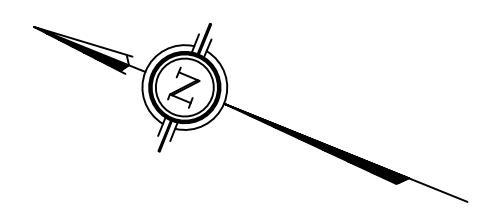


Committee of Adjustment  
Received | Reçu le  
2023-12-27  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: \_\_\_\_\_  
PLAN 4R-1  
RECEIVED AND DEPOSITED DATE: \_\_\_\_\_  
J.P. SHIPMAN  
ONTARIO LAND SURVEYOR  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

Areas (m <sup>2</sup> )	PART	LOT	PLAN	PIN
233	1	ALL OF 83	311	ALL OF 03959 - 0189
233	2			

**PLAN OF SURVEY OF  
LOT 83  
REGISTERED PLAN 311  
CITY OF OTTAWA**



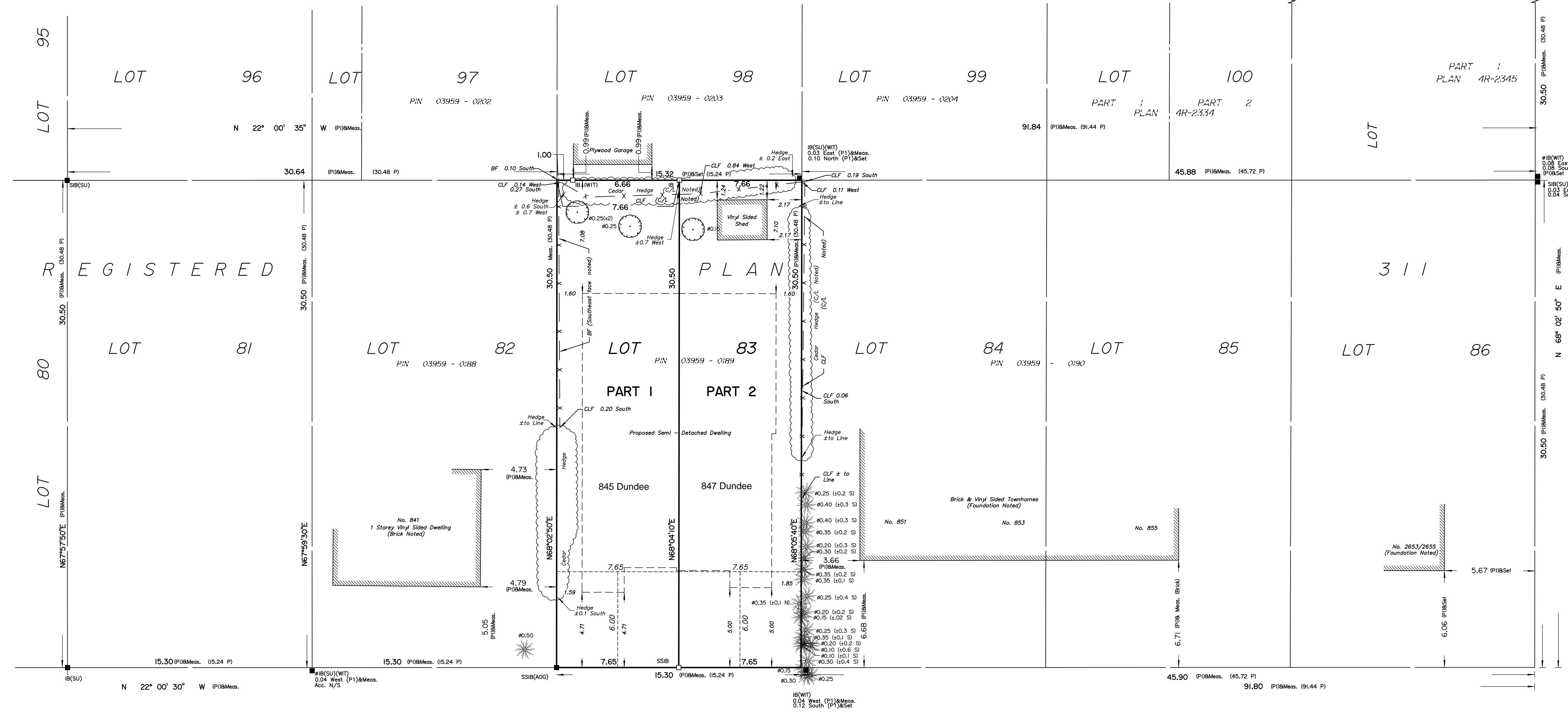
Metric  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 30th day of November, 2023.

Date: \_\_\_\_\_ J.P. Shipman  
Ontario Land Surveyor

- Legend**
- Denotes
  - - Survey Monument Planted
  - - Survey Monument Found
  - SIB - Standard Iron Bar
  - SSIB - Short Standard Iron Bar
  - IB - Iron Bar
  - IB# - Round Iron Bar
  - (WIT) - Witness
  - (SU) - Source Unknown
  - Meas. - Measured
  - Acc. - Accepted
  - (AOG) - Annis, O'Sullivan, Vollebakk Ltd.
  - (725) - R.W. Arnett, OLS
  - (P) - Registered Plan 311
  - (PI) - Plan by Annis, O'Sullivan, Vollebakk Ltd. dated May 27, 2022
  - CLF - Chain Link Fence
  - BF - Board Fence
  - N - North
  - S - South
  - (Tree Symbol) - Deciduous Tree
  - (Star Symbol) - Coniferous Tree

**Notes**  
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).  
Trees, hedges and fences as shown on P1.



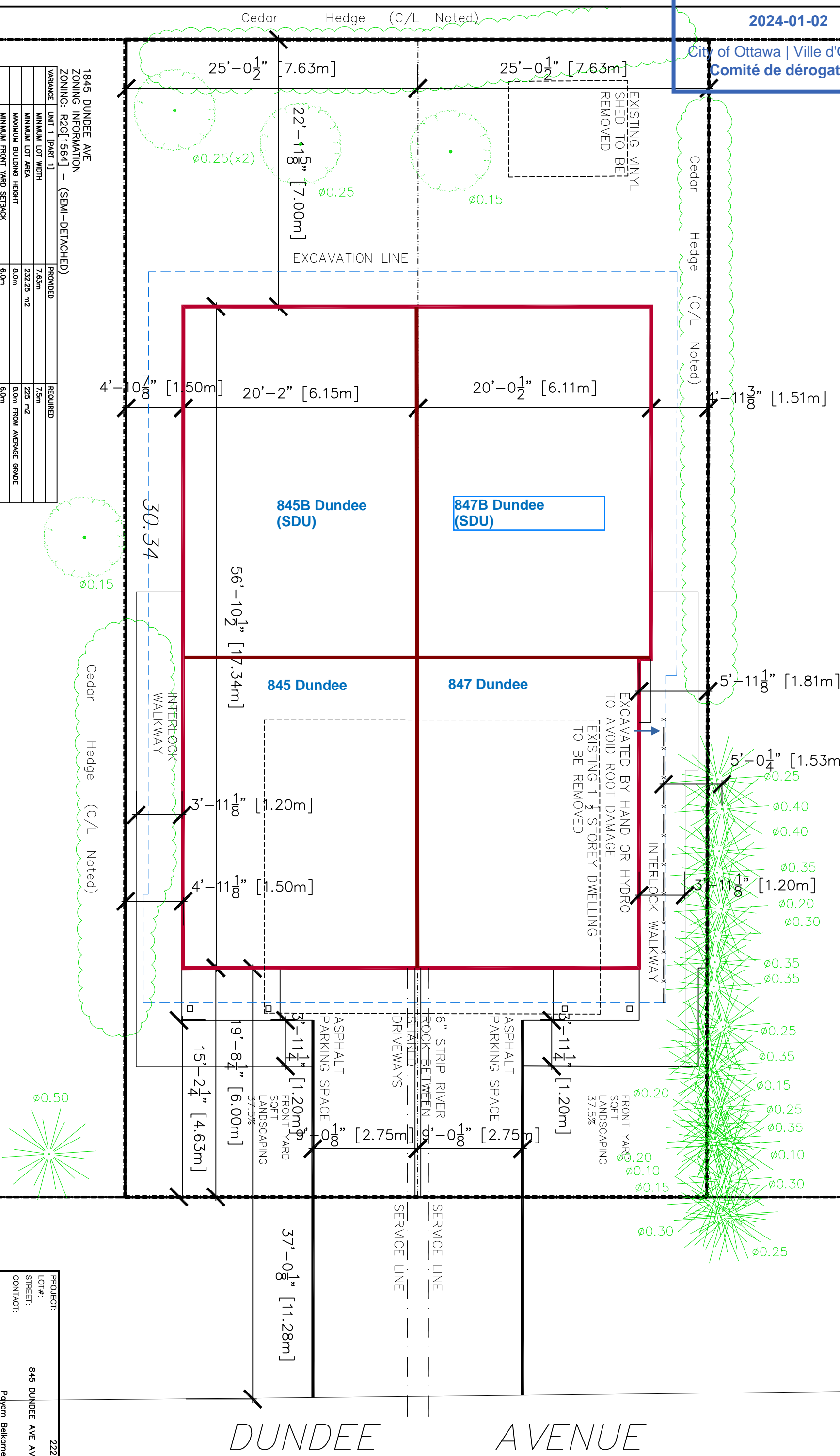
DUNDEE AVENUE  
PIN 03959 - 0485

2024-01-02

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

1845 DUNDEE AVE  
ZONING: R2G(1564) - (SEMI-DETACHED)

VARIANCE	UNIT 1 [PART 1]	PROVIDED	REQUIRED
MINIMUM LOT WIDTH		7.63m	7.5m
MINIMUM LOT AREA		232.25 m <sup>2</sup>	225 m <sup>2</sup>
MAXIMUM BUILDING HEIGHT		8.0m	8.0m FROM AVERAGE GRADE
MINIMUM FRONT YARD SETBACK		6.0m	6.0m
MINIMUM CORNER SIDE YARD SETBACK		2.85m	N/A
MINIMUM REAR SIDE YARD SETBACK		7.00m	28% OF LOT DEPTH (30.34) = 8.49m
MINIMUM INTERIOR SIDE YARD SETBACK		TOTAL 1.5m	1.5m
MAXIMUM LOT COVERAGE		N/A	N/A



PROJECT:	2224
LOT#:	845 DUNDEE AVE AVE
STREET:	845 DUNDEE AVE AVE
CONTRACT:	Plyom Belkameh
TITLE:	SITE PLAN
ACD FILE:	2224-10926221CANINC-845 DUNDEE AVE.dwg
SCALE:	1/8"=1'-0"
DWG:	S1