



VIEWMOUNT DRIVE (FORMERLY STEWART STREET) (RECENTLY FLANAGAN STREET)  
 (BY L.C.N. 36-1) DIST. 573553  
 P.W. 04672 - 0279

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE \_\_\_\_\_  
 PLAN 4R- RECEIVED AND DEPOSITED DATE \_\_\_\_\_

REGARD R. SAUPEL\* ON THE LAND SURVEY REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4

AREA (sq.m.)	PART	LOT	CONCESSION	PN
121.1	1	PART OF 32	1 (RIDEAU FRONT)	ALL OF 04672-0085
121.1	2			
121.1	3			

Part 2 and 4: Subject to easement (by) C83534 & C83517.

PLAN OF SURVEY OF  
 PART OF LOT 32  
 CONCESSION 1 (RIDEAU FRONT)  
 GEOGRAPHIC TOWNSHIP OF NEPEAN  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:250

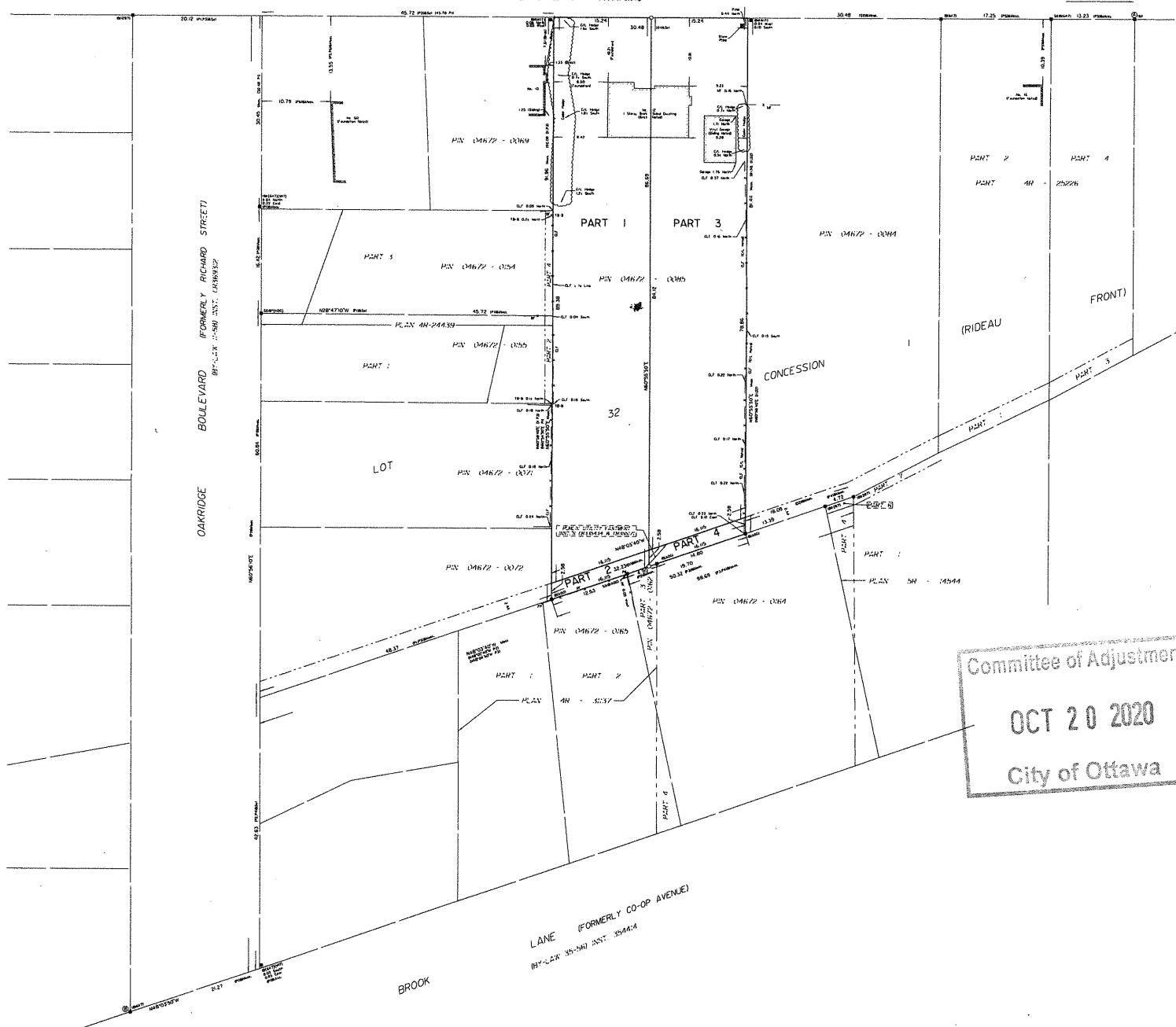
Metric DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048

Surveyor's Certificate  
 I (CERTIFY THAT)  
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made thereunder.  
 2. The survey was completed on the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Annis, O'Sullivan, Vollebek Ltd.  
 Ottawa, Ontario  
 Charles Laine, Surveyor

- Notes & Legend
- Denotes Survey Monument Found
  - Survey Monument Found
  - S&B Standard Iron Bar
  - S&SB Short Standard Iron Bar
  - S&S&B Short Standard Iron Bar 3/4" Long
  - IS Iron Bar
  - IB Round Iron Bar
  - W(T) Wire
  - W(W) Wire
  - MS Mason
  - ASD Annis, O'Sullivan, Vollebek Ltd.
  - PS Plan 4R-24438
  - PS2 Plan 4R-24437
  - PS3 (S7) Plan dated January 12, 1995
  - PS4 Plan S-16548
  - PS5 Plan 4R-25228
  - PS6 (S7) Plan dated March 25, 1964
  - MS Mason
  - W(W) Wire
  - W(S) Wire
  - W(T) Wire
  - CL Chain Link Fence
  - BF Braced Fence
  - MF Metal Fence
  - PF Plastic Fence
  - W(W) Wire
  - CA Concrete

Committee of Adjustment  
 OCT 20 2020  
 City of Ottawa



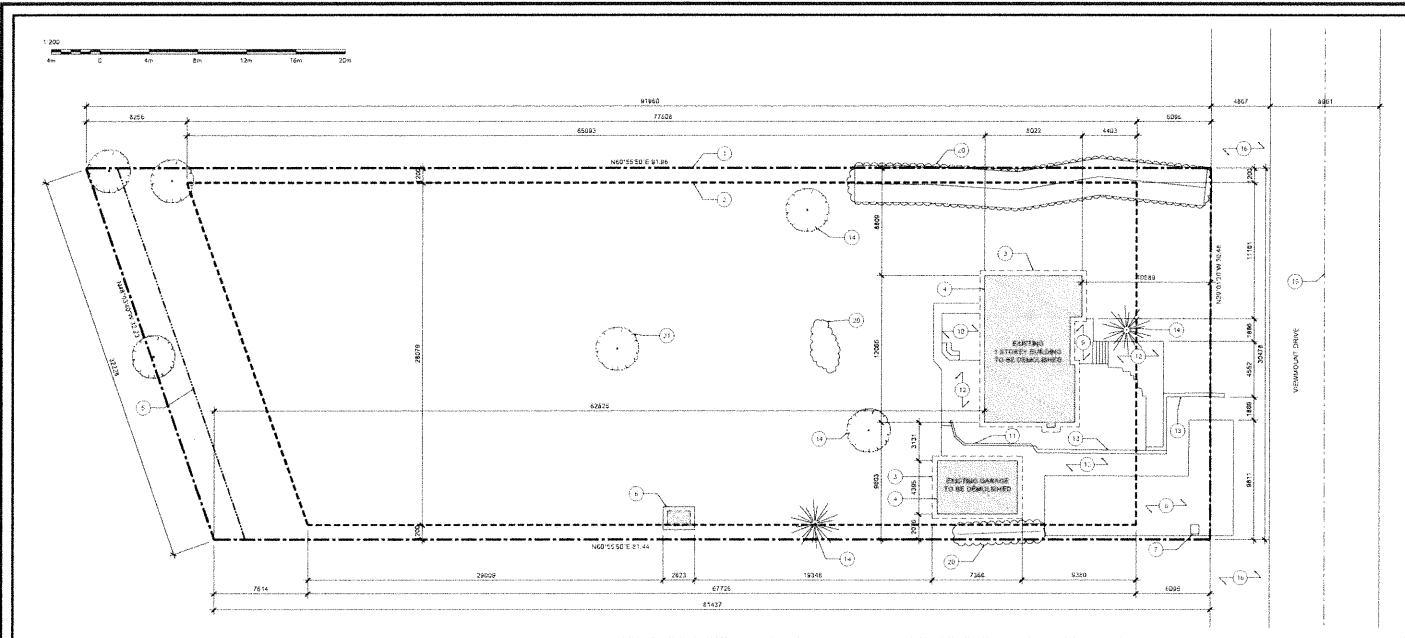
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the conversion factor of 0.999925.  
 Bearings are grid bearings from Canada 2016 Real Time Network GPS observations on reference points A and B. Station names having a bearing of N 0° 0' 0" W are not referenced to Standard Control Points 0181885005 and 0181975795, UTM Zone 8 17 30 West Longitude; 180241 (long).  
 For bearing comparisons, a rotation of 0° 11' 10" clockwise was applied to bearings on plan P1, a rotation of 0° 50' 00" counter-clockwise was applied to bearings on plan P2, and a rotation of 1° 12' clockwise was applied to bearings on plans P3 and P5.

Coordinates are derived from Canada 2016 Real Time Network GPS observations referenced to Standard Control Points 0181885005 and 0181975795, UTM Zone 8 17 30 West Longitude; 180241 (long).  
 Coordinates are to whole accuracy as indicated on O. Reg. 216/10.

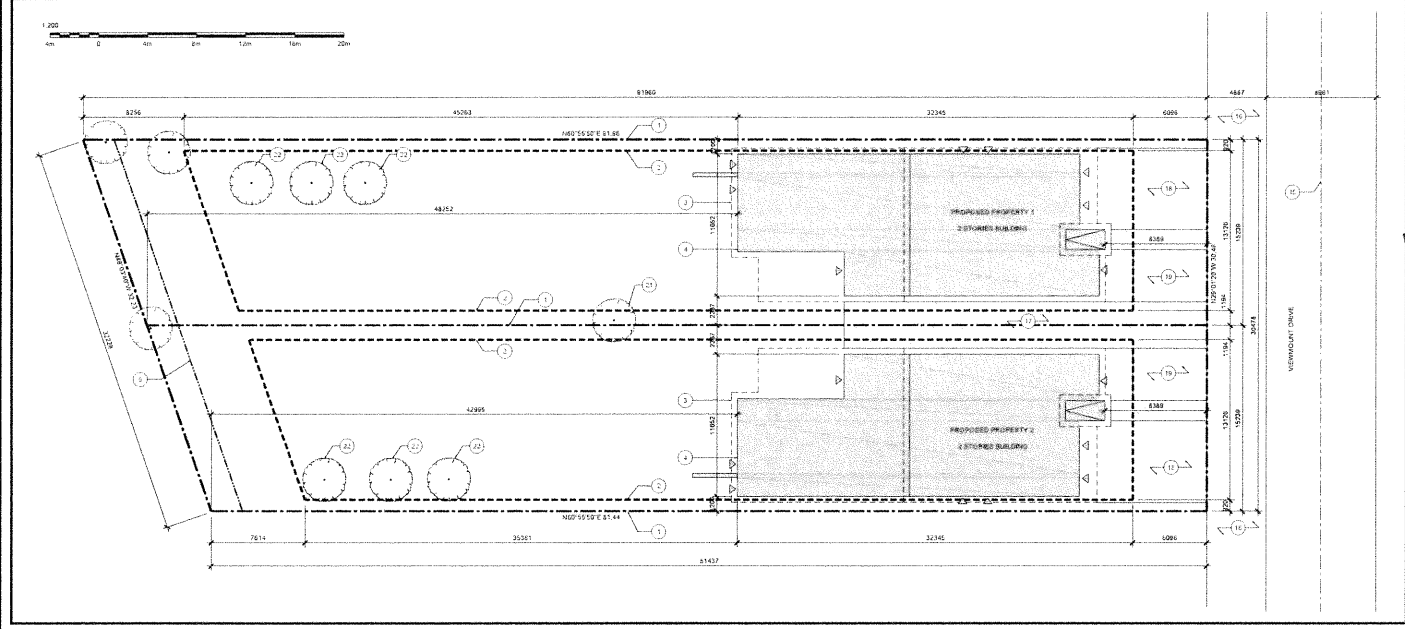
Point	Northing	Easting
0181885005	Northing 5027101.26	Easting 341446.70
0181975795	Northing 5018151.80	Easting 348005.84
Point A	Northing 5028081.22	Easting 343205.11
Point B	Northing 5022941.22	Easting 343133.24

Caution: Coordinates control, or themselves, be used to re-establish corners or monuments shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
 14 Carleton Place, Suite 210  
 Ottawa, Ontario K2P 2P9  
 Phone: 613-238-2383 Fax: 613-238-2387  
 Email: annis@anniso.com Website: www.anniso.com  
 License No. 20213-03-0001-01-01-01-01-01-01-01



**1 Demotion Site Plan**  
A1  
Scale: 1/200



**2 Proposed New Site Plan**  
A1  
Scale: 1/200

**LEGAL DESCRIPTION LOT171PIN04672-0085**

**EXISTING PROPERTY**

PROPERTY AREA 2642 m<sup>2</sup>  
FRONTAGE 30.48 m  
DEPTH 91.86 m  
BUILDING FOOT PRINT 127 m<sup>2</sup>  
LOT COVERAGE 4.8%

**PROPOSED PROPERTY 1**

PROPERTY AREA 1238 m<sup>2</sup>  
FRONTAGE 11.21 m  
DEPTH 91.86 m  
PROPOSED BUILDING FOOT PRINT 304 m<sup>2</sup>  
PROPOSED LOT COVERAGE 23%

**PROPOSED PROPERTY 2**

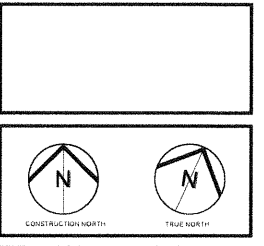
PROPERTY AREA 1264 m<sup>2</sup>  
FRONTAGE 15.24 m  
DEPTH 83.26 m  
PROPOSED BUILDING FOOT PRINT 254 m<sup>2</sup>  
PROPOSED LOT COVERAGE 20%

**LEGEND**

- ENTRANCE
- SOFFIT
- DRIVEWAY
- HARD LANDSCAPING
- SOFT LANDSCAPING
- PROPERTY LINE
- SET BACK
- UTILITY EASEMENT

**NOTES FOR DRAWING A1**

- 1 PROPERTY LINE
- 2 SET BACK
- 3 SOFFIT OVERHANG
- 4 LINE OF FOUNDATION
- 5 UTILITY EASEMENT
- 6 EXISTING TREES TO BE REMOVED AND DISPOSED OF
- 7 EXISTING STONE PILLARS TO BE REMOVED AND DISPOSED OF
- 8 EXISTING DRIVEWAYS TO BE REMOVED AND DISPOSED OF
- 9 EXISTING CONCRETE LANDINGS AND STAIRS TO BE REMOVED AND DISPOSED OF
- 10 EXISTING WOODEN PATIO AND STAIR TO BE REMOVED AND DISPOSED OF
- 11 EXISTING CONCRETE CURB TO BE REMOVED AND DISPOSED OF
- 12 EXISTING BITUMEN/PATHTHICK TO BE REMOVED AND DISPOSED OF
- 13 EXISTING BRICK RETAINING WALL TO BE REMOVED AND DISPOSED OF
- 14 EXISTING TREE TO BE REMOVED AND DISPOSED OF
- 15 CENTERLINE OF ROAD
- 16 CONCRETTE SIDEWALK
- 17 NEW WHEEL ANDSCAPING
- 18 NEW PAVED DRIVEWAY
- 19 SOFT LANDSCAPING
- 20 EXISTING SHRUBS TO BE REMOVED AND DISPOSED OF
- 21 EXISTING TREE TO REMAIN PROTECT FULLY FOR DURATION OF CONSTRUCTION
- 22 NEW TREE SPECIES AND LOCATION TO BE DETERMINED



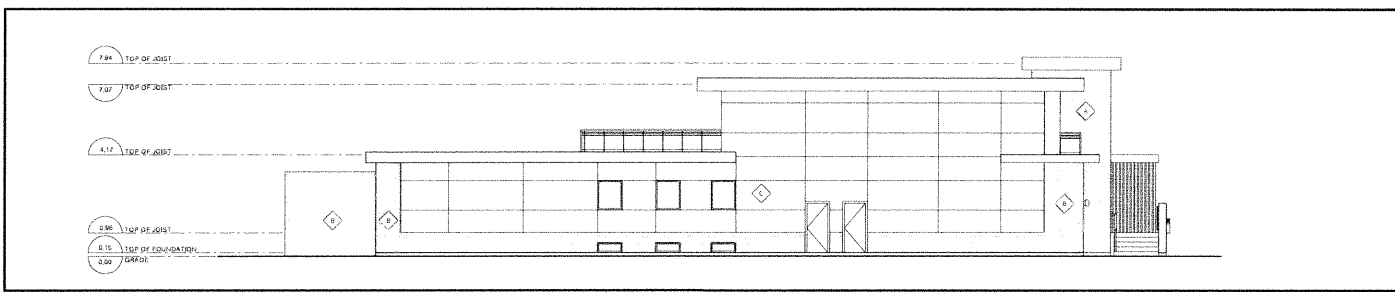
1	Issued for Minor Variance	06/06/20
No. N°	ISSUE/REVISION EMISSION/REVISION	DATE
		DATE



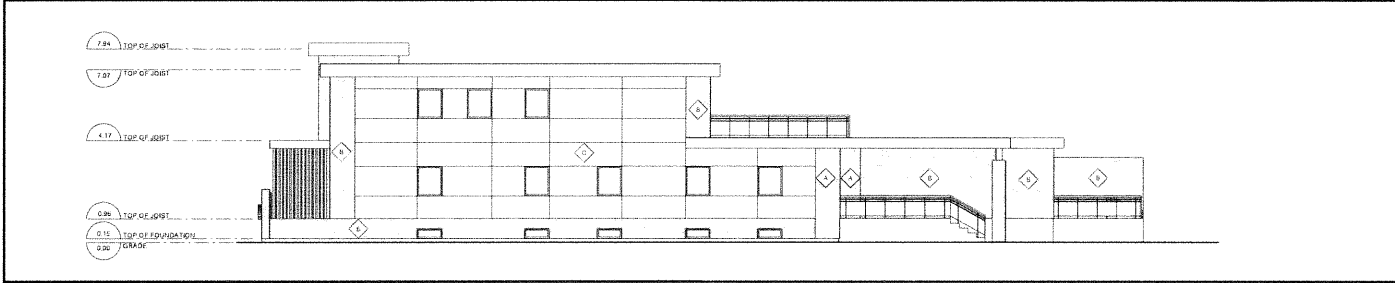
PROJECT NAME		NOM DU PROJET	
12 Viewmount Drive			
DRAWING TITLE		TITRE DU DESSIN	
Site Plan			
DES. NO.	N° DE PROJET	DATE	DATE
645-19		May 2020	
SCALE	ECHELLE	PRINTING SCALE/	ECHELLE D'IMPRESSION/
As Noted			
CONCEPTION BY	CONÇU PAR	IF THIS BAR IS NOT 25mm LONG ADJUST YOUR PRINTING SCALE.	
SG			
DRAWN BY	DESINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ECHELLE D'IMPRESSION.	
WKW			
CHECKED BY	VÉRIFIÉ PAR		
SG			
ARCHITECT'S STAMP	DRAWING NO.	DESIGN NO.	

**Committee of Adjustment**  
**JUN 3 0 2020**  
**City of Ottawa**

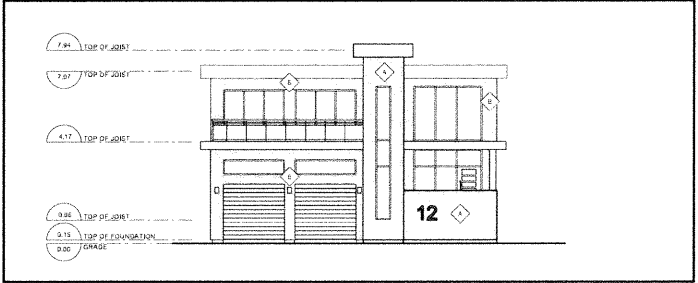
**A1**



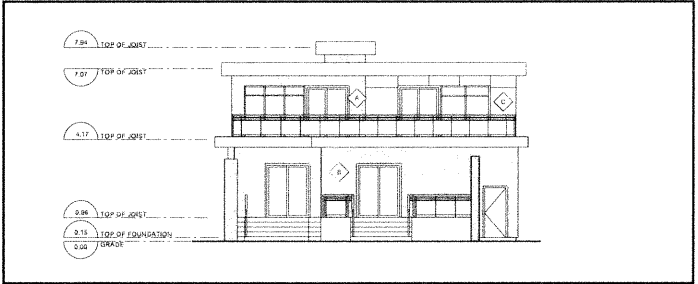
1 North Elevation  
Scale: 1/100



2 South Elevation  
Scale: 1/100



3 East Elevation  
Scale: 1/100

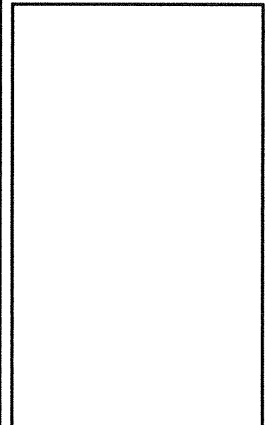


4 West Elevation  
Scale: 1/100

- LEGEND
- ◆ STONE VENEER
  - ◆ STONE VENEER II
  - ◆ PHENOLIC PANEL

REVISED

Committee of Adjustment  
JUN 30 2020  
City of Ottawa



1	Issued for Minor Variance	26/09/20
No. / N°	ISSUE/REVISION / EMISSION/REVISION	DATE / DATE



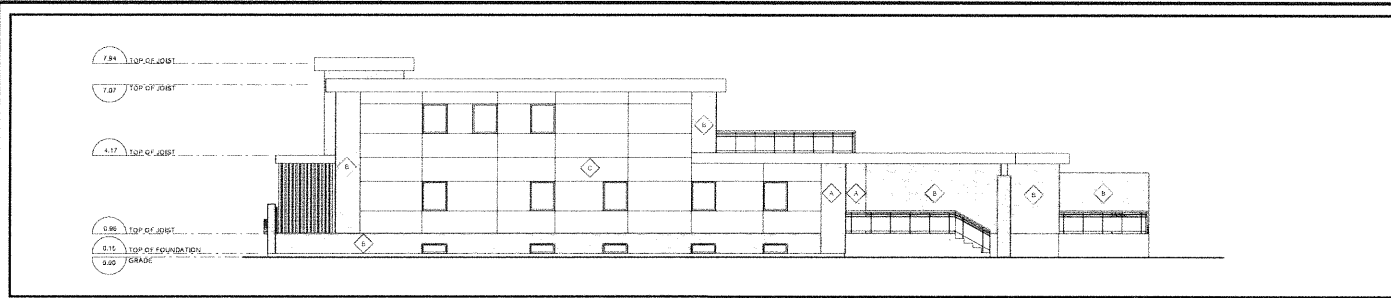
PROJECT NAME / NOM DU PROJET  
**12 Viewmount Drive**

DRAWING TITLE / TITRE DU DESSIN  
**Property 1 - Elevations**

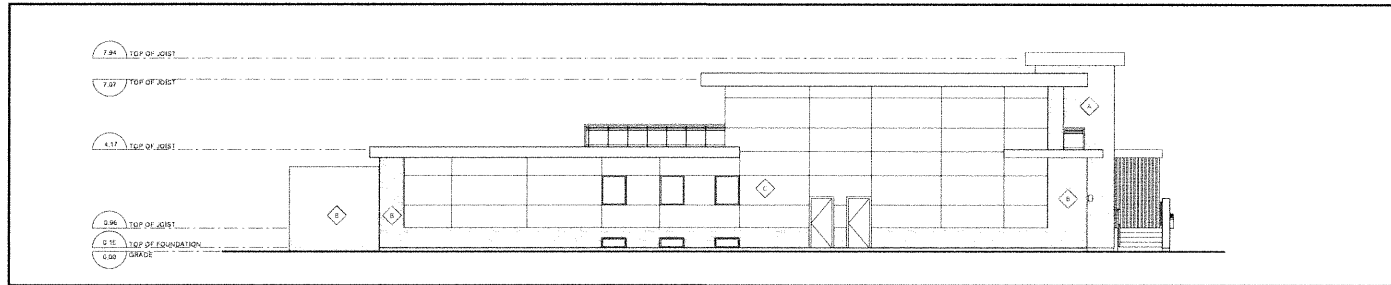
JOB No. 645-19	N° DE PROJET	DATE May 2020	DATE
SCALE As Noted	ECHELLE	PRINTING SCALE / ECHELLE D'IMPRESSION	
CONCEPTION BY SG	CONÇU PAR	IF THIS DRAWING IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
DRAWN BY WKW	DESSINÉ PAR	SI CETTE LEVÉE NE MESURE PAS 25mm, AJUSTEZ VOTRE ÉCHELLE D'IMPRESSION.	
CHECKED BY SG	VÉRIFIÉ PAR		
ARCHITECT'S STAMP	DRAWING No.	DESIGN No.	

A4

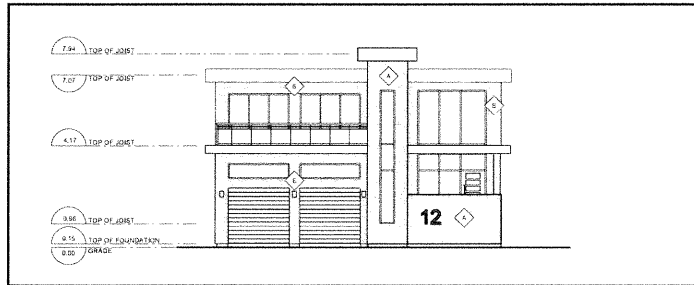
SCHEIN ARCHITECTE / REVISION No. / REVISION N°



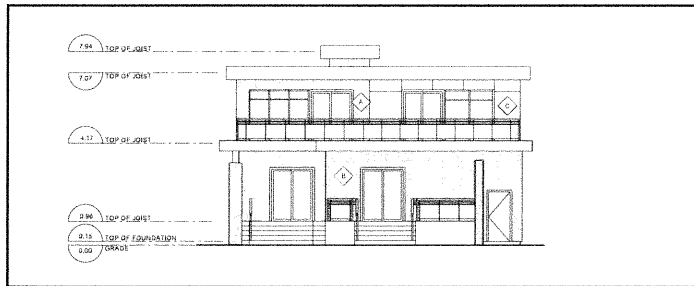
**1 North Elevation**  
Scale: 1/100



**2 South Elevation**  
Scale: 1/100



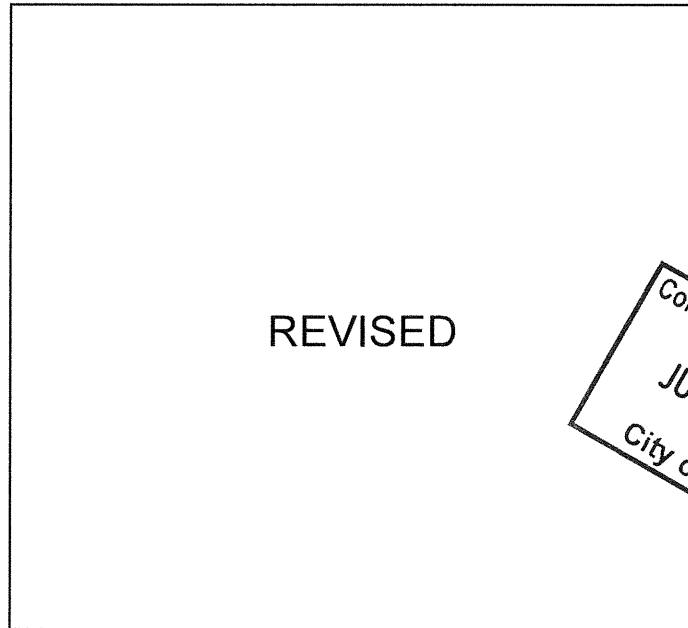
**3 East Elevation**  
Scale: 1/100



**4 West Elevation**  
Scale: 1/100

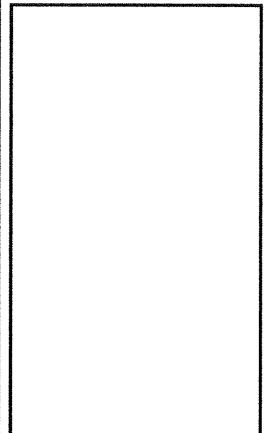
**LEGEND**

-  STONE VENEER
-  STONE VENEER
-  PHEOLIC PANEL



REVISED

Committee of Adjustment  
 JUN 30 2020  
 City of Ottawa



1	Issued for Minor Variance	25/06/00
No	ISSUE/REVISION	DATE
Nº	EMISSION/REVISION	(Date/Année)



PROJECT NAME: 12 Viewmount Drive  
TITRE DU PROJET:

DRAWING TITLE: Property 2 - Elevations  
TITRE DU DESSIN:

JOB NO: 645-19	DATE DE PROJET: May 2020	DATE:
SCALE: As Noted	ECHELLE:	PRINTING SCALE/ ECHELLE D'IMPRESSION:
CONCEPTION BY: SG	CONÇU PAR:	IF THIS MARK IS NOT 25mm LONG ADJUST YOUR PRINTING SCALE
DRAWN BY: WKW	DESSINÉ PAR:	
CHECKED BY: SG	VÉRIFIÉ PAR:	SI CETTE MARQUE NE MESURE PAS 25mm, AJUSTEZ VOTRE ECHELLE D'IMPRESSION.

ARCHITECT'S STAMP	DRAWING No: <b>A5</b>	DESIGN No:
SCAU D'ARCHITECTE	REVISION No: REVISION No:	

