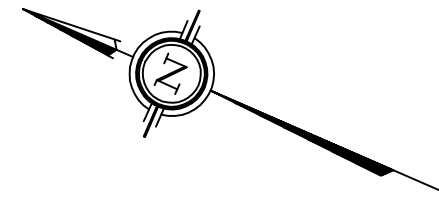


Committee of Adjustment
Received | Reçu le
2023-04-11
City of Ottawa / Ville d'Ottawa
Comité de dérogation



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
E. H. HERWEYER
ONTARIO LAND SURVEYOR

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

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
210.2	1	PART OF 31	204	PART OF 04014-0014
210.2	2			

DRAFT PLAN OF SURVEY OF

**PART OF LOT 31
REGISTERED PLAN 204
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



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

Surveyor's Certificate

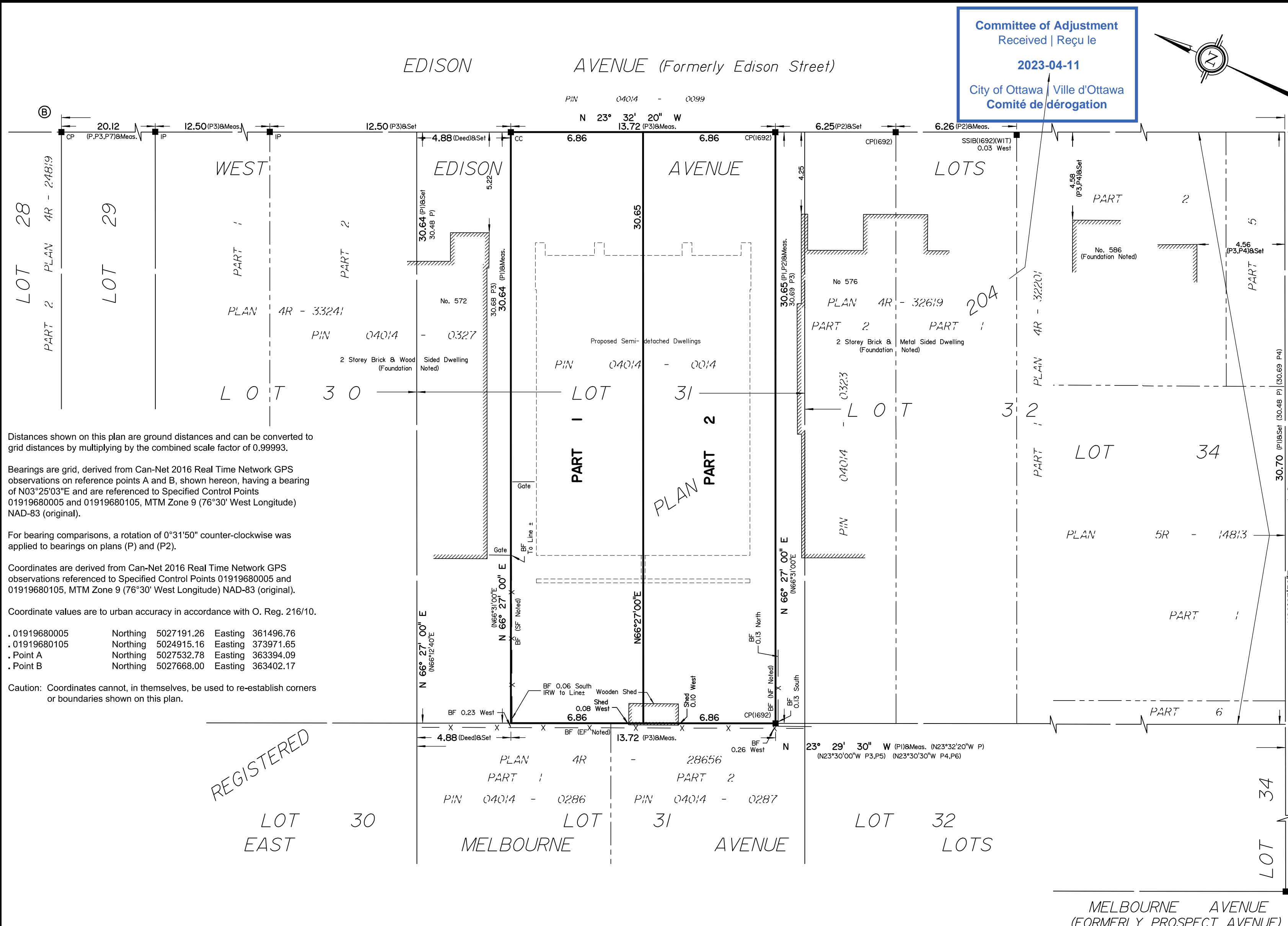
- I CERTIFY THAT :
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the ___ day of _____, 2023.

Date _____
E. H. Herweyer
Ontario Land Surveyor

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

Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- IP " Iron Pipe
- CP " Concrete Pin
- (WIT) " Witness
- Meas. " Measured
- (AOG) " Annis, O'Sullivan, Vollebek Ltd.
- (P) " Registered Plan 204
- (P1) " (AOG) Plan dated January 13, 2022
- (P2) " Plan 4R-32619
- (P3) " Plan 4R-33241
- (P4) " Plan 5R-14813
- (P5) " Plan 4R-28656
- (P6) " Plan 4R-1129
- (P7) " (1287) Plan dated September 17, 2019
- (Deed) " Inst. N478371
- BF " Board Fence
- NF " North Face
- SF " South Face
- EF " East Face



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N03°25'03"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°31'50" counter-clockwise was applied to bearings on plans (P) and (P2).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919680005	Northing	5027191.26	Easting	361496.76
01919680105	Northing	5024915.16	Easting	373971.65
Point A	Northing	5027532.78	Easting	363394.09
Point B	Northing	5027668.00	Easting	363402.17

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

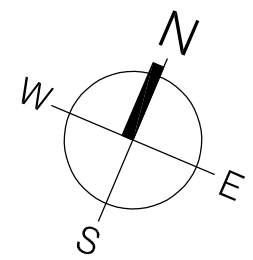
REGISTERED

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario
Land Surveyors

Job No. 22491-21 Konson Pt L131 PL204 R D1Client - 31-03-2023JEW

Committee of Adjustment
Received | Reçu le
2023-04-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation



RJH
Rosaline J. Hill Architect Inc.
414 Churchill Ave. N, Ottawa,
ON, K1Z 5C6 • 613-853-2822
www.rjhil.ca • rosaline@rjhil.ca

Rosaline J. Hill Architect Inc.

3.	2022-08-25	SITE PLAN DIMENSIONS ADDED
2.	2022-07-18	ISSUED FOR BUILDING PERMIT
1.	2022-05-27	ISSUED FOR STRUCTURAL COORDINATION AND JOIST LAYOUTS
No.	Y / M / D	REVISION

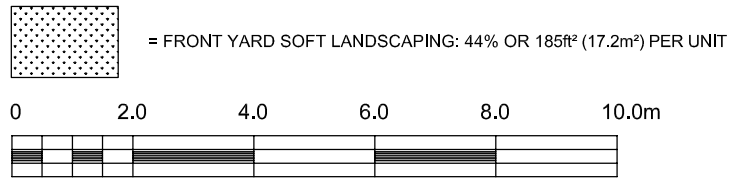
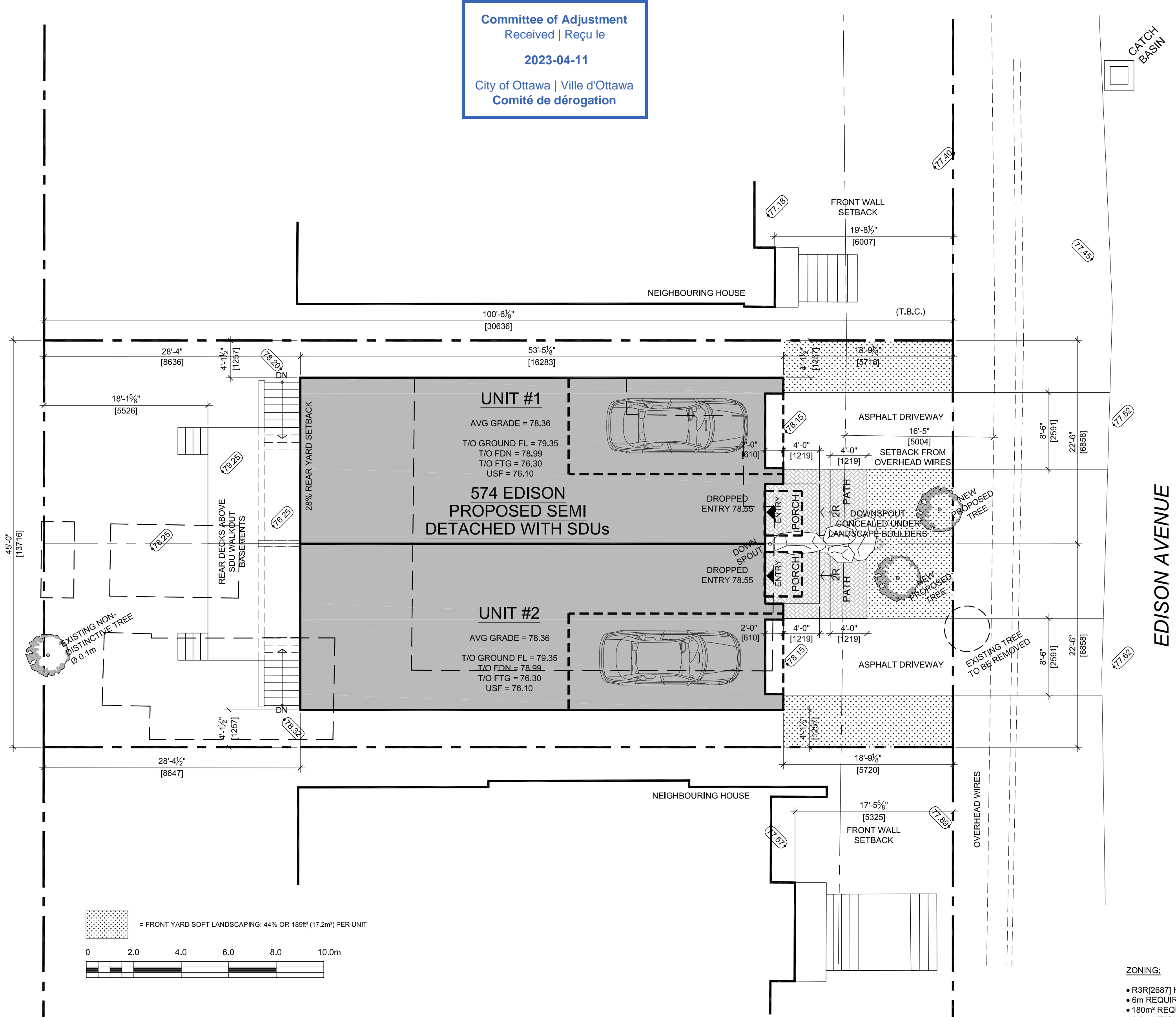
Consultants:

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

EDISON SEMI
574 EDISON, OTTAWA ON

SITE PLAN

Drawn By: AW	Date: MAY 2022	A1.0
Project No: 2205	Scale: 1:100	



- ZONING:**
- R3R[2687] H(8.5) ZONING DESIGNATION
 - 6m REQUIRED LOT WIDTH, PROVIDED
 - 180m² REQUIRED LOT AREA, PROVIDED
 - 8.5m HEIGHT LIMIT, AMENDED BELOW
 - 28% MIN. REAR YARD SETBACK, PROVIDED
 - 1.2m MIN. SIDE YARD SETBACK, PROVIDED
 - FRONT YARD SETBACK TO ALIGN WITH THE AVERAGE OF THE ABUTTING LOTS' FRONT YARD SETBACK (6m MAX) T.B.C.
 - 20% FRONT FACADE SETBACK 0.6m FROM FRONT WALL, PROVIDED
 - REAR YARD SOFT LANDSCAPING REQUIREMENTS: 4.5m OF SOFT LANDSCAPING AT REAR LOT LINE, PROVIDED
 - BUILDING HEIGHT MAY BE INCREASED TO 10m IF ROOF PITCH IS MINIMUM 6:12 SLOPE, T.B.C.
 - DORMERS THAT DO NOT SPAN MORE THAN 50% OF WIDTH OR DEPTH ARE NOT INCLUDED IN MAXIMUM HEIGHT CALCULATION IF ROOF HAS MIN 6:12 SLOPE, T.B.C.

- EXISTING BUILDING:**
- ONE STOREY DWELLING WITH DETACHED GARAGE
 - TO BE DEMOLISHED

Drawing name: C:\Users\Ahsan\Desktop\Work From Home\March 18\2205 Edison\2205_Arch\2205_Arch\CAD\2205_SPH\SitePlan.dwg