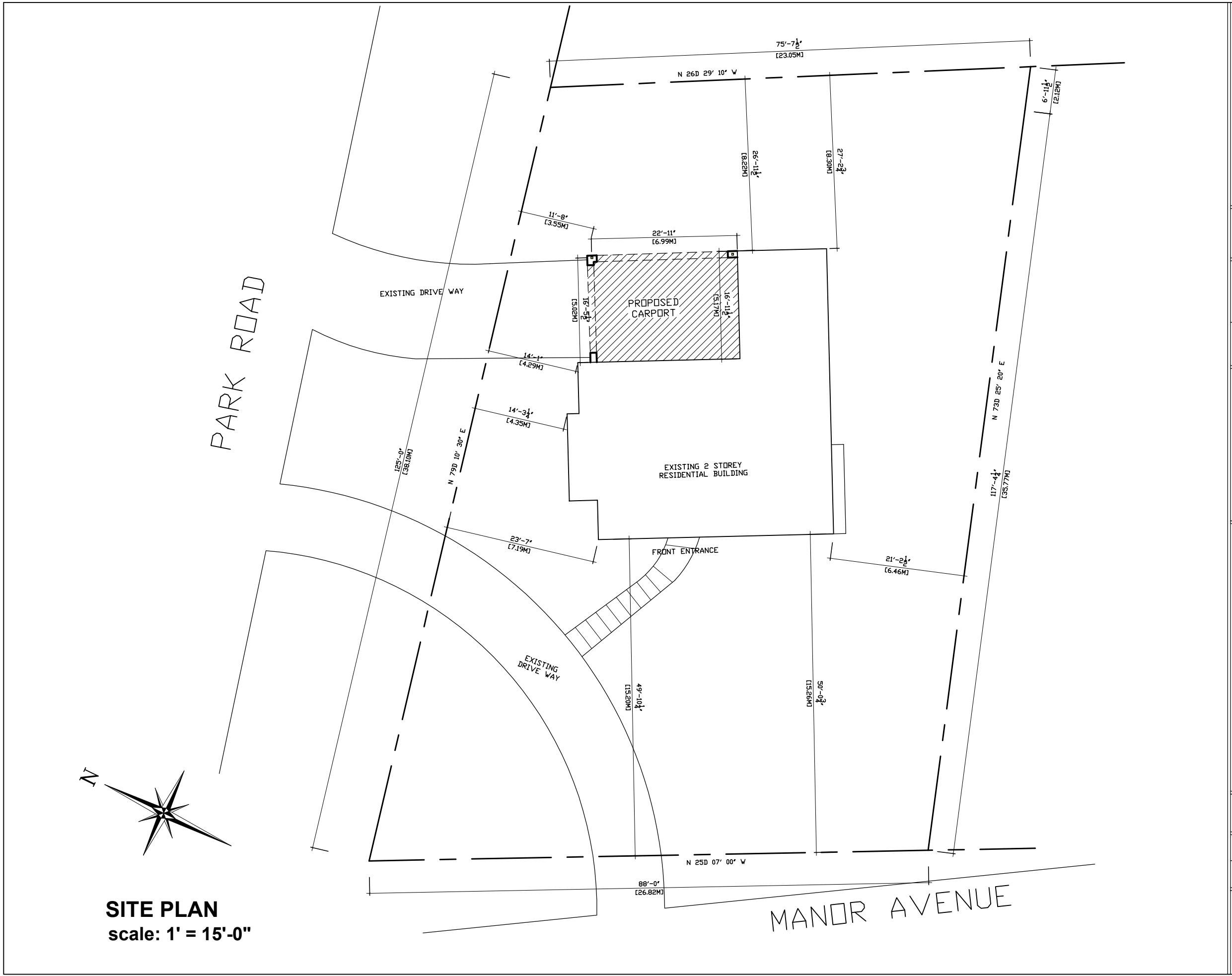


Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IP	"	Iron Post
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebek Ltd.
(P1)	"	Registered Plan 4M-57
(P2)	"	(AOG) Plan dated November 20, 1989
(P3)	"	(AOG) Plan dated April 30, 1991
(P4)	"	(857) Plan dated October 11, 1972
— OHW —	"	Overhead Wires
○ UP	"	Utility Pole
• AN	"	Anchor
RWS	"	Stone Retaining Wall
BF	"	Board Fence
RB	"	Rose Bushes
CT	"	Coniferous Tree
C/L	"	Centreline
—	"	Property Line
✳	"	Coniferous Tree

Committee of Adjustment
Received | Reçu le
2024-08-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Y:\2023\24342-23_Alain Doom_296 Manor Ave_SRRPR_VAS\FINAL\24342-23 Alain Doom Lts E&S1 4M-57 D-E F.dwg



SITE PLAN
 scale: 1' = 15'-0"

PHONE: 613.889.0777
 E-MAIL: INFO@TANYACOLLINSDESIGN.COM

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**296 MANOR AVE.
 CARPORT**

SITE PLAN

GENERAL NOTES :

THE GENERAL CONTRACTOR SHALL
 CHECK AND VERIFY ALL DIMENSIONS
 AND REPORT ERRORS AND OMISSIONS
 TO THE DESIGNER.

THE GENERAL CONTRACTOR OR SUB-CONTRACTOR
 WILL BE HELD RESPONSIBLE FOR ALL WORK PERFORMED
 ON SITE. TANYA COLLINS DESIGN IS NOT RESPONSIBLE
 FOR THE WORK PERFORMANCE OF ANY CONTRACTOR(S).

No.	DATE	DESCRIPTION	INIT.
7.			
6.			
5.			
4.	29.07.2024	REVISE DRAWINGS	NL
3.	02.06.2024	ADJUST SITE PLAN	NL
2.	04.07.2024	ADD STRUCTURAL	NL
1.	10.03.2024	FOR REVIEW	NL
No.	DATE	DESCRIPTION	INIT.

REVISIONS

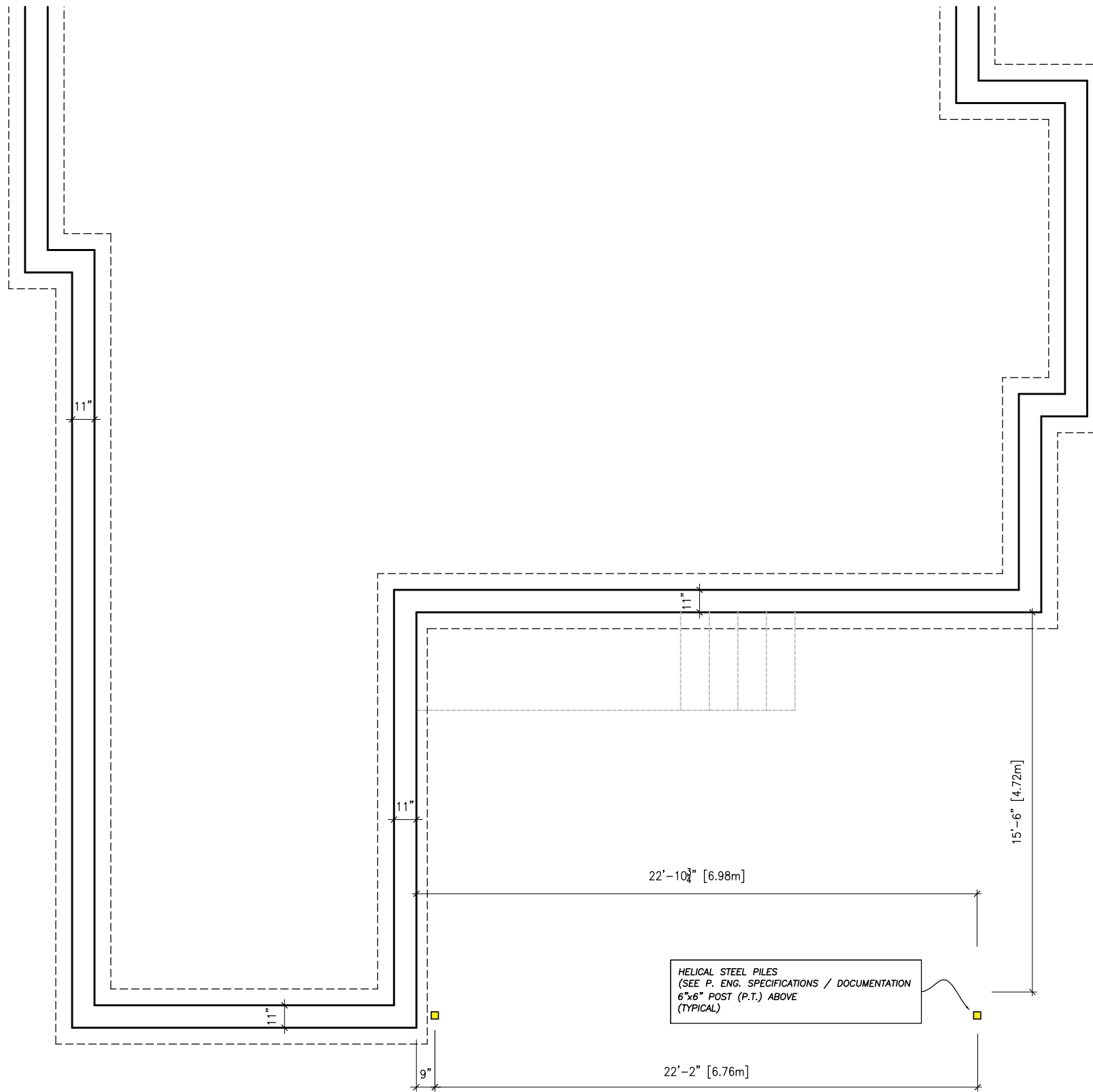
SCALE : AS NOTED

DATE :
 MARCH 10, 2024

DRAWN BY : N.L.

CHECKED BY : TCD

A0



FOUNDATION PLAN
 scale: 3/16"=1'-0"

PHONE: 613.889.0777
 E-MAIL: INFO@TANYACOLLINSDESIGN.COM

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296 MANOR AVE.
 CARPORT

FOUNDATION PLAN

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REVISIONS

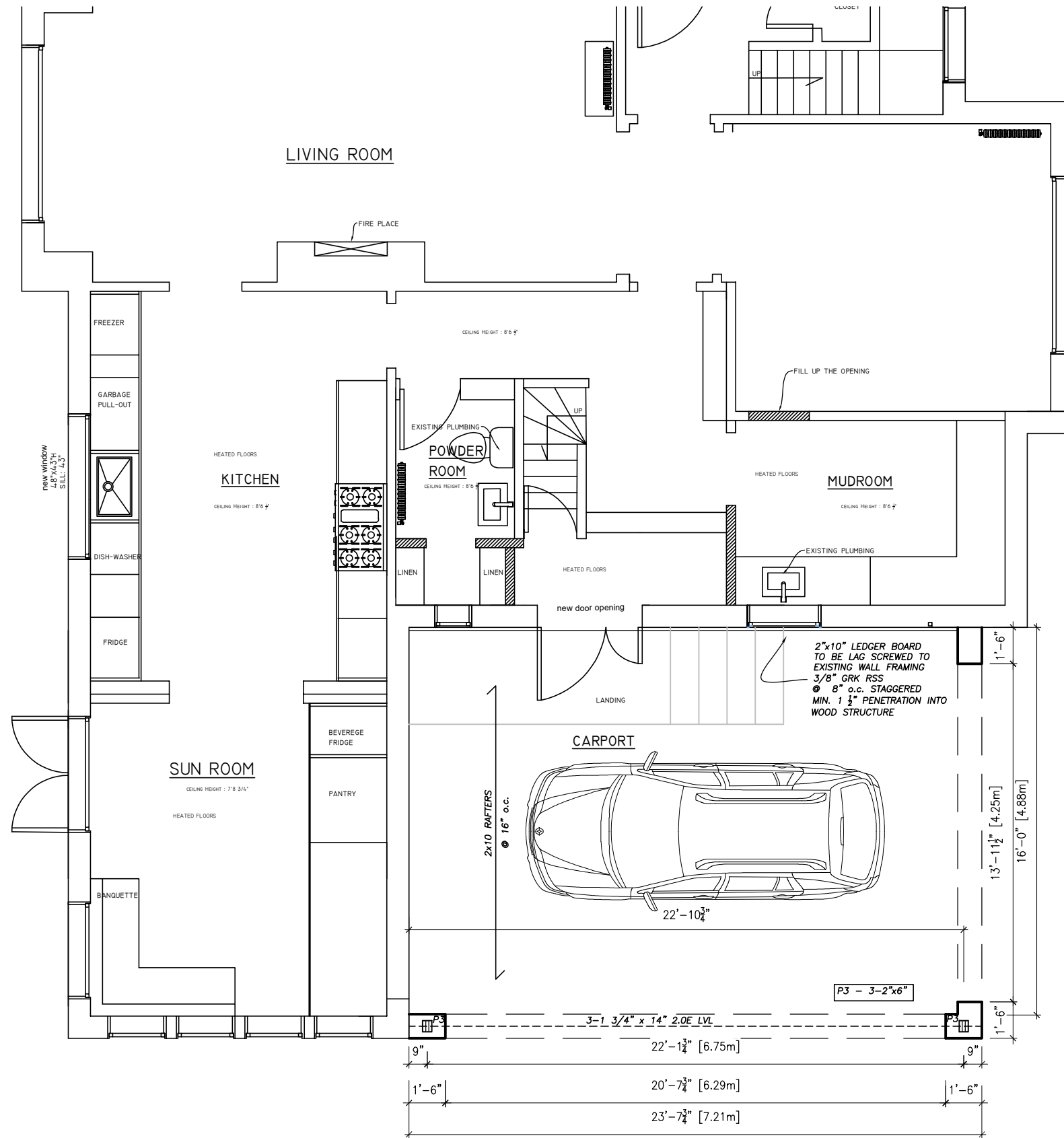
SCALE : AS NOTED

DATE :
 MARCH 10, 2024

DRAWN BY : N.L.

CHECKED BY : TCD

A1



GROUND FLOOR PLAN
scale: 3/16"=1'-0"

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296 MANOR AVE.
CARPORT

GROUND FLOOR PLAN

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REVISIONS			

SCALE : AS NOTED

DATE :
MARCH 10, 2024

DRAWN BY : N.L.

CHECKED BY : TCD

A2

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296 MANOR AVE.
 CARPORT

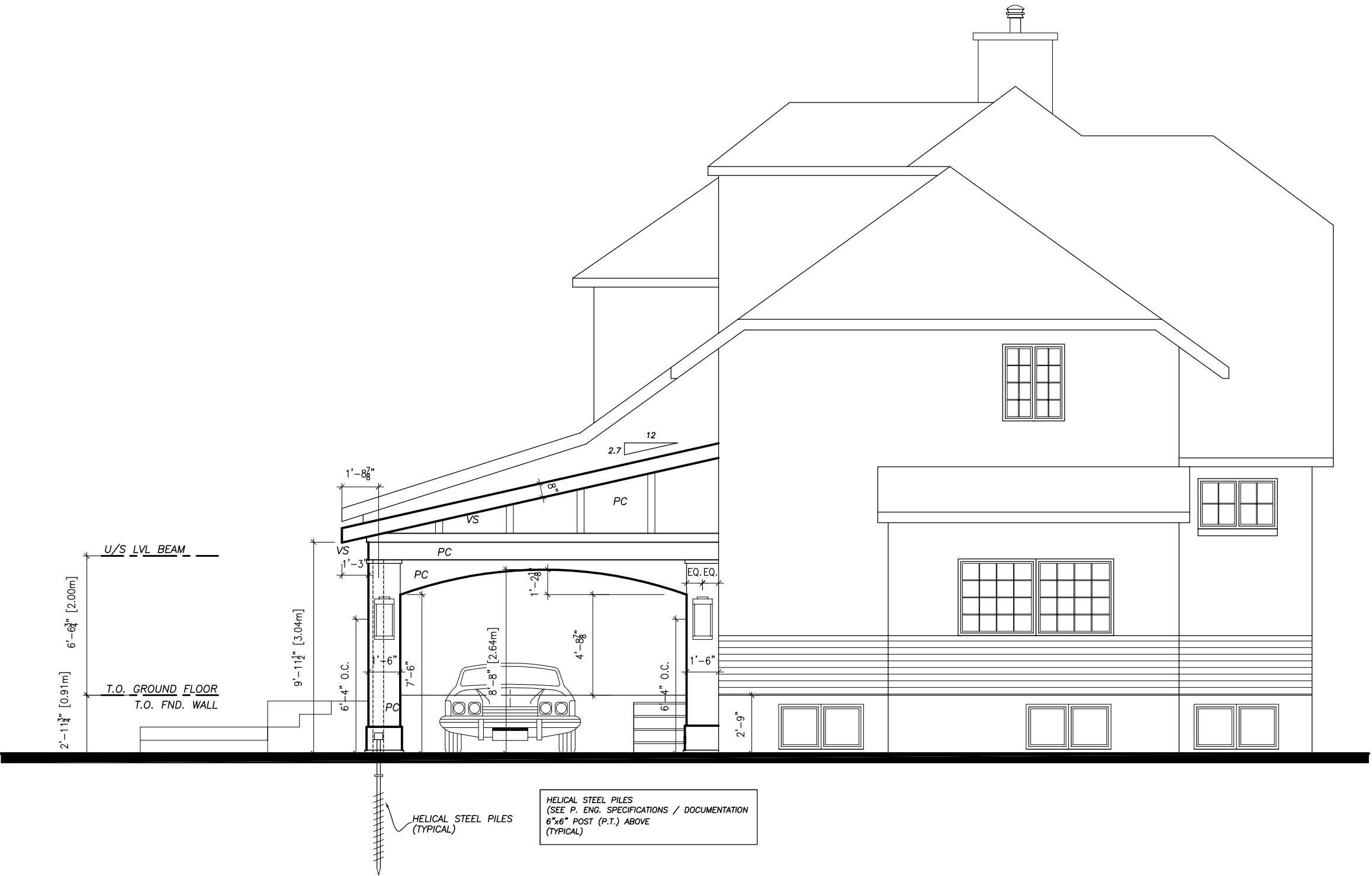
LEFT SIDE ELEVATION (PROPOSED)

GENERAL NOTES :

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1.	10.03.2024	FOR REVIEW	NL
		REVISIONS	



LEFT SIDE ELEVATION (Park Road) (PROPOSED)

scale: 3/16"=1'-0"

SCALE : AS NOTED DATE : MARCH 10, 2024

DRAWN BY : N.L.

CHECKED BY : TCD

A4

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 CARPORT

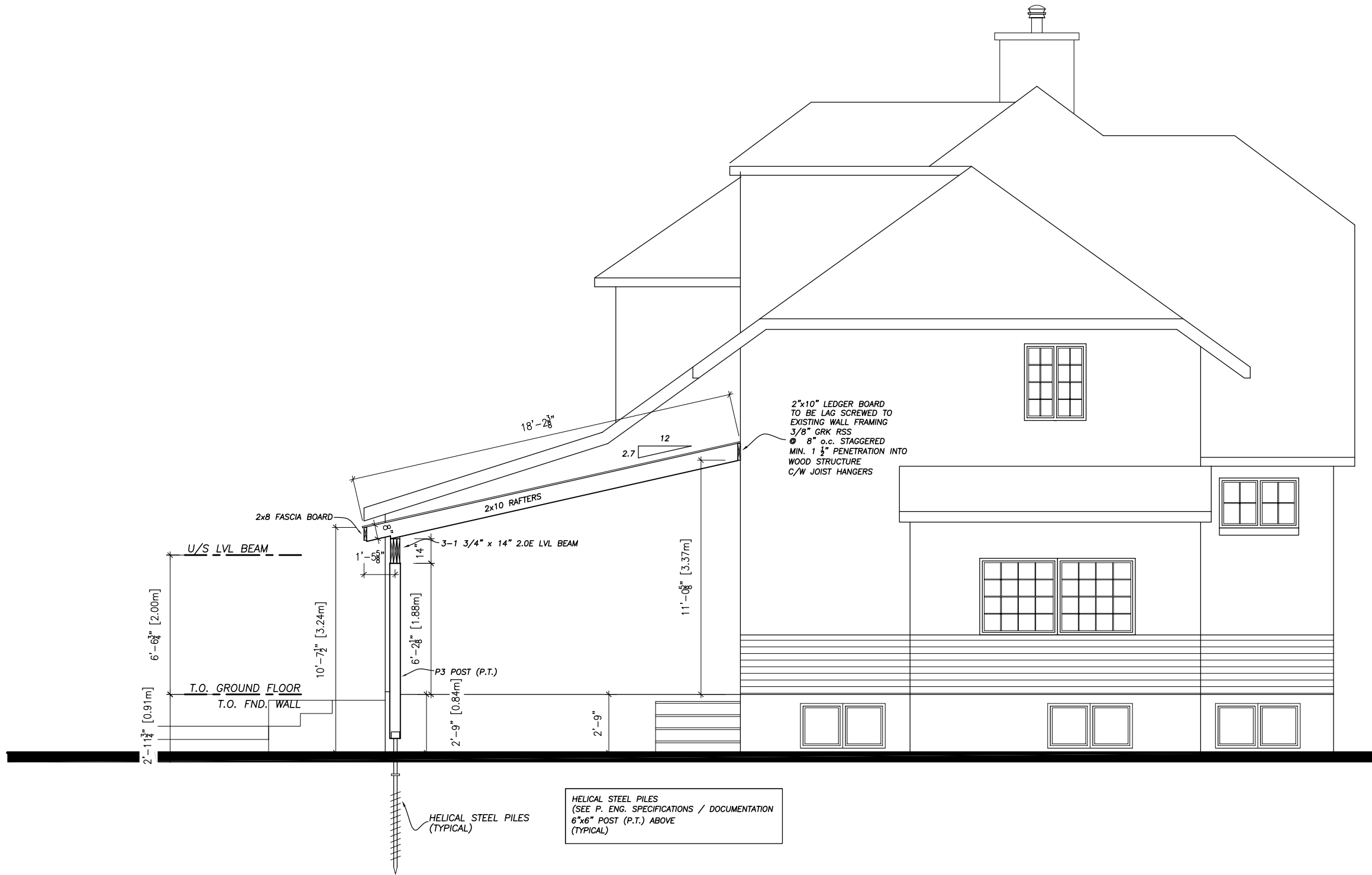
BUILDING SECTION

GENERAL NOTES :

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REVISIONS			



BUILDING SECTION
 scale: 3/16"=1'-0"

SCALE : AS NOTED DATE : MARCH 10, 2024

DRAWN BY : N.L.

CHECKED BY : TCD