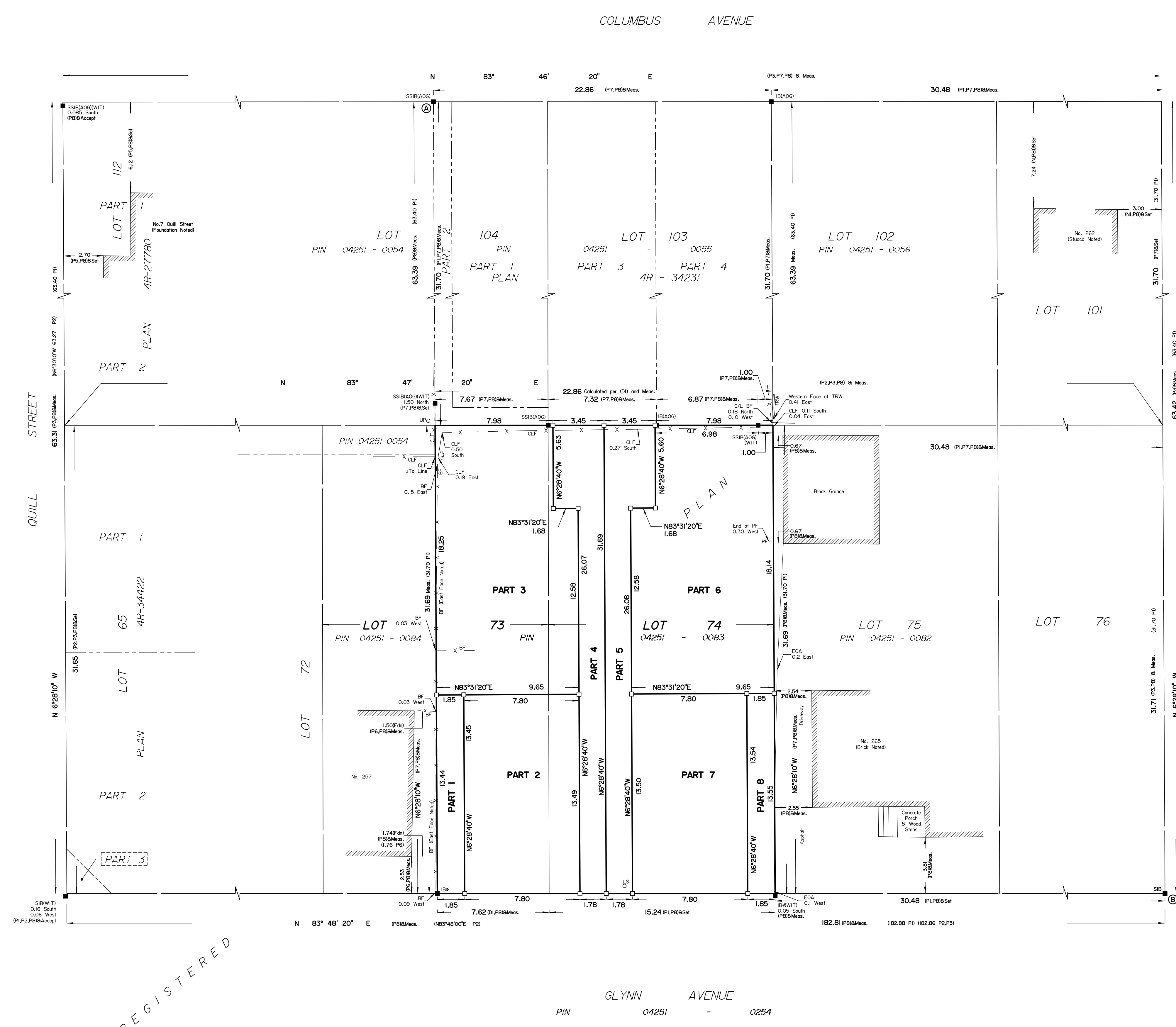


Committee of Adjustment
Received | Reçu le
2023-04-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
24.9	1	PART OF 73		
105.1	2			
166.6	3			
65.5	4			
65.5	5	PART OF 73 & 74	441	ALL OF 04251-0083
166.0	6			
105.5	7			
25.1	8			

DRAFT PLAN OF SURVEY OF
LOT 74 AND
PART OF LOT 73
REGISTERED PLAN 441
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
6 4.5 3.0 1.5 0 3 6 Metres
The intended plot size of the plan is 914mm in width by 610mm in height when plotted at a scale of 1:150.

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

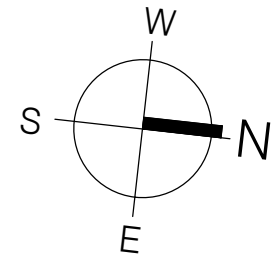
Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the ___ day of _____, 2023.
Date _____ V. Andrew Sheip
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-_____

- Notes & Legend**
- | | | |
|---------|---|-------------------------|
| —□— | Denotes | Survey Monument Planted |
| —■— | Survey Monument Found | |
| —+— | Standard Iron Bar | |
| —SSIB— | Short Standard Iron Bar | |
| —IB— | Iron Bar | |
| —IBF— | Round Iron Bar | |
| —(WIT)— | Witness | |
| —Meas.— | Measured | |
| —(AOG)— | Annis, O'Sullivan, Vollebek Ltd. | |
| —(P1)— | Registered Plan 441 | |
| —(P2)— | Plan 4R-34422 | |
| —(P3)— | Plan 4R-27780 | |
| —(P4)— | Plan 4R-26579 | |
| —(P5)— | (AOG) Plan dated Oct. 6, 2014 (Ref. 12975-12) | |
| —(P6)— | (AOG) Plan Sept. 9 1983 | |
| —(P7)— | Plan 4R-34231 | |
| —(P8)— | (AOG) Plan dated xxxxxxxxx | |
| —(N1)— | (725) Field Notes April 16, 1958 | |
| —(D1)— | Inst. OT79014 | |
| —FH— | Fire Hydrant | |
| —Fdn— | Foundation | |
| —PF— | Picket Fence | |
| —CLF— | Chain Link Fence | |
| —BF— | Board Fence | |
| —TRW— | Timber Retaining Wall | |
| —EOA— | Edge of Asphalt | |
| —C/L— | Centreline | |
| —O U P— | Utility Pole | |
| — | Property Line | |

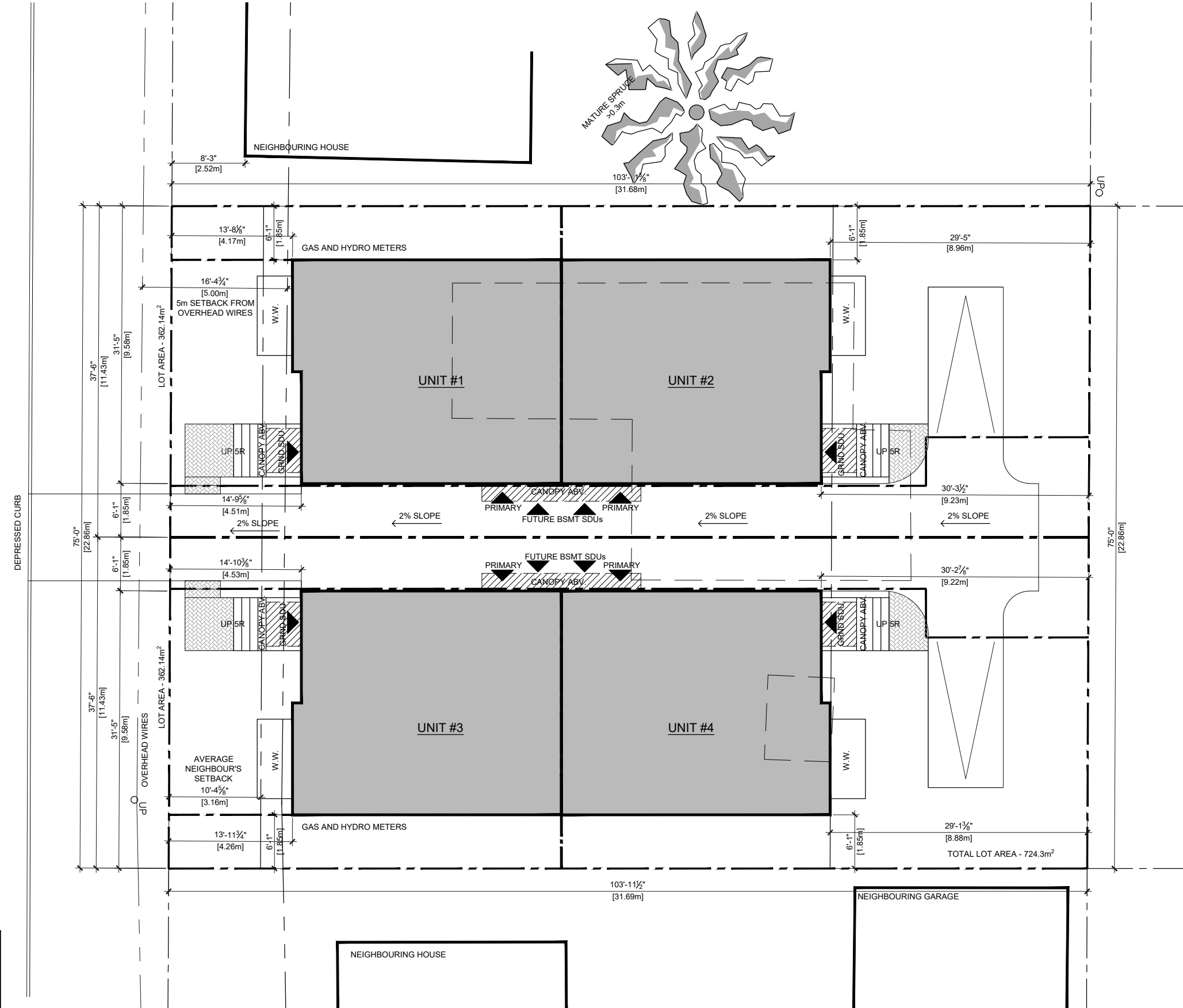
All set monuments are _____ unless otherwise noted.
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999944.
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N46°26'30"W and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
.01919680105 Northing 5024915.16 Easting 373971.65
.019198434761 Northing 5036178.12 Easting 372436.11
.Point A Northing 5032229.64 Easting 370850.05
.Point B Northing 5032172.42 Easting 370910.22
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: nepean@annis.com
Ontario Land Surveyors
Reg. No. 23480-23, R.J.H.H. Arch. P.L.L.B.73-74, R.P.41, R. 02

REGISTERED



GLYNN AVENUE



PROPERTY BOUNDARIES AND TOPOGRAPHIC INFORMATION TAKEN FROM:

LOT 74 AND PART OF LOT 73
 REGISTERED PLAN 441
 CITY OF OTTAWA
 SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

ZONING (LONG SEMI-DETACHED):

- R3A ZONING DESIGNATION WITHIN LANDS DESIGNATED IN SCHEDULE 342
- 10m REQUIRED LOT WIDTH, PROVIDED
- 300m² REQUIRED LOT AREA, PROVIDED
- 8m HEIGHT LIMIT, PROVIDED
- 28% MIN. (8.87m) REAR YARD SETBACK PER TABLE 144-B IN PART 5 - SECTION 144, PROVIDED
- 3m TOTAL, 1.2m MIN. SIDE YARD SETBACK, PROVIDED
- AVERAGE OF NEIGHBOUR'S SETBACK UP TO 6m

EXISTING BUILDING:

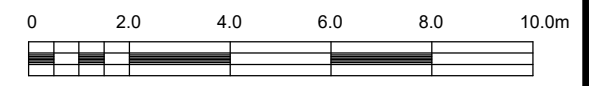
- 1 STOREY DWELLING WITH ATTACHED GARAGE
- TO BE DEMOLISHED

PROPOSED BUILDINGS:

- LONG SEMI-DETACHED WITH DWELLING UNITS
- 2 STOREYS

AVERAGE GRADE:

• $(60.9 + 61.25 + 60.75 + 61.0) / 4 = 60.98$



BACK TO FRONT SEMIS
 259 Glynn Avenue, Ottawa, Ontario K1K 1S2
 MAR 31 2023 SCALE: 1:150

SITE PLAN

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



**TOPOGRAPHIC PLAN OF SURVEY OF
LOT 74 AND
PART OF LOT 73
REGISTERED PLAN 441
CITY OF OTTAWA**
Surveyed by Aanis O'Sullivan, Vollebek Ltd.

Scale 1:150

Public Notice
THIS SURVEYING PLAN OR THE PLAN HEREIN REFERRED TO MAY BE CONSIDERED TO BE BY DEEMED TO BE A PLAN.

Surveyor's Certificate

I, the undersigned, being a duly qualified and licensed Surveyor under the Survey Act, R.S.O. 1990, c. S. 27, do hereby certify that the above is a true and correct copy of the original plan as shown to me by the client, and that the same was compiled on the day of the month of 2015.

Aanis O'Sullivan
Aanis O'Sullivan
Surveyor

Notes & Legend

- 1. Survey (forward) ground
- 2. Survey (backward) ground
- 3. Survey (intermediate) ground
- 4. Spot elevation from the
- 5. Ben Ben
- 6. Forward level line
- 7. Backward level line
- 8. Level
- 9. Level
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ASSOCIATION OF PROFESSIONAL SURVEYORS OF ONTARIO
V-441888

THE ASSOCIATION OF PROFESSIONAL SURVEYORS OF ONTARIO
1441888

CONDITIONS

1. This plan is prepared for the purpose of showing the location and extent of the proposed survey and is not to be used for any other purpose.

2. The client is responsible for the accuracy of the data provided to the surveyor.

3. The surveyor is not responsible for the accuracy of the data provided to the client.

4. The surveyor is not responsible for the accuracy of the data provided to the public.

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