

Committee of Adjustment
Received | Reçu le

2026-04-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Q U A I L R U N A V E N U E

(REGISTERED PLAN 4M - 877)

P. I. N. 0 4 1 5 7 - 0 3 1 6

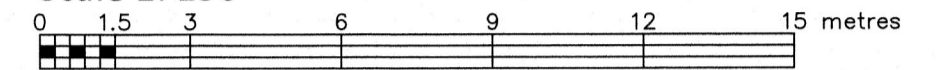
SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

LOT 59
REGISTERED PLAN 4M-877
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2026

Scale 1: 150



Metric Note

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

Distance Note

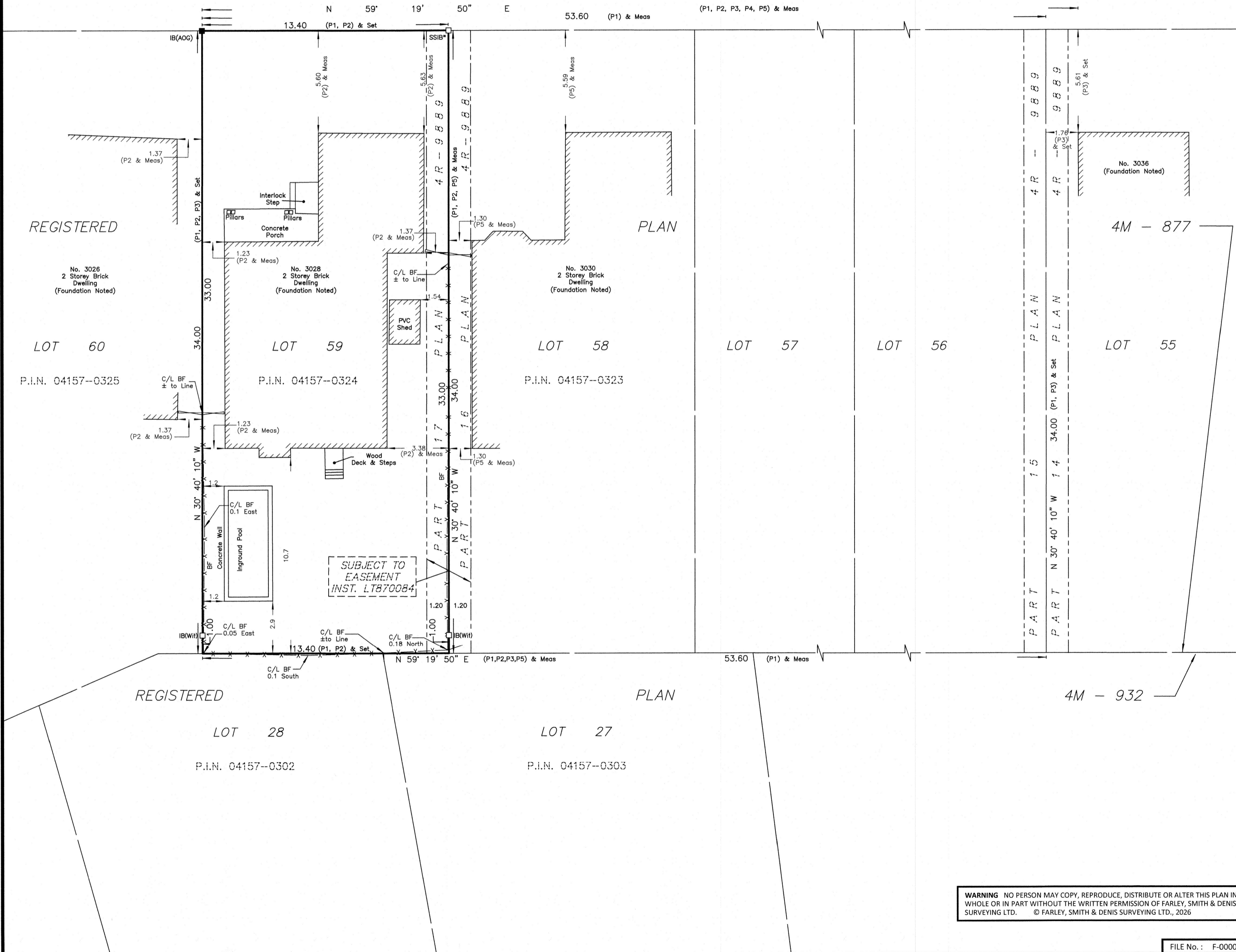
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note

Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
SSIB*	"	Short Standard Iron Bar (0.30m)
IB	"	Iron Bar
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 4M-877
(P2)	"	Plan by (AOG) dated September 25, 1995 (Ref. No. 0-489-94)
(P3)	"	Plan by (AOG) dated May 5, 1995 (Ref. No. 0-232-94)
(P4)	"	Plan by (AOG) dated May 5, 1995 (Ref. No. 0-232-94)
(P5)	"	Plan by (AOG) dated October 13, 1995 (Ref. No. 0-232-94)
BF	"	Board Fence
C/L	"	Centreline
∩	"	Gate



PART 2

- REGISTERED RIGHTS-OF-WAY/EASEMENTS
Part 17 Plan 4R-9889 is subject to easement Inst. LT870084.
- PROPERTY IMPROVEMENTS
The location of the buildings, pool and fencing in relation to the property lines are noted on the plan.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
- ADDITIONAL REMARKS
Site Area=455.6 sq.m.

THIS REPORT WAS PREPARED FOR:
CHRISTOPHER WHIPP ("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 20th day of January, 2026.

Feb 12/26
Date

Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-120518

FARLEY, SMITH & DENIS SURVEYING LTD.

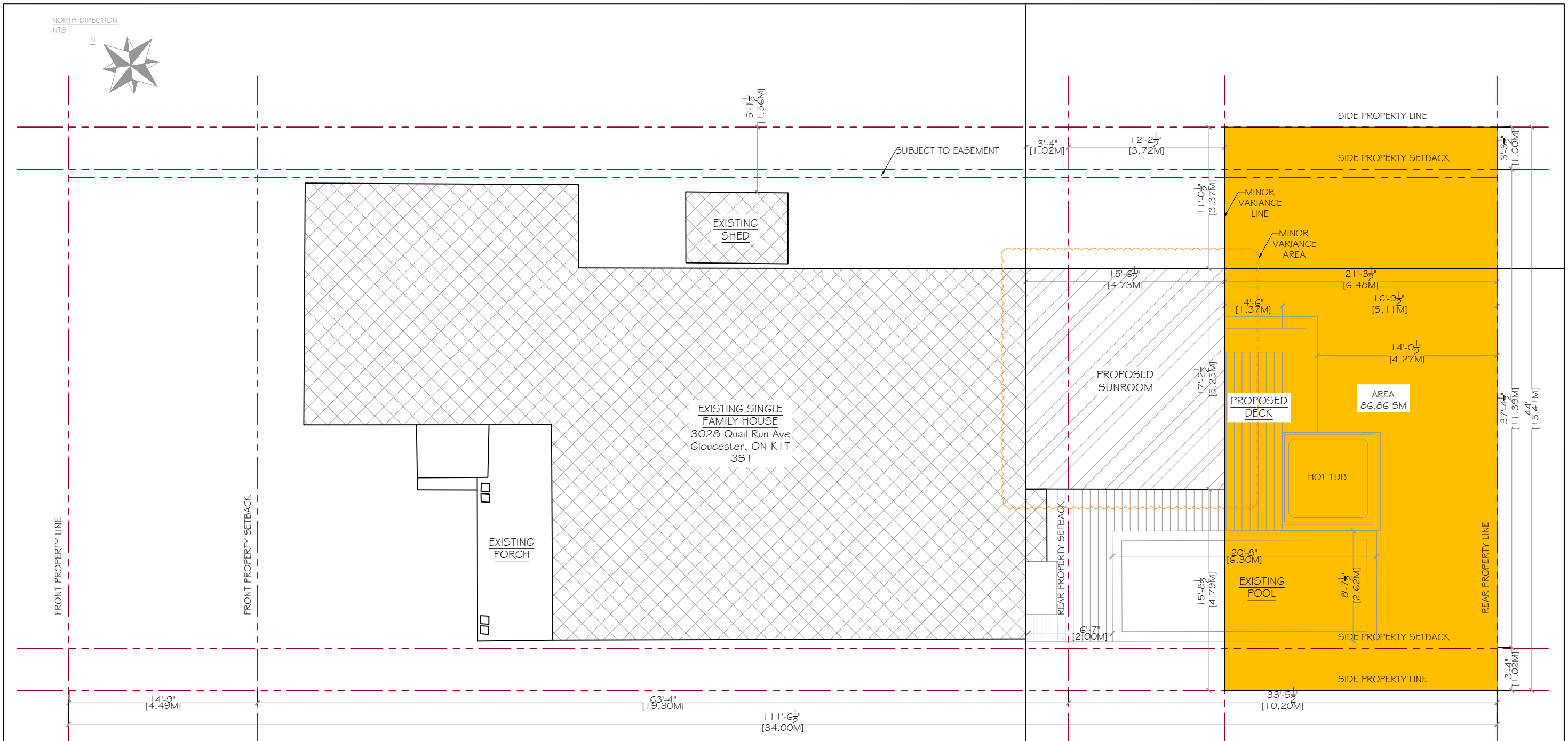
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
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FILE No.: F-00009

NORTH DIRECTION
NTS



3028 Quail Run Ave, Gloucester, ON K1T 3S1	
	Lot Zone R1W
Lot size	L-A0-A1: 34.00 m (111.55 ft) RR-A1-A2: 13.40 m (43.96 ft) R-A2-A3: 34.00 m (111.56 ft) F-A3-A0: 13.40 m (43.96 ft)
Total Area	Total Area: 495.58 m ² (4903.82 ft ²) (0.05 ha)
Principal Dwelling Types	Single Family House - Detached
Minimum Lot Width (m)	9
Minimum Lot Area (m ²)	240
Maximum Building Height (m)	8.5/11
Minimum Front Yard Setback (m)	4.5
Minimum total interior side yard setback (m)	1
Minimum Rear Yard Setback (m -Inch)	30% 10.2

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A SITE PLAN
SCALE 1/8"=1'

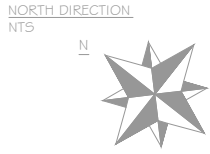
PROJECT TITLE
3028 Quail Run Avenue

ISSUED FOR PERMIT DATE:

DRAWING TITLE
SITE PLAN

SCALE: AS SHOWN DATE: 17 MARCH 2026
PAGE, NO. REV. NO
A01 A

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- GENERAL NOTES:-
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSION ON THE DESIGNER.
 3. ALL CONTRACTORS/SUB-CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS
 4. CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.
 5. DO NOT SCALE DRAWINGS. COPY RIGHTS RESERVED

PROJECT TITLE
 3028 Quail Run Avenue

ISSUED FOR PERMIT DATE:

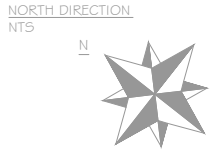
DRAWING TITLE
PROPOSED ELEVATIONS DRAWING

SCALE: AS SHOWN DATE: 17 MARCH 2026
 PAGE, NO.

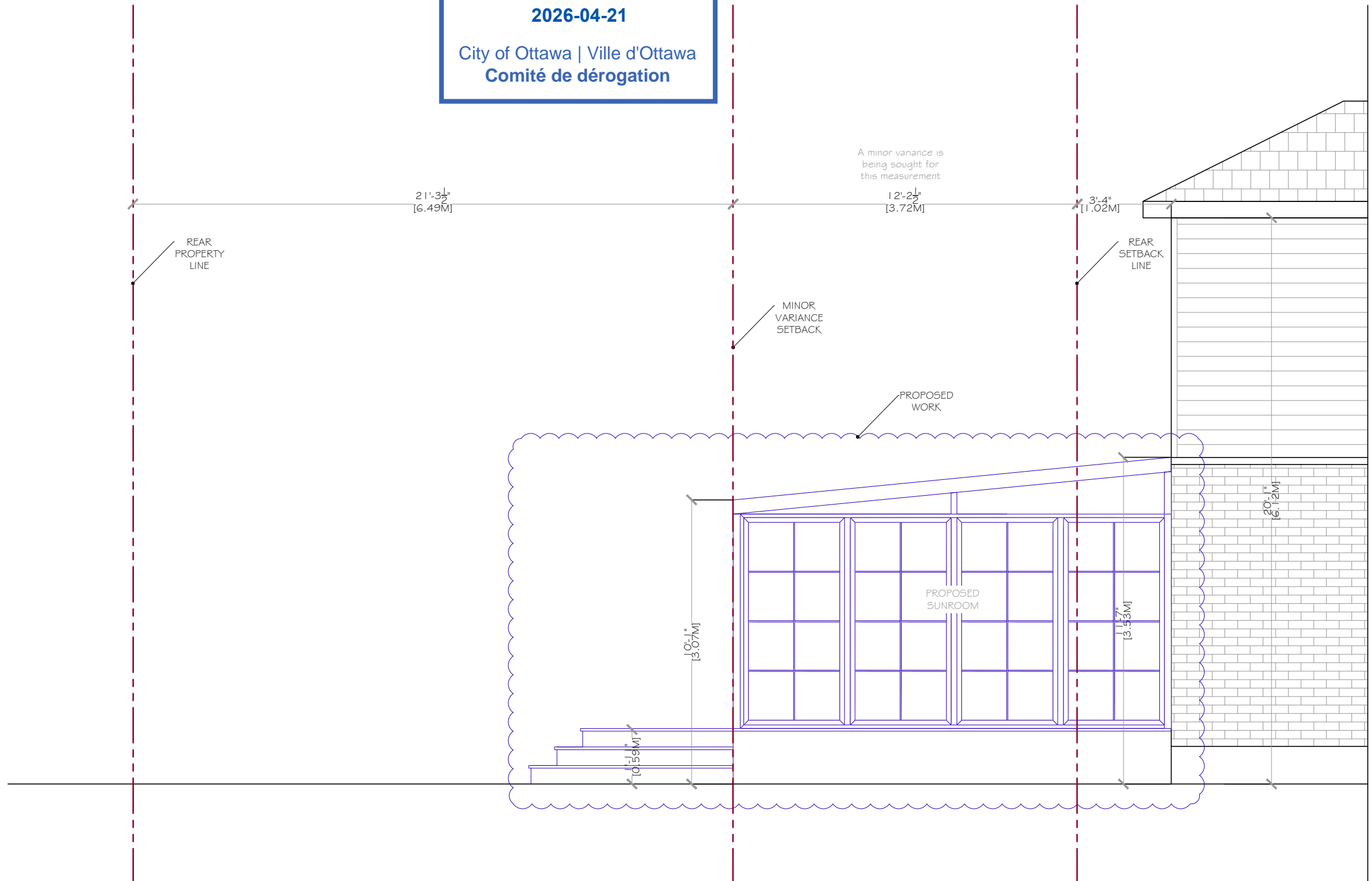
A02 REV. NO
 A

A BACK SIDE ELEVATION
 SCALE 1/4" = 1'

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A LEFT SIDE ELEVATION
 SCALE 1/4" = 1'

PROJECT TITLE
 3028 Quail Run Avenue

ISSUED FOR PERMIT	DATE:

DRAWING TITLE
PROPOSED ELEVATIONS DRAWING

SCALE: AS SHOWN | DATE: 17 MARCH 2026
 PAGE, NO.

A03 REV. NO A