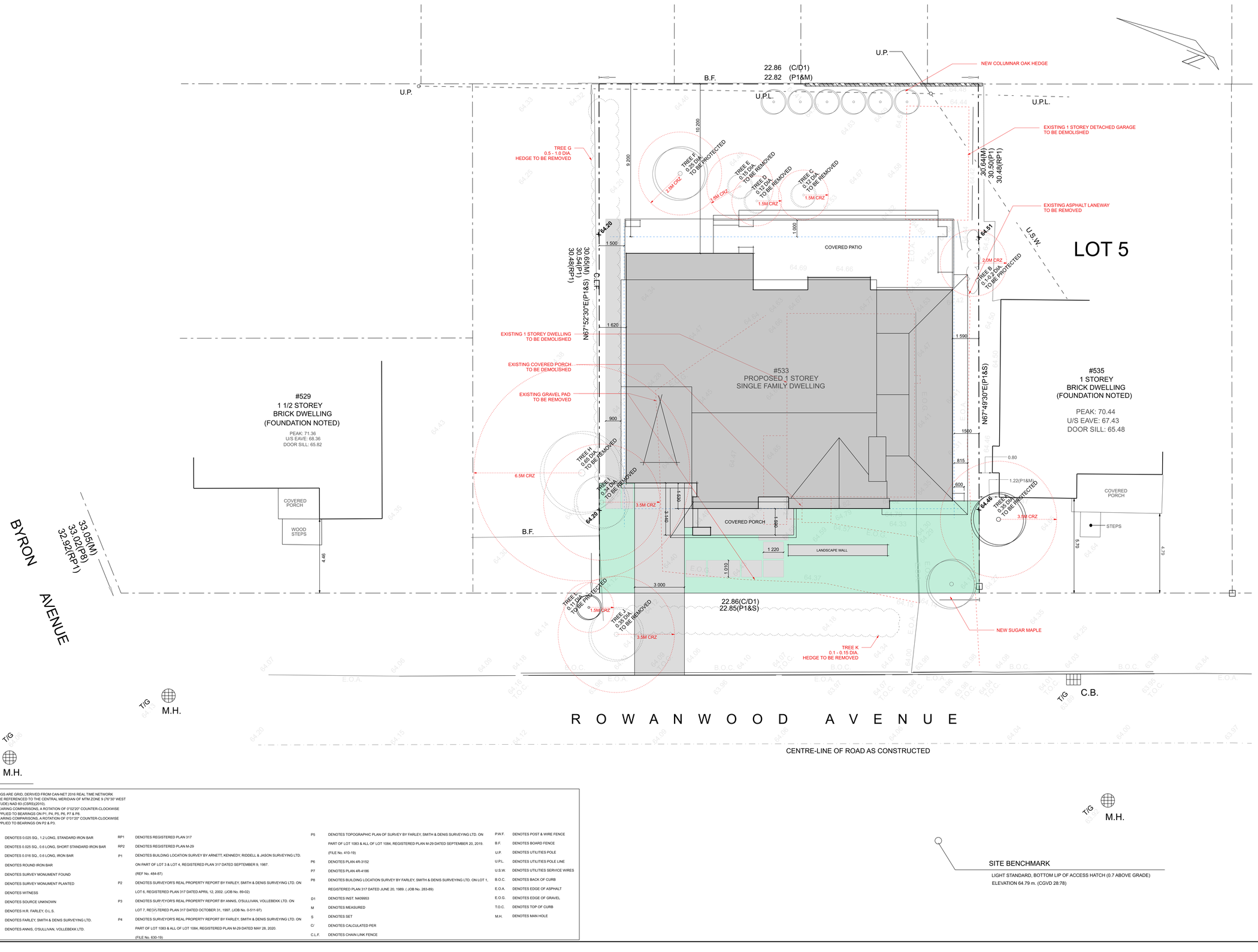
555

533



BEARINGS ARE GRID, DERIVED FROM CAN-NET 2016 REAL TIME NETWORK AND ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) NAD 83 (CSRS)(2010).
FOR BEARING COMPARISONS, A ROTATION OF 0°02'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P4, P5, P6, P7 & P8.
FOR BEARING COMPARISONS, A ROTATION OF 0°01'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2 & P3.

S.I.B.	DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR	RP1	DENOTES REGISTERED PLAN 317
S.S.I.B.	DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR	RP2	DENOTES REGISTERED PLAN M-29
I.B.	DENOTES 0.016 SQ., 0.6 LONG, IRON BAR	P1	DENOTES BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD.
R.I.B.	DENOTES ROUND IRON BAR		ON PART OF LOT 3 & LOT 4, REGISTERED PLAN 317 DATED SEPTEMBER 9, 1987.
□	DENOTES SURVEY MONUMENT FOUND		(REF No. 484-87)
□	DENOTES SURVEY MONUMENT PLANTED	P2	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD. ON
WIT.	DENOTES WITNESS		LOT 6, REGISTERED PLAN 317 DATED APRIL 12, 2002. (JOB No. 89-02)
S.U.	DENOTES SOURCE UNKNOWN	P3	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON
647	DENOTES H.R. FARLEY, O.L.S.		LOT 7, REGISTERED PLAN 317 DATED OCTOBER 31, 1997. (JOB No. 0-511-97)
1692	DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.	P4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD. ON
AOG	DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.		PART OF LOT 1083 & ALL OF LOT 1084, REGISTERED PLAN M-29 DATED MAY 28, 2020.
			(FILE No. 630-19)
		P5	DENOTES TOPOGRAPHIC PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD. ON
			PART OF LOT 1083 & ALL OF LOT 1084, REGISTERED PLAN M-29 DATED SEPTEMBER 20, 2019.
			(FILE No. 410-19)
		P6	DENOTES PLAN 4R-3152
		P7	DENOTES PLAN 4R-4186
		P8	DENOTES BUILDING LOCATION SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD. ON LOT 1,
			REGISTERED PLAN 317 DATED JUNE 20, 1989. (JOB No. 283-89)
		D1	DENOTES INST. N409953
		M	DENOTES MEASURED
		S	DENOTES SET
		C/	DENOTES CALCULATED PER
		C.L.F.	DENOTES CHAIN LINK FENCE
		P.W.F.	DENOTES POST & WIRE FENCE
		B.F.	DENOTES BOARD FENCE
		U.P.	DENOTES UTILITIES POLE
		U.P.L.	DENOTES UTILITIES POLE LINE
		U.S.W.	DENOTES UTILITIES SERVICE WIRES
		B.O.C.	DENOTES BACK OF CURB
		E.O.A.	DENOTES EDGE OF ASPHALT
		E.O.G.	DENOTES EDGE OF GRAVEL
		T.O.C.	DENOTES TOP OF CURB
		M.H.	DENOTES MAN HOLE

GENERAL NOTES

THIS DRAWING IS EXCLUSIVE PROPERTY OF ARDINGTON AND ASSOCIATES DESIGN INC. COPYRIGHT RESERVED

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED

DRAWING NOTES

ELEVATION NOTES

1. ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 0011964U103, HAVING A PUBLISHED ELEVATION OF 78.90 m. (CGVD 28:78)
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 AGREE WITH THE
3. 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
4. A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

Committee of Adjustment
Received | Reçu le
2024-02-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

EXISTING AVERAGE GRADE = 64.34

REVISIONS

NO.	DESCRIPTION	DATE
03	ISSUED FOR CONSULTANTS	FEB 2, 2024
02	ISSUED FOR REVIEW	JAN 19, 2024
01	ISSUED FOR PRICING	JAN 12, 2024

DEVELOPER / BUILDER

DESIGN FIRM

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C | OTTAWA, ONTARIO
E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

DESIGNER

The undersigned has reviewed and takes responsibilty for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35954

PROJECT INFORMATION

YORK HOUSE

533 ROWANWOOD AVENUE
OTTAWA ONTARIO CANADA

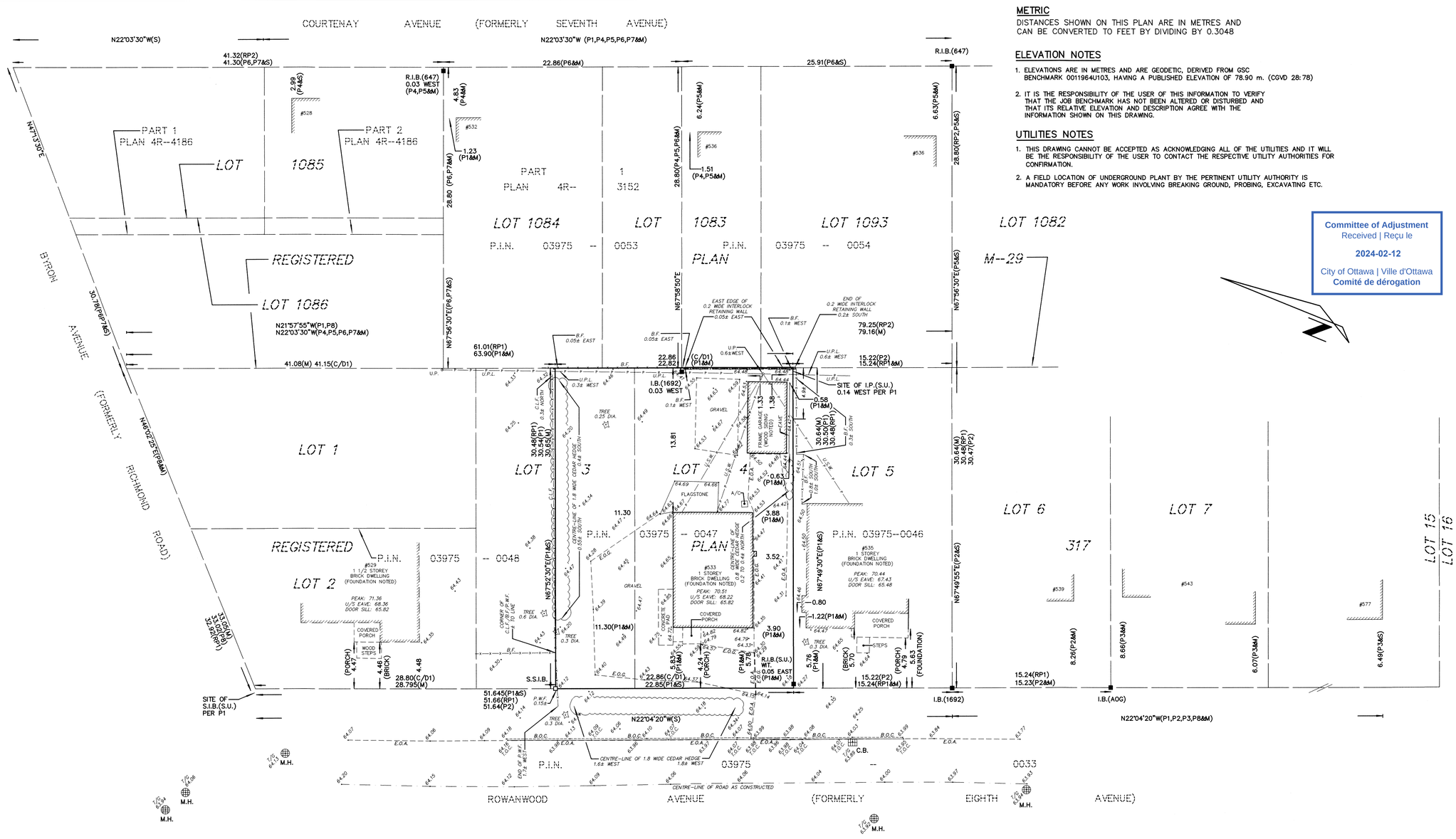
DRAWING INFORMATION

ARCHITECTURAL SITE PLAN
SCALE = 1:100

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A1

PROJECT NO.
2023-16

ardington+associatesdesigninc



METRIC

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

ELEVATION NOTES

1. ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 0011964U103, HAVING A PUBLISHED ELEVATION OF 78.90 m. (CGVD 28:78)
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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITIES 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. A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

Committee of Adjustment
Received | Reçu le
2024-02-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT PART 1) PLAN OF

PART OF LOT 3 AND ALL OF LOT 4 REGISTERED PLAN 317

CITY OF OTTAWA

SCALE 1:200

0 1 2 3 4 5 10 15 20
METRES

NOTES

BEARINGS ARE GRID, DERIVED FROM CAN-NET 2016 REAL TIME NETWORK AND ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) NAD 83 (CSRS)(2010).

FOR BEARING COMPARISONS, A ROTATION OF 0°02'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P4, P5, P6, P7 & P8.

FOR BEARING COMPARISONS, A ROTATION OF 0°01'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2 & P3.

S.I.B.	DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
S.S.I.B.	DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
I.B.	DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
R.I.B.	DENOTES ROUND IRON BAR
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
WIT.	DENOTES WITNESS
S.U.	DENOTES SOURCE UNKNOWN
647	DENOTES H.R. FARLEY, O.L.S.
1692	DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
AOG	DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
RP1	DENOTES REGISTERED PLAN 317
RP2	DENOTES REGISTERED PLAN M-29
P1	DENOTES BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD. ON PART OF LOT 3 & LOT 4, REGISTERED PLAN 317 DATED SEPTEMBER 9, 1987. (REF No. 484-87)
P2	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD. ON LOT 6, REGISTERED PLAN 317 DATED APRIL 12, 2002. (JOB No. 89-02)
P3	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON LOT 7, REGISTERED PLAN 317 DATED OCTOBER 31, 1997. (JOB No. O-511-97)
P4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD. ON PART OF LOT 1083 & ALL OF LOT 1084, REGISTERED PLAN M-29 DATED MAY 28, 2020. (FILE No. 630-19)
P5	DENOTES TOPOGRAPHIC PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD. ON PART OF LOT 1083 & ALL OF LOT 1084, REGISTERED PLAN M-29 DATED SEPTEMBER 20, 2019. (FILE No. 410-19)
P6	DENOTES PLAN 4R-3152
P7	DENOTES PLAN 4R-4186
P8	DENOTES BUILDING LOCATION SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD. ON LOT 1, REGISTERED PLAN 317 DATED JUNE 20, 1989. (JOB No. 283-89)
D1	DENOTES INST. NA09953
M	DENOTES MEASURED
S	DENOTES SET
C/	DENOTES CALCULATED PER
C.L.F.	DENOTES CHAIN LINK FENCE
P.W.F.	DENOTES POST & WIRE FENCE
B.F.	DENOTES BOARD FENCE
U.P.	DENOTES UTILITIES POLE
U.P.L.	DENOTES UTILITIES POLE LINE
U.S.W.	DENOTES UTILITIES SERVICE WIRES
B.O.C.	DENOTES BACK OF CURB
E.O.A.	DENOTES EDGE OF ASPHALT
E.O.G.	DENOTES EDGE OF GRAVEL
T.O.C.	DENOTES TOP OF CURB
M.H.	DENOTES MAN HOLE
C.B.	DENOTES CATCH BASIN
T/G	DENOTES TOP GRATE

SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY

DESCRIPTION OF LAND

PART OF LOT 3 AND ALL OF LOT 4, REGISTERED PLAN 317, CITY OF OTTAWA. P.I.N. 03975--0047

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS

NONE

FEATURES

NOTE FENCES, CEDAR HEDGES, UTILITIES POLE, UTILITIES POLE LINE, UTILITIES SERVICE WIRES & INTERLOCK RETAINING WALL.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

NOT CERTIFIED BY THIS REPORT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF DECEMBER, 2023.

DECEMBER 13, 2023
DATE

H. SHIPMAN
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2212656

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

NOTE: THIS REPORT WAS PREPARED FOR STEVE ARDINGTON AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

© COPYRIGHT H.A.KEN SHIPMAN SURVEYING LTD.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF H.A.KEN SHIPMAN SURVEYING LTD.

H.A.KEN SHIPMAN SURVEYING LTD.
A DIVISION OF ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
P.O. BOX 1340, KEMPTVILLE, ON, K0G-1J0, TEL: 613 489-3910

REF. No.: OTT.-844 FILE No.: K-13535-23