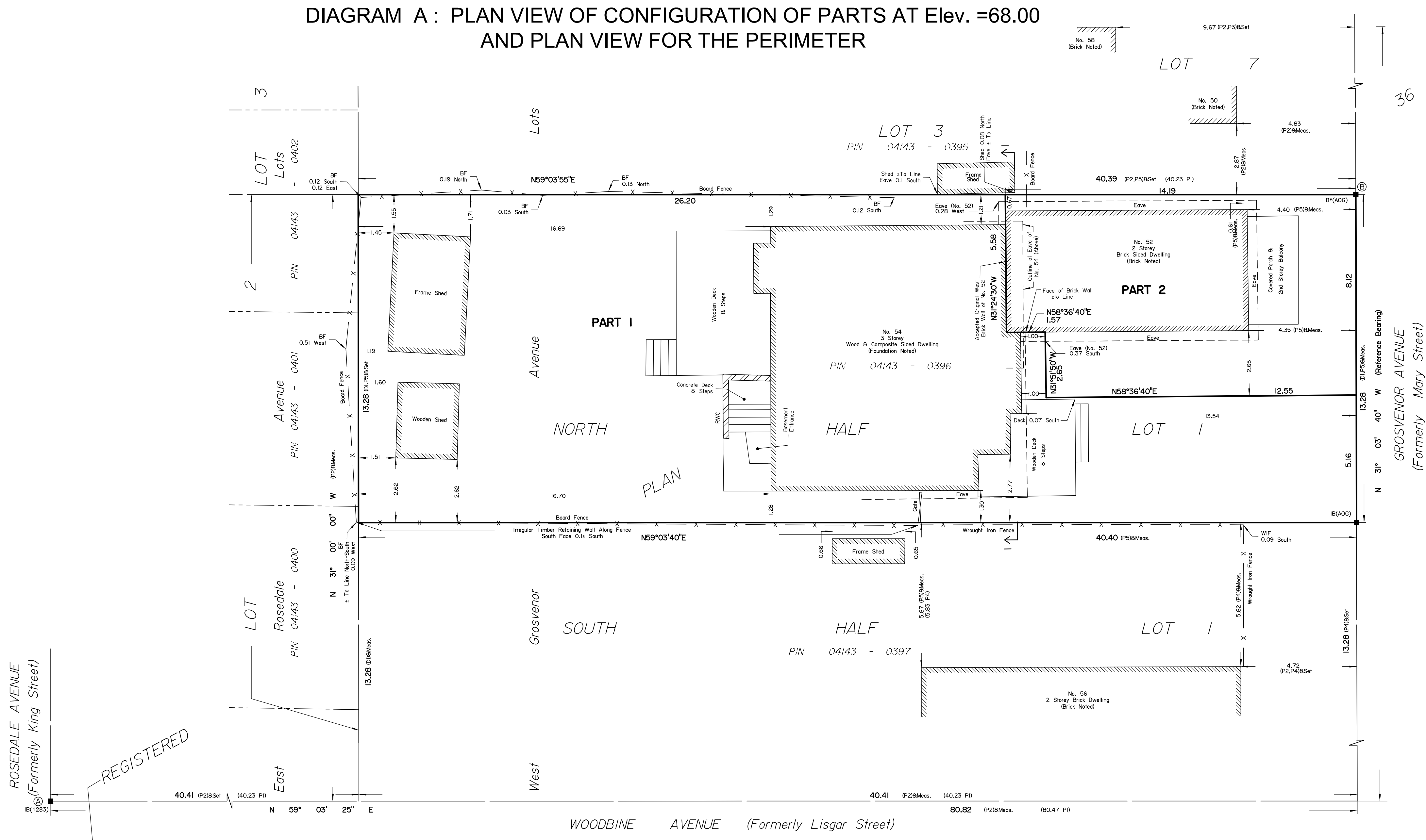


DIAGRAM A : PLAN VIEW OF CONFIGURATION OF PARTS AT Elev. =68.00 AND PLAN VIEW FOR THE PERIMETER



Notes & Legend

- Denotes
- Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - IB\* Iron Bar 0.3 metres Long
  - (WIT) Witness
  - Meas. Measured
  - (AOG) Annis, O'Sullivan, Vollebek Ltd.
  - (P1) Registered Plan 36
  - (P2) Plan 4R-23588
  - (P3) (647) Plan Dated April 12th, 1972
  - (P4) (725) Notes Dated August 14th, 1971
  - (P5) (AOG) Plan dated February 5, 2010
  - (DI) Inst. N589054
  - BF Board Fence
  - WIF Wrought Iron Fence
  - Elev. Elevation
  - RWC Concrete Retaining Wall

- ↑ See Section 1 for Vertical Limits
- ↔ See Diagram A for Horizontal Limits
- ↓ Downwards Without Limit
- ↑ Upwards Without Limit
- ⊕ Vertical Limit

Parts 1 and 2 are limited vertically.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999950.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N40°52'06"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°28'55" counter-clockwise was applied to bearings on plans P2 and P5.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919680005	Northing	5027191.26	Eastings	361496.76
01919680105	Northing	5024915.16	Eastings	373971.65
Point A	Northing	5028442.66	Eastings	368418.87
Point B	Northing	5028506.95	Eastings	368474.50

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

**BENCHMARK NOTE**  
Elevations are geodetic, derived from Vertical Control Monument No. 3637, Index No. 228 having an elevation of 64.437 metres referred to the CGVD28 geodetic datum.

SCHEDULE			
AREA (Sq.m.)	PART	LOT	PLAN
424.8	1	PART OF 1	36
111.6	2	(West Grosvenor Avenue)	ALL OF 04143-0396

STRATA PLAN OF SURVEY OF  
**PART OF LOT 1 (West Grosvenor Avenue) REGISTERED PLAN 36 CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100

The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:100.

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

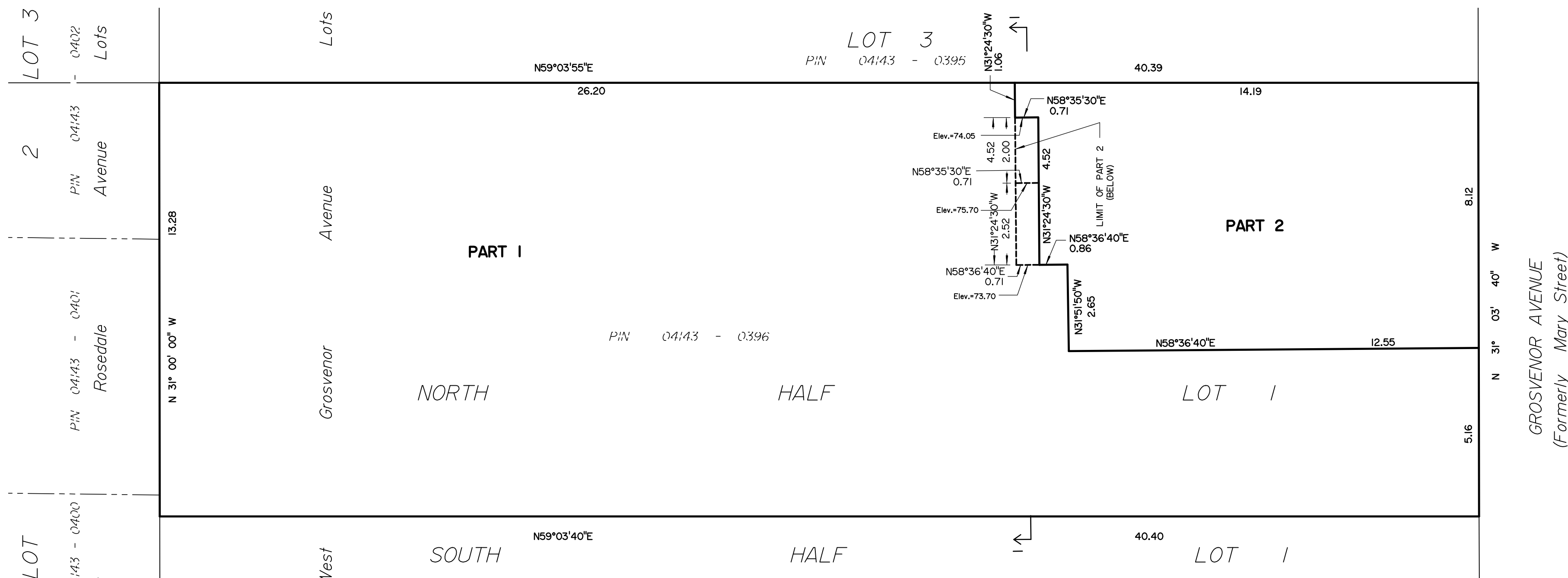
**Surveyor's Certificate**  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the \_\_\_ day of \_\_\_\_\_ 2023.

MMM DD YYYY Date E. H. Herweyer Ontario Land Surveyor

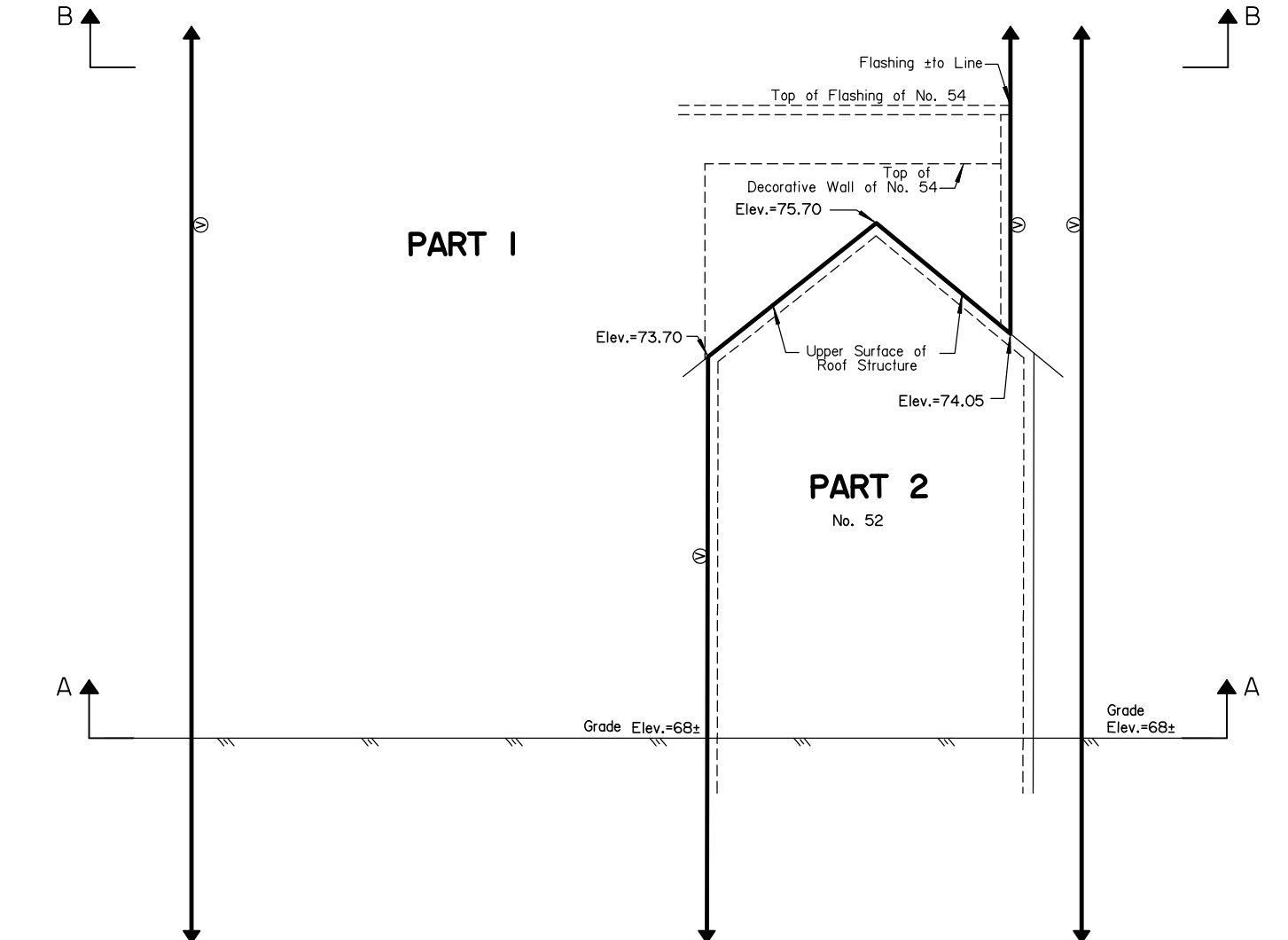
**Surveyor's Certificate**  
I CERTIFY THAT:  
1. The structures shown on this plan are in existence.  
2. The dimensions shown on this plan have been verified by actual measurements.

MMM DD YYYY Date E. H. Herweyer Ontario Land Surveyor

DIAGRAM B : CONFIGURATION OF PARTS AT Elev. =78.00



SECTION 1-1





LOT 8  
WEST ROSEDALE AVENUE

AYLMER AVENUE  
Formerly Dufferin Street

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**THE NORTH HALF OF LOT 1**  
**WEST GROSVENOR AVENUE**  
**REGISTERED PLAN 36**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebakk 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, the Surveyors Act, the Land Titles Act and the regulations made under them.
  2. The survey was completed on the 28th day of January, 2010.

February 5, 2010  
Edward M. Lancaster  
Ontario Land Surveyor


**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: February 5, 2010

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. agrees to N. Sornji & T.K. Berger (The Client), their successors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

**Notes & Legend**

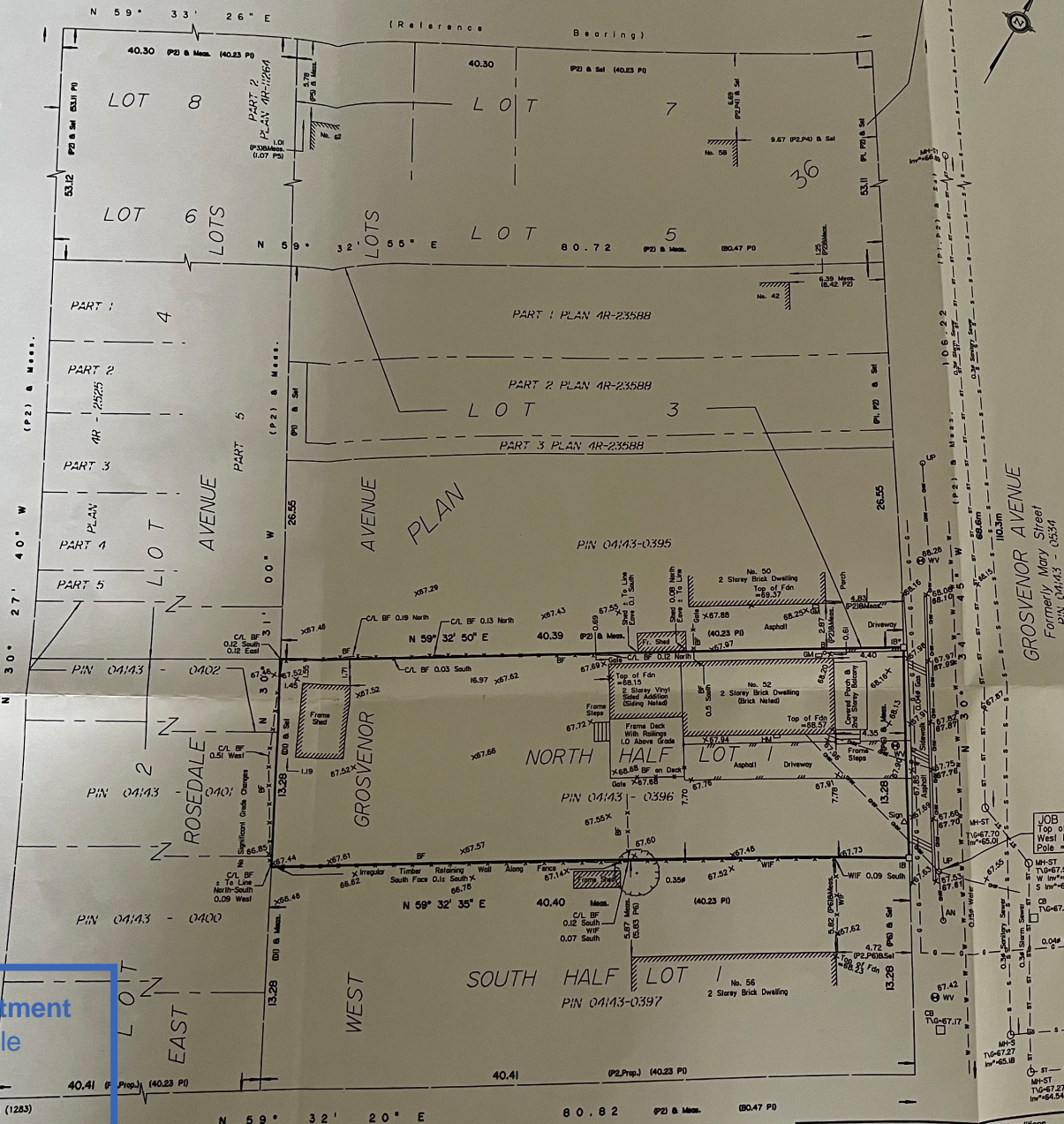
- Denotes Survey Monument Planted
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- SSIB\* Short Standard Iron Bar (0.3 Long)
- IB\* Iron Bar (0.3 Long)
- (WIT) Witness
- Meas. Measured
- (AOG) Annis, O'Sullivan, Vollebakk Ltd.
- (P1) Registered Plan 36
- (P2) Plan 4R-23588
- (P3) Plan 4R-11254
- (P4) Plan by (647) April 12th, 1972
- (P5) Plan by (647) September 12th, 1969
- (P6) Notes by (725) August 14th, 1971.
- (P7) Plan by (1287) November 18th, 1985.
- (M) Inset, N589054
- MH-ST Maintenance Hole (Storm Sewer)
- MH-S Maintenance Hole (Sanitary)
- ST- Underground Storm Sewer
- SS- Underground Sanitary Sewer
- W- Underground Water
- G- Underground Gas
- WV- Overhead Wires
- UP Utility Pole
- AN Anchor
- CB Catch Basin
- FH Fire Hydrant
- WV Water Valve
- TG Top of Grate
- GM Gas Meter
- HM Hydro Meter
- Deciduous Tree
- B Bollard
- Inv.\* Invert Derived from City of Ottawa drawings (see Note 4)
- BF Board Fence
- WIF Wrought Iron Fence
- Ø Diameter
- +25.00 Location of Elevations
- +66.00 Top of Cub Elevations
- Centreline
- C/L- Property Line

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
1765880



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29 (3).

ROSEDALE AVENUE  
Formerly King Street



**JOB BENCHMARK**  
Top of Nail in West Face of Utility Pole = 68.20

Topographic data was collected under winter conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.  
Bearings are astronomic, and are derived from the southerly limit of Aylmer Avenue shown to be N59°33'26"E on Registered Plan 36.

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**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S8  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Annis@anniso.com

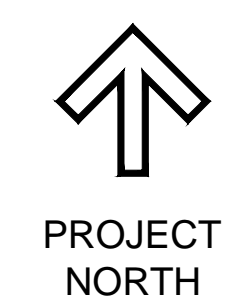
REGISTERED  
**Committee of Adjustment**  
Received | Reçu le  
**2024-09-19**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL WORK DESCRIBED UNDER THIS CONTRACT TO COMPLY WITH ONTARIO BUILDING CODE, 2006 AND/OR NATIONAL BUILDING CODE, 1995 AND OTHER CODES AND BY-LAWS IN EFFECT.

ISSUE RECORD			
ISSUE	REV	DESCRIPTION	DATE
01	00	FOR SEVERANCE	AUG 25-23
02	01	FOR SEVERANCE	OCT 26-23
05	SEP. 23 '10	GENERAL REVISIONS	
04	JUL 28 '10	GENERAL REVISIONS	
03	31-05-10	GENERAL REVISIONS	
02	14-05-10	GENERAL REVISIONS	
01	16-03-10	DESIGN DEVELOPMENT	
00	25-02-10	ORIGINAL DOCUMENT	
No	DATE	REVISION	

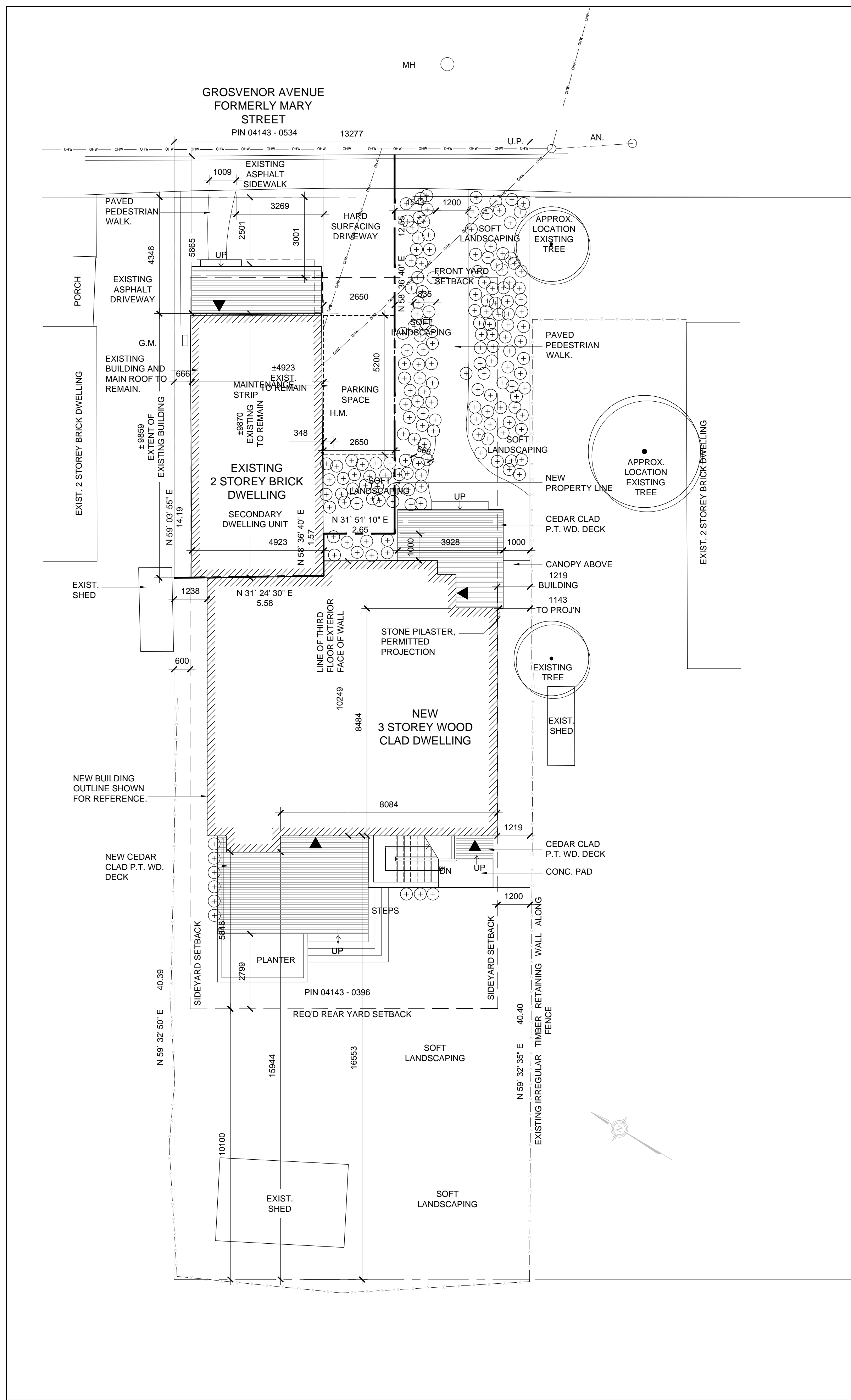


**CLIENT:**  
TOBY SANGER AND NARISSA SOMJI  
52 GROSVENOR AVENUE  
OTTAWA, ONTARIO  
K1S 4S2

**PROJECT TITLE:**  
SANGER/SOMJI RESIDENCE  
52 GROSVENOR AV. OTTAWA, ON

**DRAWING TITLE:**  
SITE PLAN

DATE AS NOTED	DRAWN BY E.A.S. INC.	JOB No. 22-004	DRAWING No. A-100
SCALE AS NOTED	CHECKED BY J.C.F.		



01 SITE PLAN  
SCALE 1:100

**LEGEND**

- ▼ DENOTES LOCATION OF SWING DOOR BUILDING ENTRANCE
- - - DENOTES LOCATION OF ROOFLINE LIMIT
- DENOTES LOCATION OF NEW PROPERTY LINE
- DENOTES LOCATION OF EXISTING PROPERTY LINE
- - - - DENOTES LOCATION OF NEW PARKING AREA
- OVERHEAD WIRES
- ▭ CEDAR DECK
- U.P. UTILITY POLE
- AN. ANCHOR
- G.M. EXISTING GAS METER
- H.M. EXISTING HYDRO METER

**SURVEY INFORMATION FROM:**  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
14 CONOURSE GATE, SUITE 500  
NEPEAN, ONT. K2E 7S6  
PHONE: (613) 727-0850 / FAX: (613) 727-1079

**JOB:** 10726-10 SOMJI PT LOT 1 W GROSVENOR RP 36 TOPO

**LEGAL DESCRIPTION**  
THE NORTH HALF OF LOT 1  
WEST GROSVENOR AVENUE  
REGISTERED PLAN 36  
CITY OF OTTAWA

**MUNICIPAL ADDRESS:**  
52 GROSVENOR AV.  
OTTAWA, ON  
K1S 4S2

**ZONING AREAS:**  
GROSS FLOOR AREA PER ZONING BY-LAW = INSIDE FACE OF EXTERIOR WALLS.

**EXISTING:**  
BASEMENT = 353 SF  
GROUND = 417 SF  
SECOND = 422 SF  
TOTAL = 1192 SF

**NEW:**  
BASEMENT = 971 SF  
GROUND = 1013 SF  
SECOND = 1013 SF  
THIRD = 499 SF  
TOTAL = 3496 SF

1192 / 3496 = .34 OR 34% OF PRINCIPAL DWELLING UNIT.

**ZONING INFORMATION**

LONG SEMI DETACHED DWELLING			
R3Q	REQUIRED	PROVIDED	BYLAW SECTION
MIN. LOT AREA	300SM	536SM	S160, TABLE 160A
MIN. LOT WIDTH OF POLE PORTION	2.2M	2.2M	S145(4)(b)
MAX. BUILDING HEIGHT	10M	9.8M	S160, TABLE 160A
MINIMUM FRONT YARD SETBACK	3M	4.34M	S160, TABLE 160A
MIN. REAR LOT SETBACK	25% (10.1M)	16.55M	S144, TABLE 144B
MIN. REAR YARD AREA	25% LOT (134SM)	219SN	S144(3)(a)
MIN. INTERIOR YARD SETBACK	1.2M	0.66M EAST, 1.2M WEST	EXCEPTION 2687
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	35% (42.35SM)	67SM	S139, TABLE 139
MIN. WIDTH OF LANDSCAPE STRIP	0.15M	0.34M	S139(2)(c)
MAXIMUM DRIVEWAY WIDTH	3M	3M	S139, TABLE 139(3)
MAXIMUM WALKWAY WIDTH	1.2M	1.0, 1.2M (PRINCIPLE)	S139(4)(c)(ii)
LOCATION OF WALKWAY	0.66M	0.66M	S139(4)(b)
MAXIMUM FRONT PORCH PROJECTION	2M	0.41M	S65(6)(c)

Committee of Adjustment  
Received | Reçu le  
2024-09-19  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation