

Committee of Adjustment
Received | Reçu le

2025-07-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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
0 1.5 3 4.5 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/L) 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
— G —	Underground Bell
— o/w —	Overhead Wires
○ LP	Utility Pole
○ AN	Anchor
○ LS	Light Standard
□ CB	Catch Basin
Inv.	Invert
T/G	Top of Grate
○ B	Gas Meter
△ S	Bollard
WRW	Sign
CRW	Wooden Retaining Wall
SRW	Concrete Retaining Wall
BF	Stone Retaining Wall
PF	Board Fence
□ AC	Plastic Fence
○	Air Conditioner
Ø	Diameter
± 60.00	Location of Elevations
+ 60.00	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

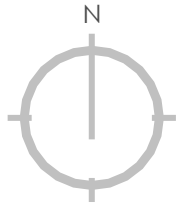
- Elevations shown are geodetic and are referred to City of Ottawa Monument
2016-0327, having an elevation of 80.173 metres and are geodetic and
are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark
has not been altered 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-478-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.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-84242
THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

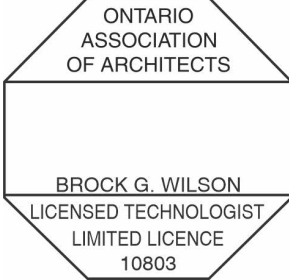
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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, ON K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: annis@anniss.com
Job No. 24803-24 1270 Kilborn PL-19 JG G. TOPO F MF/JS



CONSULTANTS:

CONSULTANTS:

SEAL



DATE ISSUED 2025.06.02

PROJECT NAME:

KILBORN LONG SEMIS

PROJECT ADDRESS:

1270 KILBORN AVE.
OTTAWA, ON,
K1H 6L1

OWNER/CLIENT:

LAMIRA RENTALS

REVISIONS:

IS	RE	DATE	DESCRIPTION
7		2025.06.02	ISSUED FOR PERMIT
5		2025.01.16	ISSUED FOR MINOR VARIANCE
4		2024.12.02	COORDINATION
1		2024.09.24	CLIENT REVIEW

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:

65-2024

SHEET NAME:

SITE PLAN

ZONING INFORMATION

ZONING DESIGNATION: R2F-c ZONE

LOT 1 (NORTH):

LOT AREA (MIN):

FRONTAGE (MIN):

SETBACKS (MIN):

FRONT YARD:
CORNER SIDE YARD:
INTERIOR SIDE YARD:
REAR YARD:

LOT COVERAGE (MAX):

BUILDING HEIGHT (MAX):

DWELLINGS PER LOT (MAX):

REQUIRED

PROPOSED

PREVIOUSLY APPROVED
MINOR VARIANCE

NEW REQUIRED
MINOR VARIANCE

270m²

202.5m²

67.5m²

9m

12.87m

4.0m

4.5m

1.5m

4.5m

3.7m

0.8m

1.5m

1.2m

0.3m

1.2m

6.39m

N/A

8m

7.6m

N/A

LOT 2 (SOUTH):

LOT AREA (MIN):

FRONTAGE (MIN):

SETBACKS (MIN):

FRONT YARD:
CORNER SIDE YARD:
INTERIOR SIDE YARD:
REAR YARD:
INTERIOR YARD AREA:

LOT COVERAGE (MAX):

BUILDING HEIGHT (MAX):

DWELLINGS PER LOT (MAX):

REQUIRED

PROPOSED

PREVIOUSLY APPROVED
MINOR VARIANCE

NEW REQUIRED
MINOR VARIANCE

270m²

234.8m²

35.2m²

9m

18.37m

4.0m

4.5m

1.5m

4.5m

3.7m

0.8m

1.5m

1.2m

0.3m

1.2m

6.39m

2.19m

1.2m + 30% OF LOT WIDTH x REQUIRED LOT DEPTH OF ADJACENT LOT

N/A

8m

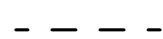
N/A



PROPERTY PIN



PROPERTY LINE



SETBACK LINE



BUILDING ENTRANCE



SITE LOCATION



SITE VICINITY

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LAMIRA ST

N 83° 39' 15" E 15.24m

EXISTING SHEDS
TO BE REMOVED

KILBORN AVE

EXISTING ASPHALT
DRIVEWAY TO BE
REMOVED.

EXISTING SIDEWALK TO REMAIN

N 83° 34' 00" E 12.70m

LOT WIDTH
45' - 13'4"

(13.74m)

PROPOSED SETBACK 4.88m

PROPOSED SETBACK 4.88m

PROPOSED SETBACK 4.88m

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PROPOSED SETBACK 4.88m

1

ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

ISSUED FOR PERMIT

A-100

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Comité de dérogation



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



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

NOT FOR CONSTRUCTION

WILSON
ARCHITECTURAL
DESIGN

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

BW
BROCK WILSON
REGISTERED B.C.I.N.
CPHD, CET, 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:

1	IS	RE	2025.01.16	ISSUED FOR MINOR VARIANCE	DESCRIPTION
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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

A-200

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WILSON
ARCHITECTURAL
DESIGN

CONSULTANTS:

CONSULTANTS:

SEAL
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DRAWN BY: E.ELEVERT

CHECKED BY: B.WILSON

DESIGNED BY: E.ELEVERT

PROJECT NUMBER:

65-2024

SHEET NAME:

SIDE ELEVATIONS



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



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

NOT FOR CONSTRUCTION

A-201