Committee of Adjustment
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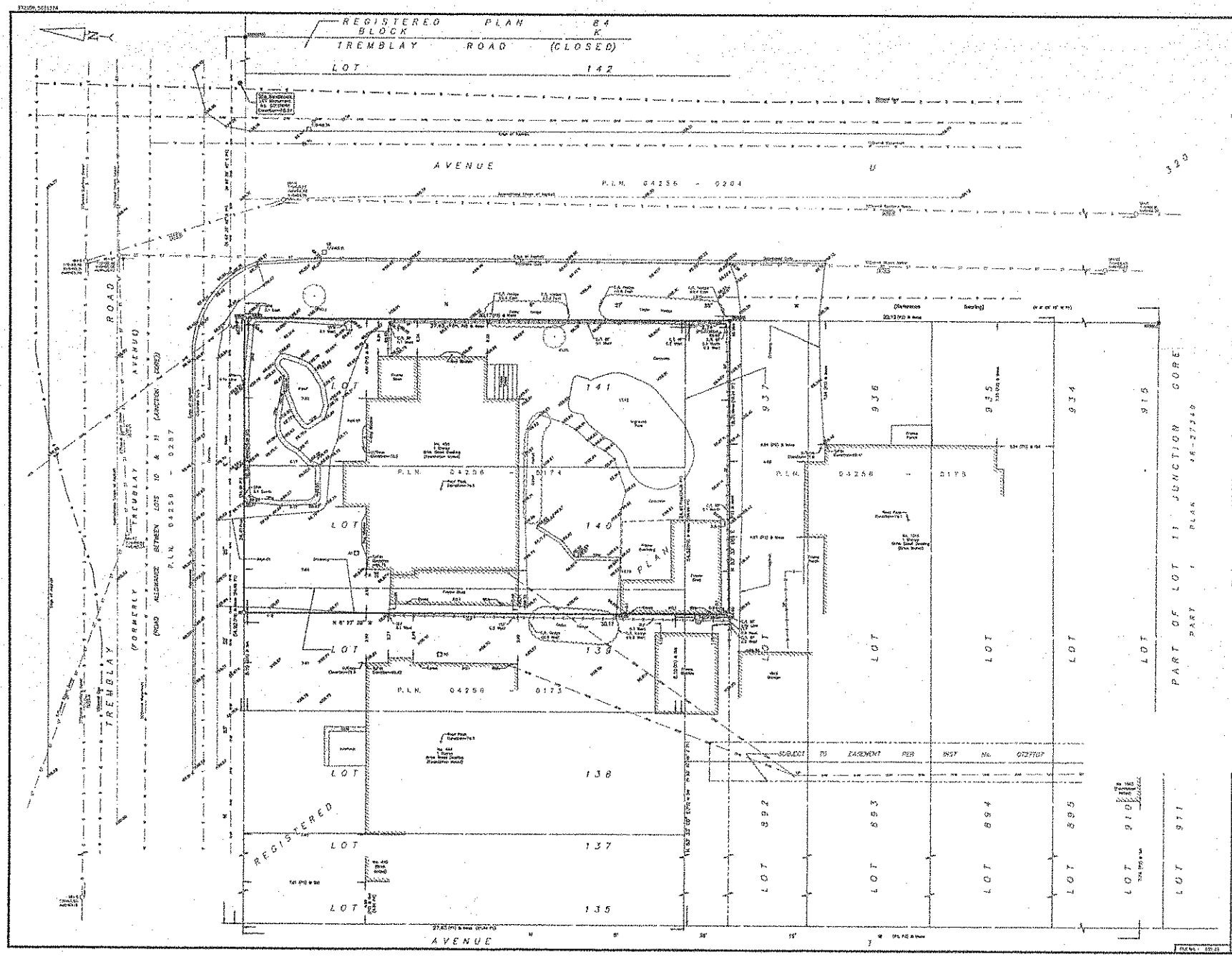
2023-02-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

0 2.5 5 10 20 Metres

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° 29' 15" counter-clockwise was applied to bearings on PS & PE.

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Datum (CGVD-1928 : 1978). (Monument No. 13B464401)
2. It is the responsibility of the user of this information to verify that the last benchmark has not been altered or destroyed and to be aware of existence of control and descriptions 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. Underground utility data derived from City of Ottawa utility sheet reference: F 18 05, F 18 06, 2624(sht) 03, 2871-09, 7777-10, 13187(sht)1, 13187(sht)2 & 15587(sht)1 & 17.
4. Sanitary and storm sewer grades and invert's were derived from field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving excavating, grading, drilling, excavating etc.

Notes & Legend

Denotes

⊙SIB	=	Survey Monument Planted
⊙IB	=	Survey Monument Found
SIB	=	Standard Iron Bar
SSIB	=	Short Standard Iron Bar
SSIB*1	=	Short Standard Iron Bar (0.1m Large)
IB	=	Iron Bar
Meas	=	Measured
(P1)	=	Registered Plan 320
(P2)	=	Plan by (P2) dated June 3, 1909 (Ref. No. 50 97)
(P3)	=	Plan by (P3) dated February 19, 1960
(P4)	=	Plan by (P4) dated Feb 6, 1971
(P5)	=	Plan No. 5R-13453
○ Sewer	=	Maintenance Hole (Sewer)
○ Gas	=	Maintenance Hole (Gas Valve)
——— ST ———	=	Underground Storm Sewer
——— S ———	=	Underground Sanitary Sewer
——— W ———	=	Underground Water
——— P ———	=	Underground Power
——— E ———	=	Underground Gas
——— T ———	=	Underground Traffic
——— OHP ———	=	Overhead Wires
Guy	=	Utility Pole
☼ LS	=	Light Standard
CB	=	Catch Basin
Gas	=	Gas Meter
⊕ A	=	Bollard
⊡ AC	=	Air Conditioner
⊡	=	Chimney
⊡ F	=	Chain Link Fence
⊡ W	=	Wood Fence
Stair	=	Stairs Retaining Wall
Iron	=	Iron Fence
Tree	=	Tree or Bush
⊙ Conif	=	Coniferous or Evergreen
⊙ Decid	=	Deciduous or Leaf
⊙ Shrub	=	Shrub or Foundation
⊙ E	=	Electrical
+ 123.00	=	Elevation of Elevation
+ 123.00	=	Top of Concrete Curb/Retaining Wall Elevation
	=	Property Line

Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of the tree spread/crown/leaf canopy may be smaller/larger than the symbol size depicted on this plan.

Surveyor's Certificate

I hereby that:

1. The 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 25th day of January, 2022.

Jan 25/22
Date

Jamie Lewis
Ontario Land Surveyor

SURVEYOR'S REAL PROPERTY REPORT
PLAN SUBMISSION FORM
V-22873

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
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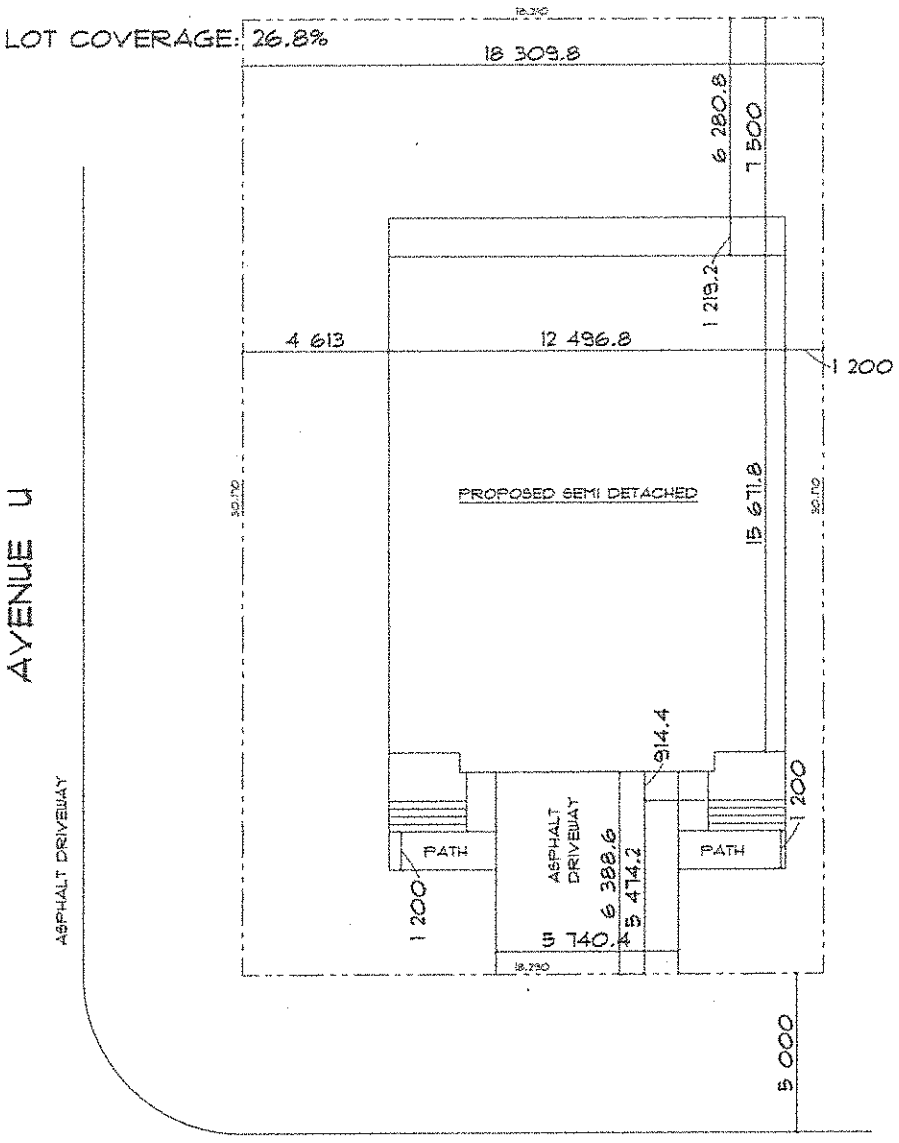
TEL: (613) 731-9336 E-MAIL: surveyors@fsdsurv.ca

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-TRUEVALUE

S1