

Bearings are grid, 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).

For bearing comparisons, a rotation of 0°33'10" counter-clockwise was applied to bearings on plans (P1), (P2), (P3), (P4), (P7); a rotation of 0°33'50" counter-clockwise was applied to bearings on plans (P5).

SITE BENCHMARK
FIRE HYDRANT
TOP OF SPINDLE
ELEV.=73.98

TOPOGRAPHIC PLAN OF SURVEY OF

LOT 71
(SOUTH CLEMOW AVENUE)
REGISTERED PLAN M-11
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.
Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

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:

- This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
- The survey was completed on the 6th day of February, 2023.

March 10, 2023
Date

J. Cody Anderson
Ontario Land Surveyor

Committee of Adjustment
Received | Reçu le
2023-12-18
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Notes & Legend

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
BS	Boundary Stone
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
Prop.	Proprietor
(P1)	Registered Plan M-11
(P2)	Registered Plan M-17
(P3)	(AOG) Plan dated September 23, 2016
(P4)	(1474) Plan dated February 12, 2002
(P5)	(1692) Plan dated October 22, 2015
(P6)	(AOG) Plan dated November 23, 2017
(P7)	(1442) Plan dated May 5, 1994
(P8)	(1692) Plan dated November 24, 2021
OHW	Overhead Wires
○UP	Utility Pole
□CB	Catch Basin
○FH	Fire Hydrant
T/G	Top of Grate
GM	Gas Meter
HM	Hydro Meter
SHB	Shrub
HE	Cedar Hedge
SRW	Stone Retaining Wall
○	Deciduous Tree
★	Coniferous Tree
△ S	Sign
MF	Metal Fence
CLF	Chain Link Fence
BF	Board Fence
G	Gate
AC	Air Conditioner
∅	Diameter
+65.00	Location of Elevations
+65.00	Top of Concrete Curb Elevation
	/ Top of Retaining Wall
C/L	Centreline
○	Shrub

UTILITY NOTES

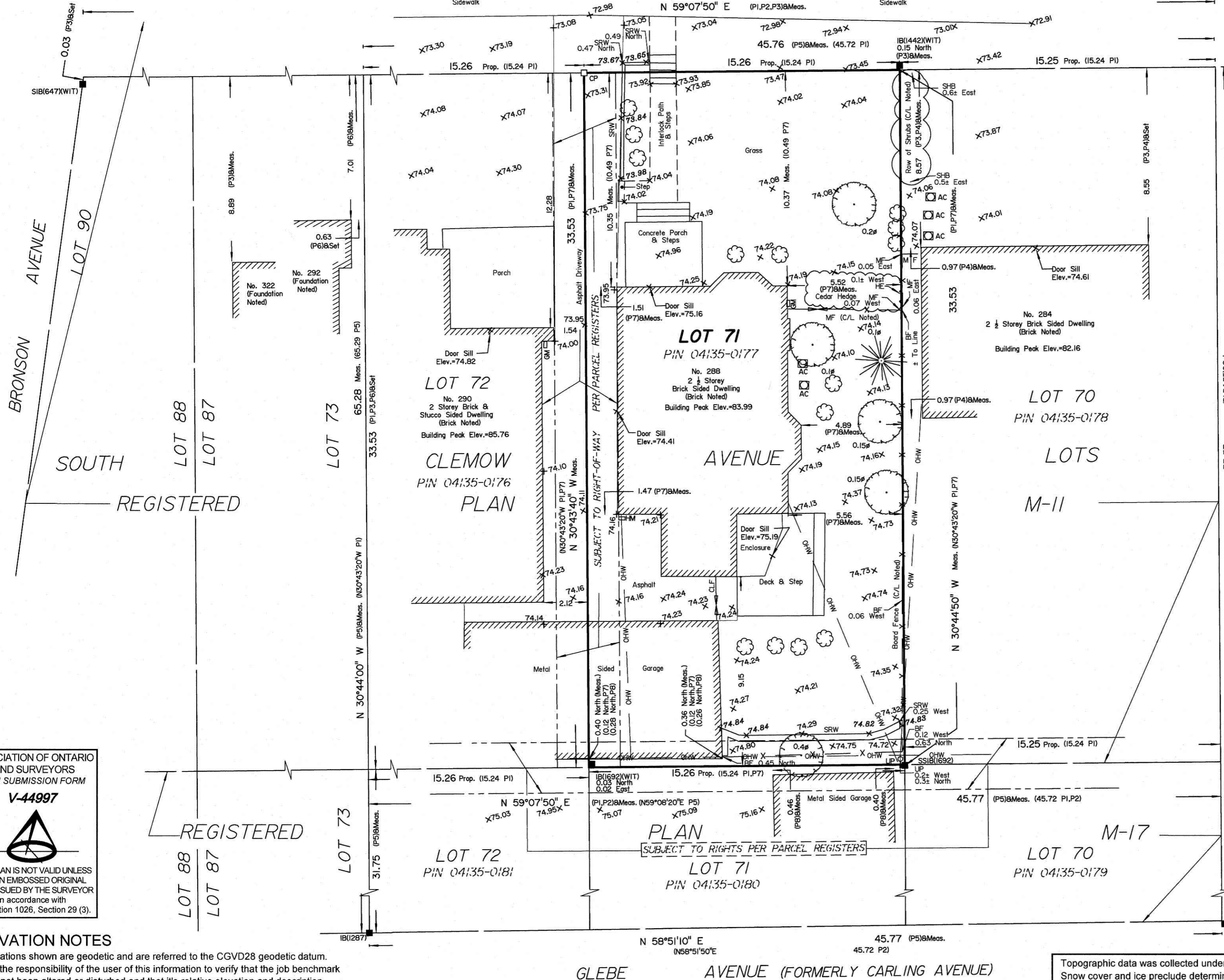
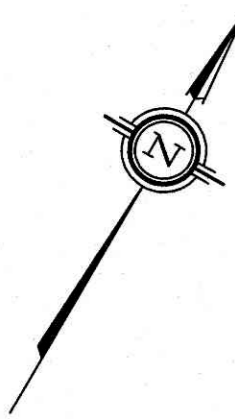
- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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Email: Nepean@aovltd.com



Job No. 21730-23 Asmis Lot71 Plan 4M-11 O.F. | wi



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-44997

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

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- 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.

Topographic data was collected under Winter Conditions.
Snow cover and ice preclude determining location and
elevation of some topographical data that is otherwise visible.

Y:\2023\21730-23_Tim_Annis_2888_Clemow_Topo_Plan_CAD\PLAN\21730-23_Asmis_Lot71_Plan_4M-11_O.F.dwg

DRAWING NOTES:

10	-	-
09	-	-
08	-	-
07	-	-
06	-	-
05	-	-
04	-	-
03	-	-
02	REVISED	20.NOV.23
01	PRELIMINARY DESIGN	05.DEC.22
No.	REVISIONS	DATE

STAMP

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2023-12-18
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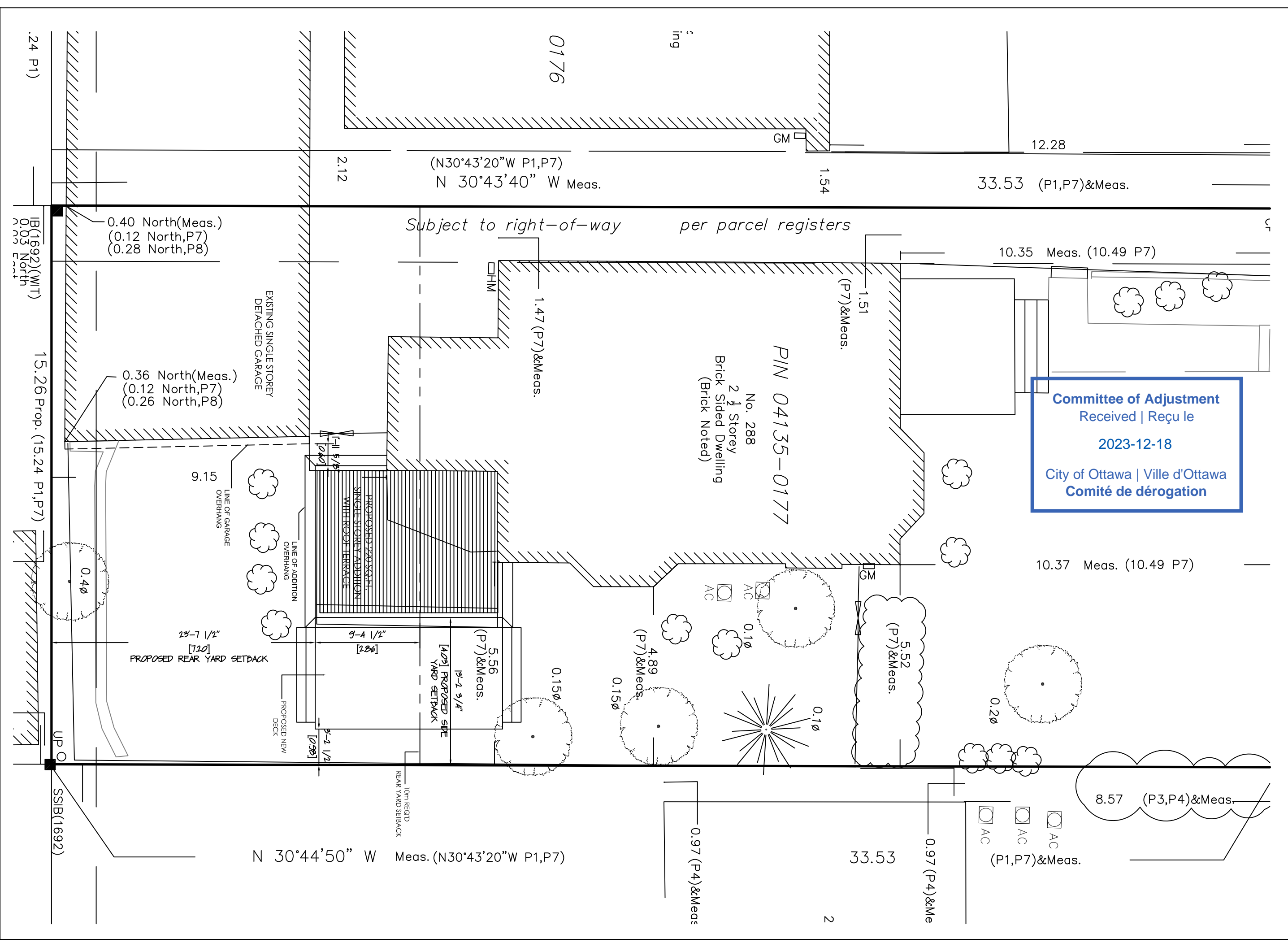
PROJECT TITLE:
288 CLEMOW AVE
GRUBEN/ ASMIS RESIDENCE

DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT No:
22-540

REVISED BY:
DO, HF

DATE: FEB 23, 2022	DRAWING No: A1.0
SCALE: 1/8" = 1'-0"	
DRAWINGS BY: DO, HF	



Committee of Adjustment
Received | Reçu le

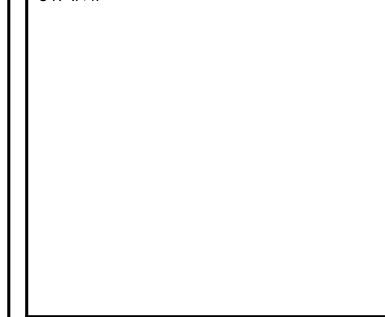
2023-12-18

City of Ottawa | Ville d'Ottawa
Comité de dérogation

DRAWING NOTES:

10	-	-
09	-	-
08	-	-
07	-	-
06	-	-
05	-	-
04	-	-
03		
02	REVISED	20.NOV.23
01	PRELIMINARY DESIGN	05.DEC.22
No.	REVISIONS	DATE

STAMP



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PROJECT TITLE:

288 CLEWOW AVE
GRUBEN/ ASMIS RESIDENCE

DRAWING TITLE:

**PROPOSED
ELEVATION**

PROJECT No:

22-540

REVISED BY:

DO. HF

DATE:

FEB 23, 2022

DRAWING No:

A1.1

SCALE:

AS NOTED

DRAWINGS BY:

DO, HF



01 PROPOSED REAR ELEVATION
ID1.5 1/4"=1'-0"

DRAWING NOTES:

10	-	-
09	-	-
08	-	-
07	-	-
06	-	-
05	-	-
04	-	-
03		
02	REVISED	20.NOV.23
01	PRELIMINARY DESIGN	05.DEC.22
No.	REVISIONS	DATE

STAMP

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PROJECT TITLE:

288 CLEMOW AVE
GRUBEN/ ASMIS RESIDENCE

DRAWING TITLE:

PROPOSED
ELEVATION

PROJECT No:

22-540

REVISED BY:

DO. HF

DATE:

FEB 23, 2022

DRAWING No:

A1.2

SCALE:

AS NOTED

DRAWINGS BY:

DO, HF



01 PROPOSED RIGHT ELEVATION
ID1.6 1/4"=1'-0"

DRAWING NOTES:

10	-	-
09	-	-
08	-	-
07	-	-
06	-	-
05	-	-
04	-	-
03		
02		
01	PRELIMINARY DESIGN	05.DEC.22
No.	REVISIONS	DATE

STAMP

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PROJECT TITLE:

288 CLEWOW AVE

GRUBEN/ ASMIS RESIDENCE

DRAWING TITLE:

PROPOSED
ELEVATION

PROJECT No:

22-540

REVISED BY:

DO, HF

DATE:

FEB 23, 2022

DRAWING No:

A1.3

SCALE:

AS NOTED

DRAWINGS BY:

DO, HF



01 PROPOSED LEFT ELEVATION
ID1.7 1/4"=1'-0"