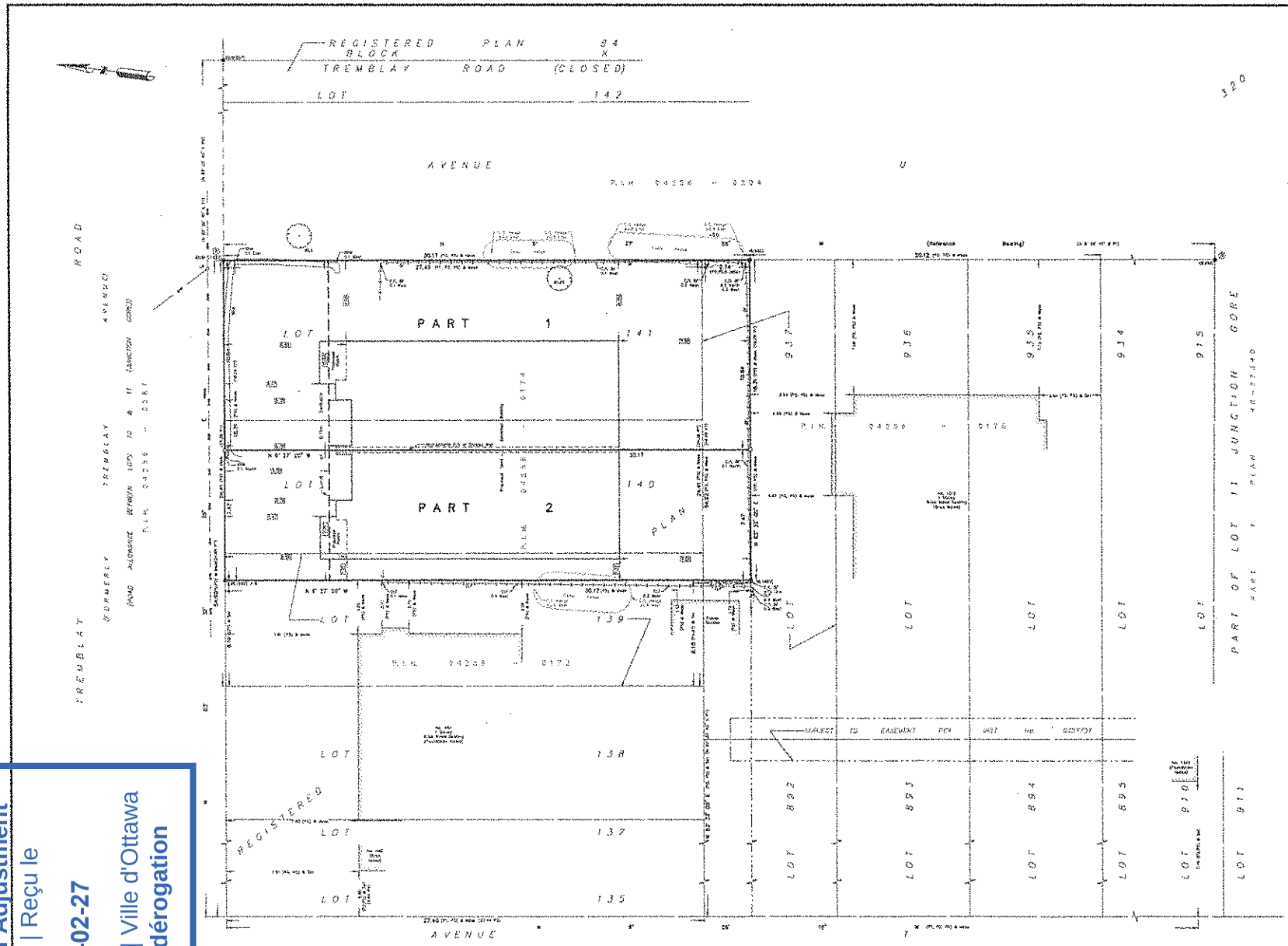
Committee of Adjustment
Received | Reçu le
2023-02-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation



I DESIGNATE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE_____

_____
DANIEL J. D.
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED

DATE_____

_____
REPRESENTATIVE FOR THE REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4

SCHEDULE

PARTS	LOT	CONC.	PIN	LANDS Part no.
1	ALL OF LOT 140 AND PART OF LOT 139 & 937	RCP	ALL OF 04256-0174	1,2,3,4
2	PART OF LOT 140 & 937			5,6,7,8

PLAN OF SURVEY OF

LOTS 140 & 141 and PART OF LOTS 139 & 937 REGISTERED PLAN 320 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100

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 0.999915

Bearing Note

Bearings hereon are grid bearings derived from the Canada Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°37' West Longitude) NAD 83 (Original).

For bearing computations, a rotation of 0°39'15" counter clockwise was applied to bearings on P2 & P3.

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

POINT ID	NORTHING	EASTING
①	5032775.25	372158.99
②	5032763.46	372142.08
0193860105	5032801.55	372171.03
0193860102	5032774.13	372138.11

COORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY 933.8(1), (4) (a) OF O.REG. 216/10, AND CANNOT BE THEMselves BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Notes & Legend

	Denotes	Survey Monument Planted
	"	Survey Monument Found
SBI	"	Standard Iron Bar
SSIB*	"	Short Standard Iron Bar (0.3m Long)
IB	"	Iron Bar
Meas	"	Measured
(P1)	"	Registered Plan 320
(P2)	"	Plan by Dixon dated June 3, 1992 (Ref. No. 50-97)
(P3)	"	Plan by (5147) dated February 28, 1959
(P4)	"	Plan by (4050) dated July 9, 1972
(P5)	"	Plan by (5363) dated January 23, 2002 (File No. 4R-2121)
(R1)	"	Inst No. [illegible]
	"	Overhead Wires
BUP	"	Utility Pole
SP	"	Standard
CLF	"	Chain Link Fence
WF	"	Board Fence
SNW	"	Stone Retaining Wall
CA	"	Catchallow
	"	Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of the tree represented may vary due to perspective or scale. The symbol size depicted on this plan.

Surveyor's Certificate

I certify that:

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

_____ Date

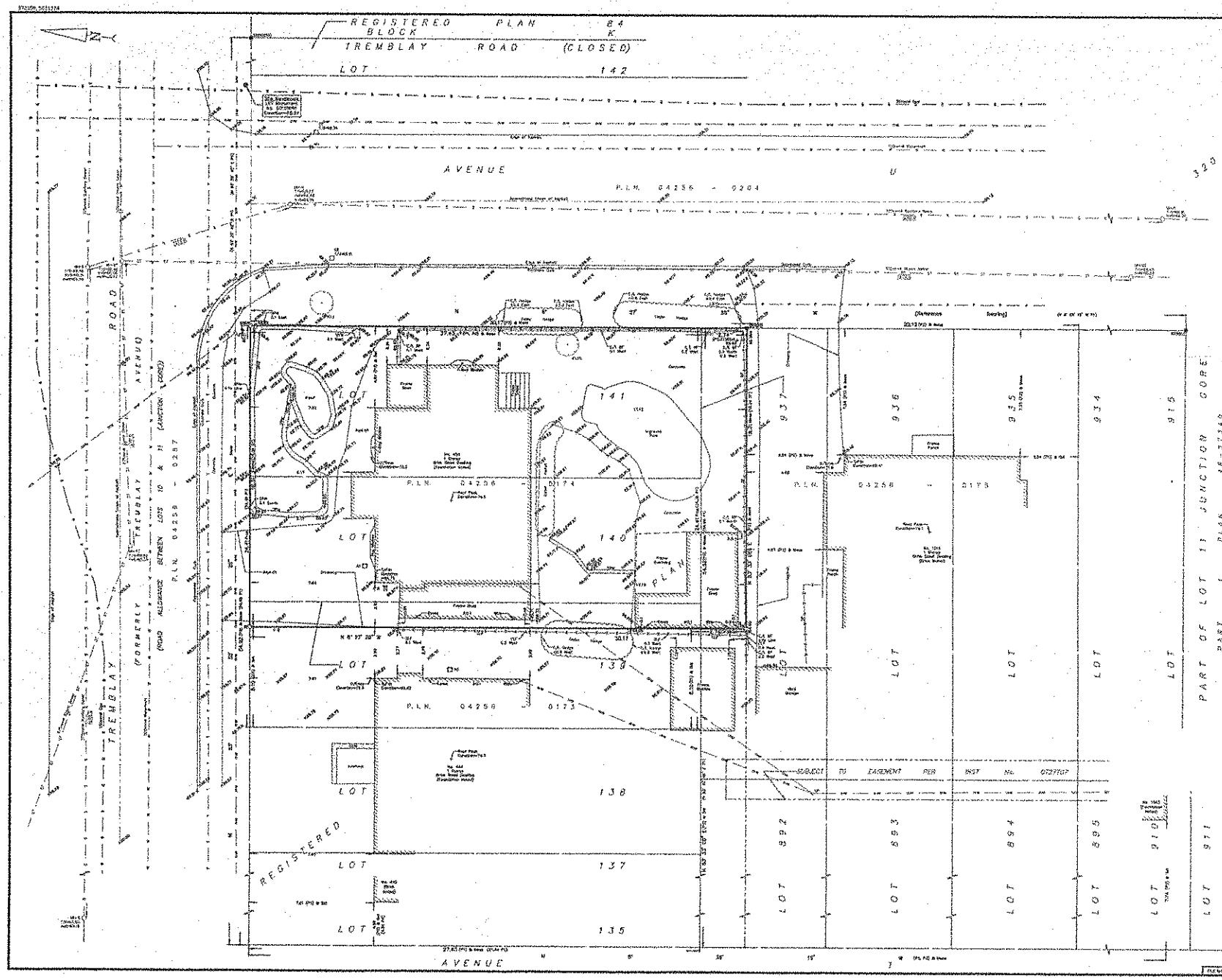
_____ Daniel Denis
Ontario Land Surveyor

This plan of survey relates to AGLS Plan Submission Form Number 0-46312

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 213, 50 CHAMPAGNE ROAD, OTTAWA, ONTARIO K1Z 7J6
TEL. (613) 727-0123 E-mail: fsd@fsd.ca

FILE No. 2023

J:\SURV\97-39-468 Tremblay Rd\Drawing\97-39-468 Tremblay Rd_50 MASTER.DWG\97-39-468_4Plan_R1.dwg



TOPOGRAPHIC PLAN OF SURVEY OF

LOTS 140 & 141 AND PART OF LOTS 139 & 937 REGISTERED PLAN 320 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 100

Metric Note

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

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 1° 20' 15" counter-clockwise was applied to bearings on PL & PE.

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Canon (CGVD 1928 : 1978) (Adjustment No. 1986AN11)
2. It is the responsibility of the user of this information to verify that the sub benchmark has not been altered or displaced and that its elevation and description agree with the information shown on this drawing.

Utility Notes

1. 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 verification.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: F-16-05, F-16-06, 2424(sp)-03, 2871-09, 7177-03, 1518(7)a/1-8, 1518(7)a/9-8, 1518(7)-8-17.
4. Sanitary and storm sewer grades and inverts were derived from field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, drilling, excavating etc.

Notes & Legend

Symbol	Description
	Survey Monument Planted
	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
SSIB*	Short Standard Iron Bar (0.1m Long)
IB	Iron Bar
Meas	Measured
(R1)	Registered Plan 320
(R2)	Plan by (R3) dated June 2, 1909 (Plan No. 30 97)
(R3)	Plan by (R4) dated February 19, 1909
(R4)	Plan by (R5) dated Feb 6, 1871
(R5)	Plan No. NG2493
	Maintenance Hole (Sanitary)
	Maintenance Hole (Storm)
	Underground Storm Sewer
	Underground Sanitary Sewer
	Underground Water
	Underground Bruce
	Underground Gas
	Underground Traffic
	Overhead Wires
	Utility Pole
	Light Standard
	Catch Basin
	Gas Meter
	Bollard
	Air Conditioner
	Downspout
	Chain Link Fence
	Wood Fence
	Stone Retaining Wall
	Hydrant
	Tree or Stump
	Centerline of Road
	Top of Foundation
	Centreline
+15.00	Location of Elevation
+15.00	Top of Concrete Curb/Retaining Wall Elevation
	Property Line
	Enclosure Tree - The Symbol shown indicates location and trunk diameter only. Size of tree crown above-ground canopy may be smaller/larger than the symbol size depicted on this plan.

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 13th day of January, 2022.

Date

Jamie Leslie
Ontario Land Surveyor

ONTARIO LAND SURVEYOR
PLAN SUBMISSION FORM
V-27873

ONTARIO LAND SURVEYOR
JAMIE LESLIE
1993

FARLEY, SMITH & DENIS SURVEYING LTD.

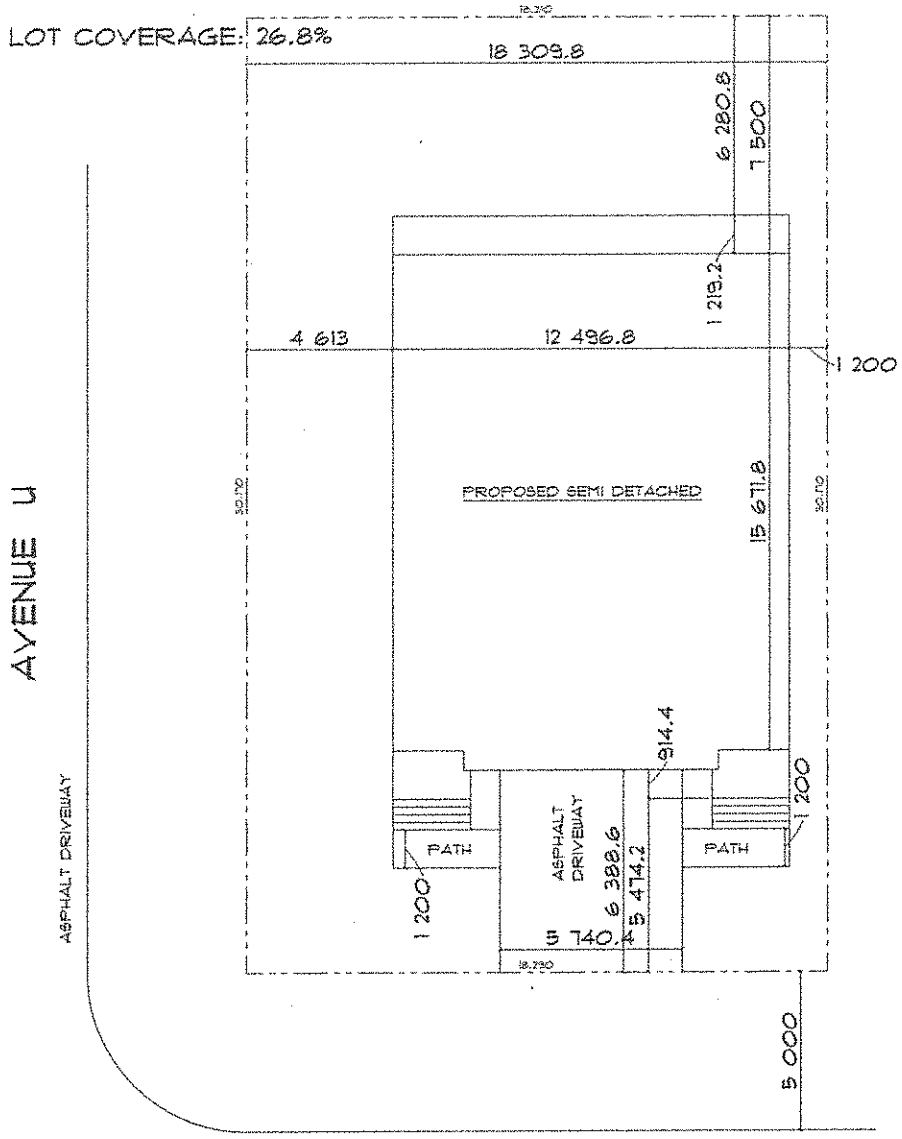
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

1668 BANK STREET, COLONNADE ROAD, OTTAWA, ONTARIO K1G 3T2
TEL: (613) 737-9326 E-MAIL: fsdsurvey@bellnet.ca

LOT COVERAGE:

LOT AREA: 662.03m
HOUSE AREA: 177.56m

LOT COVERAGE: 26.8%



450 TREMBLAY ROAD

DREAM HOME

PROPOSED RENOVATION FOR 450 TREMBLAY RD

A-TREMBLAY

S1

1