

OS.

SURVEYOR'S REAL PROPERTY REPORT

PART 1) PLAN OF

LOT 2
REGISTERED PLAN M-282
TOWNSHIP OF OSGOODE
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
BY H.A. KEN SHIPMAN SURVEYING LTD. 1992

SCALE 1:750



Committee of Adjustment
Received | Reçu le

2025-05-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

METRIC

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

NOTES

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF NASHDALE DRIVE AS SHOWN ON REGISTERED PLAN M-282, HAVING A BEARING OF N25° 52' 50"W.

ALL MONUMENTS FOUND ARE STANDARD IRON BARS UNLESS OTHERWISE NOTED.

- S.I.B. DENOTES STANDARD IRON BAR
- S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- I.B. DENOTES IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES ROUND IRON BAR
- AOG DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- P DENOTES REGISTERED PLAN M-282
- S DENOTES SET
- WT. DENOTES WITNESS

SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY

DESCRIPTION OF LAND
LOT 2, REGISTERED PLAN M-282, TOWNSHIP OF OSGOODE
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS
AS SHOWN ON THE PLAN (PART 1)
ENCROACHMENTS
AS SHOWN ON THE PLAN (PART 1)
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS

NOTE: THIS REPORT WAS PREPARED FOR J. McCLARY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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H.A. KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0

REF. No. OS.-701

FILE No.: 92-5-5307

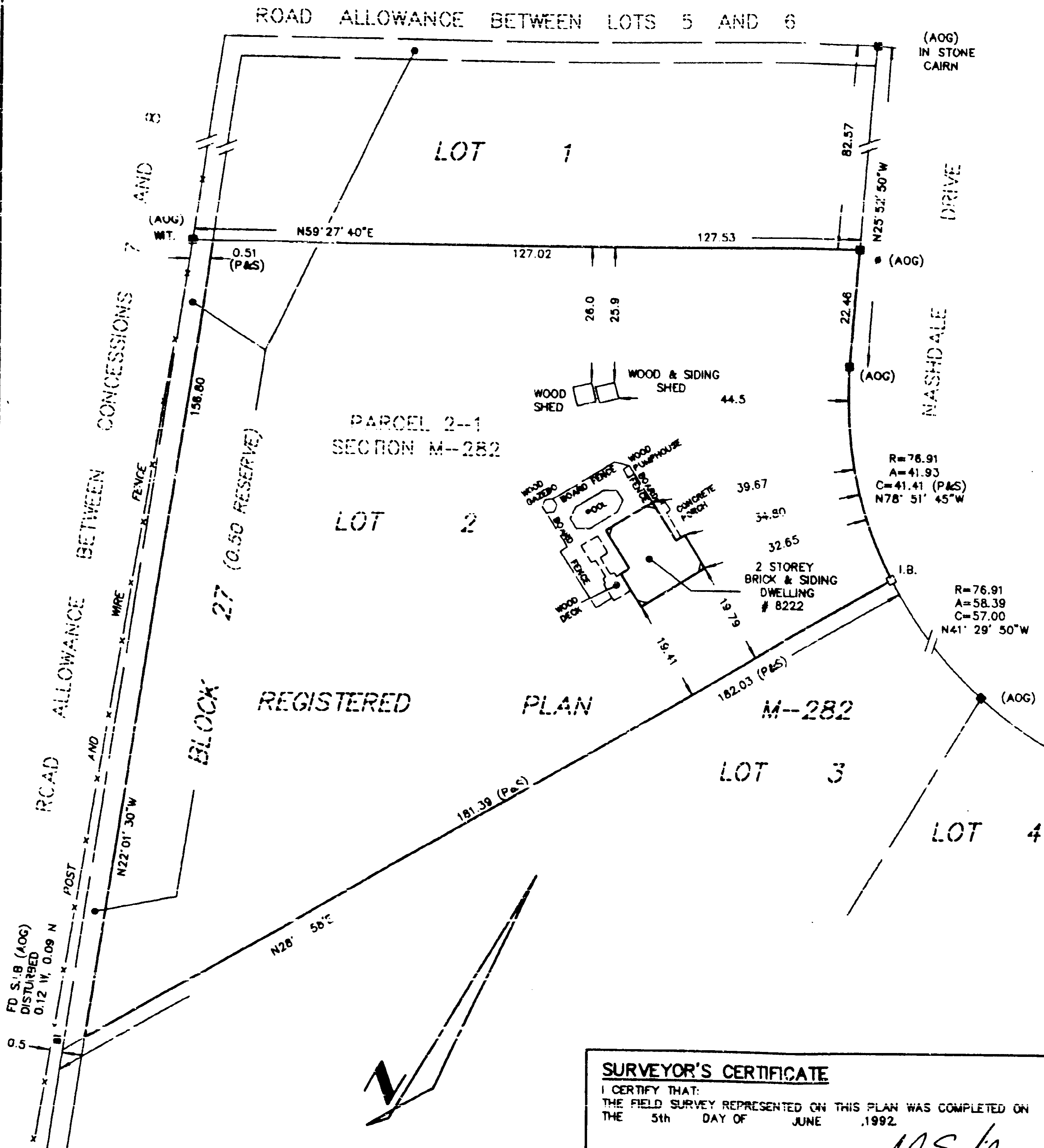
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON
THE 5th DAY OF JUNE, 1992.

JUNE 10, 1992
DATE

H.A. Ken Shipman
H.A. KEN SHIPMAN
ONTARIO LAND SURVEYOR

THIS IS NOT A VALID COPY UNLESS
SIGNATURE IS EMBOSSED WITH SEAL



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Revised | Modifié le : 2025-05-30

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- 1.DESIGN IN ACCORDANCE WITH ONTARIO
BUILDING CODE (OBC 2024 O. REG. 332/21)

2.CONTRACTOR TO VERIFY ALL
CONDITIONS AND DIMENSIONS PRIOR TO
CONSTRUCTION

3.ANY ERRORS SHALL BE REPORTED TO
DESIGNER AND ENGINEER PRIOR TO
CONSTRUCTION

4.DO NOT SCALE DRAWINGS

5. VARIATIONS AND MODIFICATIONS TO
THESE DRAWINGS SHALL NOT BE CARRIED
WITHOUT WRITTEN PERMISSION OF THE
DESIGNER

COACH HOUSE

8222 NASHDALE
OTTAWA, ONTARIO

ISSUED FOR MINOR
VARIANCE
29 MAY 2025

LOT CHARACTERISTICS

RURAL RR2	
ZONING	RR2
LOT WIDTH	±84m
LOT AREA	1.48 Ha
LOT DEPTH	±145m

COACH HOUSE ZONING TABLE

2008-250 - SEC. 133			
	REQUIREMENT	PROVIDED	COMPLIANCE
MIN. LOT SIZE	0.4 HA	1.48 HA	YES
SHARED SERVICE	SEPTIC OR WELL	WELL	YES
MAX. HEIGHT	4.5m	3.75m	YES
FRONT SETBACK	12m	69.54m	YES
INTERIOR SETBACK	4.0m	32 / 57m	YES
REAR SETBACK	4.0m	43m	YES
DISTANCE TO BUILDINGS	1.2m	25m	YES
FOOTPRINT DWELLING	40% DWELLING 90.4 m ²	56.64% 128m ²	NO
FOOTPRINT YARD	5% REAR YARD	1.23%	YES
WALKWAY WIDTH	1.2m	1.2m	YES
ROOF STYLE	SHED STYLE	AREA D	YES

1 SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN

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Received | Reçu le
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FRONT ELEVATION



RIGHT ELEVATION

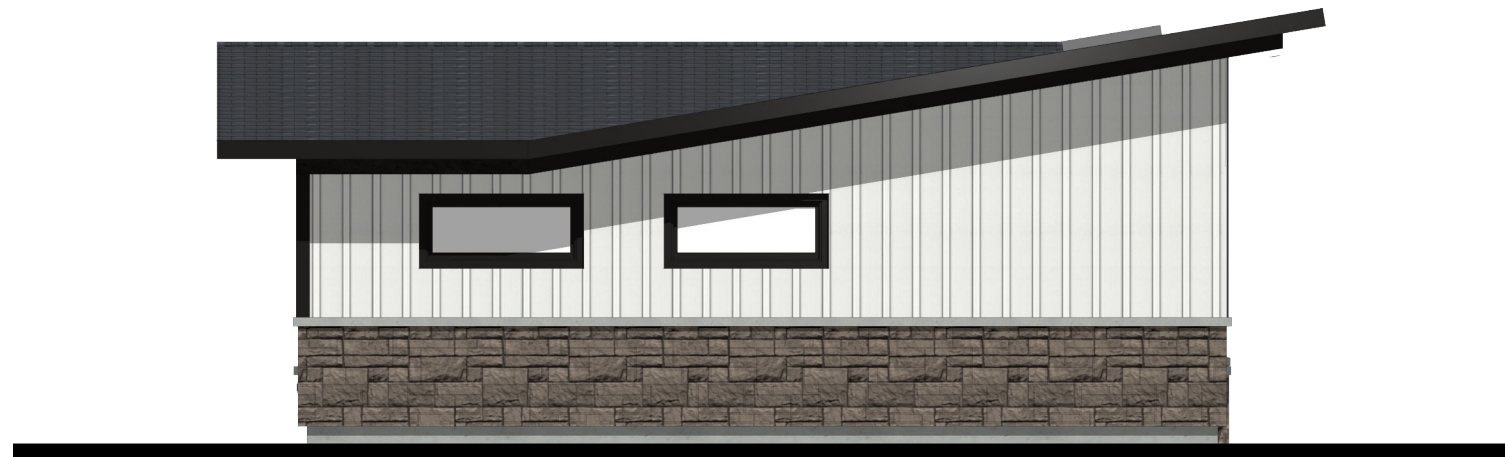
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COACH HOUSE

**8222 NASHDALE
OTTAWA, ONTARIO**

**ISSUED FOR MINOR
VARIANCE
26 APRIL 2025**

**EXTERIOR
ELEVATIONS**



REAR ELEVATION



LEFT ELEVATION

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**ISSUED FOR MINOR
VARIANCE
26 APRIL 2025**

**EXTERIOR
ELEVATIONS**

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