



Committee of Adjustment
 Received | Reçu le
 2023-07-24
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

This document is presented in the language it was provided.
 Ce document est présenté dans la langue dans laquelle il a été fourni.

1 PERSPECTIVE FRONT FROM LEFT
 SCALE:



2 PERSPECTIVE REAR FROM LEFT
 SCALE:

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 45801
 INDIVIDUAL BCIN: 41176

GENERAL NOTES:
 - E. & O.E.
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

NO.	REVISION	DATE
6	REAR UNIT ENTRY DOOR DIRECTION REVISED	MARCH 27, 2023
5	ISSUED TO PLANNER v3	FEB 14, 2023
4	D2 ISSUED (THIRD FLOOR REVISED)	JAN 16, 2023
3	D1 ISSUED	DEC 22, 2022
2	ISSUED TO PLANNER v2	NOV 17, 2022
1	ISSUED TO PLANNER	NOV 15, 2022

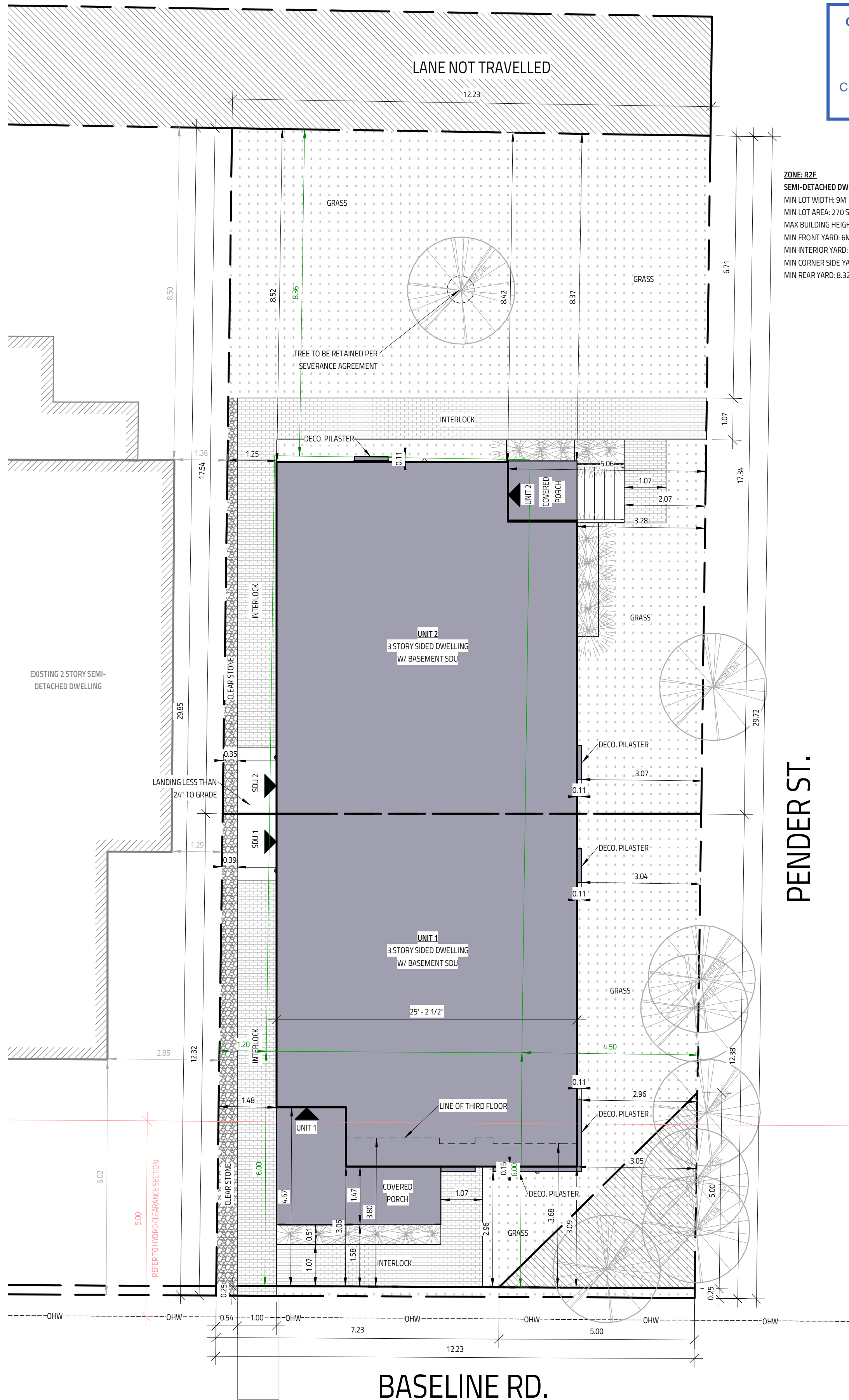
PROJECT:
1558 Baseline Road
 BASEMENT: 638 SQ.FT./UNIT
 GROUND: 646 SQ.FT./UNIT
 SECOND: 729 SQ.FT./UNIT
 THIRD: 701/656 SQ.FT./UNIT
 OTTAWA, ON

Evolution
 DESIGN & DRAFTING
 613-884-7068 /// 613-808-7185

DRAWING TITLE	
COVER	
DATE: NOVEMBER 15, 2022	SCALE:
DRAWN BY: MV	FILE NAME: R22-00266
CHECKED BY: SG	DWG. NO. A0.0

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment
Received | Reçu le
2023-07-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation



ZONE: R2F
SEMI-DETACHED DWELLING
MIN LOT WIDTH: 9M
MIN LOT AREA: 270 SQ.M. (VARIANCE REQUIRED)
MAX BUILDING HEIGHT: 8M (VARIANCE REQUIRED)
MIN FRONT YARD: 6M (VARIANCE REQUIRED)
MIN INTERIOR YARD: 1.5M (VARIANCE REQUIRED)
MIN CORNER SIDE YARD: 4.5M (VARIANCE REQUIRED)
MIN REAR YARD: 8.32M (28% LOT DEPTH)

PENDER ST.

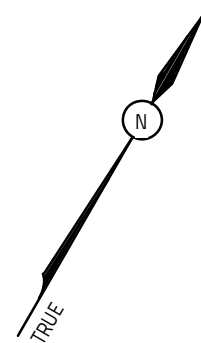
BASELINE RD.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

GENERAL NOTES:
- E. & O.E.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES



NO.	REVISION	DATE
6	REAR UNIT ENTRY DOOR DIRECTION REVISED	MARCH 27, 2023
5	ISSUED TO PLANNER v3	FEB 14, 2023
4	D2 ISSUED (THIRD FLOOR REVISED)	JAN 16, 2023
3	D1 ISSUED	DEC 22, 2022
2	ISSUED TO PLANNER v2	NOV 17, 2022
1	ISSUED TO PLANNER	NOV 15, 2022

PROJECT:
1558 Baseline Road
BASEMENT: 638 SQ.FT./UNIT
GROUND: 646 SQ.FT./UNIT
SECOND: 729 SQ.FT./UNIT
THIRD: 701/656 SQ.FT./UNIT
OTTAWA, ON

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

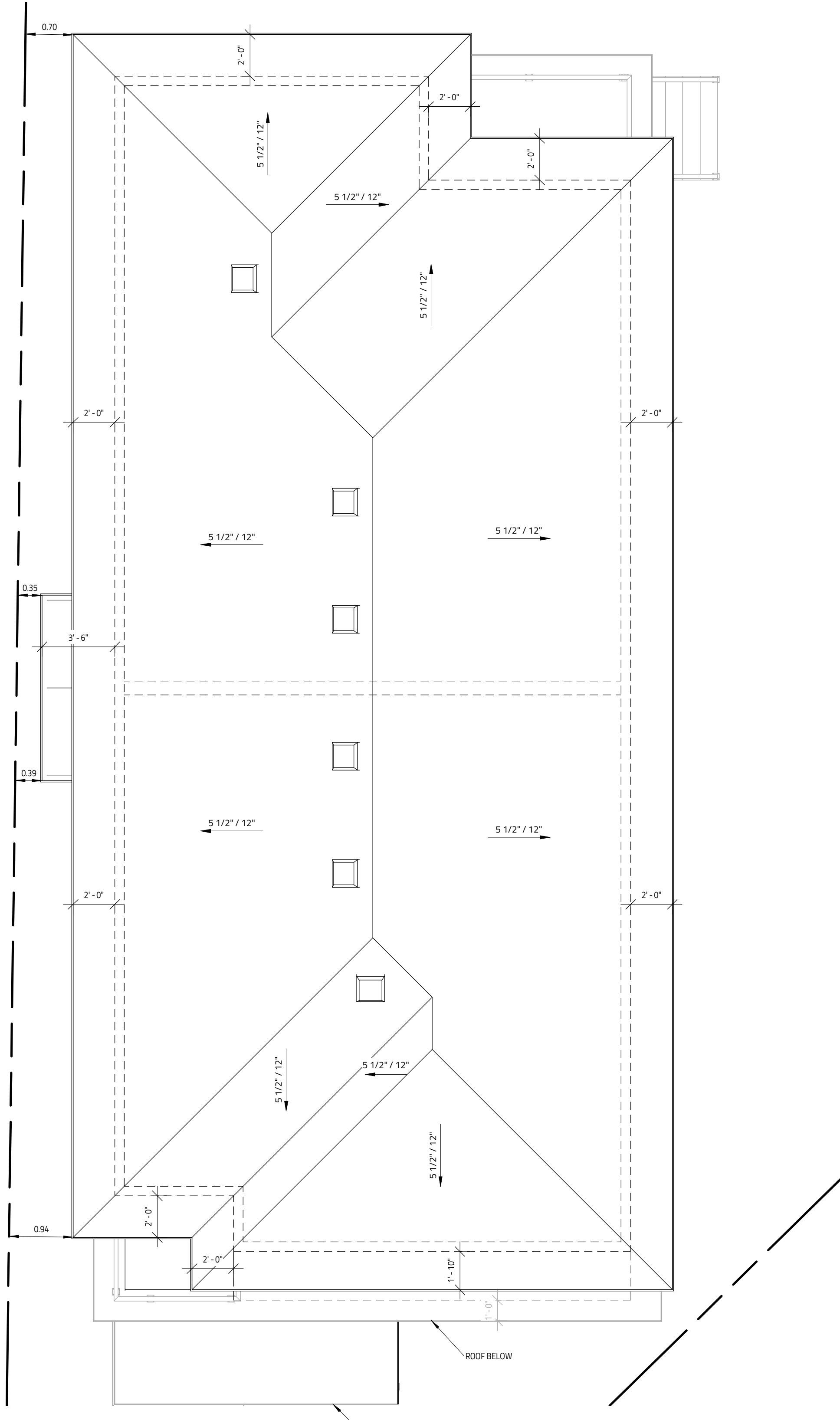
DATE DRAWN		SCALE
NOVEMBER 15, 2022		1:75
DRAWN BY	FILE NAME	
MV	R22-00266	
CHECKED BY	DWG. NO.	
SG		A0.1

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE ROOF LAYOUT PACKAGE FROM THE TRUSS SUPPLIER WITH THE DIMENSIONS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING TRUSSES INTO PRODUCTION

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE ALONG THE ENTIRE ROOF PERIMETER AT ALL SLOPED ROOFS EXTENDING 6'-0" BUT NO LESS THAN 12" PAST THE INSIDE FACE OF THE EXTERIOR STUD WALL.

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL SLOPED ROOF VALLEYS 6'-0" WIDE CENTRED ON THE VALLEY (3'-0" ON EACH SIDE)

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL ROOF & WALL INTERSECTIONS EXTENDING A MINIMUM OF 12" UP WALL



NOTE
CHECK w/ MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE:
ALL WINDOW LINTELS TO BE SHOWN ON SUPPLIER'S FLOOR LAYOUT

NOTE:
REFER TO FLOOR JOIST PLAN FOR BASEMENT WINDOW LINTELS

OPENINGS UP TO	BRICK VENEER (OBC 9.20.5.2.A)	STONE VENEER (OBC 9.20.5.2.A)
3'-11"	L 3 1/2" x 3 1/2" x 1/4"	L 5" x 3 1/2" x 5/16"
4'-11"	L 3 1/2" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 5" x 5/16"
7'-10"	L 5" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"	L 5" x 5" x 3/8"
9'-10"	L 6" x 4" x 3/8"	L 5" x 5" x 1/2"

LEGEND	
F EXHAUST FAN	▼ SHOWER HEAD
DW DISHWASHER	□ HYDRO METER
RF REFRIGERATOR	⊠ GAS METER
⊠ TOILET ABOVE	FJP FLOOR JOIST PLAN
⊙ SMOKE ALARM W/STROBES	HSS 4" X 4" X 1/4" HSS
⊙ SMOKE/CARBON ALARM W/STROBES	TP 3" DIA. ADJ. TELEPOST
▬ E/P ELECT. PANEL	P2 2-2X4 or 2X6 POST SPF #1#2
▬ NET NETWORK PANEL	P3 3-2X4 or 2X6 POST SPF #1#2
⊕ HOSEBIB	P4 4-2X4 or 2X6 POST SPF #1#2
⊕ GAS LINE	P5 5-2X4 or 2X6 POST SPF #1#2
⊕ STORM SERVICE	BP BEAM POCKET
⊕ WATER SERVICE	FL FLUSH BEAM
⊕ SEWAGE SERVICE	DR DROP BEAM

NO.	REVISION	DATE
6	REAR UNIT ENTRY DOOR DIRECTION REVISED	MARCH 27, 2023
5	ISSUED TO PLANNER v3	FEB 14, 2023
4	D2 ISSUED (THIRD FLOOR REVISED)	JAN 16, 2023
3	D1 ISSUED	DEC 22, 2022
2	ISSUED TO PLANNER v2	NOV 17, 2022
1	ISSUED TO PLANNER	NOV 15, 2022

MODEL:
1558 Baseline Road
BASEMENT: 638 SQ.FT./UNIT
GROUND: 646 SQ.FT./UNIT
SECOND: 729 SQ.FT./UNIT
THIRD: 701/656 SQ.FT./UNIT
OTTAWA, ON



DRAWING TITLE	
ROOF PLAN	
DATE: NOVEMBER 15, 2022	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: R22-00266
CHECKED BY: SC	DWG. NO. A1.4

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

GENERAL NOTES:
- E. & O.E.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

GENERAL NOTES:
- E. & O.E.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L
EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H25 CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
6	REAR UNIT ENTRY DOOR DIRECTION REVISED	MARCH 27, 2023
5	ISSUED TO PLANNER v3	FEB 14, 2023
4	D2 ISSUED (THIRD FLOOR REVISED)	JAN 16, 2023
3	D1 ISSUED	DEC 22, 2022
2	ISSUED TO PLANNER v2	NOV 17, 2022
1	ISSUED TO PLANNER	NOV 15, 2022

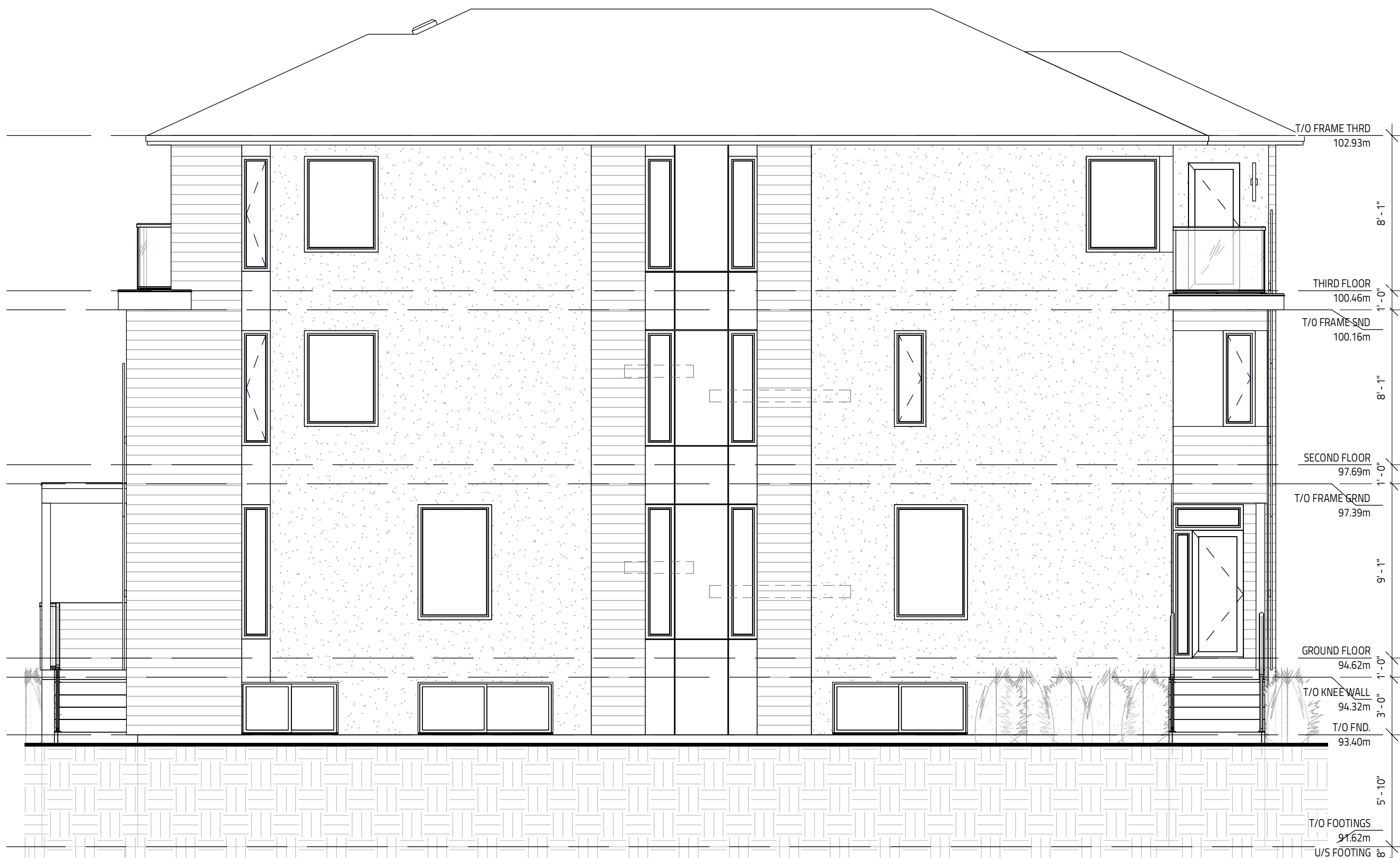
1558 Baseline Road
BASEMENT: 638 SQ.FT./UNIT
GROUND: 646 SQ.FT./UNIT
SECOND: 729 SQ.FT./UNIT
THIRD: 701/656 SQ.FT./UNIT
OTTAWA, ON



DRAWING TITLE	
ELEVATIONS 1	
DATE DRAWN NOVEMBER 15, 2022	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: R22-00266
CHECKED BY: SG	DWG. NO. A4.0



1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

GENERAL NOTES:
- E. & O.E.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

2 PLY MOD BITUMOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L
EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
6	REAR UNIT ENTRY DOOR DIRECTION REVISED	MARCH 27, 2023
5	ISSUED TO PLANNER v3	FEB 14, 2023
4	D2 ISSUED (THIRD FLOOR REVISED)	JAN 16, 2023
3	D1 ISSUED	DEC 22, 2022
2	ISSUED TO PLANNER v2	NOV 17, 2022
1	ISSUED TO PLANNER	NOV 15, 2022

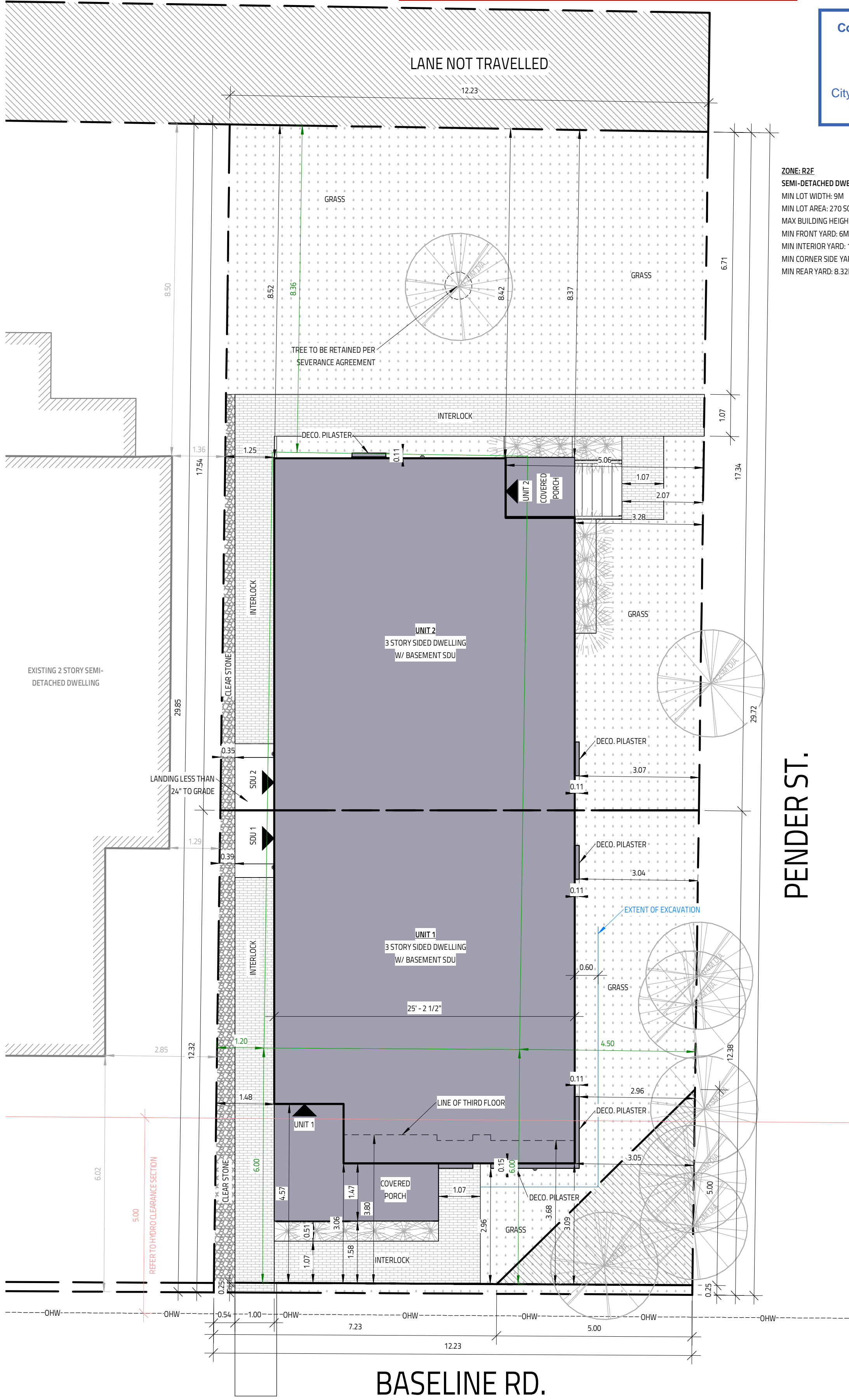
1558 Baseline Road
BASEMENT: 638 SQ.FT./UNIT
GROUND: 646 SQ.FT./UNIT
SECOND: 729 SQ.FT./UNIT
THIRD: 701/656 SQ.FT./UNIT
OTTAWA, ON

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

DRAWING TITLE	
ELEVATIONS 2	
DATE DRAWN NOVEMBER 15, 2022	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: R22-00266
CHECKED BY: SG	DWG. NO. A4.1

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment
Received | Reçu le
2023-07-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation



ZONE: R2F
SEMI-DETACHED DWELLING
MIN LOT WIDTH: 9M
MIN LOT AREA: 270 SQ.M. (VARIANCE REQUIRED)
MAX BUILDING HEIGHT: 8M (VARIANCE REQUIRED)
MIN FRONT YARD: 6M (VARIANCE REQUIRED)
MIN INTERIOR YARD: 1.5M (VARIANCE REQUIRED)
MIN CORNER SIDE YARD: 4.5M (VARIANCE REQUIRED)
MIN REAR YARD: 8.32M (28% LOT DEPTH)

PENDER ST.

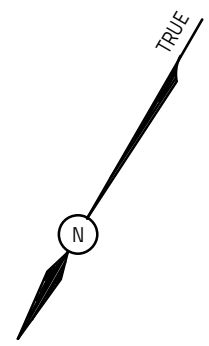
BASELINE RD.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

GENERAL NOTES:
- E. & O.E.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES



NO.	REVISION	DATE
7	SITE PLAN REVISED FOR ARBORIST	JUNE 20, 2023
6	REAR UNIT ENTRY DOOR DIRECTION REVISED	MARCH 27, 2023
5	ISSUED TO PLANNER v3	FEB 14, 2023
4	D2 ISSUED (THIRD FLOOR REVISED)	JAN 16, 2023
3	D1 ISSUED	DEC 22, 2022
2	ISSUED TO PLANNER v2	NOV 17, 2022

PROJECT:
1558 Baseline Road
BASEMENT: 638 SQ.FT./UNIT
GROUND: 646 SQ.FT./UNIT
SECOND: 729 SQ.FT./UNIT
THIRD: 701/656 SQ.FT./UNIT
OTTAWA, ON

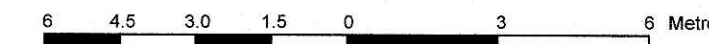
Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

DATE		SCALE
DATE: 08/08/2023	NOVEMBER 15, 2022	1:75
DESIGNED BY: MV	CHECKED BY: SG	FILE NAME: R22-00266
		DWG. NO. A0.1

PART OF LOTS 2589, 2590, 2591 AND 2592 REGISTERED PLAN 375 CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



Metric

DISTANCES 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 20th day of April, 2018.

DATE: MAY 4, 2018

Signature of Andrew Broxham, Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2046756

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

Notes & Legend

- Legend items: Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Cut Cross, Witness, Annis, O'Sullivan, Vollebek Ltd., Measured, Registered Plan 375, (1287) Plan July 20, 1990, (647) Plan April 12, 1972, Maintenance Hole (Storm Sewer), Maintenance Hole (Sanitary), Overhead Wires, Utility Pole, Anchor, Catch Basin, Top of Grate, Gas Meter, Hydro Meter, Bell Terminal Box, Unidentified Terminal Box, Deciduous Tree, Coniferous Tree, Sign, Chain Link Fence, Board Fence, Gate, Diameter, Location of Elevations, Location of Top of Retaining Wall Elevations, Location of Top of Curb Elevations, Centreline, Concrete Retaining Wall, Stone Retaining Wall, Window Well, Top of Slope, Property Line.

Committee of Adjustment Received | Reçu le 2023-07-24 City of Ottawa | Ville d'Ottawa Comité de dérogation

This document is presented in the language it was provided. Ce document est présenté dans la langue dans laquelle il a été fourni.

SITE AREA = 909.7 m²

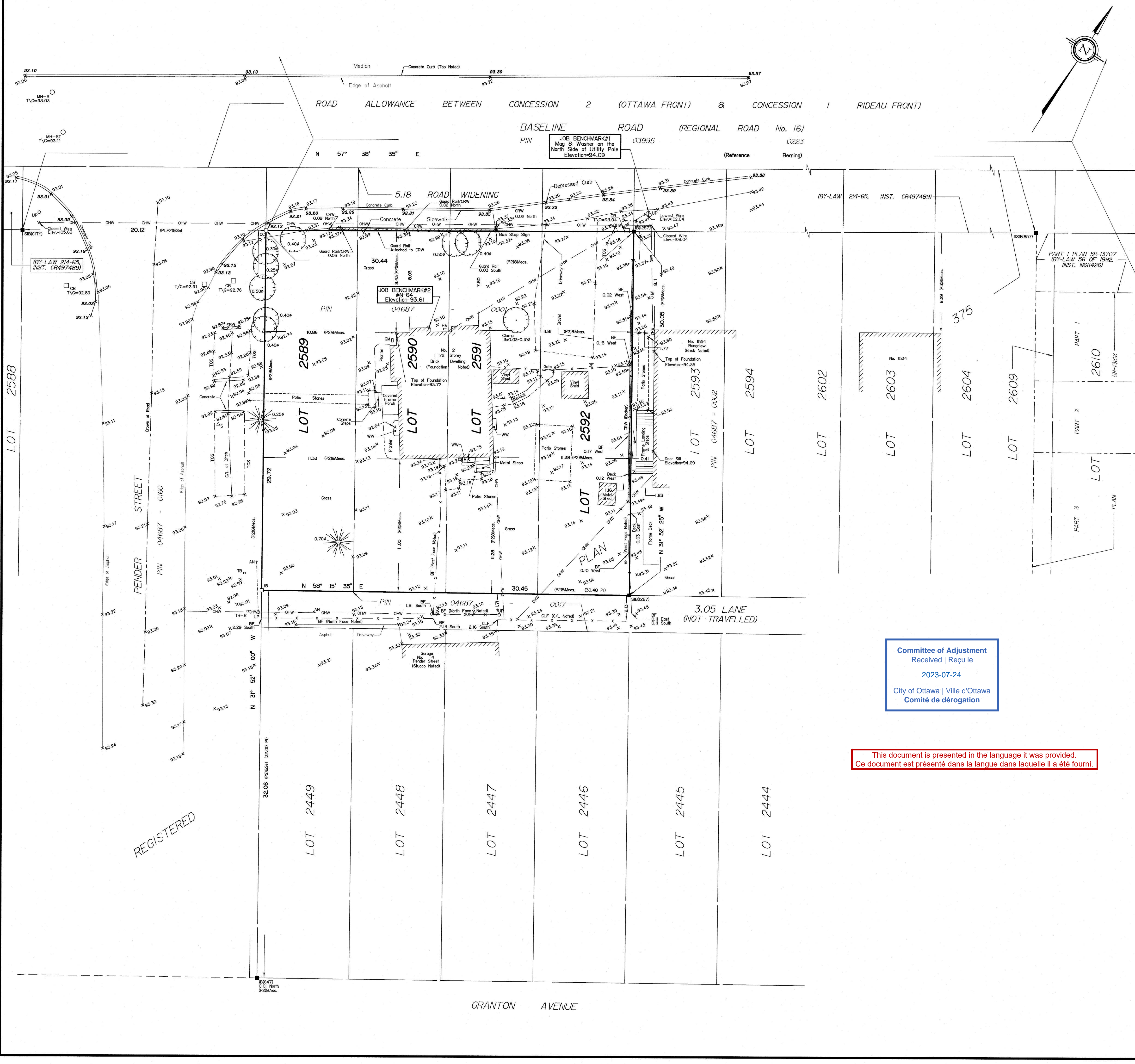
Bearings are astronomic, derived from the Southerly Limit of Baseline Road as widened, shown to be N57°38'35"E on (1287) Plan dated July 20, 1990.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the City of Ottawa Benchmark No. N-64 having an elevation of 93.61 metres. 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



Vertical text on the left margin: Y:\2018\18723-18\Drawings\18723-18_Drawing_Plan_2589_2590_2591_2592_PL375_P1.dwg

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: June 24, 2022
 STEFAN BAZAR
 ONTARIO LAND SURVEYOR

PLAN 4R-34717
 RECEIVED AND DEPOSITED
 DATE: June 24, 2022
 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF 2589 & 2590	375	ALL OF 04687-0001
2	PART OF 2590 & 2591		
3	PART OF 2591 & 2592		
4	PART OF 2589		
5	PART OF 2589 & 2590		
6	PART OF 2590 & 2591		
7	PART OF 2591 & 2592		

PLAN OF SURVEY OF
 PART OF LOTS 2589, 2590,
 2591 AND 2592
 REGISTERED PLAN 375
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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 2nd day of June, 2022.

June 24, 2022
 Date
 Stefan Bazar
 Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-27643

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—		Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
CC		Cut Cross
CP		Concrete Pin
(WIT)		Witness
(AOG)		Annis, O'Sullivan, Vollebek Ltd
Meas.		Measured
(P1)		Registered Plan 375
(P2)		(1287) Plan, July 20, 1990
(P3)		(647) Plan, April 12, 1972
CLF		Chain Link Fence
BF		Board Fence
TRW		Timber Retaining Wall
CRW		Concrete Retaining Wall
WTL		Centreline of Wall ± to Line
EOA		Edge of Asphalt
WTL		Centreline of Wall ± to Line
—OW—		Overhead Wires
C/L		Centreline

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999928.

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 N 57° 56' 20" E and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76° 30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0° 17' 45" counterclockwise was applied to bearings on P2

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, 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
.01919750705	Northing	5016816.93	Easting	360806.84
.Point A	Northing	5024617.25	Easting	363953.95
.Point B	Northing	5024701.28	Easting	364088.12

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

This document is presented in the language it was provided.
 Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment
 Received | Reçu le
 2023-07-24
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

REGISTERED

