

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

**PART OF LOT 19
 CONCESSION JUNCTION GORE
 Geographic Township of Gloucester
 CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150
 6 4.5 3.0 1.5 0 3 6 Metres

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 regulations made under them.
 2. The survey was completed on the 17th day of July, 2024.

July 22, 2024
 Date
 Jamie Leslie
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED: JULY 22, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
 DLA GROUP Inc. ("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
 - Mess. " Measured
 - (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
 - (P1) " Registered Plan 619
 - (P2) " Plan 5R-1197
 - (P3) " Expropriation Plan CT155421
 - (P4) " (AKR) Plan November 29, 1984
 - (P5) " (1287) Plan June 29, 1988
 - (P6) " (AOG) Plan August 6, 2002
 - (FN) " (1287) Plan Field Notes June 29, 1988
 - MH-ST " Maintenance Hole (Storm Sewer)
 - MH-S " Maintenance Hole (Sanitary)
 - ⊕ VC " Valve Chamber (Watermain)
 - ST — " Underground Storm Sewer
 - S — " Underground Sanitary Sewer
 - W — " Underground Water
 - G — " Underground Gas
 - B — " Underground Bell
 - OW — " Overhead Wires
 - LP " Light Pole
 - AN — " Anchor
 - LS " Light Standard
 - CB " Catch Basin
 - Inv. " Invert
 - T/G " Top of Grate
 - ⊕ " Gas Meter
 - B " Bollard
 - △ S " Sign
 - WRW " Wooden Retaining Wall
 - CRW " Concrete Retaining Wall
 - SRW " Stone Retaining Wall
 - BF " Board Fence
 - PF " Plastic Fence
 - AC " Air Conditioner
 - ⊕ " Diameter
 - + @.00 " Location of Elevations
 - + @.00 " Top of Concrete Curb Elevation
 - C/L " Centreline

SITE AREA = 446.7 m²

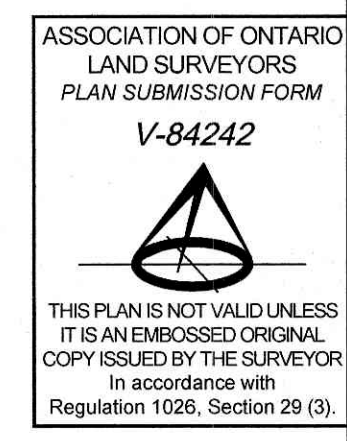
Bearings are grid, derived from the easterly limit of Lamira Street (Formerly Kilborn Avenue) shown to be N7°51'00"E on P2 and are referenced to MTM Zone 9 (76°30' West Longitude) NAD-83 (original). For comparison purposes, bearings shown on Plan P1 are astronomic bearings

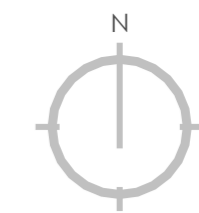
ELEVATION NOTES

- Elevations shown are geodetic and are referred to City of Ottawa Monument 2016-0327, having an elevation of 80.173 metres and are geodetic and are referred to the CGVD28 geodetic datum.
- 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

- 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.
- Only visible surface utilities were located.
- Maintenance Hole (Storm & Sanitary Sewer) & Valve Chamber (Watermain) marked by " ", Underground utility services and Inverts are taken from City of Ottawa plans 5204 Sheet 9 of 26 and 10 of 26, R-476-R11 Sheet 11 of 25 and J-15-09 and J-15-10
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.





CONSULTANTS:

CONSULTANTS:

SEAL:

I, BROCK WILSON, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.

INDIVIDUAL BCIN: 40792
FIRM BCIN: 128890

Brock Wilson
REGISTERED B.C.I.N.
CPHD, C.E.T., ARCHITECTURAL DESIGNER

DATE ISSUED: 2025.01.16

PROJECT NAME:

KILBORN LONG SEMIS

PROJECT ADDRESS:

1270 KILBORN AVE.
OTTAWA, ON,
K1H 6L1

OWNER/CLIENT:

LAMIRA RENTALS

REVISIONS:

IS	RE	DATE	ISSUED FOR	DESCRIPTION
1		2025.01.16	ISSUED FOR MINOR VARIANCE	

DISCLAIMER: THIS DRAWING / DESIGN ARE COPYRIGHT PROTECTED AND SHALL NOT BE COPIED, USED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS, UTILITY LOCATIONS ARE TO BE CHECKED BY THE CONTRACTOR AND SHALL BE REPORTED AS WELL AS ALL ERRORS AND OMISSIONS PRIOR TO START OF WORK. DO NOT SCALE DRAWINGS.

DRAWN BY: ELEVERT

CHECKED BY: B.WILSON

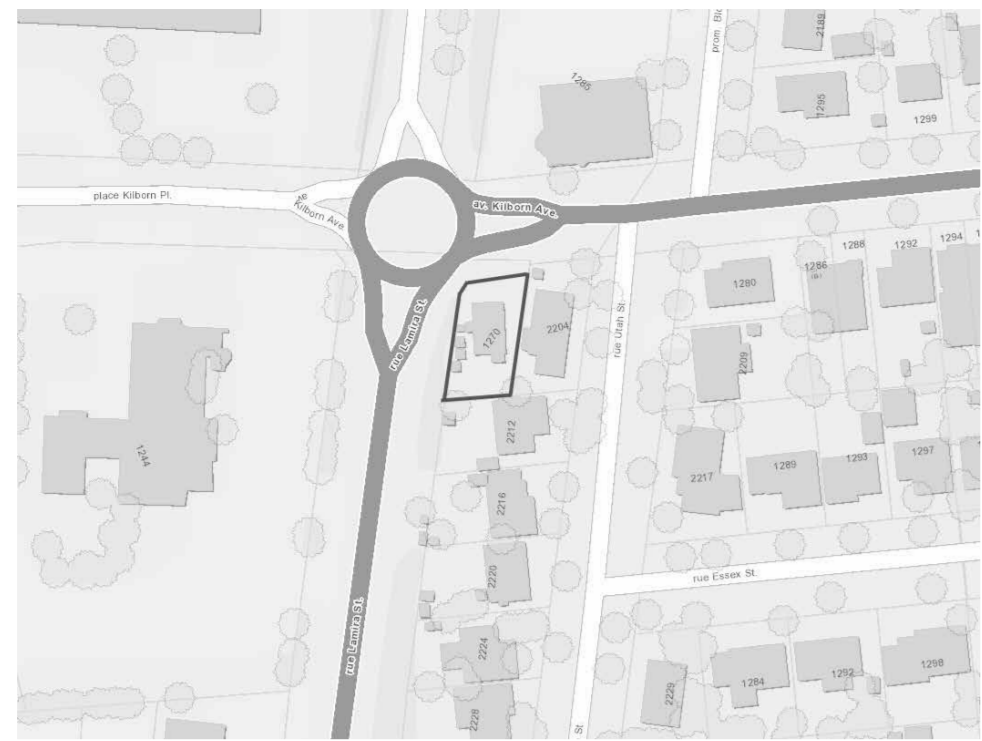
DESIGNED BY: ELEVERT

PROJECT NUMBER:

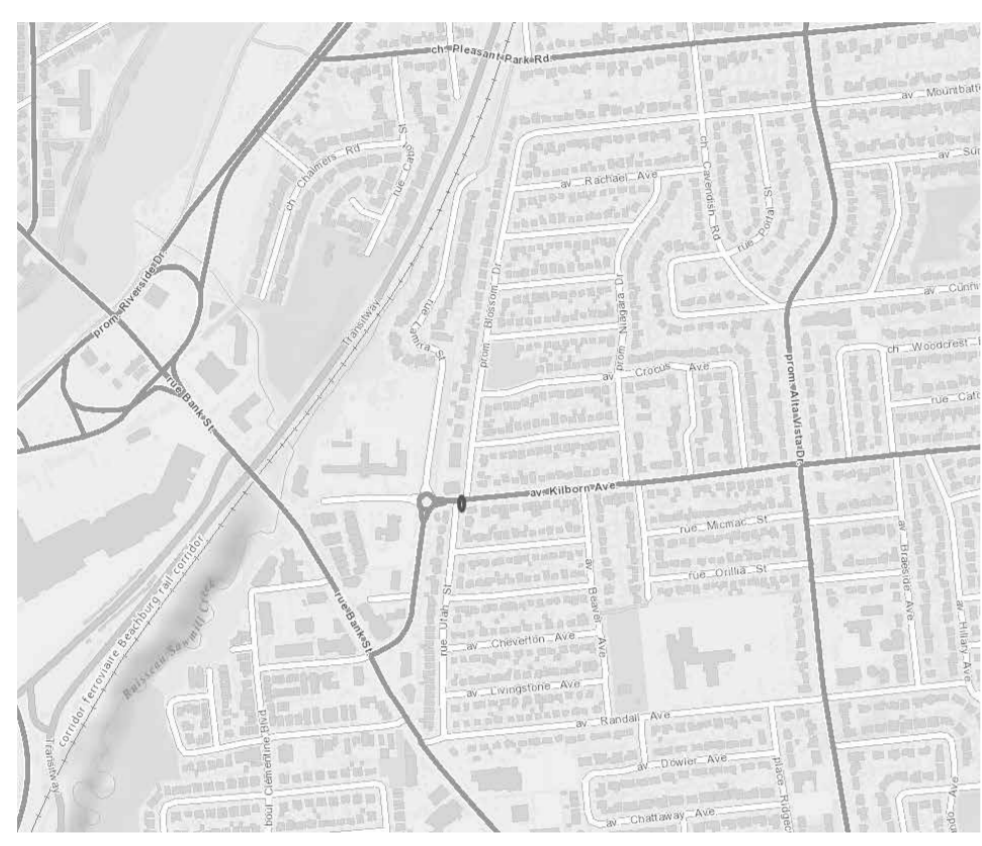
65-2024

SHEET NAME:

SITE PLAN



SITE LOCATION



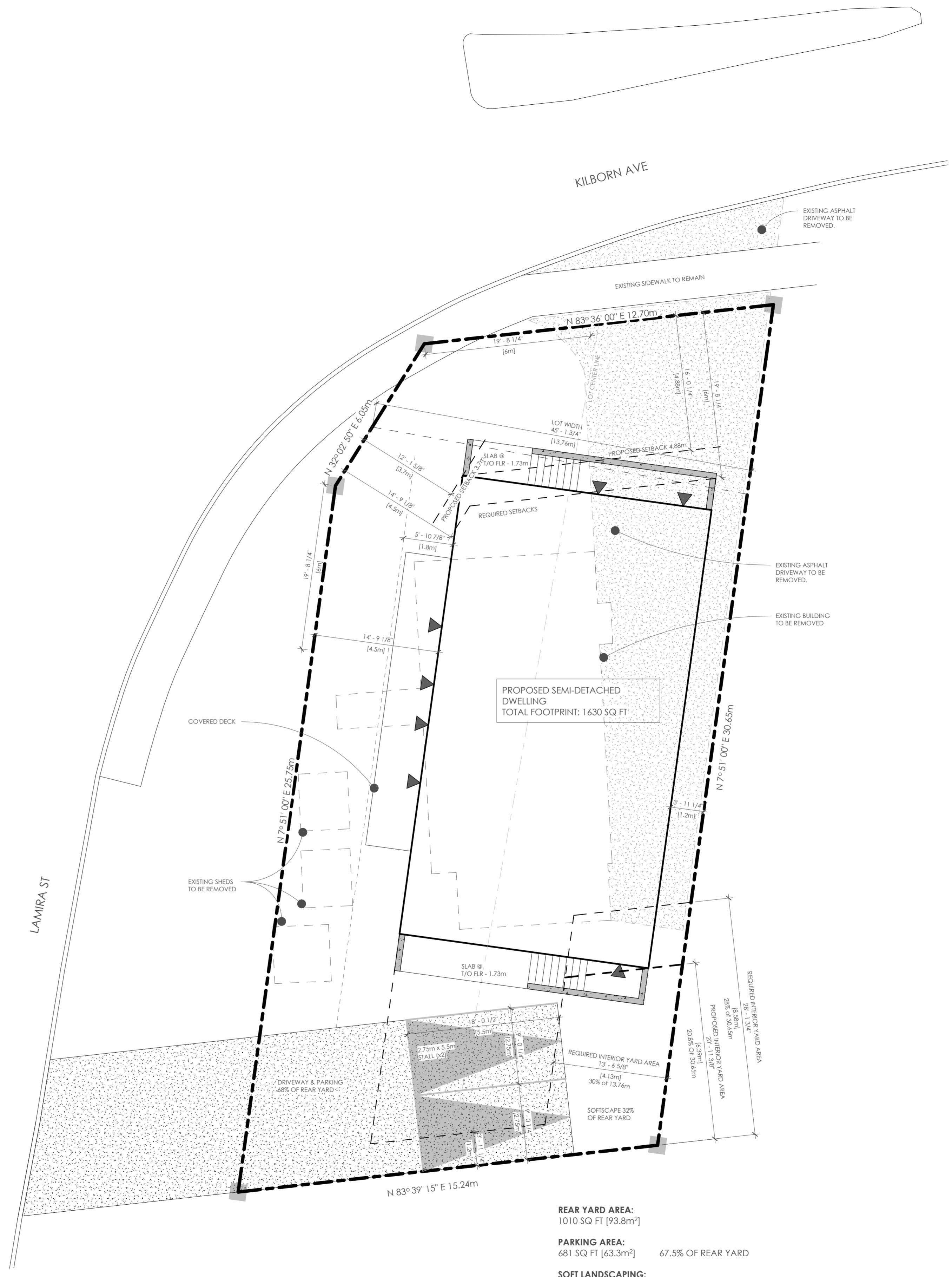
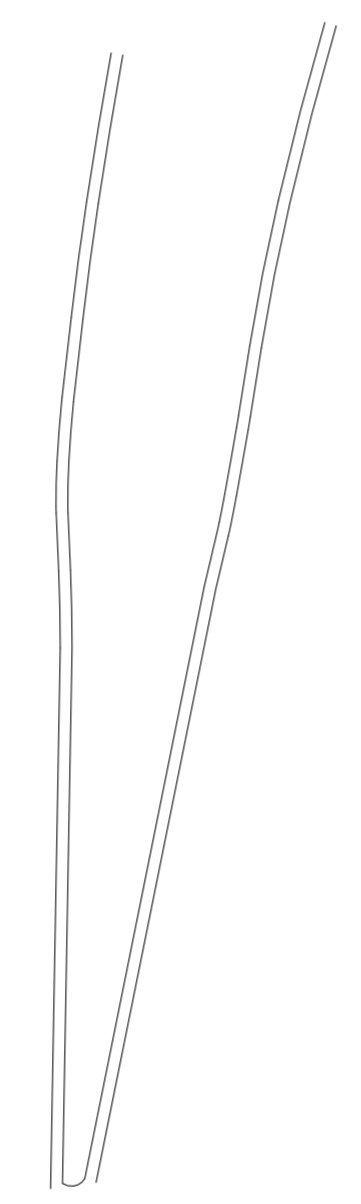
SITE VICINITY

ZONING INFORMATION

ZONING DESIGNATION: R2F-c ZONE

	REQUIRED	PROPOSED	MINOR VARIANCE
LOT AREA (MIN):	225m ²	446m ²	
FRONTAGE (MIN):	7.5m	13.76m	
SETBACKS (MIN):			
FRONT YARD:	6m	4.88m	1.12m
CORNER SIDE YARD:	4.5m	3.7m	0.8m
INTERIOR SIDE YARD:	1.2m	1.2m	
REAR YARD:	1.2m	6.39m	
INTERIOR YARD AREA:	8.58m (28%)	6.39m (20.8)	2.19m
LOT COVERAGE (MAX):	N/A		
BUILDING HEIGHT (MAX):	8m		
DWELLINGS PER LOT (MAX):	N/A		

- PROPERTY PIN
- PROPERTY LINE
- SETBACK LINE
- BUILDING ENTRANCE



NOT FOR CONSTRUCTION

CONSULTANTS:

CONSULTANTS:

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REGISTERED B.C.I.N.

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CPHD, C.E.T., ARCHITECTURAL DESIGNER

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DRAWN BY: E.LEVERT

CHECKED BY: B.WILSON

DESIGNED BY: E.LEVERT

PROJECT NUMBER:

65-2024

SHEET NAME:

**FRONT & REAR
ELEVATIONS**



1 NORTH
1/4" = 1'-0"



2 SOUTH
1/4" = 1'-0"

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CHECKED BY: B.WILSON

DESIGNED BY: E.LEVERT

PROJECT NUMBER:

65-2024

SHEET NAME:

SIDE ELEVATIONS



1 EAST
1/4" = 1'-0"



2 WEST
1/4" = 1'-0"

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DRAWN BY: E. LEVERT

CHECKED BY: B. WILSON

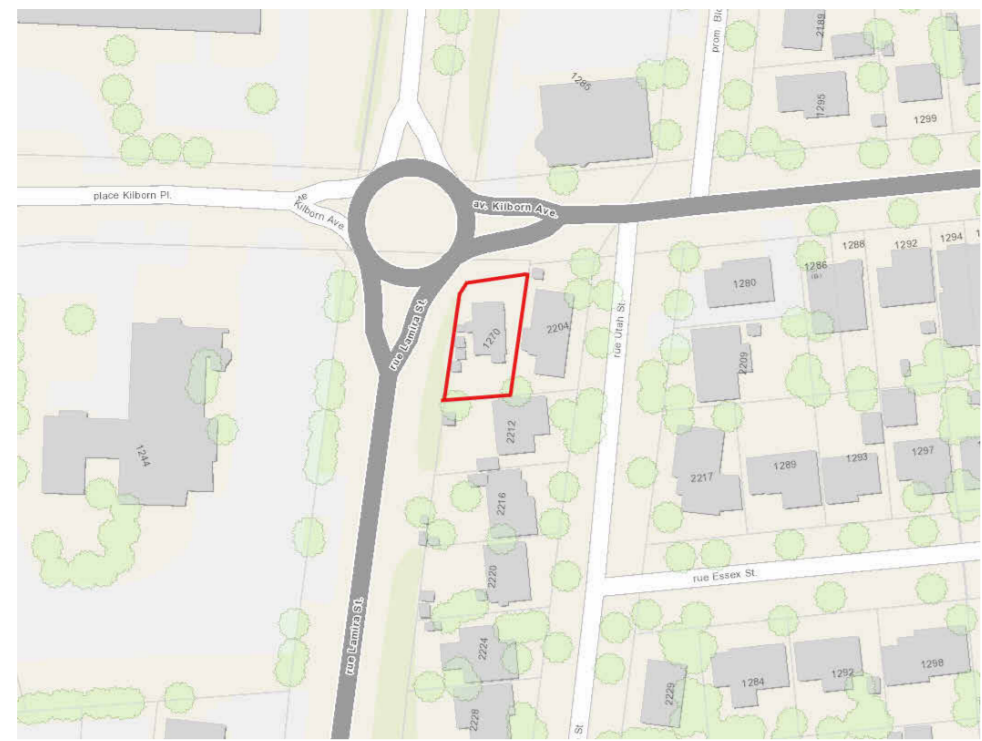
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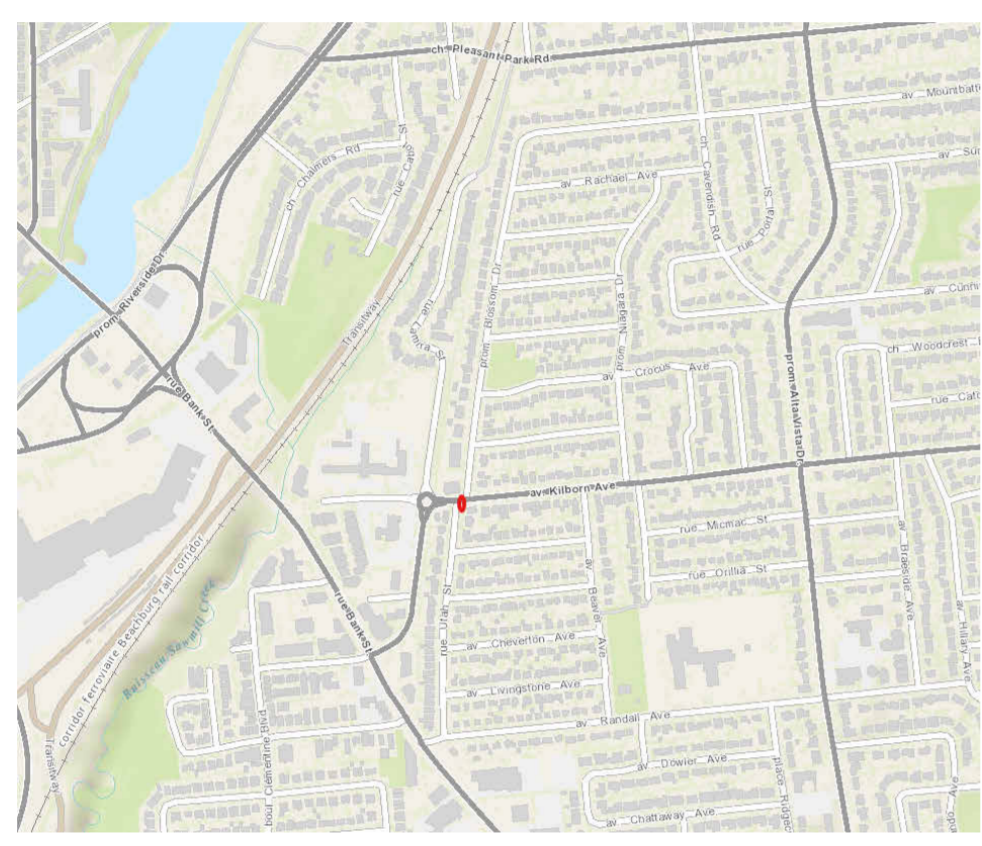
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SHEET NAME:

SITE PLAN



SITE LOCATION



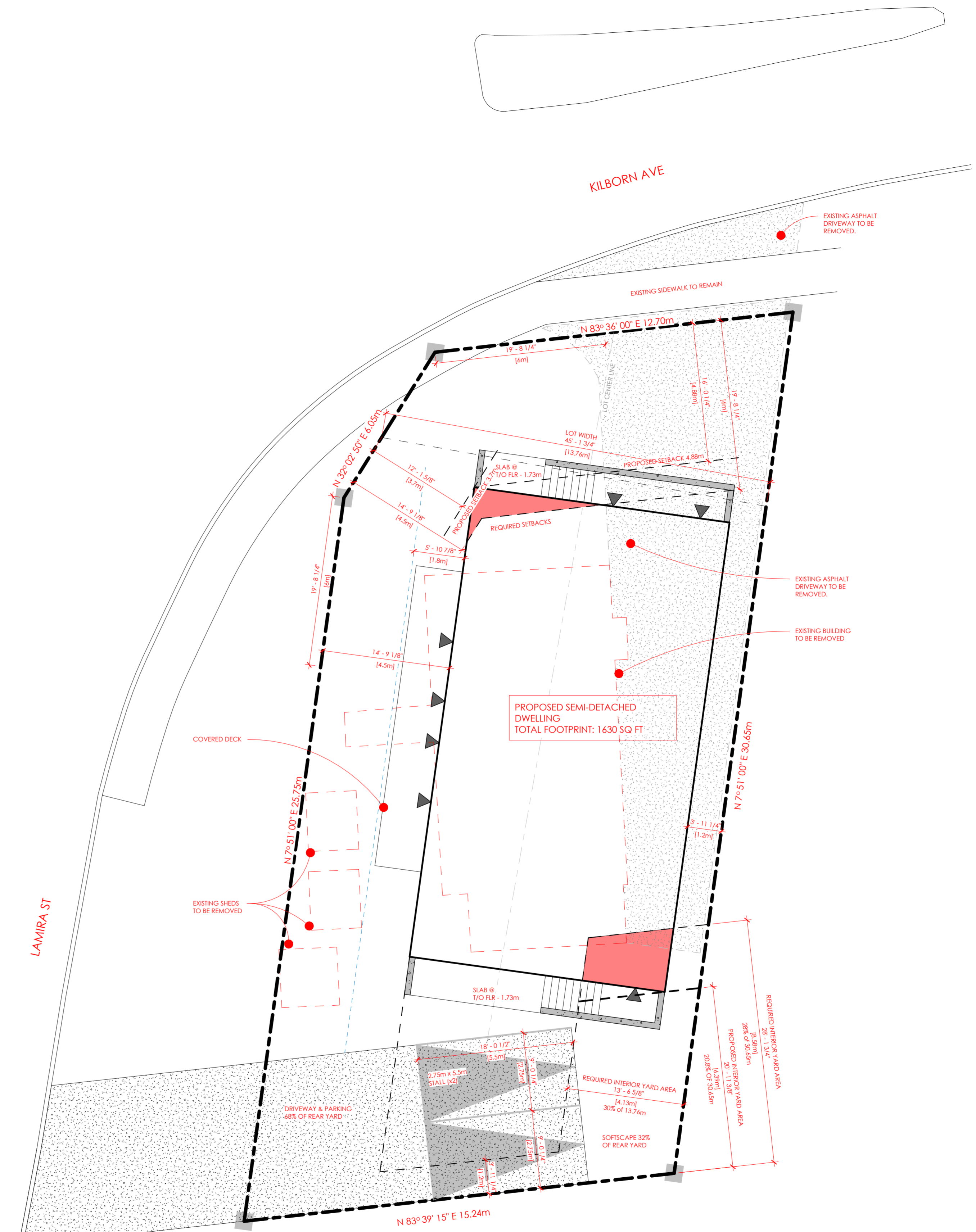
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- PROPERTY LINE
- SETBACK LINE
- BUILDING ENTRANCE



REAR YARD AREA:
 1010 SQ FT [93.8m²]

PARKING AREA:
 681 SQ FT [63.3m²] 67.5% OF REAR YARD

SOFT LANDSCAPING:
 303 SQ FT [28.1m²] 30% OF REAR YARD

NOT FOR CONSTRUCTION