

SURVEYOR'S REAL PROPERTY REPORT

PART 1) PLAN OF

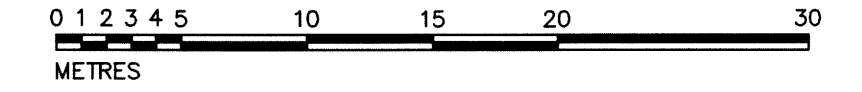
PART OF LOT 11

CONCESSION "A" (BROKEN FRONT)

GEOGRAPHIC TOWNSHIP OF NORTH GOWER

CITY OF OTTAWA

SCALE 1:300



METRIC

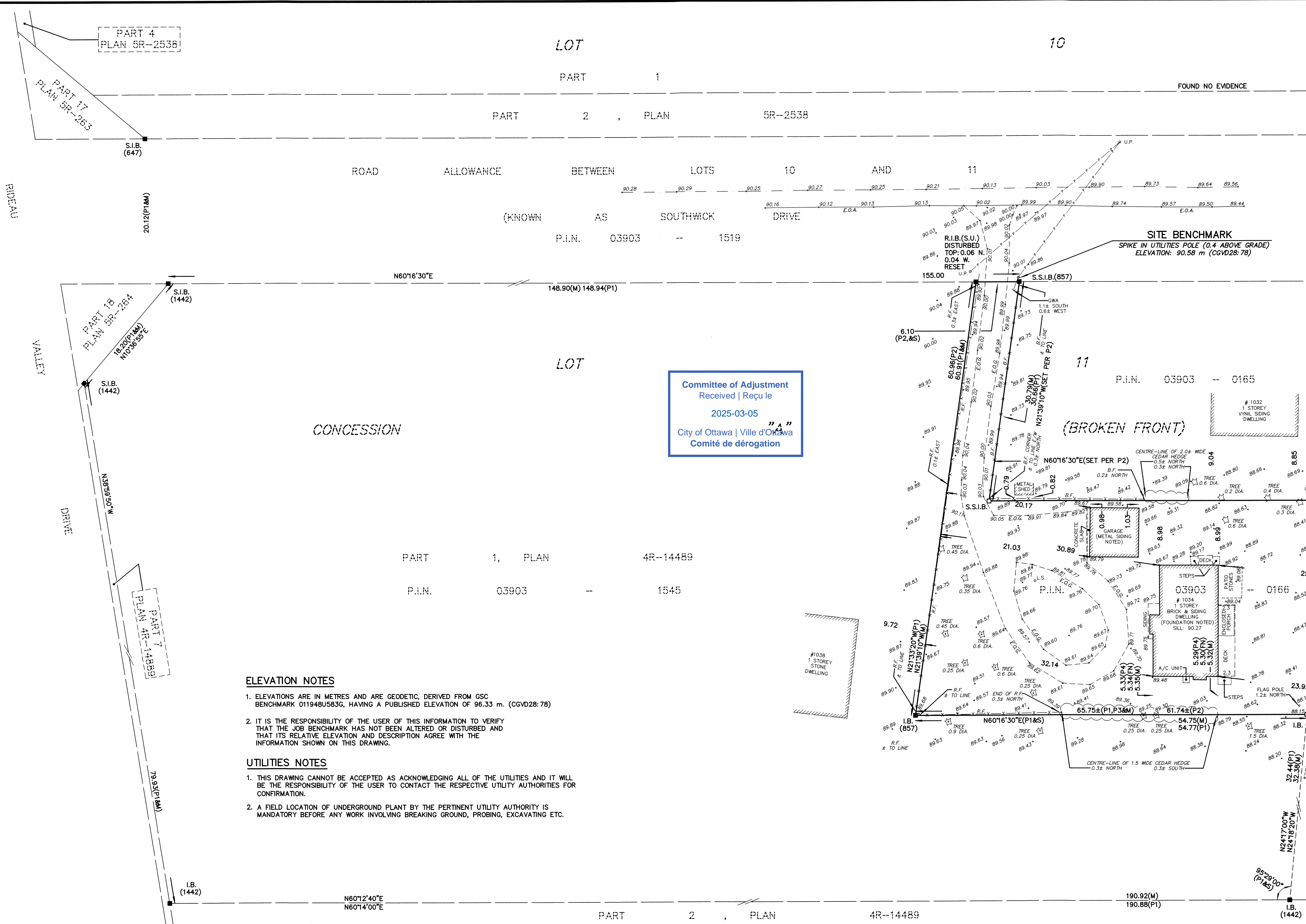
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

BEARINGS HEREON ARE GRID BEARINGS, DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS AND ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE), NAD 83 (CSRS) (2010)

FOR BEARING COMPARISONS, A ROTATION OF 0°36'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1

- S.I.B. DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
I.B. DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
R.I.B. DENOTES ROUND IRON BAR
... (more symbols and their meanings)



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ELEVATION NOTES

- 1. ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 01194B583G, HAVING A PUBLISHED ELEVATION OF 96.33 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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITIES 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.

SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY

Table with 2 columns: Description of Land, Registered Easements and/or Right of Ways, Features, Compliance with Municipal Zoning by-Laws. Includes details about the land and survey status.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF OCTOBER, 2024.
DATE: OCTOBER 29, 2024
J.P. SHIPMAN
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2 2 2 0 1 7 0
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3)

NOTE: THIS REPORT WAS PREPARED FOR BROAD BASE CONSTRUCTION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD
113 Prescott Street, Box 1340
Kemptville, Ontario K0G 1J0
Phone: (613) 258-1717
Email: Kemptville@osvltltd.com
Ontario Land Surveyors
FILE: K-13901-24

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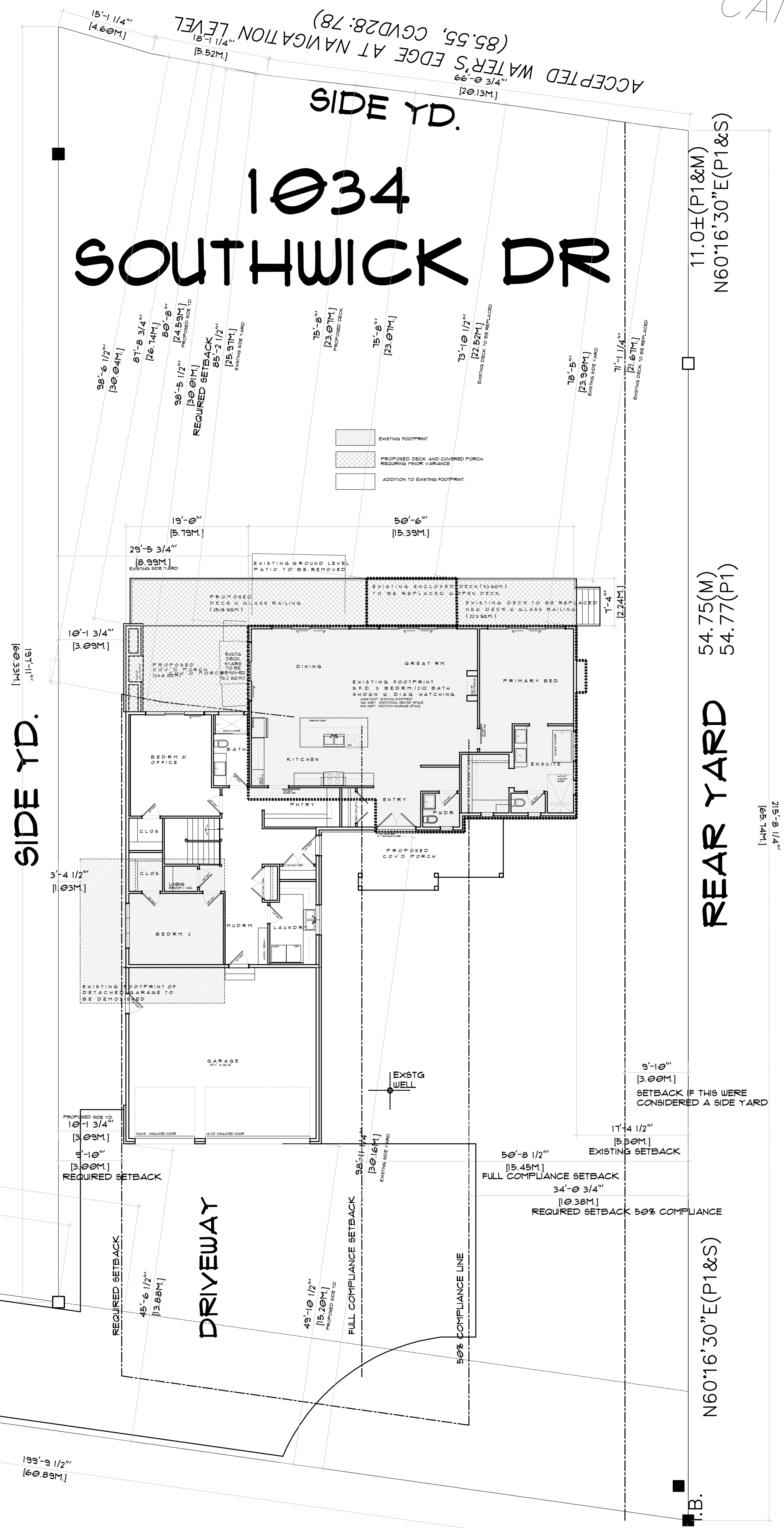
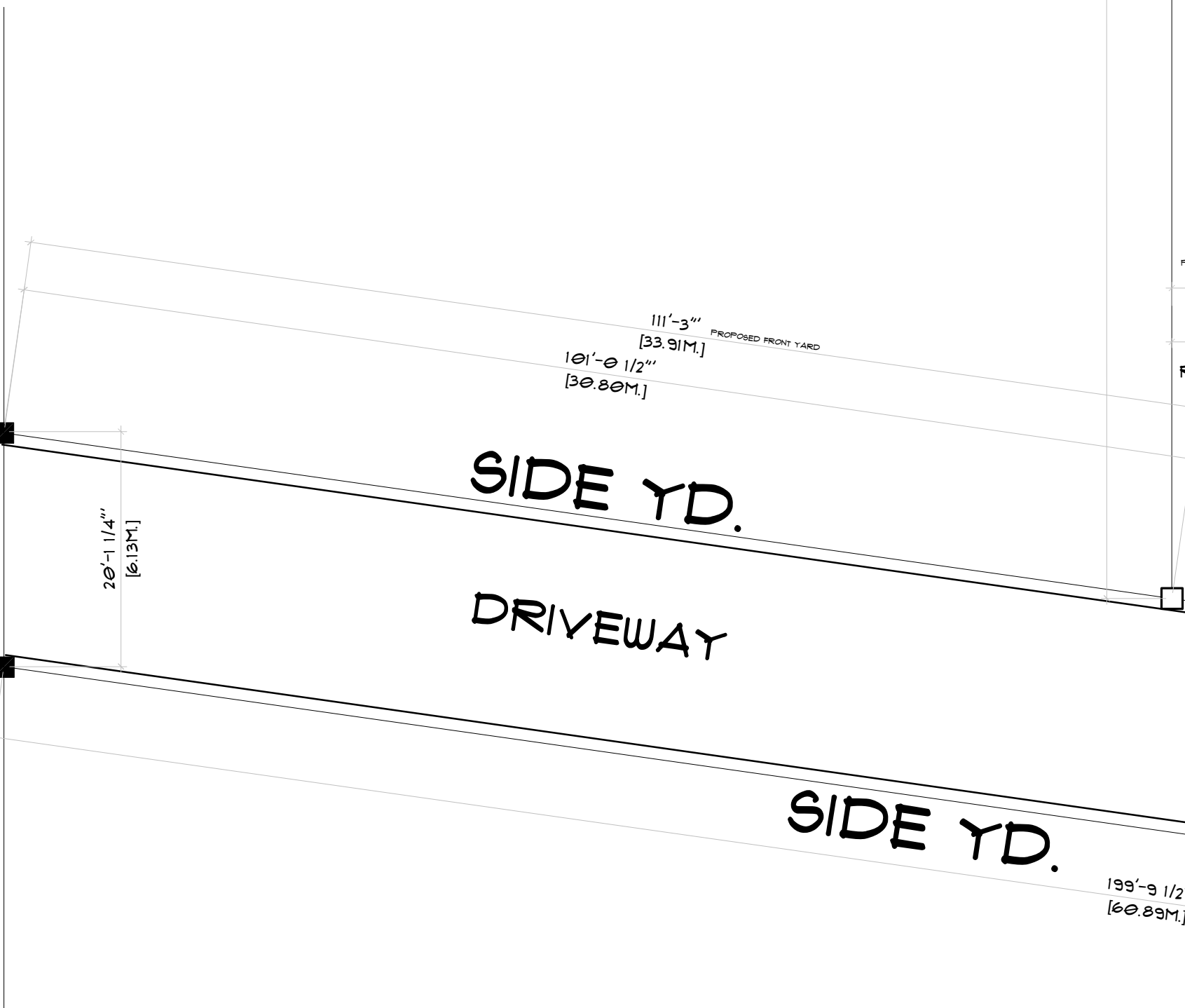
RIDEAU RIVER AND CANAL

1034 SOUTHWICK DR

TUCKER DESIGN COMPANY
 MARCH 4 2025
 1034 SOUTHWICK CRES
 ZONED RRI - RURAL RESIDENTIAL
 OTTAWA, ON
 CITY OF OTTAWA ZONING BYLAW

ITEM	REQUIREMENT	EXISTING	PROPOSED
PERMITTED USE	DETACHED HOUSE	DETACHED HOUSE	DETACHED HOUSE
LOT DIMENSIONS MIN. LOT AREA SERVICED BY MUNICIPAL WATER AND SANITARY SEWER	8000 SQ.M.	2146.4 SQ.M. EXISTING NON COMPLIANT	2146.4 SQ.M. EXISTING NON COMPLIANT
MIN. LOT WIDTH	45 M	6.1 M EXISTING NON COMPLIANT	6.1 M EXISTING NON COMPLIANT
FRONT YARD SETBACK	15.0 M	39.86 M	33.91 M
REAR YARD SETBACK	15.0 M	5.3 M	5.3 M
SETBACK TO WATER'S EDGE	30 M	23.9 M 25.91 M	23.9 M EXISTING STRUCTURE 30.01 M PROPOSED ADDITION 25.91 M PROPOSED COVERED PORCH 26.74 M
INTERIOR SIDEYD. SETBACK	3 M	30.01 M 30.16 M 8.99 M	13.88 M 15.20 M 3.09 M
MAXIMUM HEIGHT	11 M	5.6 M APPROX.	6.24 M APPROX.
MAXIMUM LOT COVERAGE	NO MAX.	NO MAX.	NO MAX.

SOUTHWICK DR

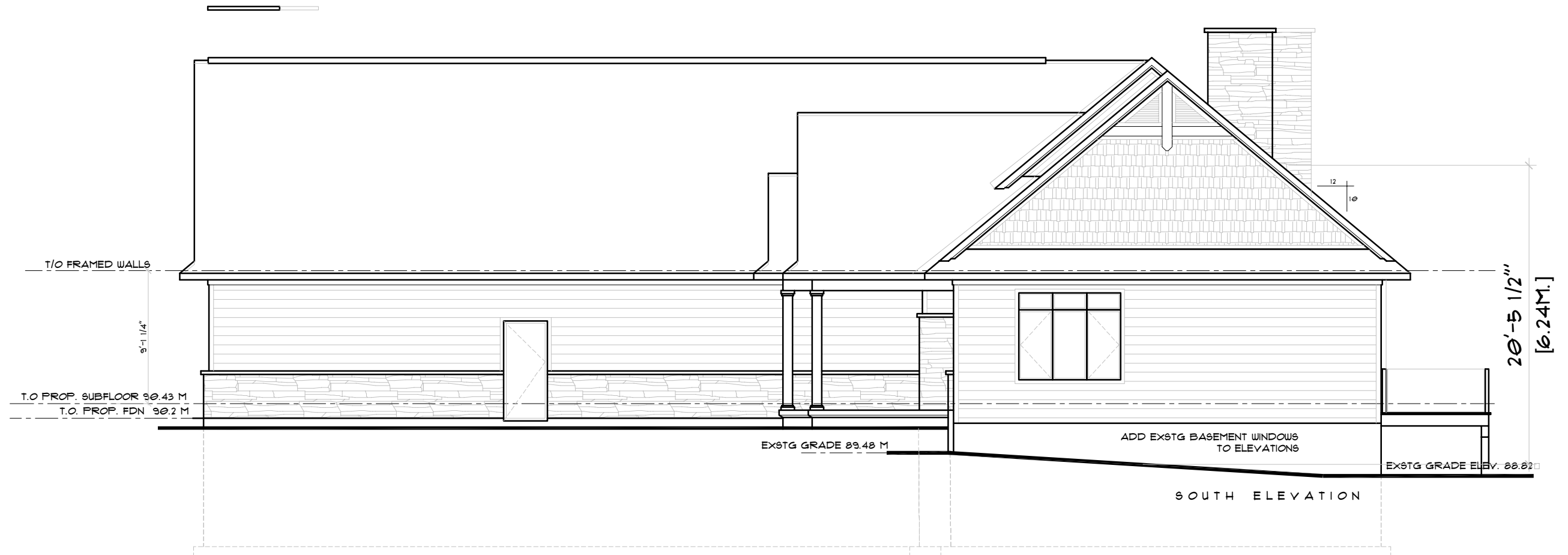


11.03±(P1&M)
 N60°16'30"E(P1&S)
 54.75(M)
 54.77(P1)
 N60°16'30"E(P1&S)

TUCKER DESIGN COMPANY
MARCH 4 2025

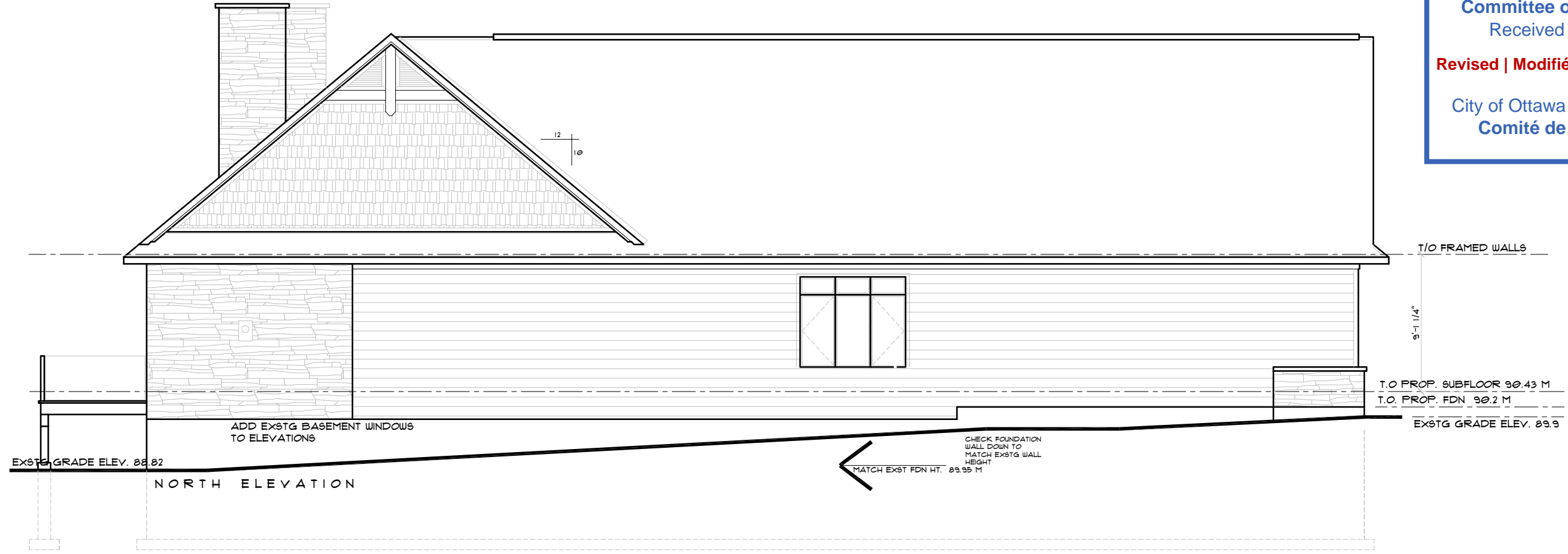
1034 SOUTHWICK CRES

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