

PART	DIAGRAMS SHOWING PLAN VIEW OF PARTS			CROSS-SECTIONS SHOWING VERTICAL EXTENTS OF PARTS		
	1	2	3	A-A	B-B	C-C
1	•	•	•	•	•	•
2	•	•	•	•	•	•
3	•	•	•	•	•	•
4	•	•	•	•	•	•
5	•	•	•	•	•	•
6	•	•	•	•	•	•
7	•	•	•	•	•	•
8	•	•	•	•	•	•
9	•	•	•	•	•	•

DIAGRAM 1 ILLUSTRATING HORIZONTAL CONFIGURATION OF PARTS BELOW ELEVATION 71.10 METRES

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq. m)
1				87.66
2				57.28
3				193.51
4				46.87
5	PART OF 10	REGISTERED PLAN 235	ALL OF 04009-0106 (LT)	0.25
6				56.13
7				48.02
8				58.84
9				45.31

Committee of Adjustment
Received | Reçu le
2023-07-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

STRATA PLAN OF SURVEY OF
PART OF LOT 10
(EAST SIDE OF ROOSEVELT AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA

SCALE 1 : 100
THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100
J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°25'00" WAS APPLIED TO BEARINGS ON PLANS P2 AND P3.
DISTANCES ARE GROUND.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 09, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	363 082.55	5 027 981.02	
ORP (B)	363 150.44	5 028 012.79	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

ELEVATION NOTE:
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA VERTICAL BENCHMARK No. 001194U103 HAVING A PUBLISHED ELEVATION OF 78.90 METRES (CGVD28:78).

LEGEND		
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
MEAS	DENOTES	MEASURED
NI	DENOTES	NOT IDENTIFIABLE
WT	DENOTES	WITNESS
P1	DENOTES	PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED DECEMBER 15, 2020
P2	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND LTD., DATED NOVEMBER 19, 2015
P3	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S., DATED MARCH 28, 1988
D1	DENOTES	INST. No. NS16709
D2	DENOTES	INST. No. NS32930 AND N378271
647	DENOTES	H.R. FARLEY, O.L.S.
725	DENOTES	C.W. FAIRHALL, O.L.S.
1692	DENOTES	FARLEY, SMITH & DENIS SURVEYING LTD.
PL	DENOTES	PART LIMIT WITHIN DEMISING WALL
HP	DENOTES	HORIZONTAL PLANE
VP	DENOTES	VERTICAL PLANE
⊙	DENOTES	EXTERIOR FACE OF CONCRETE FOUNDATION
⊙	DENOTES	UPPER SURFACE OF FINISHED FLOOR
N=NORTH / S=SOUTH / E=EAST / W=WEST		
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.		

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE STRUCTURES THAT ARE SHOWN ON THIS SURVEY AND PLAN, COMPRISED OF 4 SHEETS, ARE IN EXISTENCE.
2. THE DIMENSIONS SHOWN ON THIS SURVEY AND PLAN, COMPRISING OF 4 SHEETS, HAVE BEEN VERIFIED BY ACTUAL MEASUREMENTS.

FOR REVIEW
DATE _____
SHAWN LEROUX
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN, COMPRISING OF 4 SHEETS, ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON _____, 2023.

FOR REVIEW
DATE _____
SHAWN LEROUX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXX

J.D. BARNES SURVEYING MAPPING GIS LIMITED
LAND INFORMATION SPECIALISTS
42 STACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: NS	CHECKED BY: SL	REFERENCE NO.: 23-10-004-00
PLOTTED: 6/15/2023		DATED: 05/29/23

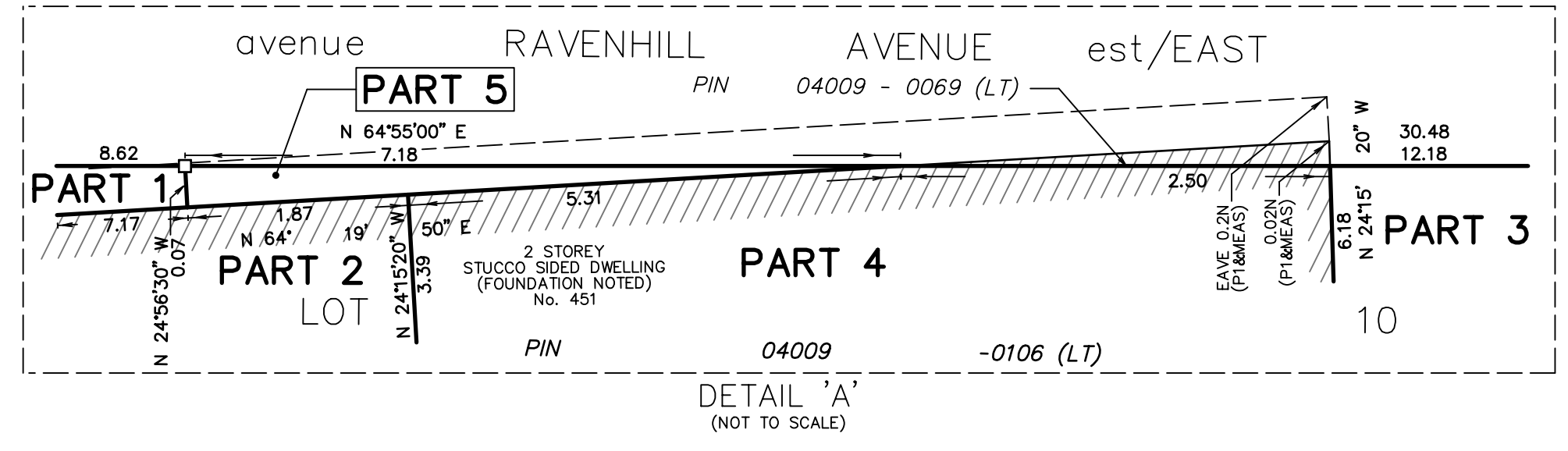
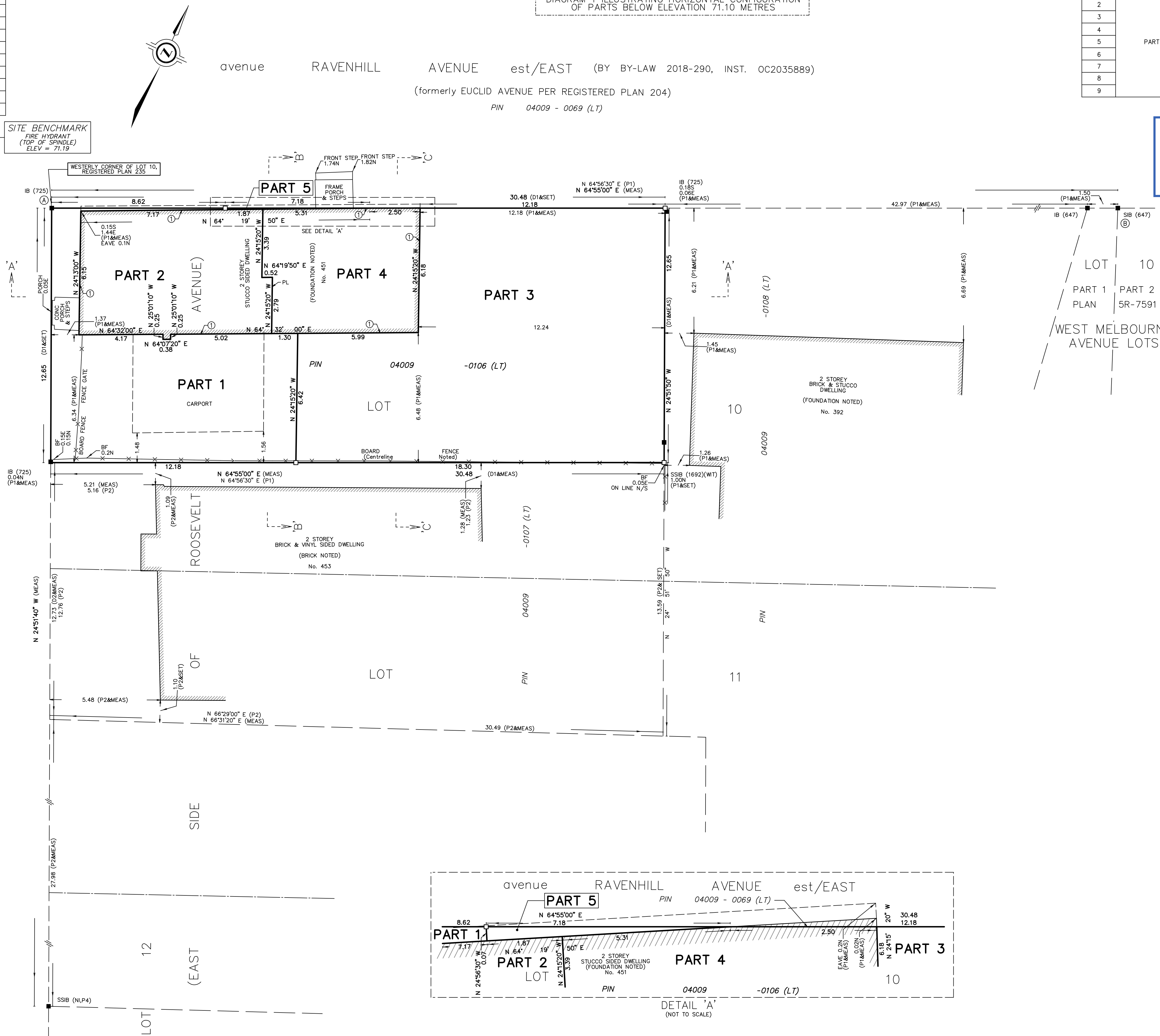
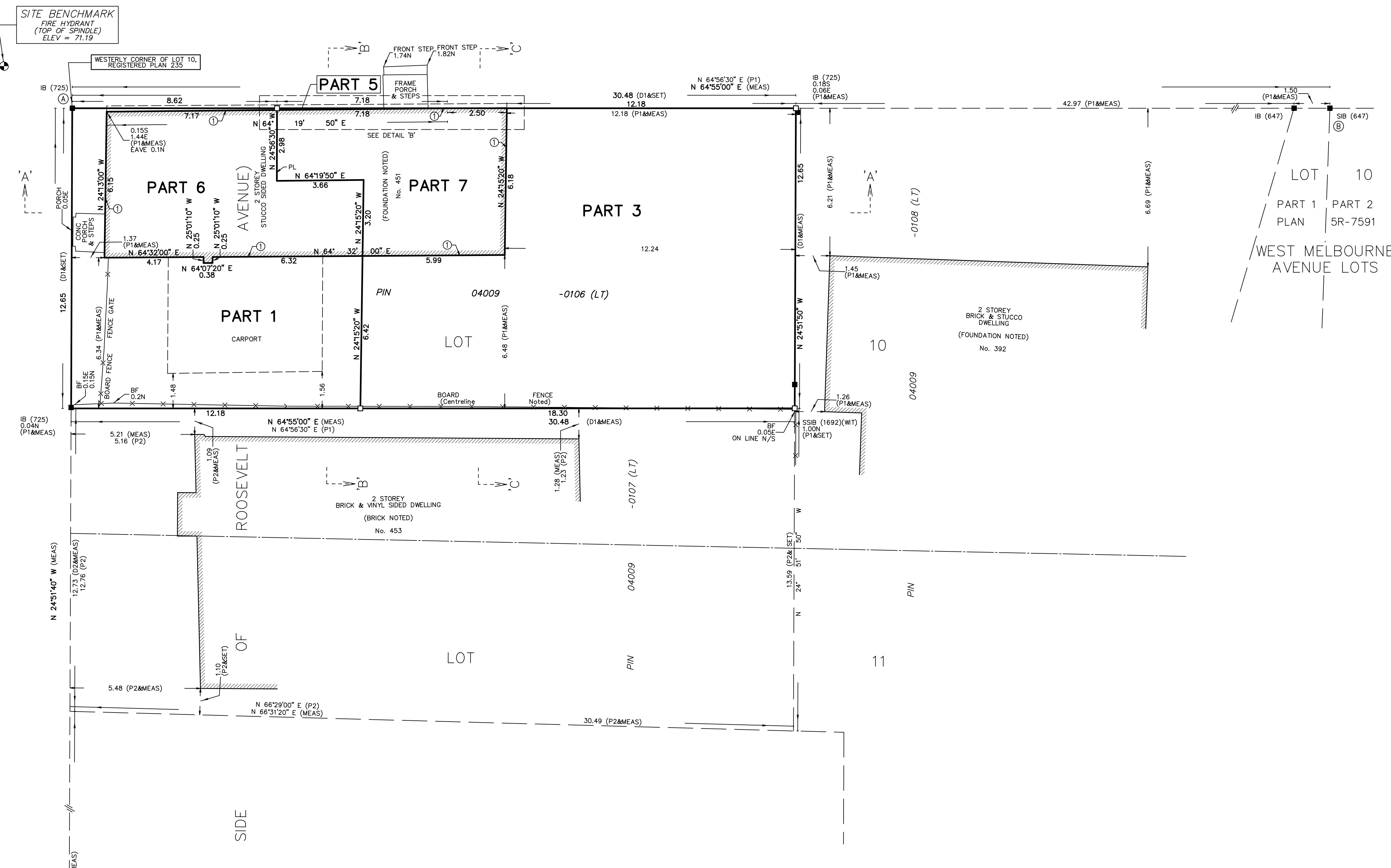
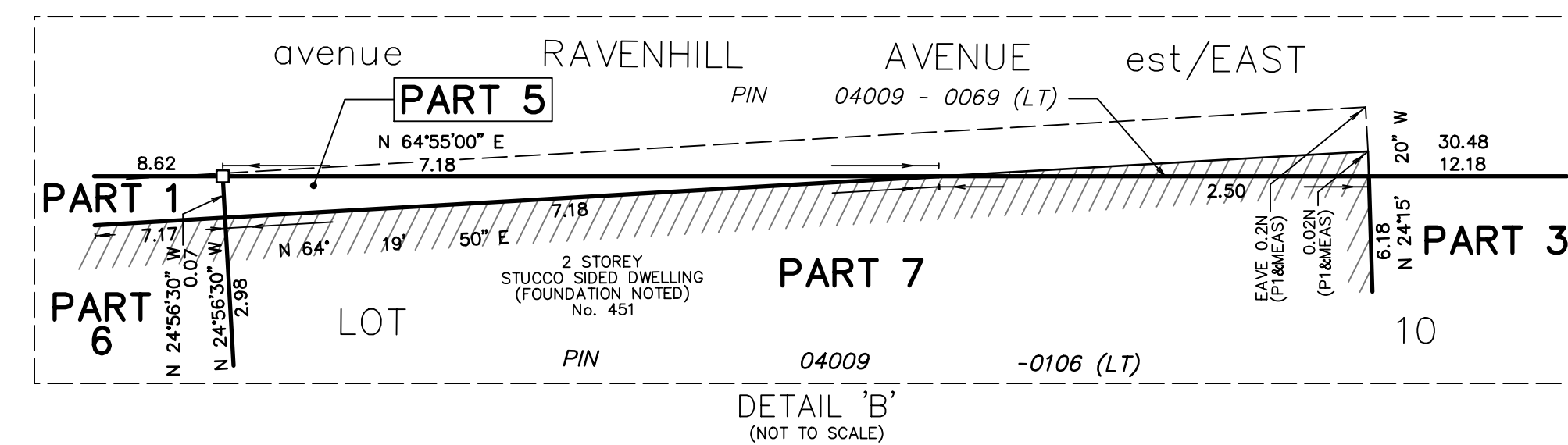


DIAGRAM 2 ILLUSTRATING HORIZONTAL CONFIGURATION OF PARTS AT ELEVATION 72.00 METRES

avenue RAVENHILL AVENUE est/EAST (BY BY-LAW 2018-290, INST. OC2035889)
 (formerly EUCLID AVENUE PER REGISTERED PLAN 204)
 PIN 04009 - 0069 (LT)



ROOSEVELT AVENUE
 (formerly RIVER STREET PER REGISTERED PLAN 235)
 PIN 04009 - 0133 (LT)



STRATA PLAN OF SURVEY OF
 PART OF LOT 10
 (EAST SIDE OF ROOSEVELT AVENUE)
 REGISTERED PLAN 235
 CITY OF OTTAWA

SCALE 1 : 100
 0 5 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100
 J.D. BARNES LIMITED

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

NOTES

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 FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°25'00" WAS APPLIED TO BEARINGS ON PLANS P2 AND P3.
 DISTANCES ARE GROUND.
 COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

INTEGRATION DATA

POINT ID	EASTING	NORTHING
ORP (A)	363 082.55	5 027 981.02
ORP (B)	363 150.44	5 028 012.79

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION NOTE:

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 2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA VERTICAL BENCHMARK No. 001194U103 HAVING A PUBLISHED ELEVATION OF 78.90 METRES (CGVD28:78).

LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - MEAS DENOTES MEASURED
 - NI DENOTES NOT IDENTIFIABLE
 - WT DENOTES WITNESS
 - P1 DENOTES PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED DECEMBER 15, 2020
 - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND LTD., DATED NOVEMBER 19, 2015
 - P3 DENOTES PLAN SR-7591
 - P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S., DATED MARCH 28, 1988
 - D1 DENOTES INST. No. N516709
 - D2 DENOTES INST. No. NS32030 AND N378271
 - 647 DENOTES H.R. FARLEY, O.L.S.
 - 725 DENOTES C.W. FAIRHALL, O.L.S.
 - 1692 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
 - PL DENOTES PART LIMIT WITHIN DEMISING WALL
 - HP DENOTES HORIZONTAL PLANE
 - VP DENOTES VERTICAL PLANE
 - DENOTES EXTERIOR FACE OF CONCRETE FOUNDATION
 - DENOTES UPPER SURFACE OF FINISHED FLOOR
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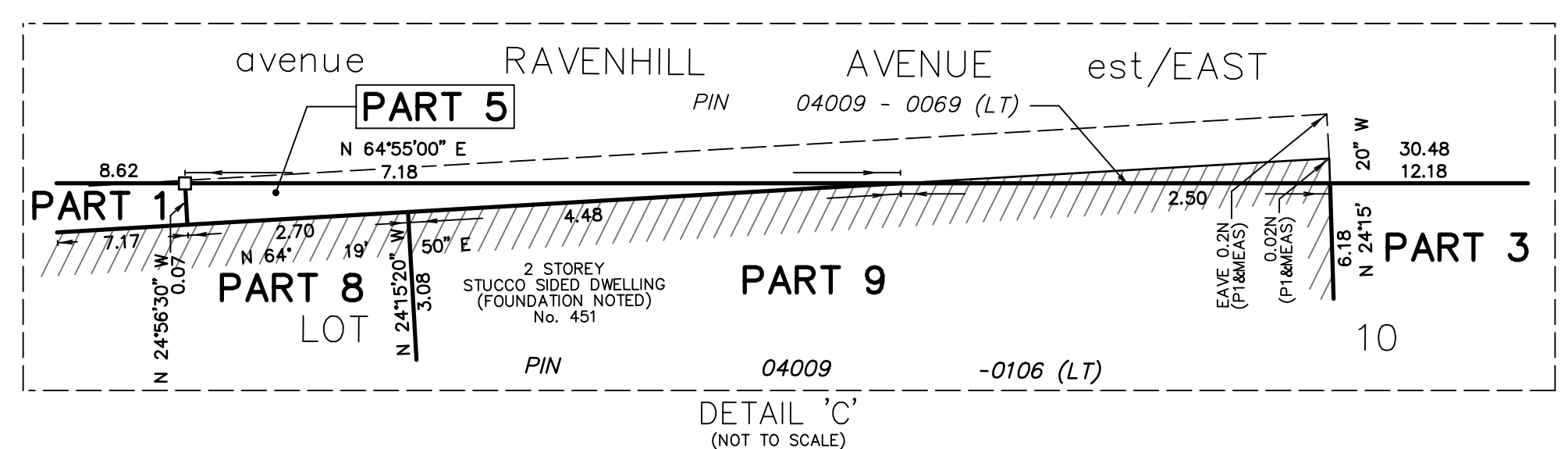
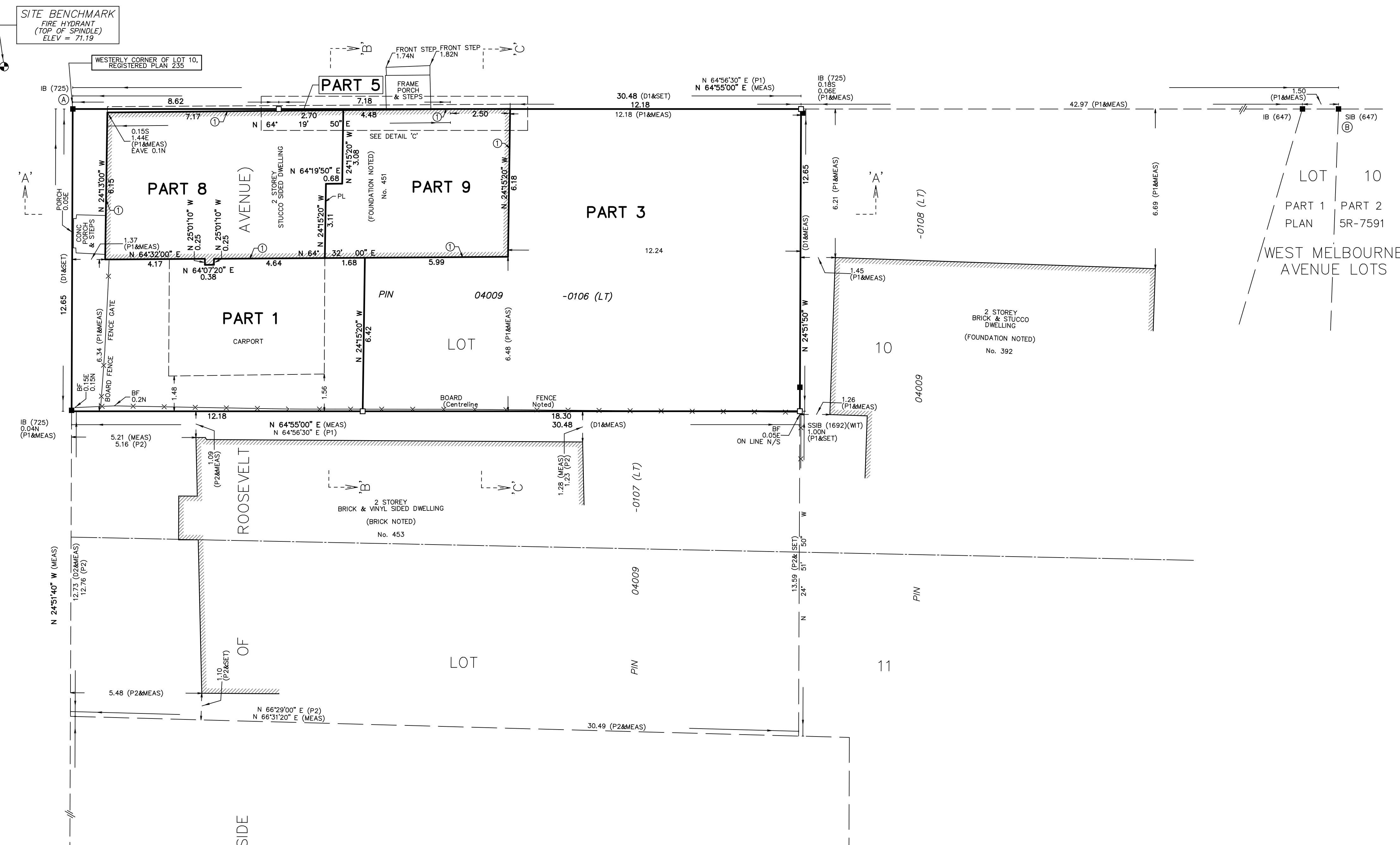
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXX

J.D. BARNES SURVEYING MAPPING GIS LIMITED
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 62 STACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
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DRAWN BY: NS	CHECKED BY: SL	REFERENCE NO.: 23-10-004-00
PLOTTED: 6/15/2023		DATED: 05/29/23

DIAGRAM 3 ILLUSTRATING HORIZONTAL CONFIGURATION OF PARTS AT ELEVATION 74.00 METRES

avenue RAVENHILL AVENUE est/EAST (BY BY-LAW 2018-290, INST. OC2035889)
(formerly EUCLID AVENUE PER REGISTERED PLAN 204)
PIN 04009 - 0069 (LT)



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PART OF LOT 10
(EAST SIDE OF ROOSEVELT AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA

SCALE 1 : 100
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DISTANCES ARE GROUND.
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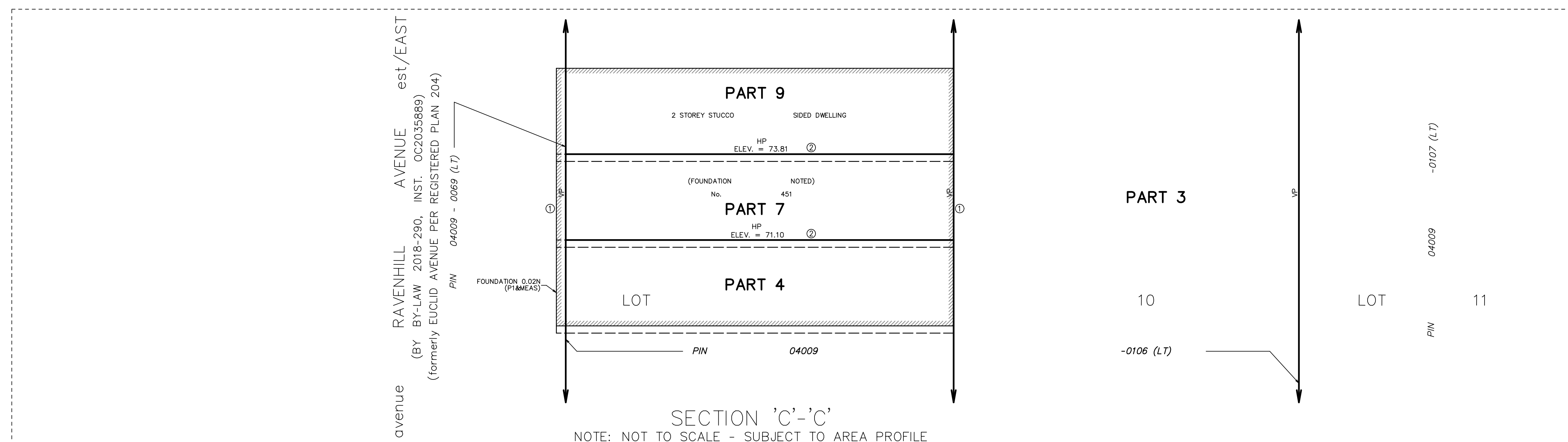
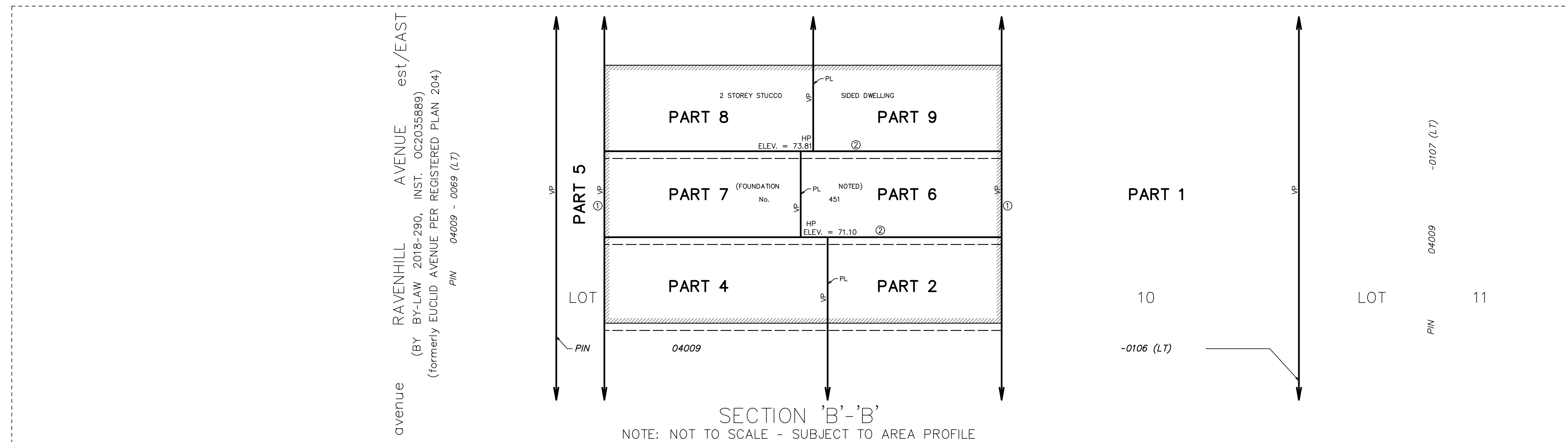
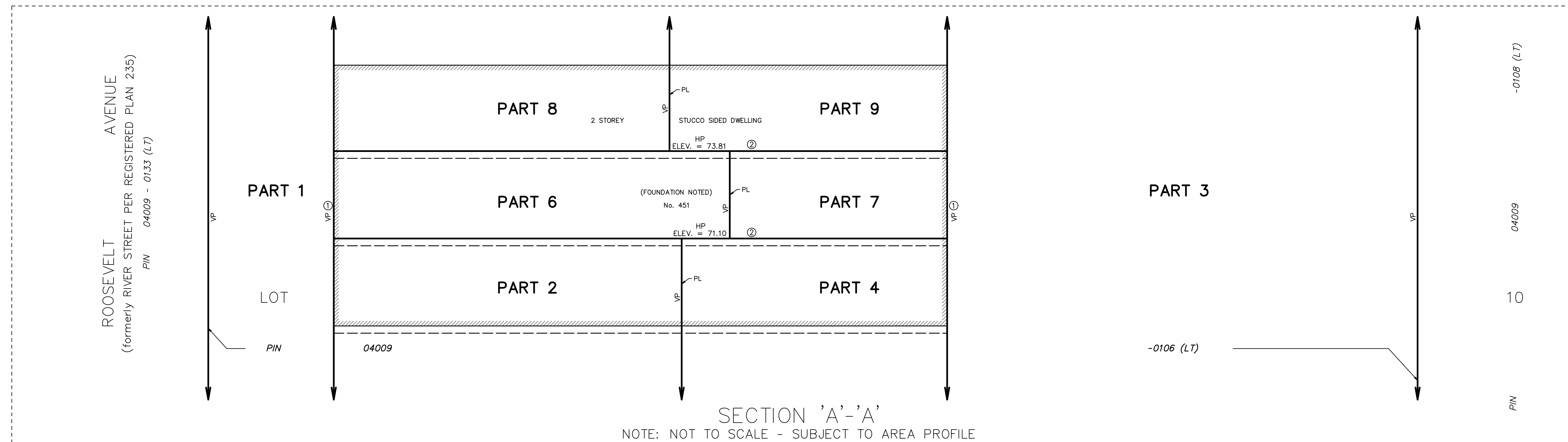
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 - DENOTES STANDARD IRON BAR
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LAND INFORMATION SPECIALISTS
42 STACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 751-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: NS	CHECKED BY: SL	REFERENCE NO.: 23-10-004-00
PLOTTED: 6/15/2023		DATED: 05/29/23



STRATA PLAN OF SURVEY OF
PART OF LOT 10
 (EAST SIDE OF ROOSEVELT AVENUE)
REGISTERED PLAN 235
 CITY OF OTTAWA

SCALE 1 : 100
 0 5 metres

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 J.D. BARNES LIMITED

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NOTES

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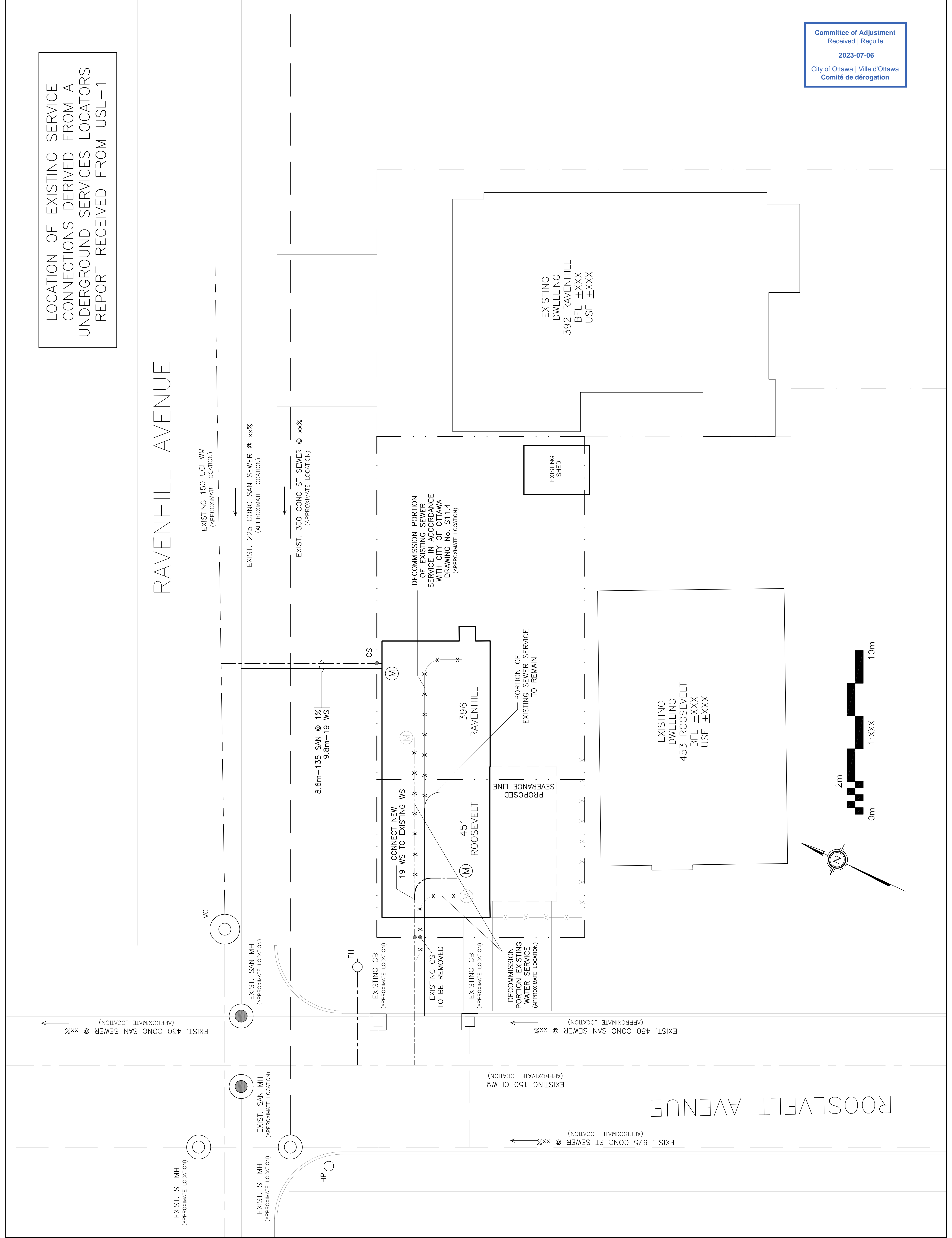
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DRAWN BY: NS	CHECKED BY: SL	REFERENCE NO.: 23-10-004-00
PLOTTED: 6/15/2023		DATED: 05/29/23

LOCATION OF EXISTING SERVICE CONNECTIONS DERIVED FROM A UNDERGROUND SERVICES LOCATORS REPORT RECEIVED FROM USL-1

RAVENHILL AVENUE

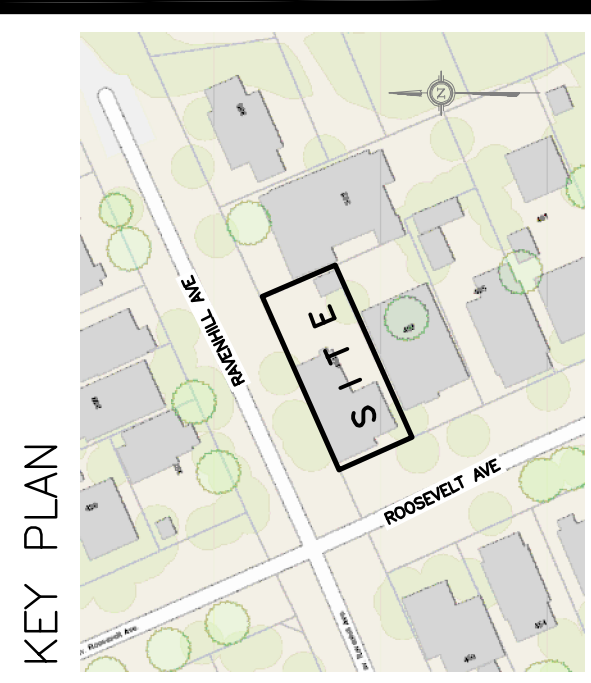
ROOSEVELT AVENUE



Committee of Adjustment
Received | Reçu le
2023-07-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DRAWING LEGEND

CB	CATCH BASIN
MH	MANHOLE
CB/MH	CATCH BASIN/MANHOLE
SPL	SPRINGLINE OF PIPE
INV	INVERT OF PIPE
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
WM	PROPOSED WATERMAIN
SAN	SANITARY SEWER
ST	STORM SEWER
WS/WM	WATER SERVICE/WATERMAIN
CS	CURB STOP & STANDPOST
VB	VALVE & VALVE BOX
VC	VALVE CHAMBER
FH	FIRE HYDRANT
WM	WATER METER
WM	REMOTE WATER METER READOUT
EG	EXISTING GRADE ELEVATION
PL	PROPERTY LINE
C.R.Z	CRITICAL ROOT ZONE
FFL	FIRST FLOOR ELEVATION
TOP	TOP OF FOUNDATION
BFL	BASEMENT FLOOR ELEVATION
USF	UNDERSIDE OF FOOTING



No.	DATE	REVISION
1	MAY 17-23	ISSUED FOR PRELIMINARY COORDINATION

D. B. GRAY ENGINEERING INC.
Sustainable Management • Consulting & Engineering • Storm & Sanitary Sewers • Watermain
700 Long Point Circle
Ottawa, Ontario K1T 4E9
Tel: 613-435-8044
dgray@engrs.com

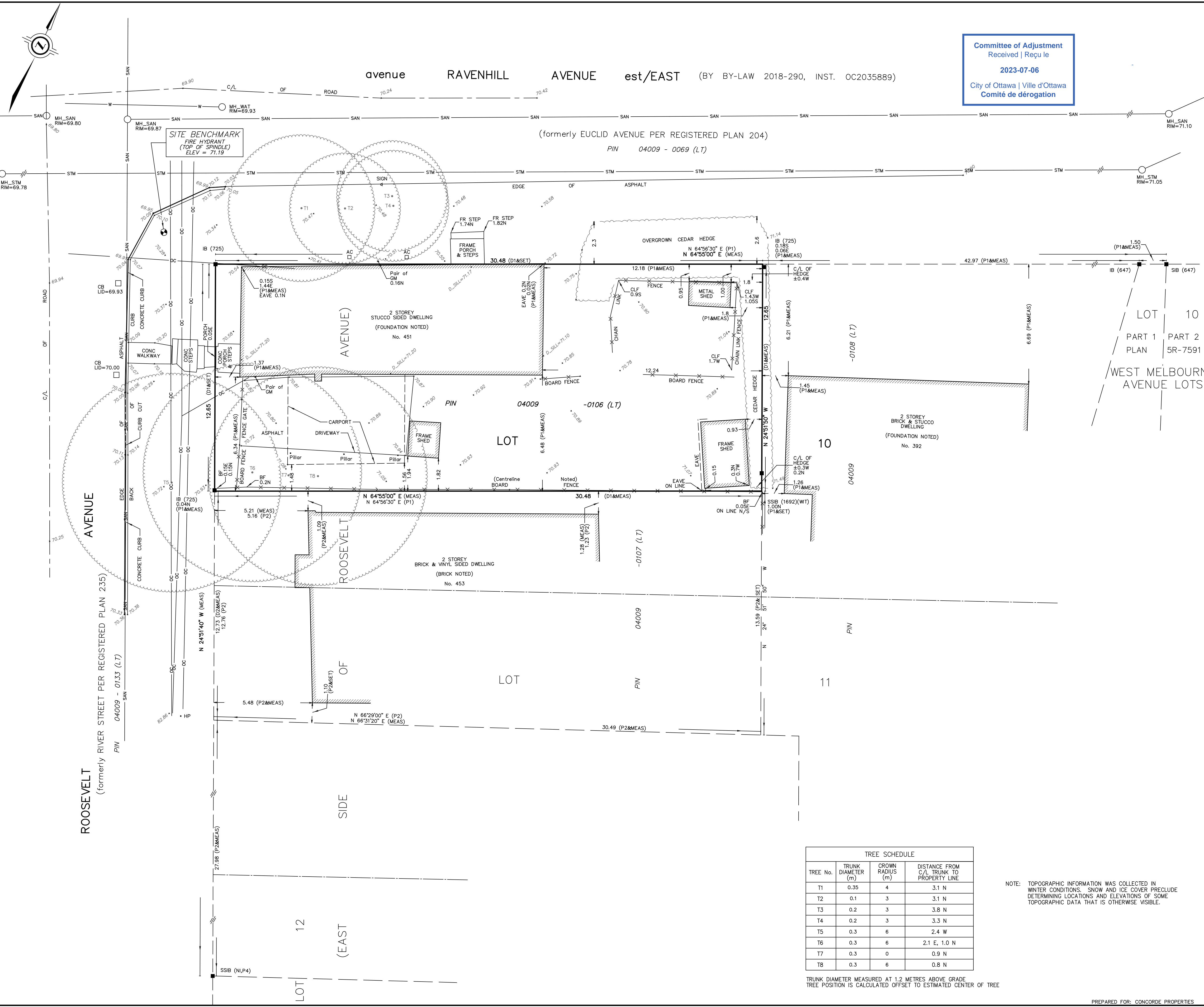
Project
PROPOSED SEWERANCE
451 ROOSEVELT/396 RAVENHILL
OTTAWA, ONTARIO

Drawing Title
SITE SERVICING PLAN & NOTES

Engineer's Seal

Drawn	D.B.G.
Hor. Scale	1:100
Vert. Scale	
Date	MAY 17-23
Job No.	23057

Drawing No.
C-1
of 1



Committee of Adjustment
Received | Reçu le
2023-07-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING
PART OF LOT 10
(EAST SIDE OF ROOSEVELT AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA
J.D. BARNES LIMITED
© COPYRIGHT 2023

SCALE 1 : 100
5 0 5 metres
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NOTES
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DISTANCES ARE GROUND.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT
- DESCRIPTION
PART OF LOT 10 (EAST SIDE OF ROOSEVELT AVENUE) ON REGISTERED PLAN 235, BEING ALL OF PIN 04009-0106 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
NOTE LOCATION OF THE CONCRETE PORCH AND STEPS ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE BOARD FENCE, THE FRAME SHED AND THE EAVE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE CEDAR HEDGE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE PAIR OF GAS METERS, THE AIR CONDITIONERS, THE FRAME PORCH AND STEPS AND THE CEDAR HEDGE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
MEAS DENOTES MEASURED
NI DENOTES NOT IDENTIFIABLE
WIT DENOTES WITNESS
P1 DENOTES PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED DECEMBER 15, 2020
P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND LTD., DATED NOVEMBER 19, 2015
P3 DENOTES PLAN 5R-7591 SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S., DATED MARCH 28, 1988
P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S., DATED MARCH 28, 1988
D1 DENOTES INST. No. N516709
D2 DENOTES INST. No. N532030 AND N378271
647 DENOTES H.R. FARLEY, O.L.S.
725 DENOTES C.W. FAIRHALL, O.L.S.
1692 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
- DENOTES PROPERTY LINE
N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND
C/L DENOTES CENTRELINE
D_SILL DENOTES DOOR SILL
AC DENOTES AIR CONDITIONER
BF DENOTES BOARD FENCE
CLF DENOTES CHAIN LINK FENCE
MH_STM DENOTES STORM MANHOLE
MH_SAN DENOTES SANITARY MANHOLE
CB DENOTES CATCH BASIN
HP DENOTES HYDRO POLE
GM DENOTES GAS METER
OC DENOTES OVERHEAD CABLE
STM DENOTES UNDERGROUND STORM SEWER
SAN DENOTES UNDERGROUND SANITARY SEWER
* DENOTES DECIDUOUS TREE
• DENOTES CONIFEROUS TREE

ELEVATION NOTE:
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA VERTICAL BENCHMARK No. 001194U103 HAVING A PUBLISHED ELEVATION OF 78.90 METRES (CGVD28: 78).

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JANUARY 19, 2023.
FEBRUARY 1, 2023
DATE
SHAWN LEROUX
ONTARIO LAND SURVEYOR

TREE SCHEDULE

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.35	4	3.1 N
T2	0.1	3	3.1 N
T3	0.2	3	3.8 N
T4	0.2	3	3.3 N
T5	0.3	6	2.4 W
T6	0.3	6	2.1 E, 1.0 N
T7	0.3	0	0.9 N
T8	0.3	6	0.8 N

NOTE: TOPOGRAPHIC INFORMATION WAS COLLECTED IN WINTER CONDITIONS. SNOW AND ICE COVER PRECLUDE DETERMINING LOCATIONS AND ELEVATIONS OF SOME TOPOGRAPHIC DATA THAT IS OTHERWISE VISIBLE.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-41935

J.D. BARNES SURVEYING MAPPING GIS
LIMITED
LAND INFORMATION SPECIALISTS
62 STACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
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DRAWN BY: RP CHECKED BY: SL REFERENCE NO.: 23-10-004-00
PLOTTED: 2/1/2023 DATED: 01/31/23