

PART OF LOT 5 REGISTERED PLAN 461 CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 150 Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Metric Note Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

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 0°37'00" counter-clockwise was applied to bearings on P1, P2 & P3.

For bearing comparisons, a rotation of 0°47'10" counter-clockwise was applied to bearings on P5.

Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978 :1978. (Monument No. 19680092) 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. Underground utility data derived from City of Ottawa utility sheet reference: F-01-27, 2175p8 & 5265plan. 4. Sanitary and storm sewer grades and inverts were derived from: Field measurement. 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

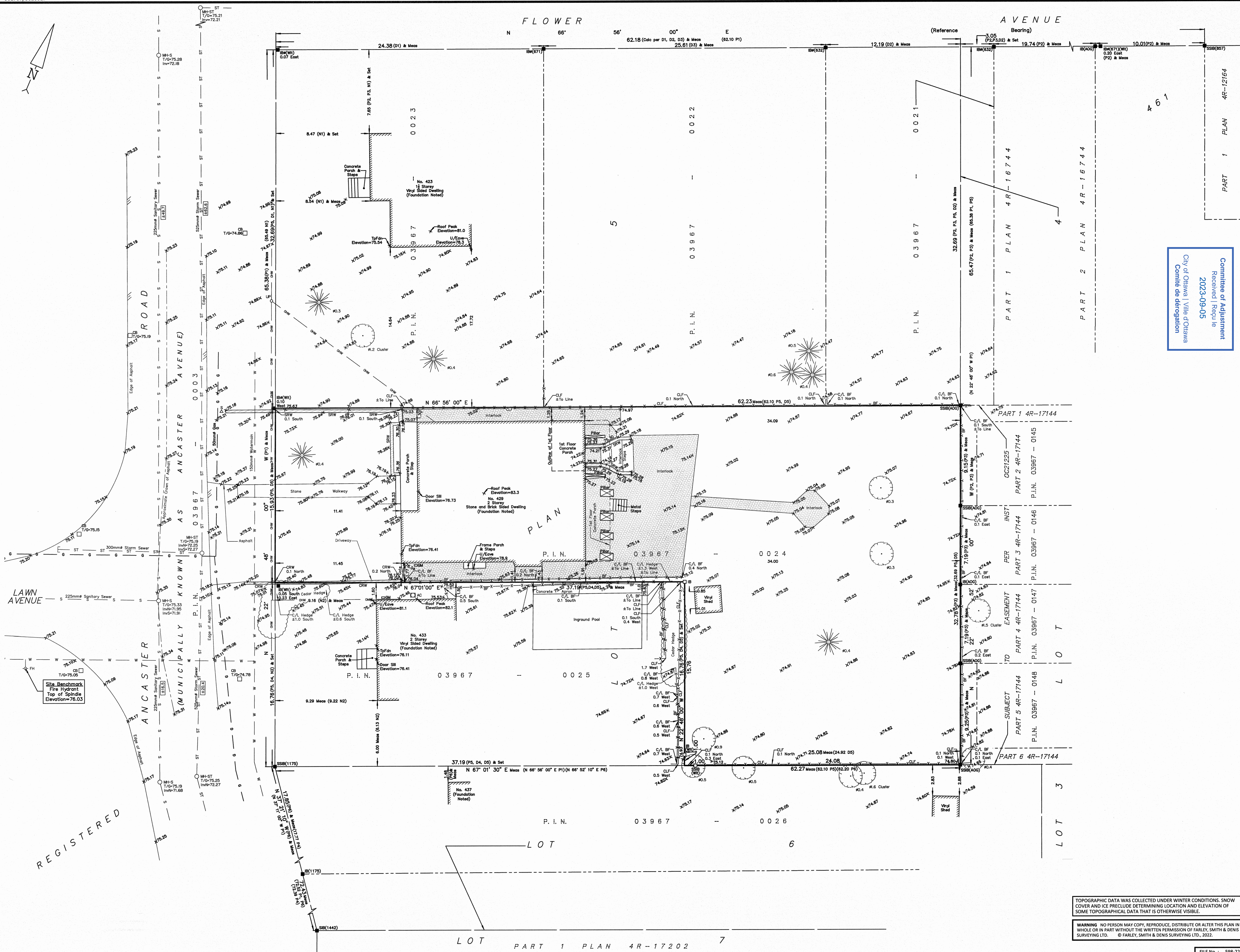
- Notes & Legend Denotes Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Round Iron Bar, Witness, Measured, Registered Plan 461, Plan 4R-16744, Plan 4R-17144, Plan by (671) dated March 25, 1964, Plan by (725) dated November 7, 1972 (Ref. No. 162-72), Plan by (1175) dated October 24, 1989 (Ref. No. OTT-319), Notes by (632) dated September 22, 1955, Notes by (647) dated May 13, 1964, Inst CR466516, Inst CR407154, Inst NS77580, Inst CR477336, Inst CR621561, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Gas, Overhead Wires, Utility Pole, Catch Basin, Fire Hydrant, Gas Meter, Sign, Gate, Air Conditioner, Diameter, Chain Link Fence, Board Fence, Concrete Retaining Wall, Stone Retaining Wall, Invert, Top of Grate, Underside of Eave, Top of Foundation, Centreline, Location of Elevations, Top of Retaining Wall Elevation, Property Line, Deciduous Tree, Coniferous Tree.

Site Area=1414.3 sq.m.

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 28th day of November, 2022. Date Dec 19/2022 Emad Alnefaal Ontario Land Surveyor

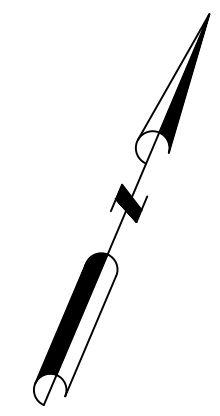
This plan of survey relates to AOLS Plan Submission Form Number V-38836 FARLEY, SMITH & DENIS SURVEYING LTD.

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



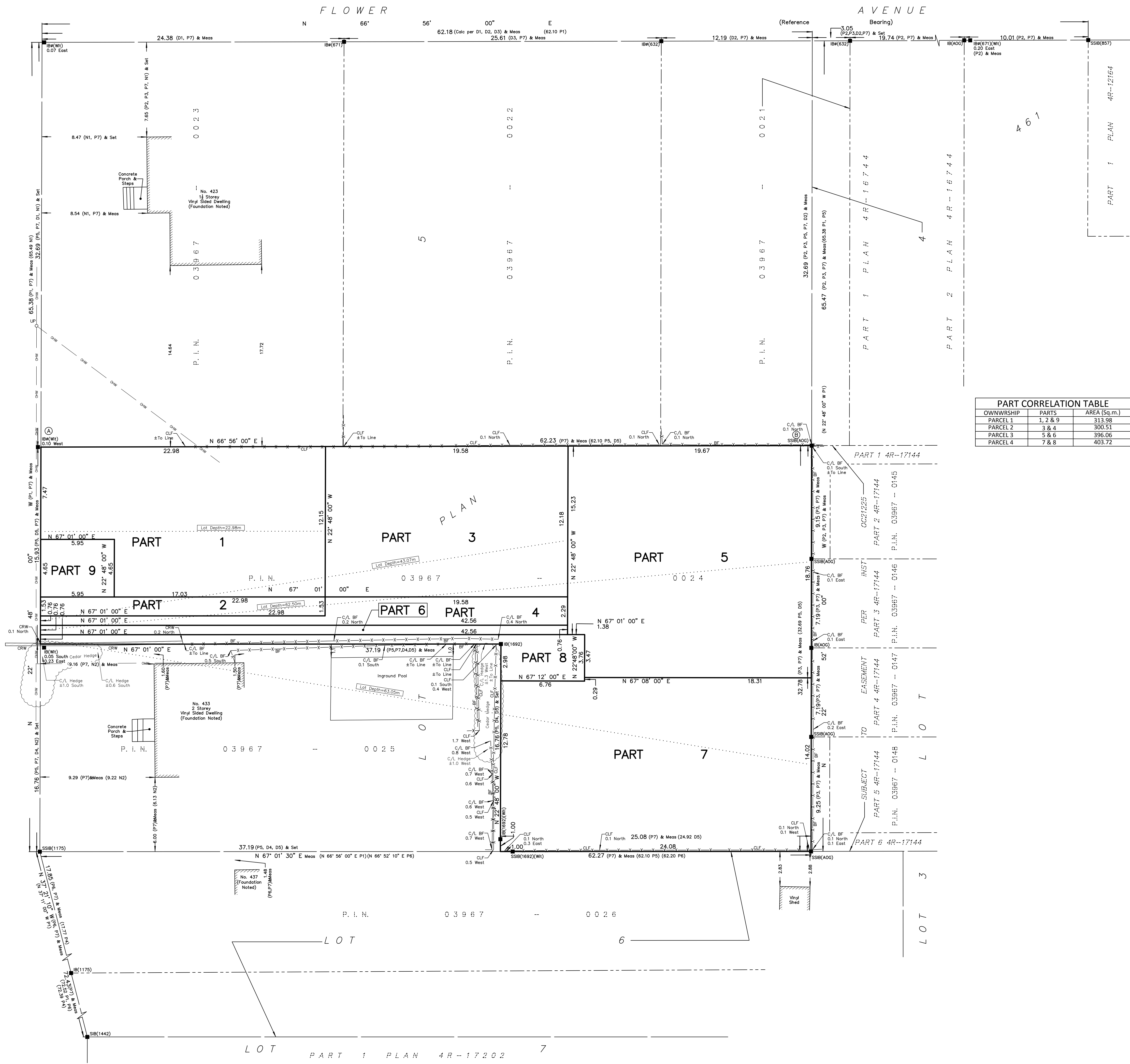
City of Ottawa / Ville d'Ottawa Comité de Adjudication Received / Reçu le 2023-09-05

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE. 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. © FARLEY, SMITH & DENIS SURVEYING LTD., 2022.



ANCASTER ROAD (MUNICIPALLY KNOWN AS ANCASTER AVENUE)

REGISTERED



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: _____
 DANIEL ROBINSON
 ONTARIO LAND SURVEYOR

PLAN 4R- RECEIVED AND DEPOSITED
 DATE: _____
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				251.2
2				35.1
3				238.2
4				62.3
5	PART OF 5	461	ALL OF 03967-0024	363.7
6				32.3
7				350.2
8				53.5
9				27.7

PLAN OF SURVEY OF
PART OF LOT 5
REGISTERED PLAN 461
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023
 Scale 1: 150

Metric Note
 Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

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).

OWNERSHIP	PARTS	AREA (Sq.m.)
PARCEL 1	1, 2 & 3	313.98
PARCEL 2	3 & 4	300.51
PARCEL 3	5 & 6	396.06
PARCEL 4	7 & 8	403.72

For bearing comparisons, a rotation of 0°37'00" counter-clockwise was applied to bearings on P1, P2 & P3.

For bearing comparisons, a rotation of 0°47'10" counter-clockwise was applied to bearings on P6.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5026024.62	361704.12
(B)	5026049.04	361761.47
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.S.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

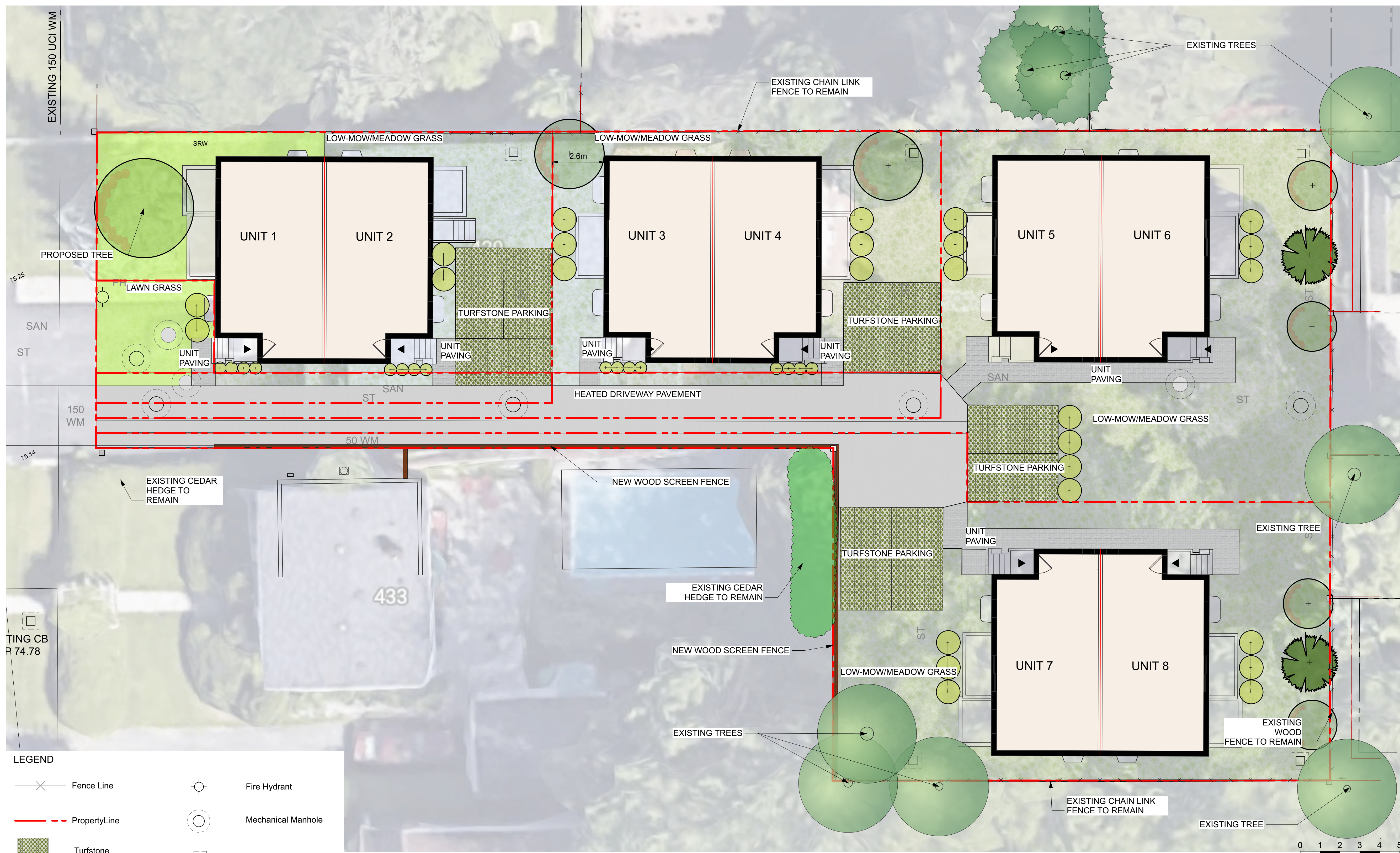
- Notes & Legend**
- Denotes Survey Monument Planted
 - " " Survey Monument Found
 - SIB " " Standard Iron Bar
 - SSIB " " Short Standard Iron Bar
 - IB " " Iron Bar
 - IBØ " " Round Iron Bar
 - (Wit) " " Witness
 - (Meas) " " Measured
 - (P1) " " Registered Plan 461
 - (P2) " " Plan 4R-16744
 - (P3) " " Plan 4R-17144
 - (P4) " " Plan by (671) dated March 25, 1964
 - (P5) " " Plan by (725) dated November 7, 1972 (Ref. No. 162-72)
 - (P6) " " Plan by (1175) dated October 24, 1989 (Ref. No. OTT-319)
 - (P7) " " Plan by (1692) dated December 19, 2022 (Job No. 598-22)
 - (N1) " " Notes by (633) dated September 22, 1955
 - (N2) " " Notes by (647) dated May 13, 1964
 - (D1) " " Inst CR466516
 - (D2) " " Inst CR407154
 - (D3) " " Inst NS77580
 - (D4) " " Inst CR477336
 - (D5) " " Inst CR621561
 - OW " " Overhead Wires
 - UP " " Utility Pole
 - CLP " " Diameter
 - CLF " " Chain Link Fence
 - BF " " Board Fence
 - CRW " " Concrete Retaining Wall
 - C/L " " Centreline
 - Deciduous 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.
 - 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.

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: _____ Daniel Robinson
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXX
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: fdsurveyors@bellnet.ca



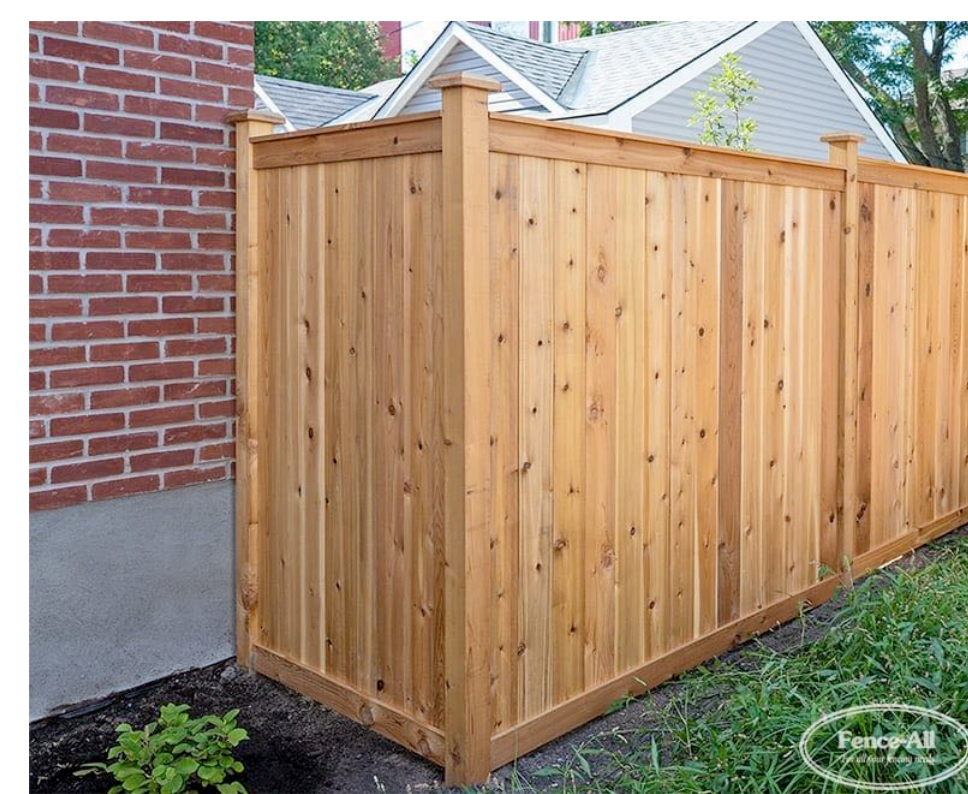
LEGEND

- Fence Line
- Property Line
- Turfstone
- Low-Mow Grass
- Turf Area
- Proposed Wood Screen Fence
- Proposed Screen Shrubs & Grasses
- Proposed Deciduous Trees
- Proposed Evergreen Trees
- Existing Trees
- Fire Hydrant
- Mechanical Manhole
- Catch Basin

1 LANDSCAPE CONCEPT PLAN
L1-01 Scale: 1:100



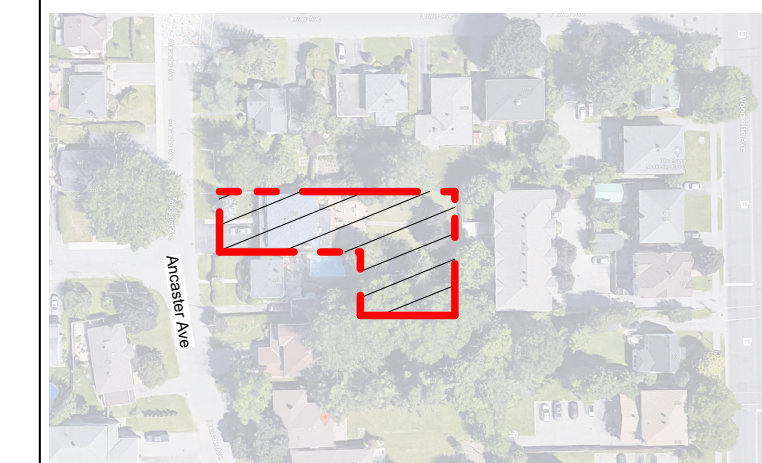
TURFSTONE



WOOD SCREEN FENCE



UNIT PAVING AND PLANTING



KEY PLAN, NTS

NO.	DATE	DESCRIPTION
D	2023-07-17	Issued for Committee of Adjustment
C	2023-06-29	Issued for Committee of Adjustment
B	2023-04-18	Issued for Committee of Adjustment
A	2023-04-11	Issued for Committee of Adjustment

SEAL:

NORTH:

LASHLEY ASSOCIATES
LASHLEY ASSOCIATES
LANDSCAPE ARCHITECTURE

200-850 CLAYSTONE AVENUE
OTTAWA, ON K1Y 3E8
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W LASHLEY.COM
E MAIL@LASHLEY.COM

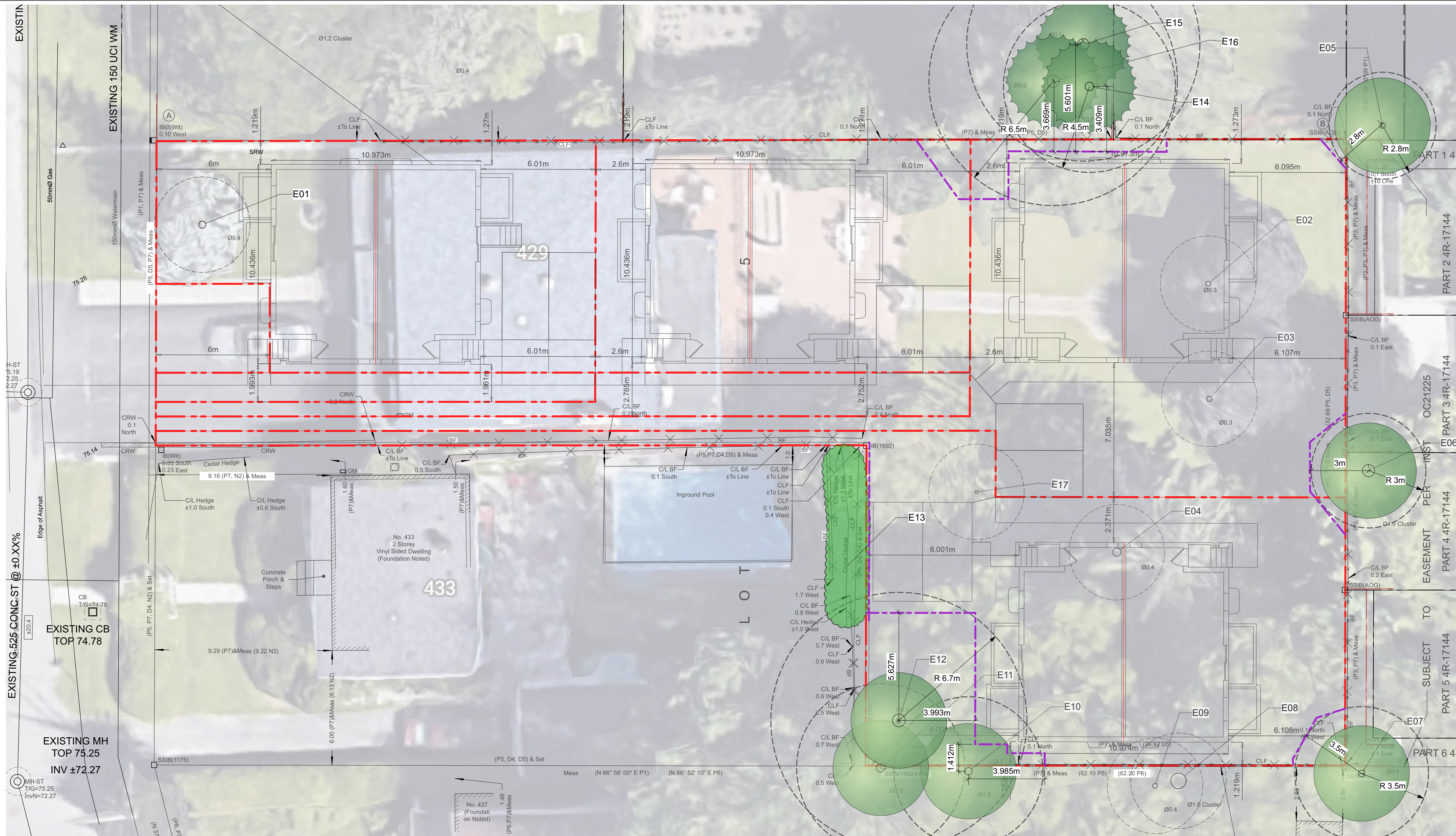
CONSULTANT:

PROJECT:
429 Ancaster Ave Tree Conservation and Landscape Concept
429 Ancaster Ave, Ottawa, ON

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

DATE:	2023-04-18	DRAWING NO.:	
SCALE:	AS NOTED		
DRAWN BY:	MH		
LA PROJECT NO.:	23863-1		

L1-01



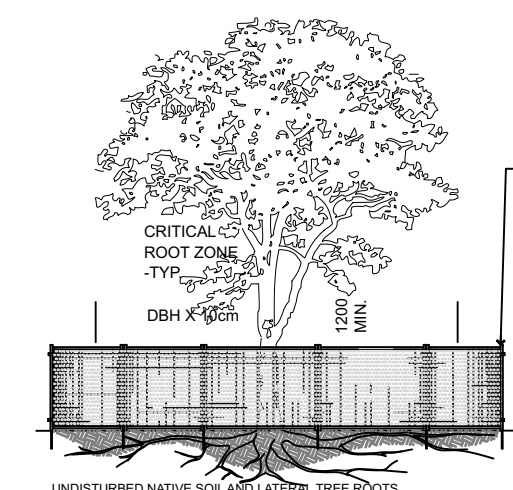
1 TREE PROTECTION PLAN
Scale: 1:100

LEGEND

- Fence Line
- Property Line
- Critical Root Zone
- Property Line-2
- Tree Protection Fence
- ID: Multiple values
- Action: Remove
- ID: Multiple values
- Action: Retain

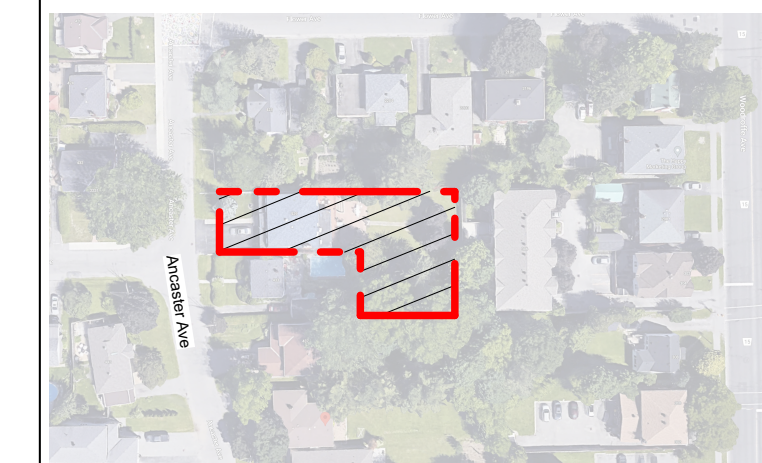
Existing Tree Report

ID	Botanical Name	Common Name	DBH	No. of Stems	Condition	Action	Notes
TREES ON PRIVATE PROPERTY							
E01	<i>Picea pungens</i>	Colorado blue spruce	0.37	1	Good	Remove	
E02	<i>Acer platanoides</i>	Norway Maple	0.26	1	Good	Remove	
E03	<i>Acer platanoides</i>	Norway Maple	0.27	1	Good	Remove	
E04	<i>Picea glauca</i>	White spruce	0.43	1	Average	Remove	Basal Rot
E12	<i>Juglans nigra</i>	Black walnut	0.67	1	Average	Retain	Branch dieback
E17	<i>Syringa reticulata</i>	Tree Lilac	0.15	1	Good	Remove	
TREES ON ADJACENT PROPERTY							
E05	<i>Acer negundo</i>	Manitoba maple	0.28	1	Average	Retain	
E06	<i>Tilia americana</i>	Basswood	0.642	6	Average	Retain	8 Stems Jointed at Base
E07	<i>Acer saccharum</i>	Sugar maple	0.35	1	Good	Retain	
E08	<i>Ulmus americana</i>	American elm	0.809	3	Poor	Remove	Canopy die back, Senescing
E09	<i>Malus domestica</i>	Apple Tree	0.25	1	Poor	Remove	
E10	<i>Acer platanoides</i>	Norway Maple	0.39	1	Average	Retain	Lean towards SW, Basal Rot
E11	<i>Acer platanoides</i>	Norway Maple	0.44	1	Average	Retain	Lean to SW
E13	<i>Thuja occidentalis</i>	White Cedar	0.001	1	Average	Retain	15-32 DBH hedge, 16 trees
E14	<i>Pinus strobus</i>	White pine	0.45	1	Good	Retain	
E15	<i>Pinus strobus</i>	White pine	0.61	1	Good	Retain	
E16	<i>Pinus strobus</i>	White pine	0.65	1	Average	Retain	Branch dieback



- NOTES:
- THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH WITHIN THE WORK AREA AND ON ADJACENT PARCELS.
 - UNDER THE GUIDANCE OF AN ARBORIST, ERECT A MODULAR FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT.
 - TREE PROTECTION SHALL BE ERECTED TO PROVIDE A CONTINUOUS BARRICADE BETWEEN DESIGNATED TREES AND THE WORK AREA PRIOR TO CONSTRUCTION.
 - TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
 - ENSURE ALL EQUIPMENT AND CONSTRUCTION RELATED MATERIAL ARE NOT PLACED OR TEMPORARILY STORED WITHIN THE CRZ.
 - ENSURE EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.
 - FLOODING OR DEPOSITION OF SEDIMENT SHALL BE PREVENTED WHERE TREES ARE LOCATED.
 - ALL DISTURBED ROOT SYSTEMS SHALL BE EXPOSED AND BACKFILLED IN ONE CONTINUOUS OPERATION TO MINIMIZE DESICCATION.
 - EXPOSED ROOTS SHALL BE SOFT CONTINUOUSLY MOIST DURING EXCAVATION.
 - REMOVE BROKEN AND DAMAGED ROOTS WITH SHARP PRUNING SHEARS.
 - THE TREE PROTECTION MODULAR FENCE IS TEMPORARY. SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OPERATIONS AND SHALL BE REMOVED UPON COMPLETION OF WORK WHICH AGREED TO BY THE CONTRACT ADMINISTRATOR AND LANDSCAPE ARCHITECT.

2 TREE PROTECTION DETAIL
Scale: 1:100



KEY PLAN, NTS

NO.	DATE	DESCRIPTION
D	2023-07-17	Issued for Committee of Adjustment
C	2023-06-29	Issued for Committee of Adjustment
B	2023-04-18	Issued for Committee of Adjustment
A	2023-04-11	Issued for Committee of Adjustment

SEAL:

NORTH:

LASHLEY ASSOCIATES
LANDSCAPE ARCHITECTURE

255-550 GLEADSTONE AVENUE
OTTAWA, ON K1Y 0E6
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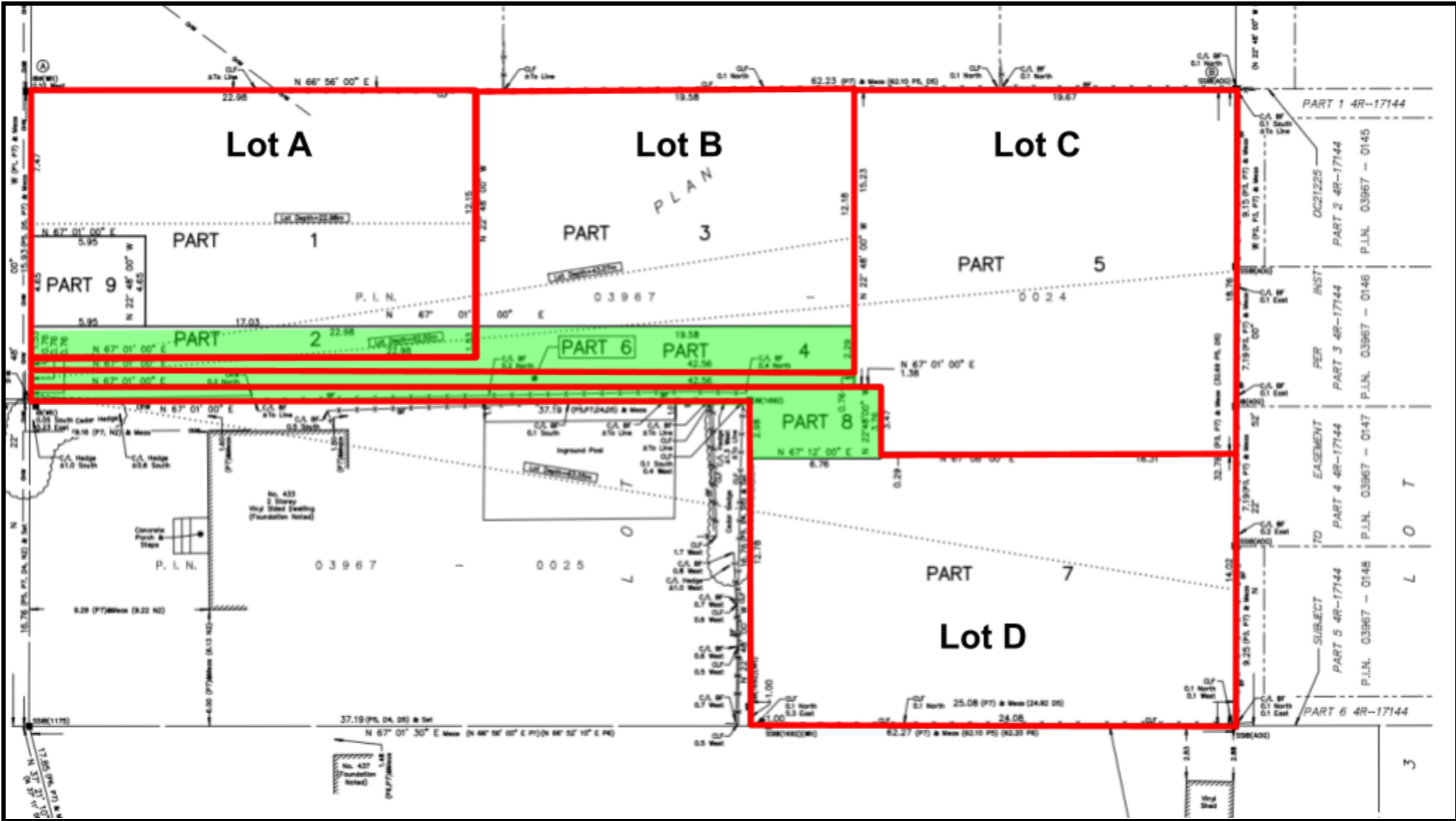
CONSULTANT:

PROJECT: **429 Ancaster Ave Tree Conservation and Landscape Concept**
429 Ancaster Ave, Ottawa, ON

DRAWING TITLE: **TREE PROTECTION PLAN**

DATE:	2023-04-18	DRAWING NO.:	
SCALE:	AS NOTED		
DRAWN BY:	MH		
LA PROJECT NO.:	23863.1		

TP-01



Lot A

Lot B

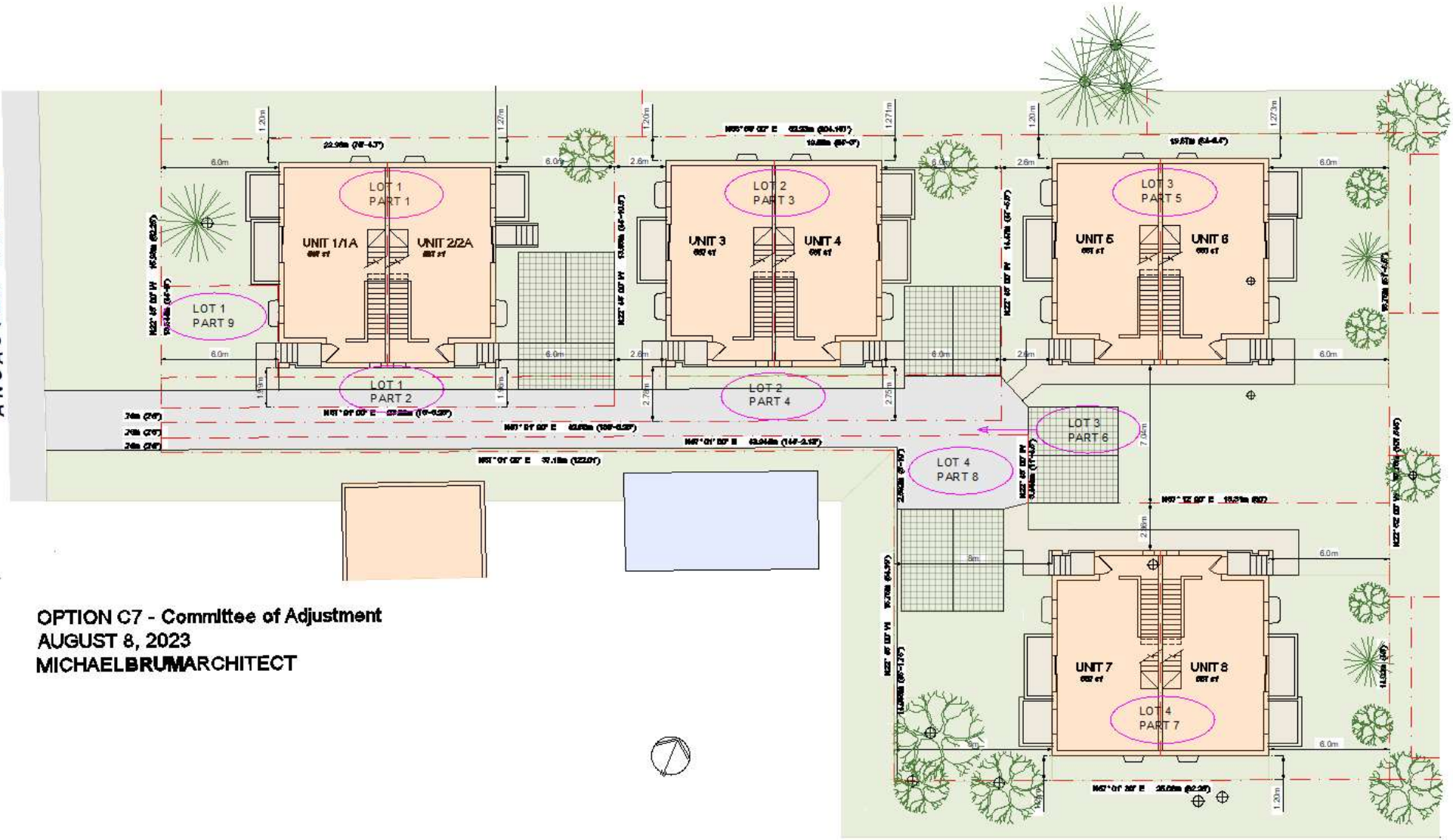
Lot C

Lot D

PLAN

LOT

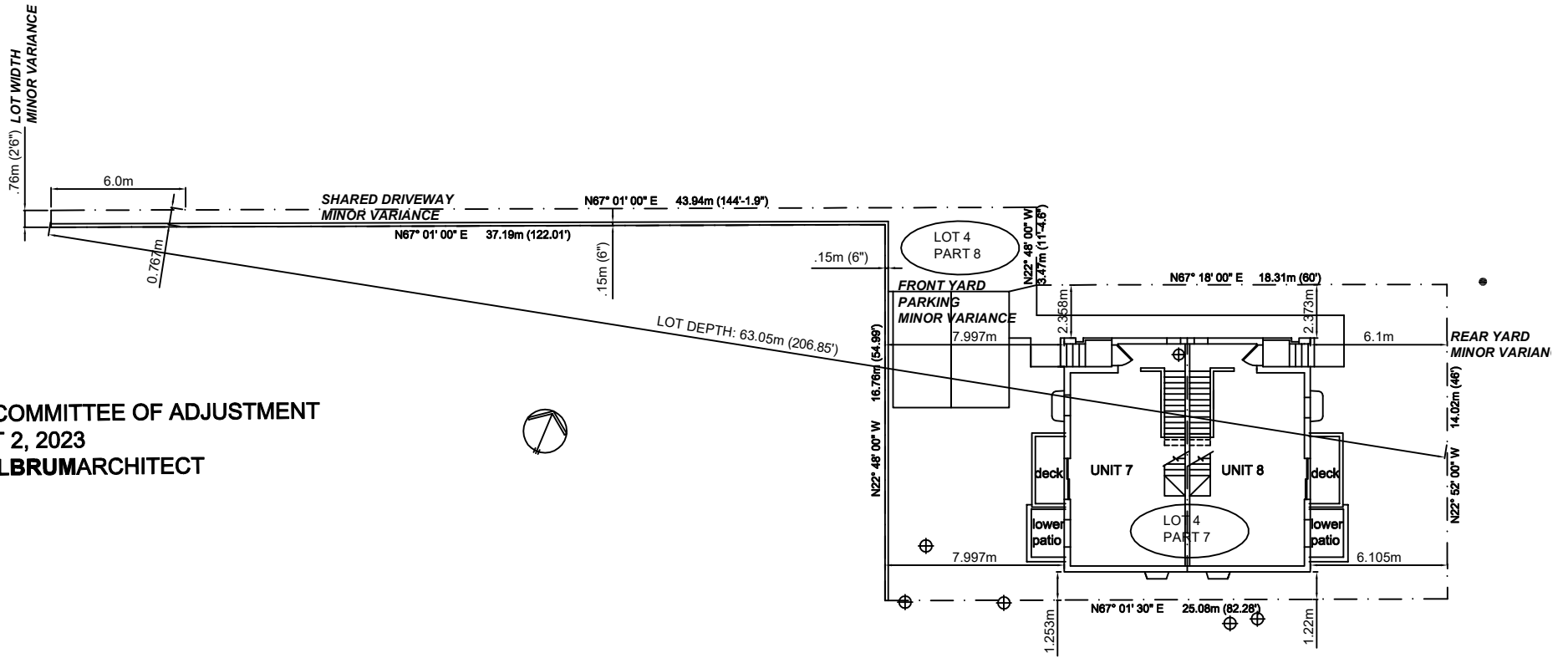
ANCASTER AVENUE



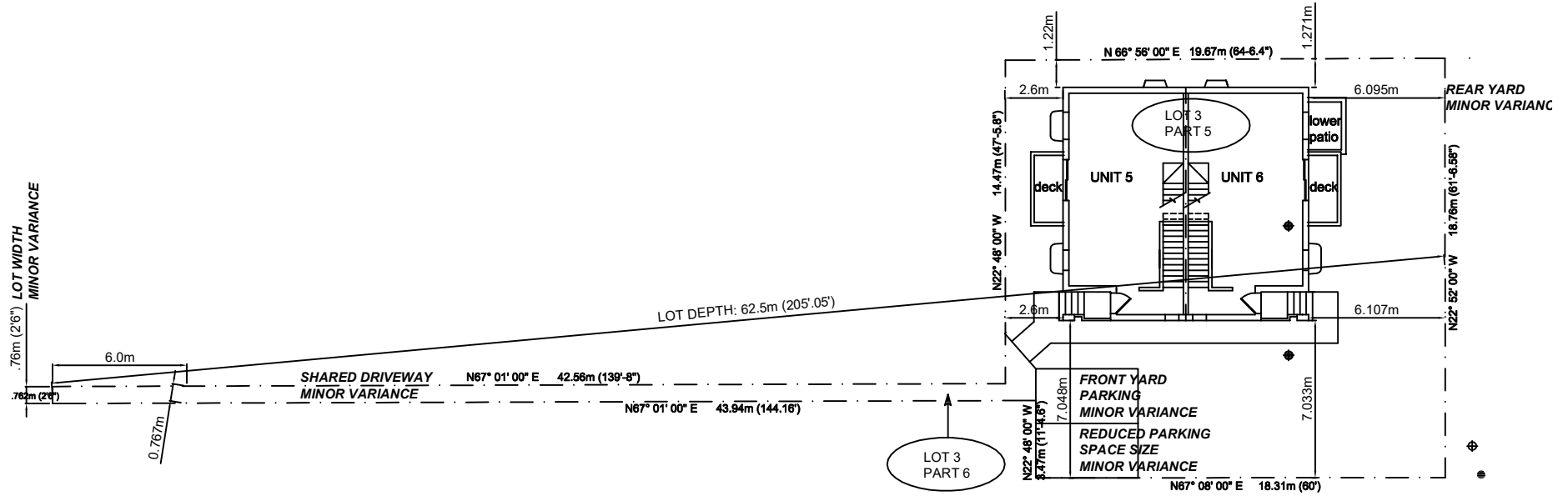
OPTION C7 - Committee of Adjustment
AUGUST 8, 2023
MICHAELBRUMARCHITECT

ANCASTER AVENUE

LOT 4 - COMMITTEE OF ADJUSTMENT
AUGUST 2, 2023
MICHAELBRUMARCHITECT



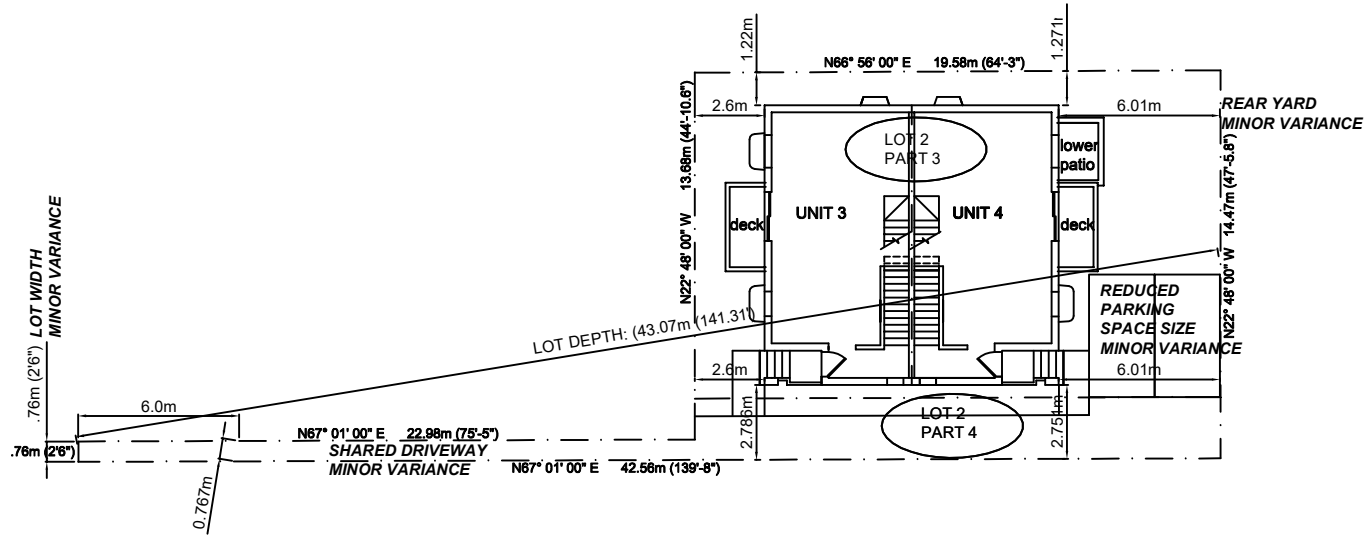
ANCASTER AVENUE



LOT 3 - COMMITTEE OF ADJUSTMENT
AUGUST 2, 2023
MICHAELBRUMARCHITECT



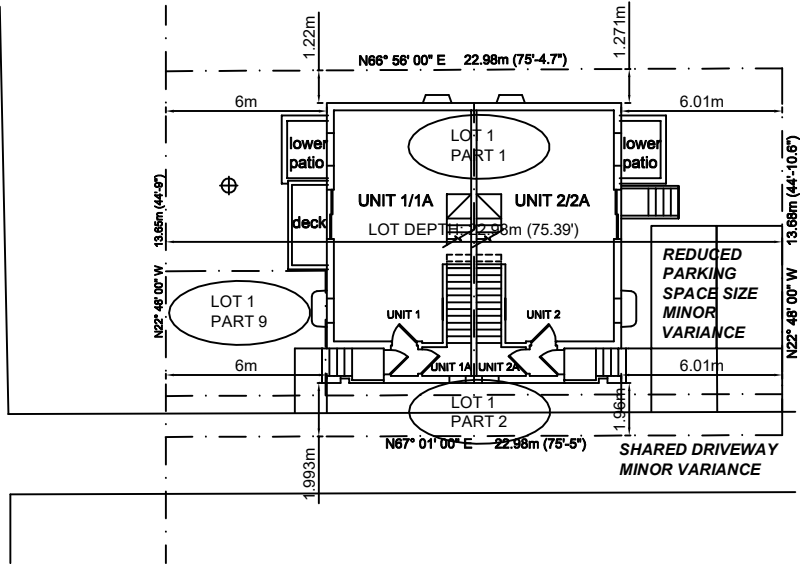
ANCASTER AVENUE



LOT 2 - COMMITTEE OF ADJUSTMENT
AUGUST 2, 2023
MICHAELBRUMARCHITECT

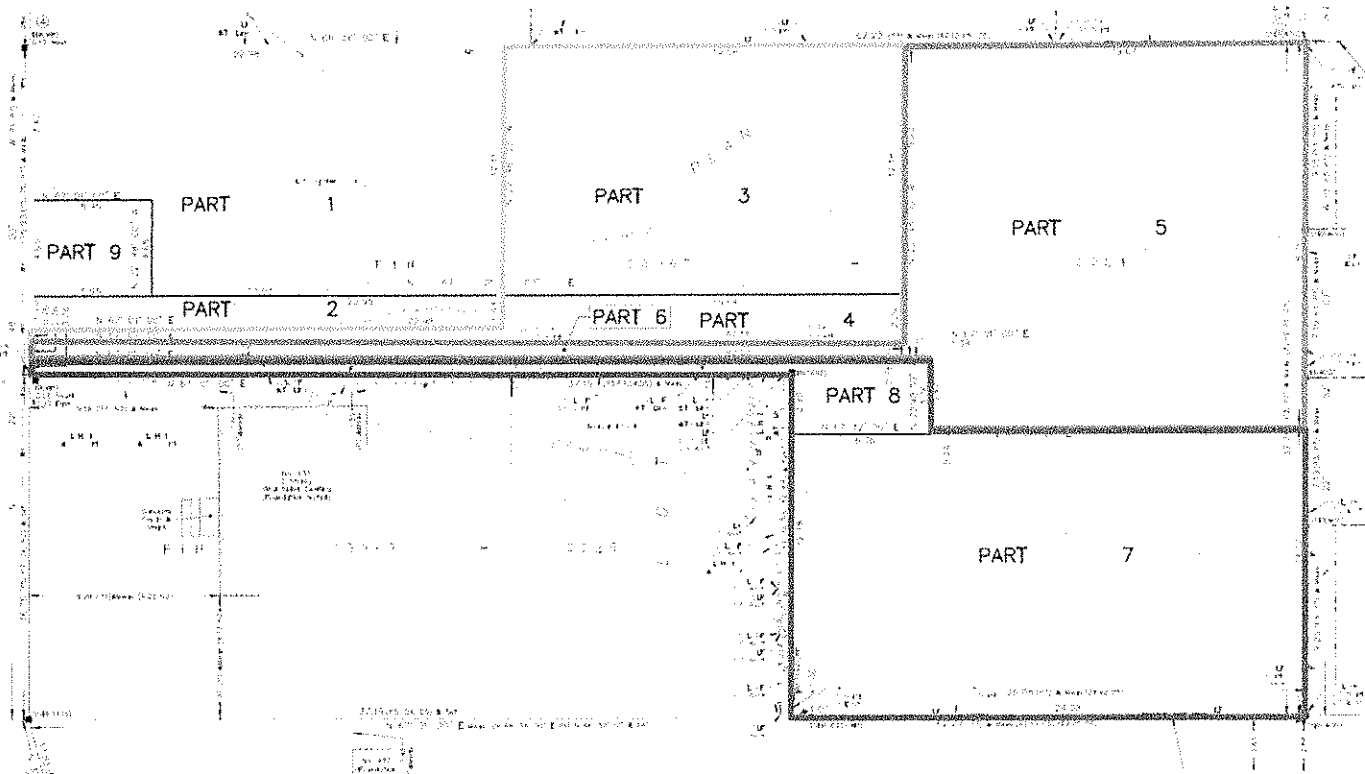






ANCASTER AVENUE



LOT 1 - COMMITTEE OF ADJUSTMENT
AUGUST 2, 2023
MICHAEL BRUM ARCHITECT





-  Lot 1 (Parts 1, 2, 9)
-  Lot 2 (Parts 3, 4)
-  Lot 3 (Parts 5, 6)
-  Lot 4 (Parts 7, 8)

Easements

- Part 2 in favour of Parts 3, 4, 5, 6, 7, 8
- Part 4 in favour of Parts 1, 2, 5, 6, 7, 8, 9
- Part 6 in favour of Parts 1, 2, 3, 4, 7, 8, 9

- Part 8 in favour of Parts 1, 2, 3, 4, 5, 6, 9
- Part 9 in favour of Parts 3, 4, 5, 6, 7, 8

Result:

Lot 1 has rights to access over Parts 4, 6, 8

Lot 2 has rights to access over Parts 2, 6, 8, 9

Lot 3 has rights to access over Parts 2, 4, 8, 9

Lot 4 has rights to access over Parts 2, 4, 6, 9