

7 November 2024, 2:10 PM

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-16801

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1526, Section 29(3)

Committee of Adjustment  
Received | Reçu le  
2024-12-20  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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

**LOT 172**  
**REGISTERED PLAN 853**  
CITY OF OTTAWA  
Scale 1:250



Stantec Geomatics Ltd.  
© Copyright 2024 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 GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04  
19680191 N:5033564.26 E:388064.94

FOR BEARING COMPARISONS, A ROTATION OF 0° 31' 20" COUNTER-CLOCKWISE WAS APPLIED ON REGISTERED PLAN 853.

**ELEVATION NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-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 TO CURVED BOUNDARY ARE RADIAL TO ARC.  
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

**PART 2**  
This Report was prepared for Geoff Sample and the undersigned accepts no responsibility for the use by other parties.  
1. **REGISTERED RIGHTS-OF-WAY/EASEMENTS**  
Subject to easement per CT122501. See Plan.  
2. **PROPERTY IMPROVEMENTS**  
There is a 2 1/2 storey dwelling with a vinyl shed and a 1 storey coach house situate wholly within the subject lands. See Part 1(Plan) of this report further site improvements.  
3. **COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**  
Compliance is not certified by this report.  
4. **ADDITIONAL REMARKS**  
Note the location of the fence along the westerly limit of the property. Note the location of retaining wall along the easterly limit of the property.

**LEGEND**

SYMBOL	DENOTES	FOUND MONUMENTS
■	SET MONUMENTS	SET MONUMENTS
IB	IRON BAR	IRON BAR
IBØ	ROUND IRON BAR	ROUND IRON BAR
SIB	STANDARD IRON BAR	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
CU	CUT CROSS	CUT CROSS
CP	CONCRETE PIN	CONCRETE PIN
WIT	WITNESS	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER	PROPERTY IDENTIFICATION NUMBER
MEAS/M	MEASURED	MEASURED
PROP	PROPORTIONED	PROPORTIONED
OU	ORIGIN UNKNOWN	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.	STANTEC GEOMATICS LTD.
P	REGISTERED PLAN 853	REGISTERED PLAN 853
P1	PLAN BY AOV DATED DECEMBER 30, 1978	PLAN BY AOV DATED DECEMBER 30, 1978
PROP	PROPORTIONED	PROPORTIONED
UP	UTILITY POLE	UTILITY POLE
AN	ANCHOR	ANCHOR
S	SET	SET
AN	ANCHOR	ANCHOR
UP	UTILITY POLE	UTILITY POLE

OHW OHW OHW  
OVERHEAD WIRE

**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 REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF NOVEMBER, 2021.

Feb. 4, 2022  
DATE

*Francis Lau*  
FRANCIS LAU  
ONTARIO LAND SURVEYOR

SRO MAP COORD.=349361, 5002697

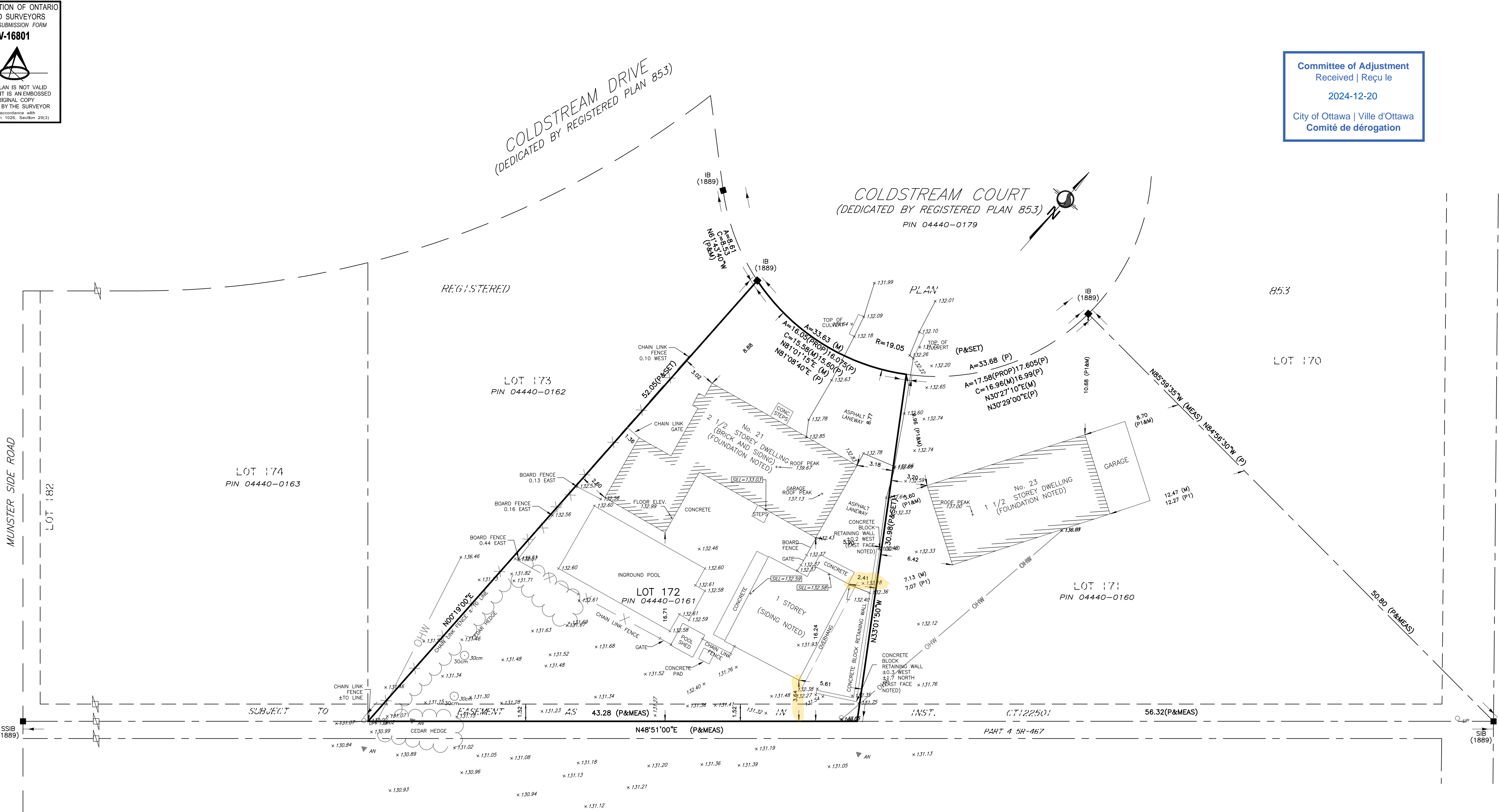
**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO, K2C 3G4  
TEL 613.722.4420  
stantec.com

DRAWN: GS CHECKED: FL PM: FL FIELD: CA PROJECT No.: 161614501-110

**REVISION NOTE**  
1. THE PLAN WAS UPDATED TO SHOW THE ADDITION OF A 1 STOREY DWELLING AT THE BACK AND THE CONCRETE RETAINING WALL ALONG THE EASTERLY LIMIT.

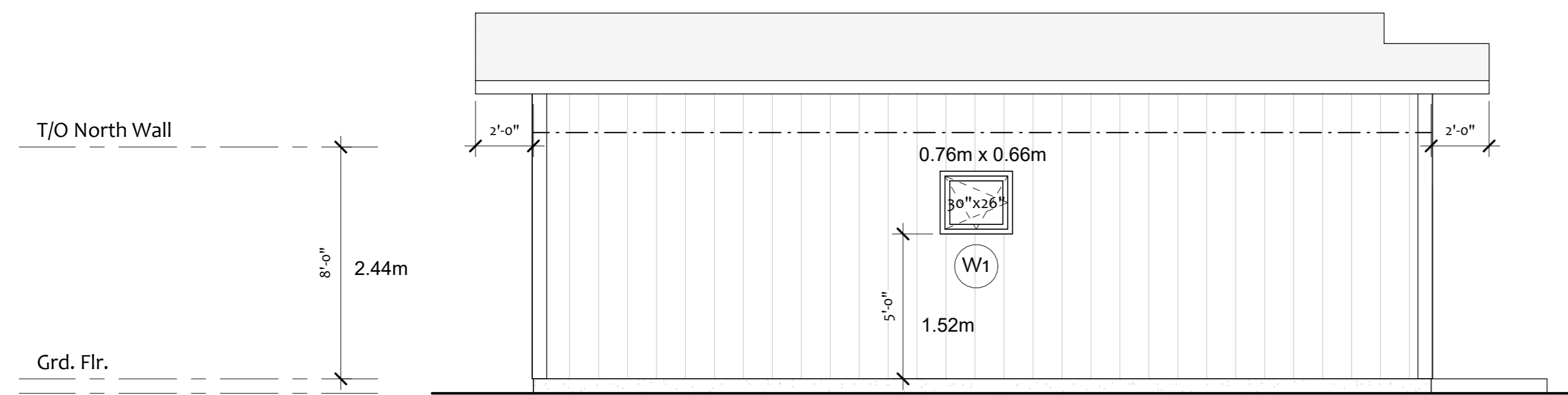
Nov. 7, 2024  
DATE

*Francis Lau*  
FRANCIS LAU  
ONTARIO LAND SURVEYOR

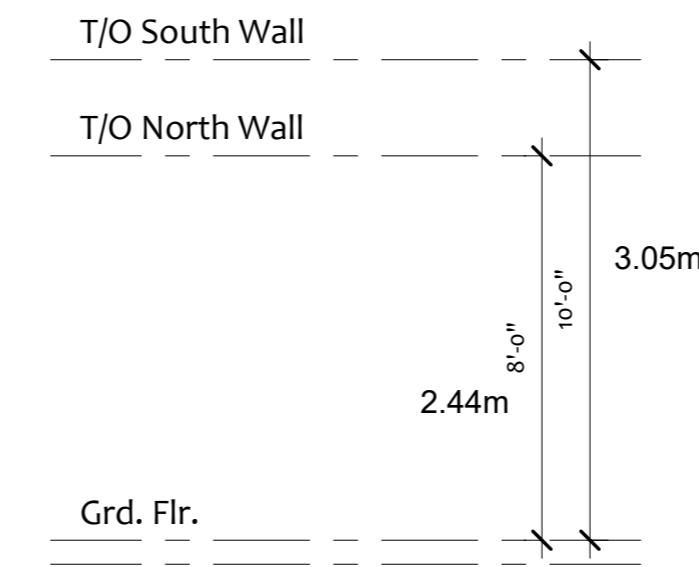


LOT 11 CONCESSION 5 (GOULBOURN)  
PART 7 SR-467  
PIN 04440-0066

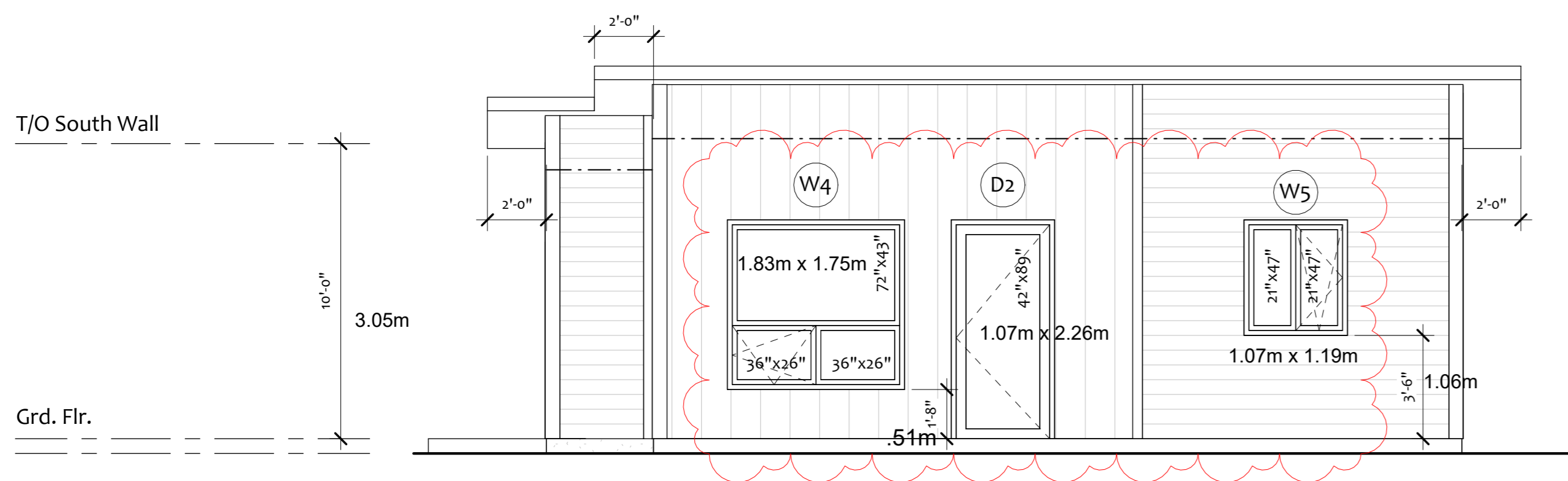
This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.



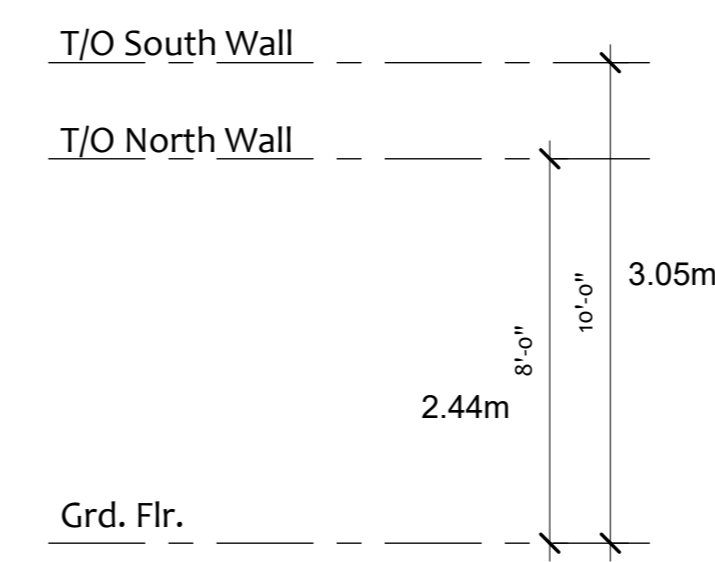
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

GLAZING PERCENTAGE

TOTAL AREA OF EXPOSED BUILDING FACE: 1,143.87 sq.ft.  
 AREA OF GLAZING: 139.59 sq.ft.  
 PERCENTAGE: 12.20%

**\*\*ALL ROOF OVERHANG DIMENSIONS ARE FROM FRAMING\*\***  
**\*\*CONTRACTOR TO VERIFY ALL DIMENSIONS TO SUIT SITE CONDITIONS & MATERIAL SPECIFICATIONS\*\***



#	Revisions	Date
2	Updated Plan and Door Sched.	June 22, 2023
1	Construction Drawing	April 2023



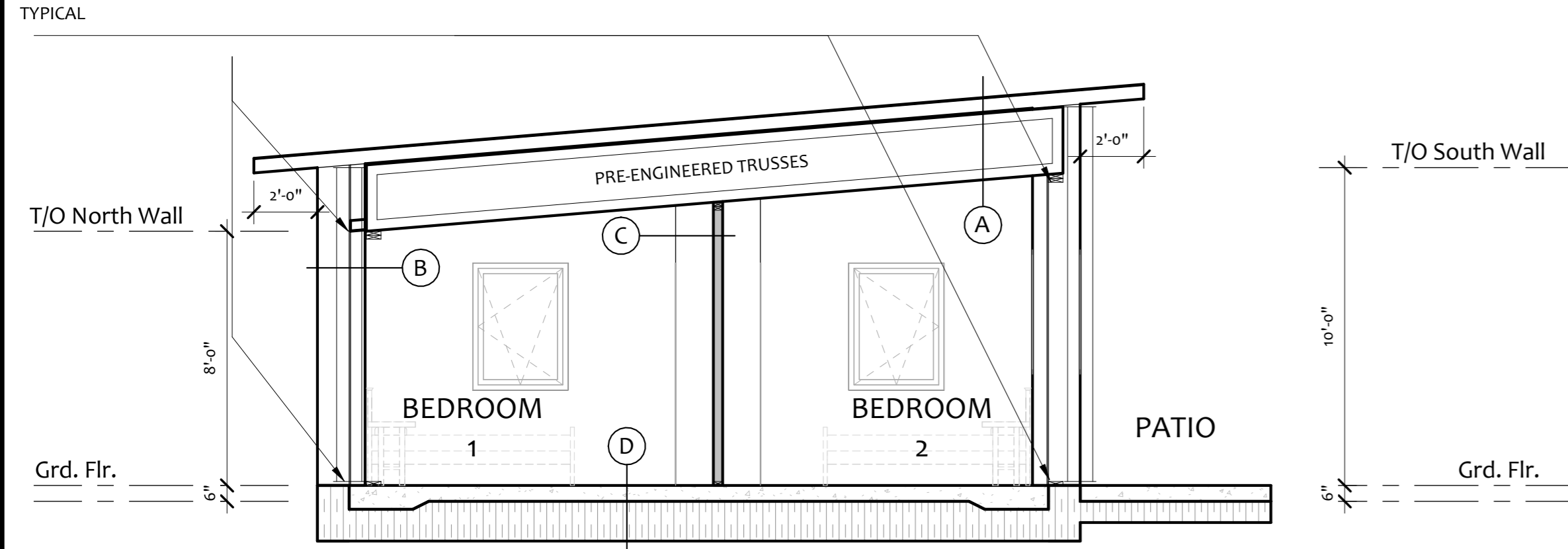
SAMPLE RESIDENCE

Ontario, Canada  
 Elevations

SCALE: 1/4" = 1'-0" (36x24)

I-JOISTS ARE NOT LOAD-BEARING AND DO NOT SUPPORT THE ROOF STRUCTURE. NOTE TO BE APPLIED TO I-JOISTS SPANNING FULL-HEIGHT OF WALL.

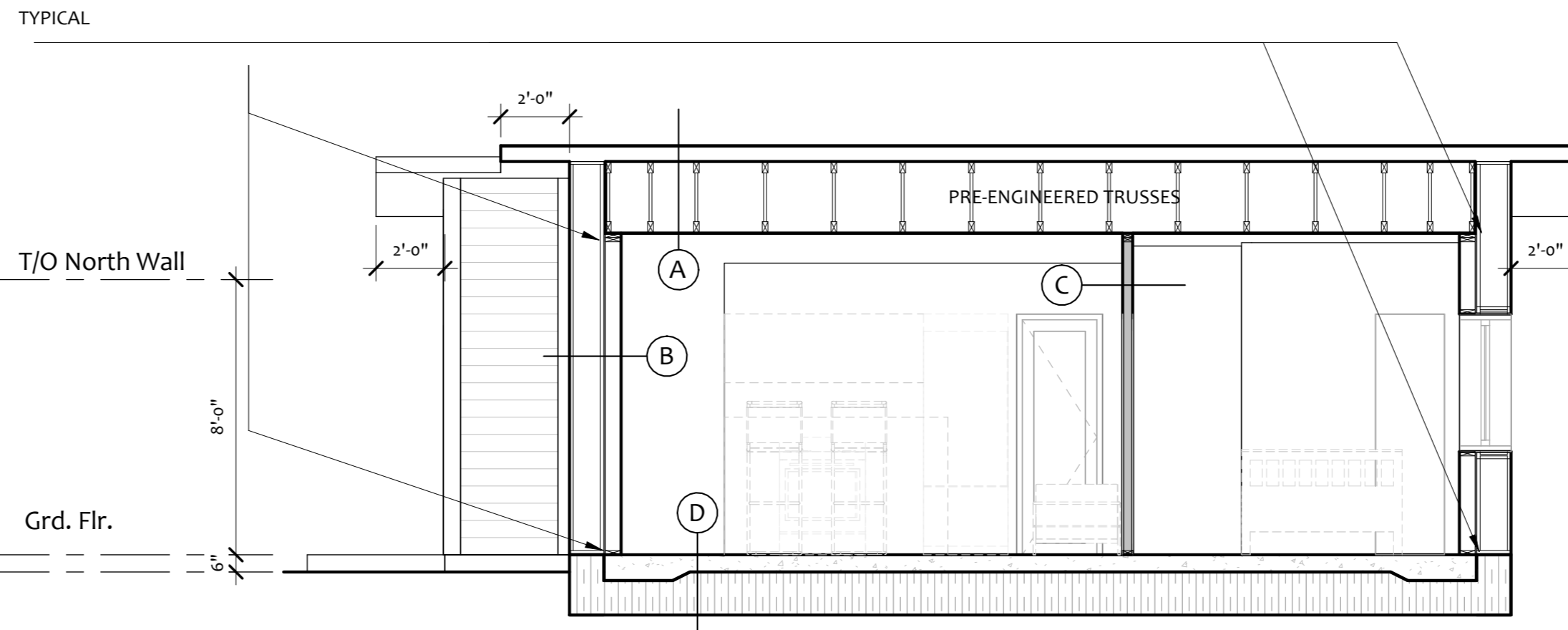
FOR I-JOISTS ABOVE WALL OPENINGS, I-JOIST SPACING TO MATCH 2x6 STUD WALL SPACING AND BE CONNECTED TO TOP AND BOTTOM PLATES WITH 1-#10x6" LONG SCREWS @ 12" O.C. SCREWS TO BE DRIVEN THROUGH I-JOIST FLANGE INTO BOTTOM/TOP PLATES/STUD.



Cross Section 1

I-JOISTS ARE NOT LOAD-BEARING AND DO NOT SUPPORT THE ROOF STRUCTURE. NOTE TO BE APPLIED TO I-JOISTS SPANNING FULL-HEIGHT OF WALL.

FOR I-JOISTS ABOVE WALL OPENINGS, I-JOIST SPACING TO MATCH 2x6 STUD WALL SPACING AND BE CONNECTED TO TOP AND BOTTOM PLATES WITH 1-#10x6" LONG SCREWS @ 12" O.C. SCREWS TO BE DRIVEN THROUGH I-JOIST FLANGE INTO BOTTOM/TOP PLATES/STUD.



Cross Section 2

**CONSTRUCTION NOTES**

**A. ROOF**

- GALVANIZED STEEL ROOFING
- ICE & WATER SHIELD
- 1/2" PLYWOOD
- 2x4 WOOD STUDS @ 24" O.C.
- HOUSE WRAP (TAPE SEAMS WITH BLUE TUCK TAPE)
- 3/4" FIBRE BOARD TAPED W/4" CONEXO AT CORNERS
- 1/2" GAP BETWEEN TOP OF THE WALL I-JOIST & ROOF FIBERBOARD
- PRE-ENGINEERED 2'-6" FLAT TRUSS SPACED 24" O.C. w/ DENSE PACK CELLULOSE INSULATION
- 7/16" OSB SHEATHING (VAPOUR BARRIER). TAPE SEAMS WITH 2" CONIZO & CORNERS WITH 3" VARASEAL
- 2X4 STRAPPING @ 24" O.C"
- 1/2" GYPSUM BOARD

**B. EXTERIOR WALLS**

- EXTERIOR FINISH AS SPECIFIED
- 1X4 STRAPPING @ 24" O.C.
- HOUSE WRAP (TAPE SEAMS WITH BLUE TUCK TAPE)
- 3/4" FIBRE BOARD TAPED W/ 4" CONEXO AT CORNERS
- 14" I-JOISTS @ 24" O.C. w/ DENSE PACK CELLULOSE
- 7/16" OSB SHEATHING (VAPOUR BARRIER). TAPE SEAMS WITH 2" CONIZO & CORNERS WITH 3" VARASEAL
- 2X6 WOODS STUDS @ 24" O.C. w/ DENSE PACK CELLULOSE
- 1/2 GYPSUM BOARD

**C. INTERIOR PARTITION WALLS**

- 1/2" GYPSUM BOARD
- 2X4 STUDS @ 24" O/C , UNLESS NOTED OTHERWISE
- 1/2" GYPSUM BOARD

**D. GROUND FLOOR**

- 6" CONCRETE SLAB (REINFORCING AS PER A1)
- EPS CONCRETE DETAIL (AS PER A1) 40PSI (SR.P 400) HIGH STRENGTH INSULATION SHALL BE INSTALLED BELOW 4' SPAN OF THE PERIMETER OF THE STRUCTURE AND 4'X4' SECTION BELOW POSTS OF LOAD BEARING ELEMENT. OTHER LOCATIONS BELOW SLAB CAN BE INSULATED WITH 20PSI (SRP200)
- GRANULAR FILL AS REQUIRED

**WINDOW SCHEDULE**

NUMBER	LOCATION	SIZE	ROUGH OPENING	TYPE	SIDE
W1	BATH	30"x26"	31.5"x29"	TILT & TURN	N
W2	BEDROOM 2	36"x48"	37.5"x51"	TILT & TURN	E
W3	BEDROOM 1	36"x48"	37.5"x51"	TILT & TURN	E
W4	LIVING ROOM	72"x69"	73.5"x72"	FIXED / TILT & TURN	S
W5	BEDROOM 2	42"x47"	43.5"x50"	FIXED / TILT & TURN	S

**DOOR SCHEDULE**

NUMBER	SIZE	ROUGH OPENING	TYPE	FUNCTION	SIDE
D1	42"x80"	43.5"x83"	ENTRY DOOR	Exterior	W
D2	42"x89"	43.5"x92"	ENTRY DOOR	Exterior	S
D3	30"x84"	32.5"x86.5"	INT. DOOR	Interior	
D4	36"x84"	38.5"x86.5"	INT. DOOR	Interior	
D5	48"x84"	50.5"x86.5"	CLOSET PANELS	Interior	
D6	24"x84"	26.5"x86.5"	SLIDING CLOSET PANELS	Interior	
D7	30"x84"	32.5"x86.5"	CLOSET PANEL	Interior	



"STRUCTURAL ONLY"

#	Revisions	Date
2	Updated Plan and Door Sched.	June 22, 2023
1	Construction Drawing	April 2023

**\*\*ALL ROOF OVERHANG DIMENSIONS ARE FROM FRAMING\*\***  
**\*\*CONTRACTOR TO VERIFY ALL DIMENSIONS TO SUIT SITE CONDITIONS & MATERIAL SPECIFICATIONS\*\***



SAMPLE RESIDENCE

Ontario, Canada

Cross Sections & Door & Window Schedule

SCALE: 1/4" = 1'-0" (36x24)

A-4