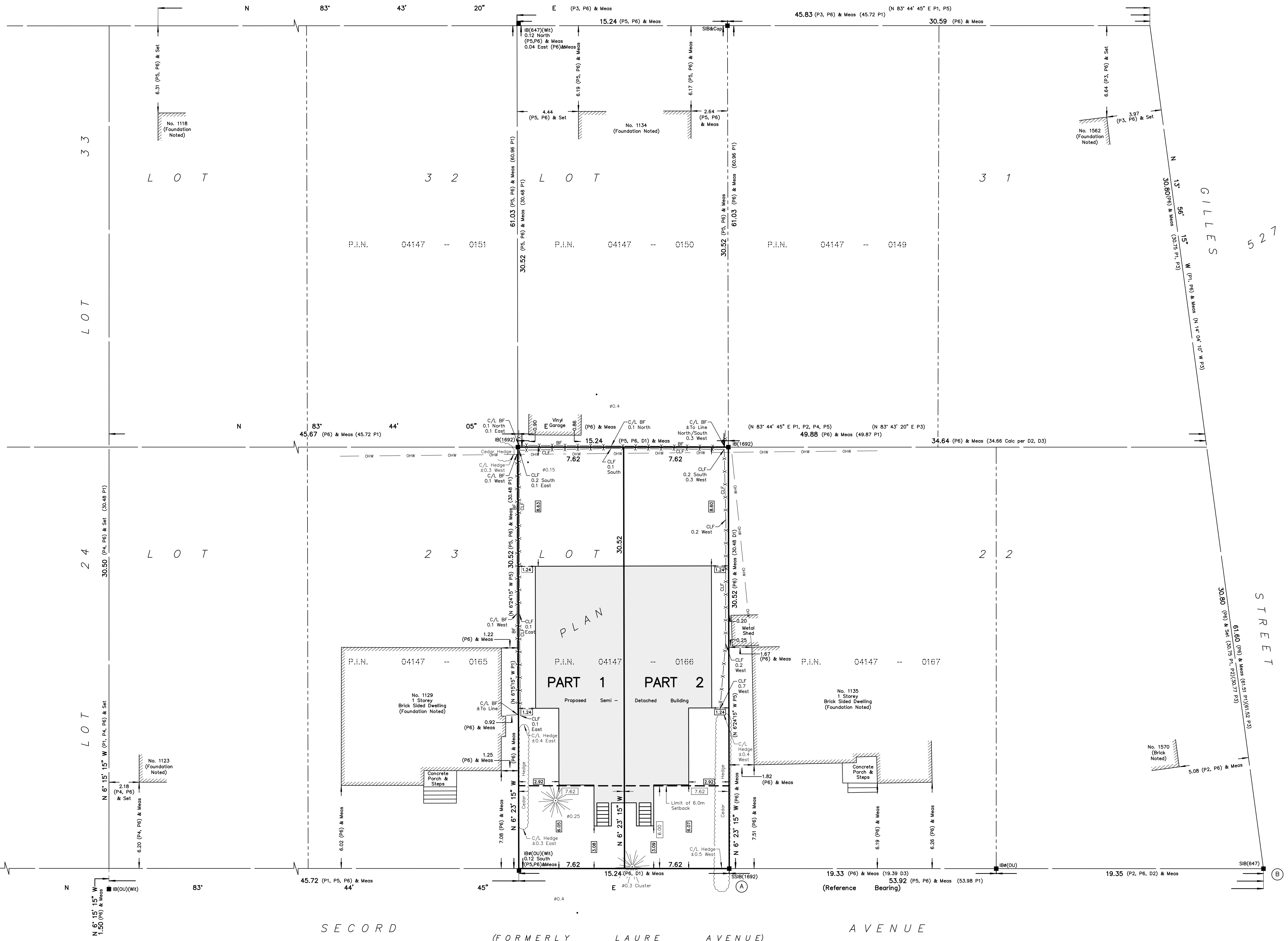


Committee of Adjustment
Received | Reçu le
2023-02-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RICHARD AVENUE



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 22	527	ALL OF 04147 - 0166	232.6
2				232.6

PLAN OF SURVEY OF
PART OF LOT 22
REGISTERED PLAN 527
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 150
0 1.5 3 6 9 12 15 metres

Metric Note
Distances 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 0.99994.

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).

For bearing comparisons, a rotation of 0°30'15" counter-clockwise was applied to bearings on P1, P2, P4 & P5.

For bearing comparisons, a rotation of 0°31'40" counter-clockwise was applied to bearings on P3.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5026909.48	369682.98
(B)	5026913.69	369721.43
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB = Standard Iron Bar
 - SSIB = Short Standard Iron Bar
 - IB = Iron Bar
 - ISB = Round Iron Bar
 - (OU) = Origin Unknown
 - (Wit) = Witness
 - Meas = Measured
 - (P1) = Registered Plan 527
 - (P2) = Plan by (647) dated April 30, 1970
 - (P3) = Plan by (647) dated February 22, 1984
 - (P4) = Plan by (1287) dated August 22, 1988 (Job No. 400/88)
 - (P5) = Plan by (AOG) dated May 19, 1993 (Job No. O-123-93)
 - (P6) = Plan by (1692) dated December 12, 2022 (FILE No. 670-22)
 - (D1) = Inst CT217700
 - (D2) = Inst NS1939393
 - (D3) = Inst N328751
 - OW = Overhead Wires
 - UP = Utility Pole
 - Ø = Diameter
 - CLF = Chain Link Fence
 - BF = Board Fence
 - C/L = Centreline
 - — — Property Line
 - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
 - *— Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Surveyor's Certificate

I certify that:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the _____ day of _____, 2023.

Date: _____ Daniel Robinson
Ontario Land Surveyor

REGISTERED

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXXX.
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: fsdsurveys@bellnet.ca



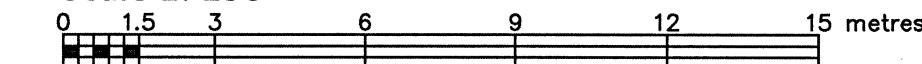
RICHARD AVENUE

TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 22 REGISTERED PLAN 527 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 150



Metric Note

Distances 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 0.99994.

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).

For bearing comparisons, a rotation of 0°30'15" counter-clockwise was applied to bearings on P1, P2, P4 & P5.

For bearing comparisons, a rotation of 0°31'40" counter-clockwise was applied to bearings on P3.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928:1978. (Monument No. 19680105)
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

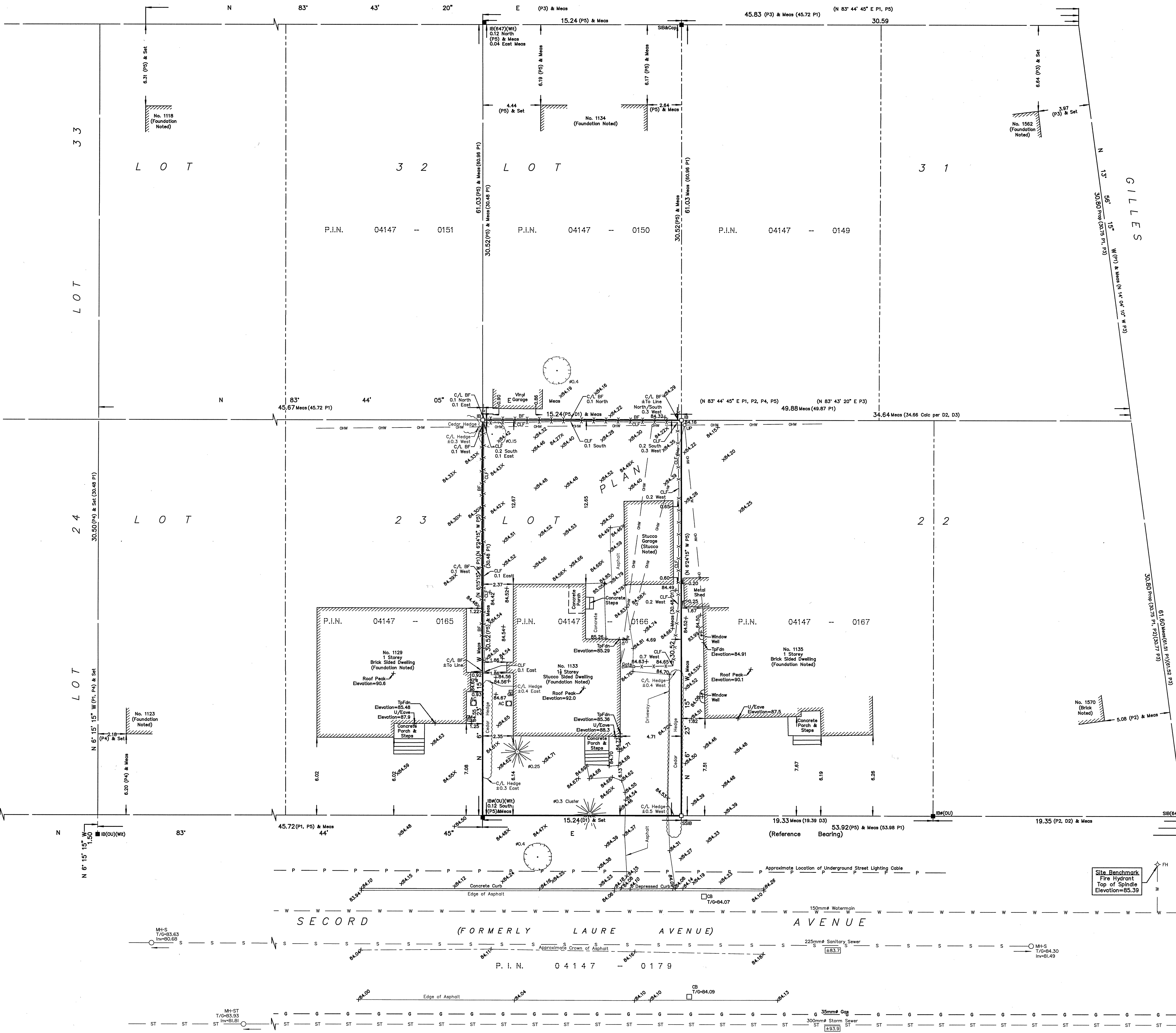
Utility Notes

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference: K-15-04, 372-07 & 5884p&p2.
- Sanitary and storm sewer grades and inverts were derived from: Field measurement.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

- Denotes
- Survey Monument Planted
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Round Iron Bar
 - Origin Unknown
 - Witness
 - Measured
 - Registered Plan 527
 - Plan by (647) dated April 30, 1970
 - Plan by (1287) dated February 22, 1984
 - Plan by (1287) dated August 22, 1988 (Job No. 400/88)
 - Plan by (A0G) dated May 19, 1993 (Job No. 0-123-93)
 - Inst CT17700
 - Inst N5193393
 - Inst N328751
 - Maintenance Hole (Storm)
 - Maintenance Hole (Sanitary)
 - Underground Storm Sewer
 - Underground Sanitary Sewer
 - Underground Gas
 - Underground Water
 - Underground Power/Street Lighting Cable
 - Overhead Wires
 - Utility Pole
 - Catch Basin
 - Fire Hydrant
 - Gas Meter
 - Air Conditioner
 - Diameter
 - Invert
 - Chain Link Fence
 - Board Fence
 - Inv.
 - Top of Grate
 - Underside of Eave
 - Top of Foundation
 - Centreline
 - Location of Elevations
 - +55.00
 - Top of Concrete Curb Elevation
 - Property Line
- Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
- Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=465.1 sq.m.



REGISTERED

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2022.

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 6th day of December, 2022.

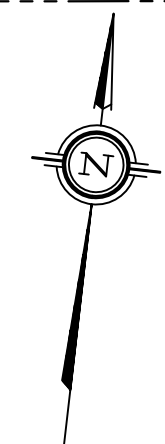
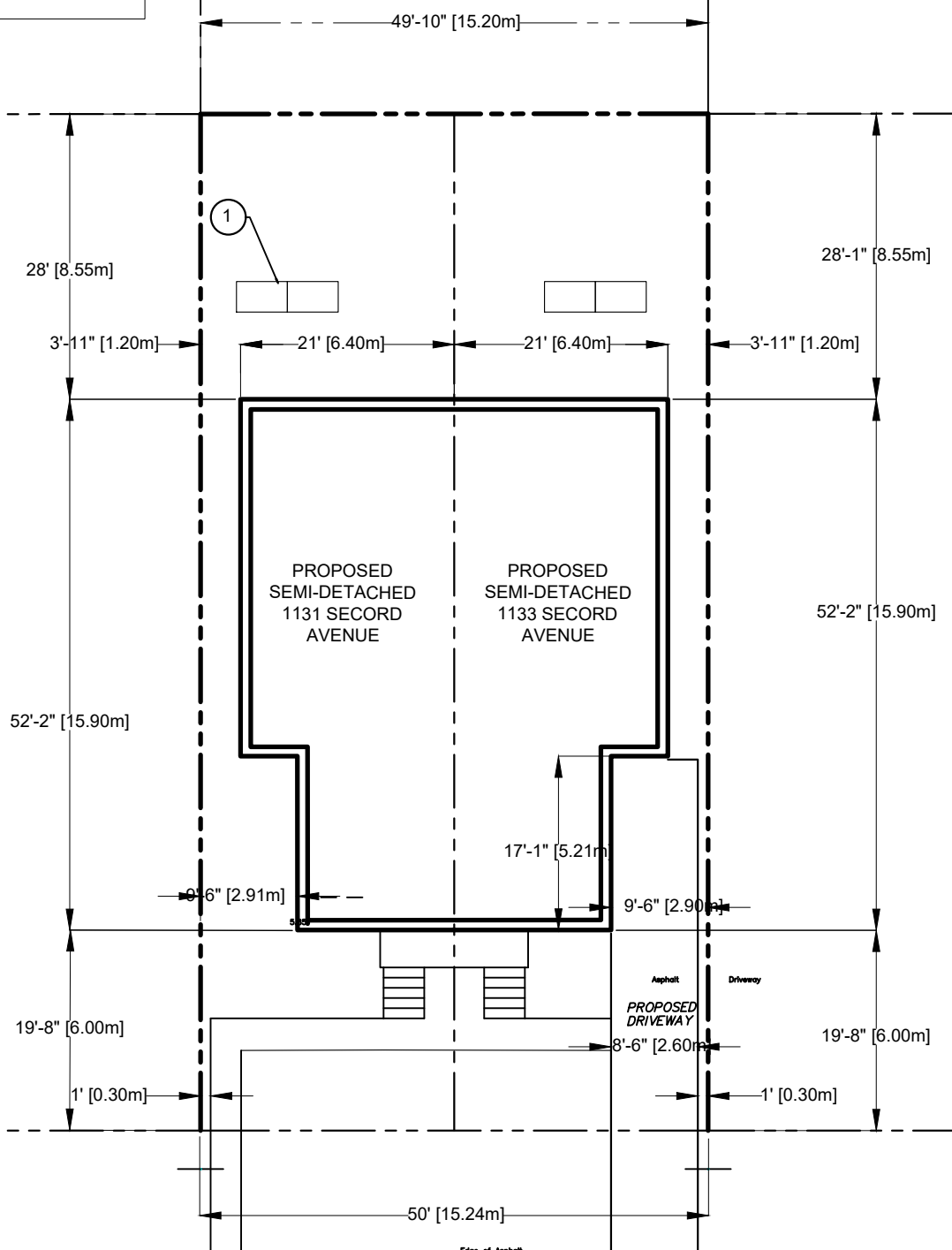
Date: Dec 12/22
 Signature: Jamie Leslie
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-43235
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
 TEL: (613) 727-8226 E-mail: fssurveys@bellnet.ca

1 NEW GARBAGE STORAGE AREA MUST HAVE A TOTAL VOLUME OF NOT LESS THAN 3.5 CUBIC METRES WITH A MINIMUM FLOOR AREA OF NOT LESS THAN 2.0 SQUARE METRES. LOCATED MIN 0.6m FROM PROPERTY LINE AND 1.2m FROM PRINCIPAL DWELLING

42.63 Metres



General Notes

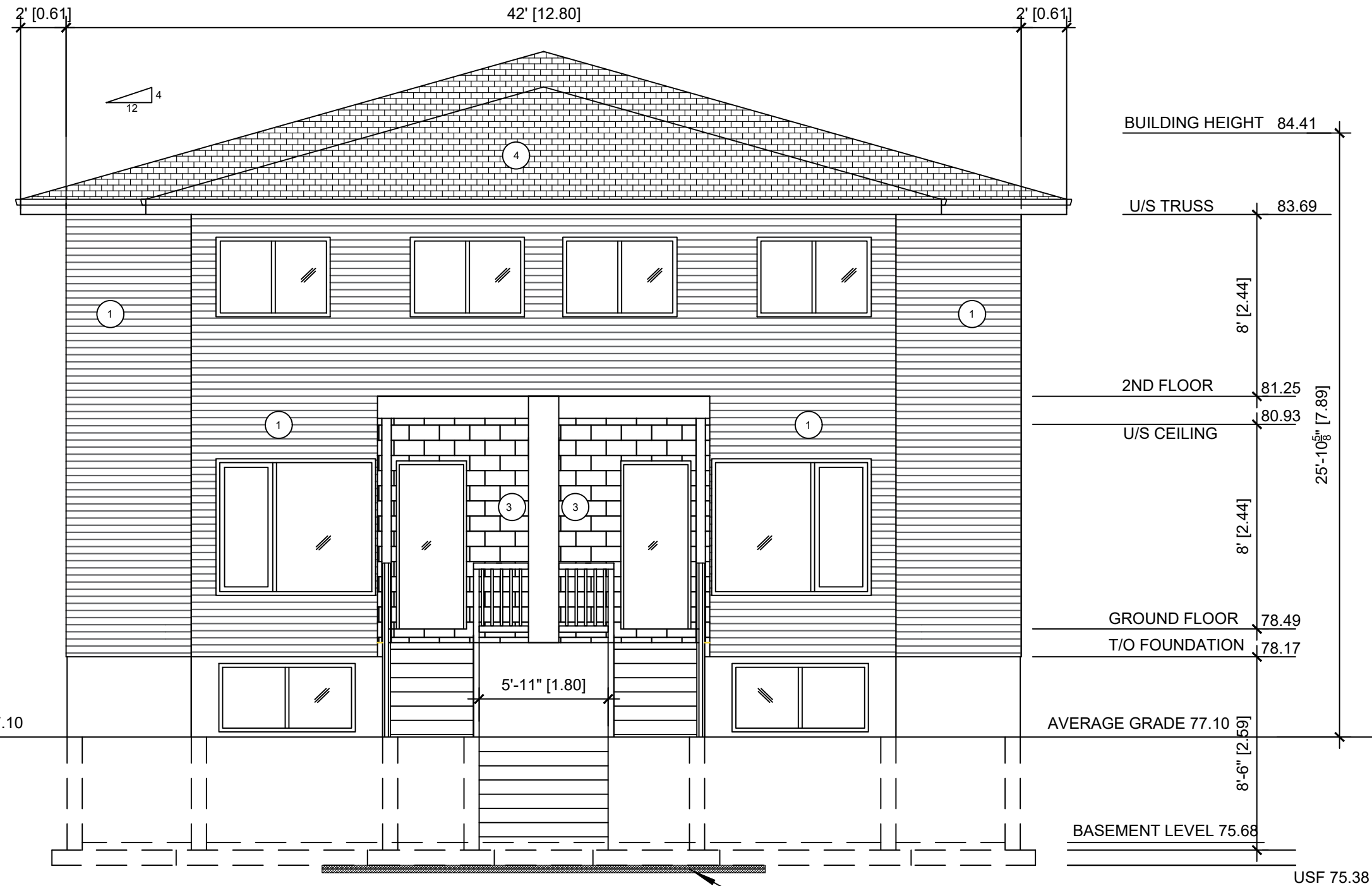
No.	Revision/Issue	Date
1	Client's Review	09/04/2022

Project Address
1133 Secord Avenue
 Ottawa, ON
 K1H 8C9

Project	CB 001-22	Drawing No.	SP1 of SP1
Date	09/04/2022		
Scale	As Shown		

ZONING INFO (PIN 04147-0166, 1131 TO 1133 SECORD AVENUE, LOT 22 PLAN 527)		
R3A		
PRINCIPAL DWELLING TYPE	SEMI-DETACHED DWELLING	PROPOSED
MINIMUM LOT WIDTH	9m	7.62m *
MINIMUM LOT AREA	270 sq.m	232 sq.m *
MAXIMUM BUILDING HEIGHT	8m	7.89m
MINIMUM FRONT YARD SETBACK	6m	6m
MINIMUM CORNER SIDE YARD SETBACK	N/A	N/A
MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.2m
DRIVEWAY WIDTH		2.60m
DRIVEWAY AREA	Greater of 50% x 7.62m x 6m = 22.86sq.m 2.6m x 6m = 15.60sq.m	2.60m x 6m = 15.60sq.m
REAR SETBACK	28% x 30.45m = 8.53m	8.55m
REAR AREA	25% x 30.45m x 7.62m = 58.00sq.m	8.53m x 7.62m = 65.00sq.m
* MINOR VARIANCE REQUIRED		

SITE PLAN
 SP1 SCALE 1:200



PROPOSED FRONT (SOUTH) ELEVATION
3/16"=1'-0"

- MATERIAL LIST
- 1 - VINYL SIDING
 - 2 - HARDIE BOARD SIDING
 - 3 - MASONRY VENEER
 - 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
 - 5 - PARGED FOUNDATION WALL

FOOTINGS TO HAVE A MINIMUM OF 5'-0" GROUND COVER FOR FROST PROTECTION
IF LESS THAN 5'-0" GROUND COVER PLACE 2" RIGID INSULATION BELOW OR ABOVE FOOTING AND EXTEND 24" PAST FOOTINGS

General Notes

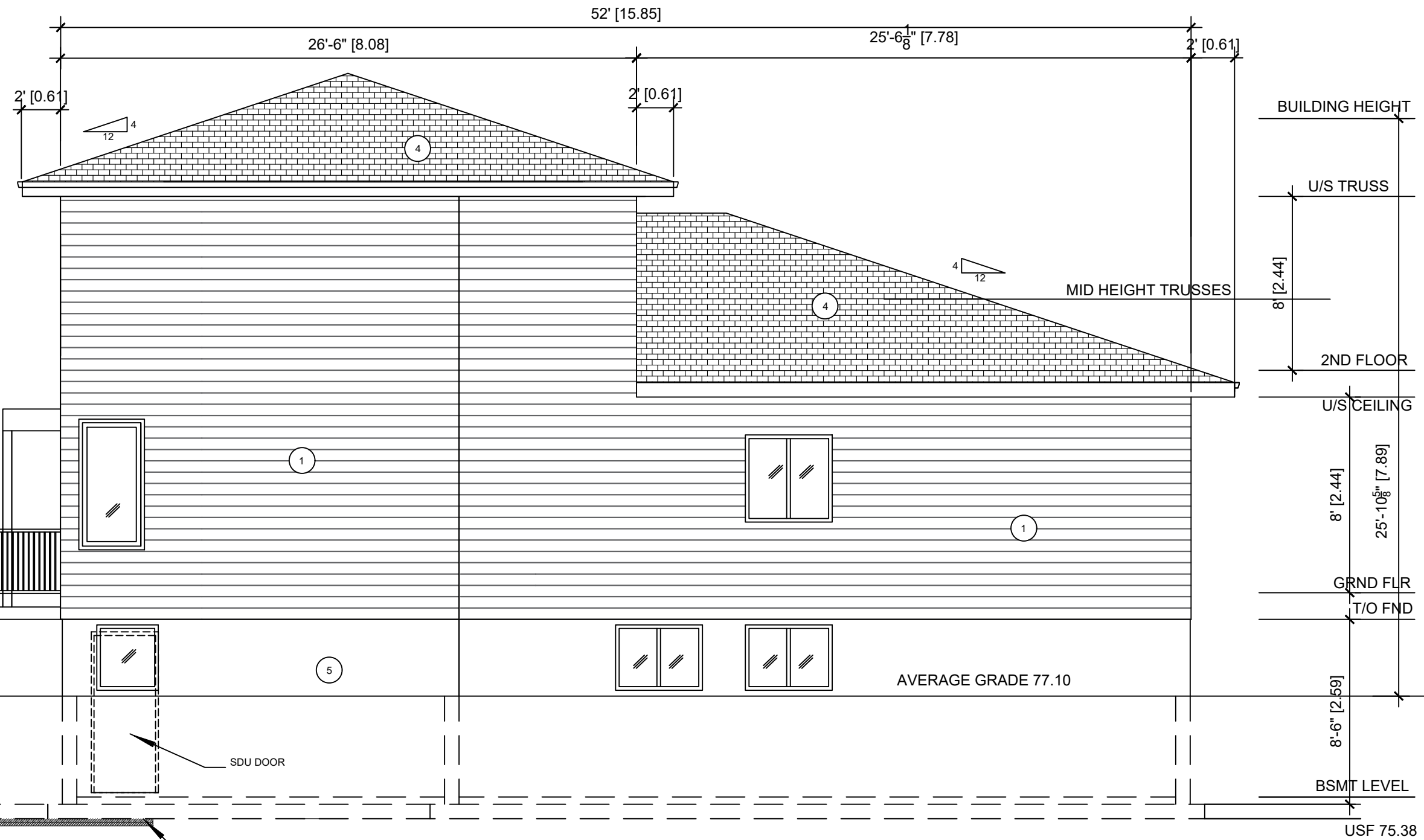
No.	Revision/Issue	Date
1	Client's Review	09/04/2022

Project Address

1133 Second Avenue
Ottawa, ON
K1H 8C9

Project	CB 001-22	Drawing No.	A4 of A12
Date	09/04/2022		
Scale	As Shown		

General Notes



PROPOSED RIGHT (EAST) ELEVATION
3/16"=1'-0"

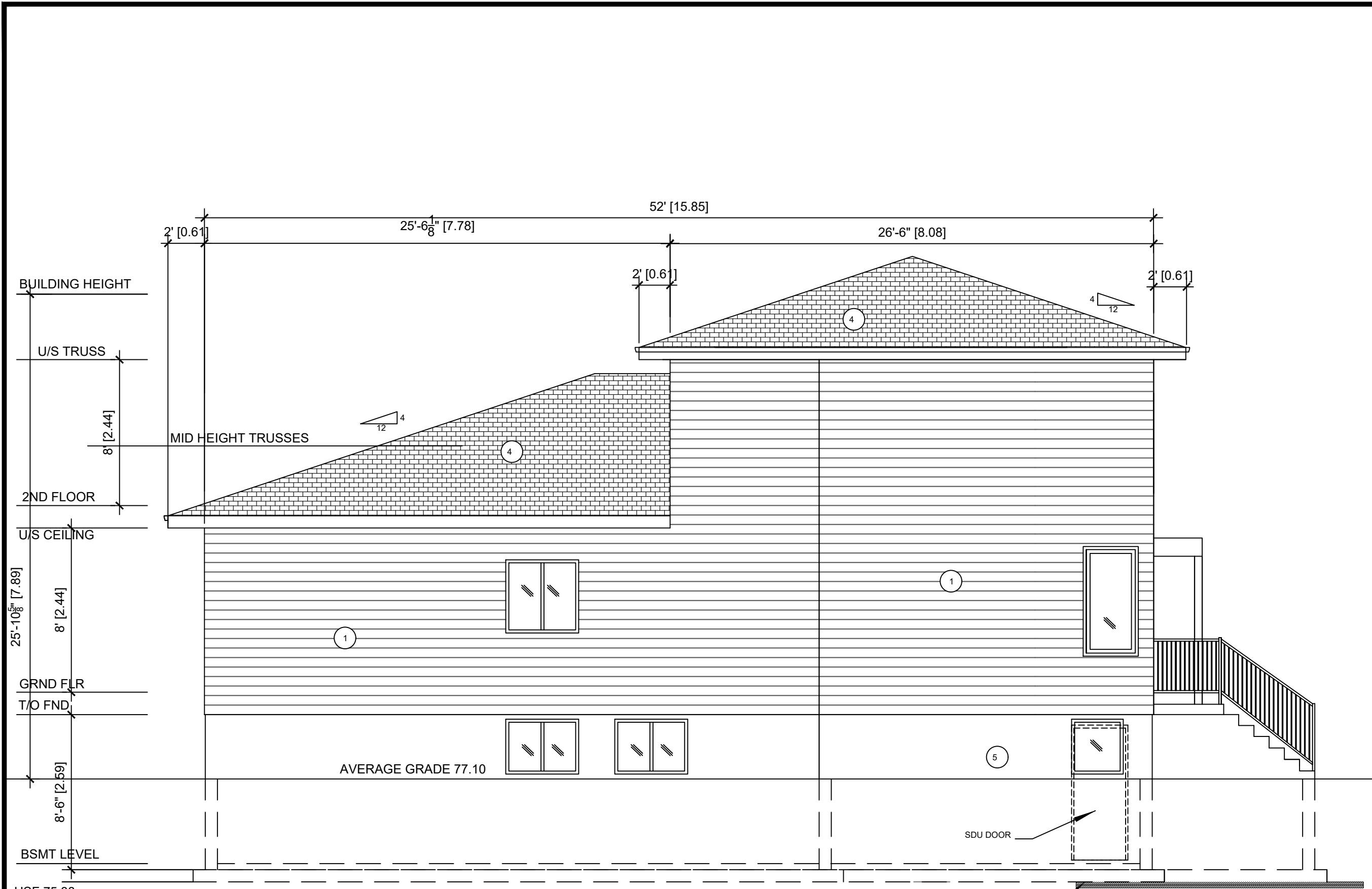
FOOTINGS TO HAVE A MINIMUM OF 5'-0" GROUND COVER FOR FROST PROTECTION IF LESS THAN 5'-0" GROUND COVER PLACE 2" RIGID INSULATION BELOW OR ABOVE FOOTING AND EXTEND 24" PAST FOOTINGS

- MATERIAL LIST
- 1 - VINYL SIDING
 - 2 - HARDIE BOARD SIDING
 - 3 - MASONRY VENEER
 - 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
 - 5 - PARGED FOUNDATION WALL

No.	Revision/Issue	Date
1	Client's Review	09/04/2022

Project Address
1133 Second Avenue
Ottawa, ON
K1H 8C9

Project	CB 001-22	Drawing No.	A5 of A12
Date	09/04/2022	Scale	As Shown



- MATERIAL LIST
- 1 - VINYL SIDING
 - 2 - HARDIE BOARD SIDING
 - 3 - MASONRY VENEER
 - 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
 - 5 - PARGED FOUNDATION WALL

FOOTINGS TO HAVE A MINIMUM OF 5'-0" GROUND COVER FOR FROST PROTECTION
IF LESS THAN 5'-0" GROUND COVER PLACE 2" RIGID INSULATION BELOW OR ABOVE FOOTING AND EXTEND 24" PAST FOOTINGS

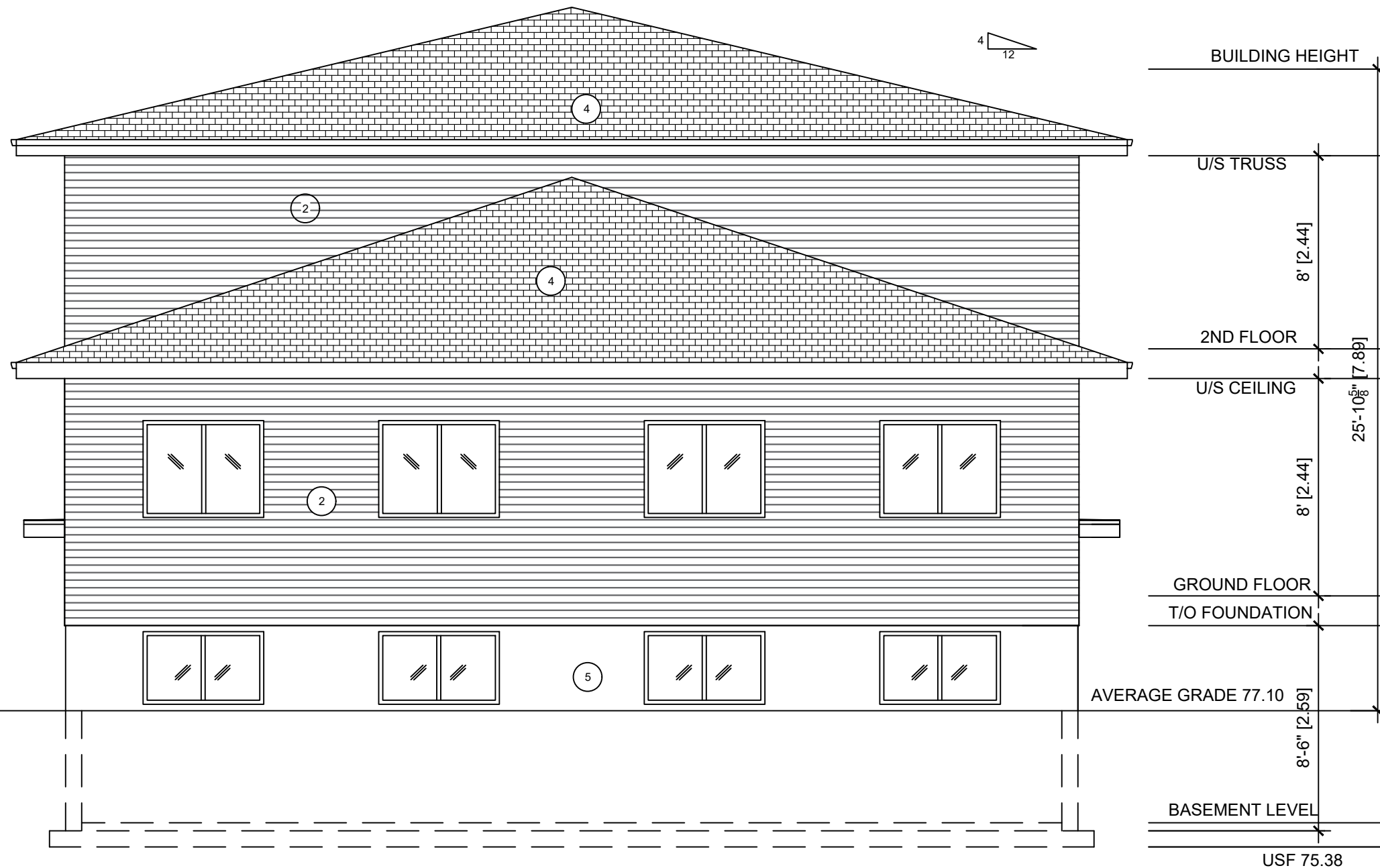
PROPOSED LEFT (WEST) ELEVATION
3/16"=1'-0"

General Notes

No.	Revision/Issue	Date
1	Client's Review	09/04/2022

Project Address
1133 Second Avenue
Ottawa, ON
K1H 8C9

Project	CB 001-22	Drawing No.	A6 of A12
Date	09/04/2022		
Scale	As Shown		



PROPOSED REAR (NORTH) ELEVATION
3/16"=1'-0"

- MATERIAL LIST
 1 - VINYL SIDING
 2 - HARDIE BOARD SIDING
 3 - MASONRY VENEER
 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
 5 - PARGED FOUNDATION WALL

General Notes

No.	Revision/Issue	Date
1	Client's Review	09/04/2022

Project Address

1133 Second Avenue
 Ottawa, ON
 K1H 8C9

Project	CB 001-22	Drawing No.	A7 of A12
Date	09/04/2022		
Scale	As Shown		