

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of Survey of
LOT 18
REGISTERED PLAN 712
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:150
Metric
DISTANCES 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 and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 11th day of April, 2024.

April 18, 2024
Date
Wen Jiang
Wen Jiang
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: April 18, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
Laurentia Construction ("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
SIB	Survey Monument Found
SSIB	Standard Iron Bar
IB	Short Standard Iron Bar
CM	Iron Bar
(WIT)	Concrete Monument
Meas.	Witness
Prop.	Measured
C/	Proportioned
(AOG)	Calculated Per
(P1)	Annis, O'Sullivan, Vollebakk Ltd.
(P2)	Registered Plan 712
(P3)	(1287) Plan dated November 13, 1986
(P4)	(1287) Plan dated May 30, 1970
(P5)	(Stantec) Plan dated August 15, 2012
(P6)	Plan 5R-999
SRW	(JDB) Plan dated July 6, 2012
C/L	Stone Retaining Wall
BF	Centreline
T/G	South Face Noted
M+S	Chain Link Fence
AC	Board Fence
GM	Top of Grate
HM	Maintenance Hole (Sanitary)
OP	Gate
AN	Air Conditioner
SH	Gas Meter
OW	Hydro Meter
UP	Overhead Wires
—	Utility Pole
—	Anchor
—	Shrub
—	Deciduous Tree
—	Coniferous Tree
—	Diameter
—	Location of Elevations
—	Location of Top of Curb Elevations
—	Location of Top of Retaining Wall Elevations

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919880105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 0°39'30" counter-clockwise was applied to bearings on plans (P1), (P2) and (P4), and a rotation of 0°01'10" clockwise was applied to bearings on plan (P5).

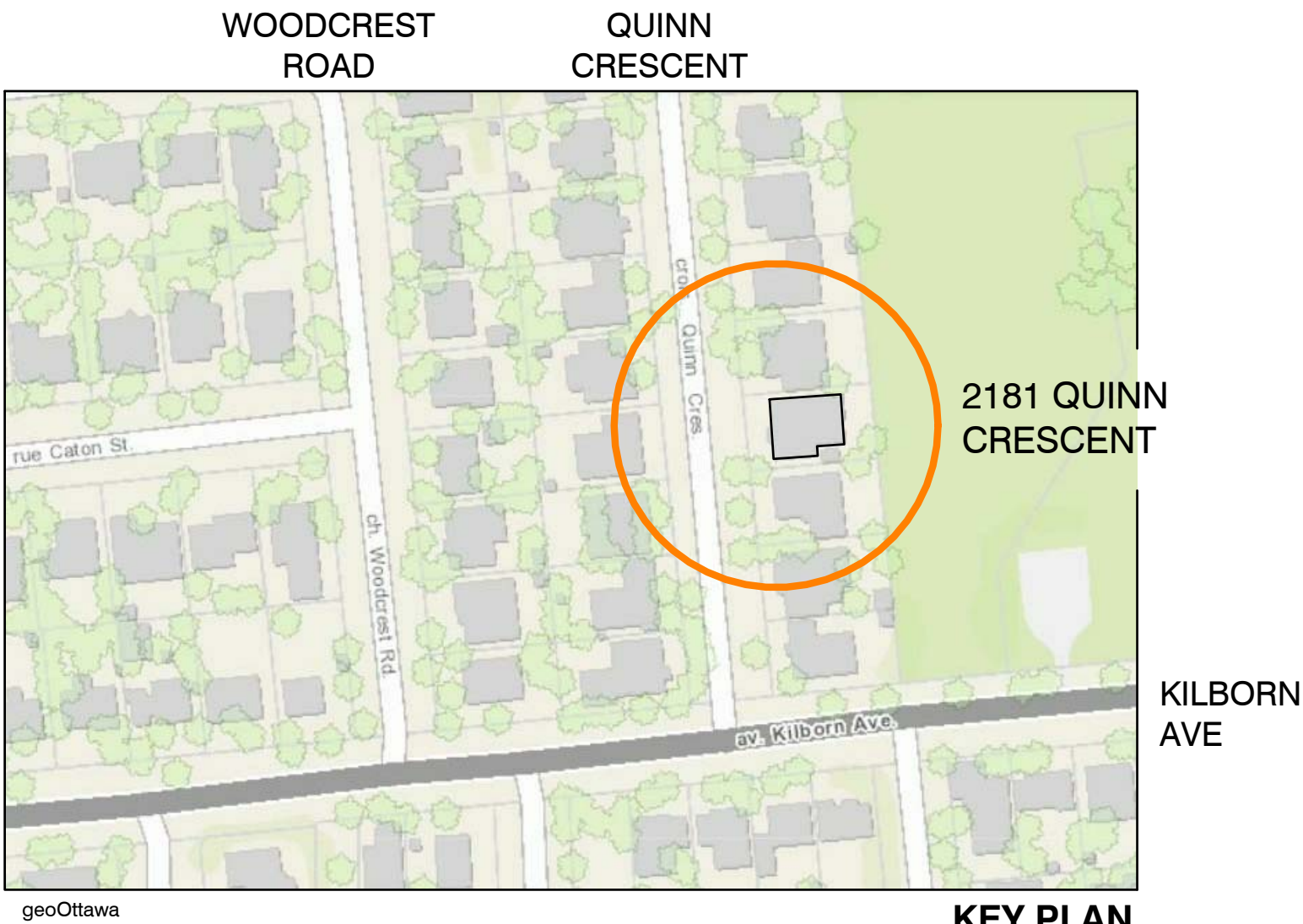
ELEVATION NOTES
1. Elevations shown are geodetic, derived from City of Ottawa Vertical Control Monument No. G-99 (Index No. 355), having an elevation of 102.974 metres, and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY 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. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Committee of Adjustment
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2025-06-10
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Comité de dérogation

2181 QUINN CRESCENT

SUMMARY OF PROPOSAL



KEY PLAN

SUMMARY OF PROPOSAL:

OWNERS OF EXISTING DETACHED TWO-STOREY SINGLE FAMILY RESIDENCE AT 2181 QUINN CRESCENT IN OTTAWA ARE PROPOSING TO DEMOLISH EXISTING VINYL CLAD SHED AND TO EXTEND THE SIZE OF EXISTING BUILT-IN SINGLE CAR GARAGE TO ACCOMODATE MORE VEHICLES AND AN ELECTRIC VEHICLE LEVEL 2 CHARGING STATION. THE PROPOSAL REQUIRES RELIEF FROM THE ZONING PROVISIONS REGULATING THE INTERNAL SIDE YARD SETBACK OF STRUCTURES.

PRESENT SIDE YARD SETBACKS OF EXISTING STRUCTURE ARE:

- NORTHERN YARD SIDE SETBACK: 2.22 m
- SOUTHERN YARD SIDE SETBACK: 2.99 m
- TOTAL FOR BOTH SIDE SETBACKS: 5.21 m

SIDE YARD SETBACKS OF THE STRUCTURE AFTER EXTENSION WILL BE:

- NORTHERN YARD SIDE SETBACK: 2.22 m (NO CHANGE)
- SOUTHERN YARD SIDE SETBACK: 0.80 m
- TOTAL FOR BOTH SIDE SETBACKS: 3.02 m
- ZONE REQUIRED MINIMUM: 1.2 m
- ZONE REQUIRED MINIMUM: 3.6 m

THE APPLICATION SEEKS TWO RELIEFS:

1. FOR THE SIDE YARD SETBACK OF 0.80 m FROM REQUIRED 1.20 m, AND
2. FOR THE TOTAL OF BOTH SIDE YARDS SETBACKS OF 3.02 m FROM REQUIRED 3.60 m.

PLANNING INFORMATION

- REGISTERED PLAN 712, LOT 18, CITY OF OTTAWA
- RESIDENTIAL ZONE R1K
- LOT FRONTAGE 18.28 m
- LOT DEPTH 31.24 m
- LOT AREA 571.07 m²
- EXISTING BUILDING AREA 188.44 m²
- AREA OF PROPOSED EXTENSION 43.13 m²

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GRAPHIC SCALES

REVISIONS

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JUNE 9, 2025

DISTINCT
CONCEPTS
ARCHITECTURAL DESIGN

TEL: 613-731-8421
mail@distinct-concepts.ca

2181 QUINN CRESCENT OTTAWA
PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

SUMMARY

SCALE

MAY 5, 2025

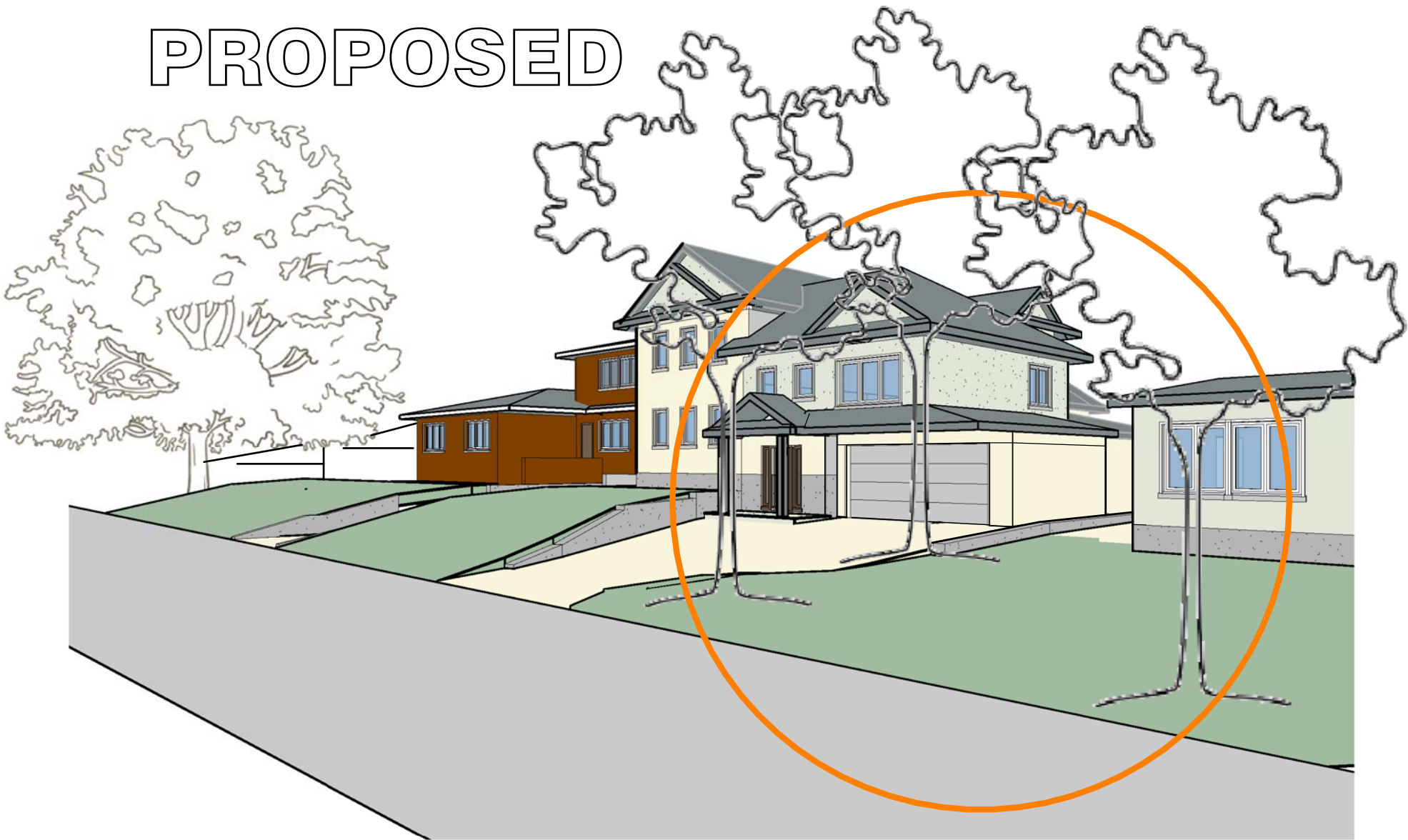
A 1

DRAWING No.

STREET VIEW
EXISTING



STREET VIEW
PROPOSED



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PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

STREET VIEW - EXISTING AND PROPOSED

SCALE

MAY 5, 2025

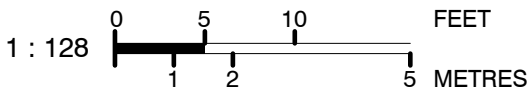
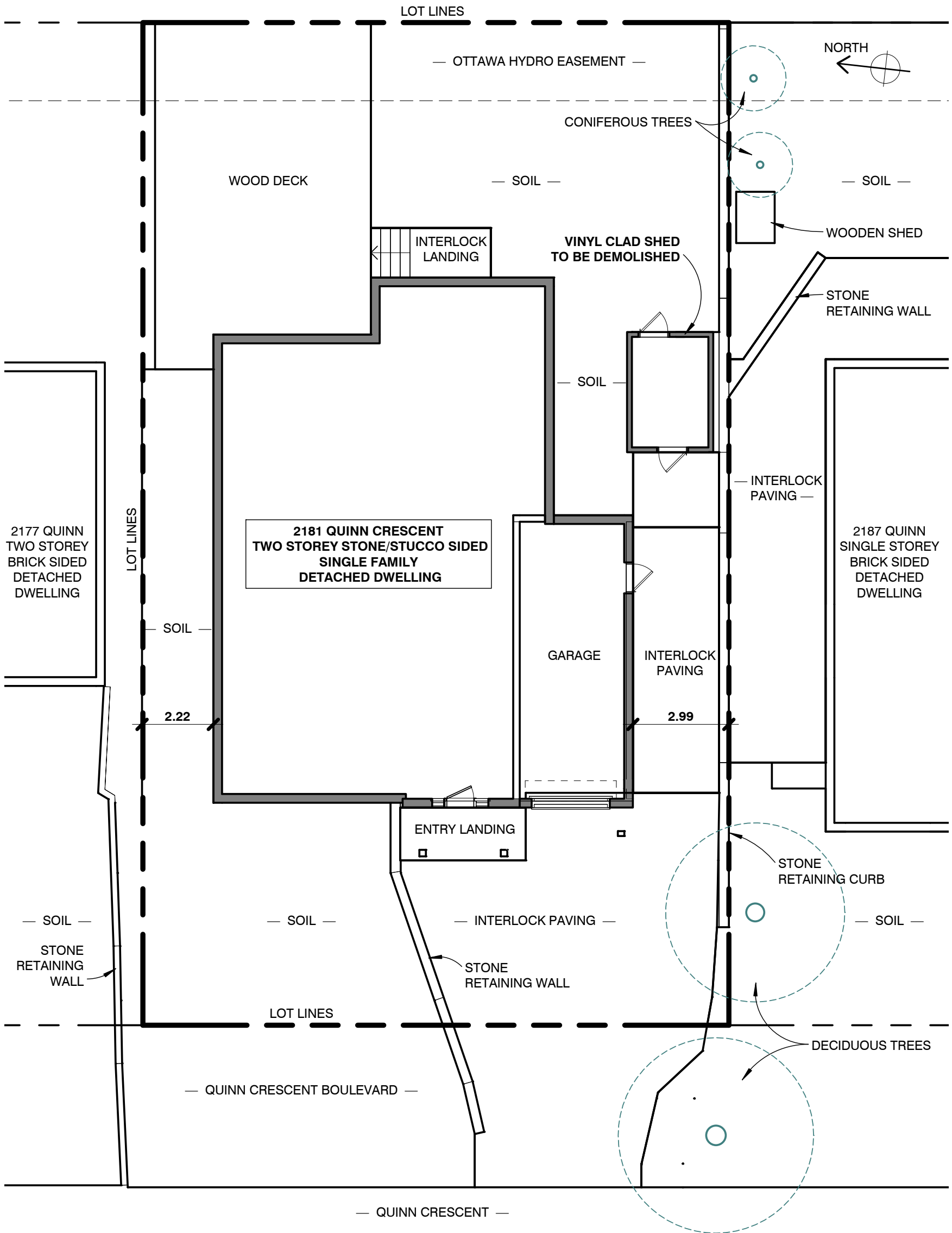
A 2

DRAWING No.

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SITE PLAN EXISTING



GRAPHIC SCALES

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PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

SITE PLAN - EXISTING

SCALE 1 : 128

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A 3

DRAWING No.

DRAWING No.

STREET ELEVATION EXISTING

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1 : 96
GRAPHIC SCALES

0 4 8 12 FEET
1 2 3 METRES

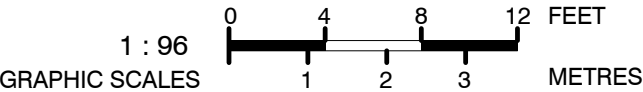
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		STREET ELEVATION - EXISTING	
	REVISIONS	SCALE 1 : 96	
	ISSUED FOR CLIENT	JUNE 9, 2025	
		JUNE 9, 2025	

STREET ELEVATION PROPOSED

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PROPOSED GARAGE EXTENSION AT EXISTING HOUSE	
STREET ELEVATION - PROPOSED	
SCALE	1 : 96
	JUNE 9, 2025

A 6

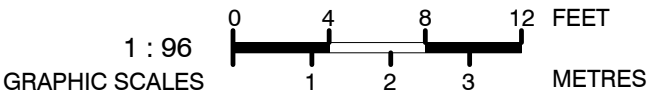
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SOUTH ELEVATION EXISTING

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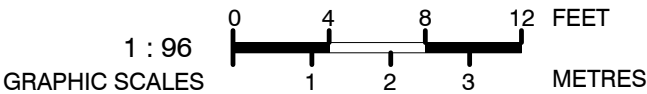
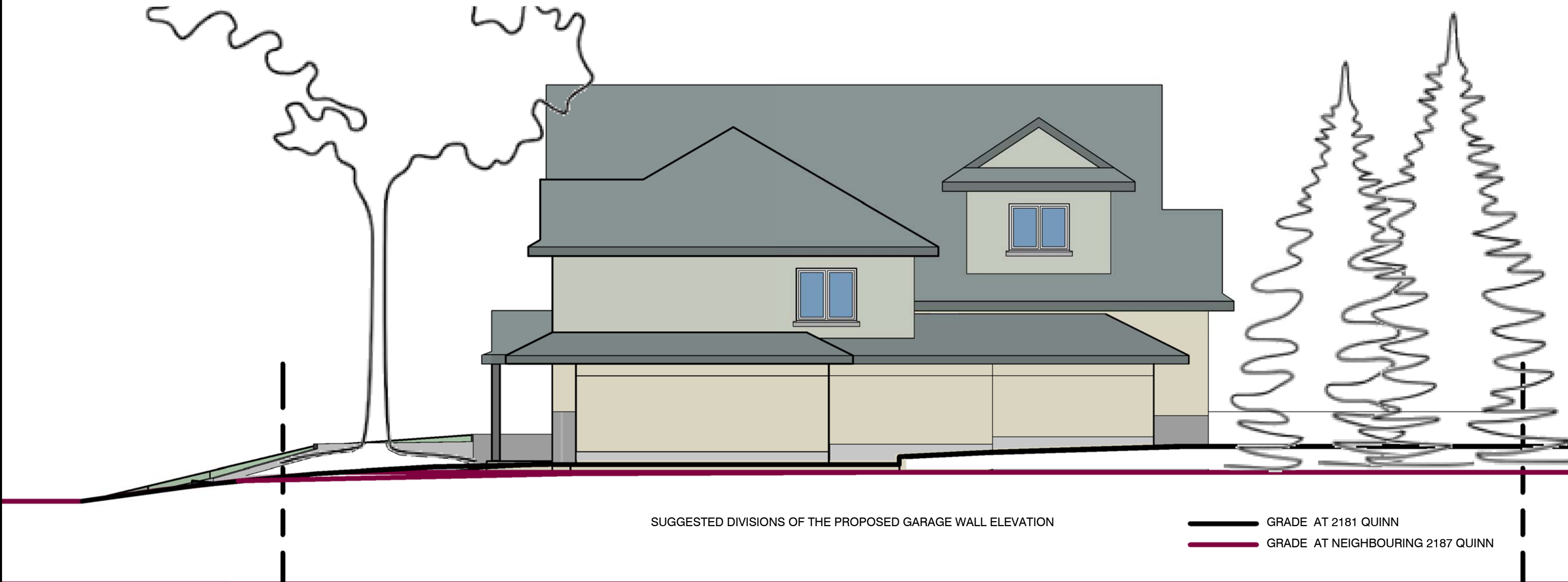
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		SOUTH ELEVATION - EXISTING	
	REVISIONS	SCALE 1 : 96	
	ISSUED FOR CLIENT	MAY 5, 2025	
	JUNE 9, 2025		

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		SOUTH ELEVATION - PROPOSED	
	REVISIONS	SCALE 1 : 96	
	ISSUED FOR CLIENT	MAY 5, 2025	
	JUNE 9, 2025		

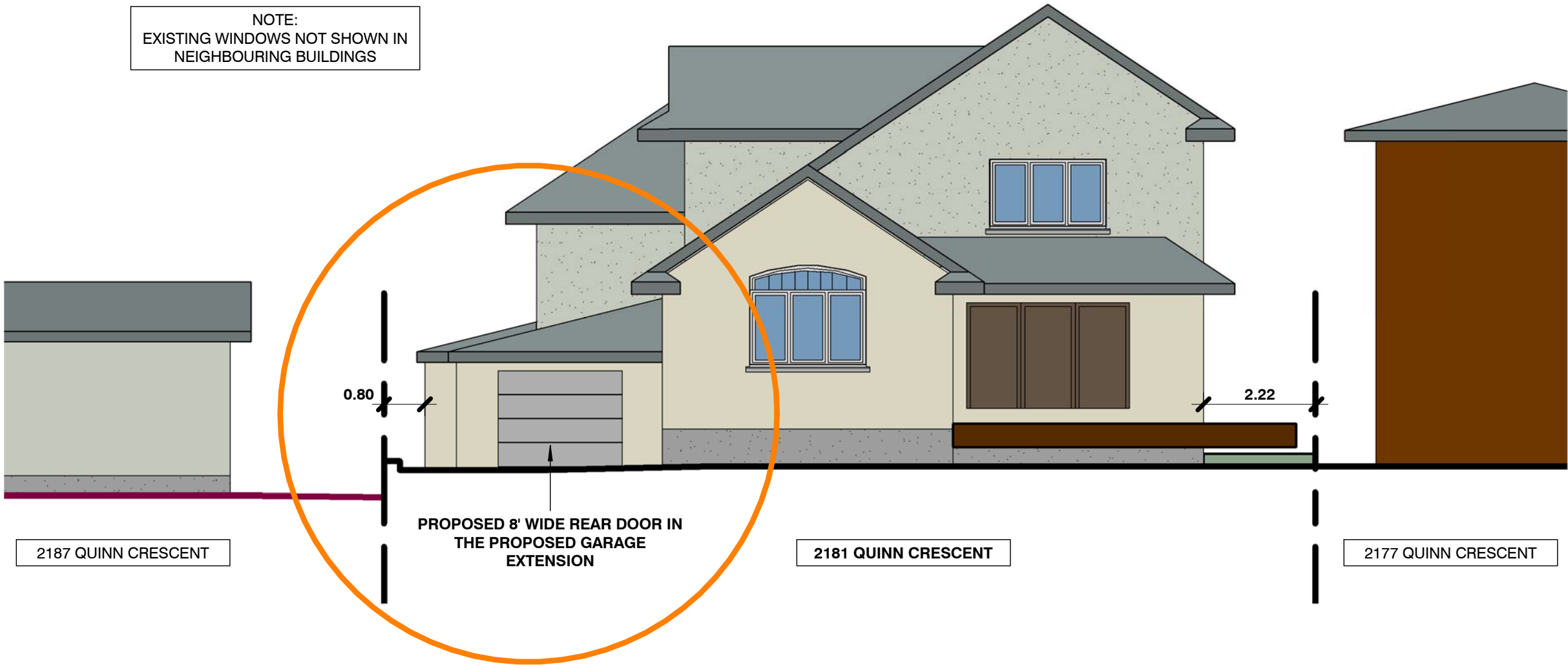
EAST ELEVATION PROPOSED

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NOTE:
EXISTING WINDOWS NOT SHOWN IN
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2181 QUINN CRESCENT OTTAWA
PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

EAST ELEVATION - PROPOSED

SCALE 1 : 96

JUNE 9, 2025

A 9

DRAWING No.