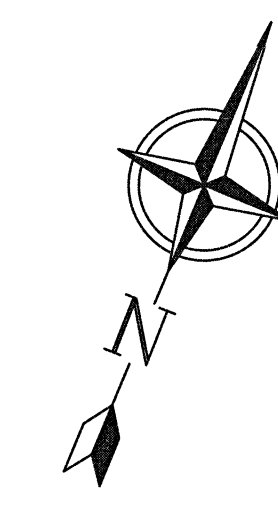


Committee of Adjustment  
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2024-01-23  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 14  
REGISTERED PLAN 461  
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 125  
0 2.5 5 7.5 10 12.5 metres

Metric Note  
Distances 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 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).

For bearing comparisons, a rotation of 0° 37' 00" counter-clockwise was applied to bearings on P1 & P4.

Elevation Notes  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (FSD Ref. 621-18)  
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: 6042p&p3, B3C-01 & K12d-3, F-01-15, F-01-16, F-01-21.  
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa Utility Plans.  
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

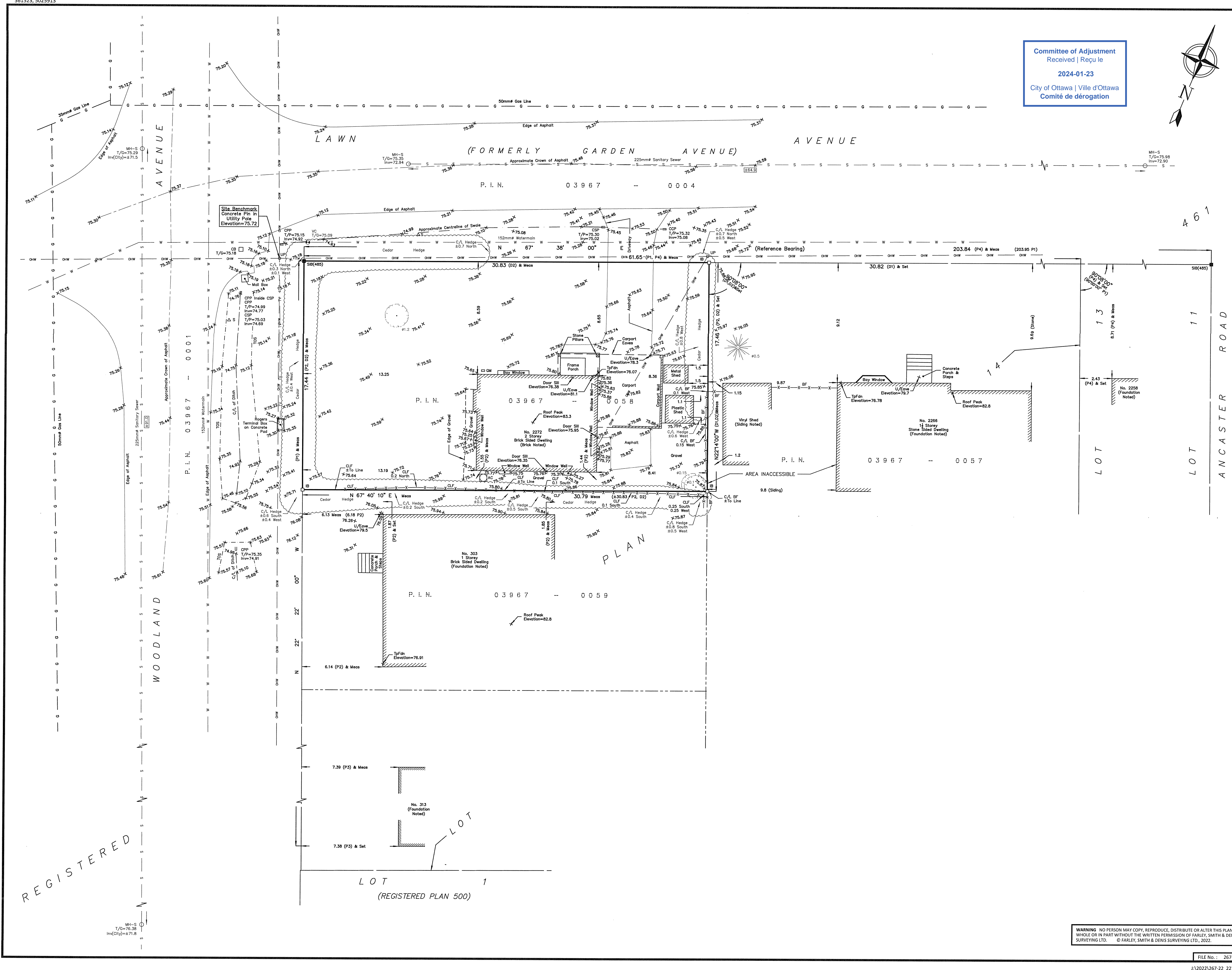
Denotes	
⊕	Survey Monument Planted
⊙	Survey Monument Found
IB	Standard Iron Bar
IB	Iron Bar
Meas	Measured
(P1)	Registered Plan 461
(P2)	Plan by (671) dated July 31, 1972 (Ref. C-461-6)
(P3)	Plan by (647) dated March 30, 1983
(P4)	Plan by (AOG) dated May 1, 2003 (Job. 4418-03)
(D1)	Inst. NS115003
(D2)	Inst. N302819
⊙ MH-S	Maintenance Hole (Sanitary)
⊙ VC	Valve Chamber (Watermain)
— S —	Underground Sanitary Sewer
— W —	Underground Water
— G —	Underground Gas
— OHW —	Overhead Wires
— TV —	Underground Television Line
⊕	Utility Pole
⊕ CB	Catch Basin
CSP	Corrugated Steel Pipe
CPP	Corrugated Plastic Pipe
⊕ GM	Gas Meter
⊕ S	Sign
⊕ AC	Air Conditioner
⊕	Diameter
CLF	Chain Link Fence
BF	Board Fence
Inv.	Invert
T/G	Top of Grate
T/P	Top of Pipe
U/Eave	Underside of Eave
TpFdn	Top of Foundation
C/L	Centreline
TOS	Top of Slope
+ 65.00	Location of Elevations
—	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.

Site Area=537.6 sq.m.

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 25th day of July, 2022.  
Date: July 27/22  
Date: Jamie Leslie  
Ontario Land Surveyor  
This plan of survey relates to AOLS Plan Submission Form Number V-28538.  
FARLEY, SMITH & DENIS SURVEYING LTD.

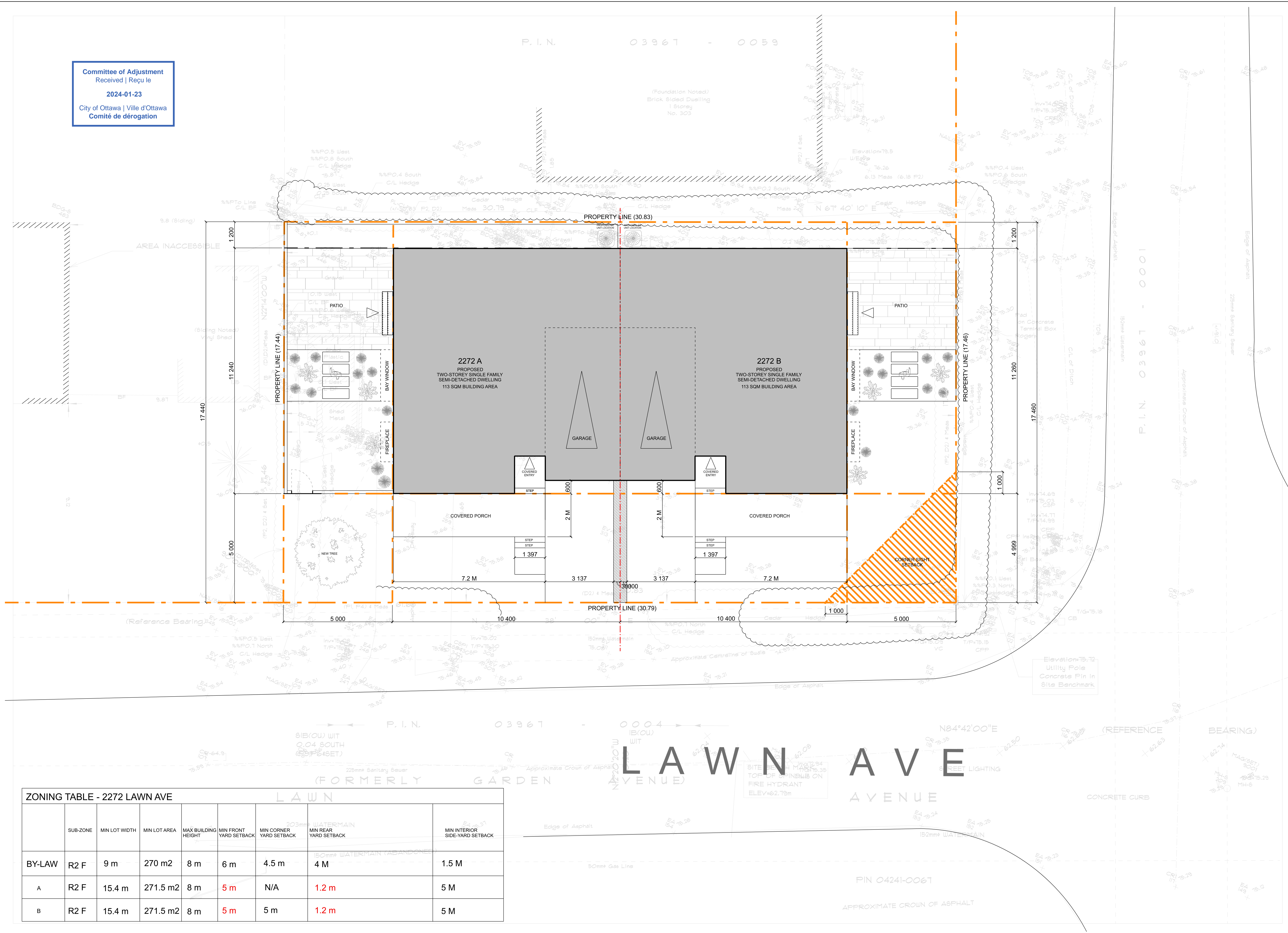
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ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca



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ZONING TABLE - 2272 LAWN AVE								
	SUB-ZONE	MIN LOT WIDTH	MIN LOT AREA	MAX BUILDING HEIGHT	MIN FRONT YARD SETBACK	MIN CORNER YARD SETBACK	MIN REAR YARD SETBACK	MIN INTERIOR SIDE-YARD SETBACK
BY-LAW	R2 F	9 m	270 m2	8 m	6 m	4.5 m	4 M	1.5 M
A	R2 F	15.4 m	271.5 m2	8 m	5 m	N/A	1.2 m	5 M
B	R2 F	15.4 m	271.5 m2	8 m	5 m	5 m	1.2 m	5 M

THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION  
**2272 lawn ave.**  
 OTTAWA ONTARIO CANADA

DISCLAIMER  
 THIS DRAWING IS EXCLUSIVE PROPERTY OF JUSTIN SEGUIN ARCHITECTURE AND INTERIORS. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED.

Justin Seguin

DRAWING NOTES

revisions		
4		
3	issued for minor variance	aug 18 2023
2	issued for grading plan	aug 02 2023
1	issued for client meeting	nov 25 2022
no.	description	date

DEVELOPER / BUILDER

PLANNING FIRM

DRAWING INFORMATION  
**SITE PLAN**  
 SCALE: 1:75

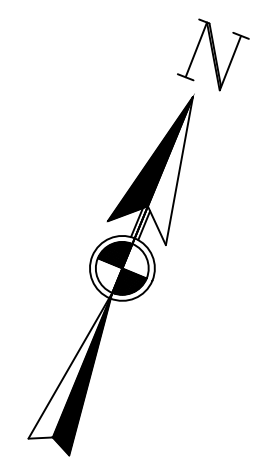
drawn by	checked by	drawing no.
J.S.	J.S.	<b>A1</b>
project no.		

2022 - 10

Committee of Adjustment  
Received | Reçu le  
2024-01-23  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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.



LAWN (FORMERLY GARDEN AVENUE) AVENUE

P. I. N. 0 3 9 6 7 -- 0 0 0 4

SCHEDULE			
PART	LOT	PLAN	AREA (Sq.m.)
1	PART OF 14	461	268.7
2			268.9

PLAN OF SURVEY OF  
**PART OF LOT 14  
REGISTERED PLAN 461  
CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 125  
0 2.5 5 7.5 10 12.5 metres

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**Bearing Note**  
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For bearing comparisons, a rotation of 0° 37' 00" counter-clockwise was applied to bearings on P1 & P4.

- Notes & Legend**
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - IB Iron Bar
  - Meas Measured
  - (P1) Registered Plan 461
  - (P2) Plan by (671) dated July 31, 1972 (Ref. C-461-6)
  - (P3) Plan by (647) dated March 30, 1983
  - (P4) Plan by (A0G) dated May 1, 2003 (Job. 4418-03)
  - (P5) Plan by (1692) dated July 27, 2022 (File No. 267-22)
  - (D1) Inst. NS115003
  - (D2) Inst. N302819
  - OHV Overhead Wires
  - ∅ Diameter
  - CLF Chain Link Fence
  - BF Board Fence
  - C/L Centreline
  - 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.

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

POINT ID	NORTHING	EASTING
Ⓐ	5025915.56	361505.546
Ⓑ	5025993.12	361694.042
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

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.

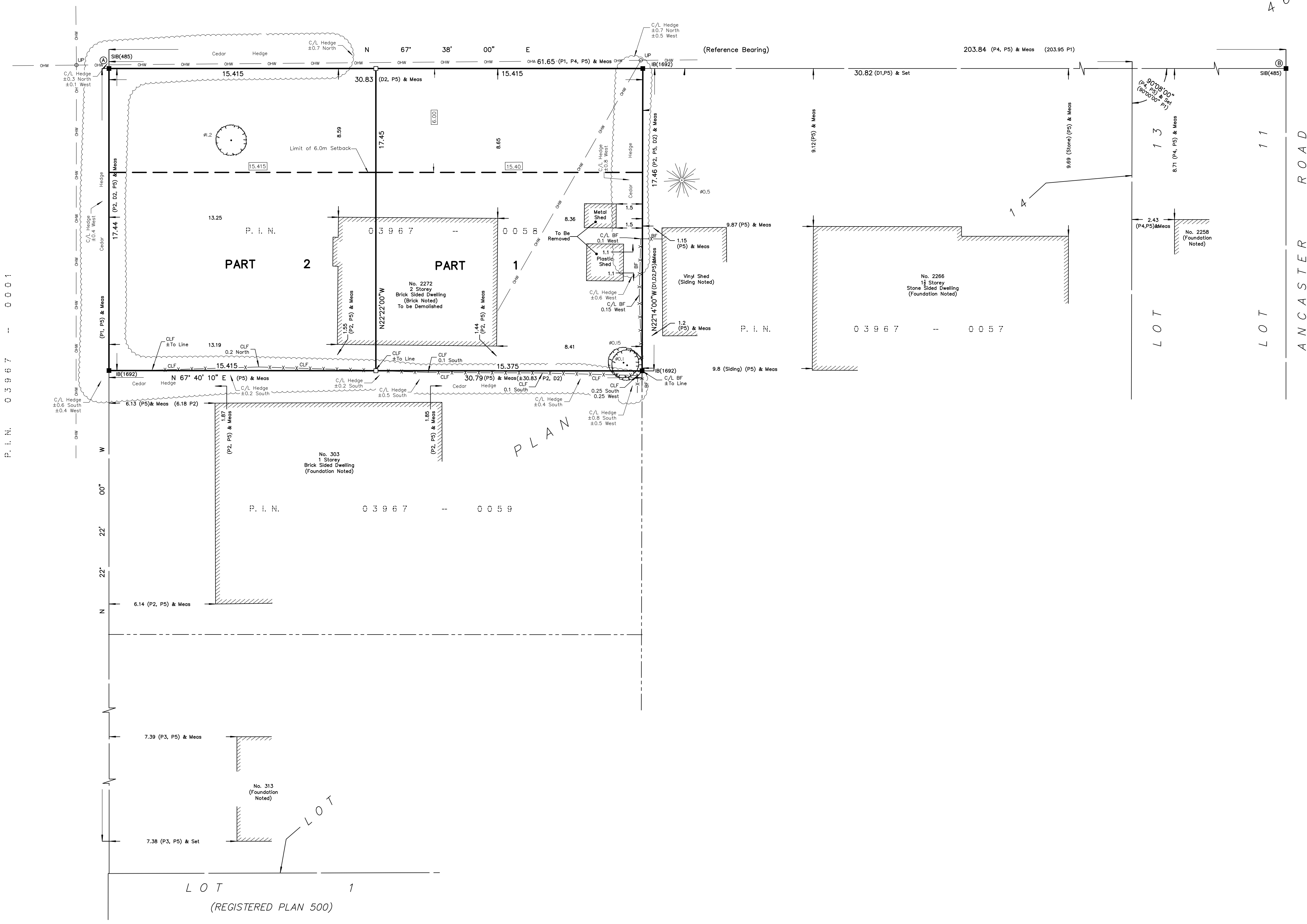
**Surveyor's Certificate**  
I certify that:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.  
2. The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2023.

Date: \_\_\_\_\_ Daniel Robinson  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number \_\_\_\_\_

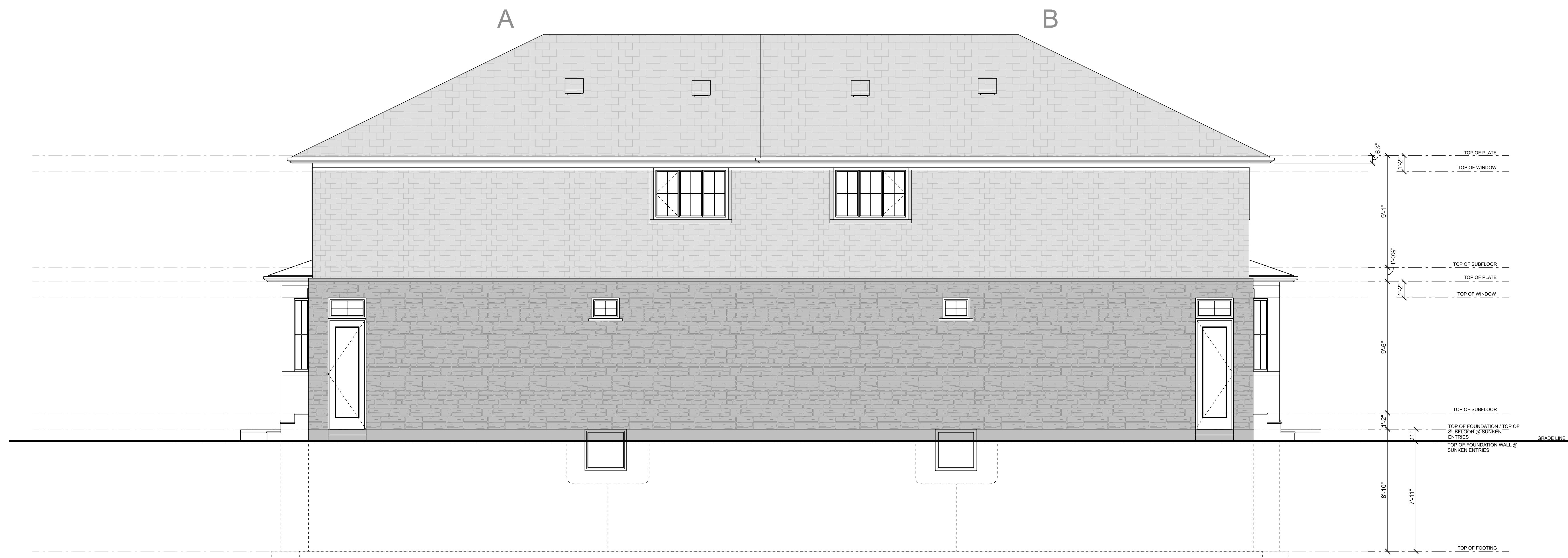
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ONTARIO LAND SURVEYORS  
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Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL: (613) 727-8226 E-mail: fsdsurveys@bellnet.ca



REGISTERED

Committee of Adjustment  
 Received | Reçu le  
 2024-02-01  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION  
**2272 lawn ave.**  
 OTTAWA ONTARIO  
 CANADA

DISCLAIMER  
 THIS DRAWING IS EXCLUSIVE PROPERTY OF JUSTIN SEGUIN  
 THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED  
 Justin Seguin

DRAWING NOTES

- ELEVATION CALL OUTS**
- ① DUCHARME GUILLOTINE STONE
  - ② JAMES HARDIE SHAKER BOARD PANEL
  - ③ JAMES HARDIE TRIM
  - ④ JAMES HARDIE VENTED SOFFIT
  - ⑤ ASPHALT SHINGLES
  - ⑥ CLEAR CEDAR SOFFIT (VENTED)
  - ⑦ METAL FLASHING (FASCIA)
  - ⑧ STANDING SEAM METAL ROOFING

revisions

no.	description	date
6		
5		
4		
3		
2		

1 issued for client review oct 20 2023

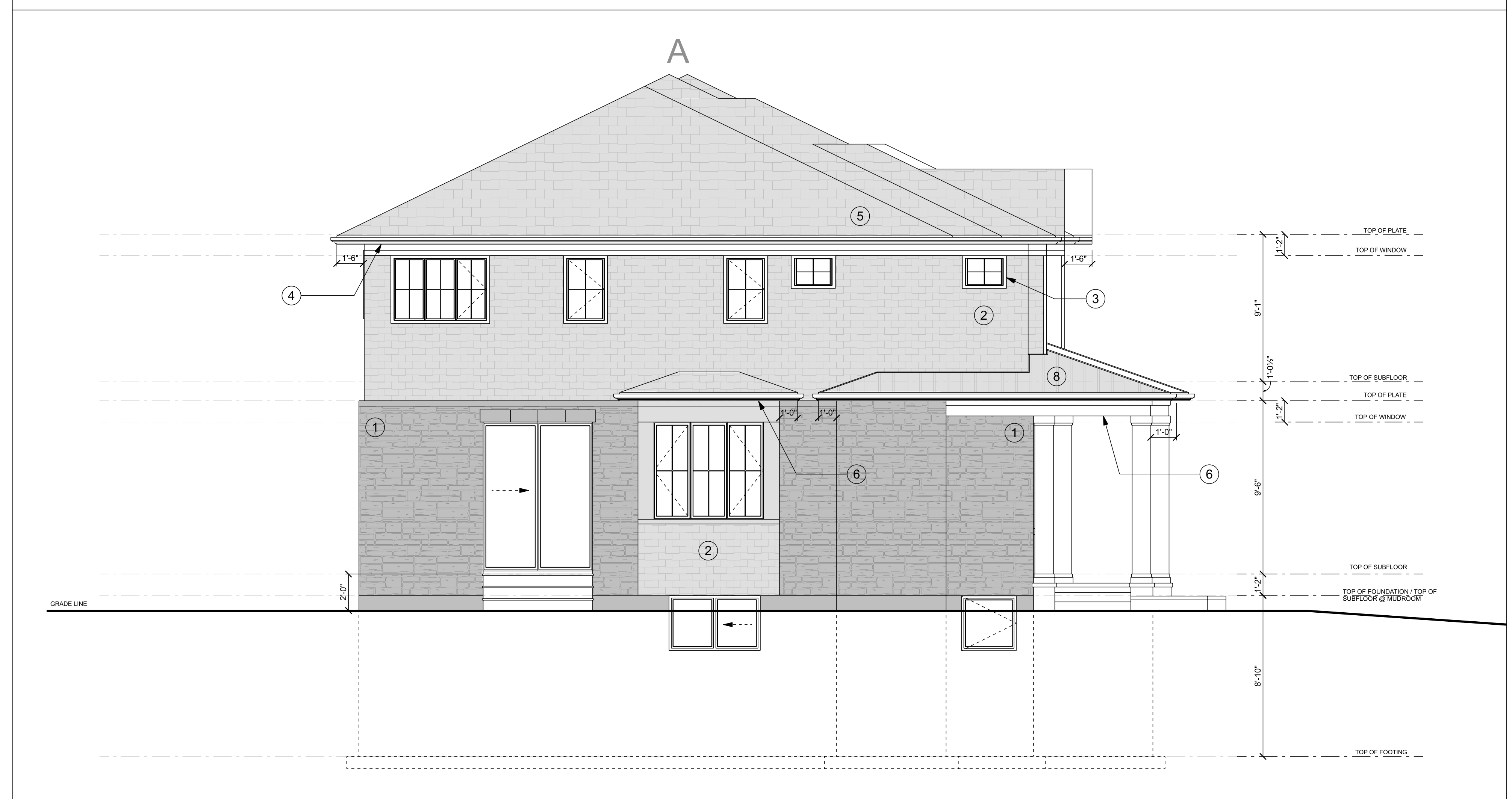
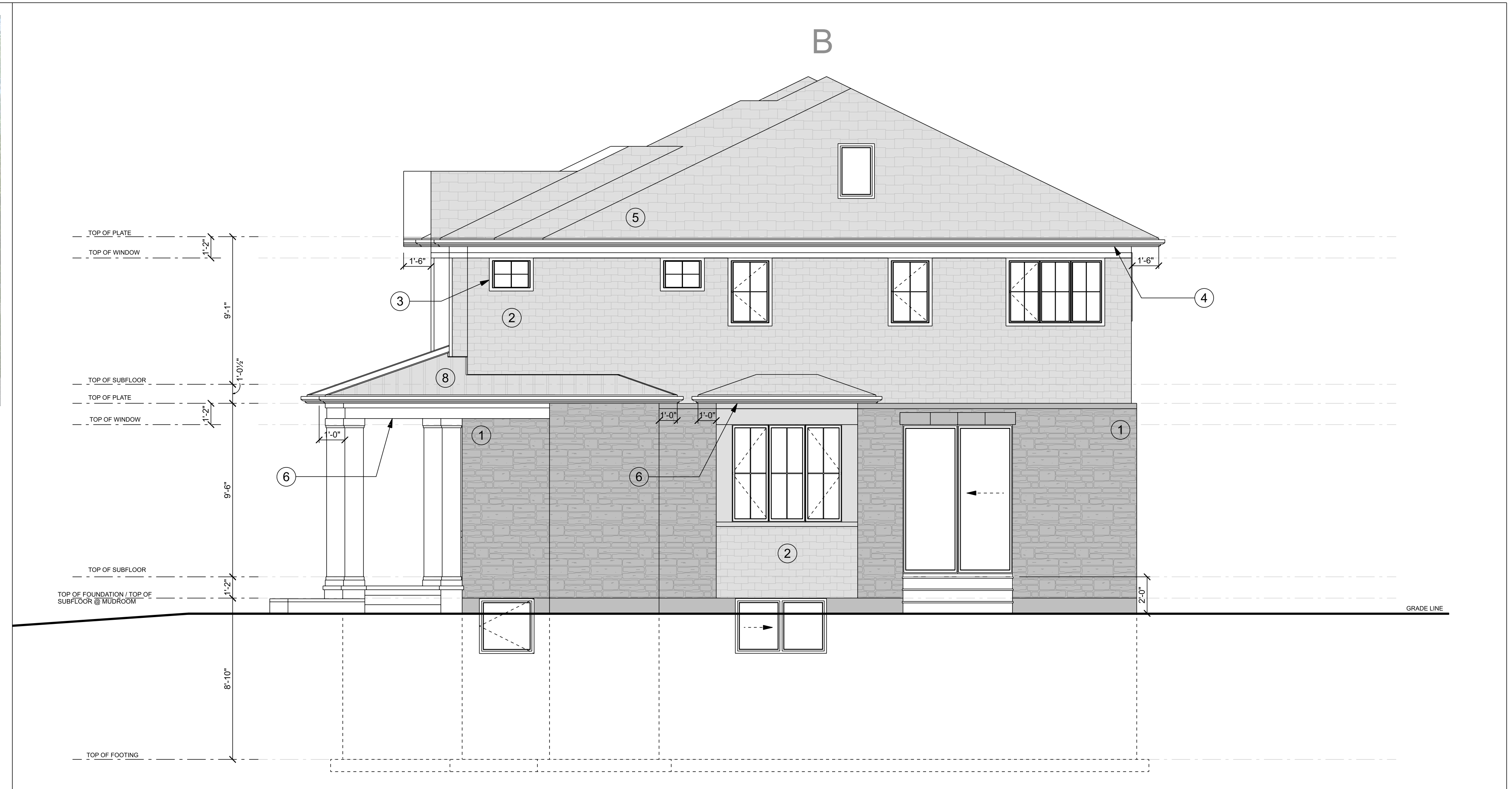
DEVELOPER / BUILDER  
 t.o.d.

PLANNING FIRM  
 jd planning  
 (613) 812-1726  
 jessica@jdpn.ca

DRAWING INFORMATION  
**FRONT AND REAR ELEVATIONS**  
 SCALE: 1/4" = 1'-0"

drawn by J.S. checked by drawing no. project no. 2020 - 02

**A6**



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LOCATION  
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 OTTAWA ONTARIO  
 CANADA

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Justin Seguin

DRAWING NOTES

**ELEVATION CALL OUTS**

- ① STONE VANEER
- ② JAMES HARDIE SHAKER BOARD PANEL
- ③ JAMES HARDIE TRIM
- ④ JAMES HARDIE VENTED SOFFIT
- ⑤ ASPHALT SHINGLES
- ⑥ CLEAR CEDAR SOFFIT (VENTED)
- ⑦ METAL FLASHING (FASCIA)

revisions	no.	description	date
6			
5			
4			
3			
2			
1	issued for client review		oct 20 2023

no. description date

DEVELOPER / BUILDER

t.s.d.

PLANNING FIRM

jd planning  
 (613) 812-1726  
 jessica@jdpian.ca

jd planning  
 = project management

DRAWING INFORMATION

**SIDE ELEVATIONS**  
 SCALE: 1/4" = 1'-0"

drawn by	checked by	drawing no.
J.S.		A7
project no.		

2020 - 02