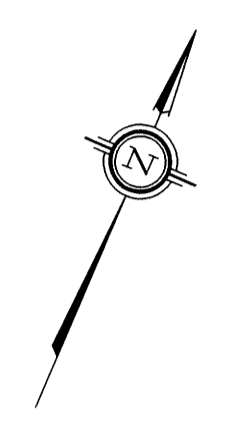
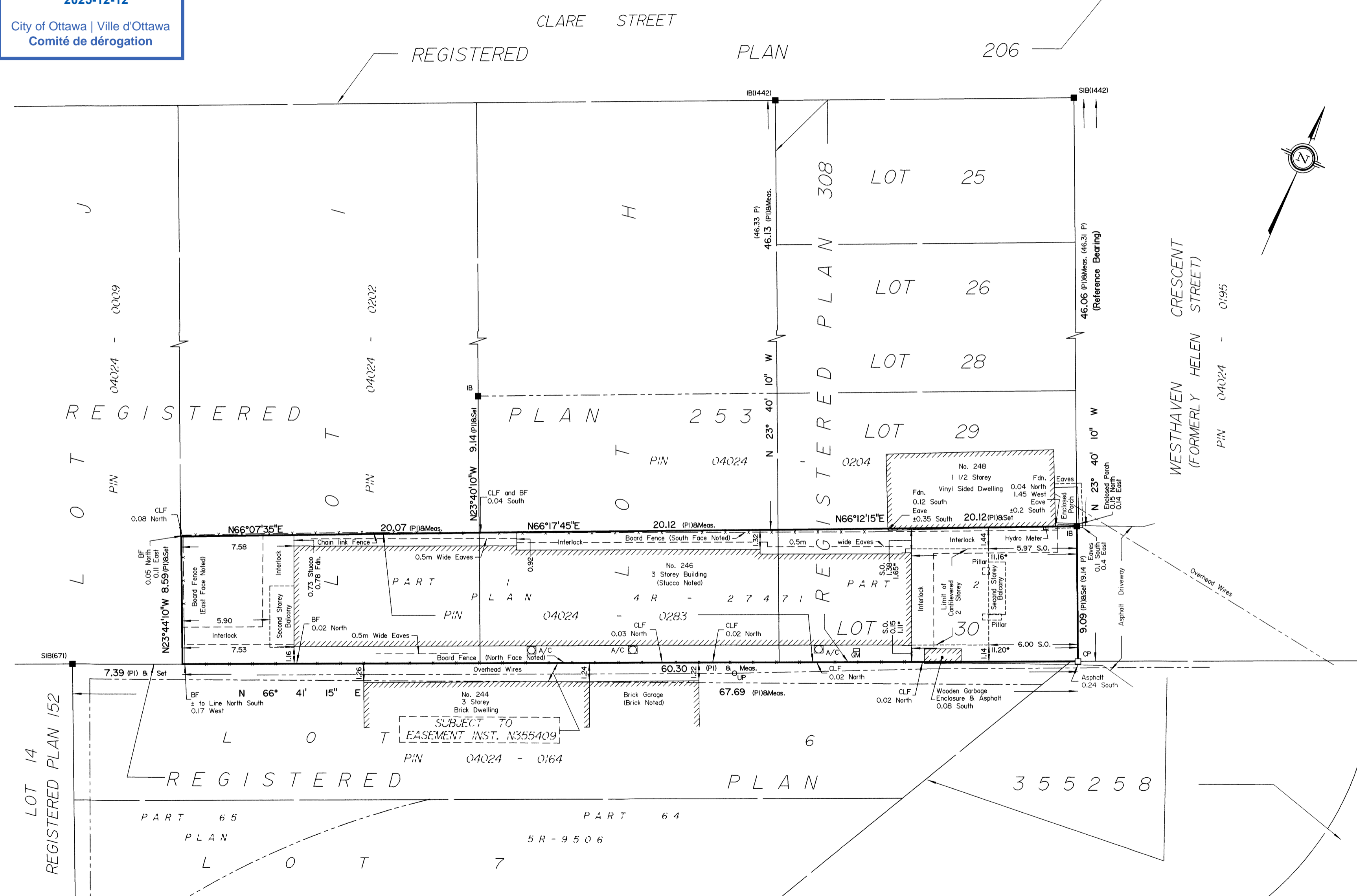


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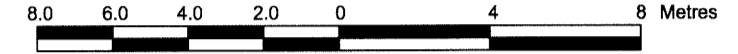
Committee of Adjustment
Received | Reçu le
2025-12-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

PART OF LOTS H AND I
REGISTERED PLAN 253
AND ALL OF LOT 30
REGISTERED PLAN 308
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
Scale 1 : 200



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,
Surveyors Act, the Land Titles Act and the regulations made under them.
2. The survey was completed on the 7th day of November, 2016.

December 8, 2016 Date
A.J. Broxham
Andrew J. Broxham
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: December 8, 2016

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
M. Baroud ("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
1999995

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

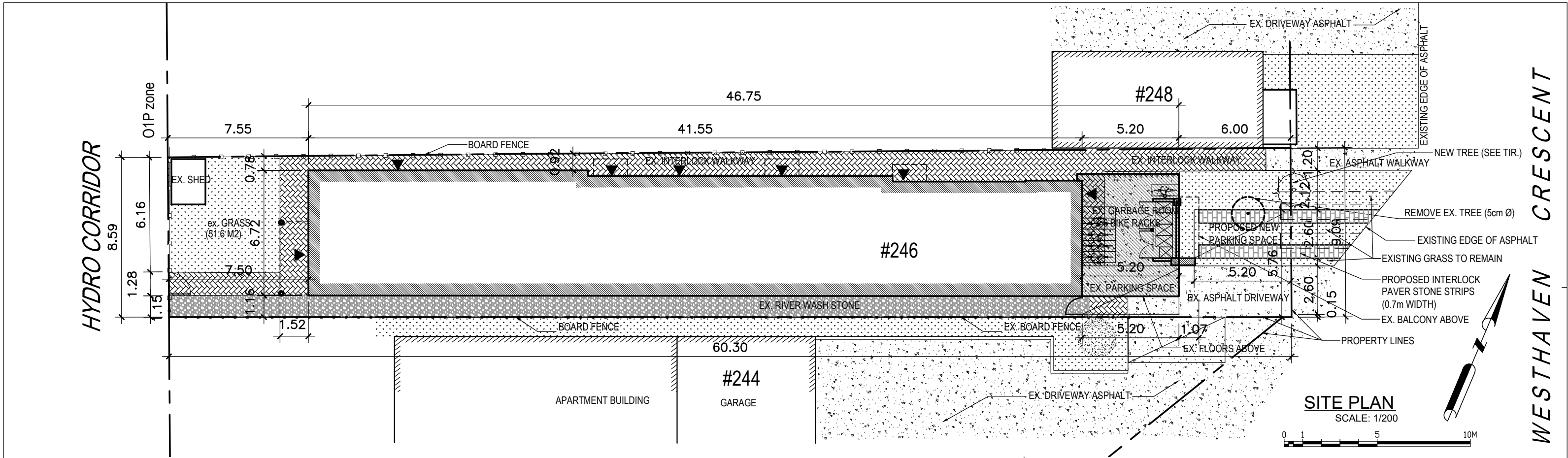
Notes & Legend

	Denotes	Survey Monument Planted
	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CP	"	Concrete Pin
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.
Meas.	"	Measured
(P)	"	Registered Plan 308
(P1)	"	Plan 4R-27471
BF	"	Board Fence
CLF	"	Chain link Fence
A/C	"	Air Conditioner
GM	"	Gas Meter
UP	"	Utility Pole
Fdn.	"	Foundation
S.O.	"	Stucco Overhang
*	"	Brick

Bearings are grid, derived from the Westerly limit of Westhaven Crescent shown to be N23°40'10"W on Plan 4R-27471.

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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@aovltd.com

Ontario
Land Surveyors



SITE PLAN
SCALE: 1/200

City of Ottawa Zoning By-law No. 2008-250 and Revised By-law No. 2015-228

R4-UC [2980]		
LOW RISE APARTMENT 3 STOREY, 6 UNIT	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	10 m	9.04m (EXCEPTION)
MINIMUM LOT AREA	300m ²	532.8m ²
MAXIMUM BUILDING HEIGHT	11m	10.40m
MINIMUM FRONT YARD SETBACK	4.5m	6m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	NORTH SIDE: 0.77m (EXCEPTION) SOUTH SIDE: 1.2m (EXCEPTION)
MINIMUM LANDSCAPE AREA	30%	43% (232.9 m ²)
SOFT LANDSCAPE FRONT YARD	35% (19.1 m ²)	32% (17.75m ²) (REQ' M.V.)
REAR YARD	50%(32.3m ²)	80% (51.6m ²)
FENESTRATION ON FRONT WALL	25%	30%
RECESS ON FRONT WALL	20%	30%
BICYCLE PARKING (0.5/UNIT)	3 spaces	6 spaces
VEHICLE PARKING	0	existing: 1 space new proposed: 1 space (REQ' M.V.)

PROPERTY DESCRIPTION:

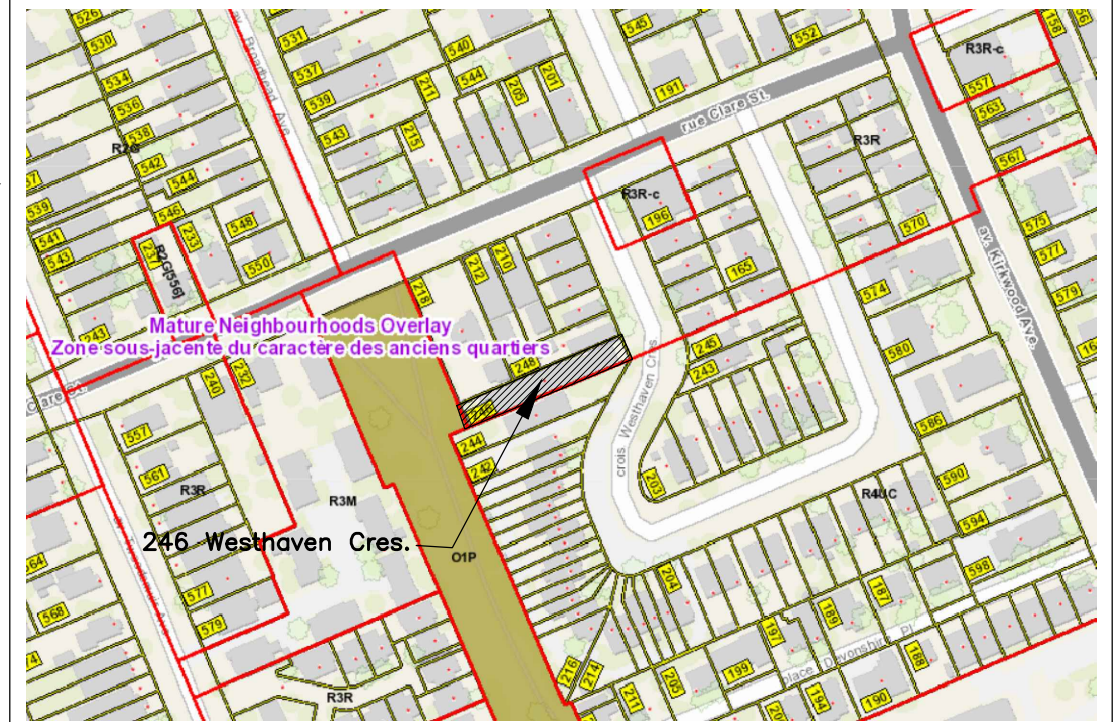
LEGAL DESCRIPTION: PART OF LOT H&I REGISTERED PLAN 253 & ALL OF LOT 30 REGISTERED PLAN 308 CITY OF OTTAWA
Base on survey prepared by Surveyed by Annis, O'Sullivan, Vollebek Ltd.

DEVELOPMENT DATA:

Current Zoning Designation: R4-UC [2980]
Site area: 532.8 m²
Frontage as per survey: 9.04 m.
Depth as per survey: 60.30 m.
Existing Building Area (Footprint): 266.85 m² (47% lot coverage)
Gross Floor Area : 875.14 m²
Existing 6 unit apartment building
Existing 1 parking space under building overhang (for tenant)
Proposed 1 parking space within front yard area. (for visitor)

LEGEND:

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- SOFT LANDSCAPE
- INTERLOCKING WALKWAY
- ASPHALT DRIVEWAY
- RIVER ROCK



LOCATION PLAN

THREE STOREY BUILDING
246 Westhaven Cres. OTTAWA, ONT.

CLIENT:
MICHEL BAROUD
485 KIRKWOOD AVE. OTT. K1Z 5W8
343 322 0977

SUSAN D. SMITH ARCHITECT
941 Merivale Road
s.smith@sdsarch.ca
613-722-5327 or 291-3777

SITE PLAN

SCALE: 1/200

DATE: Oct. 28/2025
DRAWING BY TD & VW
JOB # 2338

SP1