

Committee of Adjustment
Received | Reçu le
2023-02-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

BRIGHTON AVENUE

(REGISTERED PLAN 96962)

P.I.N. 04129 - 0271

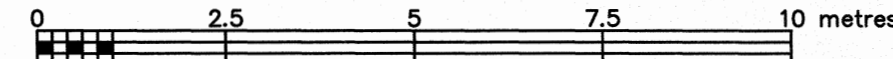
SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

PART OF LOT 30
REGISTERED PLAN 96962
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100



Metric Note

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

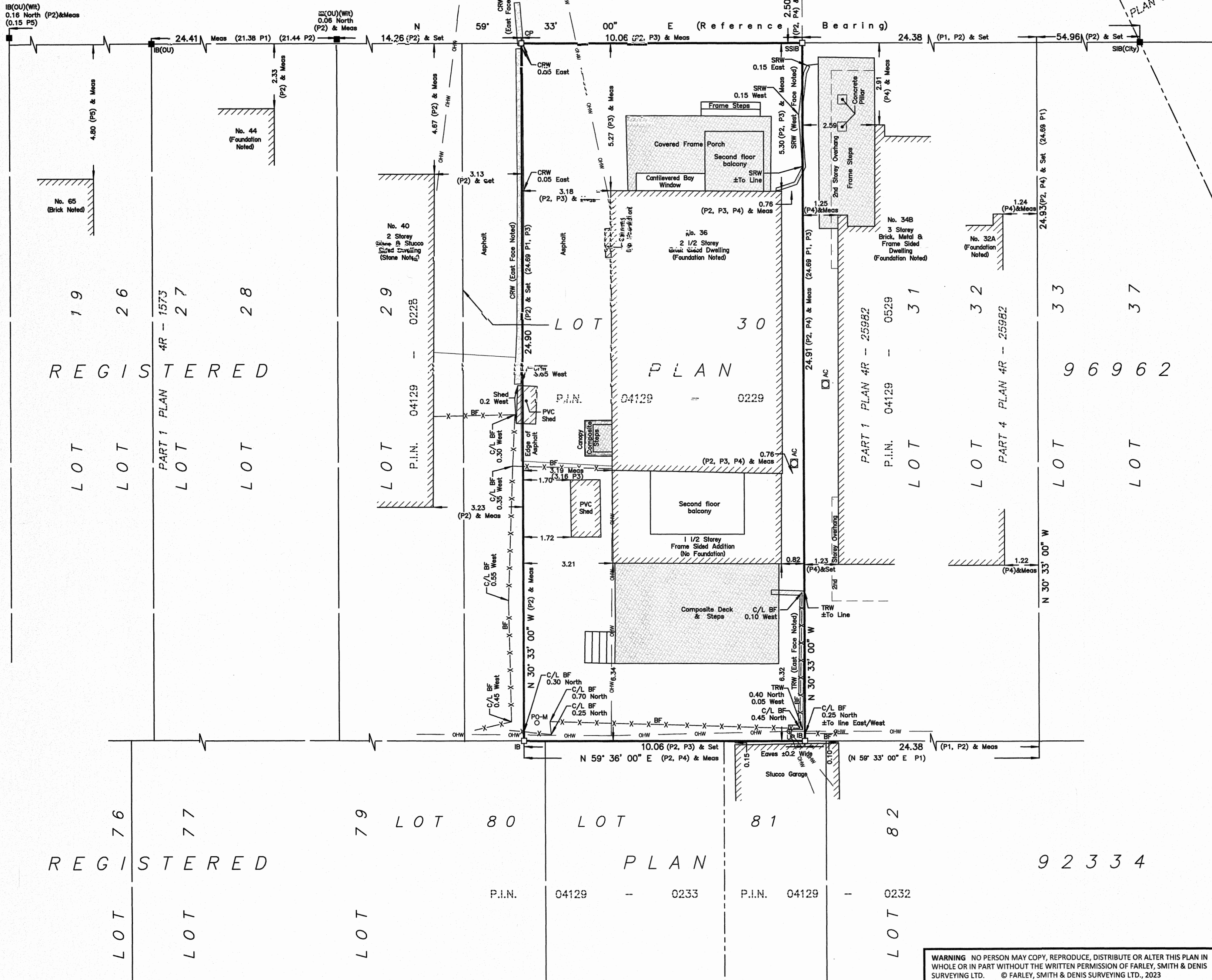
Bearing Note

Bearings are astronomic and are referred to the southerly limit of Brighton Avenue having a bearing of N 59° 33' 00" E as shown on Registered Plan 96962.

Notes & Legend

Symbol	Denotes
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
CP	Concrete Pin
(OU)	Origin Unknown
(Wit)	Witness
Meas	Measured
(P1)	Registered Plan 96962
(P2)	Plan 4R-25982
(P3)	Plan by (647) dated June 2, 1961
(P4)	Plan by (SG) dated June 4, 2013 (Job No. 161612563-114)
(P5)	Plan by (1287) dated November 10, 1998 (Job No. 374-98)
OHW	Overhead Wires
U/P	Utility Pole
AC	Air Conditioner
PO-M	Metal Pole
BF	Board Fence
CRW	Concrete Retaining Wall
SRW	Stone Retaining Wall
TRW	Timber Retaining Wall
C/L	Centreline
---	Property Line

BRISTOL AVENUE



- PART 2**
- REGISTERED RIGHTS-OF-WAY/EASEMENTS**
No rights-of-way or easements were found to be registered against the subject property.
 - PROPERTY IMPROVEMENTS**
The location of the fences, retaining walls and shed 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**
Area of the subject property is 250.5 square metres.

THIS REPORT WAS PREPARED FOR:
Benjamin Williams & Elizabeth Monahan ("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 Surveys Act and the Regulations made under them.
- The survey was completed on the 19th day of December, 2022.

Date: Jan 6, 2023
Signature: Jamie Leslie
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-43256

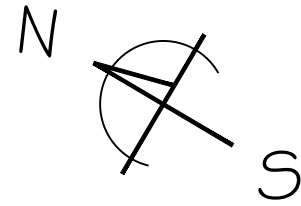
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

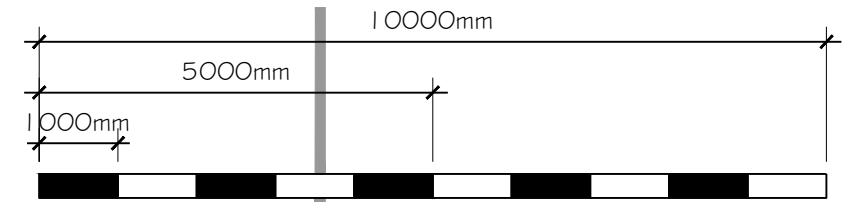
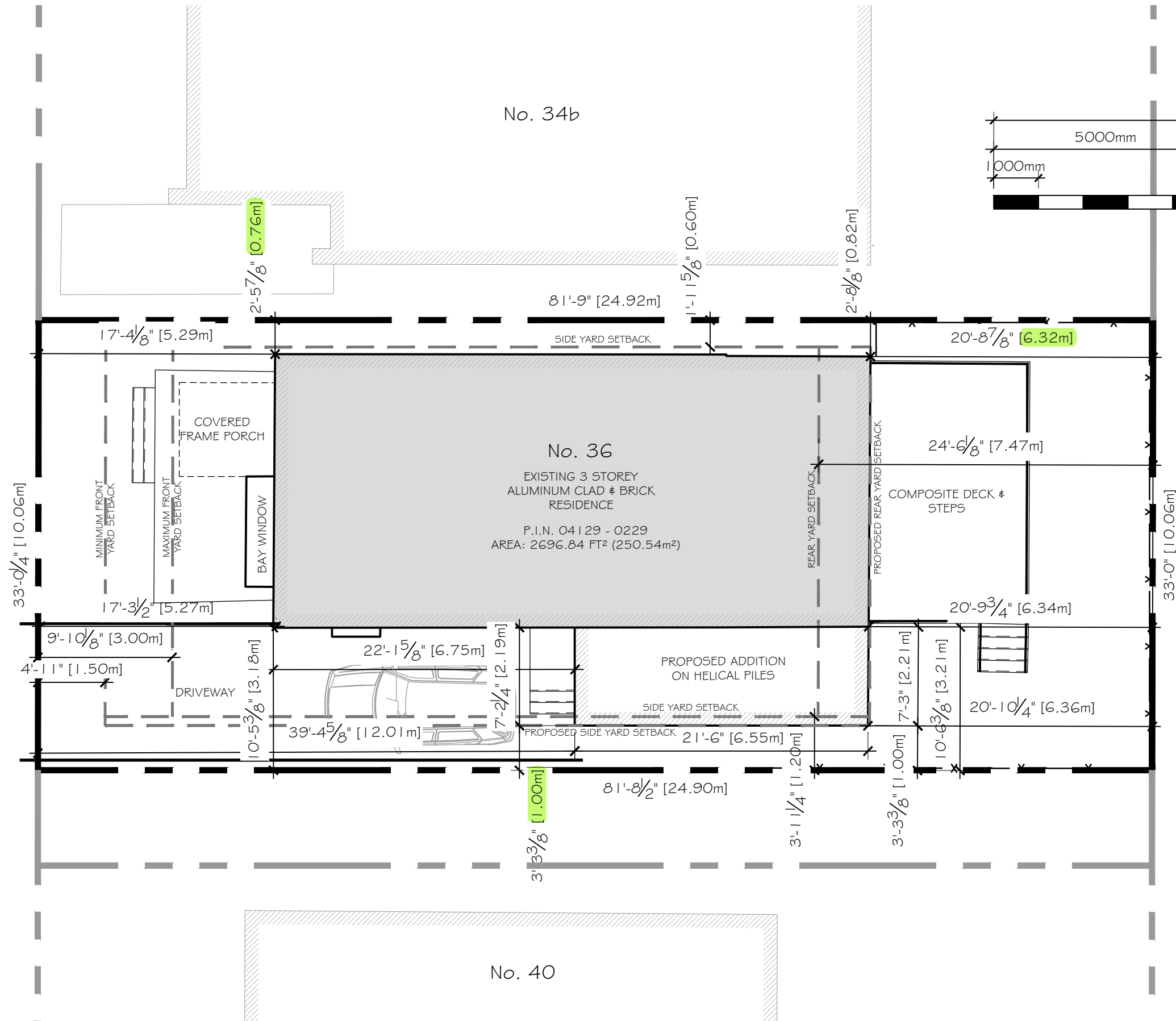
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

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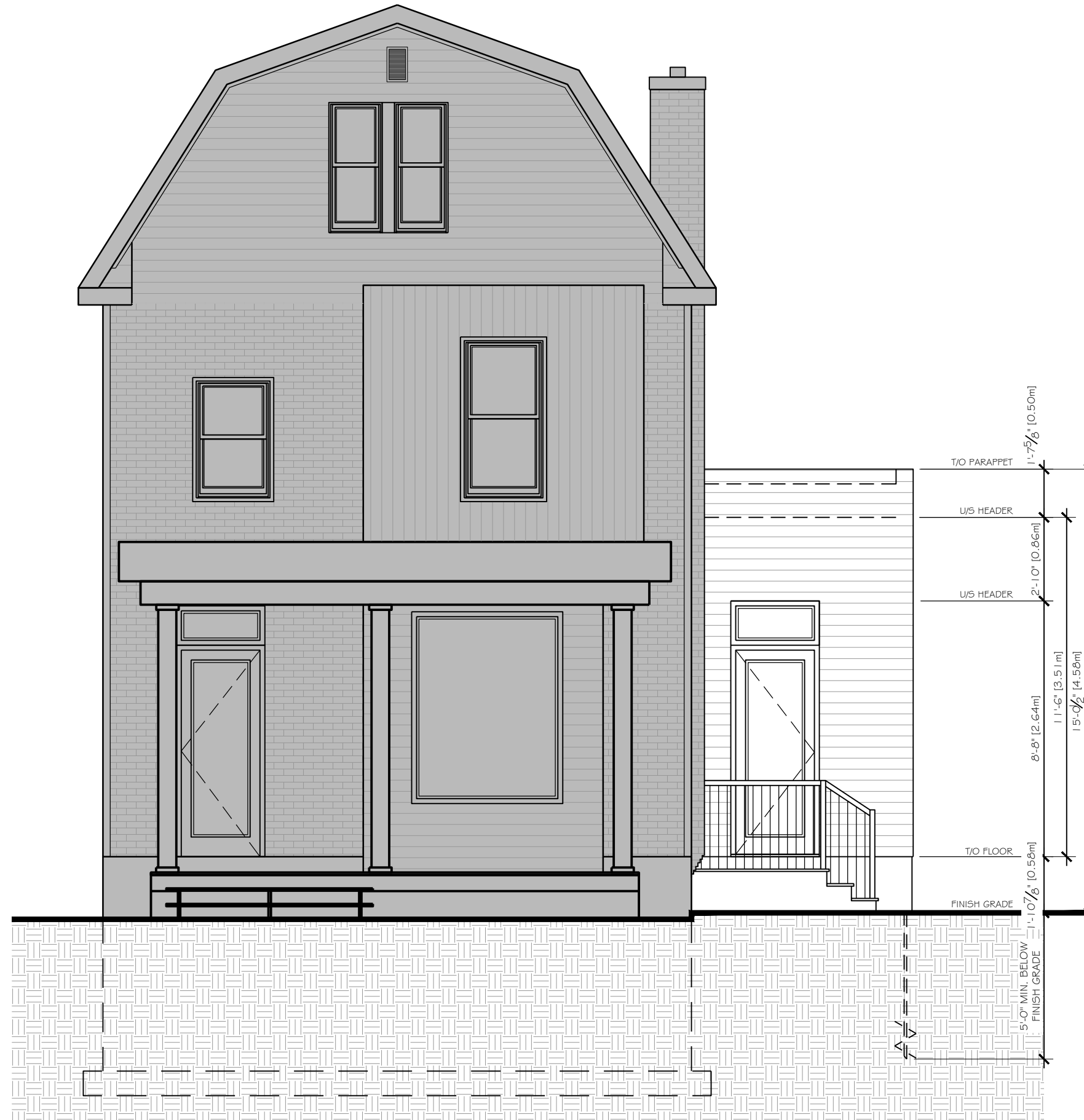
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BRIGHTON AVENUE



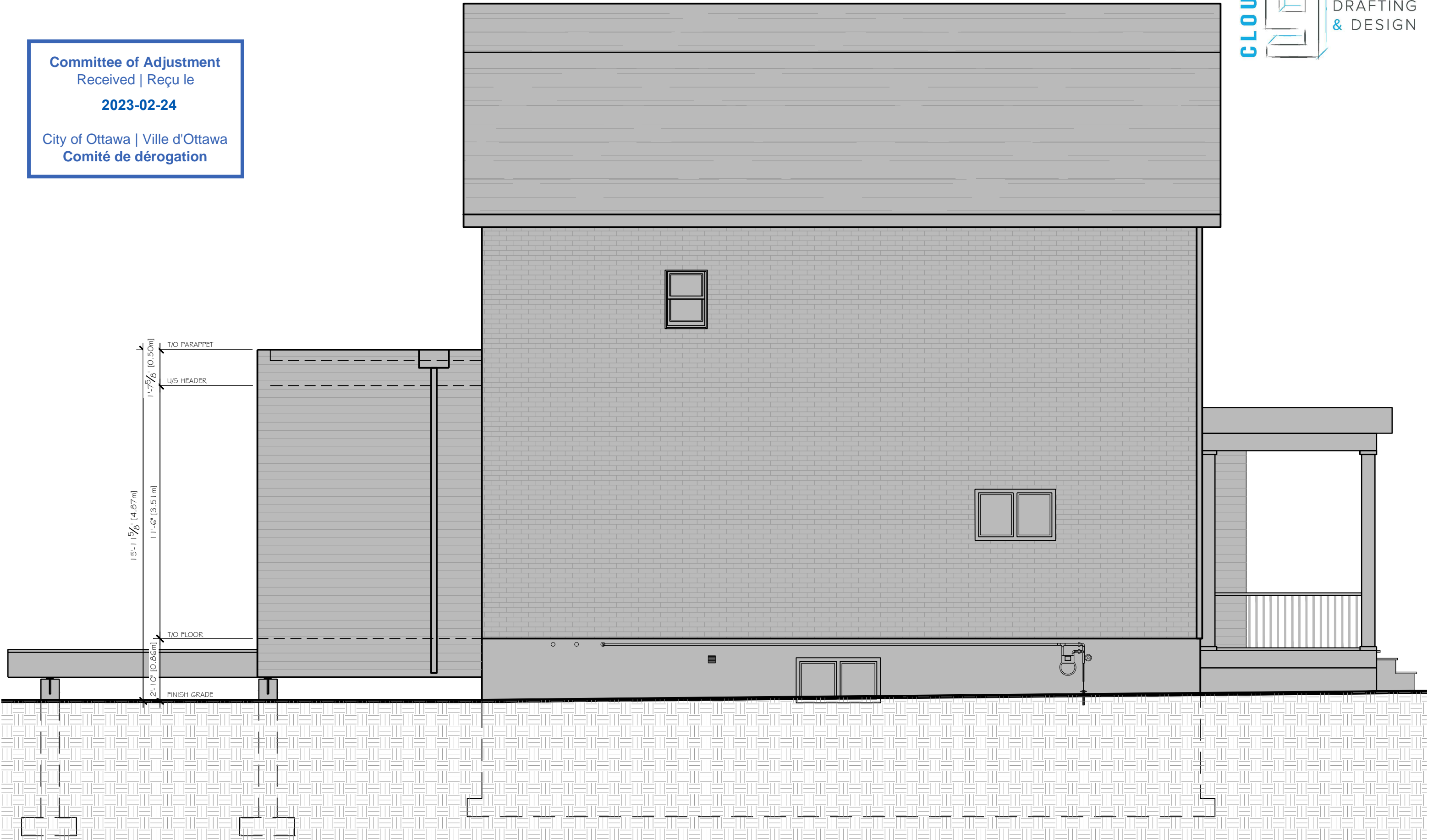
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FRONT ELEVATION
SCALE 1/4" = 1'-0"

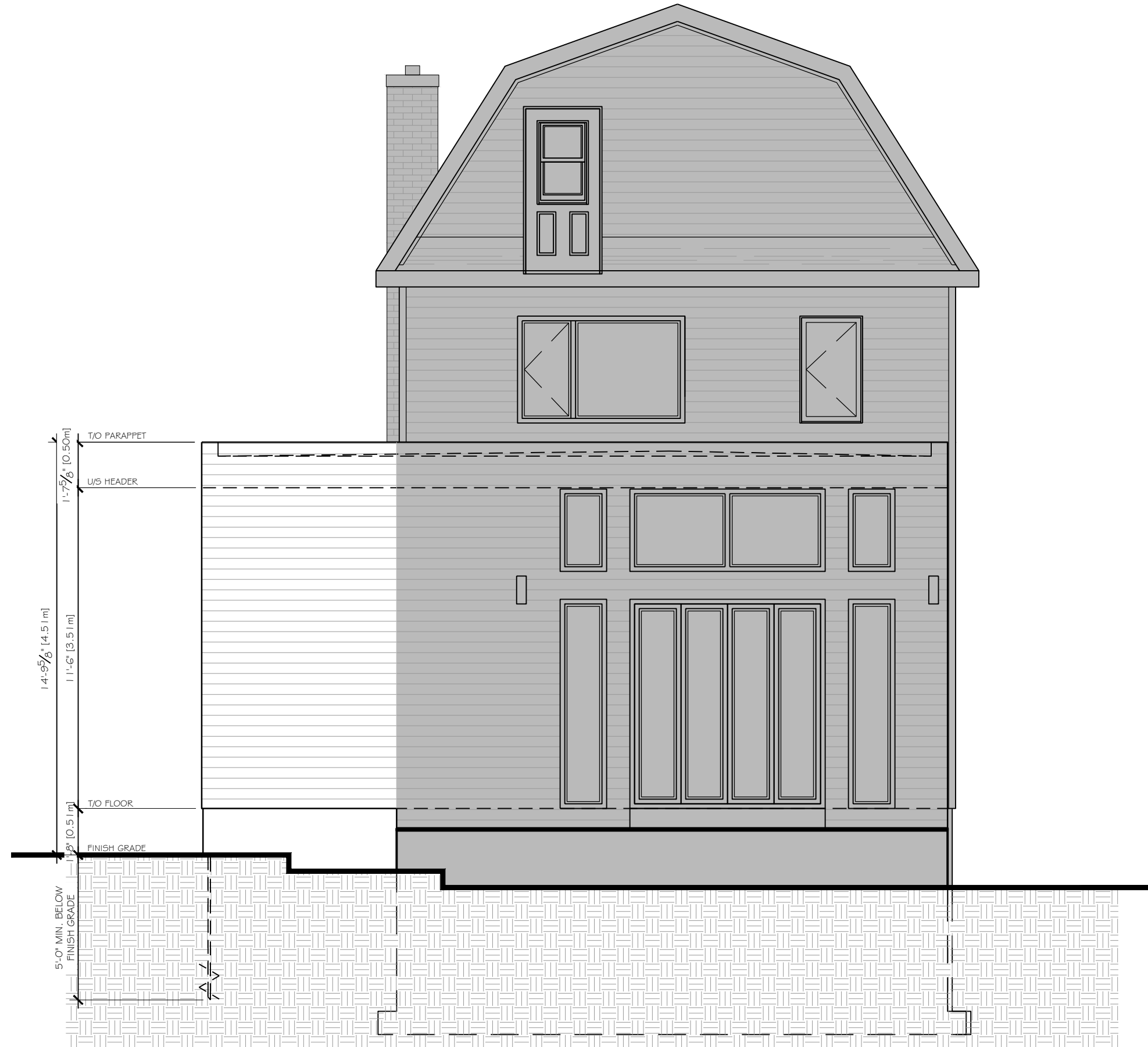
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RIGHT ELEVATION

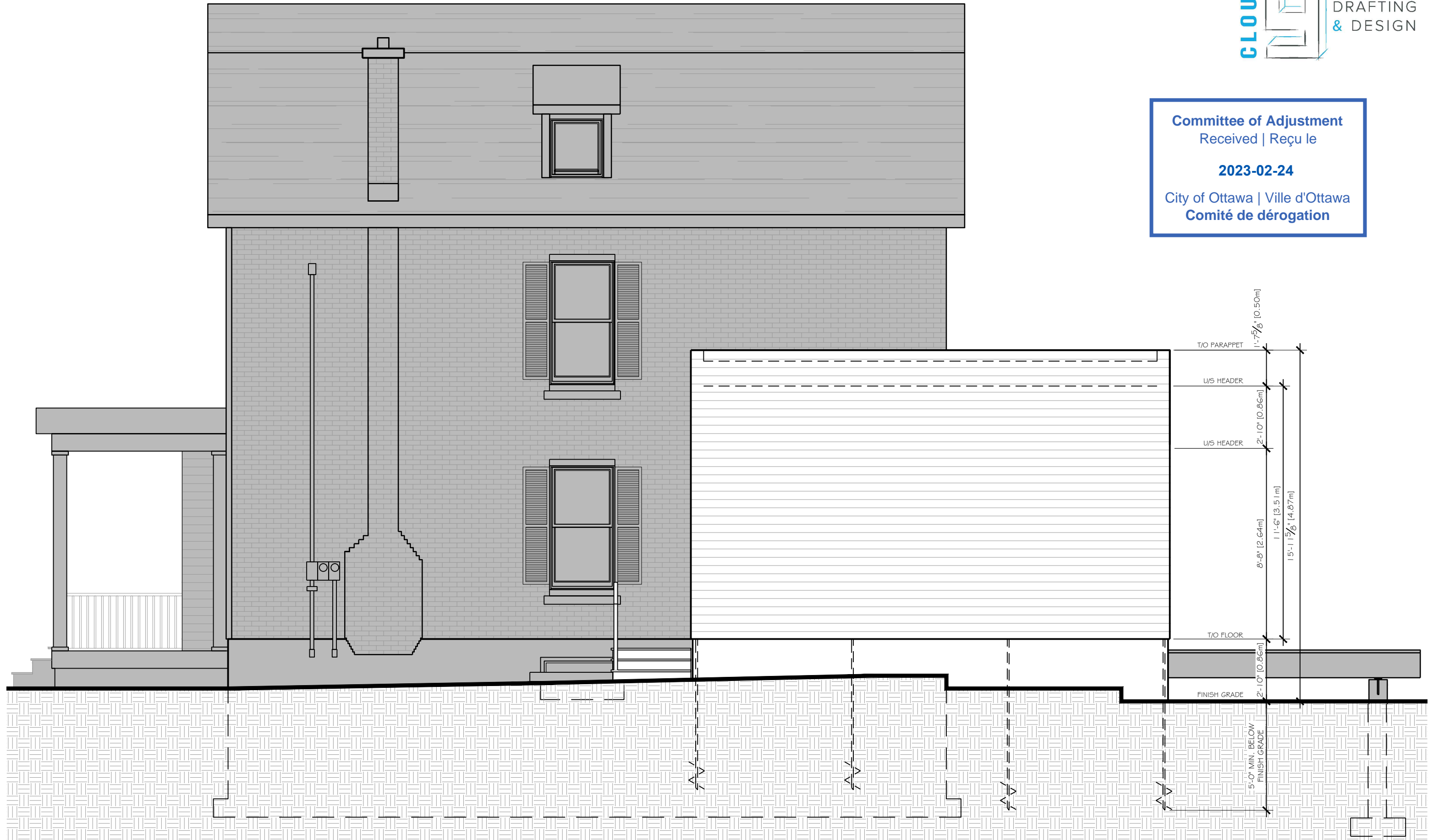
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

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RIGHT ELEVATION
SCALE 1/4" = 1'-0"