

PLAN OF SURVEY OF
 PART OF LOT 21
 NORTH ARLINGTON AVENUE
 REGISTERED PLAN 30
 CITY OF OTTAWA
 Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
 0 1.5 3 4.5 6 Metres

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 12th day of January, 2021.

January 13, 2021
 Date
 Richard R. Gauthier
 Ontario Land Surveyor

Committee of Adjustment
 Received / Reçu le
 2023-04-04
 City of Ottawa / Ville d'Ottawa
 Comité de dérogation

Notes & Legend

Denotes	
—+—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 30
(P2)	(725) Plan Dated August 31, 1987
(P3)	(725) Plan Dated May 29, 1987
(P4)	(AOG) Plan Dated May 6, 1998
(P5)	(AOG) Plan Dated October 15, 1990
(P6)	(AOG) Plan Dated August 9, 1989
(P7)	Plan 5R-14266
(P8)	Plan 4R-2304
(P9)	(AOG) Plan Dated December 1, 1988
(P10)	(AOG) Plan Dated August 17, 1981
(D1)	Reference No. 30-67
(D2)	Inst. NS720
	Inst. CR688459
○ FH	Fire Hydrant
○ M+H	Maintenance Hole (Hydro)
— OHW —	Overhead Wires
□ GM	Gas Meter
PWF	Post & Wire Fence
CLF	Chain Link Fence
BF	Board Fence
RWC	Retaining Wall Concrete
○ PO-W	Wood Pole
○ PO-M	Metal Pole
○ LPW	Utility Pole Wooden
+ 65.00	Location of Elevations
+ 65.00*	Top of Concrete Curb Elevation
+ 65.00**	Top of Retaining Wall Elevation
—	Centreline
C/L	Property Line

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2150142

 THIS PLAN IS NOT VALID UNLESS
 IT IS AN EMBOSSED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29 (3).

ELEVATION NOTES
 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
 2. 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
 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 confirmation.
 2. Only visible surface utilities were located.
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

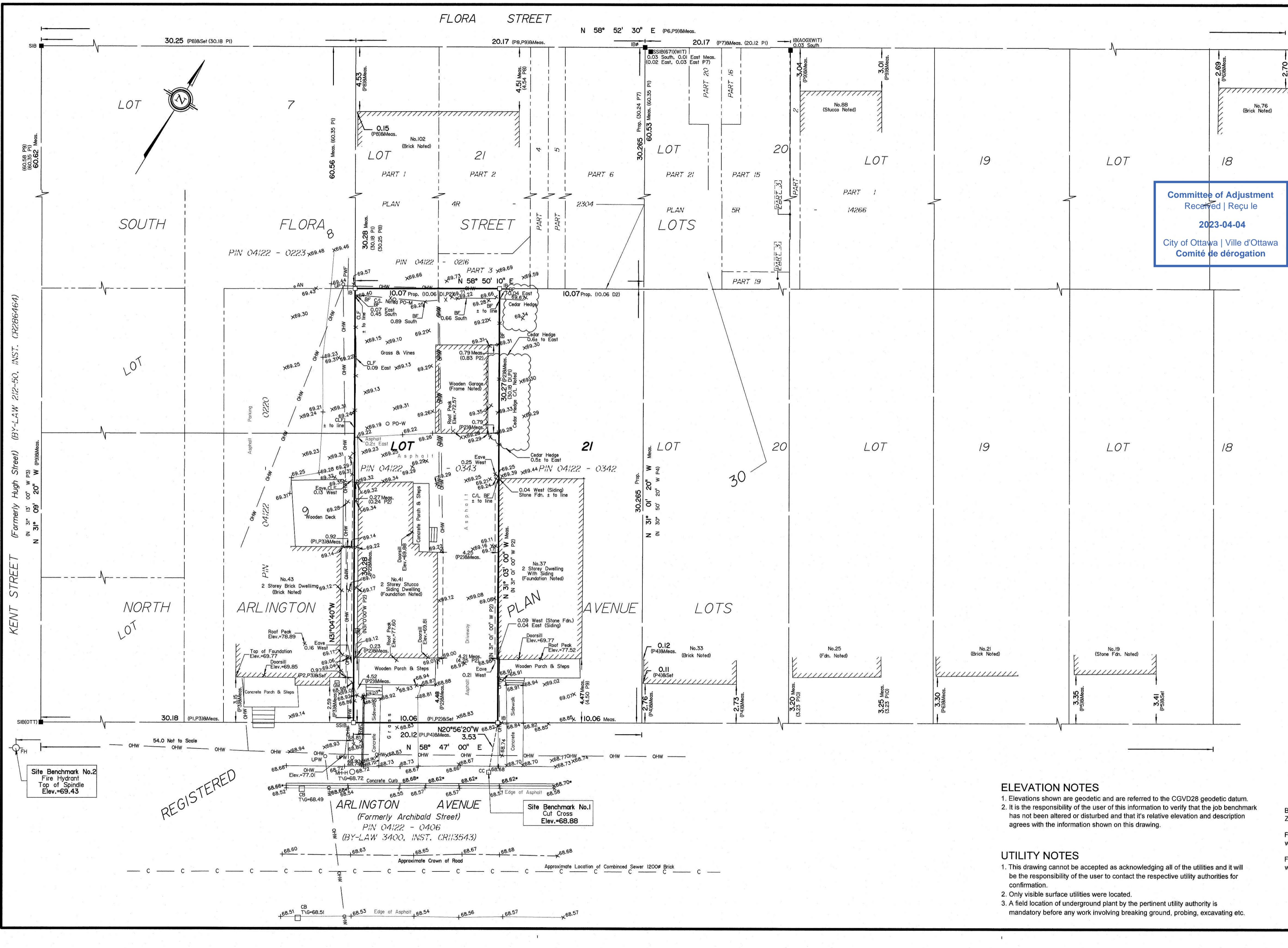
Bearings are grid and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 1°20'00" counter-clockwise was applied to bearings on plan (P2,P4).

For bearing comparisons, a rotation of 1°14'30" counter-clockwise was applied to bearings on plan (P6,P9).

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 Ontario Land Surveyors
 100 No. 2113-29 All P.L.I. 21-PL 30 T F



Committee of Adjustment
Received | Reçu le

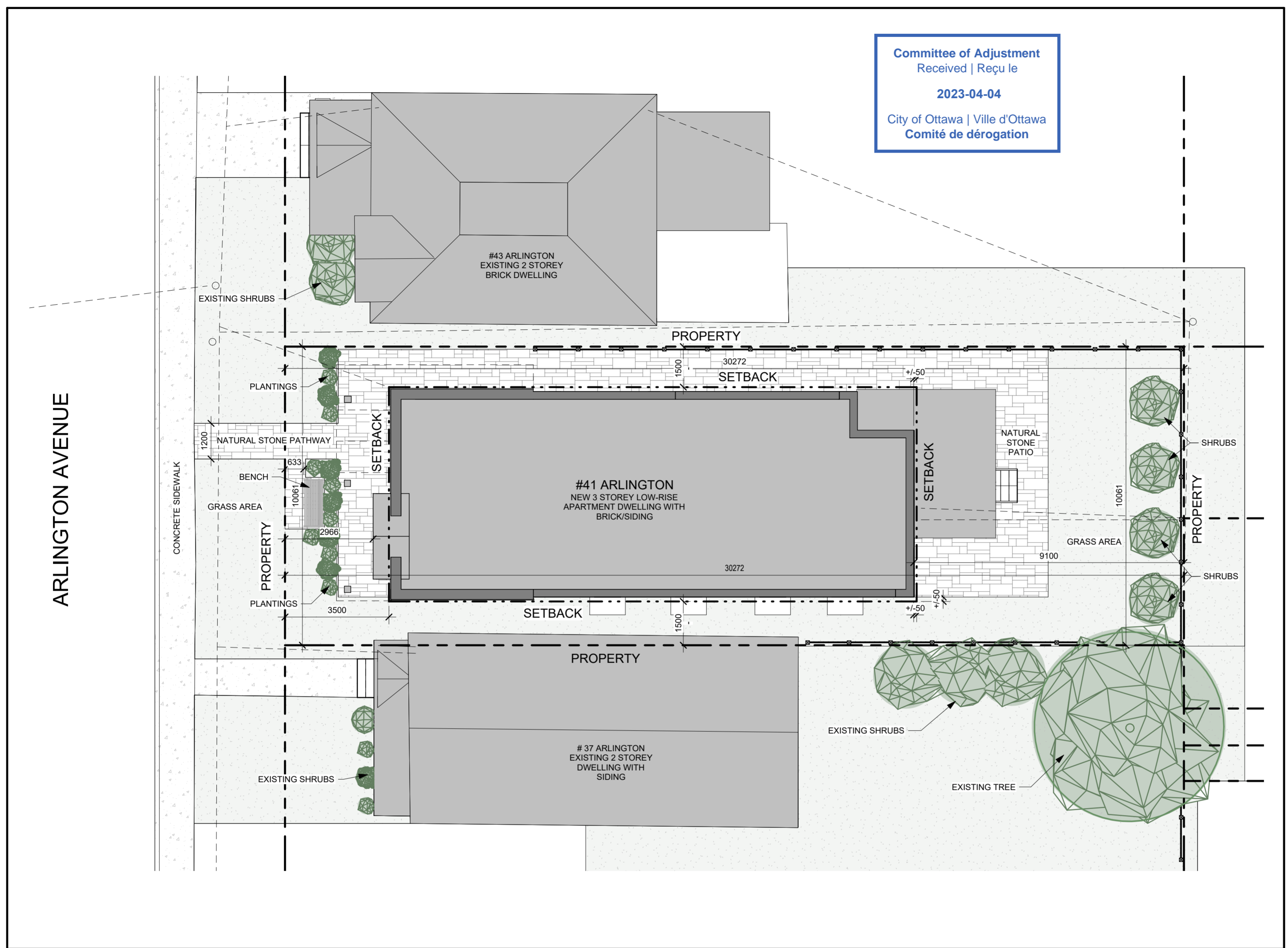
2023-04-04

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Comité de dérogation

ZONE: R4-UD

BUILDING TYPE: LOW-RISE APARTMENT DWELLING, 8 UNITS
LOT AREA: 305m²
FRONT YARD LANDSCAPED AREA: 15m² (>35% OF FRONT YARD)
REAR YARD LANDSCAPED AREA: 50m² (48m² MIN. = 6m² per unit)
SOFT LANDSCAPED AREA: 86m²

MINIMUM LOT WIDTH: 10m (10m ACTUAL)
MINIMUM LOT AREA: 300m² (305m² ACTUAL)
MAXIMUM BUILDING HEIGHT: 11m (11m ACTUAL)
MINIMUM FRONT YARD SETBACK: 4.5m (3.5m ACTUAL = AVERAGE OF ADJACENT LOTS)
MINIMUM CORNER SIDE YARD SETBACK: 4.5m (N/A)
MINIMUM REAR YARD SETBACK: 9.1m (9.1m ACTUAL = 30% OF LOT LENGTH)
MINIMUM INTERIOR SIDE YARD SETBACK: 1.5m (1.5m ACTUAL)



1 SITE PLAN - PROPOSED
A002 1 : 100

	<p>no. date revision/issue by</p>	<p>northpoint</p>	<p>professional stamp</p>	<p>project title</p> <p>41 ARLINGTON LOW-RISE APARTMENT</p> <p>address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1</p>	<p>date DECEMBER 22, 2022</p>	<p>1. DO NOT SCALE FROM THIS DRAWING 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL</p>
				<p>drawing title</p> <p>SITE PLAN - PROPOSED</p>	<p>scale 1 : 100</p> <p>drawn AP</p> <p>approved SG</p> <p>plot date 23/06/22</p>	
<p>Juxta Architects Inc. 400 Slater Street, Unit 2102 Ottawa, ON, K1R 7S7 613-581-1589</p>	<p>job. no. drawing no.</p> <p>2209 A002</p>					