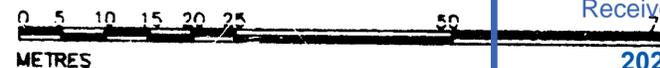


# SURVEYOR'S REAL PROPERTY REPORT

## PART 1) PLAN OF

LOT 2  
REGISTERED PLAN M-282  
TOWNSHIP OF OSGOODE  
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
BY H.A. KEN SHIPMAN SURVEYING LTD. 1992

SCALE 1:750



Committee of Adjustment  
Received | Reçu le

2025-05-28

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

### METRIC

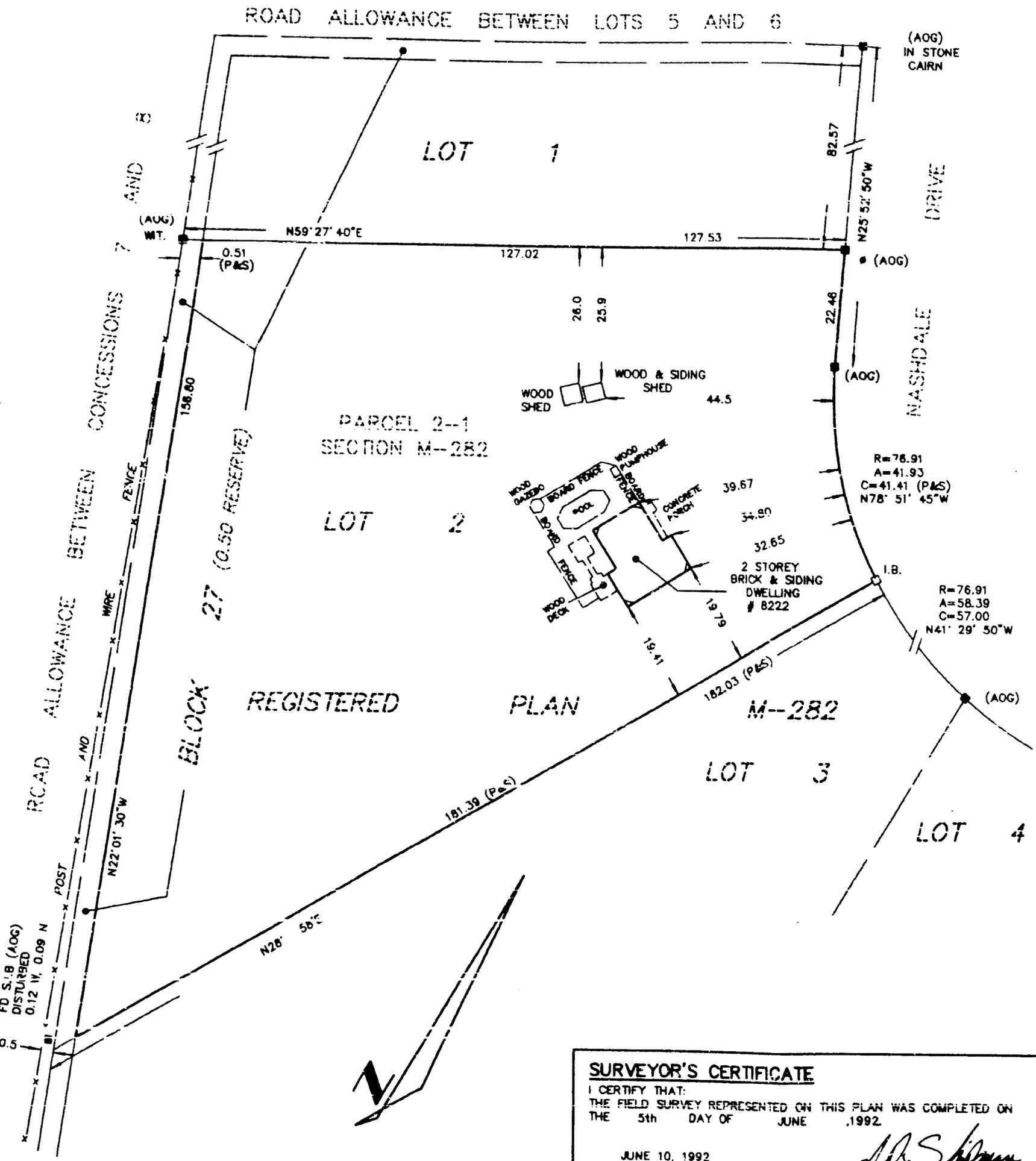
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

### NOTES

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF NASHDALE DRIVE AS SHOWN ON REGISTERED PLAN M-282, HAVING A BEARING OF N25° 52' 50"W.

ALL MONUMENTS FOUND ARE STANDARD IRON BARS UNLESS OTHERWISE NOTED.

- S.I.B. DENOTES STANDARD IRON BAR
- S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- I.B. DENOTES IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES ROUND IRON BAR
- AOG DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- P DENOTES REGISTERED PLAN M-282
- S DENOTES SET
- WIT. DENOTES WITNESS



## SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY

DESCRIPTION OF LAND
LOT 2, REGISTERED PLAN M-282, TOWNSHIP OF OSGOODE
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS
AS SHOWN ON THE PLAN (PART 1)
ENCROACHMENTS
AS SHOWN ON THE PLAN (PART 1)
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS

### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON  
THE 5th DAY OF JUNE, 1992.  
JUNE 10, 1992  
DATE

*H.A. Ken Shipman*  
H.A. SHIPMAN  
ONTARIO LAND SURVEYOR

THIS IS NOT A VALID COPY UNLESS  
SIGNATURE IS EMBOSSED WITH SEAL

**NOTE:** THIS REPORT WAS PREPARED FOR J. McCLARY  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY  
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**H.A. KEN SHIPMAN SURVEYING LTD.**  
P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0

REF. No. OS-701

FILE No.: 92-5-5307

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2025-05-30  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

1. DESIGN IN ACCORDANCE WITH ONTARIO BUILDING CODE (OBC 2024 O. REG. 332/21)
2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
3. ANY ERRORS SHALL BE REPORTED TO DESIGNER AND ENGINEER PRIOR TO CONSTRUCTION
4. DO NOT SCALE DRAWINGS
5. VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED WITHOUT WRITTEN PERMISSION OF THE DESIGNER

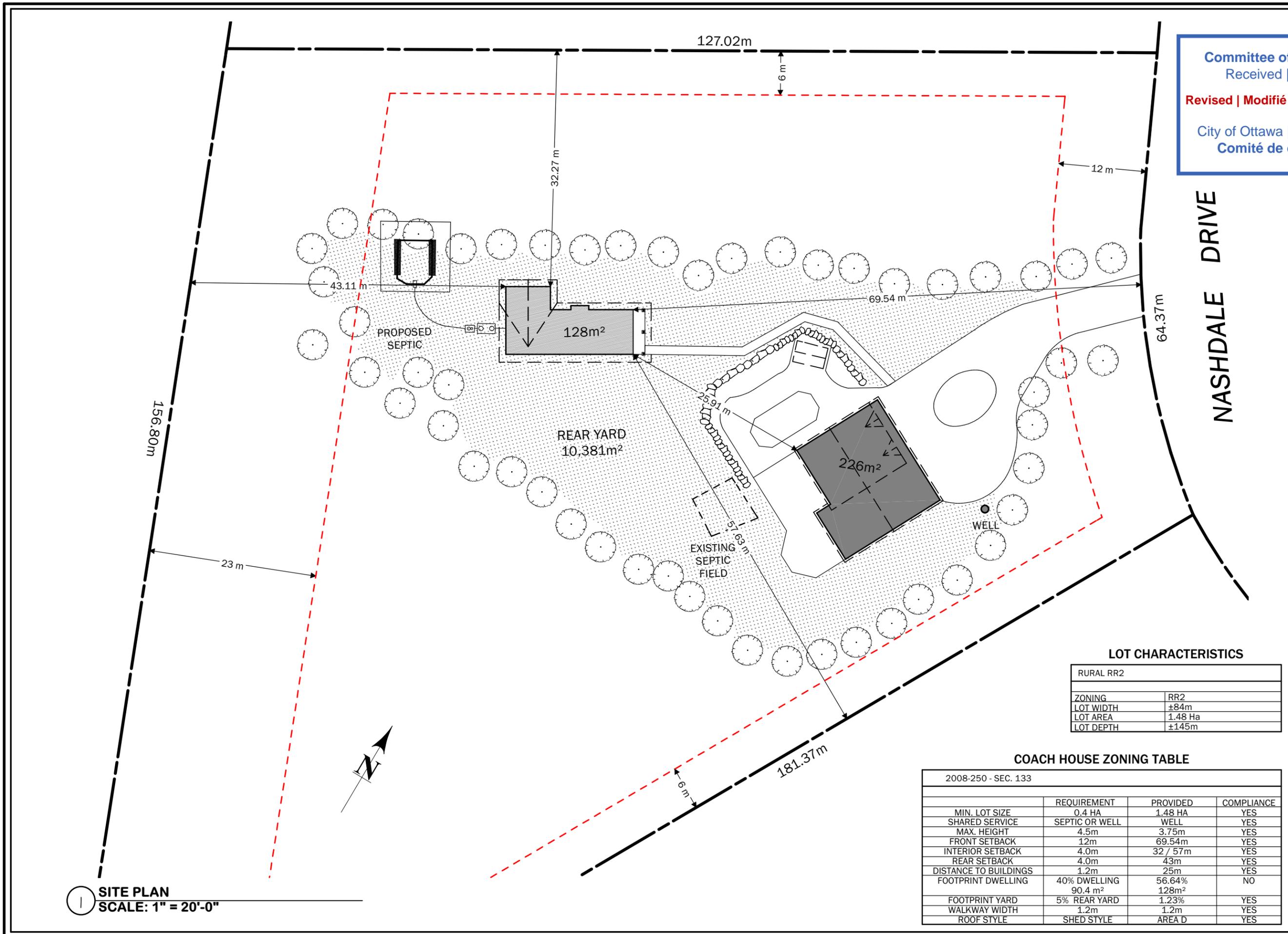
**COACH HOUSE**

**8222 NASHDALE  
OTTAWA, ONTARIO**

**ISSUED FOR MINOR  
VARIANCE  
29 MAY 2025**

**SITE PLAN**

**A-3**



**LOT CHARACTERISTICS**

RURAL RR2	
ZONING	RR2
LOT WIDTH	±84m
LOT AREA	1.48 Ha
LOT DEPTH	±145m

**COACH HOUSE ZONING TABLE**

2008-250 - SEC. 133			
	REQUIREMENT	PROVIDED	COMPLIANCE
MIN. LOT SIZE	0.4 HA	1.48 HA	YES
SHARED SERVICE	SEPTIC OR WELL	WELL	YES
MAX. HEIGHT	4.5m	3.75m	YES
FRONT SETBACK	12m	69.54m	YES
INTERIOR SETBACK	4.0m	32 / 57m	YES
REAR SETBACK	4.0m	43m	YES
DISTANCE TO BUILDINGS	1.2m	25m	YES
FOOTPRINT DWELLING	40% DWELLING 90.4 m²	56.64% 128m²	NO
FOOTPRINT YARD	5% REAR YARD	1.23%	YES
WALKWAY WIDTH	1.2m	1.2m	YES
ROOF STYLE	SHED STYLE	AREA D	YES

**SITE PLAN  
SCALE: 1" = 20'-0"**

Committee of Adjustment  
Received | Reçu le  
**2025-05-28**  
City of Ottawa | Ville d'Ottawa  
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**FRONT ELEVATION**



**RIGHT ELEVATION**

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**COACH HOUSE**

**8222 NASHDALE  
OTTAWA, ONTARIO**

**ISSUED FOR MINOR  
VARIANCE  
26 APRIL 2025**

**EXTERIOR  
ELEVATIONS**

**A-6**



REAR ELEVATION



LEFT ELEVATION

1. DESIGN IN ACCORDANCE WITH ONTARIO BUILDING CODE (OBC 2024 O. REG. 332/21)

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**COACH HOUSE**

**8222 NASHDALE  
OTTAWA, ONTARIO**

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**ISSUED FOR MINOR  
VARIANCE  
26 APRIL 2025**

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**EXTERIOR  
ELEVATIONS**

**A-7**