

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 26 PART OF LOT 27
REGISTERED PLAN 232
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek 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 Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 17th day of December, 2019.

Date: 17/12/2019
 E. H. Horey
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED December 17, 2019

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Notes & Legend

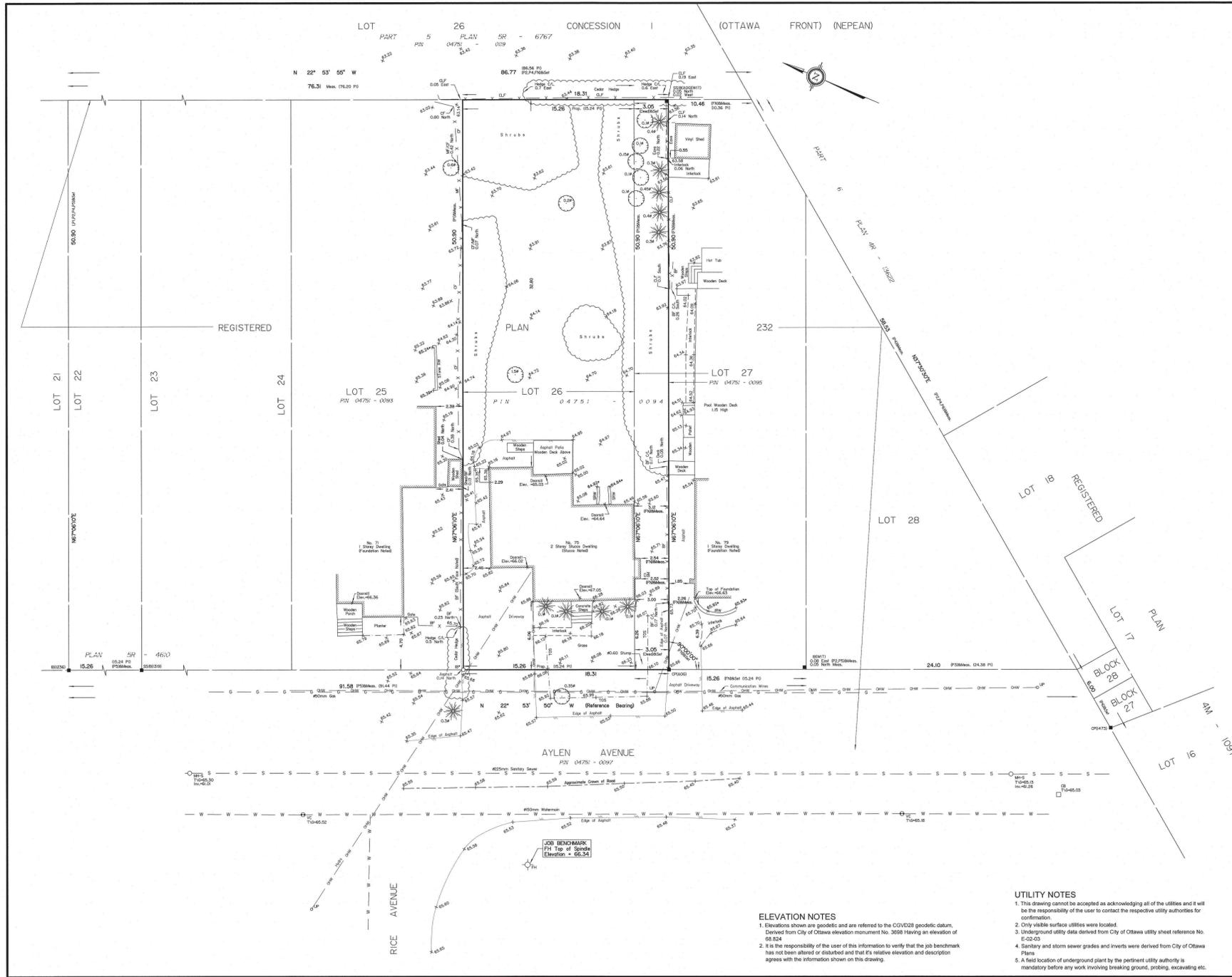
Denotes	
—O—	Survey Monument Planted
—●—	Survey Monument Found
SSB	Standard Iron Bar
SSSB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
Mocs.	Measured
(A03)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 232
(P2)	(642) Plan 65-6787
(P3)	(647) Plan July 29, 1963
(P4)	Plan 4R-13622
(P5)	Plan 5R-4610
(P6)	(80) Plan December 12, 2002
(P7)	(A03) Field Note & Survey Records Reference No. 232-23
(I06)	Inst. CR481484
(P10)	Proportion
(T)	Deciduous Tree
(C)	Coniferous Tree
(H)	Fire Hydrant
(W)	Water Valve
(M-S)	Maintenance Hole (Storm Sewer)
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(A-C)	Air Conditioner
(D)	Diameter
(E)	Location of Elevations
(T-W)	Top of Retaining Wall
(C/L)	Centreline
(T-S)	Top of Slope
(S-R)	Stone Retaining Wall

Bearings are grid, derived from easterly limit of Aylen Avenue shown to be N 22°33'00" W on Plan 65-6787 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 For bearing comparisons, rotation of 8°23'50" counter-clockwise was applied to bearings on P1 & a rotation of 0°05'30" counter-clockwise was applied to bearings on P5.

ELEVATION NOTES
 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, Derived from City of Ottawa elevation monument No. 3658 Having an elevation of 66.524
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ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM
 2104144
 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 2008, SECTION 29 (1).
 ©Annis, O'Sullivan, Vollebek Ltd. 2019 THIS PLAN IS PROTECTED BY COPYRIGHT.
ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concession Drive, Suite 502
 Mississauga, Ont. R2E 7S8
 Phone: (905) 277-2660 Fax: (905) 277-1079
 Email: info@annisov.com
 Ontario Land Surveyors (Lic. No. 22662-9, 406, 8, 11, 13, 17, 19, 23, 1, 2, 3, 4, 5, 6, 7, 10, 12, 14, 15, 16, 18, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)



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 - Mocs. Measured
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 - (P4) Plan 4R-13622
 - (P5) Plan 5R-4610
 - (P6) (S0) Plan December 12, 2002
 - (P7) (AO3) Field Note & Survey Records Reference No. 232-23
 - (I660) Inst. CR461464
 - (P10) Proportion
 - (T10) Deciduous Tree
 - (T15) Coniferous Tree
 - (F1) Fire Hydrant
 - (WV) Water Valve
 - (MH-S) Maintenance Hole (Storm Sewer)
 - (MH-S) Maintenance Hole (Sanitary)
 - (VC) Valve Chamber (Watermain)
 - (S) Underground Sanitary Sewer
 - (W) Underground Water
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 - (OH) Overhead Wires
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 - (UP) Utility Pole
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 - (E) Location of Elevations
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 14 CONNORS CIRCLE, SUITE 502
 MISSISSAUGA, ONT. L4Z 1Z8
 PHONE: (905) 277-2660 FAX: (905) 277-1079
 Email: info@annisov.com
 Ontario Land Surveyors (Lic. No. 22662-9, 406, 8, 11, 13, 17, 19, 23, 1, 7, 11)



CONSULTANTS:

Committee of Adjustment
Received | Reçu le
2025-03-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

BW
BROCK WILSON
REGISTERED B.C.I.N.
CPHD, C.E.T., ARCHITECTURAL DESIGNER

DATE ISSUED: 2024.12.03

PROJECT NAME:

75 AYLEN - LONG SEMIS

PROJECT ADDRESS:

75A & 75B AYLEN AVE

OWNER/CLIENT:

WIESSHORN

REVISIONS:

IS	RE	DATE	ISSUED FOR	DESCRIPTION
1		2024.12.03	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: E.LEVERT

CHECKED BY: B.WILSON

DESIGNED BY: E.LEVERT

PROJECT NUMBER:

66-2024

SHEET NAME:

SITE PLAN

75 AYLEN

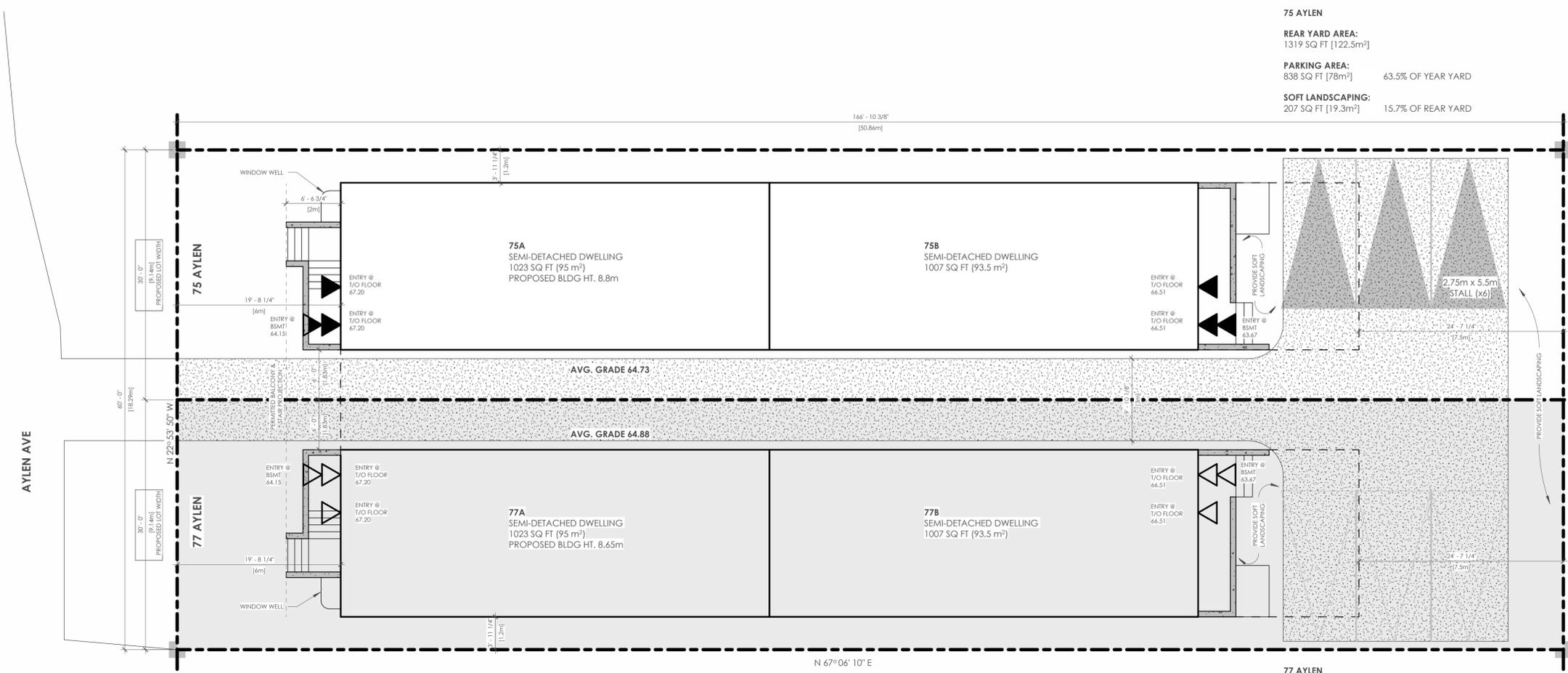
REAR YARD AREA:
1319 SQ FT [122.5m²]

PARKING AREA:
838 SQ FT [78m²]

SOFT LANDSCAPING:
207 SQ FT [19.3m²]

63.5% OF YEAR YARD

15.7% OF REAR YARD



77 AYLEN

REAR YARD AREA:
1319 SQ FT [122.5m²]

PARKING AREA:
838 SQ FT [78m²]

SOFT LANDSCAPING:
207 SQ FT [19.3m²]

63.5% OF YEAR YARD

15.7% OF REAR YARD

1 SITE PLAN
1/8" = 1'-0"



ZONING INFORMATION

ZONING DESIGNATION:	PROPOSED	PROPOSED
ZONING DESIGNATION:	R2F ZONE	PROPOSED
LOT AREA (MIN):	300m ²	283m ²
FRONTAGE (MIN):	10m	9.14m
SETBACKS (MIN):		
FRONT YARD:	6m	6m
EXTERIOR SIDE YARD:	N/A	N/A
INTERIOR SIDE YARD:	3m	1.2m + 1.8m
	(1.2m ONE SIDE)	
REAR YARD:	7.5m	7.5m
BUILDING HEIGHT (MAX):	8m	8.8m

SITE PLAN LEGEND

- PROPERTY PIN
- PROPERTY LINE
- SETBACK LINE
- BUILDING ENTRY



SITE LOCATION



SITE VICINITY

NOT FOR CONSTRUCTION

A-100

CONSULTANTS:

CONSULTANTS:

SEAL:

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FIRM BCIN: 128890



BROCK WILSON
REGISTERED B.C.I.N.
CPHD, C.E.T., ARCHITECTURAL DESIGNER

DATE ISSUED: 2024.12.03

PROJECT NAME:

75 AYLEN - LONG SEMIS

PROJECT ADDRESS:

75A & 75B AYLEN AVE

OWNER/CLIENT:

WIESSHORN

REVISIONS:

IS	RE	DATE	ISSUED FOR MINOR VARIANCE	DESCRIPTION
1		2024.12.03		

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DRAWN BY: E.LEVERT

CHECKED BY: B.WILSON

DESIGNED BY: E.LEVERT

PROJECT NUMBER:

66-2024

SHEET NAME:

FRONT & REAR
ELEVATIONS

NOT FOR CONSTRUCTION

A-200



CONSULTANTS:

CONSULTANTS:

SEAL:

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BW

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REGISTERED B.C.I.N.

DATE ISSUED: 2024.12.03

CHPD, C.E.T., ARCHITECTURAL DESIGNER

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PROJECT ADDRESS:

75A & 75B AYLEN AVE

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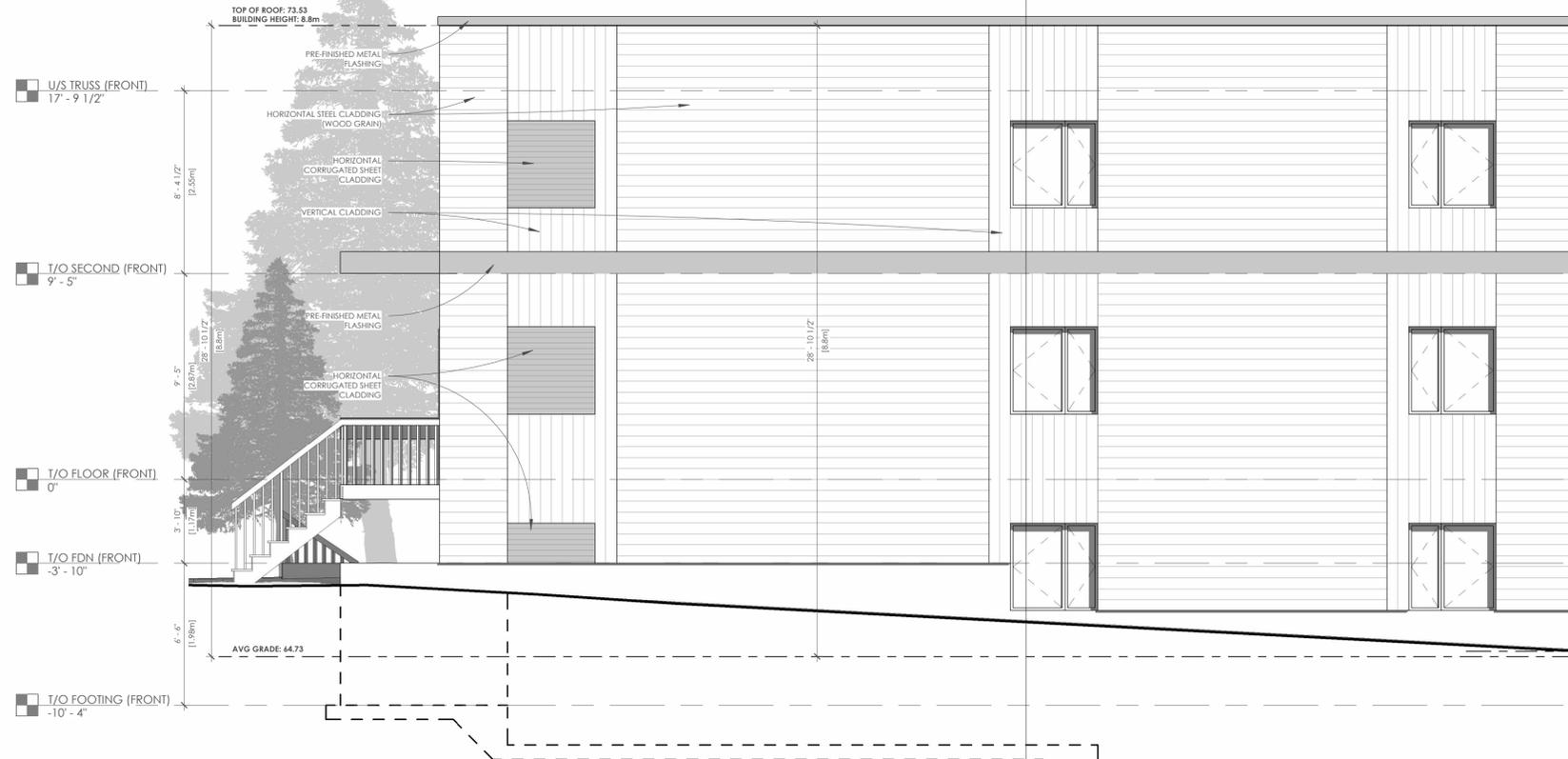
66-2024

SHEET NAME:

SOUTH ELEVATION

NOT FOR CONSTRUCTION

A-201



1 SIDE (SOUTH) - FRONT
1/4" = 1'-0"



2 SIDE (SOUTH) - REAR
1/4" = 1'-0"

CONSULTANTS:

CONSULTANTS:

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PROJECT ADDRESS:

75A & 75B AYLEN AVE

OWNER/CLIENT:

WIESSHORN

REVISIONS:

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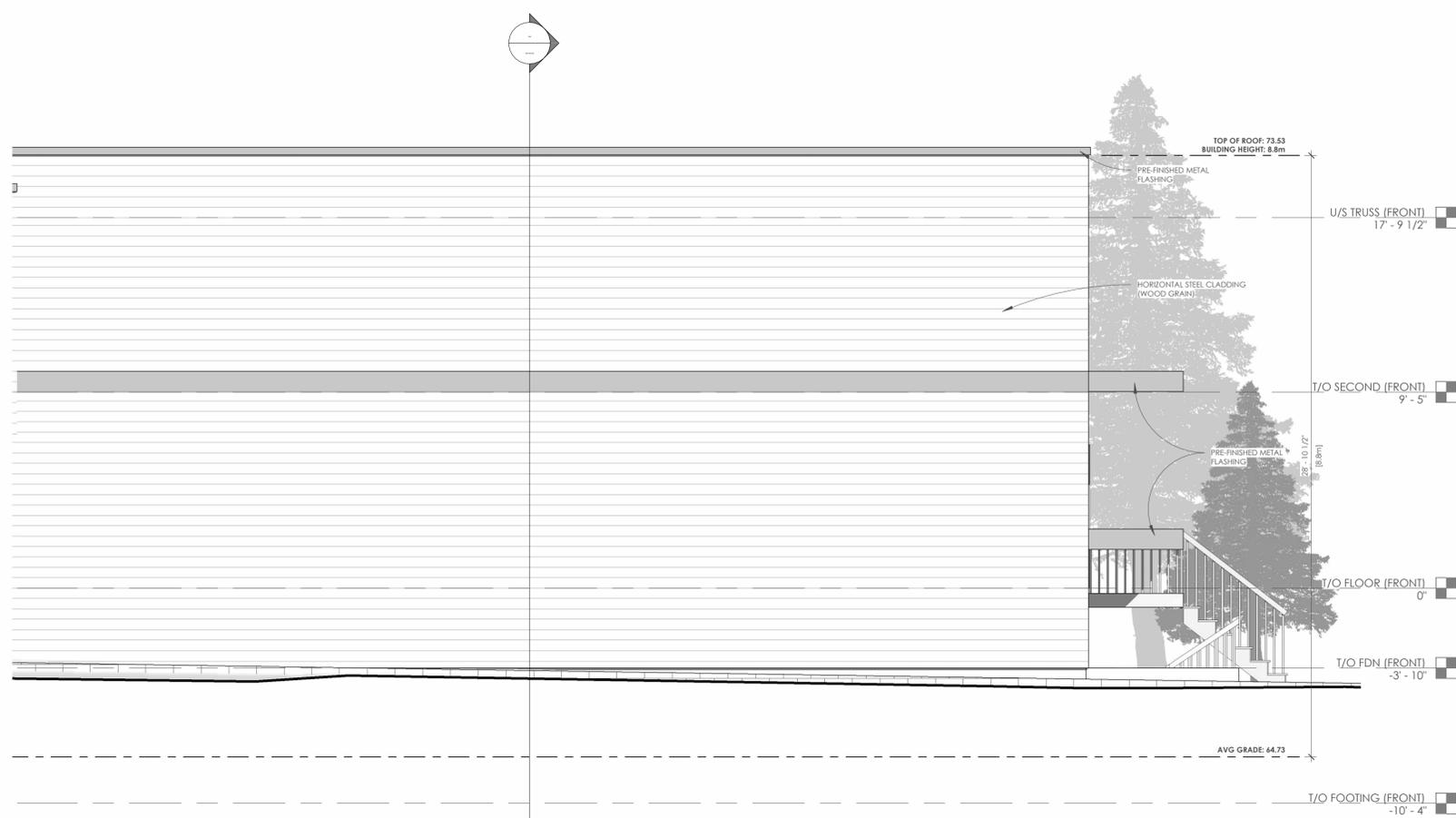
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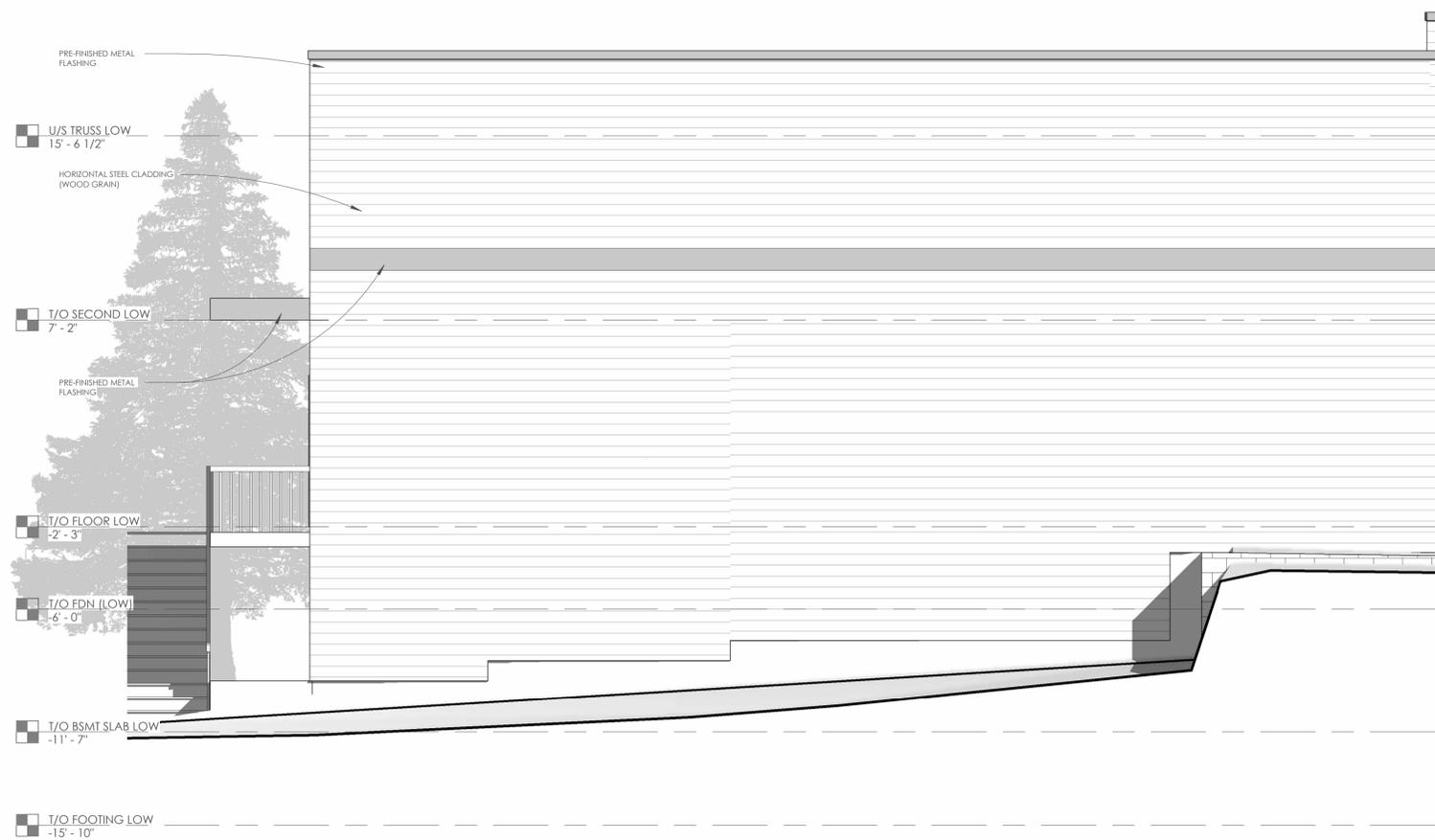
NORTH ELEVATION

NOT FOR CONSTRUCTION

A-202



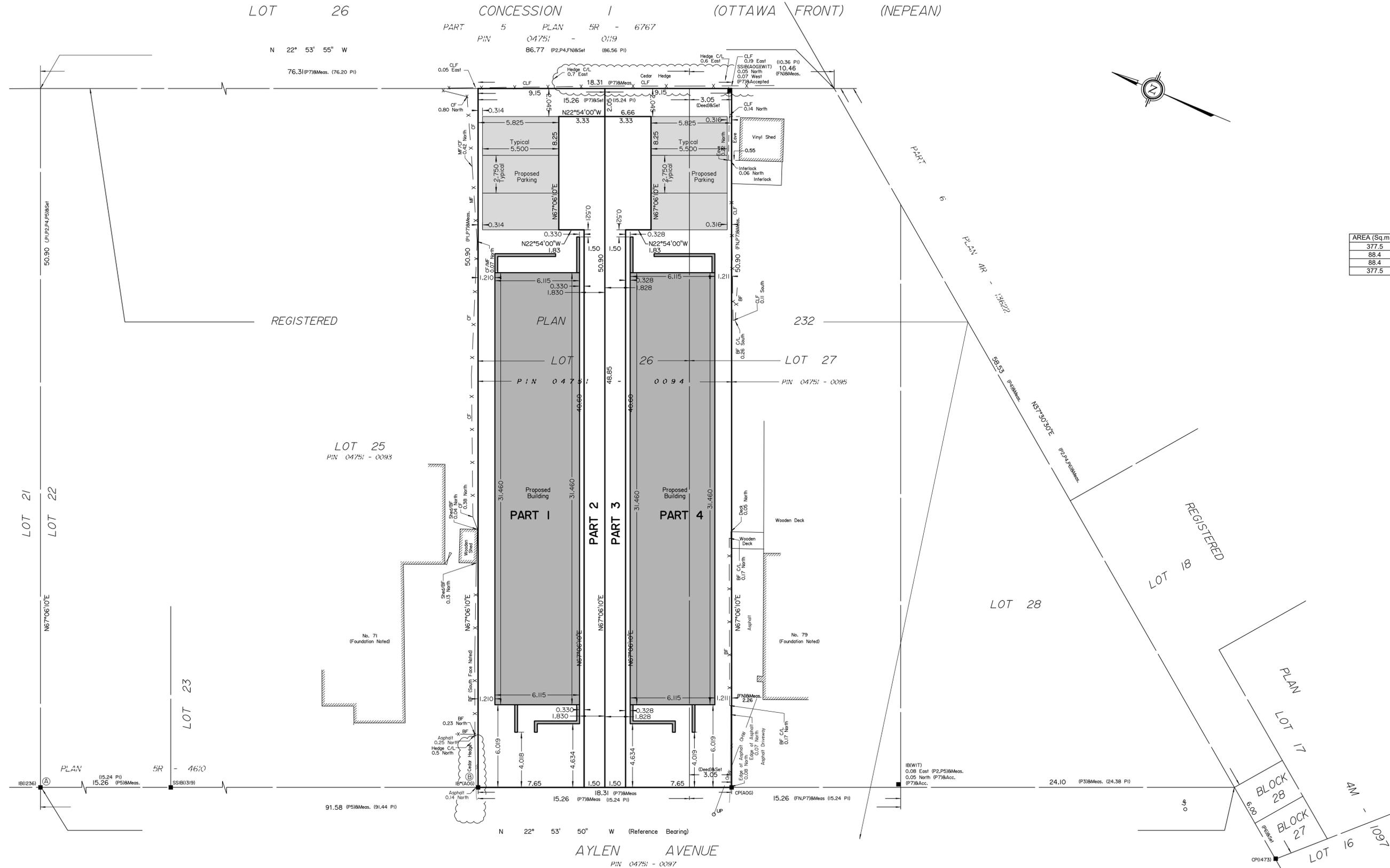
1 SIDE (NORTH) - FRONT
1/4" = 1'-0"



2 SIDE (NORTH) - REAR
1/4" = 1'-0"

Notes & Legend

- Denotes
- " Survey Monument Planted
 - " Survey Monument Found
 - SIB " Standard Iron Bar
 - SSIB " Short Standard Iron Bar
 - IB " Iron Bar
 - CP " Concrete Pin
 - * " Survey Monument 0.3 Long
 - Meas. " Measured
 - Acc. " Accepted
 - (AOG) " Annis, O'Sullivan, Vollebek Ltd.
 - (P1) " Registered Plan 232
 - (P2) " (647) Plan 5R-6767
 - (P3) " (647) Plan July 29, 1983
 - (P4) " Plan 4R-13622
 - (P5) " Plan 5R-4610
 - (P6) " (SG) Plan December 12, 2002
 - (P7) " (AOG) Plan December 17, 2019
 - (FN) " (AOG) Field Note & Survey Records Reference No. 232-23
 - (Deed) " Inst. CR461484
 - CLF " Chain Link Fence
 - BF " Board Fence
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 - CF " Chicken Wire Fence
 - C/L " Centreline
 - — — " Overhead Wires



SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
377.5	1			
88.4	2	PART OF 26	232	ALL OF 04751-0094
88.4	3			
377.5	4	PART OF 26 & 27		

DRAFT PLAN OF SURVEY OF LOT 26 and PART OF LOT 27 REGISTERED PLAN 232 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.



Metric
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The intended plot size of the plan is 914 mm in width by 457 mm in height when plotted at a scale of 1:150.

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Date _____ E. H. Herweyer
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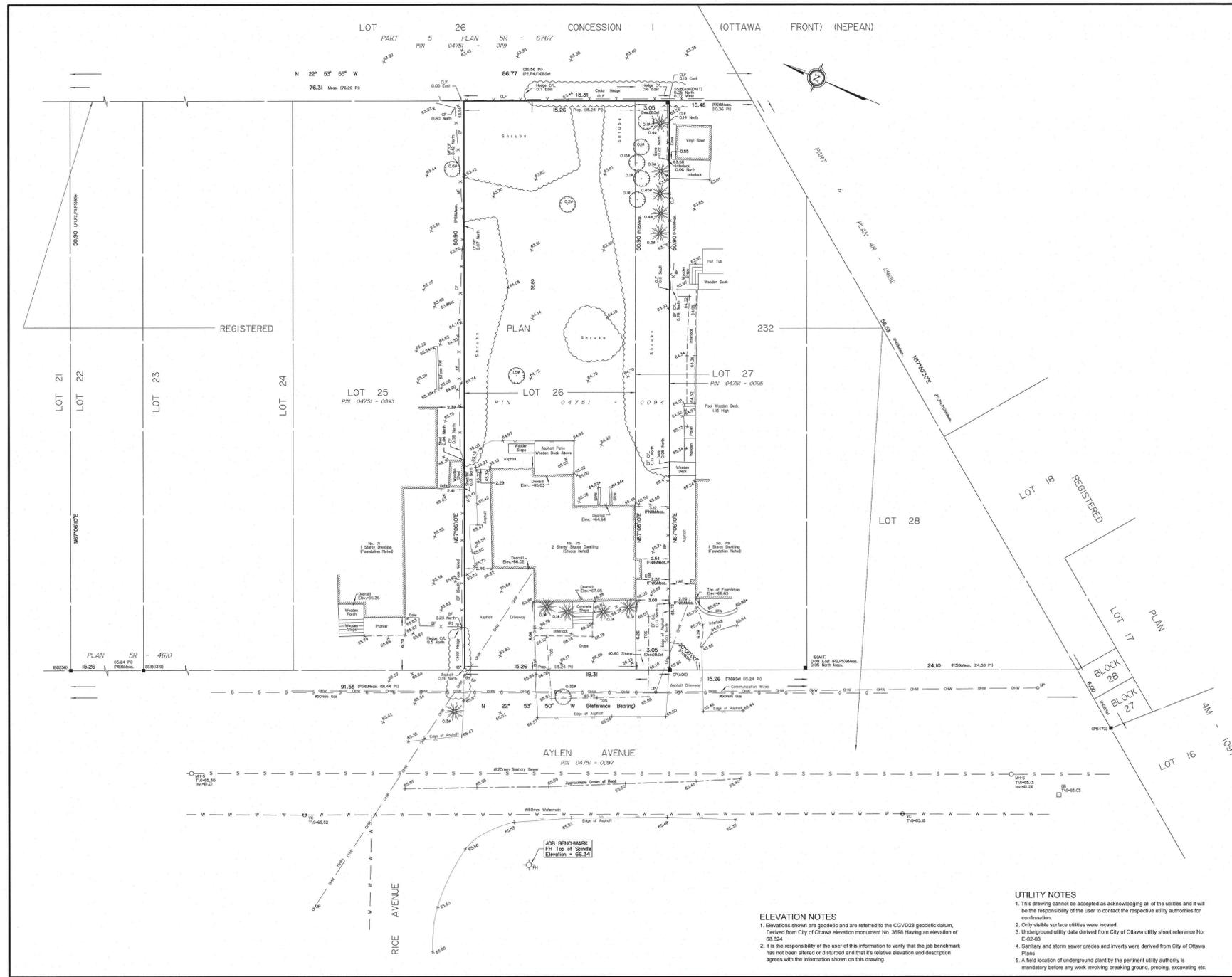
This plan of survey relates to AOLS Plan Submission Form Number V-

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.
 Bearings are grid, derived from easterly limit of Aylen Avenue shown to be N 22°53'50" W on Plan 5R-6767 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 For bearing comparisons, rotation of 8°23'50" counter-clockwise was applied to bearings on P1 & a rotation of 0°05'30" counter-clockwise was applied to bearings on P5.
 Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
 .01919680005 Northing 5027191.26 Easting 361496.76
 .01919750705 Northing 5016816.93 Easting 360806.84
 .Point A Northing 5027093.59 Easting 361679.91
 .Point B Northing 5027037.35 Easting 361703.65

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
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Ontario Land Surveyors Use No. 25066-25 Durable L126 & P1127 PL232 R D2



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 Ontario Land Surveyors Lic. No. 22862-9, 408, 8, 11, 13, 17, 19, 23, 1, 7

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 3. Underground utility data derived from City of Ottawa utility sheet reference No. E-02-03
 4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa Plans
 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.