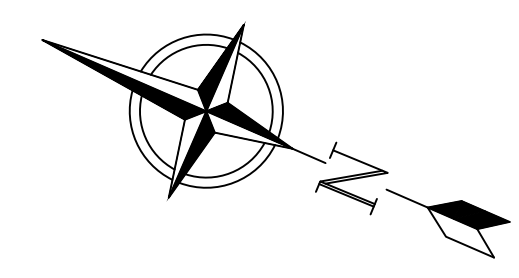
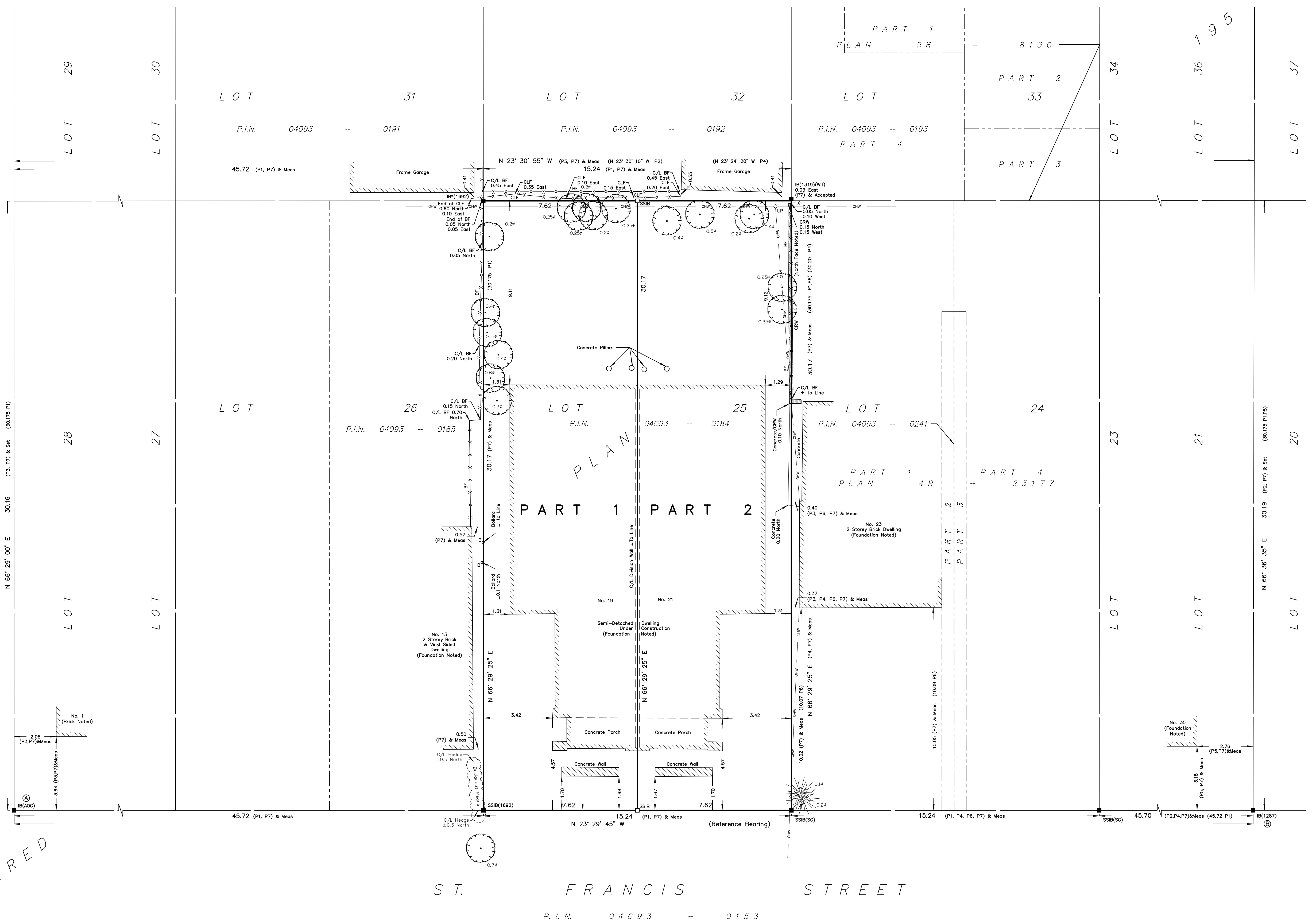


This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.



Committee of Adjustment
Received | Reçu le
2023-03-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
JAMIE LESLIE
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	AREA (Sq.m.)
1	ALL OF 25	195	229.9
2			229.9

PLAN OF SURVEY OF
LOT 25
REGISTERED PLAN 195
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and 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 0.99994.

Bearing Note
Bearings are grid, derived from Smart-Net Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N 23° 29' 45" W and are referenced to Specified Control Points 0191968005 and 0191968015, MTM Zone 9 (76° 30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0° 35' 55" counter-clockwise was applied to bearings on P2 and P4.

For bearing comparisons, a rotation of 0° 33' 45" counter-clockwise was applied to bearings on P3.

CO-ORDINATES WERE DERIVED FROM SMART-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5029463.93	365607.23
(B)	5029352.14	365655.83
0191968005	5027191.26	361496.76
0191968015	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
 - Survey Monument Found
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IB* Iron Bar 0.3m Long
 - (Wh) Witness
 - Meas Measured
 - (P1) Registered Plan 195
 - (P2) Plan 4R-13630
 - (P3) Plan By (AOG) Dated August 12, 1983
 - (P4) Plan 4R-23177
 - (P5) Plan By (AOG) Dated June 29, 1977 (Ref. E-8-193)
 - (P6) Plan By (647) Dated November 24, 1970
 - (P7) Plan By (1692) Dated April 19, 2018 (File No. 102-18)
 - OP Overhead Wires
 - UP Utility Pole
 - CLF Chain Link Fence
 - BF Board Fence
 - CRW Concrete Retaining Wall
 - C/L Centreline
 - Q Diameter
 - Property Line
 - Deciduous Tree
 - ☼ Coniferous Tree

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 Land Titles Act and the Regulations made under them.
2. The survey was completed on the ___ day of _____ 2022.

Date _____ Jamie Leslie
Ontario Land Surveyor

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

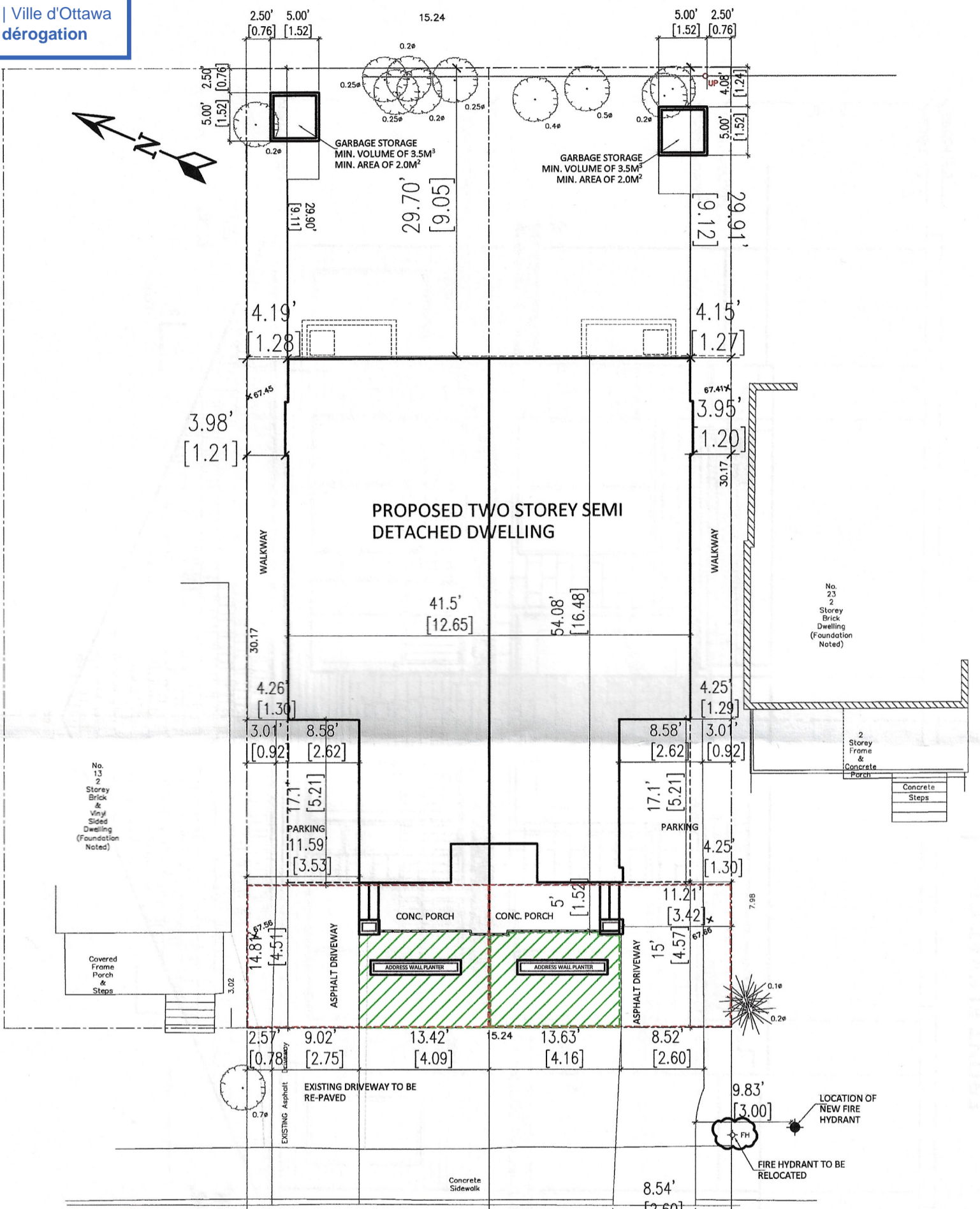
REVISIONS	
NO.	DESCRIPTION & DATE
1	FIRE HYDRANT RELOCATED JAN. 21 2023

JOB TITLE
PROPOSED TWO STOREY SEMI-DETACHED DWELLING
19-21 ST FRANCIS
CITY OF OTTAWA

SHEET TITLE
SITE/LANDSCAPE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: C.B.	S1.1
CHECKED:	
DATE: AUGUST 2023	
PRINT DATE	

Committee of Adjustment
Received | Reçu le
2023-03-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

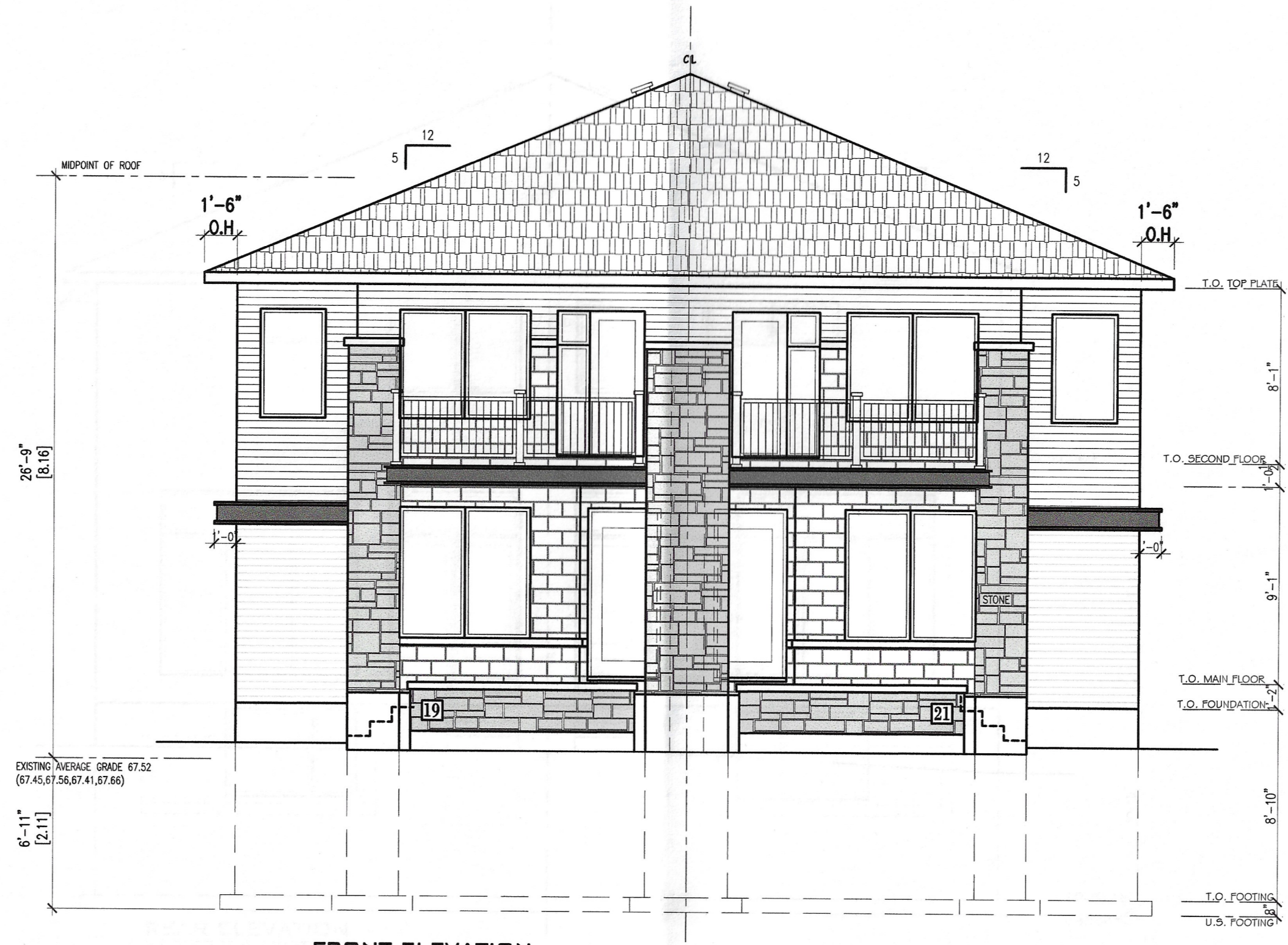


FRONT YARD AREA:
34.3 SQ.M.
SOFT LANDSCAPE AREA:
12.3 SQ.M. [35.8%]

FRONT YARD AREA:
34.3 SQ.M.
SOFT LANDSCAPE AREA:
12.2 SQ.M. [35.5%]

S T. F R A N C I S S T R E E T

SITE PLAN
SCALE 1:150



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

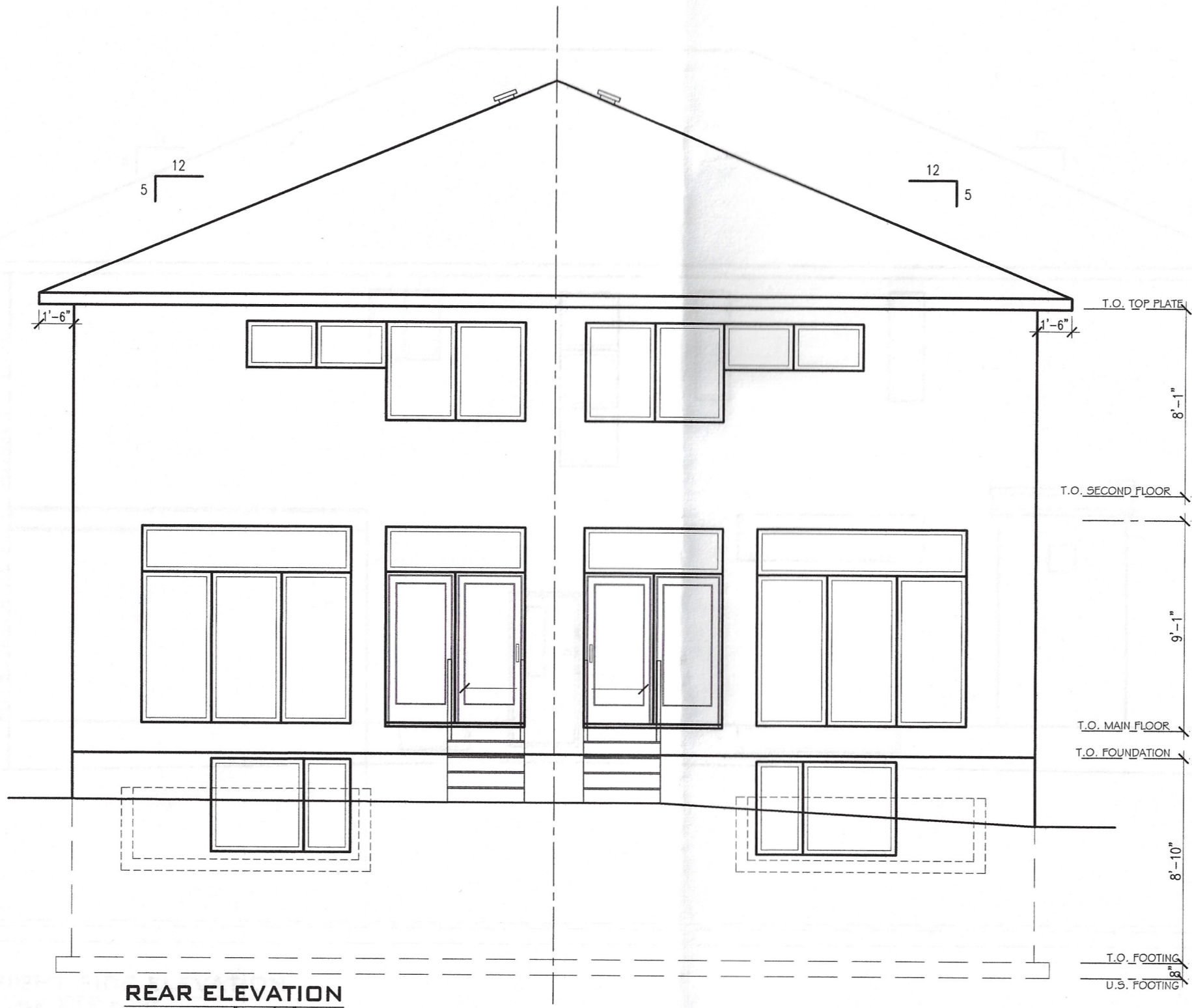
- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
 3. FOOTINGS DESIGNED FOR 3000 P.S.F. ALLOWED BEARING. BEARING STRATA GRANULAR MATERIAL AND COMPACTION TO BE IMPROVED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

No.	DESCRIPTION & DATE	REVISIONS
1.		

JOB TITLE:
**PROPOSED TWO STOREY
SEMI-DETACHED
DWELLING**
19-21 ST FRANCIS
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	
CHECKED:	
DATE: OCT 2023	A1.4
PRINT DATE:	



REAR ELEVATION
SCALE: 3/16" = 1'-0"

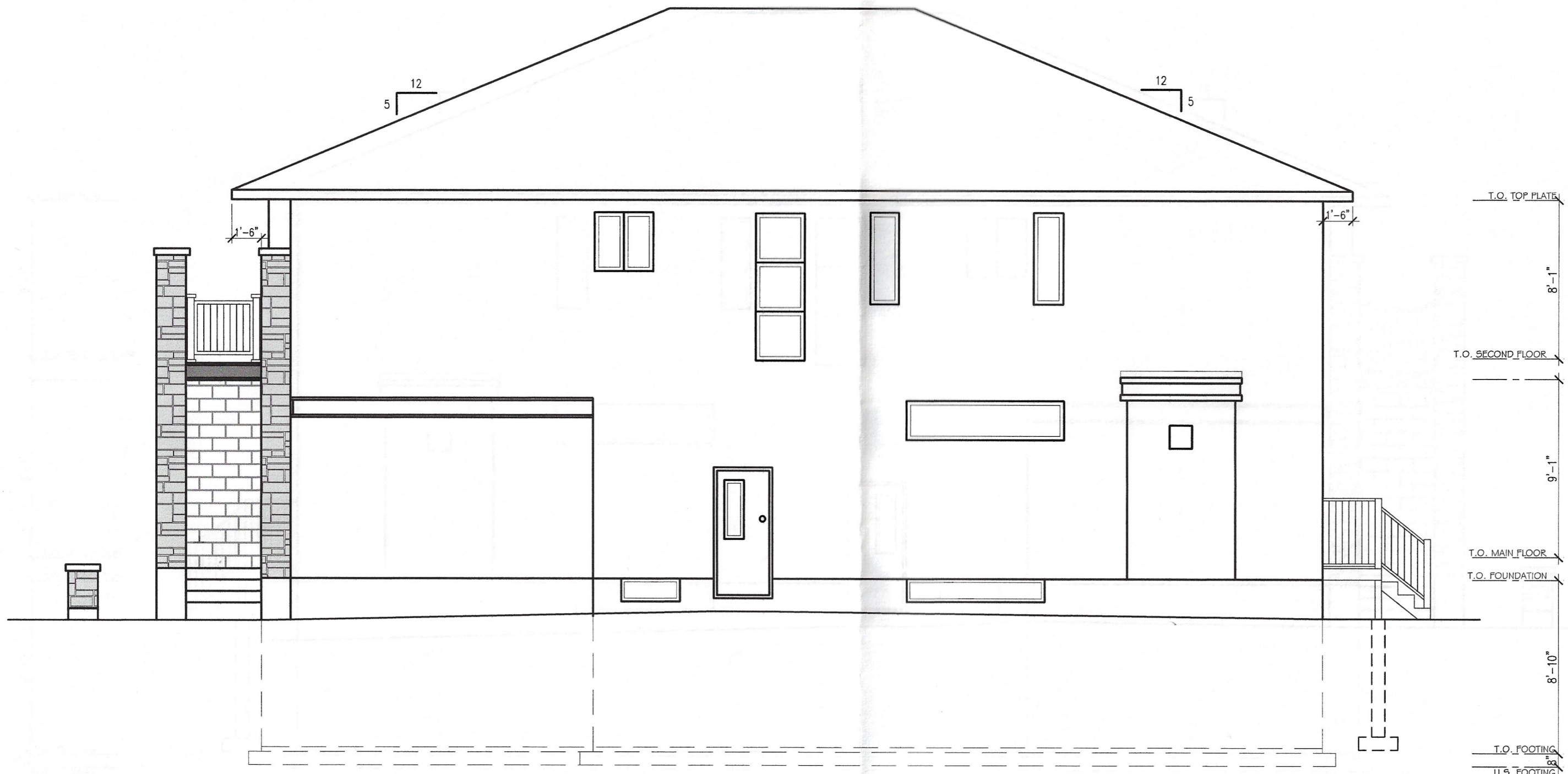
- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
 3. FOOTINGS DESIGNED FOR 3000 P.S.F. ADJACENT BEARING. BEARING STRATA GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOIL CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1.		

JOB TITLE:
**PROPOSED TWO STOREY
SEMI-DETACHED
DWELLING
19-21 ST FRANCIS
CITY OF OTTAWA**

SHEET TITLE:
REAR ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	
CHECKED:	
DATE: OCT 2022	A2.4
PRINT DATE:	



RIGHT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

T.O. TOP PLATE
 8'-1"
 T.O. SECOND FLOOR
 9'-1"
 T.O. MAIN FLOOR
 T.O. FOUNDATION
 8'-10"
 T.O. FOOTING
 U.S. FOOTING

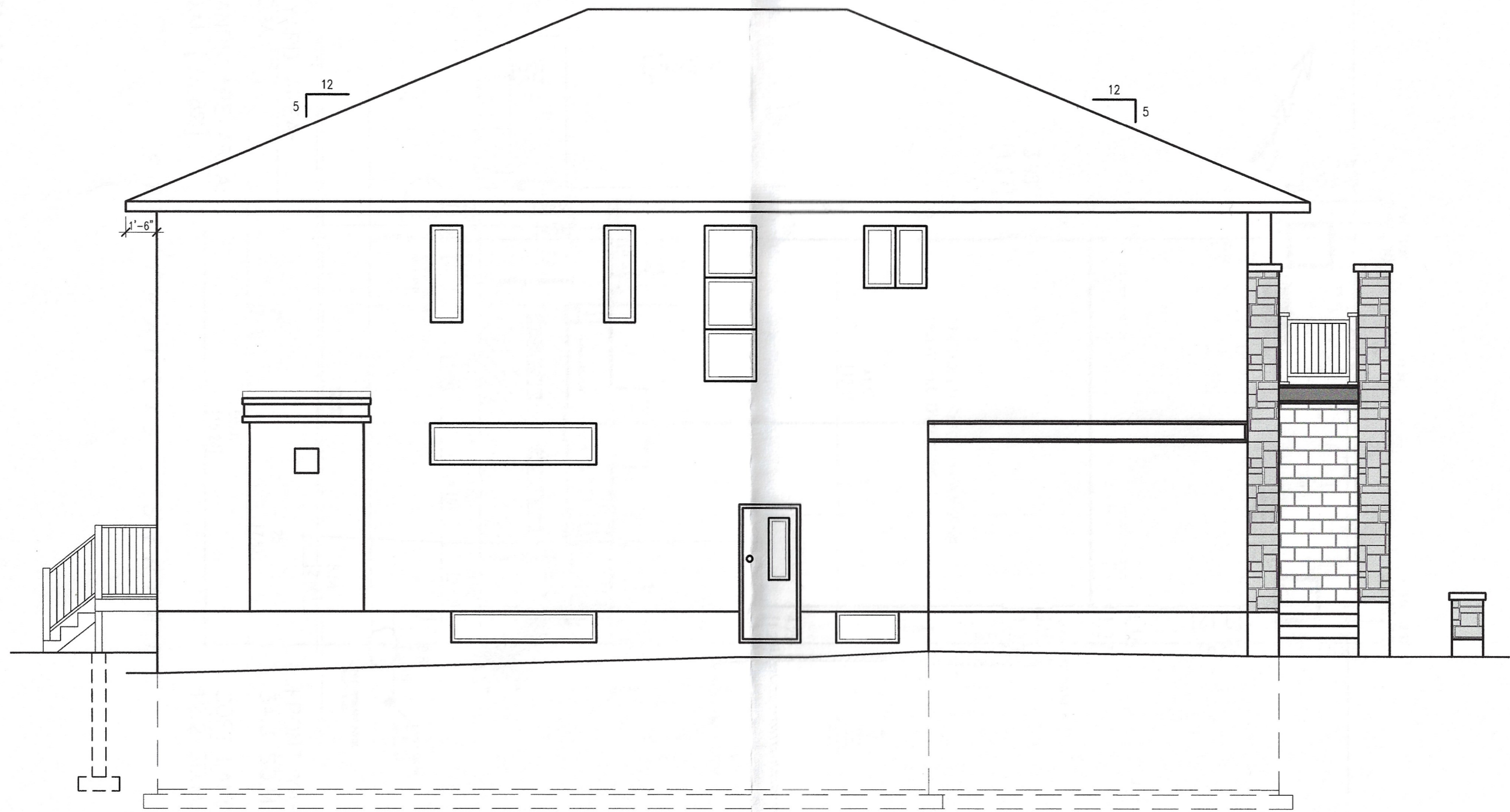
- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
 3. FOOTINGS DESIGNED FOR 3000 P.S.I. ASSUMED BEARING BEARING STRATA, SIMILAR MATERIAL AND CONSTRUCTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1.	

JOB TITLE:
 PROPOSED TWO STOREY
 SEMI-DETACHED
 DWELLING
 19-21 ST FRANCIS
 CITY OF OTTAWA

SHEET TITLE:
 RIGHT SIDE ELEVATION

SCALE: AS SHOWN	DWB NO.
DRAWN: G.S.	
CHECKED:	
DATE: OCT 2023	A3.4
PRINT DATE:	



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 3000 P.S.I. ABSOLVED BEARING. BEARING STRIPS, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

No.	DESCRIPTION & DATE	REVISIONS
1.		

JOB TITLE:
PROPOSED TWO STOREY
SEMI-DETACHED
DWELLING
19-21 ST FRANCIS
CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION

SCALE: AS SHOWN	DWG No.
DRAWN: C.S.	
CHECKED:	
DATE: OCT 2022	A4.4
PRINT DATE:	