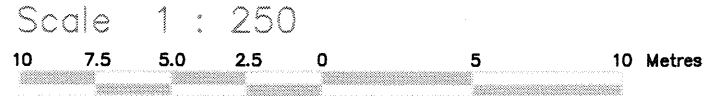


Committee of Adjustment  
Received | Reçu le  
**2024-12-03**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOT 226**  
**REGISTERED PLAN 296457**  
**CITY OF OTTAWA**



**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 12th day of March, 2007.

-----  
Date Wikar A. Bhatti  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: MARCH 20, 2007

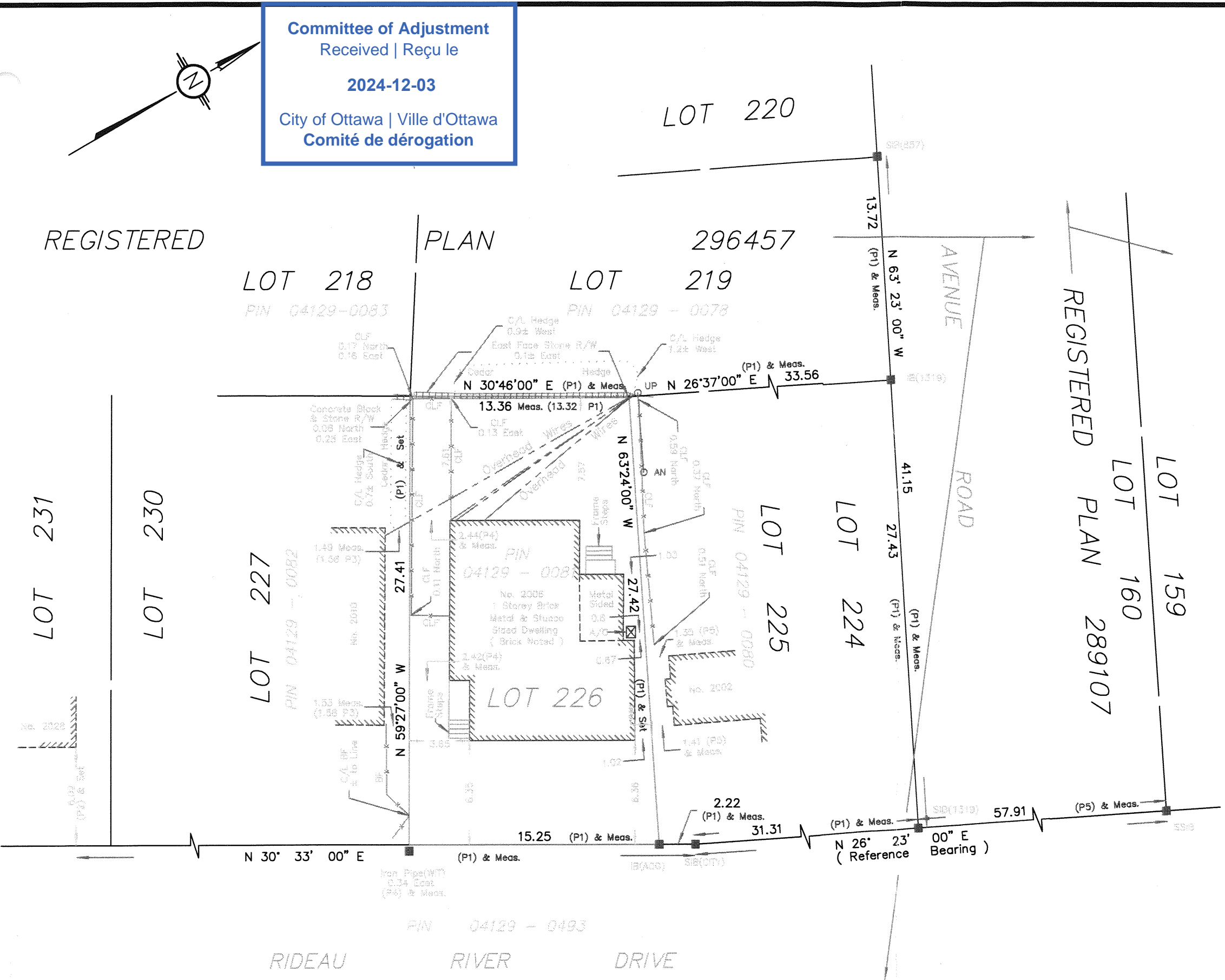
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to  
M. Morrisey \_\_\_ ("The Client"), their solicitors, mortgagees, and other related  
parties, permission to use original, signed, sealed copies of the Surveyor's Real  
Property Report in transactions involving The Client.

**Notes & Legend**

	Denotes	Survey Monument Planted
	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.
Meas.	"	Measured
A/C	"	Air Conditioner
BF	"	Board Fence
CLF	"	Chain Link Fence
C/L	"	Centreline
R/W	"	Retaining Wall
o UP	"	Utility Pole
o AN	"	Anchor
(P1)	"	Registered Plan 296457
(P2)	"	Plan by (1319), dated September 18, 1992
(P3)	"	Plan by (725), dated October 20, 1983
(P4)	"	Plan by (632), dated December 7, 1953
(P5)	"	Plan by (AOG), dated July 2, 1985

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1645265

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



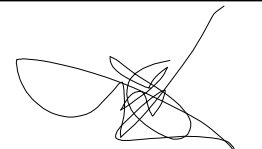
Bearings are astronomic, derived from part of the westerly limit of Rideau River Drive, shown to be N 26°23'00" E on Registered Plan 296457.

© Annis, O'Sullivan, Vollebakk Ltd, 2007. "THIS PLAN IS PROTECTED BY COPYRIGHT"

**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. 7950-07 Morrisey L226 RP 296457 SRPR N F



**URBANKEIOS**

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REVISIONS		
NO.	DATE	DESCRIPTION
01	2024.09.18	PRE-APPLICATION CONSULTATION
02	2024.11.13	REVISED
03	2024.11.27	COMMITTEE OF ADJUSTMENT

PROJECT:  
**ROBERTSON & MORRISEY**  
2006 RIDEAU RIVER  
OTTAWA, ON

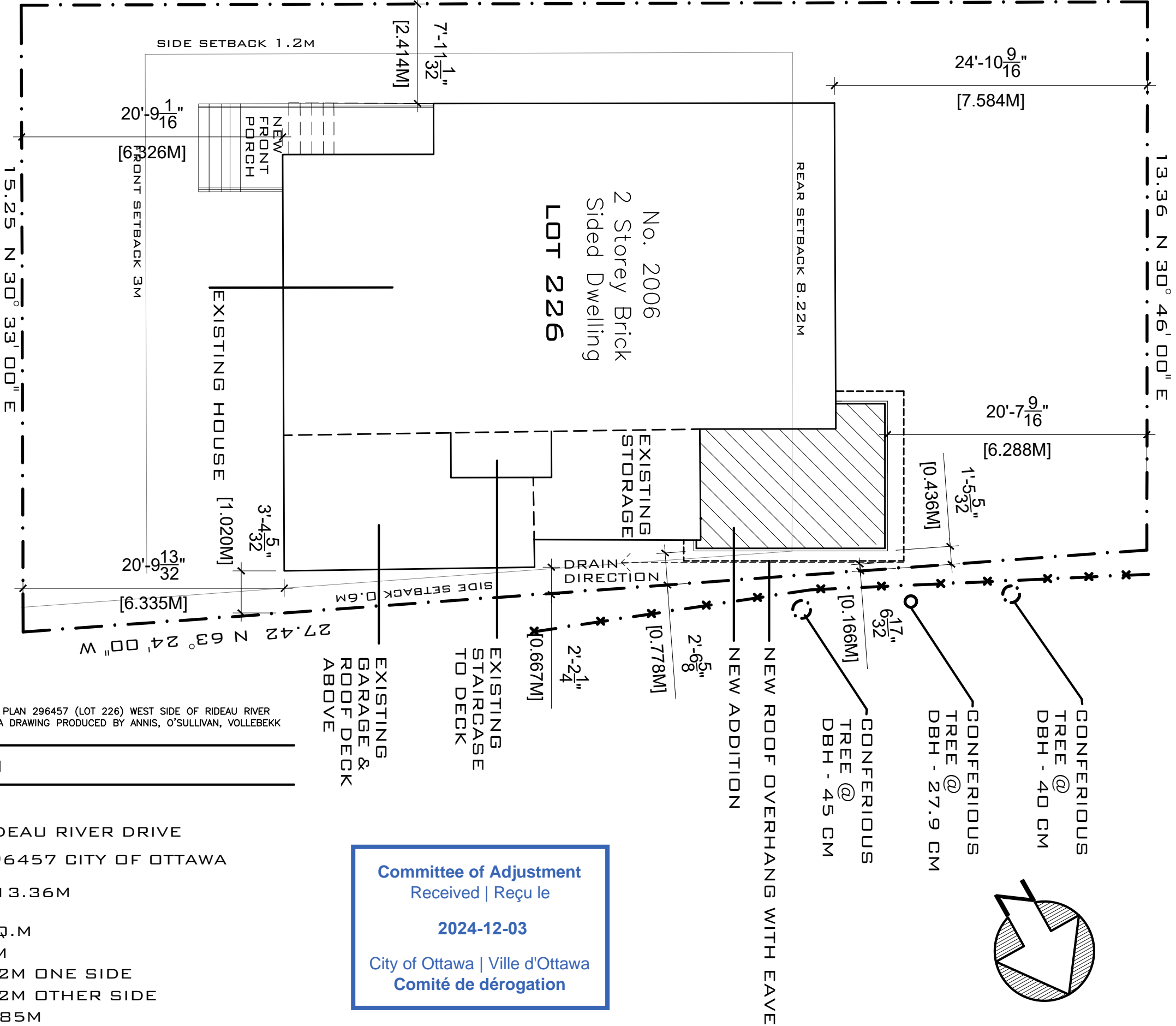
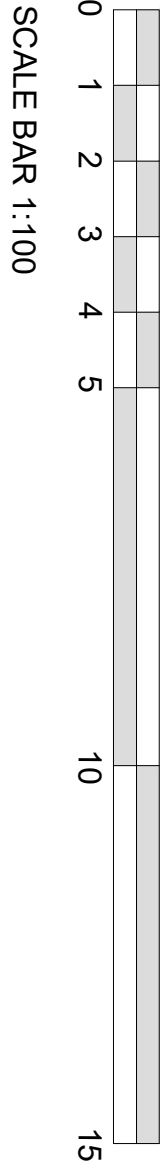
DRAWING TITLE:  
**PROPOSED SITE PLAN**

SCALE:  
1:100  
PROJECT NO.:  
24-008  
DRAWN BY:  
CHECKED BY:  
DATE:  
2024.06.05



27.41 N 59° 27' 00" W

RIDEAU RIVER DRIVE

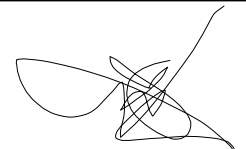


SURVEY INFORMATION IS TAKEN FROM REGISTERED PLAN 296457 (LOT 226) WEST SIDE OF RIDEAU RIVER DRIVE, REGIONAL MUNICIPALITY OF OTTAWA, FROM A DRAWING PRODUCED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. (MARCH 2007).

**LEGAL DESCRIPTION**

LOT NO.: 226  
STREET NO.: 2006 RIDEAU RIVER DRIVE  
REGISTERED PLAN: 296457 CITY OF OTTAWA  
LOT WIDTH: 15.25M/13.36M  
LOT LENGTH: 27.41M  
LOT AREA: 388.5 SQ.M  
FRONT SETBACK: 3M  
SIDE SETBACK: 1.2M ONE SIDE  
1.2M OTHER SIDE  
REAR SETBACK: 6.85M

**Committee of Adjustment**  
Received | Reçu le  
**2024-12-03**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

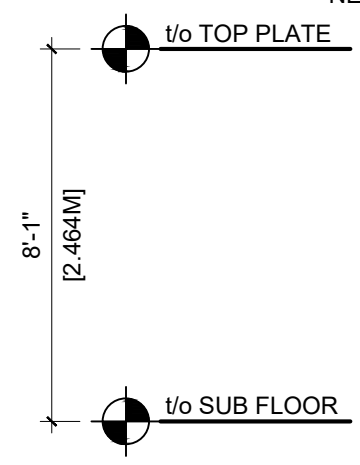
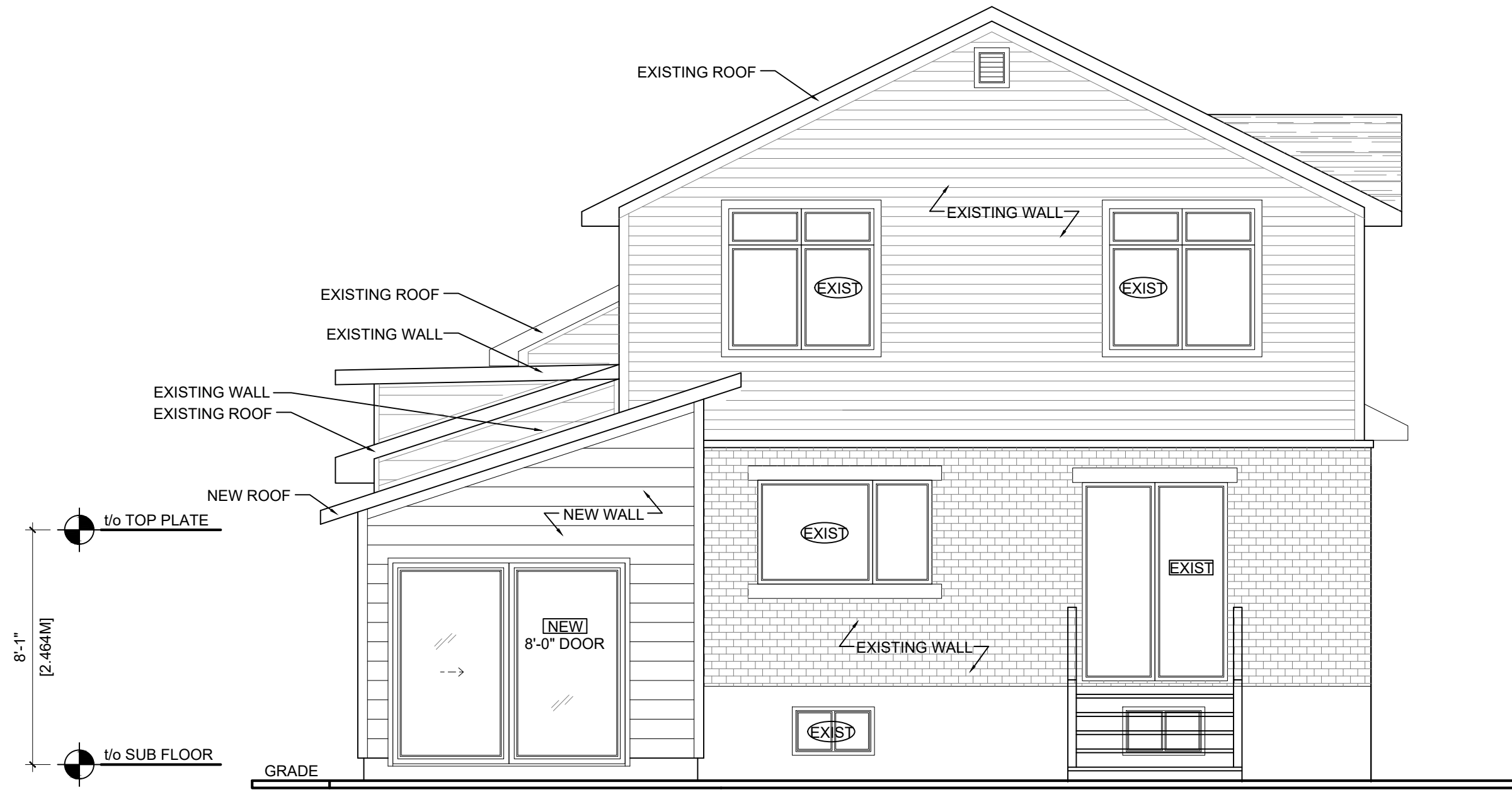


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PROJECT:  
**ROBERTSON & MORRISEY**  
2006 RIDEAU RIVER  
OTTAWA, ON

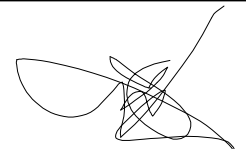
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**PROPOSED REAR ELEVATION**

SCALE:  
**1:50**  
PROJECT NO.:  
**24-008**  
DRAWN BY:

CHECKED BY:

DATE:  
**2024.06.05**



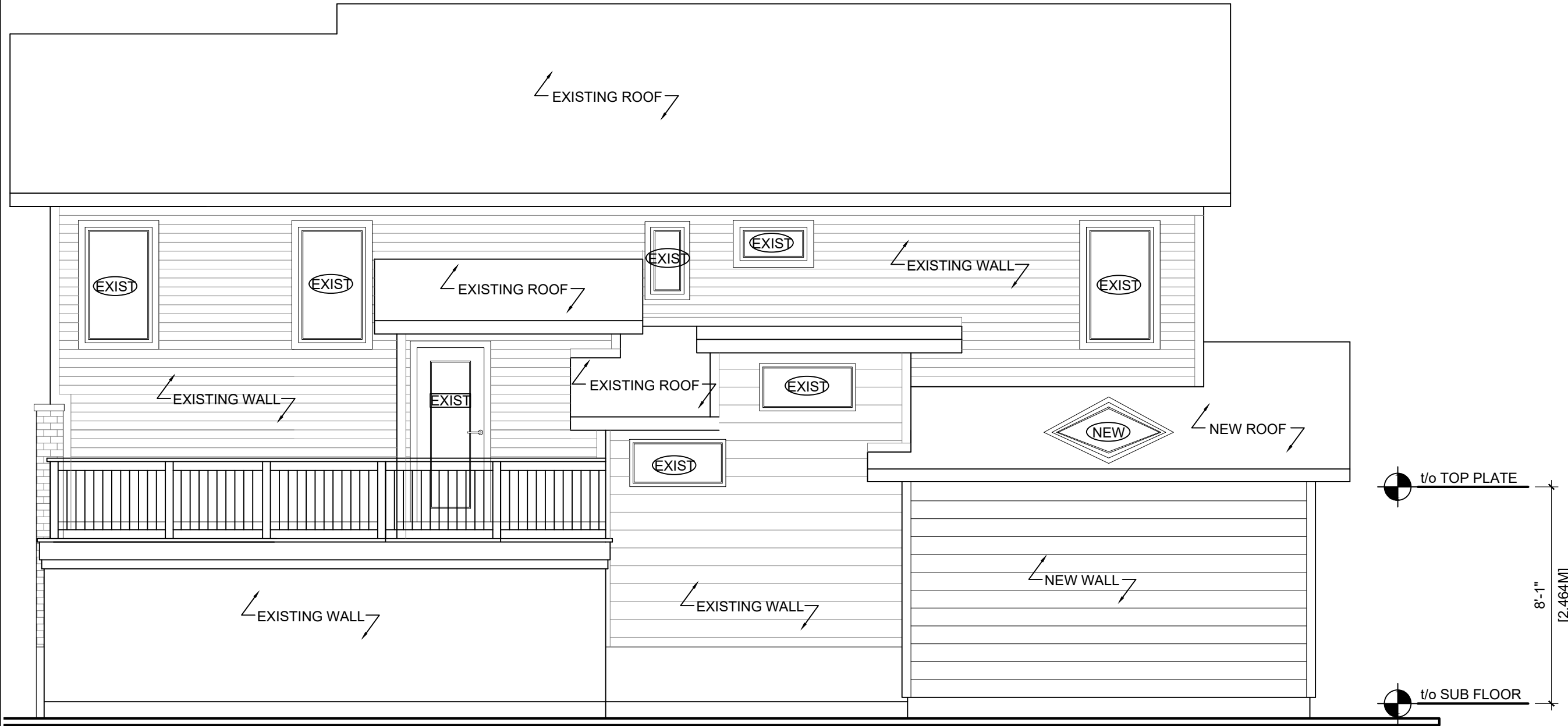


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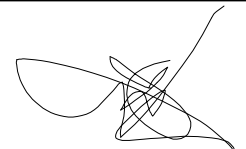
REVISIONS		
NO.	DATE	DESCRIPTION
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03	2024.11.27	COMMITTEE OF ADJUSTMENT

PROJECT:  
**ROBERTSON & MORRISEY**  
 2006 RIDEAU RIVER  
 OTTAWA, ON

DRAWING TILE:  
**PROPOSED SIDE ELEVATION**

SCALE:  
**1:50**  
 PROJECT NO.:  
**24-008**  
 DRAWN BY:  
 CHECKED BY:  
 DATE:  
**2024.06.05**





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03	2024.11.27	COMMITTEE OF ADJUSTMENT

### PROJECT:

**ROBERTSON & MORRISEY**

2006 RIDEAU RIVER  
OTTAWA, ON

### DRAWING TILE:

PROPOSED SIDE ELEVATION

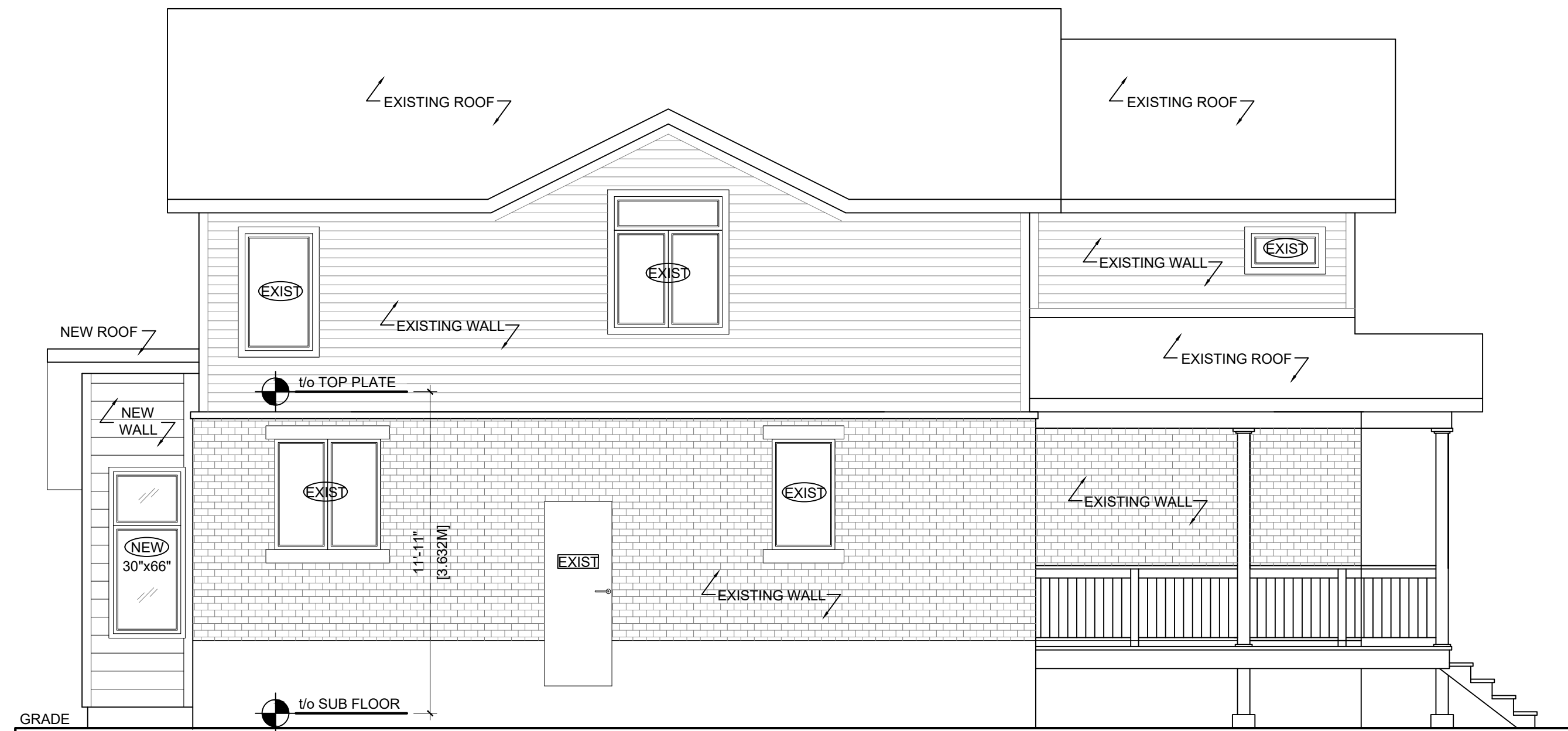
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24-008

DRAWN BY:

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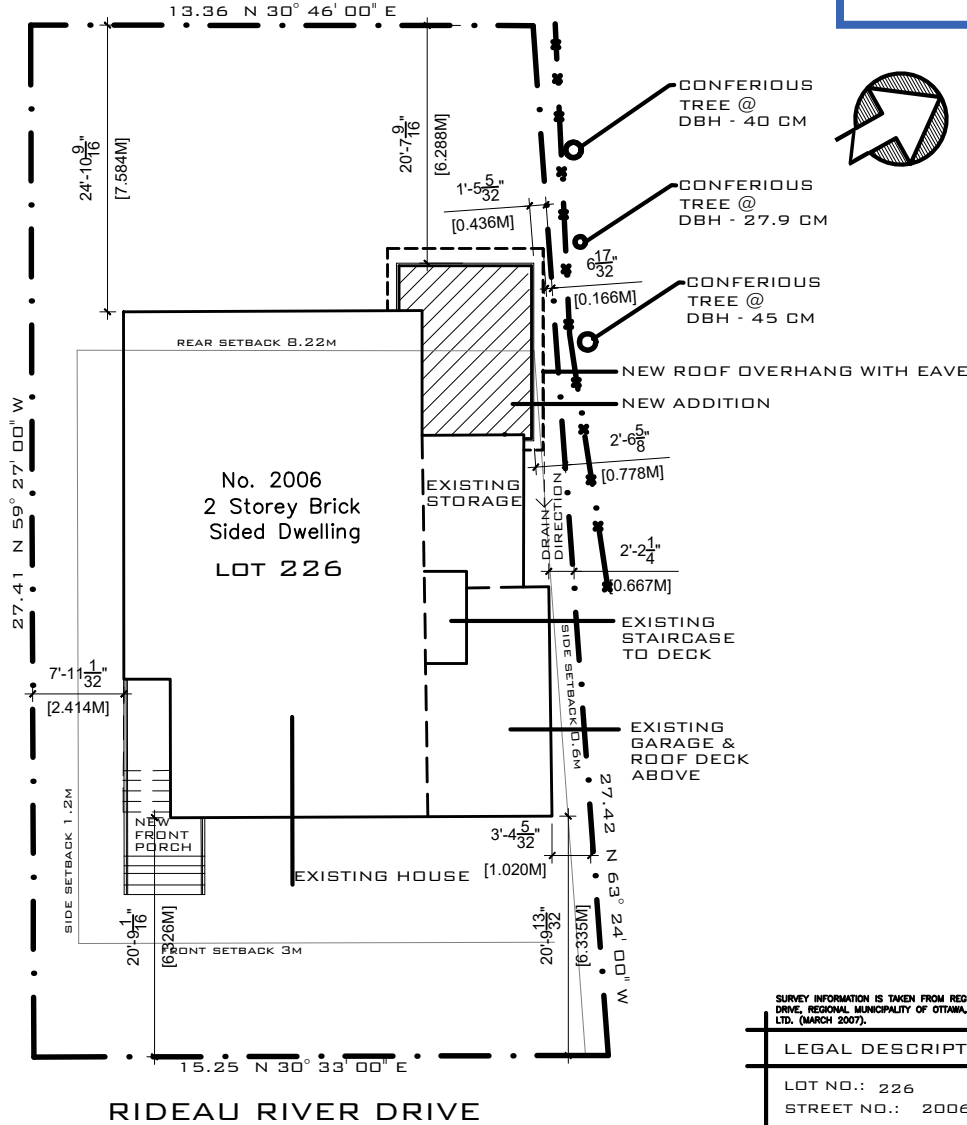
DATE:  
2024.06.05



Committee of Adjustment  
Received | Reçu le

2024-12-03

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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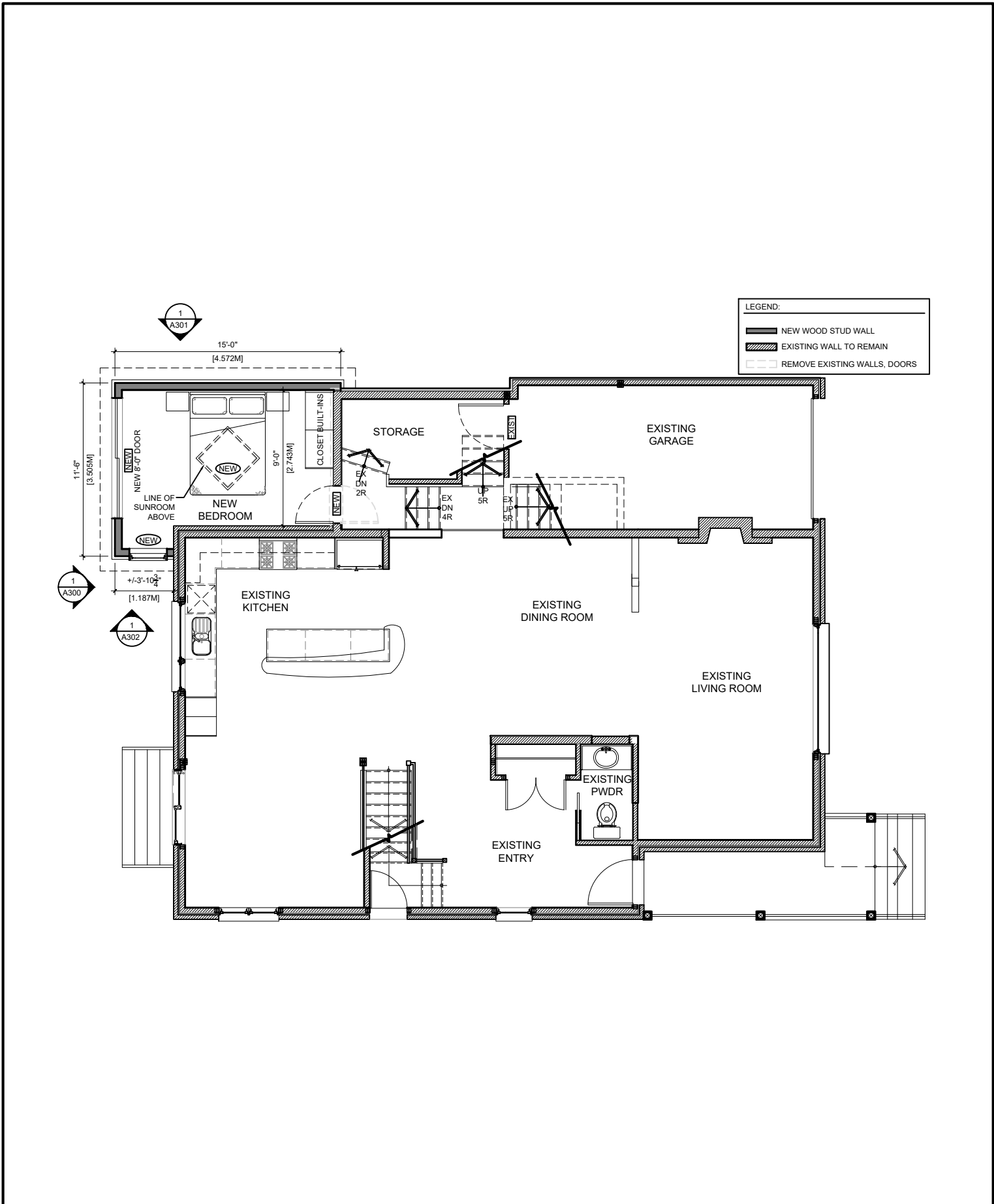
75 Breezehill Avenue North  
K1Y 2H6, Ottawa, Ontario  
T: 613.729.1849 F: 613.729.5436  
E: uk@urbankeios.com

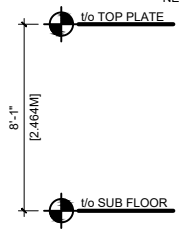
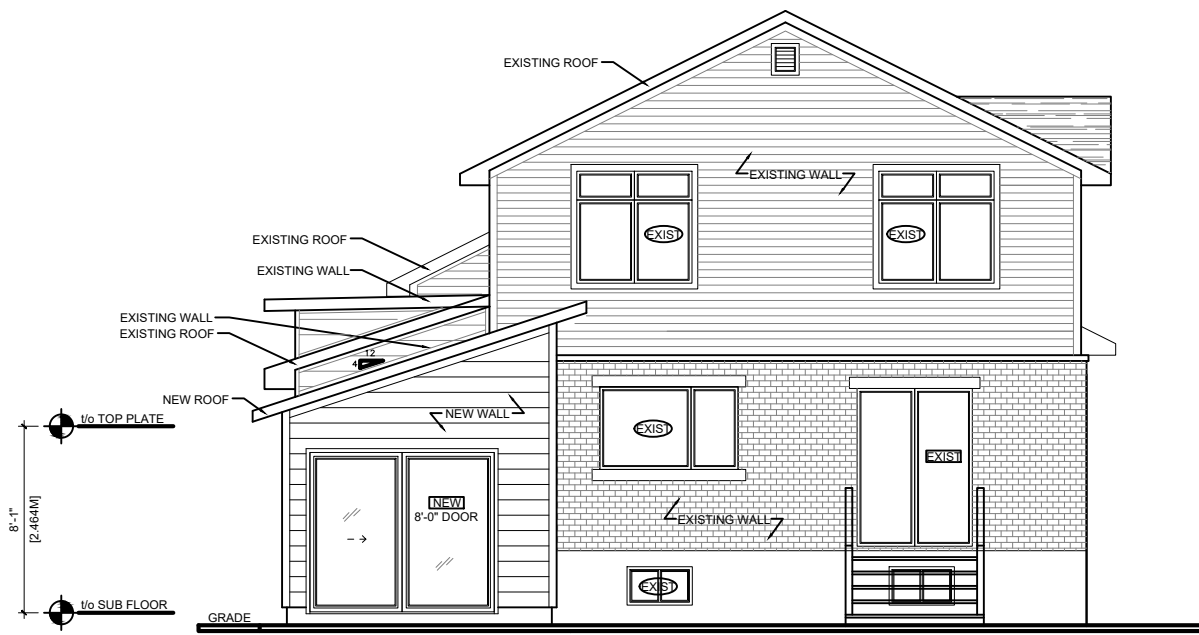
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**SITE PLAN**

ROBERTSON &  
MORRISEY  
2006 RIDEAU RIVER  
OTTAWA, ON

DATE  
2024.06.05  
UK#  
24-008  
SCALE  
1:200

UK  
A100





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 K1Y 2H6, Ottawa, Ontario  
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 E: uk@urbankeios.com

DRAWING TITLE  
**PROPOSED  
 REAR  
 ELEVATION**

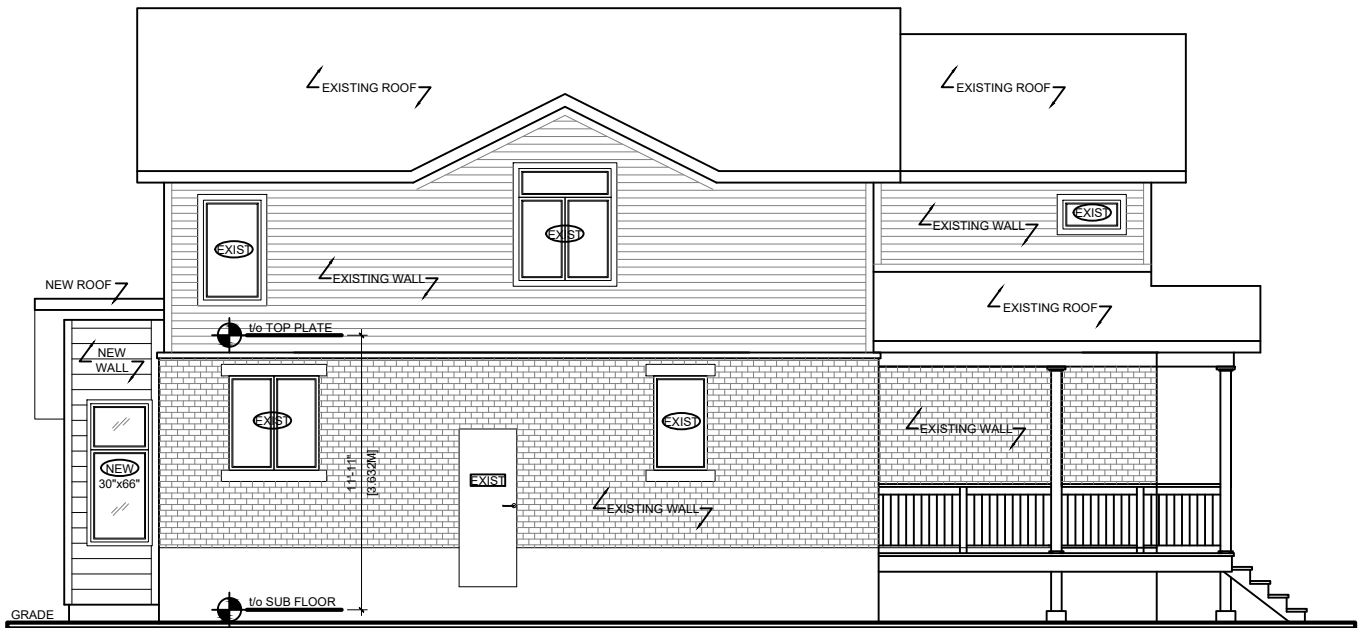
**ROBERTSON &  
 MORRISEY**  
 2006 RIDEAU RIVER  
 OTTAWA, ON

DATE  
**2024.06.05**  
 UK#  
**24-008**  
 SCALE  
**1:100**

**UK  
 A300**







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DRAWING TITLE  
**PROPOSED  
 SIDE  
 ELEVATION**

ROBERTSON &  
 MORRISEY  
 2006 RIDEAU RIVER  
 OTTAWA, ON

DATE  
 2024.06.05  
 UK#  
 24-008  
 SCALE  
 1:100

**UK  
 A302**