

Committee of Adjustment
Received | Reçu le
2023-11-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF
LOT 275 AND PART OF LOT 274
REGISTERED PLAN 384
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100
0 2.5 5 7.5 10 metres

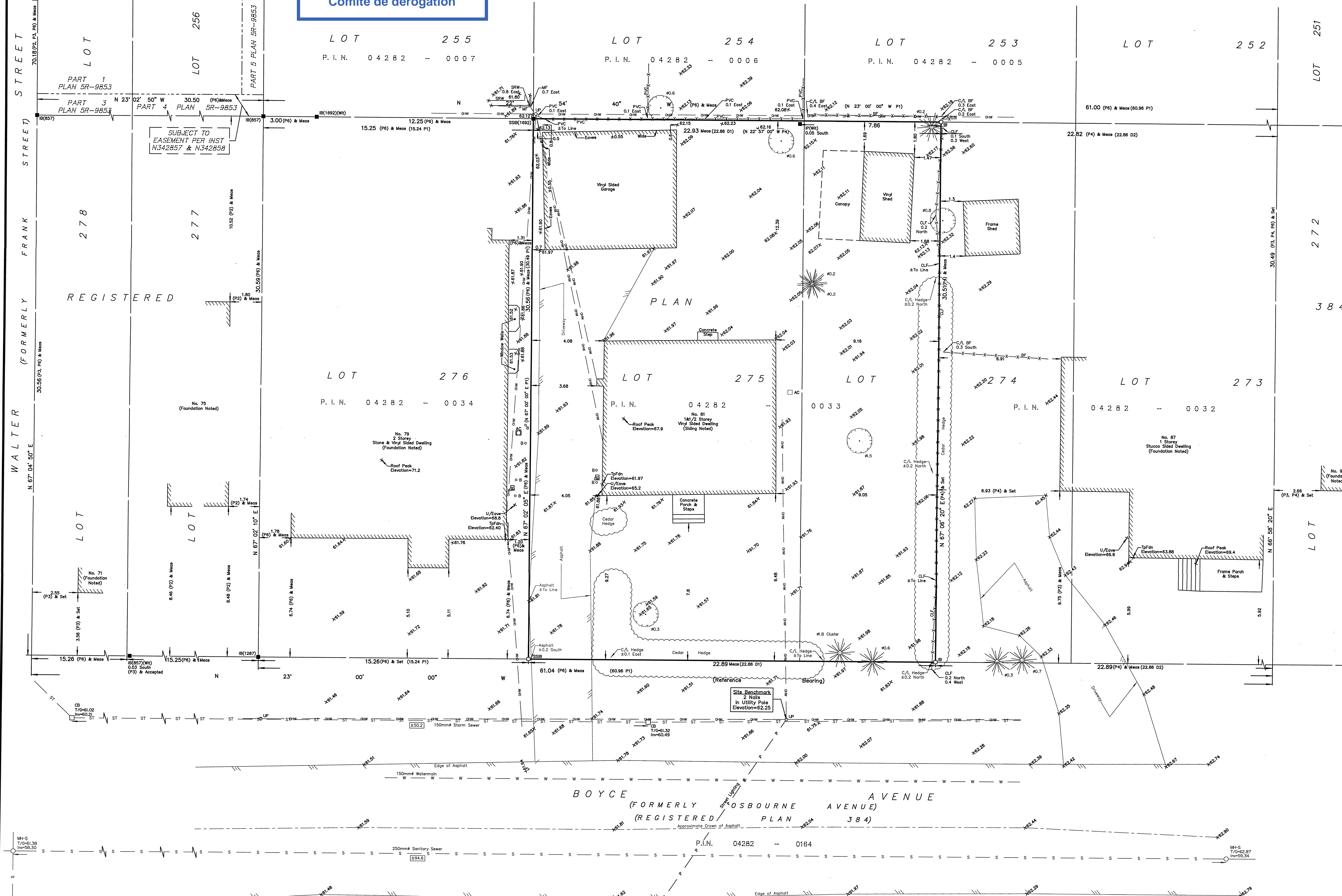
Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note
Bearings are astronomic and are referred to the easterly limit of Boyce Avenue having a bearing of N 23° 00' 00" W as shown on Registered Plan 384.

Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-1978. (Monument No. 15710621)
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.

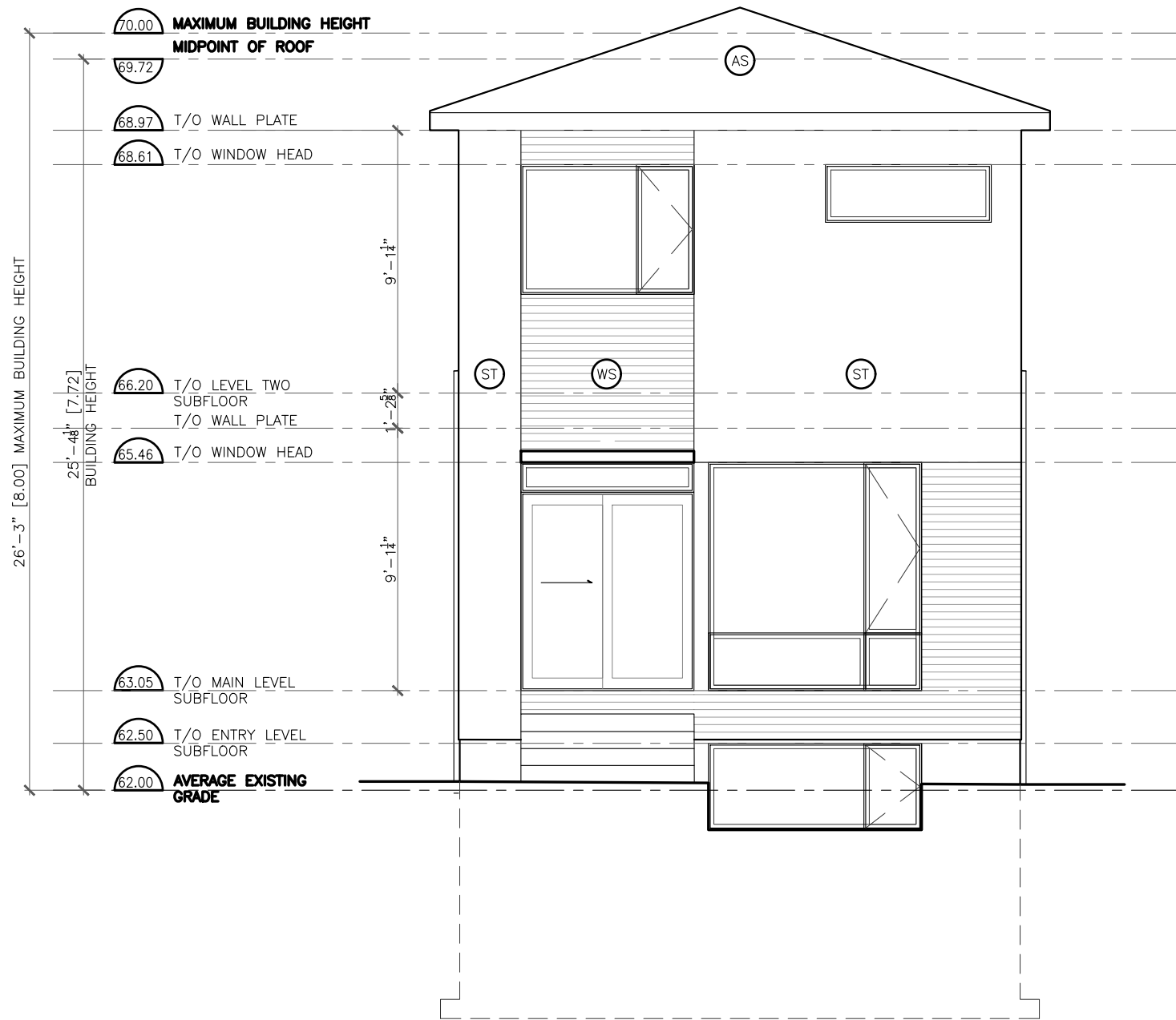
Utility Notes
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: G-C-13C, 13358895a & 61598901.
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 384
Plan by (1287) dated July 11, 1995 (Job No. 154-95)
Plan by (857) dated September 25, 2015 (Ref. No. 45-384 NP)
Plan by (AOG) dated November 11, 1987
Plan by (1319) dated December 22, 1986
Plan by (1692) dated July 11, 2022 (File No. 86-22)
Inst C875528
(D1)
(D2)
Inst N415910
MHS
S
U
W
OW
CUP
CB
QM
D
JAC
B
CLF
BF
PVC
MF
SRW
Inv
T/G
U/Eave
T/Fdn
C/L
+65.00
+65.00
Property Line
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.

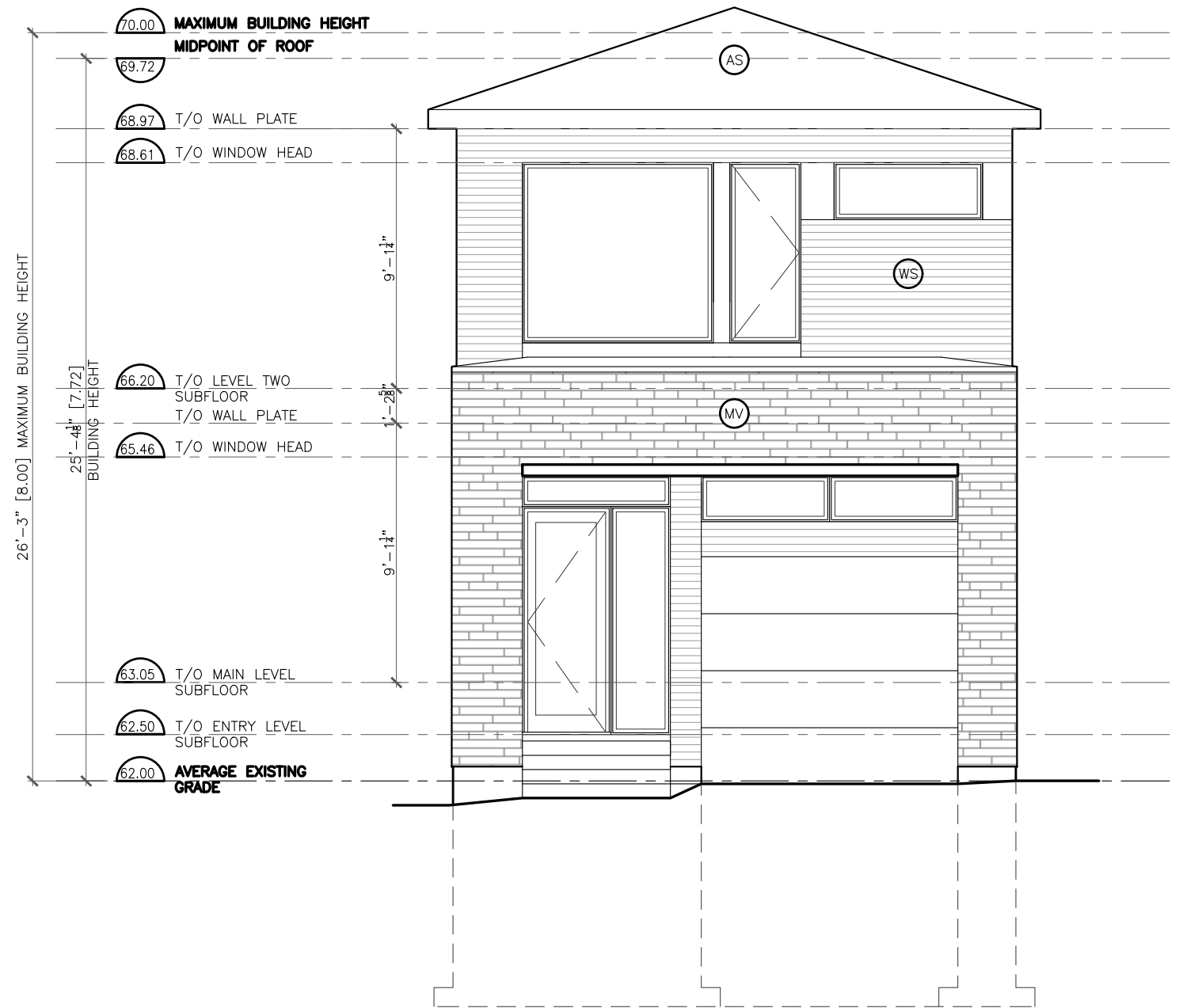


Revision Note
Revised to show the location of the trees at the southwest property corner.
Aug 17/2023
Emad Alrefai
Ontario Land Surveyor
TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE 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., 2023.
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 23rd day of February, 2023.
March 02/2023
Emad Alrefai
Emad Alrefai
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-48331
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.: 45-23

P:\2023\00723_81_BOYCE_AVE_2.0_ARCH\2.3_DRAWINGS\2.3.1_DD\2.3.1.3_PLANS\231019_00723_81_BOYCE_BS_REV2.dwg - LAYOUT AS E&W ELEVATIONS - PLOT DATE 8-Nov-23 - LAST SAVED BY BS - LAST SAVED DATE November 8, 2023



1
A5 EAST ELEVATION
3/16" = 1'-0"



2
A5 WEST ELEVATION
3/16" = 1'-0"

NO	REV DATE	REV DESCRIPTION
1	11/9/23	ISSUED FOR C.O.A.

PROJECT NAME
81 BOYCE AVE

OTTAWA, ON

DRAWING TITLE
E&W ELEVATION

SCALE
3/16"=1'-0"

DRAWN BY
BS

DATE
11/9/23

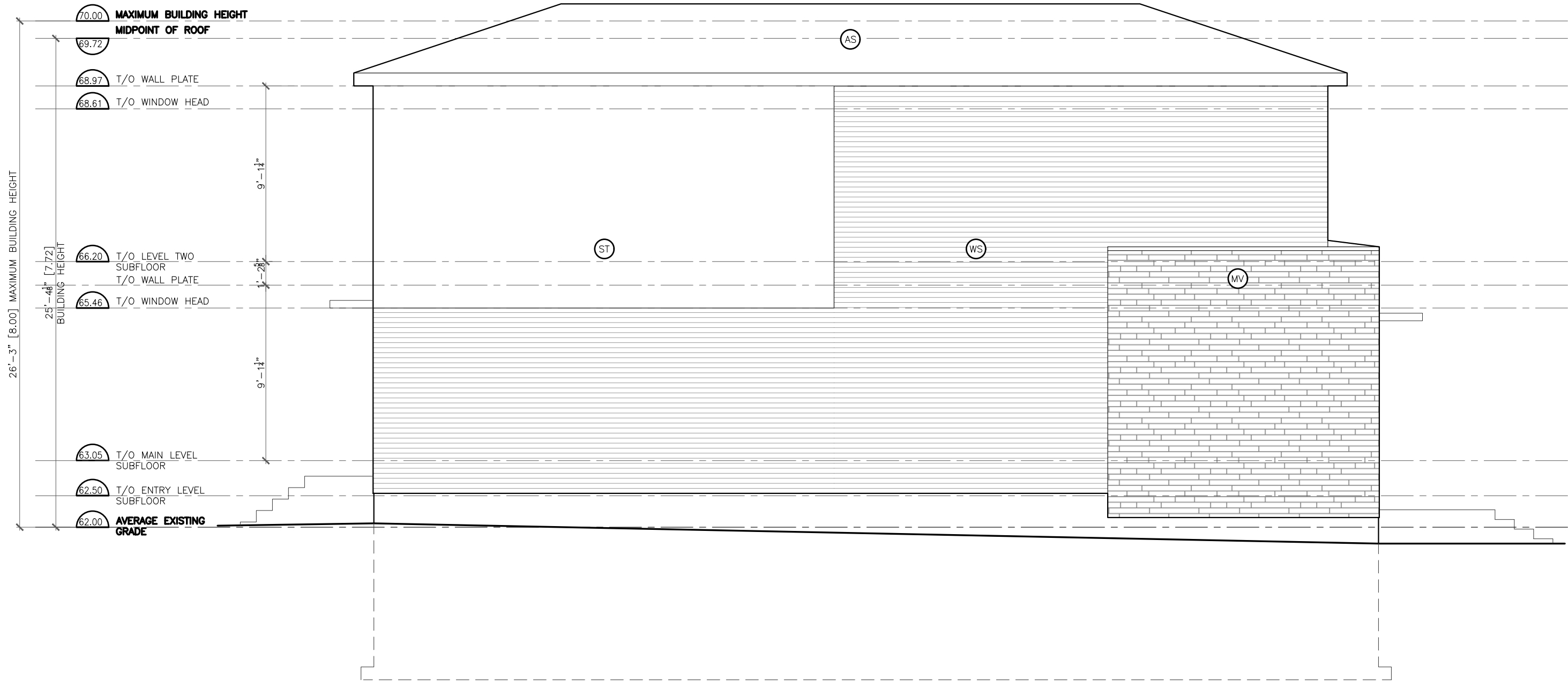
PROJECT NO.
00723

DRAWING NO.
A5

COLIZZA BRUNI
architecture

76 CHAMBERLAIN AVE • OTTAWA • ONTARIO • K1S 1V9
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P:\2023\00723_81_BOYCE_AVE_2.0_ARCH\2.3_DRAWINGS\2.3.1_DD\2.3.1.3_PLANS\231019_00723_81_BOYCE_BS_REV2.dwg - LAYOUT A6 N ELEVATION - PLOT DATE: 8-Nov-23 - LAST SAVED BY: BS - LAST SAVED DATE: November 8, 2023



1
A6 NORTH ELEVATION
3/16" = 1'-0"

NO	REV DATE	REV DESCRIPTION
1	11/9/23	ISSUED FOR C.O.A.

PROJECT NAME
81 BOYCE AVE

OTTAWA, ON

DRAWING TITLE
NORTH ELEVATION

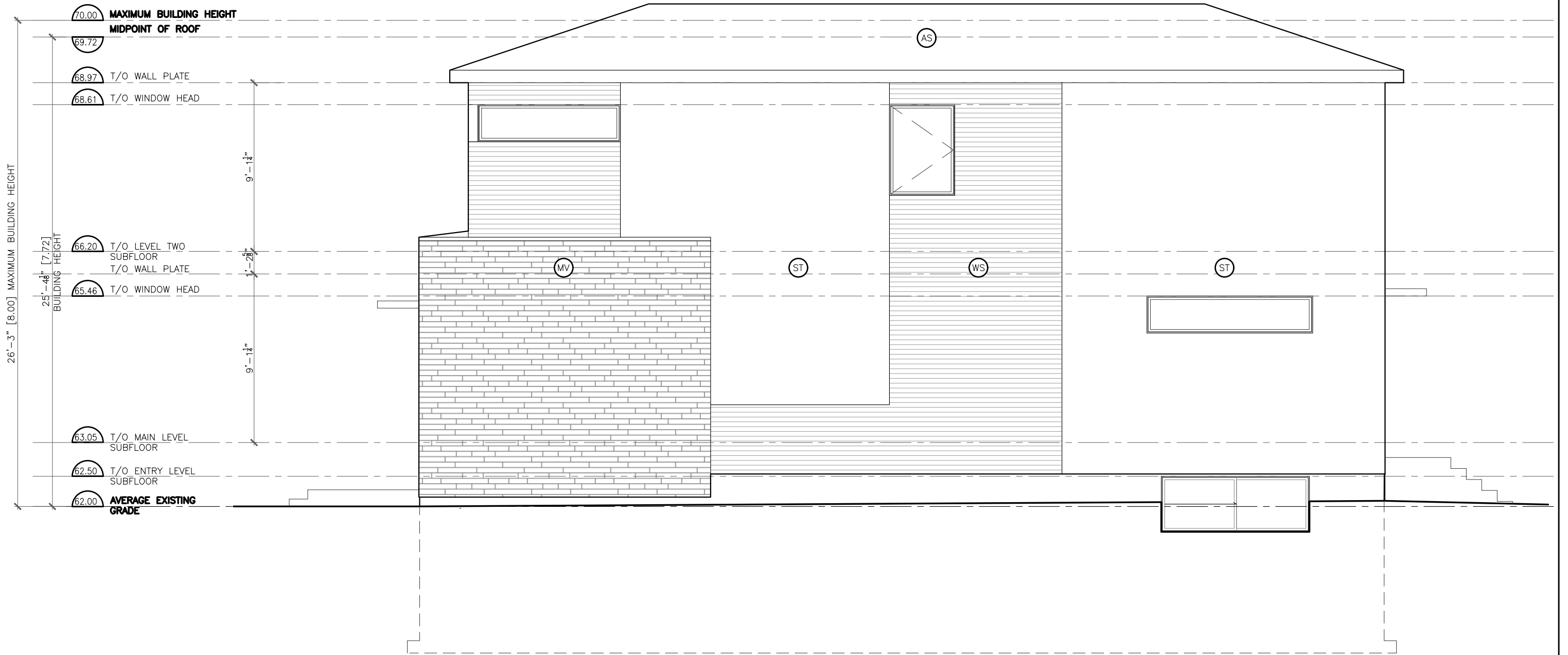
SCALE
AS NOTED
DRAWN BY
BS
DATE
11/9/23
PROJECT NO.
00723

DRAWING NO.
A6

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1
A7 **SOUTH ELEVATION**
3/16" = 1'-0"

NO	REV DATE	REV DESCRIPTION
1	11/9/23	ISSUED FOR C.O.A.

PROJECT NAME
81 BOYCE AVE

OTTAWA, ON

DRAWING TITLE
SOUTH
ELEVATION

SCALE
AS NOTED
DRAWN BY
BS
DATE
11/9/23
PROJECT NO.
00723

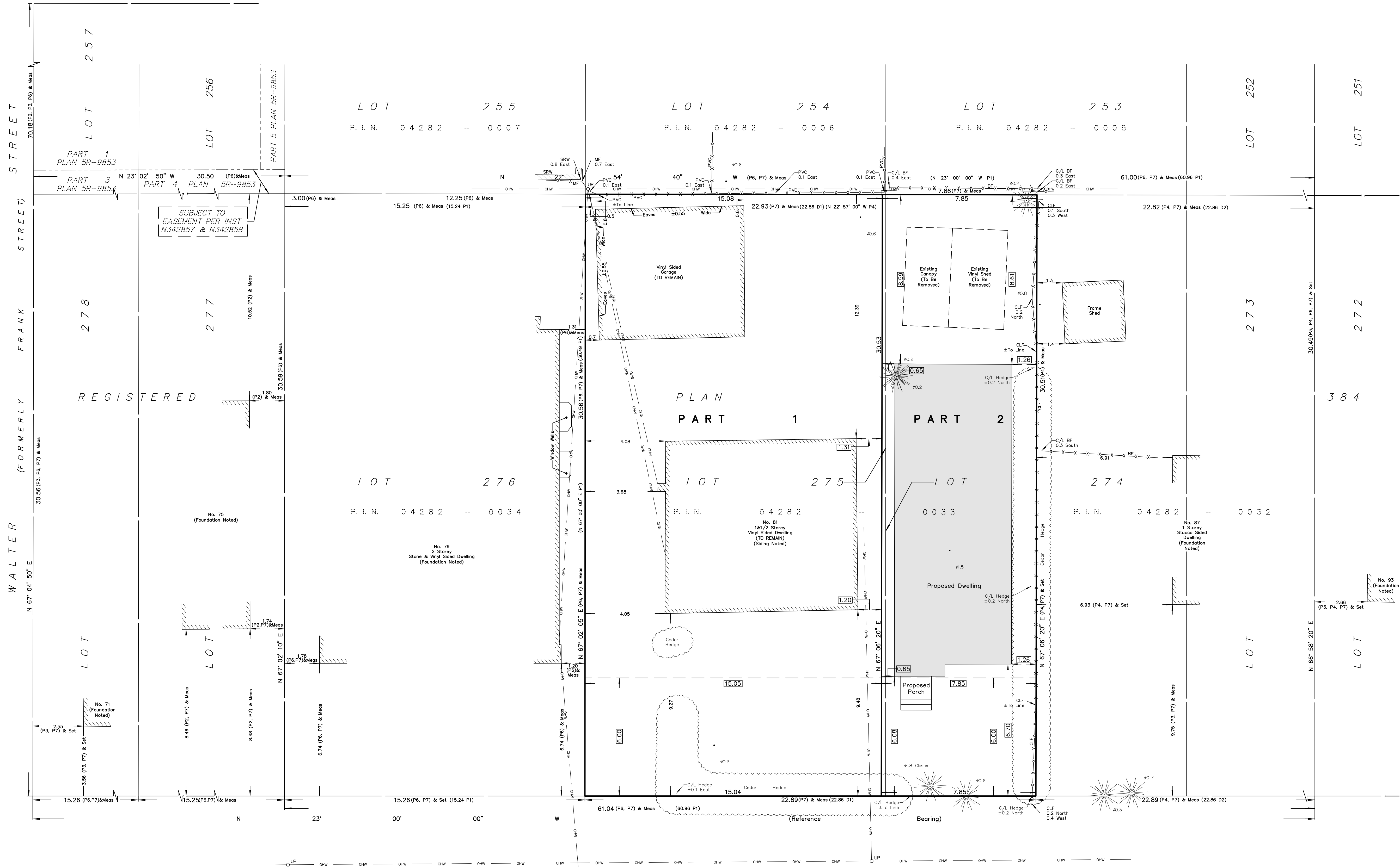
DRAWING NO.

A7

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SCRIVENS STREET



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 275	384	ALL OF 04282 - 0033	460.0
2	PART OF 274 & 275			239.6

PLAN OF SURVEY OF
LOT 275 AND PART OF LOT 274
REGISTERED PLAN 384
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1:100
0 2.5 5 7.5 10 metres

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 are astronomic and are referred to the easterly limit of Boyce Avenue having a bearing of N 23° 00' 00" W as shown on Registered Plan 384.

For bearing comparisons, a rotation of 0°03'00" clockwise was applied to bearings on P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5024335.34	359305.13
(B)	5024300.25	359320.06
01919700603	5018067.66	358096.43
01919710621	5023494.13	354208.43

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 V-XXXXX

- 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 384
 - (P2) Plan by (1287) dated July 11, 1995 (Job No. 154-95)
 - (P3) Plan by (857) dated September 25, 2015 (Ref. No. 45-384 NP)
 - (P4) Plan by (AOG) dated November 11, 1987
 - (P5) Plan by (1319) dated December 22, 1986
 - (P6) Plan by (1692) dated July 11, 2022 (File No. 86-22)
 - (P7) Plan by (1692) dated August 17, 2023 (File No. 45-23)
 - (D1) Inst CR375528
 - (D2) Inst N415910
 - ow Overhead Wires
 - UP Utility Pole
 - Ø Diameter
 - CLF Chain Link Fence
 - BF Board Fence
 - PVC Plastic \ Vinyl Fence
 - MF Metal Fence
 - SRW Stone Retaining Wall
 - C/L Centreline
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BOYCE AVENUE
(FORMERLY OSBOURNE AVENUE)
(REGISTERED PLAN 384)

P.I.N. 04282 -- 0164

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

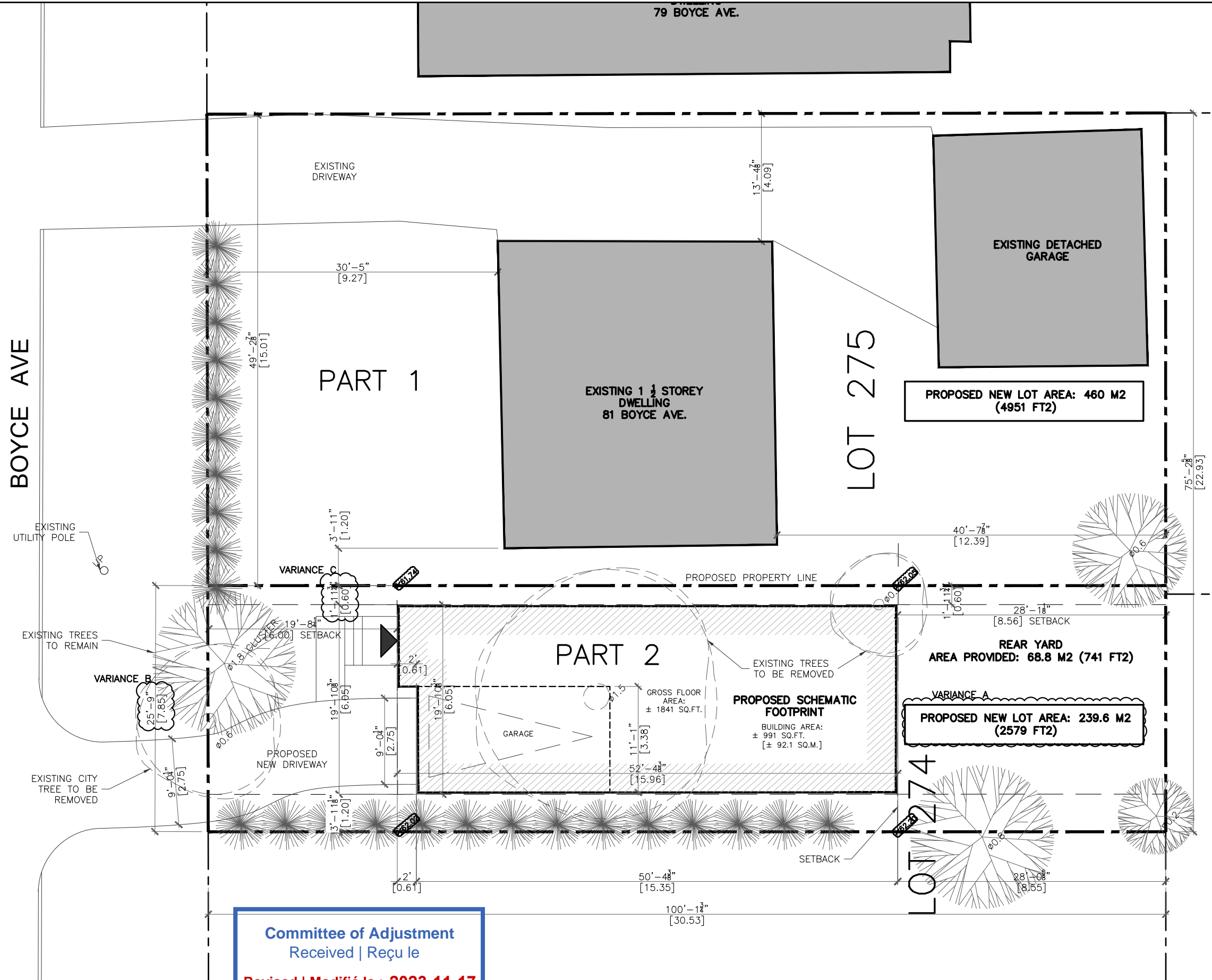
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: fdsurvey@bellnet.ca

FILE No. 405-23

J:\2023\405-23_81 Boyce Ave_4rplan\Drafting\405-23_81 Boyce Ave_Lt275 P1274 RP384_R_D1.dwg

RP.LAN 24036

P:\2023\00723_81_BOYCE_AVE\2.0_ARCH\2.3_DRAWINGS\2.3.1_DD\2.3.1.2_SITE_PLANS\230914_BOYCE_SP_FOR_PLANNING_RATIONALE.dwg - LAYOUT SP2 SITE PLAN - LAST SAVED BY BS - LAST SAVED DATE November 7, 2023



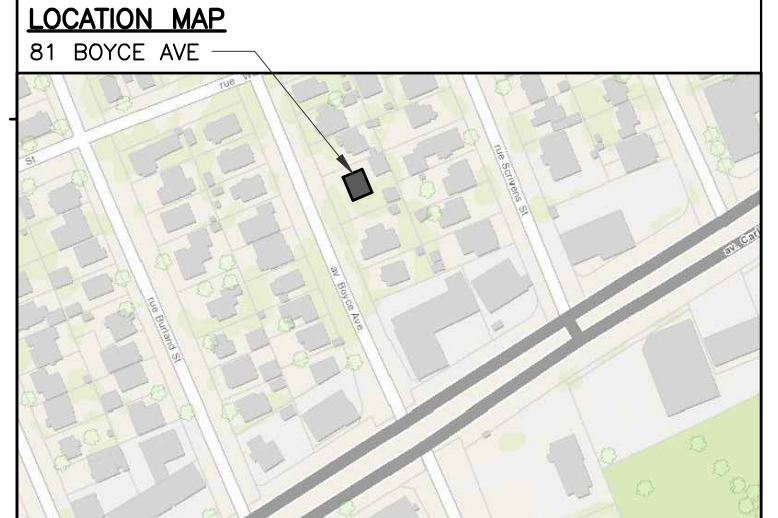
DEVELOPMENT INFORMATION

TOTAL SITE AREA: 699.7 M²
ZONING: R10

PART 1 EXISTING LOTS/BUILDINGS			
VARIANCES	BYLAW PROVISION	REQUIRED	PROVIDED
	LOT AREA	450.0 M ²	460 M ²
	LOT WIDTH	15.0 M	15.01 M
	FRONT YARD	6.0 M (OR AVG. OF ADJACENT PROPERTIES)	9.27 M
	INTERIOR SIDE YARD	TOTAL 3.0 M CUMULATIVE REQ. WITH EITHER SIDE YARD NO LESS THAN 1.2 M	4.09 M AND 1.2 M
	REAR YARD (BY-LAW TABLE 144B)	28% OF LOT DEPTH REQ. 8.55 M	12.39 M
	MAXIMUM BUILDING HEIGHT	8.0 M	NA
	MAXIMUM LOT COVERAGE	NA	NA

* VARIANCES REQ'D

PART 2 NEW SEVERED LOTS/BUILDINGS			
VARIANCES	BYLAW PROVISION	REQUIRED	PROVIDED
*	LOT AREA	450.0 M ²	239.6 M ²
*	LOT WIDTH	15.0 M	7.85 M
	FRONT YARD	6.0 M (OR AVG. OF ADJACENT PROPERTIES)	6.0 M
*	INTERIOR SIDE YARD	TOTAL 3.0 M CUMULATIVE REQ. WITH EITHER SIDE YARD NO LESS THAN 1.2 M	0.6 M AND 1.2 M
	REAR YARD (BY-LAW TABLE 144B)	28% OF LOT DEPTH REQ. 8.55 M	8.56 M
	MAXIMUM BUILDING HEIGHT	8.0 M	
	MAXIMUM LOT COVERAGE	N/A	N/A



Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2023-11-17

City of Ottawa | Ville d'Ottawa
Comité de dérogation

1 SITE PLAN
SP1 3/32" = 1'-0"



PROJECT NAME
81 BOYCE AVE.

OTTAWA, ON

DRAWING TITLE
SITE PLAN

SCALE
AS NOTED

DRAWN BY

DATE
11/7/23

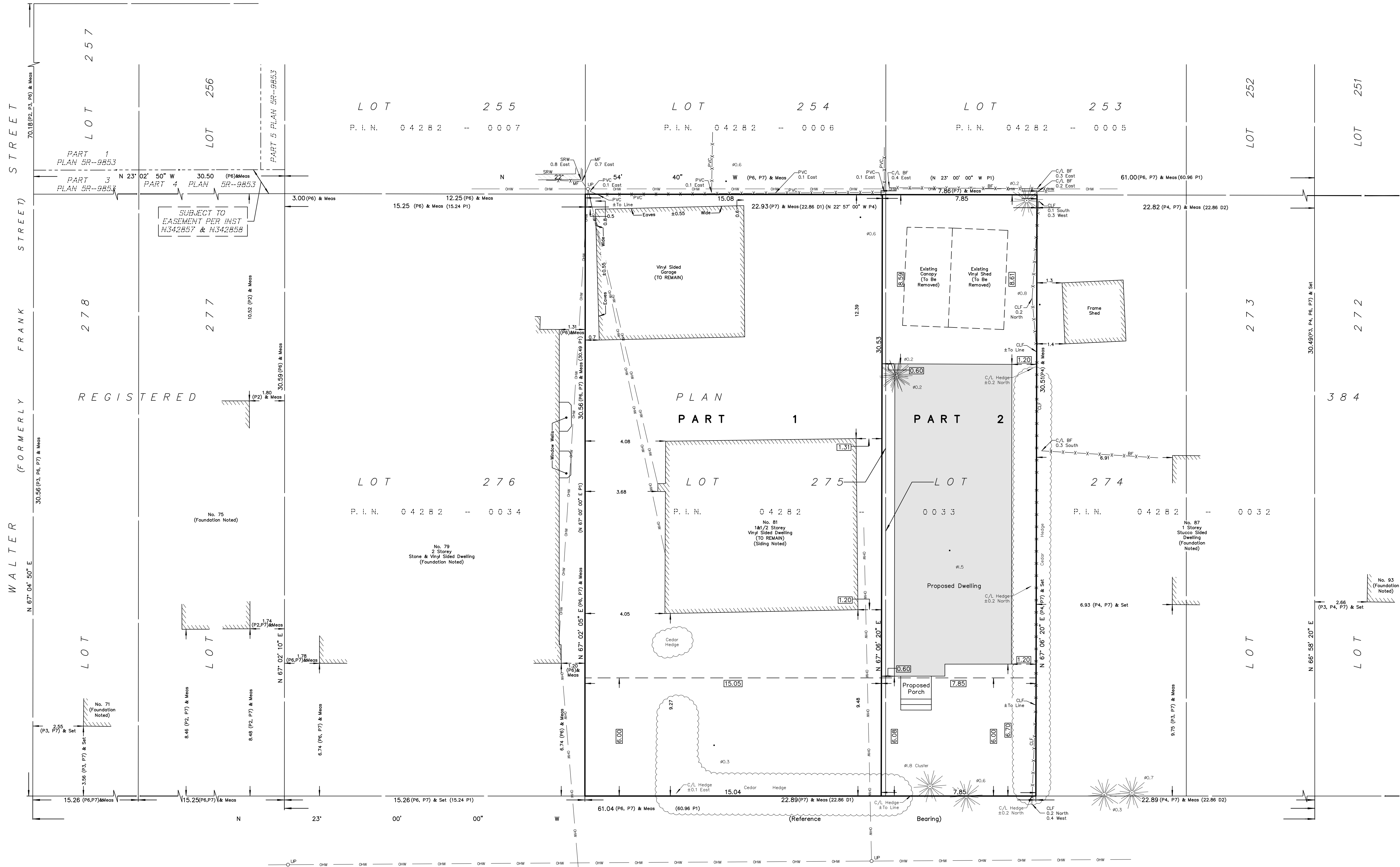
PROJECT NO.
007-23

DRAWING NO.
SP1

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SCRIVENS STREET



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.

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LOT 275 AND PART OF LOT 274
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CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

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- 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-XXXXX

- Notes & Legend**
- Denotes**
- +— Survey Monument Planted
 - SIB— Survey Monument Found
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 - SSIB— Short Standard Iron Bar
 - IB— Iron Bar
 - IBØ— Round Iron Bar
 - (WIT)— Witness
 - Meas— Measured
 - (P1)— Registered Plan 384
 - (P2)— Plan by (1287) dated July 11, 1995 (Job No. 154-95)
 - (P3)— Plan by (857) dated September 25, 2015 (Ref. No. 45-384 NP)
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 - (D1)— Inst CR375528
 - (D2)— Inst N415910
 - ow— Overhead Wires
 - Ø— Utility Pole
 - Ø— Diameter
 - CLF— Chain Link Fence
 - BF— Board Fence
 - PVC— Plastic/Vinyl Fence
 - MF— Metal Fence
 - SRW— Stone Retaining Wall
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BOYCE AVENUE
(FORMERLY OSBOURNE AVENUE)
(REGISTERED PLAN 384)

P.I.N. 04282 -- 0164

Committee of Adjustment
Received | Reçu le

Revised | Modifié le :2023-11-17

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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.: 405-23

J:\2023\405-23_81 Boyce Ave_dplan\Drafting\405-23_81 Boyce Ave_Lt275 Pt274 RP384_R_D2.dwg

RP.LAN 24385