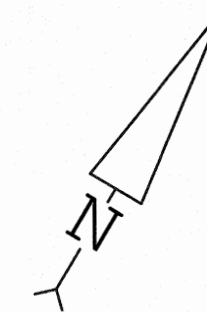


**Committee of Adjustment**  
 Received | Reçu le  
**2023-06-23**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

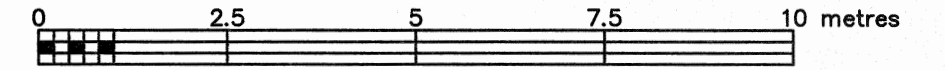


**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of

**PART OF LOT 5**  
**(EAST GORDON STREET)**  
**REGISTERED PLAN 33446**  
**CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100



**Metric Note**

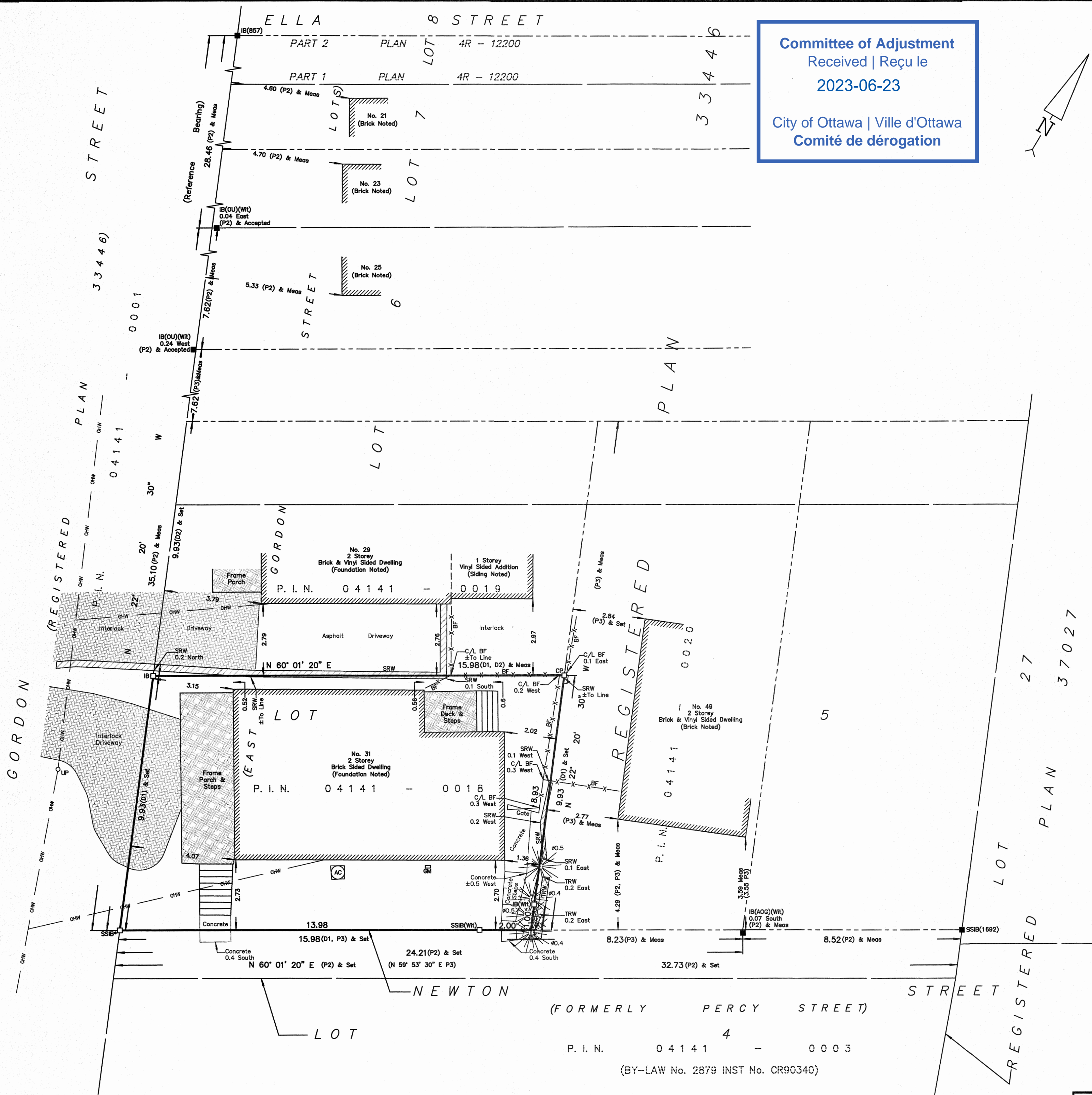
Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Bearing Note**

Bearings are astronomic and are referred to the easterly limit of Gordon Street having a bearing of N 22° 20' 30" W as shown on Registered Plan 33446.

**Notes & Legend**

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
SSIB*	Short Standard Iron Bar (0.3m Long)
IB	Iron Bar
CP	Concrete Pin
(OU)	Origin Unknown
(Wit)	Witness
Meas	Measured
(P1)	Registered Plan 33446
(P2)	Plan by (1692) dated December 1, 2021 (File No. 580-21)
(P3)	Plan by (AOG) dated September 28, 1984
(D1)	Inst No. N614481
(D2)	Inst No. NS114081
OHW	Overhead Wires
○ UP	Utility Pole
□ GM	Gas Meter
□ AC	Air Conditioner
BF	Board Fence
SRW	Stone Retaining Wall
TRW	Timber Retaining Wall
C/L	Centreline
✳	Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.



**WARNING** NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.  
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**PART 2**  
 1. REGISTERED RIGHTS-OF-WAY/EASEMENTS  
 No rights-of-way or easements were found to be registered against the subject property.  
 2. PROPERTY IMPROVEMENTS  
 The location of the fencing and retaining walls in relation to the property lines are noted on the plan.  
 3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS  
 Compliance is not certified by this report.  
 4. ADDITIONAL REMARKS  
 Site Area=157.3 sq.m.

**THIS REPORT WAS PREPARED FOR:**  
 Magnolia Construction ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

**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 the 12th day of April, 2023.  
 Date: 04-21-23  
 Signature: Jamie Leslie  
 Ontario Land Surveyor

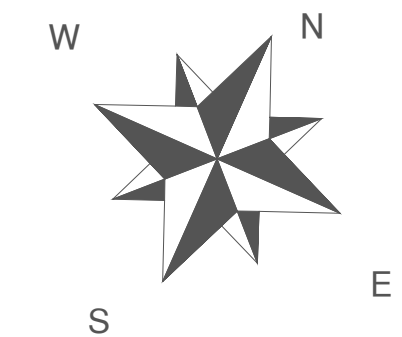
This plan of survey relates to AOLS Plan Submission Form Number V-48364

**FARLEY, SMITH & DENIS SURVEYING LTD.**

ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
 TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

FILE No.: 95-23

NORTH DIRECTION



GENERAL NOTES:-

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER
3. CONTRACTOR AND SUB-CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS
4. CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR EXCAVATION
5. DO NOT SCALE DRAWINGS; COPY RIGHTS RESERVED

PROFESSIONAL STAMPS

PROJECT TITLE

31 GORDON STREET  
OTTAWA, ON.

DRAWING TITLE

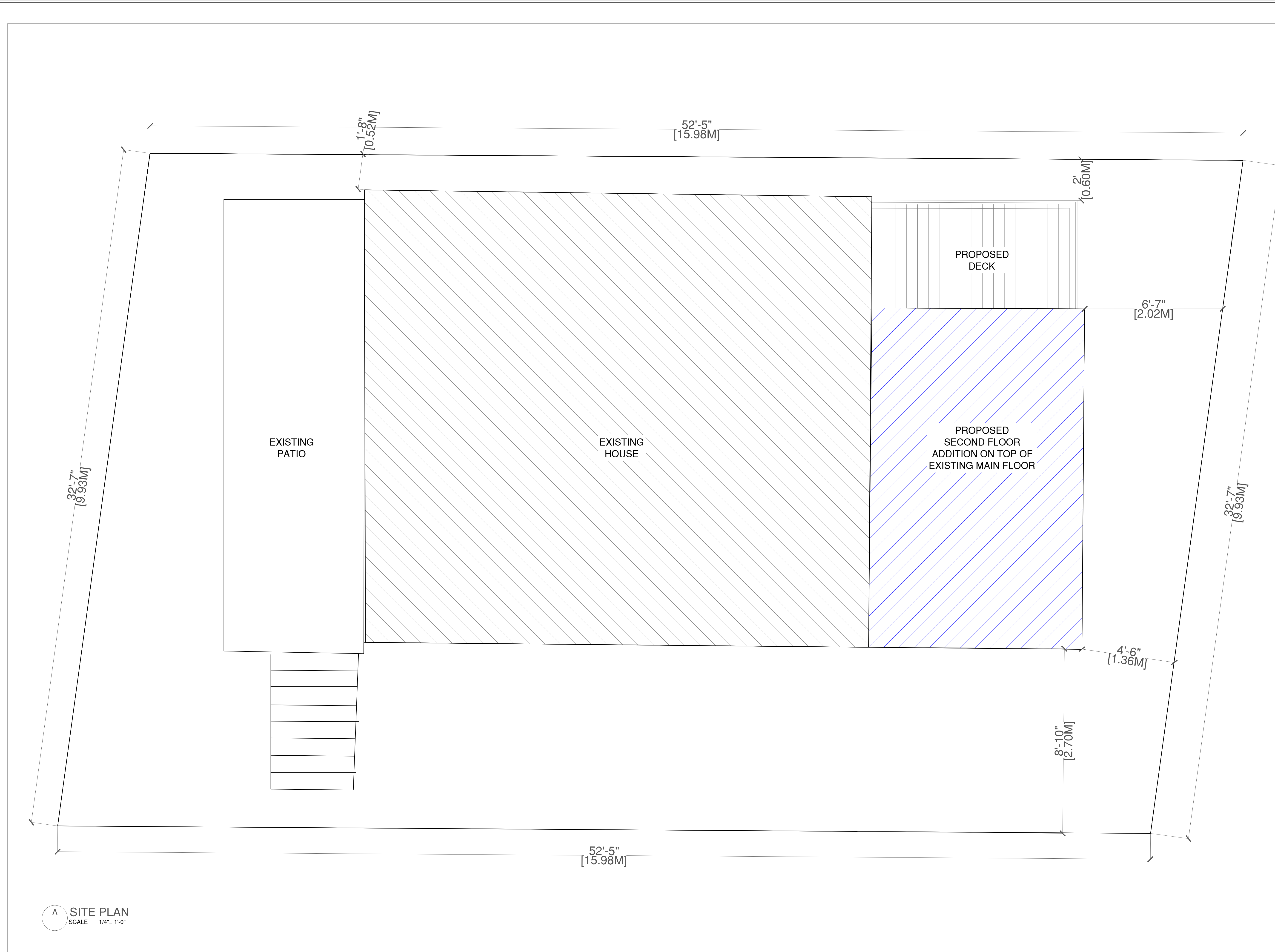
SITE PLAN

SCALE: AS SHOWN DATE: 18 MAY 2023

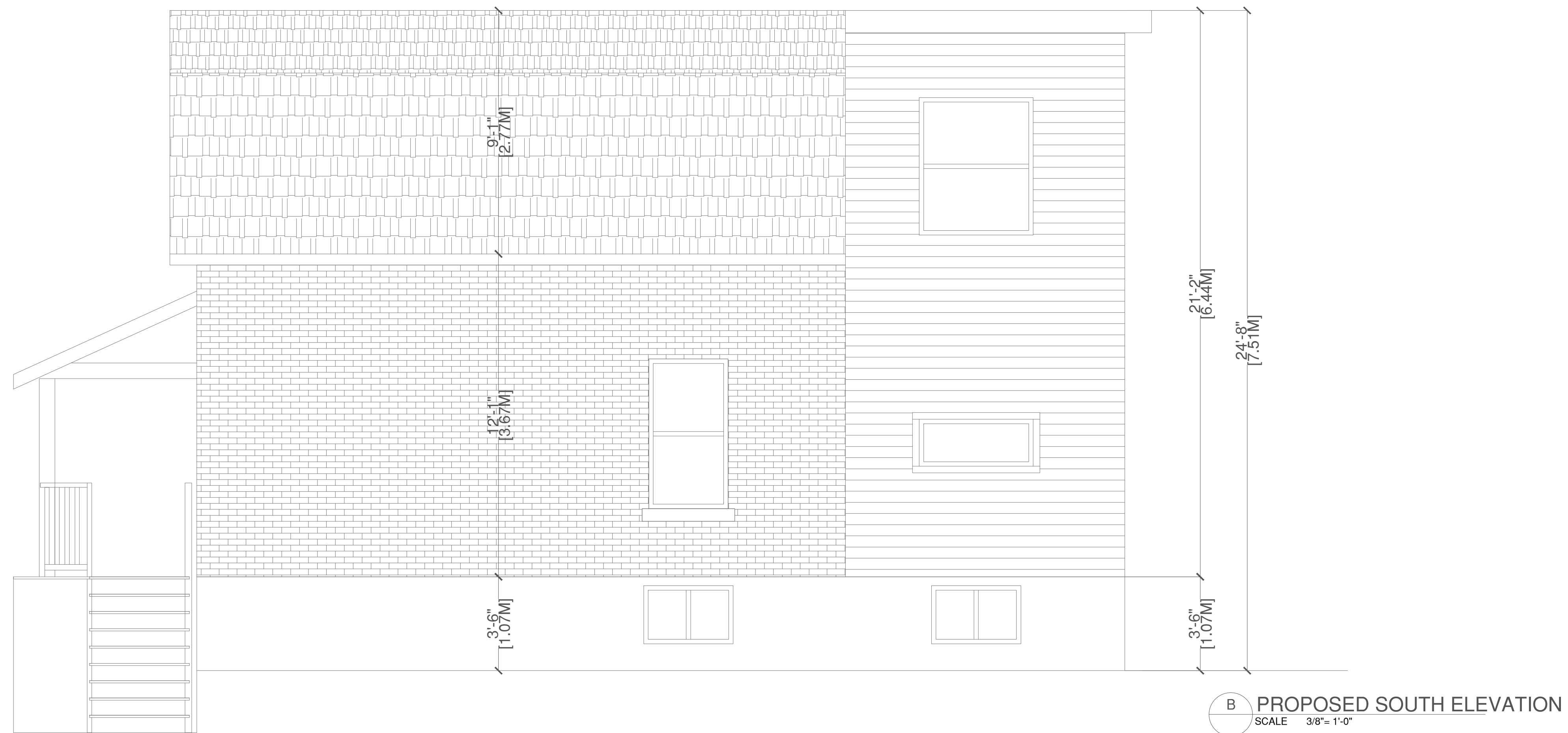
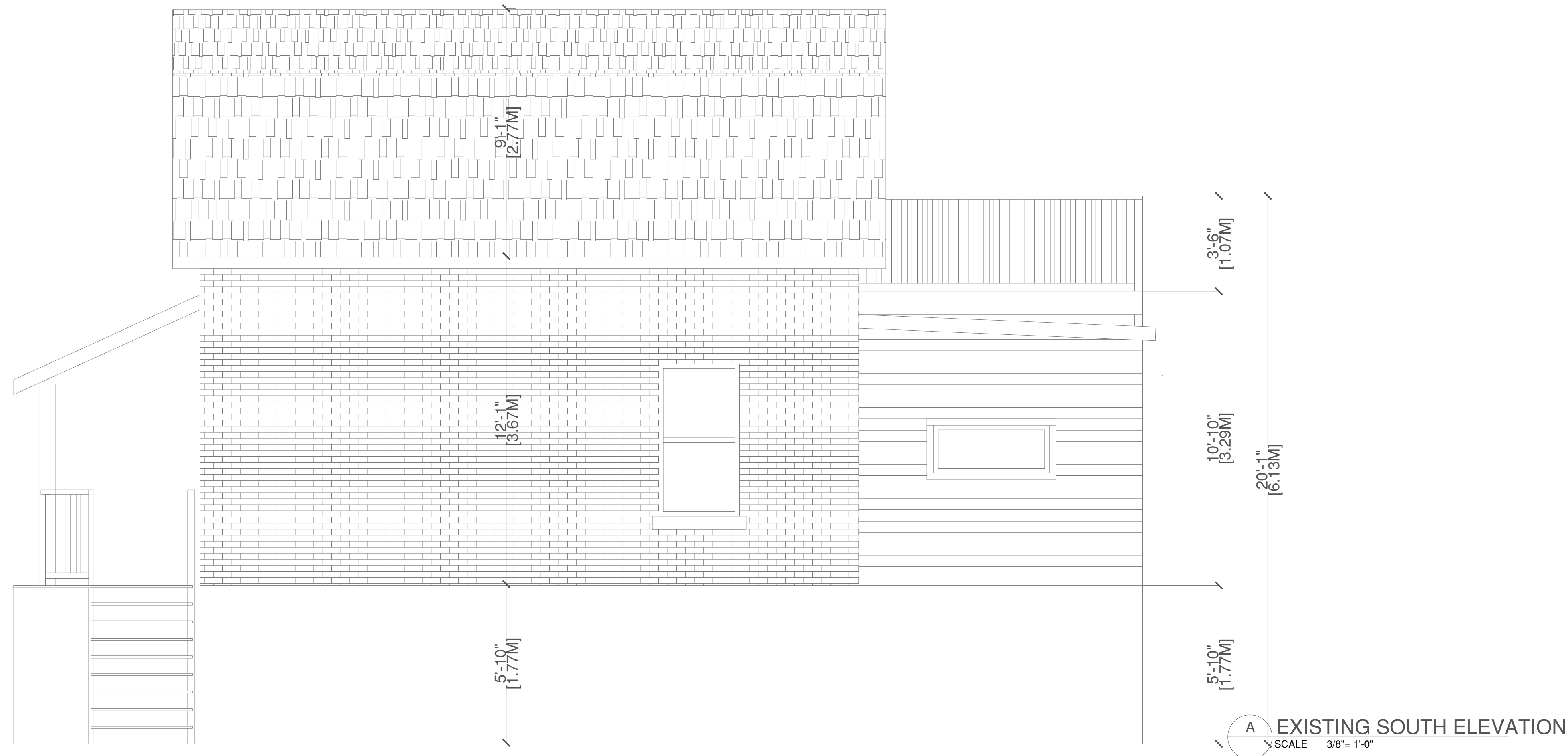
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A03

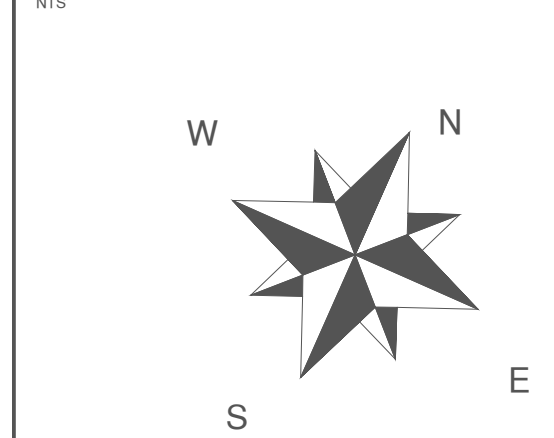
A



A SITE PLAN  
SCALE 1/4" = 1'-0"



NORTH DIRECTION



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PROFESSIONAL STAMPS

PROJECT TITLE

31 GORDON STREET  
OTTAWA, ON.

DRAWING TITLE

EXISTING AND  
PROPOSED SOUTH  
ELEVATIONS

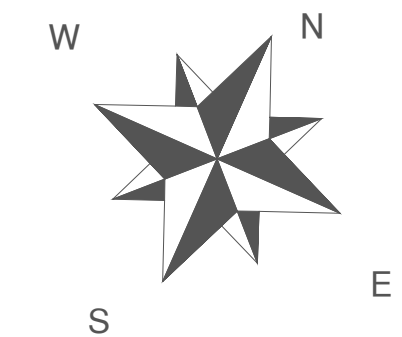
SCALE: AS SHOWN DATE: 18 MAY 2023

PAGE NO. REV. NO

**A07**

A

NORTH DIRECTION



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PROFESSIONAL STAMPS

PROJECT TITLE

31 GORDON STREET  
OTTAWA, ON.

DRAWING TITLE

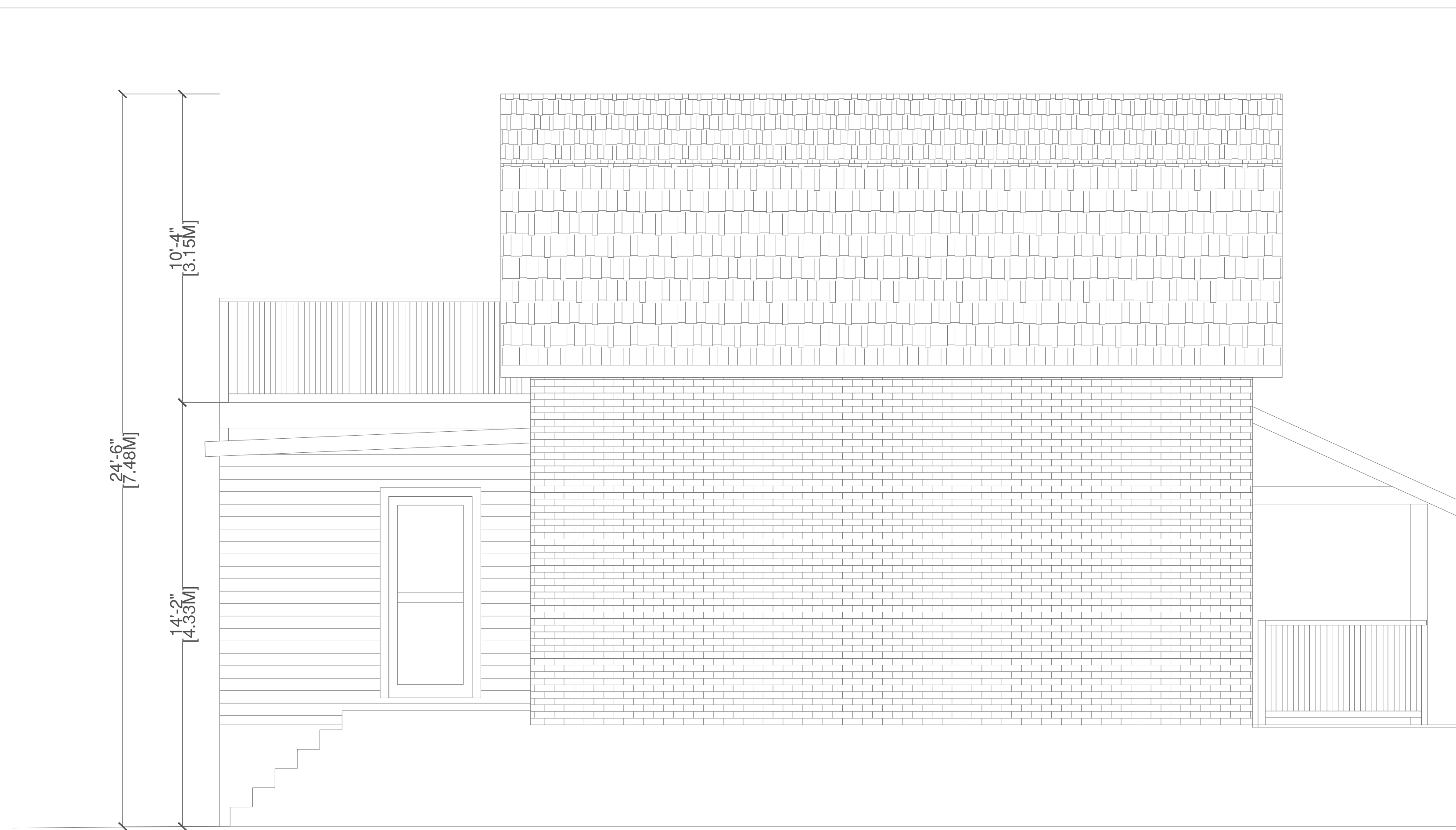
EXISTING AND  
PROPOSED NORTH  
ELEVATIONS

SCALE: AS SHOWN DATE: 18 MAY 2023

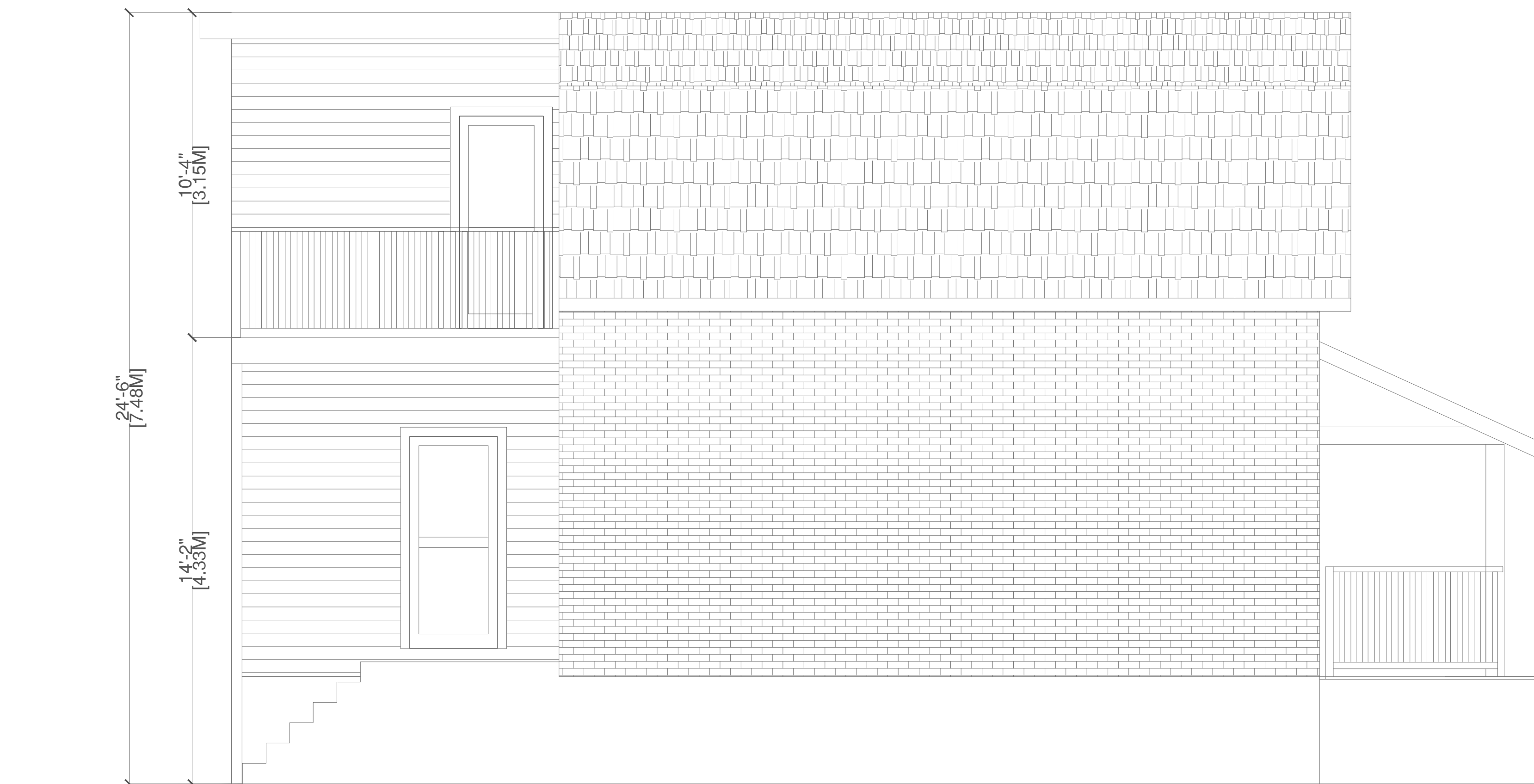
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A08

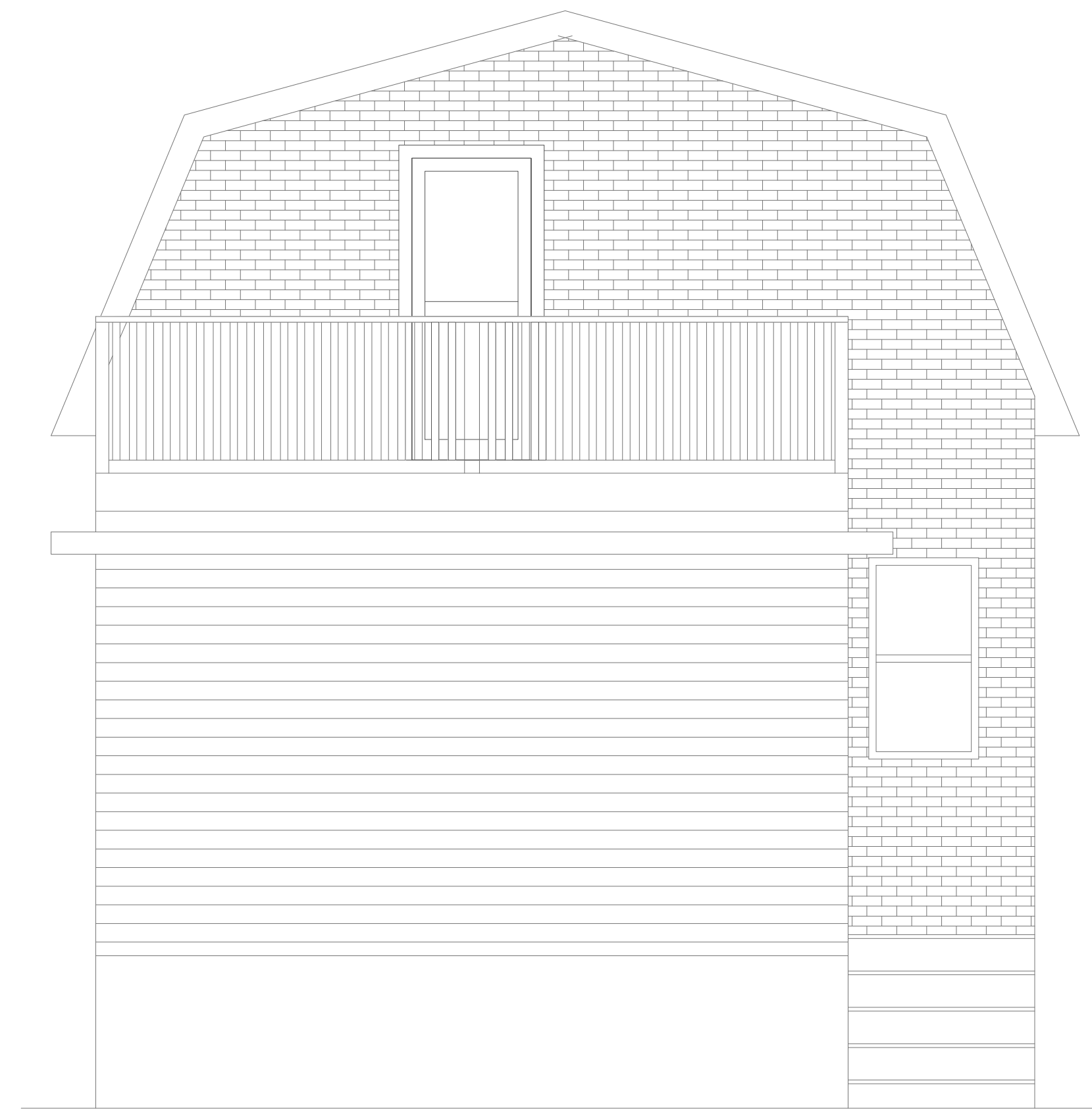
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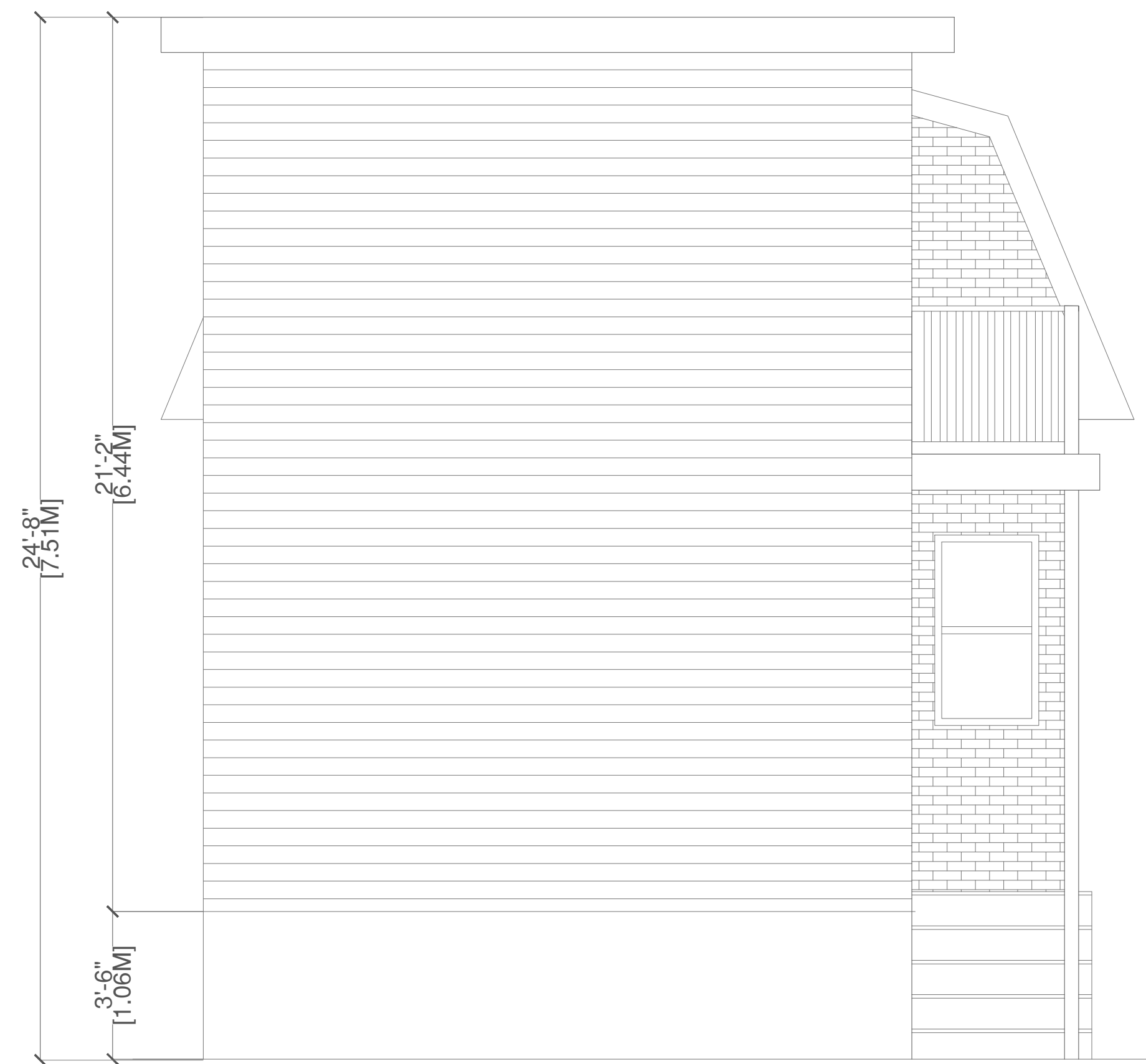
**A** EXISTING NORTH ELEVATION  
SCALE 3/8" = 1'-0"



**B** PROPOSED NORTH ELEVATION  
SCALE 3/8" = 1'-0"

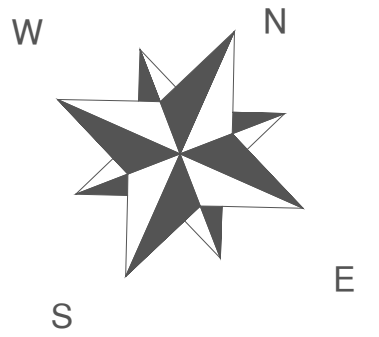


**A** EXISTING EAST ELEVATION  
SCALE 3/8" = 1'-0"



**B** PROPOSED EAST ELEVATION  
SCALE 3/8" = 1'-0"

NORTH DIRECTION



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PROFESSIONAL STAMPS

PROJECT TITLE

31 GORDON STREET  
OTTAWA, ON.

DRAWING TITLE

EXISTING AND  
PROPOSED EAST  
ELEVATIONS

SCALE: AS SHOWN DATE: 18 MAY 2023

PAGE NO. REV. NO

**A09**

A