ROADSTARWOOD 838 840 839 1835 836 83 84 182 0 0 OO0 0 0 0 C/L BF — 1.0 North C/L BF — 1.0 North M LANE Traveled) (Not H 0 4 6 8 7 58° 31' 55"\ X 30.43 (P4, P5) & Meas (30.48 PI) X 15.215 (P5) & Set (15.24 P1) 15.215 (P5) & Meas (15.24 P1) 14.215 IB(Wit) 5 629 658 099 1 Storey Vinyl Sided Addition (Siding Noted) 5 99 9 0 9 9 P I N 04687 - 0053 0 4 6 8 7 - 0 2 0 7 0 4 6 8 - 0 2 0 6 No. 35
2 Storey
5.69 Stone & Vinyl
(P5) & Meas Sided Dwelling
(Foundation Neted) 2 Storey Stone & Vinyl Sided Dwelling \mathcal{L} (Foundation Noted Ш 0 0 0 0 0 0 0 0 0 (P4,P5)&Meas (P5) & Meas H 3.10 (P5) & Meas 1.25 (P5) & Meas Q 2.94 (BP) Stone Porch & 15.215 (P5) & Set (15.24 P1) 15.215 (P5) & Meas (15.24 P1) CP(1692) 30.43 (P4, P5) & Meas (30.48 P1) 31' 55" (Reference Bearing)

CLAIRE A VENUE

0 4 6 8 7 - 0 1 5 6

S T.

PIN

SURVEYOR'S REAL PROPERTY REPORT PART 1 Plan of

LOTS 1661 & 1662 REGISTERED PLAN 375 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 150

0 1.5 3 6 9 12 15 metre:

Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

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.

Bearing Note

Bearings are grid and are derived from the northerly limit of St. Claire Avenue having a bearing of N 58° 31' 55" E as shown on a plan by (1692) dated September 15, 2017 (Ref 338-17) and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°16'55" counter-clockwise was applied to bearings on (P1).

Notes & Legend

Survey Monument Planted Survey Monument Found -SIB SSIB Standard Iron Bar Short Standard Iron Bar IB Iron Bar Concrete Pin (Wit) Witness Meas Measured (P1) (P2) (P3) (P4) (P5) Registered Plan 375 Plan by (1692) dated January 27, 2015 (Ref. 521-14) Plan by (AOG) dated May 3, 1976 Plan by (1692) dated May 7, 2016 (Ref. 236-15) Plan by (1692) dated September 15, 2017 (File No. 338-17) **Utility Pole** Gate SRW C/L BP Stone Retaining Wall Centreline Brick Pilaster **Board Fence**

> Committee of Adjustment Received | Reçu le

2025-07-04

City of Ottawa | Ville d'Ottawa

Comité de dérogation

PART 2

- 1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
 - No rights-of-way or easements were found to be registered against the
- subject property.
 2. PROPERTY IMPROVEMENTS
 - The location of the fencing and retaining walls in relation to the property lines are noted on the plan.
- 3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
 Compliance is not certified by this report.
- 4. ADDITIONAL REMARKS
- Site Area=417.7 sq.m.

THIS REPORT WAS PREPARED FOR:

<u>Maria Di Petta</u> ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

Surveyor's Certificate

I certify that :

 This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.

The survey was completed on the 11th day of June, 2025.



Daniel Robinson Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-109439

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6 TEL. (613) 727-8226 E-mail: info@fsdsurveys.ca

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FILE No.: 179-25

MINOR VARIANCES REQUESTED #35 St. Claire Avenue a) To permit a reduced rear yard setback of 20.71% of the lot depth (6.0 metres), whereas the By-law requires a minimum rear yard setback of 28% of the lot depth (8.11m metres.) [Sec. 144(3), Table 144B] b) To permit a reduced rear yard area of 20.71% of the area of the lot (91.29 square metres), whereas the By—law requires a minimum rear yard area of 25% of the area of the lot (110.19 square metres). [Sec. 144(3), Table 1448] LANE LANE 1.52 PORTION OF LANE UTILIZED FOR CALCULATION OF REAR YARD REQUIREMENTS AS PER EXCEPTION 632 #37 St. Claire Avenue a) To permit a reduced rear yard setback of 20.71% of the lot depth (6.0 metres), whereas the By—law requires a minimum rear yard setback of 28% of the lot depth (8.11m metres.) [Sec. 144(3), Table 144B] 15.215 15.215 19.68' [6.00] REQUESTED SETBAÇK 18.54' [5.65] RANCE FROM HYDRO b) To permit a reduced rear yard area of 20.71% of the area of the lot (91.29 square metres), whereas the By-law requires a minimum rear yard area of 25% of the area of the lot (110.19 square metres). [Sec. 144(3), Table 1448] PERMEABLE TURF = 60m PERMEABLE TURF = 60m2 RIVER WASH = 31.2m² SOFT LANDSCAPING AREA = 52% RIVER WASH = 31.1m² SOFT LANDSCAPING AREA = 51.8% REAR YARD AREA REAR YARD AREA $= 91.29m^2 (20.71\%)$ = 91.29m² (20.71%) EXISTING BUILDING RIVER WASH LINE OF REQUIRED SETBACK DRIVEWAY LANDING ENCLOSED SUNROOM **ENCLOSED SUNROOM** & STEPS LANDING YARD SETBACK PERMEABLE TURF OVERHEAD WIRES __& STEPS 15.32 15.40 Vinyl Sided Shed SOD OR PLANTINGS FENCE 19.12' [5.83] 1.32-1.33-28.97 LOT DEPTH 77 45 LOT COVERAGE = 36.8% INCLUDING SUNROOM LOT COVERAGE = 37.9% INCLUDING SUNROOM AC No. 39 2 STOREY DWELLING #37 #35 EXISTING 2+STOREY DWELLING -1.69 EXISTING 2-STOREY DWELLING LOT AREA = 440.7m² -1.68 LOT AREA = 440.7m² 2.02 1.23-1.23-Cedar Hedae 1.25-1.23-3.10 Porch & Steps Porch & Steps 0.75 — -18.82 [5.74] 15.215 15.215 CLAIRES T. AVENUE SITE PLAN SCALE = 1:150 1 0 15 METRES

MD

MIROCA DESIGN
INCORPORATEO SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 Concourse Ga Unit 47 Ottawa, Ontario K2E 7V7

TEL: 613-274-2653 FAX: 613-274-7085

CELEBRATING 35

YEARS

DESIGN BUILD

CONTACT@MIROCADESIGN.

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.

COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.

3. FOOTINGS DESIGNED FOR 2000 P.S.

OILS CONSULTANT PRIOR TO POURING ONCRETE.

O NOT SCALE THE DRAWINGS.

THE OWNER / GENERAL CONTRACTO IALL CONFIRM ALL UTILITY EASEMEN ID OR SETBACK REQUIREMENTS BEF

 THE GENERAL CONTRACTOR SHALL CONFIRM ALL FROST PROTECTION DETAILS ON SITE WITH A GEOTECHNIGAL ENGINEER BEFORE FORMING.

IJED FOR APPLICATION TO

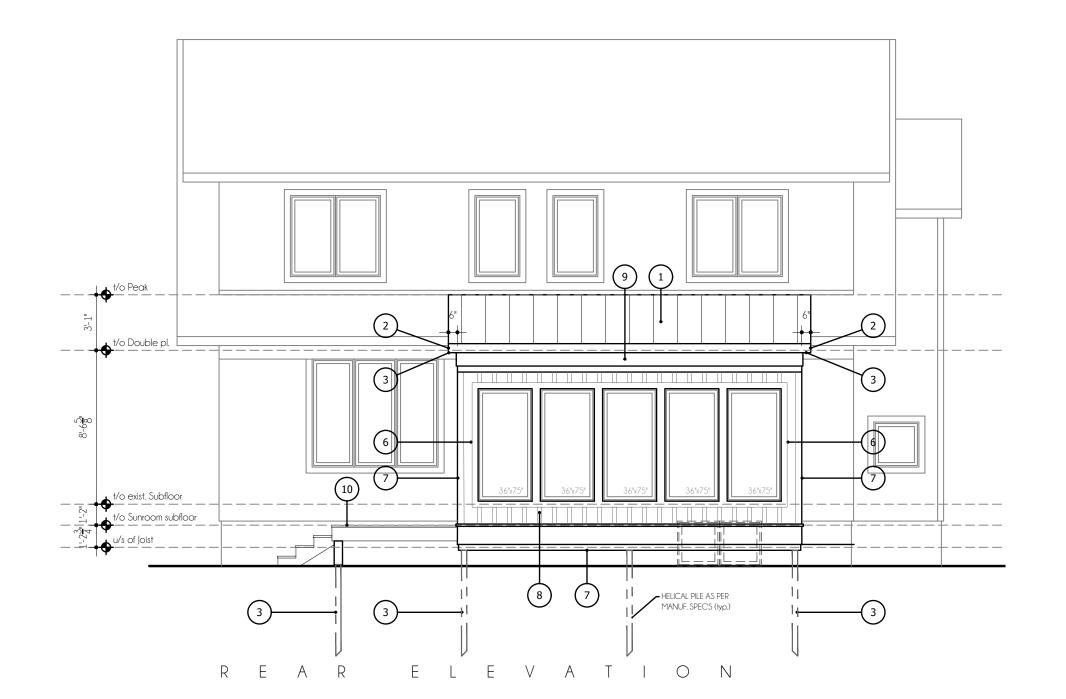
REVISIONS

35 & 37 ST. CLAIRE AVENUE OTTAWA, ON. ENCLOSED SUNROOMS

SHEET TITLE:

PROPOSED SITE PLAN KEY PLAN ZONING INFORMATION MINOR VARIANCES REQUESTED

GGALE: AB SHOWN
DRAWN: M.D.
CHECKEC:
DATE: 2025-MAY
PRINT DATE: 2025-JUN-25



ELEVATION NOTES

- 1. STADNING SEAM METAL ROOFING
- VENTED SOFFIT 3. 4. SCREW PILES

- 5. OUTLINE OF FDN. WALLS
- 6. BOARD & BATTEN SIDING

2. PREFIN. METAL FASCIA

- 7. 4" WOOD TRIM
- 8. 6" WOOD TRIM
- 9. 12" WOOD TRIM
- 10. ¾"x6" WOOD DECKING
- 11. FLASHING
- 12. WOOD CLAD POST

Committee of Adjustment Received | Reçu le

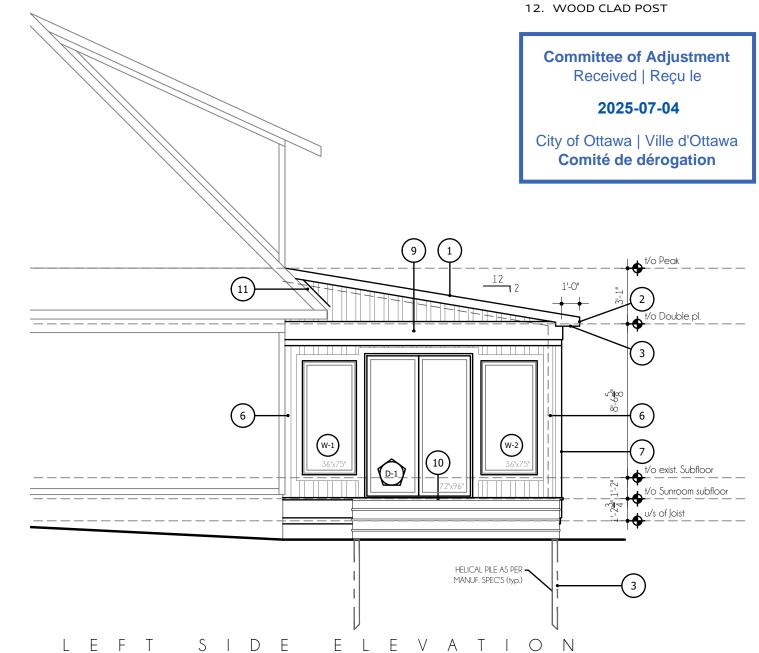
2025-07-04

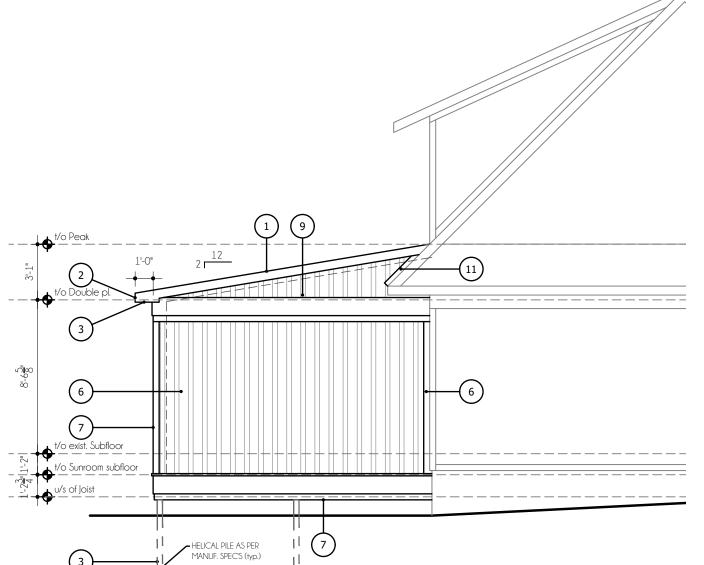
City of Ottawa | Ville d'Ottawa Comité de dérogation



ELEVATION NOTES

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- 9. 12" WOOD TRIM
- 10. ¾"x6" WOOD DECKING
- 11. FLASHING





SIDE

ELEVATION





