

LEES AVENUE (Formerly William Street)
 (BY-LAW 2777, INST. CR86162)
 (Regional Road No. 66)

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

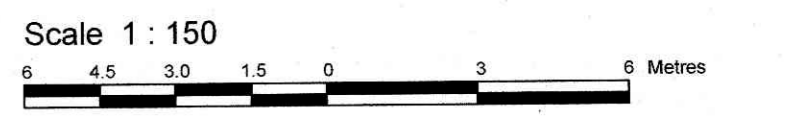
PLAN 4R-
 RECEIVED AND DEPOSITED
 DATE: _____

T. HARTWICK
 ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

SCHEDULE			
AREA (Sq.m)	PART	LOT	PIN
203.7	1		
42.2	2		
42.2	3	PART OF 8	
202.5	4		
			All Of 04203-0012

PLAN OF SURVEY OF
**PART OF LOT 8
 REGISTERED PLAN 28
 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 3rd day of November, 2022.

Date _____ T. Hartwick
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-45034

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999940.

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 N60°33'10"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

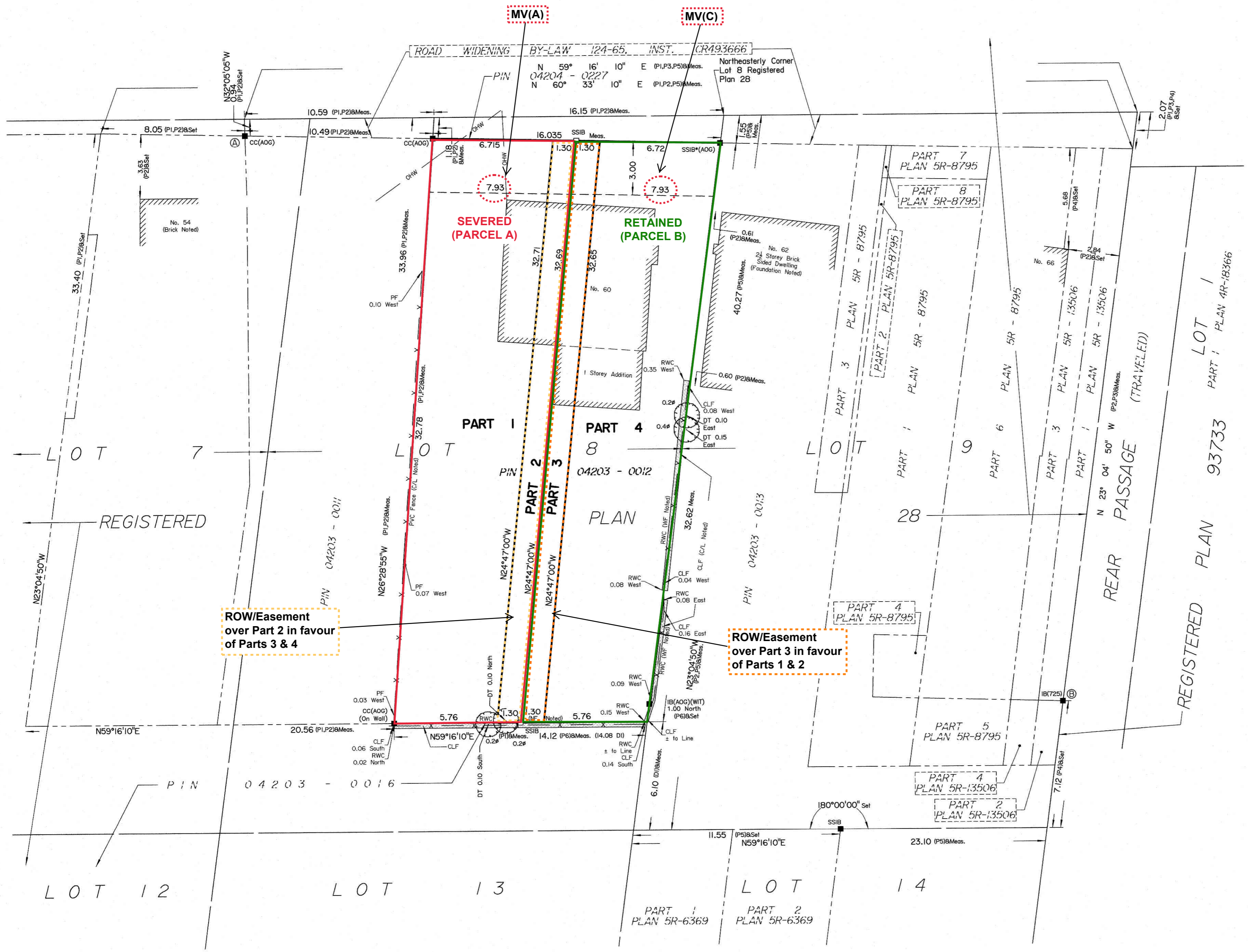
For bearing comparisons, a rotation of 0°32'05" counter-clockwise was applied to bearings on plans (P1), (P2), (P3) and (P5).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 (AOG) Plan dated November 14, 2022

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5030611.67	Easting	369106.79
.Point B	Northing	5030607.44	Easting	369162.12

Caution: Coordinates 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
- CC Cut Cross
- (WIT) Witness
- Meas. Measured
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- (P1) (725) Plan dated November 27, 1987
- (P2) (AOG) Plan dated November 15, 2017
- (P3) Plan 5R-13506
- (P4) (AOG) Plan dated July 9, 1992
- (P5) (857) Plan dated November 10, 1986
- (P6) (AOG) Plan dated November 14, 2022
- (DI) Inst. CR448586
- CLF Chain Link Fence
- P.V.C. Fence P.V.C. Fence
- RWC Retaining Wall - Concrete
- C/L Centreline
- NF North Face
- EF East Face
- WF West Face
- ∅ Diameter
- DT Deciduous Tree
- Deciduous Tree

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@aosvlltd.com

Ontario
 Land Surveyors

Job No. 23812-23 Issued: Mtlmk PH-1 B RP 28 R 04

PROJECT MITNIK

60 LEES AVENUE

PROPOSED LONG-SEMI S/W S.D.U.S

DRAWING LEGEND

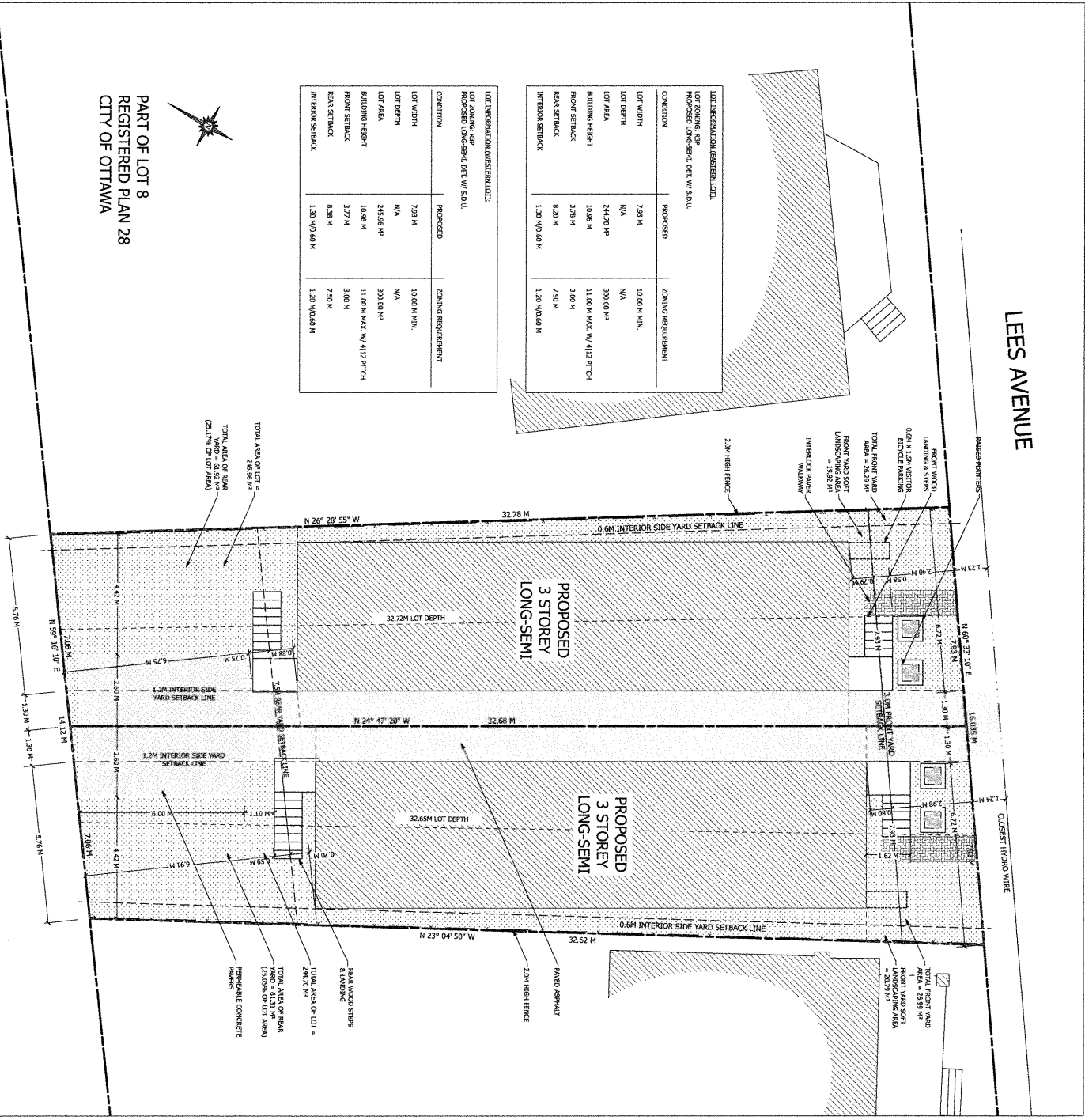
LABEL	TITLE
A1	SITE PLAN
A2	CONCEPTUAL FLOOR PLANS
A3	FRONT & REAR ELEVATIONS
A4	RIGHT ELEVATION
A5	LEFT ELEVATION

Committee of Adjustment
AUG 04 2023
City of Ottawa

PART OF LOT 8
REGISTERED PLAN 28
CITY OF OTTAWA



1 SITE PLAN
A1 1 M = 100 M



LOT INFORMATION WESTERN LOT		LOT INFORMATION EASTERN LOT	
CONDITION	PROPOSED	CONDITION	PROPOSED
LOT ZONING	R3P	LOT ZONING	R3P
PROPOSED LONG-SEMI, DEFT. W/ S.D.U.		PROPOSED LONG-SEMI, DEFT. W/ S.D.U.	
LOT WIDTH	7.93 M	LOT WIDTH	7.93 M
LOT DEPTH	N/A	LOT DEPTH	N/A
LOT AREA	246.56 M ²	LOT AREA	244.70 M ²
BUILDING HEIGHT	10.96 M	BUILDING HEIGHT	10.96 M
FRONT SETBACK	3.77 M	FRONT SETBACK	3.70 M
REAR SETBACK	8.98 M	REAR SETBACK	8.20 M
INTERIOR SETBACK	1.30 M (0.60 M)	INTERIOR SETBACK	1.30 M (0.60 M)
ZONING REQUIREMENT	10.00 M MIN.	ZONING REQUIREMENT	10.00 M MIN.
	N/A		N/A
	300.00 M ²		300.00 M ²
	11.00 M MAX. W/ 412 FITCH		11.00 M MAX. W/ 412 FITCH
	3.00 M		3.00 M
	7.50 M		7.50 M
	1.20 M (0.60 M)		1.20 M (0.60 M)

LEES AVENUE

CLOSEST TOWN WIRE

CLEAR DRAFTING
215-1380 RIVERVIEW OF WALKER DRIVE
OTTAWA, ONTARIO
613-262-5105 | SERVICES@CLEARDRAFTING.COM

PROJECT TITLE: PROJECT MITNIK
60 LEES AVENUE
OTTAWA, ONTARIO

PROJECT NUMBER: 2231

PROJECT ZONING: R3P
BASEMENT FLOOR: 1,069 M²
GROUND FLOOR: 1,179 M²
SECOND FLOOR: 1,179 M²
THIRD FLOOR: 1,179 M²

DATE: JULY 28, 2023

SCALE: AS SHOWN
DRAWN BY: B.E.
DATE: JULY 28, 2023

A1

