

SURVEYOR'S REAL PROPERTY REPORT  
WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN SHOWING

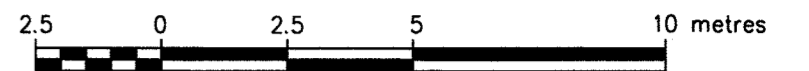
PART OF LOTS 30 AND 31  
(EAST OF EDISON AVENUE)

REGISTERED PLAN 204  
CITY OF OTTAWA

J.D. BARNES LIMITED

© COPYRIGHT 2022

SCALE 1 : 150



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°30'15" WAS APPLIED TO PLAN 4R-17752  
DISTANCES ARE GROUND.  
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.  
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT

- DESCRIPTION  
PART OF LOTS 30 AND 31 (EAST OF EDISON AVENUE) ON REGISTERED PLAN 204, BEING PIN 04014-0224 (LT), IN THE CITY OF OTTAWA  
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
NONE  
- BOUNDARY FEATURES  
NOTE LOCATION OF THE PAVING STONE WALKWAY AND THE CROSSING CABLE ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE PICKET FENCE AND THE STONE RETAINING WALL ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE OVERHEAD CABLE, THE BOARD FENCE AND THE VINYL SIDED SHED ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE PICKET FENCE, THE FRAME GARAGE AND THE EDGE OF ASPHALT ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

■	NOTES	SURVEY MONUMENT FOUND
SSIB	NOTES	SHORT STANDARD IRON BAR
IB#	NOTES	ROUND IRON BAR
IB	NOTES	IRON BAR
MEAS	NOTES	MEASURED
P1	NOTES	PLAN 4R-11752
P2	NOTES	SURVEYOR'S REAL PROPERTY REPORT BY PAUL A. RIDDELL LTD., DATED SEPTEMBER 30, 2002
P3	NOTES	PLAN 4R-30378
P4	NOTES	SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED MARCH 27, 2018
P5	NOTES	SURVEYOR'S REAL PROPERTY REPORT BY STANTEC GEOMATICS LTD., DATED NOVEMBER 12, 2020
OU	NOTES	ORIGIN UNKNOWN
1236	NOTES	PAUL A. RIDDELL, O.L.S.
1319	NOTES	W.J. WEBSTER, O.L.S.
1692	NOTES	FARLEY, SMITH & DENIS SURVEYING LTD
—	NOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

TOW	NOTES	TOP OF WALL
FDN	NOTES	FOUNDATION
CONC	NOTES	CONCRETE
ST	NOTES	STONE
RET	NOTES	RETAINING
C/L	NOTES	CENTERLINE
EA	NOTES	EDGE OF ASPHALT
OC	NOTES	OVERHEAD CABLE
BF	NOTES	BOARD FENCE
PF	NOTES	PICKET FENCE
(T)	NOTES	TOP OF RETAINING WALL
(B)	NOTES	BOTTOM OF RETAINING WALL
+	FM	FIRE HYDRANT
+	GH	GAS METER
+	WK	WATER VALVE
+	WV	WATER KEY
□	CB	CATCH BASIN
□	E_JB	HYDRO JUNCTION BOX
○	MH_STM	STORM MANHOLE
○	MH_SAN	SANITARY MANHOLE
—	E	OVERHEAD HYDRO CABLE
—	T	OVERHEAD TELEPHONE CABLE
—	STM	UNDERGROUND STORM SEWER
—	SAN	UNDERGROUND SANITARY SEWER
○		DECIDUOUS TREE
○		CONIFEROUS TREE

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.2	1.5	1.3 S, 7.5 W
T2	0.25	3	1.0 S, 1.9 W
T3	0.25	3	1.1 S, 0.6 W
T4	1.0	5.5	3.9 E
T5	0.15	2.5	1.4 W
T6	0.15	2.5	1.7 W
T7	0.12	2	0.9 W
T8	0.45	4	6.8 E
T9	0.15	2.5	1.5 N

TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE  
TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF 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 BENCHMARK 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 MAY 13, 2022.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2160773

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3)

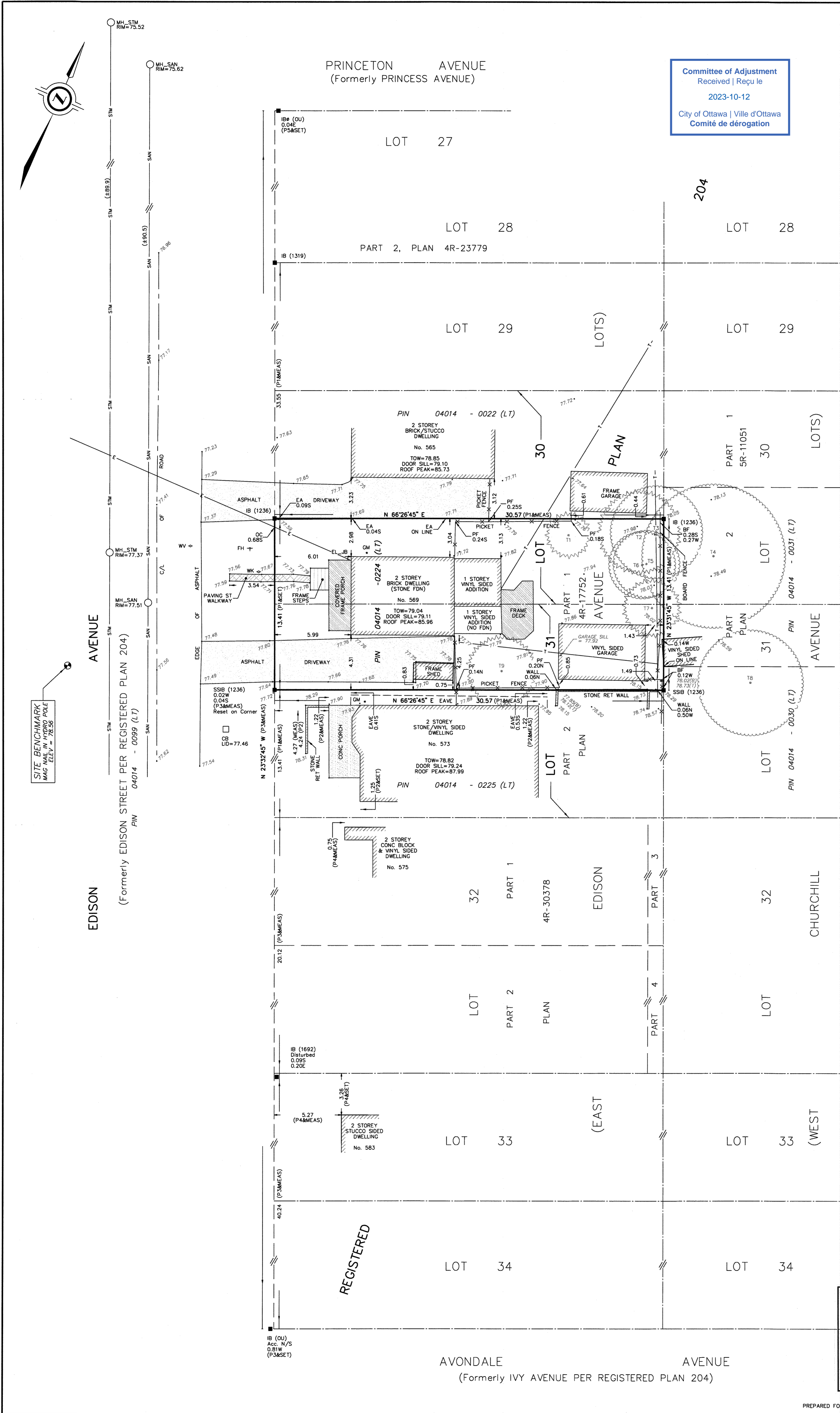
MAY 30, 2022  
DATE  
SHAWN LEROUX  
ONTARIO LAND SURVEYOR

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

DRAWN BY: RP CHECKED BY: SL REFERENCE NO.: 22-10-054-00  
PLOTTED: 5/30/2022 DATED: 05/30/22

PREPARED FOR: CYRUS CONSTRUCTION AND RENOVATIONS INC.

FILE: C:\22-10-054\00\Drawing\TOPO\22-10-054-00-TOPO.dgn



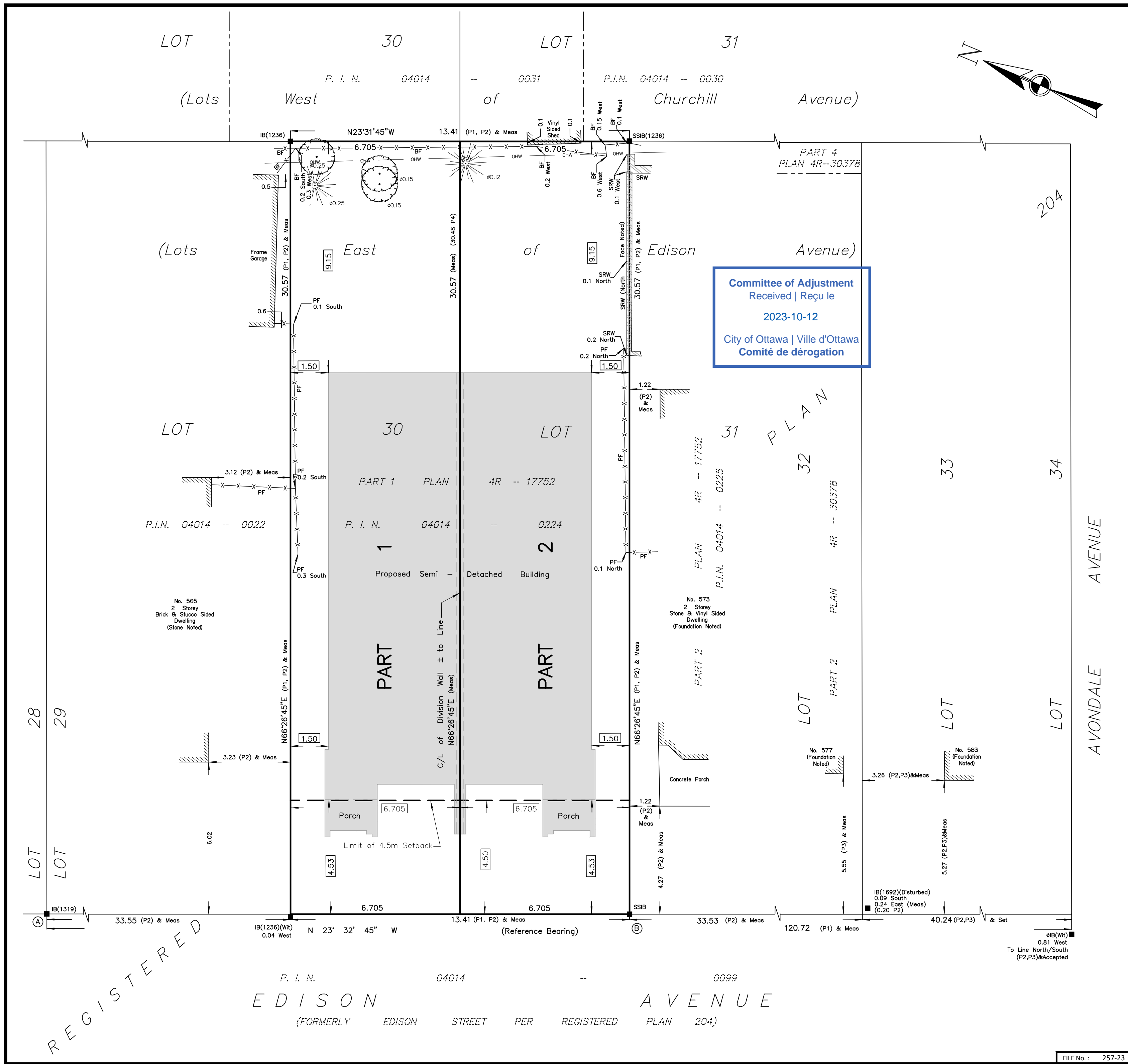
Committee of Adjustment  
Received | Reçu le  
2023-10-12  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

SITE BENCHMARK  
MAG. IN 1780 POLE  
ELEV. = 78.90

REGISTERED

AVONDALE AVENUE  
(Formerly IVY AVENUE PER REGISTERED PLAN 204)





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	PART OF 30 (East Edison Avenue)		ALL OF 04014 - 0224	205.0
2	PART OF 31 (East Edison Avenue)	204		205.0

PLAN OF SURVEY OF  
**PART OF LOTS 30 AND 31  
(EAST OF EDISON AVENUE)  
REGISTERED PLAN 204  
CITY OF OTTAWA**  
FARLEY, SMITH & DENIS SURVEYING LTD. 2023  
Scale 1: 100

**Metric Note**  
Distances and 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 0.99994.

**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) and are referred to the easterly limit of Edison Avenue having a bearing of N 23° 32' 45" W as shown on Plan P2.

For bearing comparisons, a rotation of 0°30'15" counter-clockwise was applied to bearings on P1.

**Notes & Legend**

□	Denotes	Survey Monument Planted	C/L	Denotes	Centreline
■	"	Survey Monument Found	BF	"	Board Fence
SSIB	"	Short Standard Iron Bar	PF	"	Picket Fence
IB	"	Iron Bar	SRW	"	Stone Retaining Wall
IBØ	"	Round Iron Bar			
(Wit)	"	Witness			
Meas	"	Measured			
Ø	"	Diameter			
(P1)	"	Plan 4R-17752			
(P2)	"	Plan By (734) Dated May 30, 2022 (Ref. No. 22-10-054-00)			
(P3)	"	Plan By (1692) Dated March 27, 2018 (File. No. 351-17)			
(P4)	"	Registered Plan 204			
.	"	Deciduous Tree			
•	"	Coniferous Tree			
—	"	Overhead Wires			

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.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5027675.27	363418.93
(B)	5027632.21	363437.69
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

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

**Surveyor's Certificate**

I certify that :

- 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.
- 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 \_\_\_\_\_

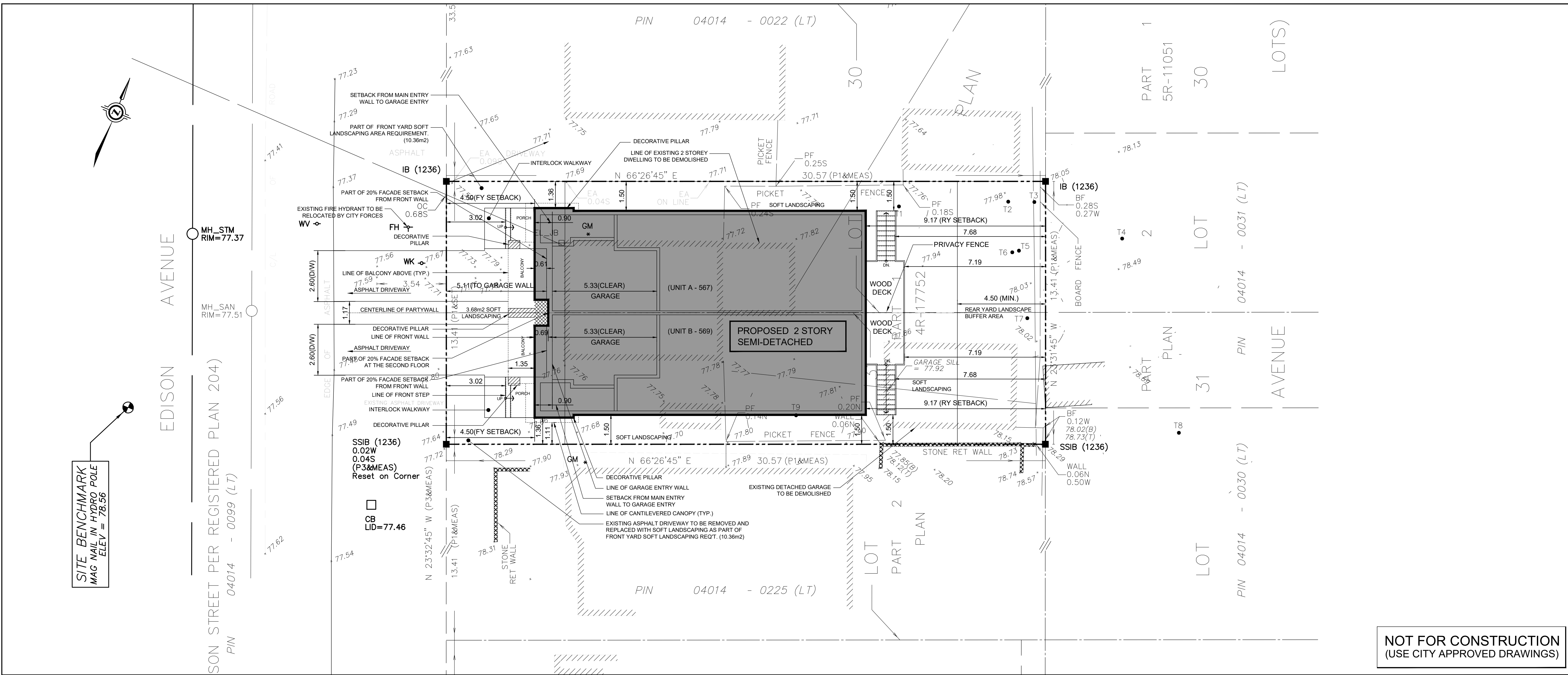
**FARLEY, SMITH & DENIS SURVEYING LTD.**

ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS

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

RPLAN 18x24





GENERAL NOTES

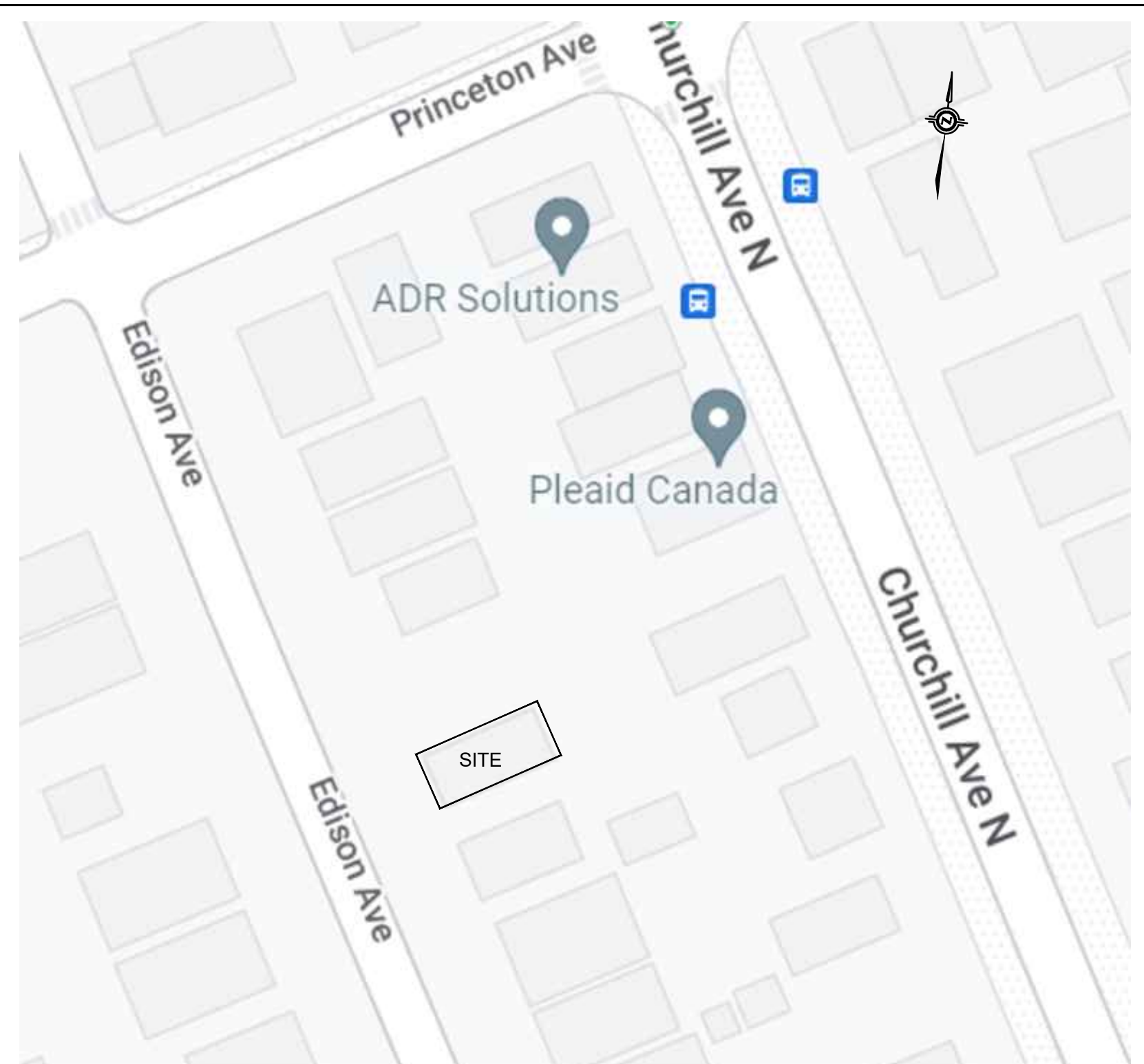
NOT FOR CONSTRUCTION  
(USE CITY APPROVED DRAWINGS)

1  
A0 ARCHITECTURAL SITE PLAN  
SCALE: 1:100

Committee of Adjustment  
Received | Reçu le  
2023-10-12  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**SITE STATISTICS:**

LEGAL DESCRIPTION: PART OF LOTS 30 AND 31 (EAST OF EDISON AVE.) REGISTERED PLAN 204, CITY OF OTTAWA CIVIC ADDRESS: 569 EDISON AVENUE, OTTAWA		
ZONING: R4UA (2686) H(8.5) RESIDENTIAL FOURTH DENSITY PERMITTED USE: SEMI-DETACHED DWELLING ZONING PROVISIONS AND MINIMUM REQUIREMENTS	EXISTING USE & LOT CONDITION: SINGLE DWELLING TO BE DEMOLISHED. LOT WIDTH: 13.41 m LOT DEPT: 30.57 m	PROPOSED: 2 STORY SEMI-DETACHED WITH ATTACHED GARAGE LOT WIDTH: 6.705 m PER UNIT LOT AREA: 205.07 m² PER UNIT
MINIMUM LOT WIDTH	6 m	
MINIMUM LOT AREA	180 m²	410.14 m²
MAXIMUM BUILDING HEIGHT	8.5 m	BLDG. HEIGHT: 8.45 m FROM E.A.G. TO ROOF STRUCTURE
MINIMUM FRONT YARD SETBACK	4.5 m	FRONT YARD SETBACK: 4.50 m
MINIMUM REAR YARD SETBACK	8.55 m	REAR YARD SETBACK: 9.17 m
MINIMUM REAR YARD AREA	102.53 m²	REAR YARD AREA: 122.97 m²
MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m	SIDE YARD SETBACKS: 1.5 m
REQUIRED PARKING SPACE	N/A	1 PARKING SPACE 1 PARKING SPACE PER UNIT
EXISTING AVERAGE GRADE CALCULATION: 77.69 + 77.68 + 77.77 + 77.90 / 4 = 77.76		
SCA CONFIRMATION: 1. CHARACTER B - FRONT FACING ATTACHED GARAGE AND CARPORT 2. CHARACTER B - ACCESS/DRIVEWAY/PARKING, MAX. DRIVEWAY WIDTH, 2.6m. 3. CHARACTER A - LOCATION OF FRONT DOOR, FRONT FACING THE STREET		
OTHER REQUIREMENTS: 1. FRONT YARD SOFT LANDSCAPING - 12.20m² PER UNIT 2. REAR YARD LANDSCAPE BUFFER - 4.50m DEPTH 3. FRONT FACADE SETBACK FROM FRONT WALL - 20% - TOTAL FRONT FACADE AREA = 92m² X 20% = 18.40m² (REQUIRED) - AGGREGATED FRONT FACADE SETBACK @ 0.61m OR MORE FROM FRONT WALL, GARAGE WALLS & PART OF SECOND FLOOR = 18.56m²		



2  
A0 LOCATION MAP  
NOT TO SCALE

NO.	DATE	REVISION	BY:
01	OCT17-22	REVISED PER ZONING COMMENT	S.D.
02	SEP28-23	FOR BUILDING PERMIT	S.D.



PROJECT:  
PROPOSED 2 STORY SEMI-DETACHED  
567-569 EDISON AVE., OTTAWA  
DRAWING TITLE:  
ARCHITECTURAL SITE PLAN

DESIGNED: S.D.	DRAWN: S.D.	APPROVED: S.D.
SCALE: AS SHOWN		SHEET NO: A0
DATE: JULY 2022		