

INTEGRATION DATA:

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GNSS OBSERVATIONS USING THE CANNET REAL TIME NETWORK (RTN) SERVICE. COORDINATES ARE CONFIRMED BY THE NRCAN RTK COMPLIANCE AGREEMENT.

COORDINATE SYSTEM : NAD83 CSRS (2010), MTM ZONE 9
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 'A'	5030109.43	369032.83
ORP 'B'	5030009.78	369107.39

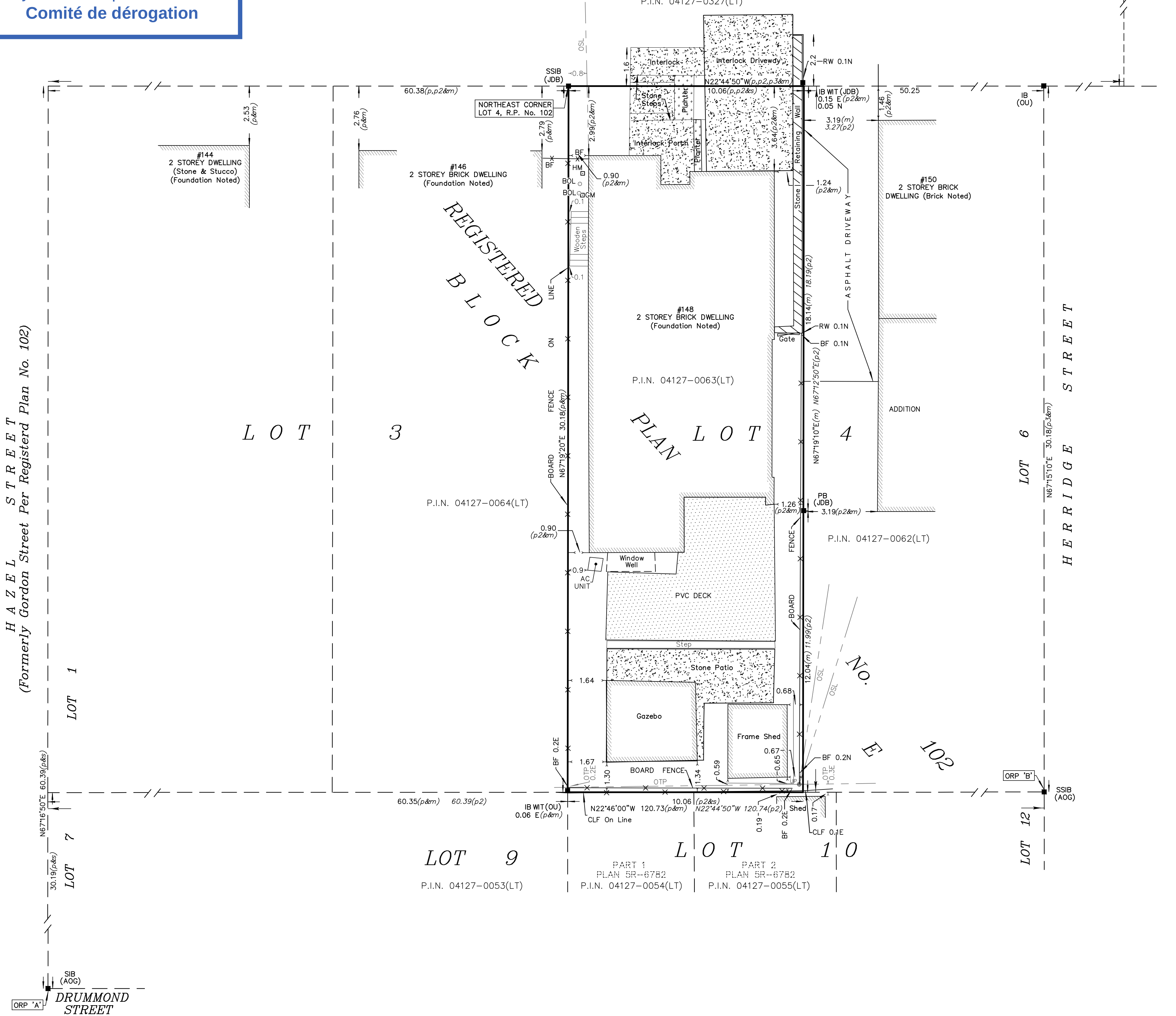
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Committee of Adjustment
Received | Reçu le

2025-06-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

G L E N O R A S T R E E T
(Formerly Bronson Street Per Registered Plan No. 102)
P.I.N. 04127-0327(LT)



SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF SURVEY OF PART OF LOT 4, BLOCK E REGISTERED PLAN No. 102 CITY OF OTTAWA

EGIS SURVEYING INC

SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 711mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 100.

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:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21ST DAY OF APRIL, 2025.

DATE MAY 09, 2025

JAMES BATTY

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-91071.

LEGEND AND NOTES

■	DENOTES	MONUMENT FOUND
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
(m)	DENOTES	MEASURED
(g)	DENOTES	SET
(p)	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY JD BARNES LIMITED, DATED JANUARY 28, 2021
(p2)	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY JD BARNES LIMITED, DATED JULY 15, 2015
(p3)	DENOTES	REGISTERED PLAN No. 102
(AOG)	DENOTES	ANNIS, O'SULLIVAN & VOLLEBEKK LTD.
(JDB)	DENOTES	J.D. BARNES LIMITED
(OU)	DENOTES	ORIGIN UNKNOWN
AC	DENOTES	AIR CONDITIONER
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
UP	DENOTES	UTILITY POLE
OTL	DENOTES	OVERHEAD TELEPHONE LINE
OSL	DENOTES	OVERHEAD SERVICE LINE
R.P.	DENOTES	REGISTERED PLAN
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST
WIT	DENOTES	WITNESS
ORP	DENOTES	OBSERVED REFERENCE POINT
RW	DENOTES	RETAINING WALL
NO	DENOTES	NUMBER
HM	DENOTES	HYDRO METER
GM	DENOTES	GAS METER
OBOL	DENOTES	BOLLARD

DISTANCES:

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999946.

BEARINGS

BEARINGS ARE MTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERRED TO THE NAD83 CSRS (2010) MTM ZONE 9 COORDINATE SYSTEM.

BEARING ROTATION:

FOR THE PURPOSE OF COMPARISON, ASTRONOMIC BEARINGS HAVE BEEN ROTATED AS FOLLOWS:

PLAN	ROTATION	DIRECTION
(p2,p3)	0° 02' 10"	CLOCKWISE

SURVEYOR'S REAL PROPERTY REPORT

PART 2 - SUMMARY

DESCRIPTION OF LAND:

Part of Lot 4, Block E, Registered Plan No. 102, City of Ottawa. Being All of P.I.N. 04127-0063(LT).

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

None Noted

BOUNDARY FEATURES

Note the location of:

- The interlock driveway and steps along the easterly limit.
- The stone retaining wall along the easterly and southerly limits.
- The board fences along the northerly, southerly and westerly limits.
- The chain link fence along the westerly limit.
- The wooden steps along the northerly limit.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

Not Certified by this Report

THIS REPORT WAS PREPARED FOR CHRISTINE ERDOS DESIGN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

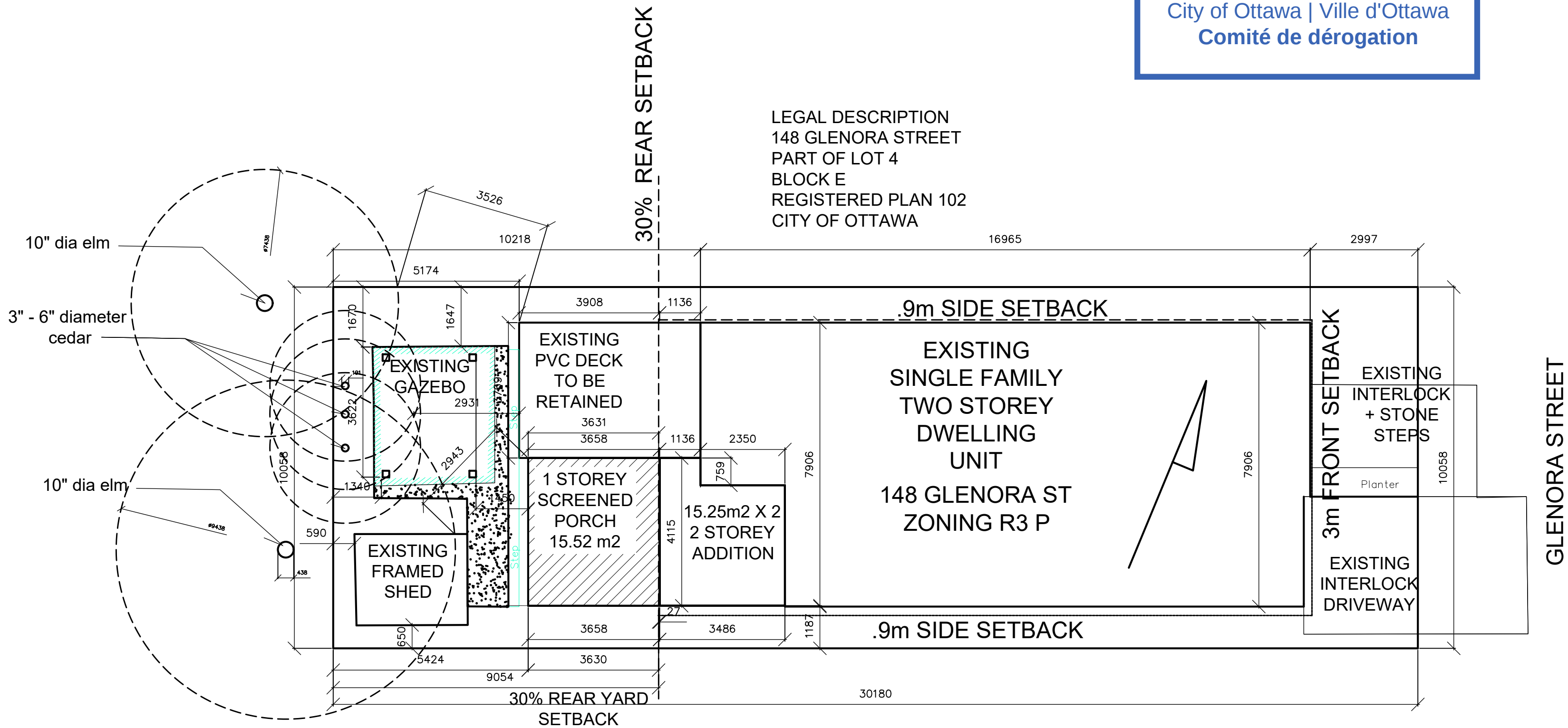
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JOB No. 26-1407	DRAWING # D26-1407
PREPARED FOR: CHRISTINE ERDOS DESIGN	
 SURVEYING INC. info.north-america@egis-group.com www.egis-group.com	3240 Drummond Con. SA, R.R. #7 Perth, ON K7H 3C9 Tel: 613-267-6524 Fax: 613-267-7992
EXAMINED: J.B	CAD: DL

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-06-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 SITE LOCATION PLAN
A1 SCALE: 1:100

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code

C. ERDOS
NAME SIGNATURE 23669 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code

CHRISTINE ERDOS DESIGN. 31797 BCIN
FIRM NAME



REVISIONS		
9.		
8.		
7.	25 JUNE 25r	APPLICATION REVISION
6.	1 JUNE 25r	REVISED APPLICATION
5.	26 MAY 25	PRE-VARIANCE APPLICATION
4.	24 APR 25	REVISED PRELIMINARY
3.	14 APR 25	REVISED PRELIMINARY
2.	13 APR 25	REVISED PRELIMINARY
1.	2 APR 25	PRELIMINARY DESIGN
NO.	DATE	REVISION

613 769 4442 cel
cerdosomalleydesign@gmail.com

interior design

PROJECT NO. C-2025-15

PROJECT

JACQUES ADDITION
148 GLENORA STREET,
OTTAWA

DRAWING TITLE
SITE LOCATION
PLAN

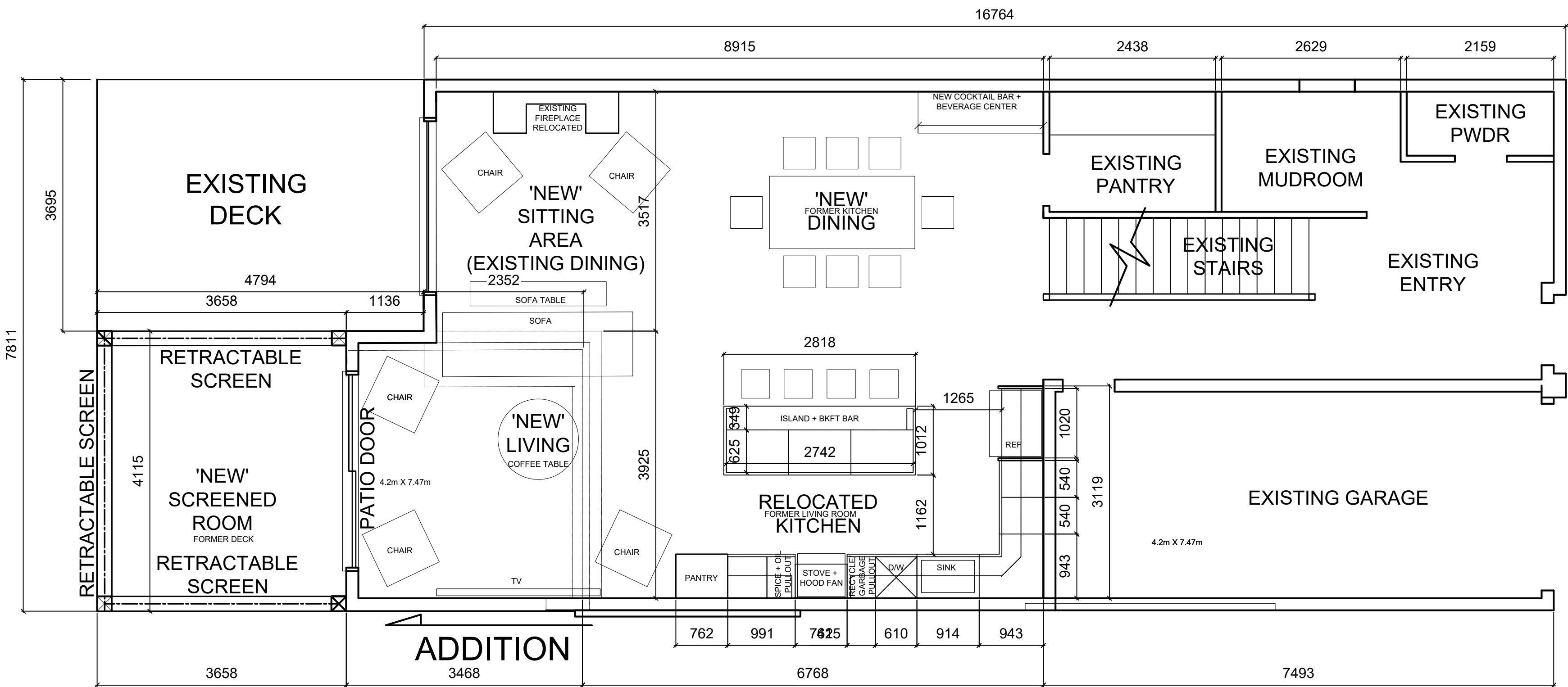
SCALE
AS NOTED

DESIGN C E O'M APR 25

DRAWN

CHECKED

PAGE
A1 of A5



1
A2

MAIN FLOOR PLAN

SCALE: 1:50

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christine erdos
design
B.I.D. ARIDO

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**MAIN
FLOOR PLAN**

SCALE

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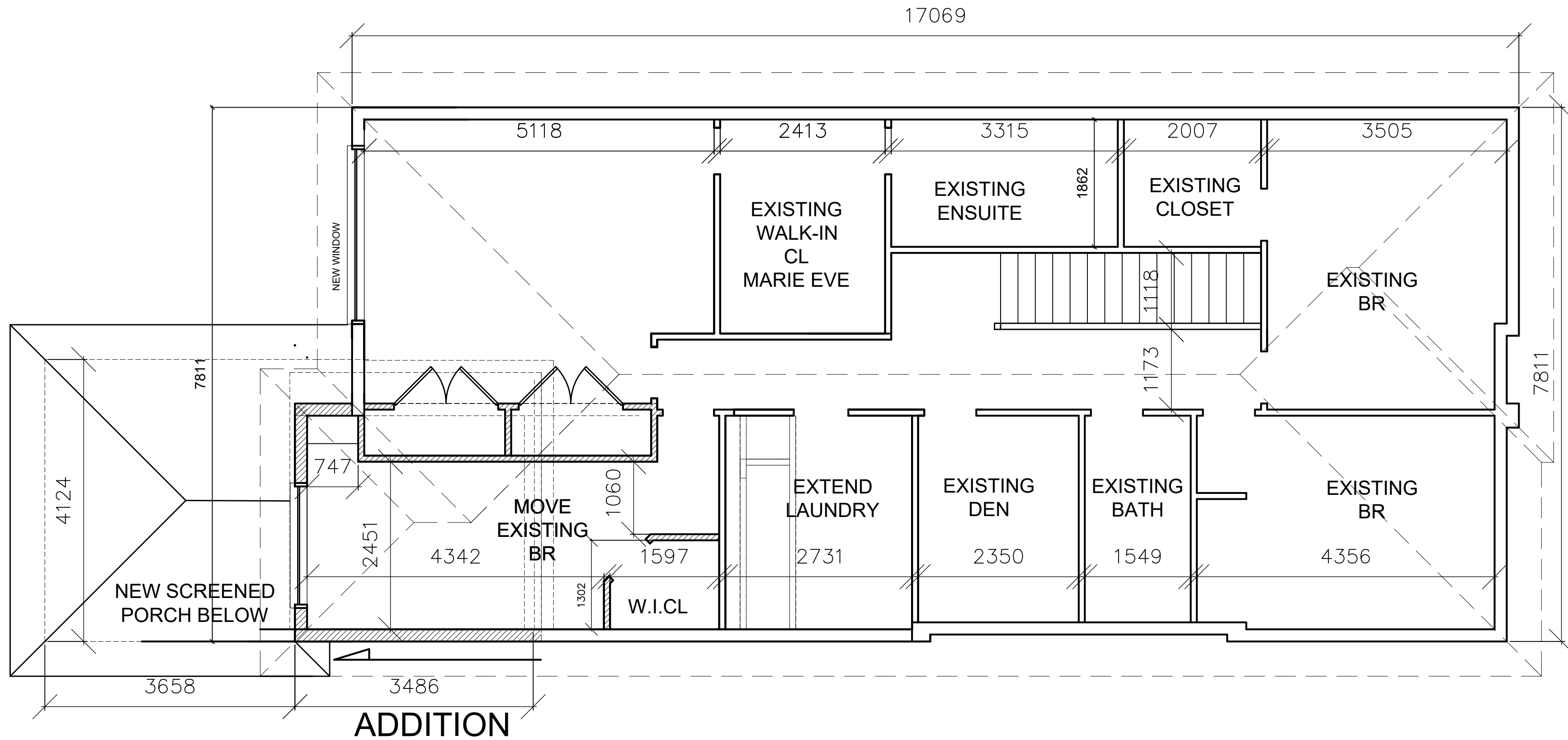
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1
A3

SECOND FLOOR PLAN

SCALE: 1:50

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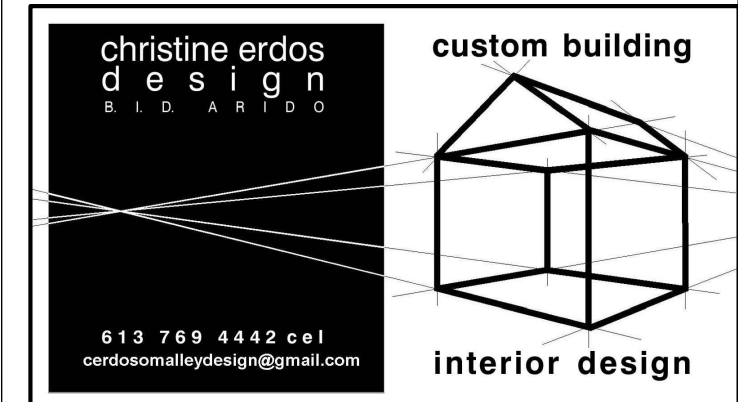
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OTTAWA

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SECOND
FLOOR PLAN

SCALE

AS NOTED

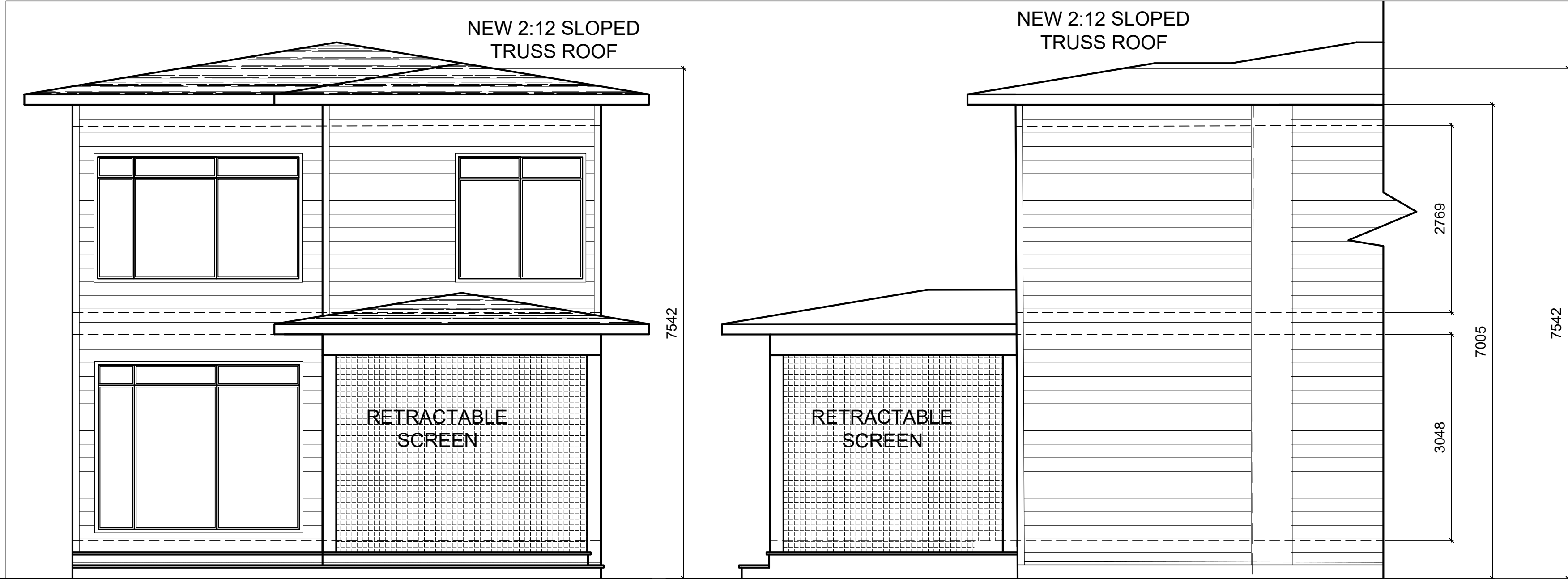
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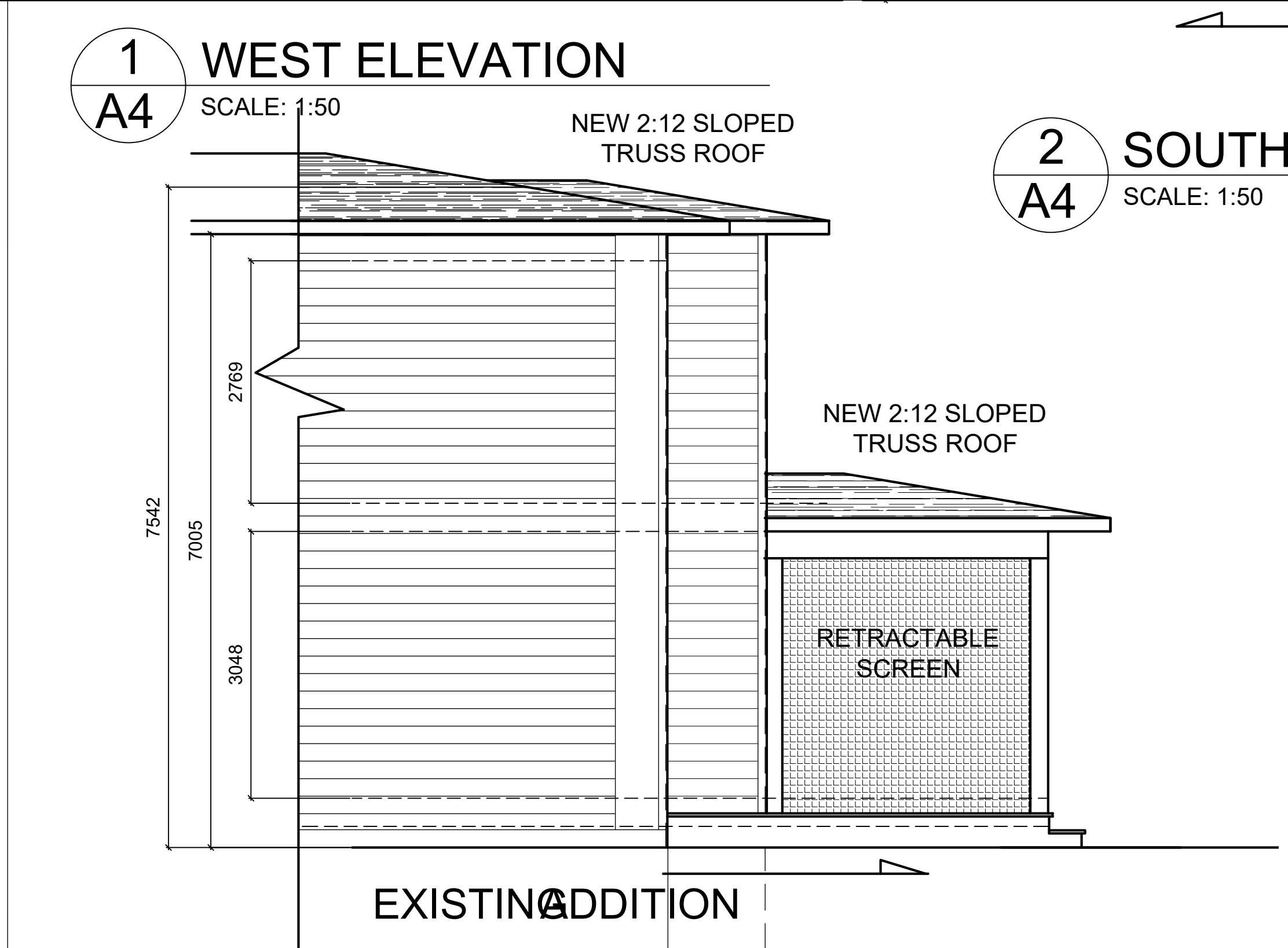
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1 WEST ELEVATION
A4 SCALE: 1:50

2 SOUTH ELEVATION
A4 SCALE: 1:50



3 NORTH ELEVATION
A4 SCALE: 1:50

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interior design

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OTTAWA

DRAWING TITLE

EXTERIOR ELEVATIONS

	SCALE
	AS NOTED

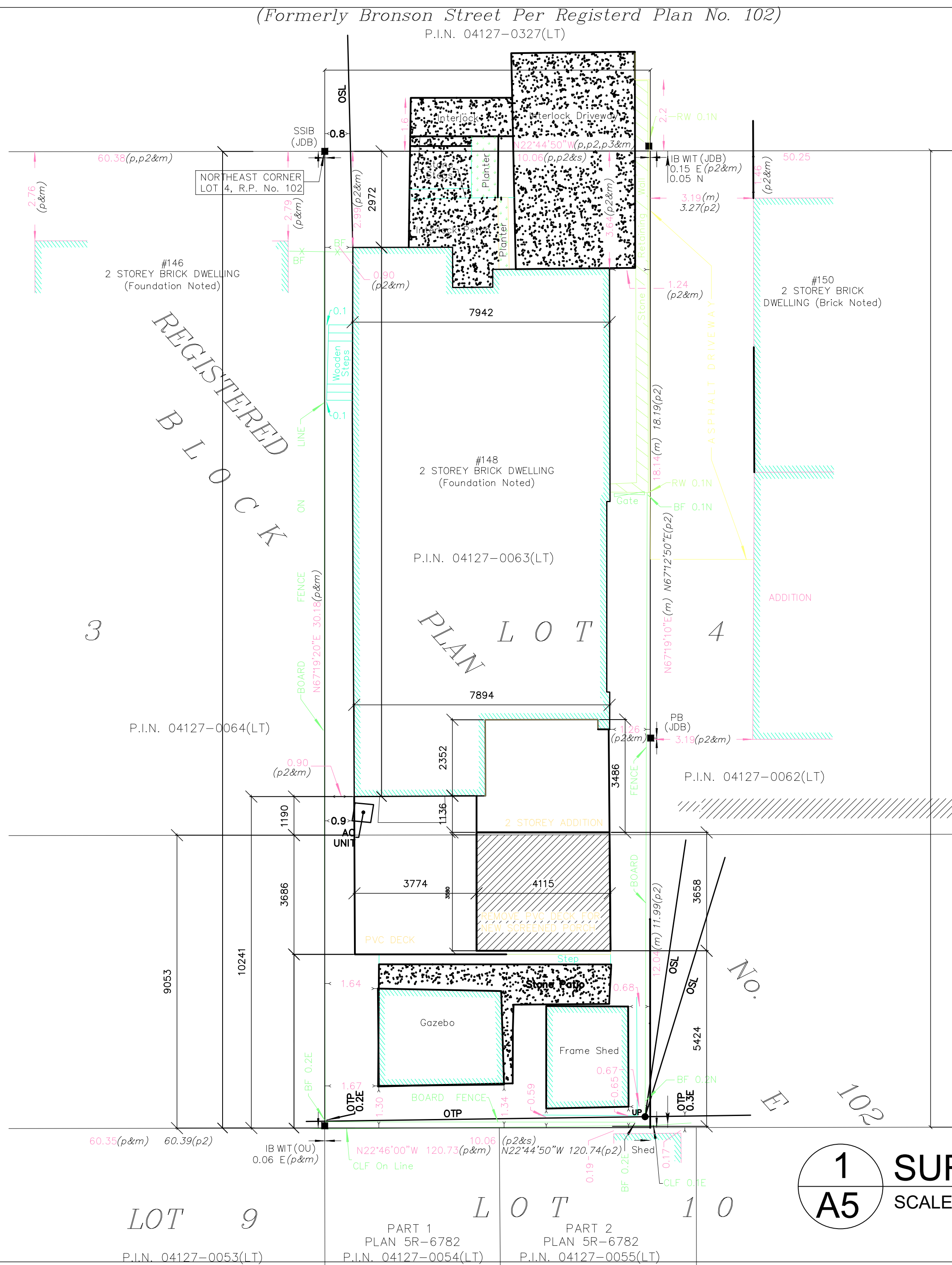
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148 GLENORA STREET,
OTTAWA

DRAWING TITLE
SITE SURVEY
ADDITION PLAN

SCALE
AS NOTED

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