

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of Survey of
LOT 18
REGISTERED PLAN 712
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 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
 Ontario Land Surveyor

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

ANNIS, O'SULLIVAN, VOLLEBEK 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.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-75403

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

Notes & Legend

	Denotes Survey Monument Planted
	Survey Monument Found
	Standard Iron Bar
	Short Standard Iron Bar
	Iron Bar
	Concrete Monument
	Witness
	Measured
	Proportioned
	Calculated Per
	Annis, O'Sullivan, Vollebek Ltd.
	Registered Plan 712
	(1287) Plan dated November 13, 1986
	(1287) Plan dated May 30, 1970
	(Stantec) Plan dated August 15, 2012
	Plan 5R-999
	(JDB) Plan dated July 6, 2012
	Stone Retaining Wall
	Centreline
	South Face Noted
	Chain Link Fence
	Board Fence
	Top of Grate
	Maintenance Hole (Sanitary)
	Gate
	Air Conditioner
	Gas Meter
	Hydro Meter
	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

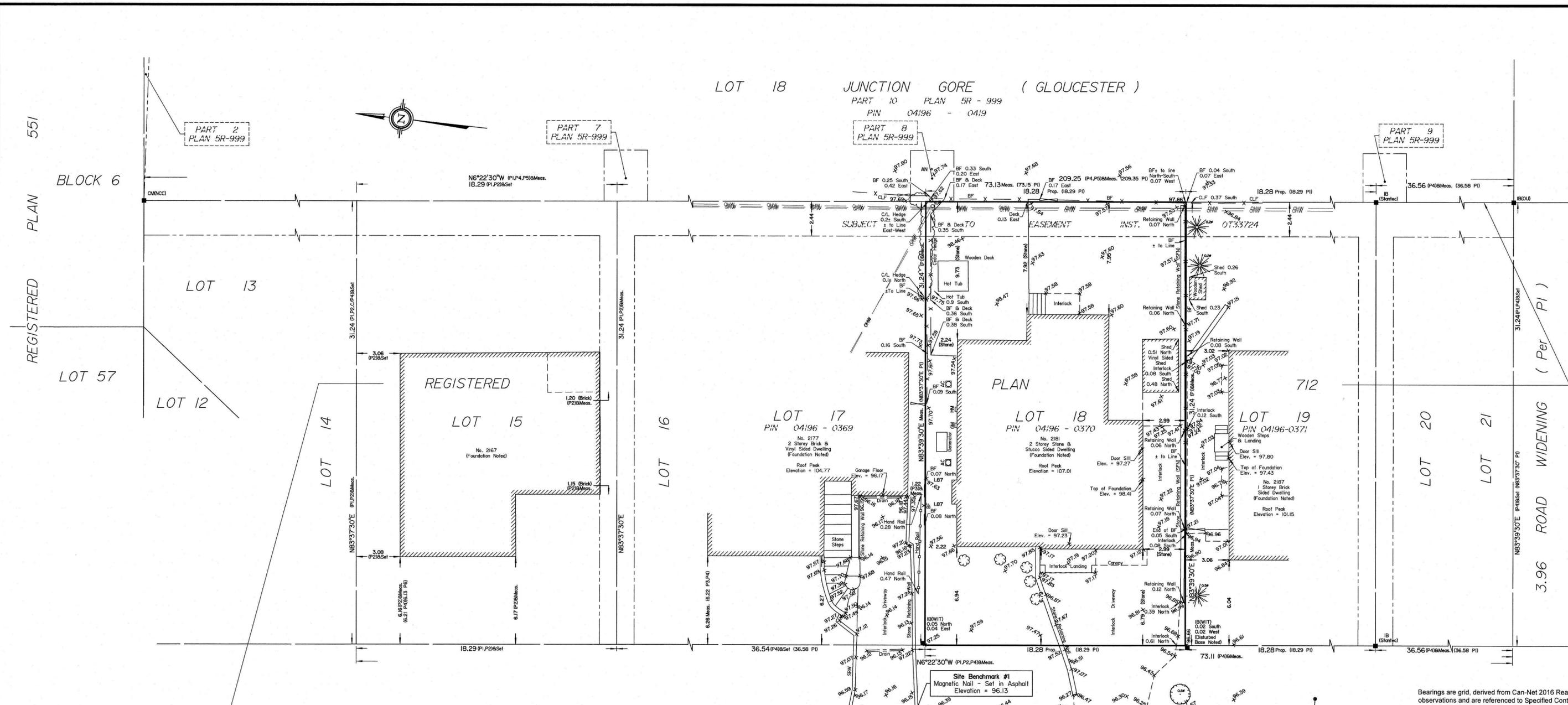
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919880105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparisons 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 its 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.

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 Nepean, Ont. K2E 7S6
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 Email: info@annisov.com
 Ontario Land Surveyors Job No. 23591-24 Laurentia L18 RPT12 D-E F ISW



551
 REGISTERED PLAN
 BLOCK 6

Committee of Adjustment
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2025-06-10
 City of Ottawa | Ville d'Ottawa
 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 - ZONE REQUIRED MINIMUM: 1.2 m
- TOTAL FOR BOTH SIDE SETBACKS: 3.02 m - ZONE REQUIRED MINIMUM: 3.6 m

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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

GRAPHIC SCALES

REVISIONS

ISSUED FOR CLIENT

JUNE 9, 2025

DISTINCT
CONCEPTS
ARCHITECTURAL DESIGN

2181 QUINN CRESCENT OTTAWA
PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

SUMMARY

SCALE

MAY 5, 2025

A 1

DRAWING No.

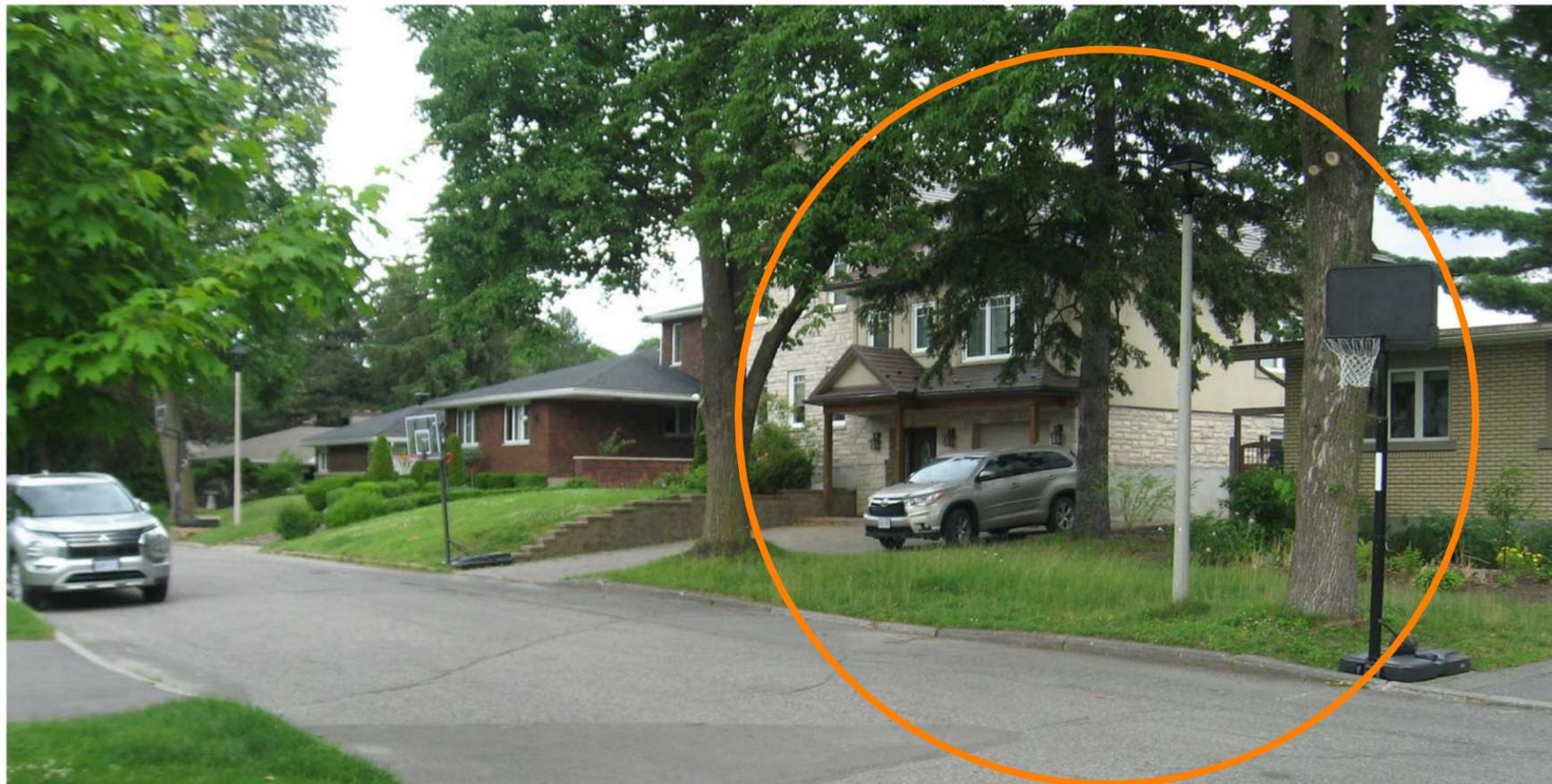
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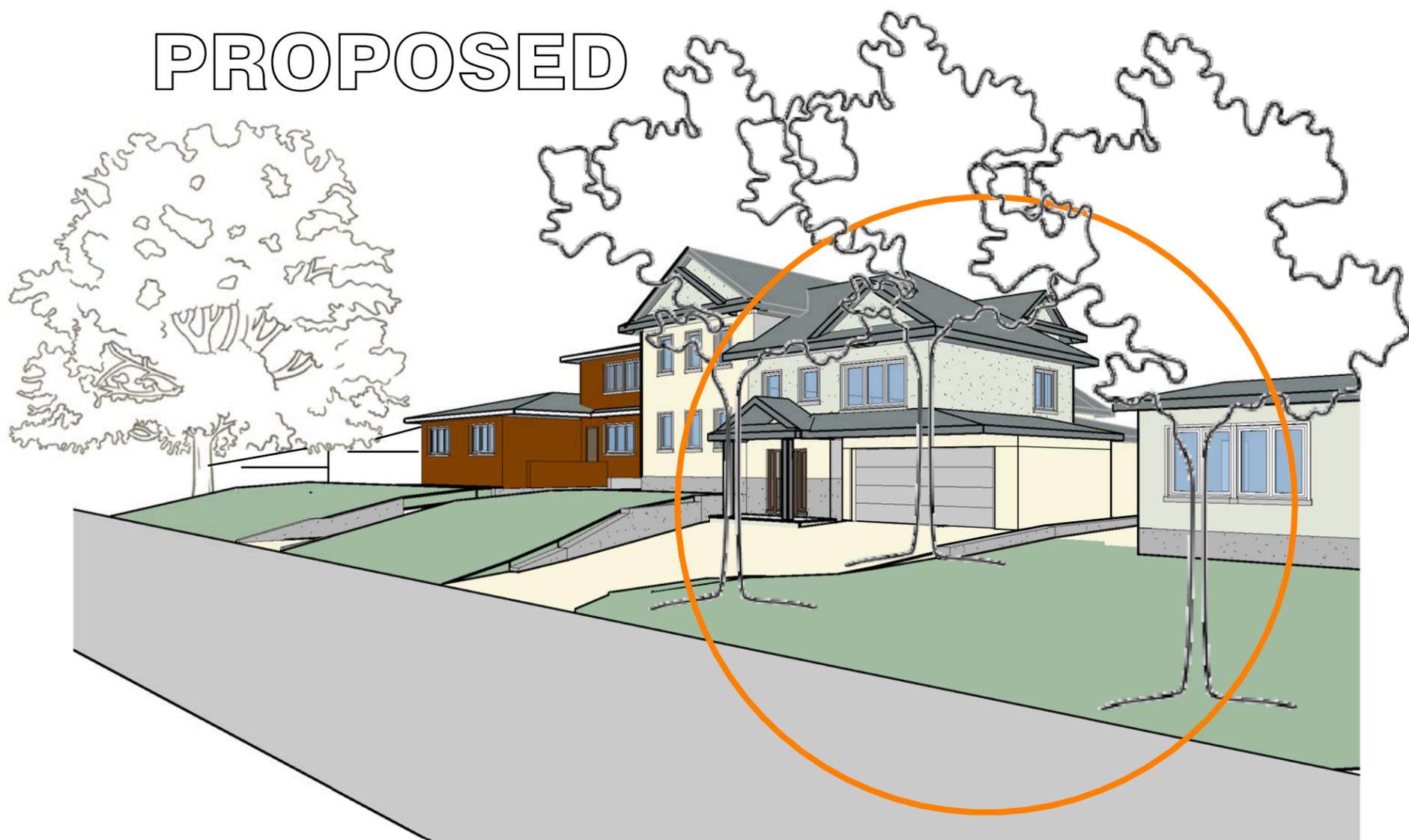
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STREET VIEW EXISTING



STREET VIEW PROPOSED



GRAPHIC SCALES

REVISIONS

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PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

STREET VIEW - EXISTING AND PROPOSED

SCALE

MAY 5, 2025

A 2

DRAWING No.

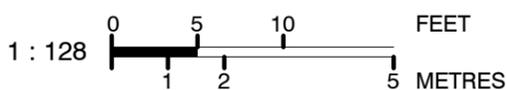
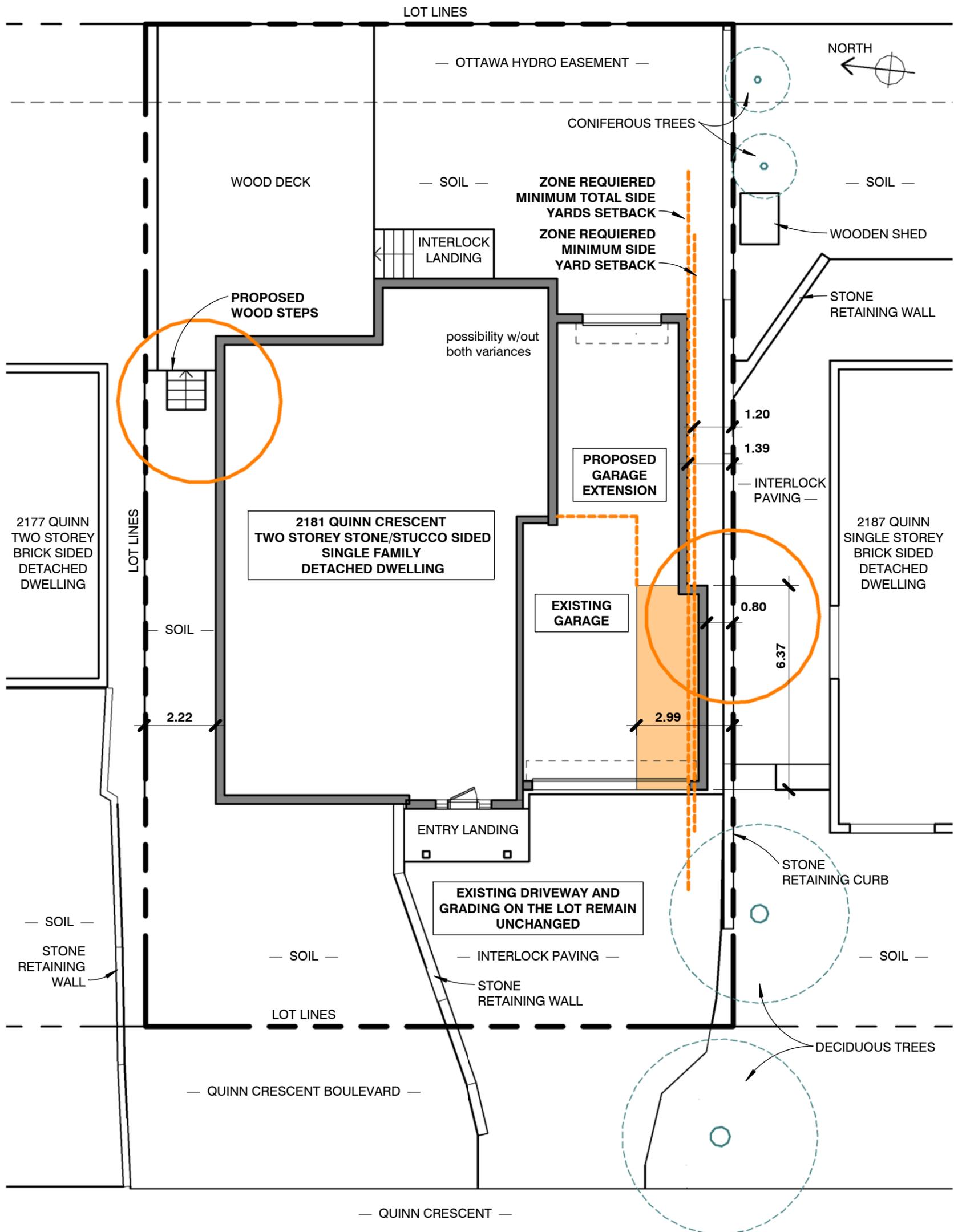
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SITE PLAN PROPOSED



GRAPHIC SCALES

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JUNE 9, 2025

DISTINCT
CONCEPTS
ARCHITECTURAL DESIGN

2181 QUINN CRESCENT OTTAWA
PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

SITE PLAN - PROPOSED

SCALE 1 : 128

JUNE 9, 2025

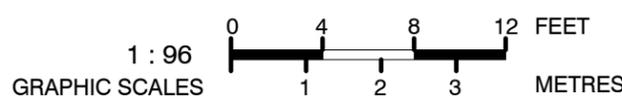
A 4

DRAWING No.

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STREET ELEVATION EXISTING

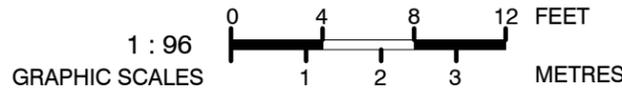
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		STREET ELEVATION - EXISTING SCALE 1 : 96	
	REVISIONS ISSUED FOR CLIENT	JUNE 9, 2025 JUNE 9, 2025	

STREET ELEVATION PROPOSED

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

SOUTH ELEVATION EXISTING

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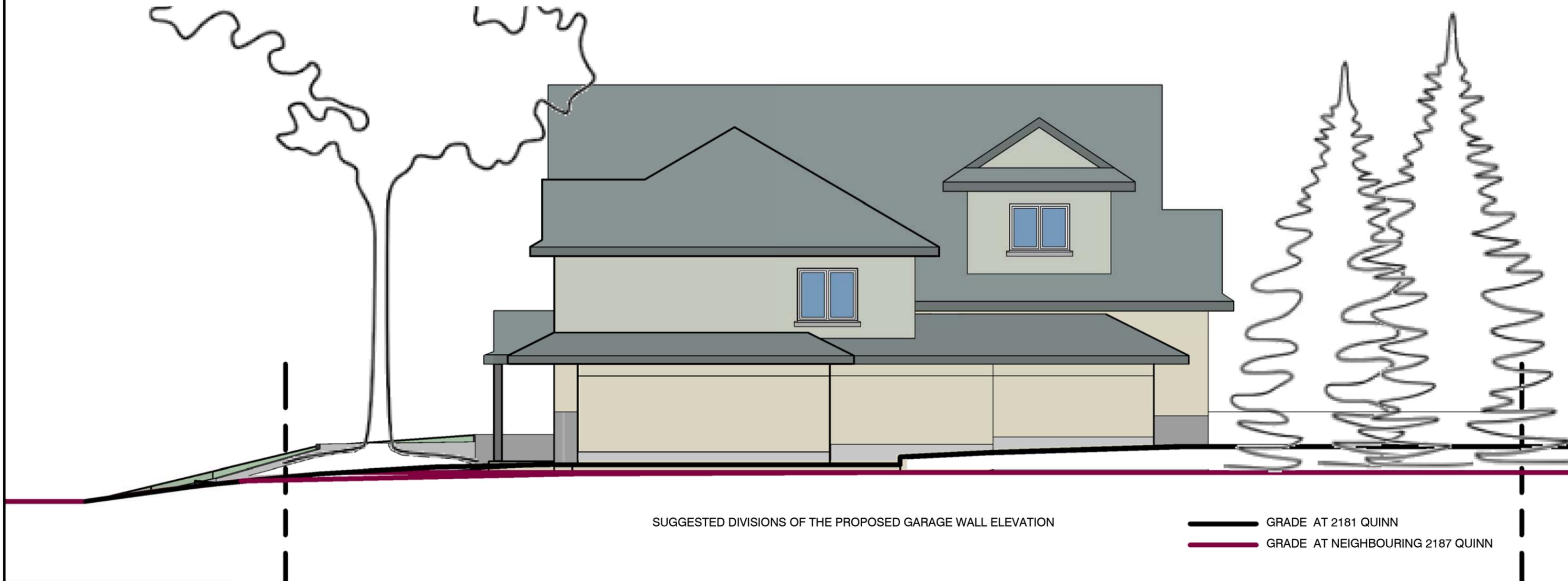
— GRADE AT 2181 QUINN
— GRADE AT NEIGHBOURING 2187 QUINN

1 : 96
GRAPHIC SCALES
0 4 8 12 FEET
1 2 3 METRES

DISTINCT CONCEPTS ARCHITECTURAL DESIGN TEL: 613-731-8421 mail@distinct-concepts.ca	2181 QUINN CRESCENT OTTAWA PROPOSED GARAGE EXTENSION AT EXISTING HOUSE		A 7 DRAWING No.
	SOUTH ELEVATION - EXISTING		
	REVISIONS ISSUED FOR CLIENT	SCALE 1 : 96 MAY 5, 2025	

SOUTH ELEVATION PROPOSED

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1 : 96
GRAPHIC SCALES 0 4 8 12 FEET
1 2 3 METRES

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2181 QUINN CRESCENT OTTAWA
PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

SOUTH ELEVATION - PROPOSED

SCALE 1 : 96

MAY 5, 2025

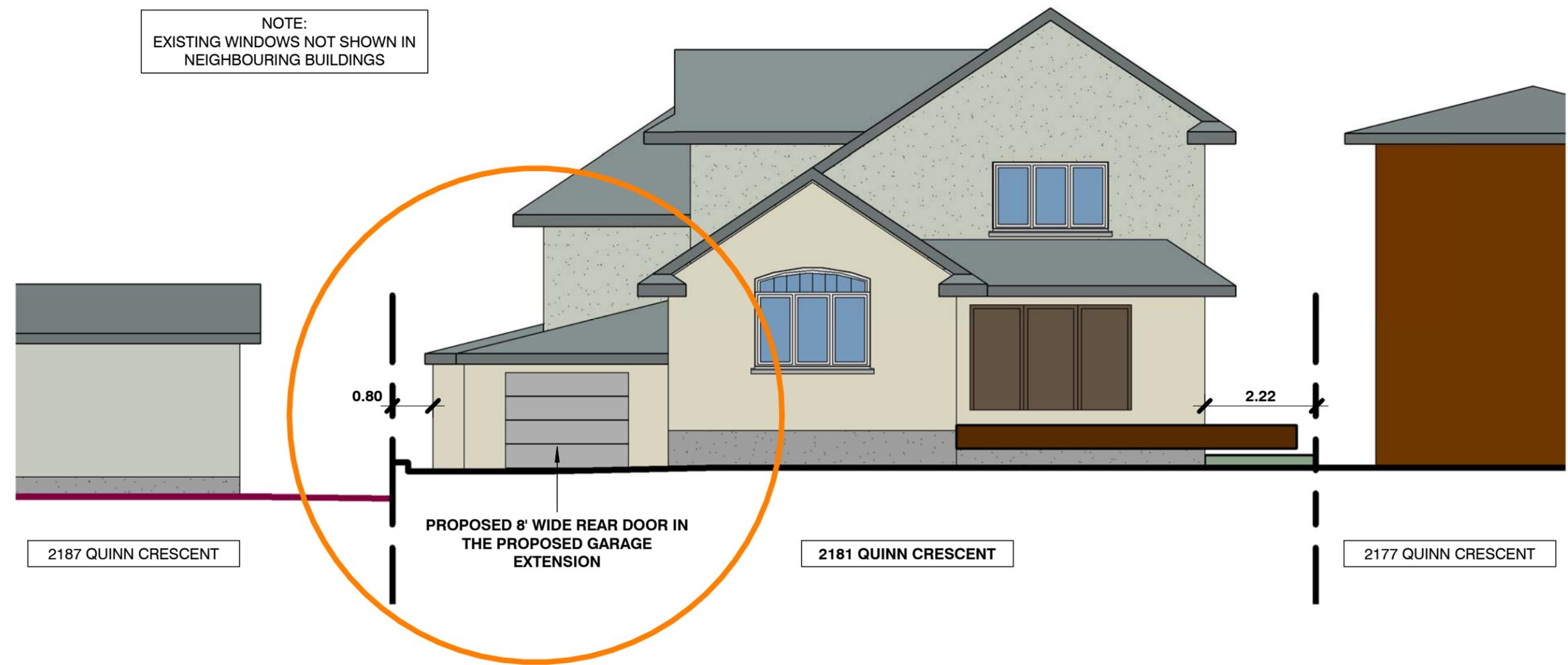
A 8

DRAWING No.

EAST ELEVATION PROPOSED

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NOTE:
EXISTING WINDOWS NOT SHOWN IN
NEIGHBOURING BUILDINGS



GRAPHIC SCALES

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PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

EAST ELEVATION - PROPOSED

SCALE 1 : 96

JUNE 9, 2025

A 9

DRAWING No.