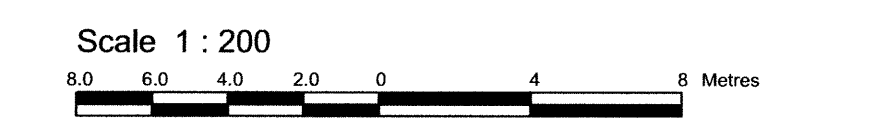


Committee of Adjustment
Received | Reçu le
2024-09-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

**SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN OF SURVEY OF
LOT 12
REGISTERED PLAN 4M-435
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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, and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 31st day of May, 2024.

June 25, 2024
Date
[Signature]
Shipman
Ontario Land Surveyor

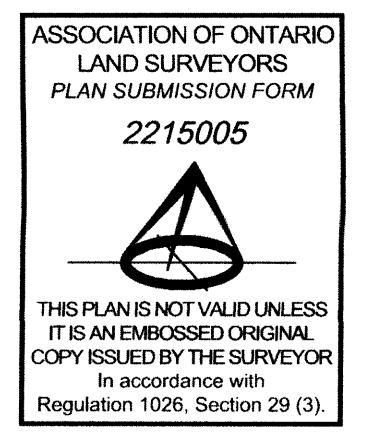
**SURVEYOR'S REAL PROPERTY REPORT
PART 2: REPORT SUMMARY**

DESCRIPTION OF LAND	LOT 12, REGISTERED PLAN 4M-435, CITY OF OTTAWA PIN 03906-0302
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS	EASEMENT OVER LOT 12 AS IN INST. L7370190 EASEMENT OVER PART 14, PLAN 4R-4515 AS IN INST. L7367724
FEATURES	NOTE LOCATION OF: CEDAR HEDGE, INTERLOCK, POST & WIRE FENCE AND TREES.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS	NOT CERTIFIED BY THIS REPORT.

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Jenny Watson ("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.

Notes & Legend

□	Denotes Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SIBB	Short Standard Iron Bar
IB	Iron Bar
(1175)	H.A. KEN SHIPMAN SURVEYING LTD.
(SU)	Source Unknown
(WIT)	Witness
M	Measured
S	Set
(RP)	Registered Plan 4M-435
(P1)	Plan by H. A. K. Shipman Surveying Ltd. on Lot 12 dated September 18, 1984
(P2)	Plan by H. A. K. Shipman Surveying Ltd. on Lot 13 dated October 9, 1986
LS	Light Standard
W	Well Cap
C/L	Centreline
PWF	Post & Wire Fence
TB-B	Bell Terminal Box
HM	Hydro Meter
GM	Gas Meter
AC	Air Conditioner
TOS	Top of Slope
CSP	Corrugated Steel Pipe
Inv	Invert
Ø	Diameter
S/T	Subject to
+65.00	Location of Elevations
☼	Deciduous Tree
☼	Coniferous Tree



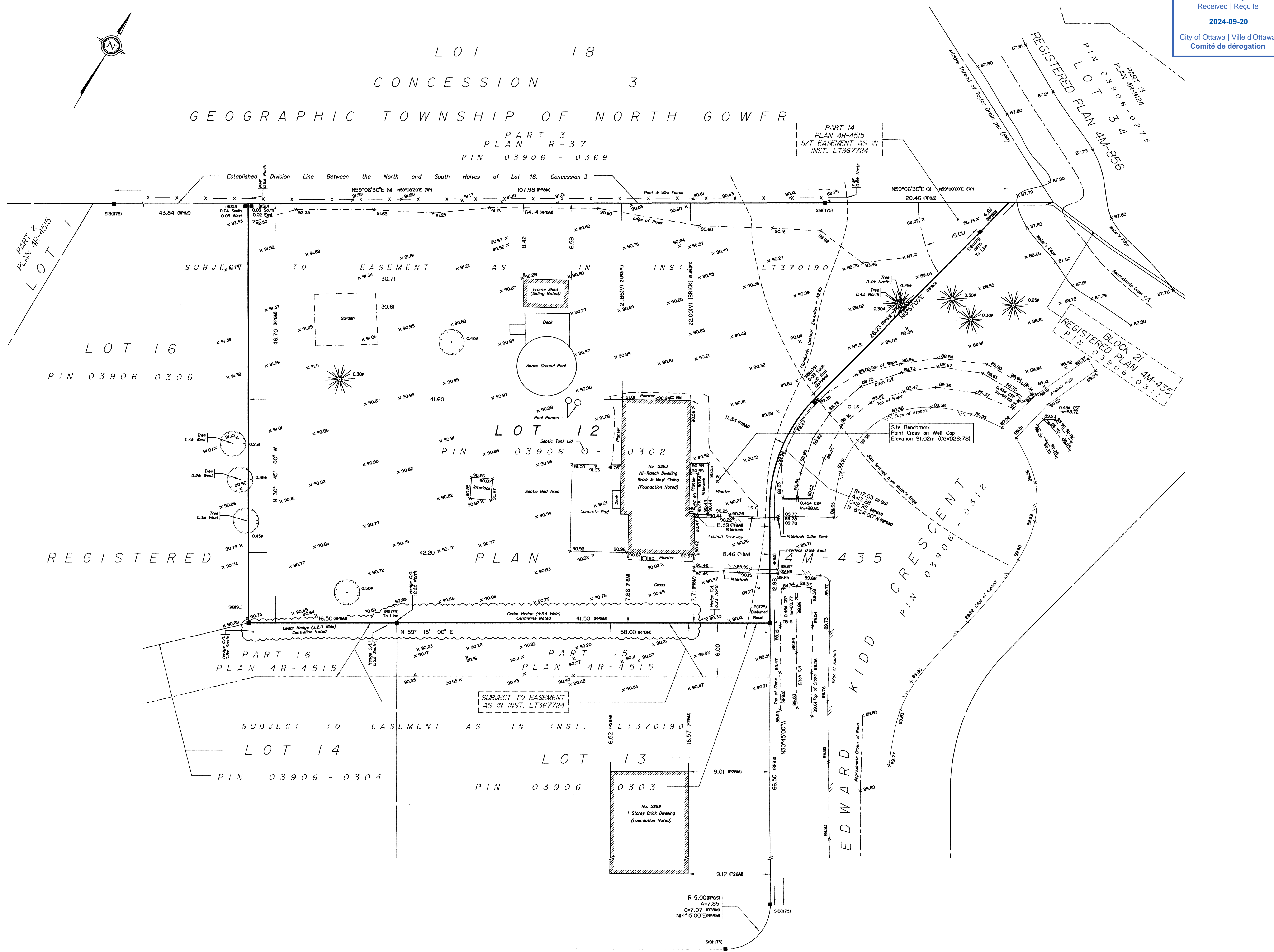
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999932.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations are referenced to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (CSRS) (2010).

For comparison purposes, a counter clockwise rotation of 0°35'00" was applied to the bearings on RP, P1 and P2.

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the G.S.C. Benchmark 0011986U015 having a published elevation of 89.072 m (CGVD28.78).
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

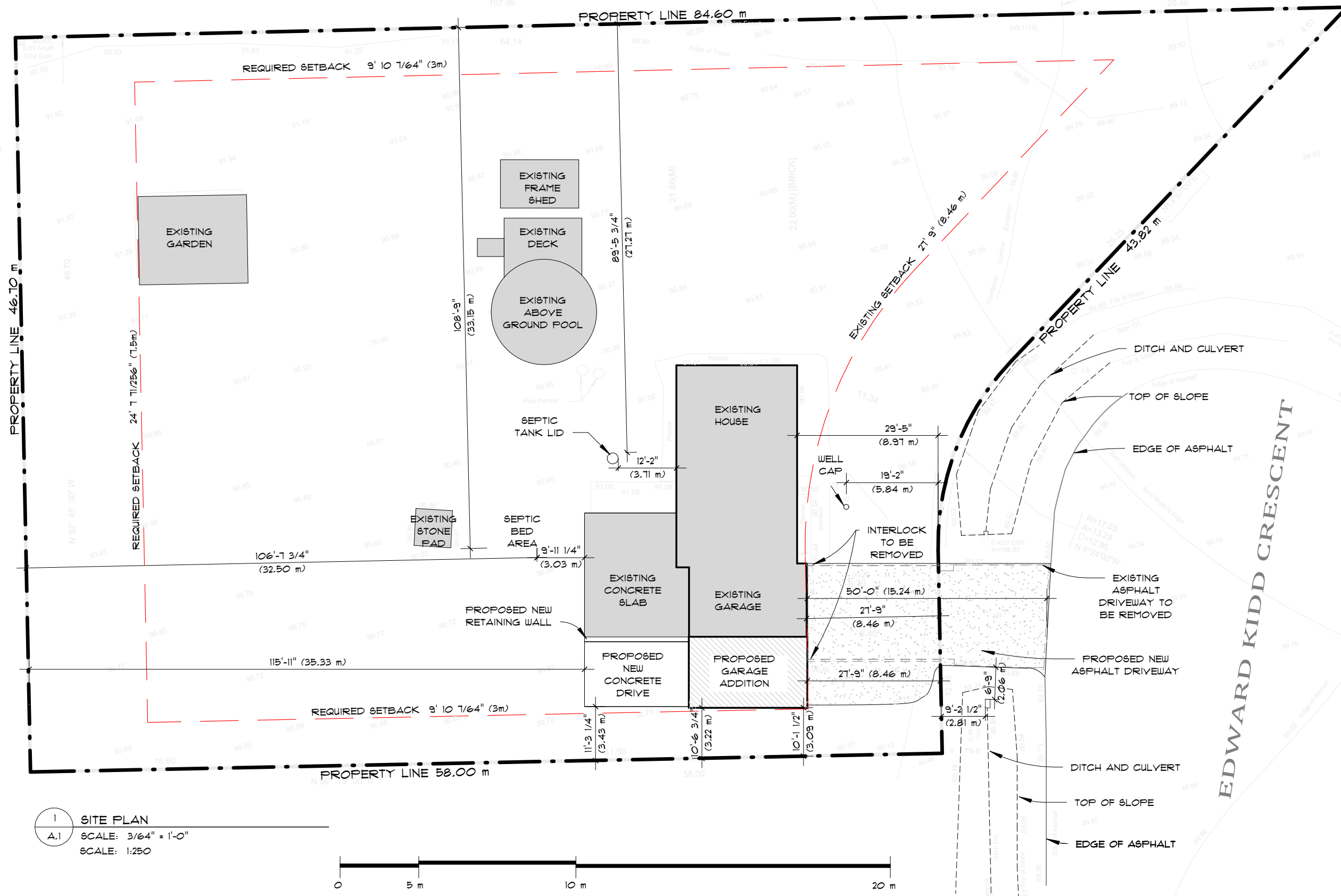
UTILITY NOTES
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



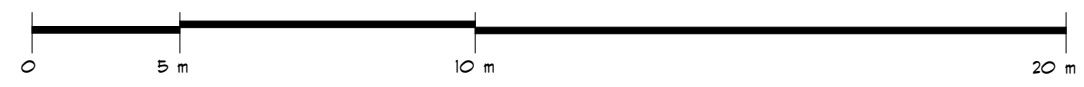
Committee of Adjustment
Received | Reçu le

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City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 SITE PLAN
A.1 SCALE: 3/64" = 1'-0"
SCALE: 1:250



LEGAL DESCRIPTION:
LOT 12, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF NORTH GOWER,
REGISTERED PLAN 4M-435, CITY OF OTTAWA, PIN 03906-0302

CIVIC ADDRESS:
2293 EDWARD KIDD CRESCENT, NORTH GOWER, ONTARIO, K0A 2T0

SITE PLAN GENERAL NOTES:
-THIS SITE PLAN & ALL EXISTING SITE INFO, ELEVATIONS, SERVICE LOCATIONS & PROPERTY INFORMATION IS BASED ON A SURVEY COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JOB NO. K-13726-24 WATSON LT12 4M435 D F, DATED JUNE 24, 2024.

ZONING CHART		
ZONE: VGI	REQUIRED	2293 EDWARD KIDD CRESCENT
LOT AREA (MIN):	1950 M ²	+/- 3074 M ² (EXISTING)
LOT FRONTAGE (MIN):	30 M	43.82 M (EXISTING)
FRONT YARD SETBACK (MIN):	13.5 M	8.46 M (EXISTING)
EXTERIOR SIDE YARD (MIN):	3 M	3 M (EXISTING)
INTERIOR SIDE YARD (MIN):	3 M	3.07 M
REAR YARD SETBACK (MIN):	7.5 M	7.5 M (EXISTING)
BUILDING HEIGHT (MAX):	11 M	+/- 3.6 M (EXISTING)
LOT COVERAGE (MAX.):	25%	9%
WATER SETBACK (MIN):	30 M	50 M (EXISTING)

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:
REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS. WHEN DRAWINGS OR NOTES REFERENCE O.B.C. IN ALL CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2012.

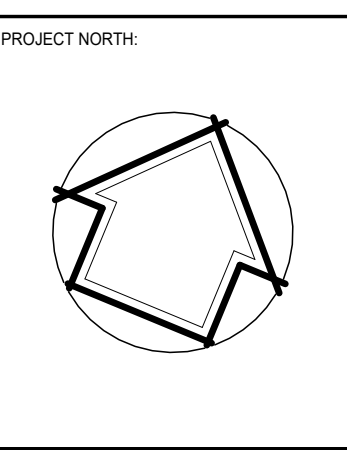
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH EACH OTHER, SPECIFICATIONS & OTHER CONTRACT DOCUMENTS

LEGEND:

- Ⓛ EXTERIOR DOOR & WINDOW TAG (SEE SCHEDULE)
- Ⓜ INTERIOR DOOR TAG (SEE SCHEDULE)
- Ⓦ EXTERIOR WALL TYPE (SEE A.O.S.)
- Ⓟ INTERIOR PARTITION WALL TYPE (SEE A.O.S.)
- Ⓡ FLOOR TYPE (SEE A.O.S.)

LEGEND:

- Ⓡ ROOF TYPE (SEE A.O.S.)
- Ⓟ POST TYPE (SEE A.O.S.)
- Ⓛ LINTEL TYPE (SEE A.O.S.)
- Ⓡ PAD FOOTING TYPE (SEE A.O.S.)
- Ⓦ WALL FOOTING TYPE (SEE A.O.S.)
- Ⓢ SMOKE/CARBON MONOXIDE DETECTOR TO O.B.C. 9.10.13
- Ⓛ CONSTRUCTION NOTE
- Ⓢ EXHAUST FAN - VENT TO OUTSIDE
- Ⓡ NON-FREEZE HOSE BIB



BELL + ASSOCIATES ARCHITECTURE

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VERSION NO. **2**

SEAL:

NOTES:

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- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCEMENT.
- DO NOT SCALE DRAWINGS.
- DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL NOTED AS ISSUED FOR CONSTRUCTION.

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REVISIONS		
NO	ITEM	DATE
1	ISSUED FOR REVIEW	08/08/2024
2	ISSUED FOR REVIEW	08/26/2024

PROJECT
GARAGE ADDITION,
2293 EDWARD KIDD CRESCENT,
NORTH GOWER, K0A 2T0

CLIENT
JENNY AND JORDAN WATSON,
2293 EDWARD KIDD CRESCENT,
NORTH GOWER, K0A 2T0

DRAWING
SITE PLAN

SCALE AS INDICATED

DRAWN BY SC

DATE AUGUST 26 2024

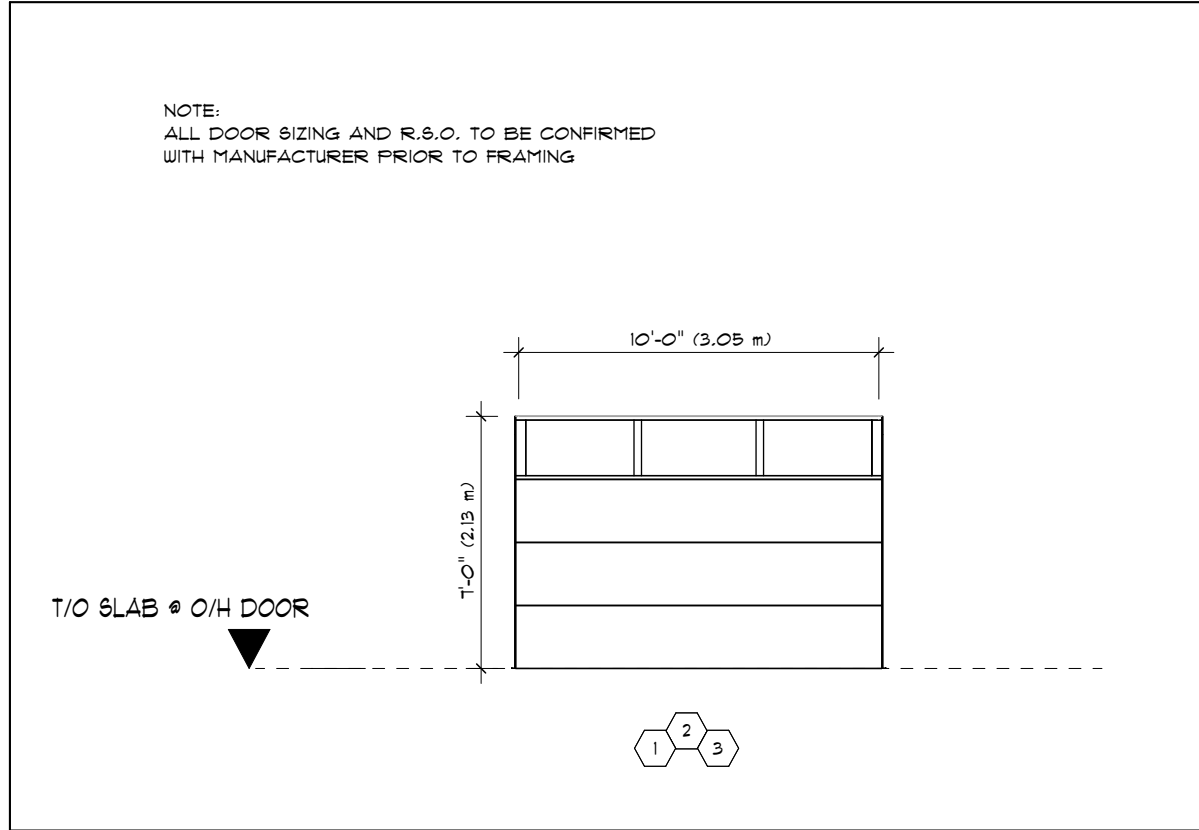
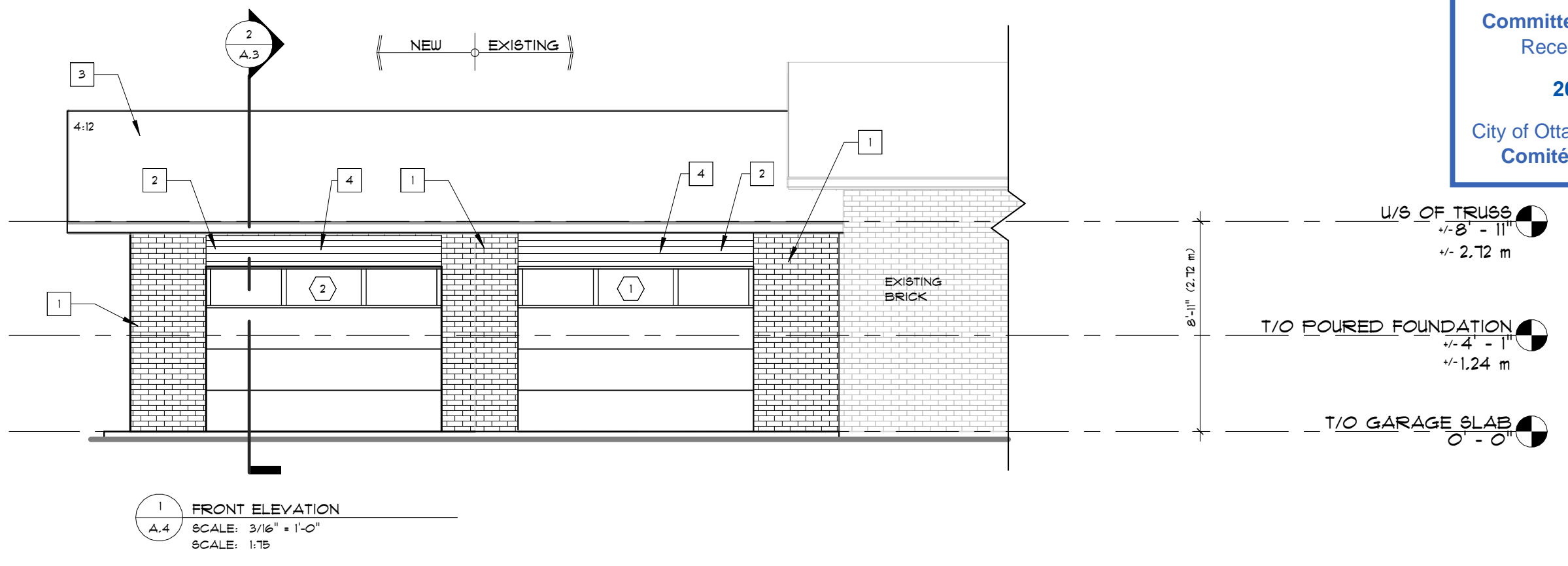
CHECKED BY TJG

APPRD BY JCB

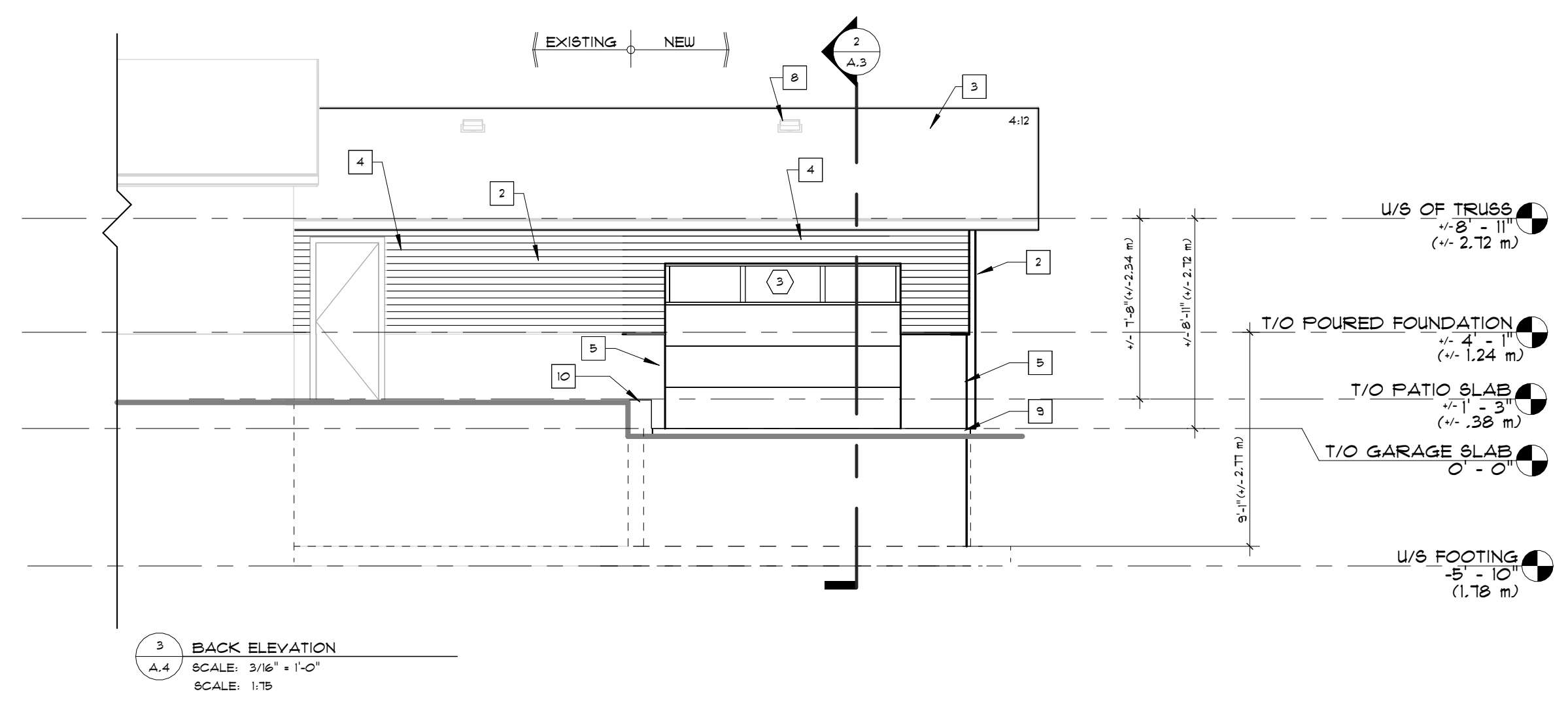
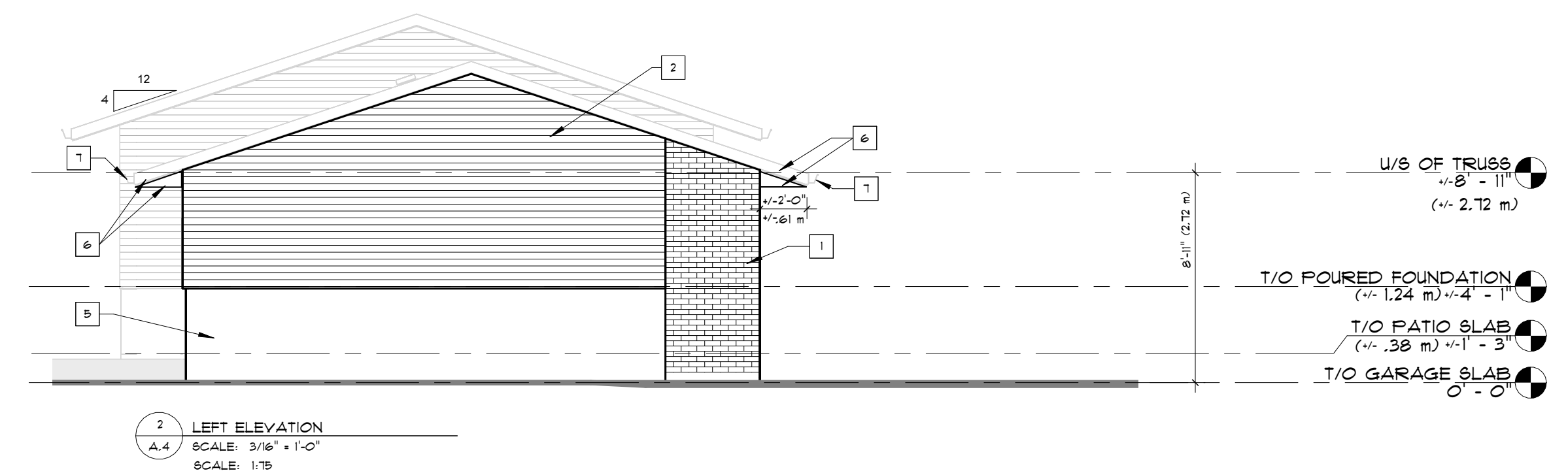
PROJECT NO. 224-10

SHEET NO. **A.1**

- EXTERIOR FINISH LEGEND:**
- 1 NEW BRICK AS PER W4 WALL ASSEMBLY IN CONSTRUCTION NOTES C.W. MASONRY TIES & WEEPING HOLES AS PER O.B.C. 9.20.13.8.
 - 2 PRE-FINISHED HORIZONTAL SIDING C.W. ALL TRIMS, CLOSURES AND FITTINGS. INSTALLED AS PER MANUFACTURERS SPECIFICATION. REFER TO W3 WALL ASSEMBLY IN CONSTRUCTION NOTES.
 - 3 ASPHALT SHINGLES REFER TO R2 ROOF ASSEMBLY IN CONSTRUCTION NOTES.
 - 4 EXTERIOR LIGHTING AS PER OWNERS' INSTRUCTIONS.
 - 5 FARGING ON ALL EXPOSED CONCRETE TO 8" BELOW GRADE
 - 6 PRE-FINISHED ALUMINUM FA&CIA & VENTED ALUM. SOFFIT
 - 7 SEAMLESS EAVESTROUGHS AND RECONNECTED DOWNSPOUTS.
 - 8 BLACK SLANT ROOF VENT OR EQ. IN ACCORDANCE WITH OBC 9.19.1.
 - 9 REINFORCED CONCRETE SLAB.
 - 10 PRECAST CONCRETE RETAINING WALL. REFER TO CONSTRUCTION PLAN.



- DOOR NOTES**
1. ALL EXTERIOR DOORS BY ANDERSON WINDOWS & DOORS OR APPROVED EQUAL.
 2. ALL EXTERIOR DOORS & FRAMES TO BE INSULATED.
 3. COORDINATE HARDWARE REQUIREMENTS WITH BUILDER.
 4. WEATHER-STRIP FULL PERIMETER OF EXTERIOR DOORS



PRELIMINARY - NOT FOR CONSTRUCTION

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- ① EXTERIOR DOOR & WINDOW TAG (SEE SCHEDULE)
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 - W EXTERIOR WALL TYPE (SEE A.O.B.)
 - PI INTERIOR PARTITION WALL TYPE (SEE A.O.B.)
 - F FLOOR TYPE (SEE A.O.B.)

- LEGEND:**
- R ROOF TYPE (SEE A.O.B.)
 - PI POST TYPE (SEE A.O.B.)
 - LI LINTEL TYPE (SEE A.O.B.)
 - FF PAD FOOTING TYPE (SEE A.O.B.)
 - WF WALL FOOTING TYPE (SEE A.O.B.)
 - SCD SMOKE/CARBON MONOXIDE DETECTOR TO O.B.C. 9.10.13
 - ⓘ CONSTRUCTION NOTE
 - ⊖ EXHAUST FAN - VENT TO OUTSIDE
 - ⊕ NON-FREEZE HOSE BIB

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VERSION NO. **2**

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REVISIONS		
NO	ITEM	DATE
1	ISSUED FOR REVIEW	08/08/2024
2	ISSUED FOR REVIEW	08/26/2024

PROJECT
 GARAGE ADDITION,
 2293 EDWARD KIDD CRESCENT,
 NORTH GOWER, KOA 2TO

CLIENT
 JENNY AND JORDAN WATSON,
 2293 EDWARD KIDD CRESCENT,
 NORTH GOWER, KOA 2TO

DRAWING
 ELEVATIONS / DOOR SCHEDULE

SCALE AS INDICATED

DRAWN BY: AUTHOR

DATE: AUGUST 26 2024

CHKD BY: TJG

APPRD BY: JCB

PROJECT NO. 224-10

SHEET NO. **A.4**