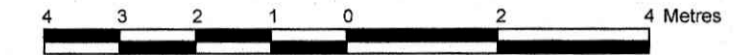


**LOT 93 AND
PART OF RESERVE IN BLOCK E
REGISTERED PLAN 4M-51
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100



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, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 6th day of June, 2025.

June 16, 2025
Date

E. H. Herveyer
E. H. Herveyer
Ontario Land Surveyor

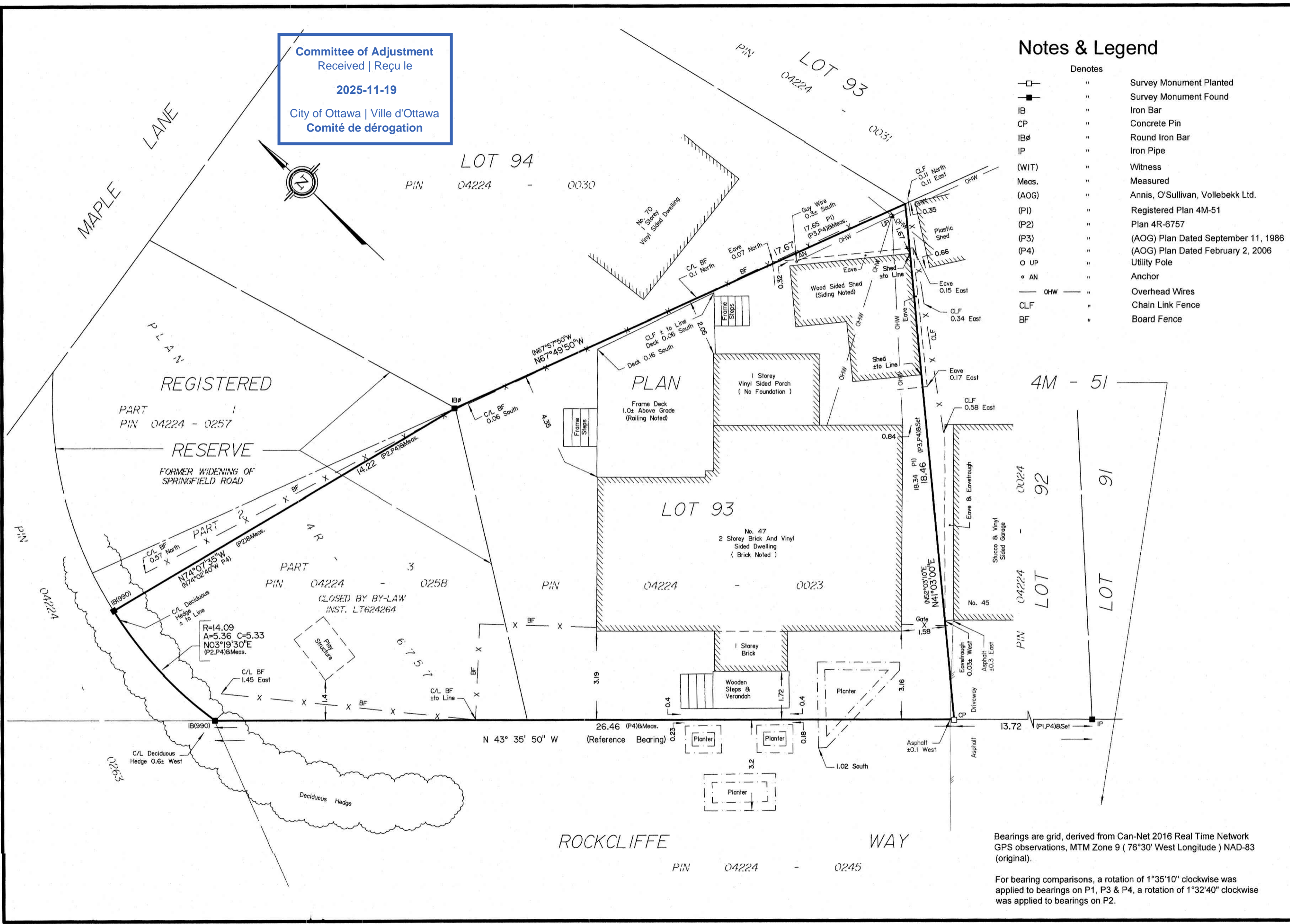
PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: June 16, 2025

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Wei Sanchez Design Studio 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
IB	Iron Bar
CP	Concrete Pin
IB ϕ	Round Iron Bar
IP	Iron Pipe
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 4M-51
(P2)	Plan 4R-6757
(P3)	(AOG) Plan Dated September 11, 1986
(P4)	(AOG) Plan Dated February 2, 2006
o UP	Utility Pole
o AN	Anchor
— OHW —	Overhead Wires
CLF	Chain Link Fence
BF	Board Fence



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2025-11-19

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 1°35'10" clockwise was applied to bearings on P1, P3 & P4, a rotation of 1°32'40" clockwise was applied to bearings on P2.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-103977

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, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@avotd.com

Ontario Land Surveyors Job No. 25175-25 L193 PL. M51 D-E F FS

RCK2401 - SINGLE FAMILY HOUSE ADDITION

WEI SANCHEZ
DESIGN STUDIO

367A CAMBRIDGE STREET NORTH
OTTAWA, ONTARIO, K1R 7B6

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN WORK SHOWN ON THE ATTACHED DOCUMENTS.

REGISTRATION INFORMATION

FIRM BCIN #: WEI SANCHEZ DESIGN STUDIO INC. - 115135

QUALIFICATION INFORMATION

NAME: MARK SANCHEZ
BCIN #: 108349

SIGNATURE

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47 ROCKCLIFFE WAY, OTTAWA, ON

MINOR VARIANCE APPLICATION R4: 11/12/2025

Committee of Adjustment
Received | Reçu le

2025-11-19

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Comité de dérogation



DRAWING LIST

Drawing Index

No.	Sheet Name
-----	------------

A1	SITE PLAN
A3	ELEVATIONS I
A4	ELEVATIONS II

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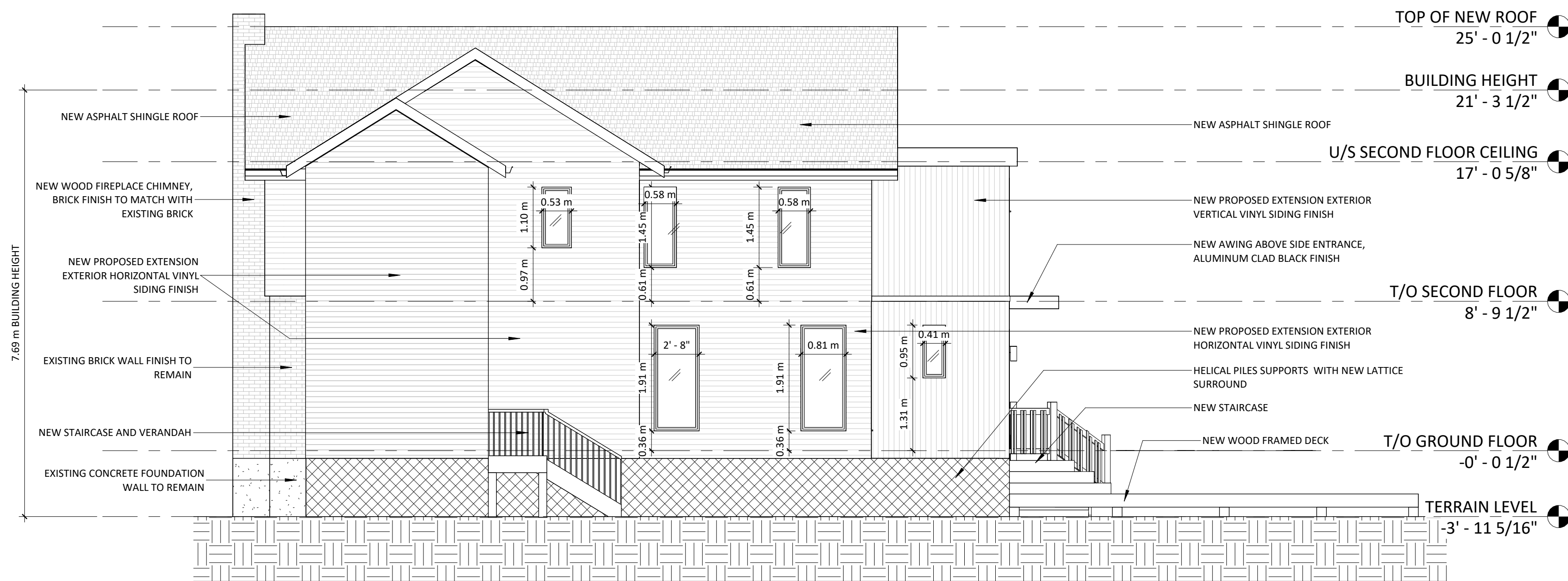
NAME: MARK SANCHEZ
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1 ELEVATION AT WEST FACADE
A3 3/16" = 1'-0"



2 ELEVATION AT EAST FACADE
A3 3/16" = 1'-0"

NO.	REVISION	DATE
1	CONSULTANT COORDINATION	07/14/25
2	CLIENT REVIEW	07/28/25
3	CLIENT REVIEW	08/05/25
4	CLIENT REVIEW	08/08/25
5	MINOR VARIANCE APP.	08/15/25
6	MINOR VARIANCE APP. REV 1	08/29/25
7	MINOR VARIANCE APP. REV 2	10/14/25
8	MINOR VARIANCE APP. REV 3	10/20/25
9	MINOR VARIANCE APP. REV 4	11/12/25

RCK2401 - SINGLE FAMILY HOUSE ADDITION
47 ROCKCLIFFE WAY, OTTAWA, ON

ELEVATIONS I

Project number	RCK2401
Date	11/12/25
Drawn by	PB
Checked by	MS
Scale	3/16" = 1'-0"

A3

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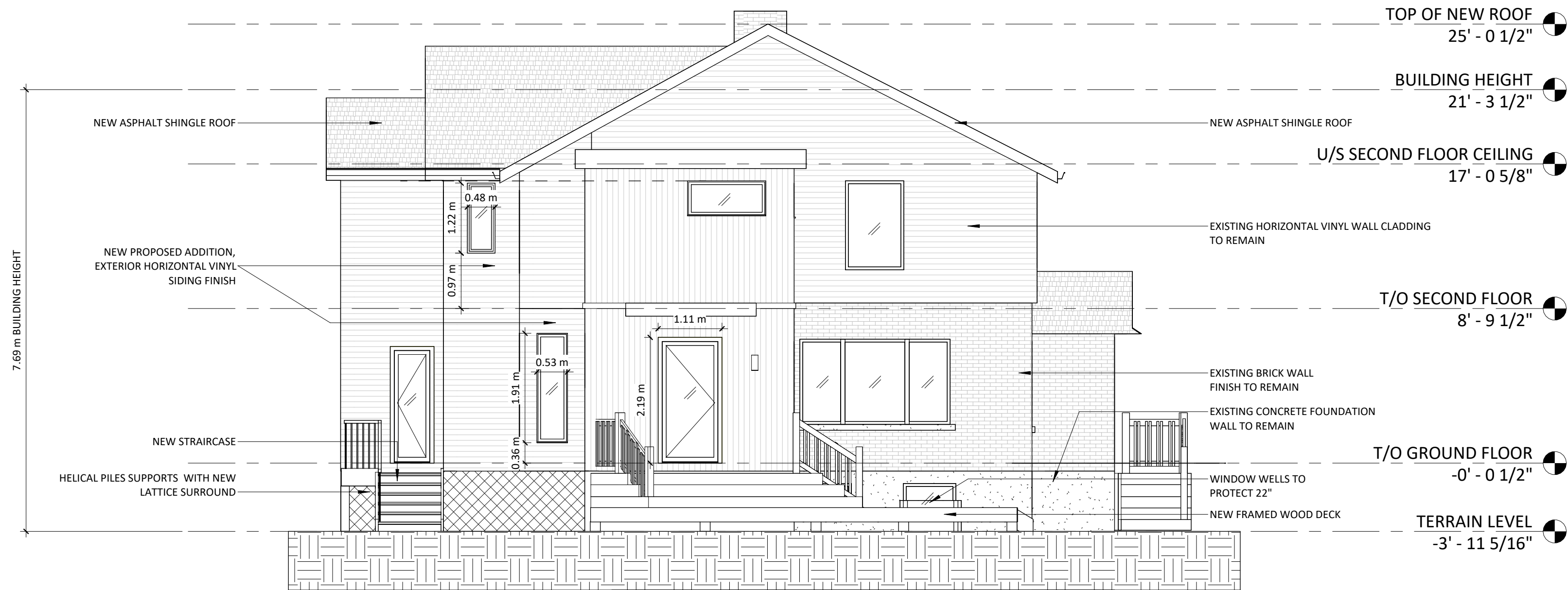
FIRM BCIN #: WEI SANCHEZ DESIGN STUDIO INC. - 115135

QUALIFICATION INFORMATION

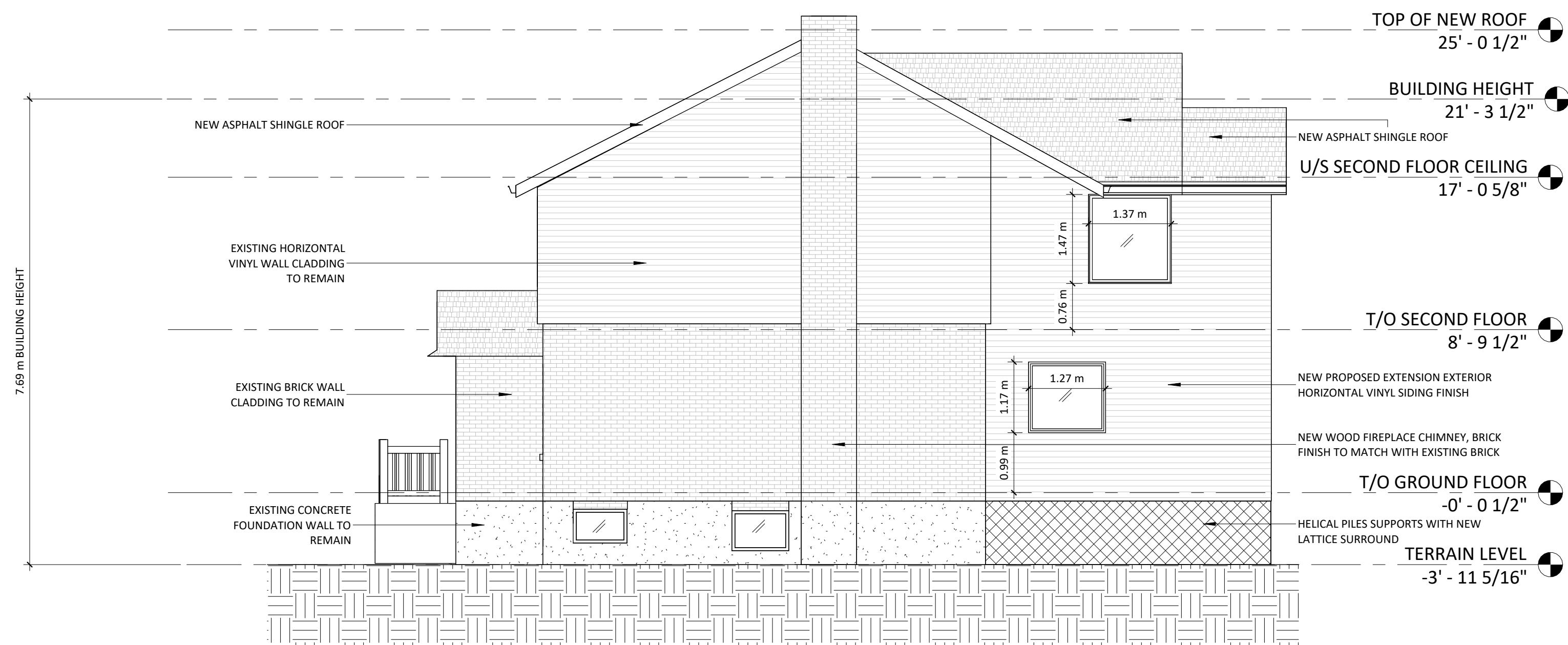
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1 ELEVATION AT NORTH FACADE
A4 3/16" = 1'-0"



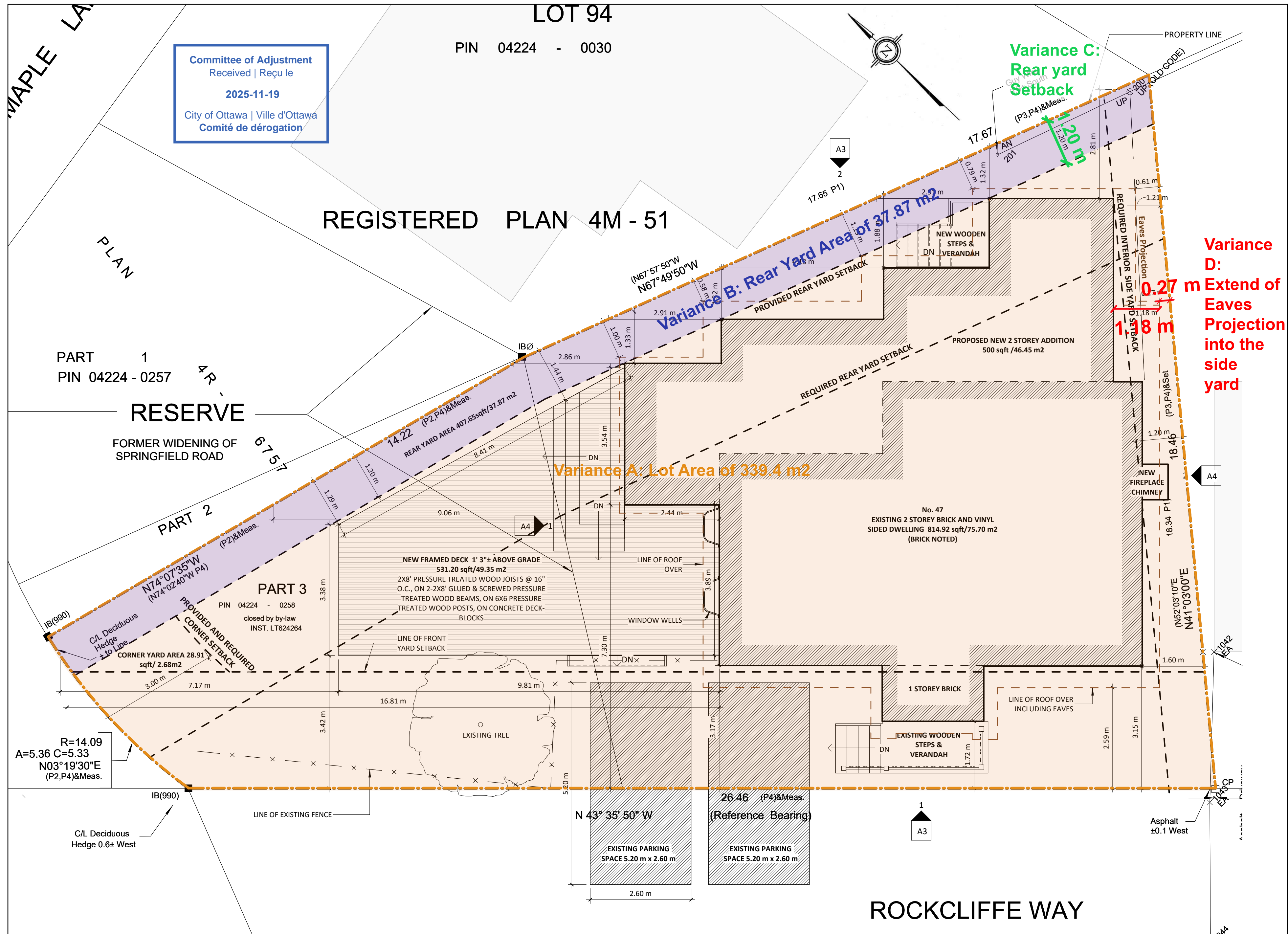
2 ELEVATION AT SOUTH FACADE
A4 3/16" = 1'-0"

NO.	REVISION	DATE
1	CONSULTANT COORDINATION	07/14/25
2	CLIENT REVIEW	07/28/25
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9	MINOR VARIANCE APP. REV 4	11/12/25

RCK2401 - SINGLE FAMILY HOUSE ADDITION
47 ROCKCLIFFE WAY, OTTAWA, ON

ELEVATIONS II

Project number	RCK2401
Date	11/12/25
Drawn by	PB
Checked by	MS
Scale	3/16" = 1'-0"



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LOT 94
 PIN 04224 - 0030

REGISTERED PLAN 4M - 51

PART 1
 PIN 04224 - 0257
 4R -
 RESERVE
 FORMER WIDENING OF
 SPRINGFIELD ROAD

Variance A: Lot Area of 339.4 m²

Variance B: Rear Yard Area of 37.87 m²

Variance C:
 Rear yard
 Setback

Variance D:
 0.27 m Extend of
 Eaves
 Projection into the
 side yard

ROCKCLIFFE WAY

R=14.09
 A=5.36 C=5.33
 N03°19'30"E
 (P2,P4)&Meas.

PART 3
 PIN 04224 - 0258
 closed by by-law
 INST. LT624264

1 STOREY BRICK
 EXISTING WOODEN
 STEPS &
 VERANDAH

A3
 1

EXISTING PARKING
 SPACE 5.20 m x 2.60 m
 26.46 (P4)&Meas.
 (Reference Bearing)
 EXISTING PARKING
 SPACE 5.20 m x 2.60 m

No. 47
 EXISTING 2 STOREY BRICK AND VINYL
 SIDED DWELLING 814.92 sqft/75.70 m²
 (BRICK NOTED)

PROPOSED NEW 2 STOREY ADDITION
 500 sqft /46.45 m²

NEW FRAMED DECK 1' 3"± ABOVE GRADE
 531.20 sqft/49.35 m²
 2X8' PRESSURE TREATED WOOD JOISTS @ 16"
 O.C., ON 2-2X8' GLUED & SCREWED PRESSURE
 TREATED WOOD BEAMS, ON 6X6 PRESSURE
 TREATED WOOD POSTS, ON CONCRETE DECK-
 BLOCKS

REQUIRED INTERIOR SIDE YARD SETBACK

REQUIRED REAR YARD SETBACK

PROVIDED AND REQUIRED
 CORNER SETBACK

LINE OF FRONT
 YARD SETBACK

LINE OF ROOF
 OVER

WINDOW WELLS

LINE OF ROOF OVER
 INCLUDING EAVES

LINE OF EXISTING FENCE

Asphalt
 ±0.1 West



PROPERTY LINE

MAPLE LA
 PLAN

PART 2

PART 3

A3
 2

A4
 1

A4

A3
 1

A4
 2

A4
 2

A4
 2

A4
 2

A4
 2

A4
 2

A4
 2

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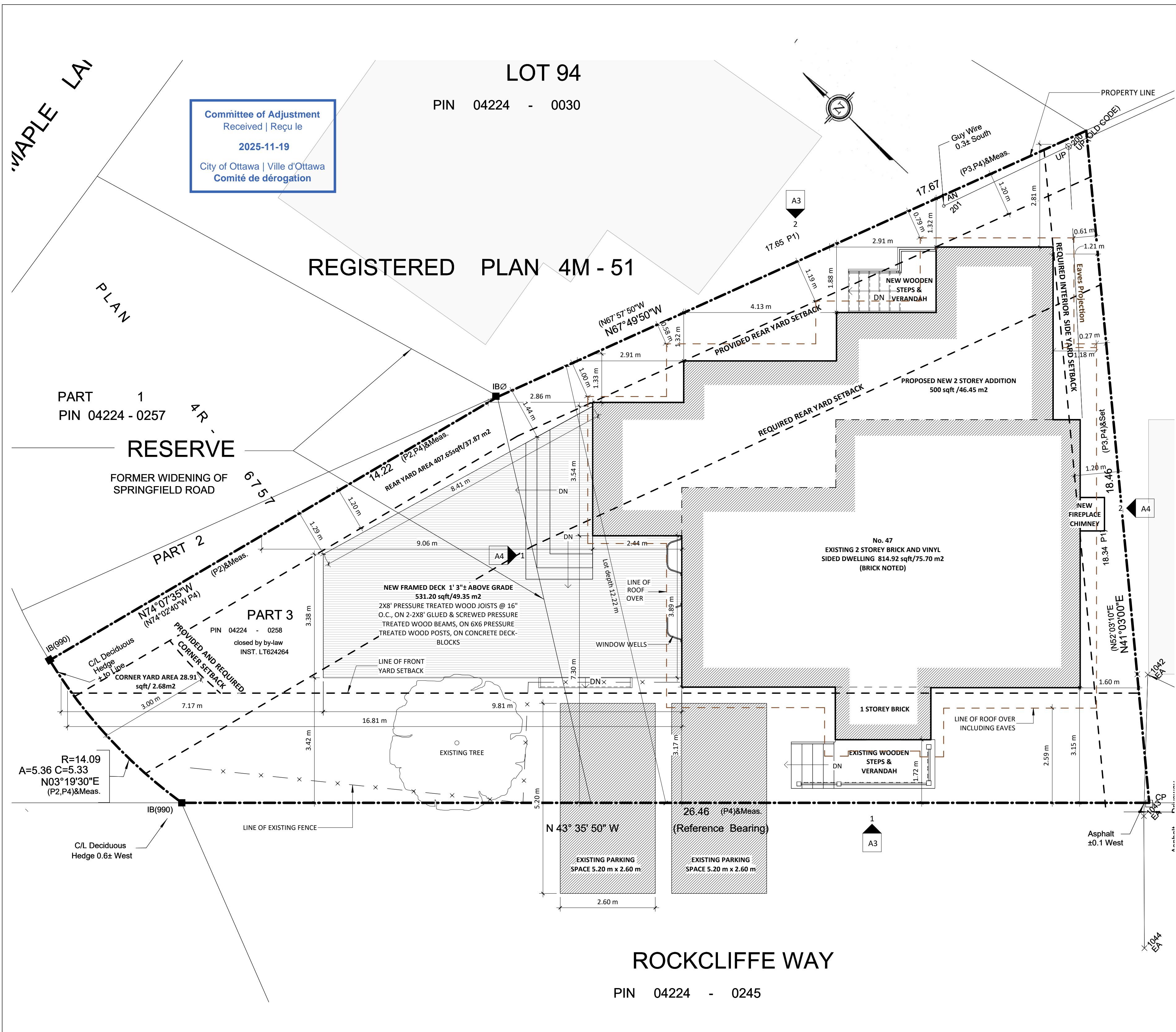
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LOT 94
PIN 04224 - 0030

REGISTERED PLAN 4M - 51

PART 1
PIN 04224 - 0257
RESERVE
FORMER WIDENING OF
SPRINGFIELD ROAD

PART 3
PIN 04224 - 0258
closed by by-law
INST. LT624264

R=14.09
A=5.36 C=5.33
N03°19'30"E
(P2,P4)&Meas.

N 43° 35' 50" W
26.46 (P4)&Meas.
(Reference Bearing)

ROCKCLIFFE WAY
PIN 04224 - 0245

NO.	REVISION	DATE
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RCK2401 - SINGLE FAMILY HOUSE
ADDITION
47 ROCKCLIFFE WAY, OTTAWA, ON

SITE PLAN

Project number	RCK2401
Date	11/12/25
Drawn by	PB
Checked by	MS
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A1