

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

SCHEDULE					
LOT WIDTH	PART	LOT	REG'D PLAN	PIN	AREA (SQ.M.)
7.62	1	517	342	ALL OF 04251-0169	197
7.62	2	PART OF LOTS 516 & 518			197

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE \_\_\_\_\_

REPRESENTATIVE FOR THE LAND TITLES DIVISION OF OTTAWA - CARLETON (N° 4)

JOHN H. GUTRI, O.L.S.

PLAN PREPARED FOR COMMITTEE OF ADJUSTMENT PURPOSES  
AUGUST 08, 2023

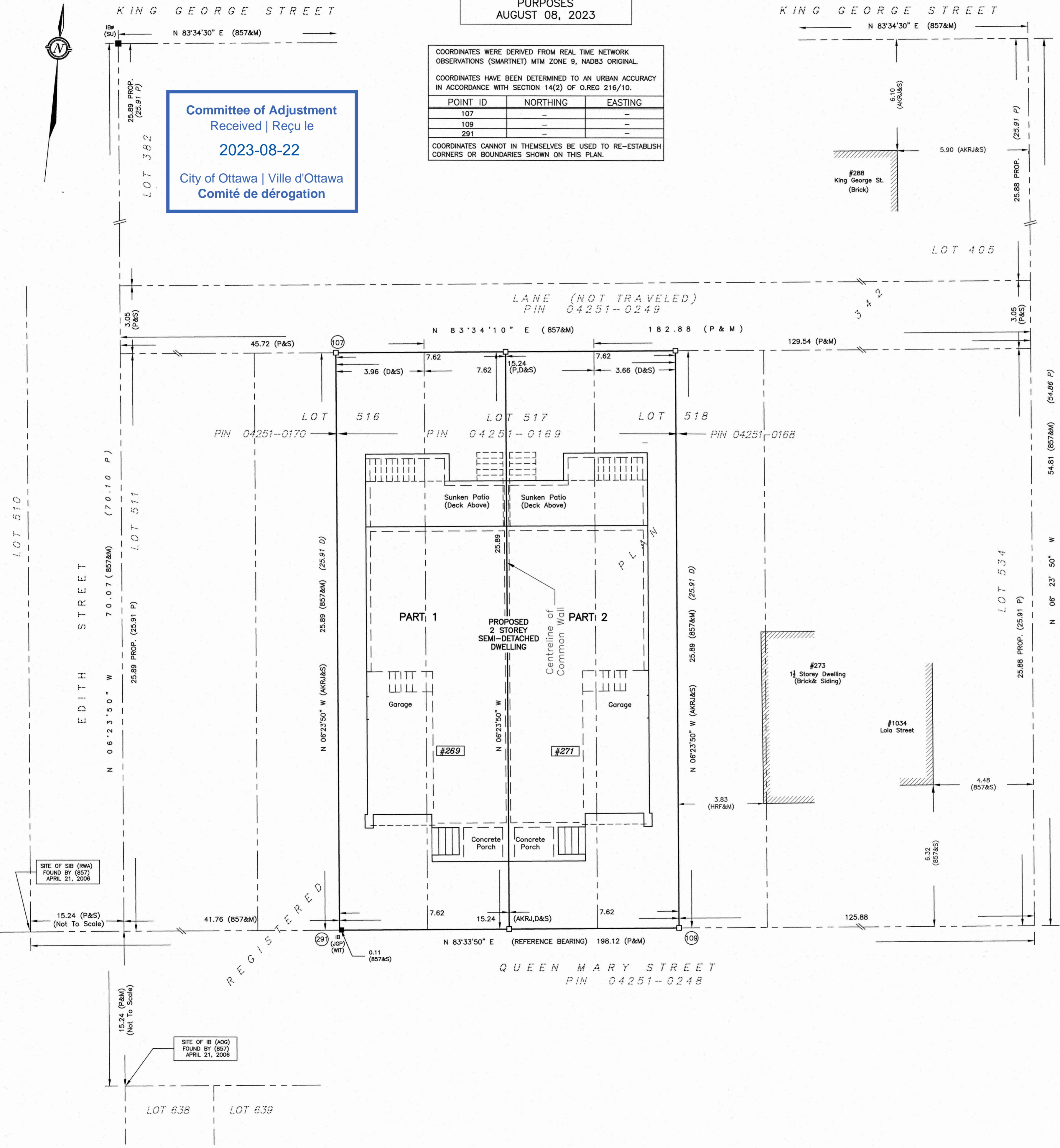
COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 ORIGINAL.

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

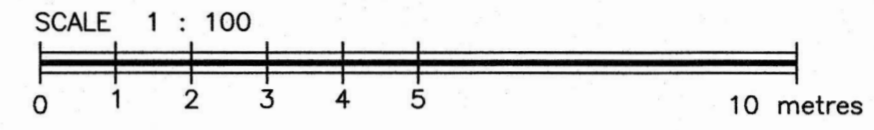
POINT ID	NORTHING	EASTING
107	-	-
109	-	-
291	-	-

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Committee of Adjustment  
Received | Reçu le  
2023-08-22  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



PLAN OF SURVEY OF LOT 517 AND PART OF LOTS 516 & 518 REGISTERED PLAN 342 CITY OF OTTAWA



FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

- LEGEND**
- - SURVEY MONUMENT SET
  - - SURVEY MONUMENT FOUND
  - IB - IRON BAR
  - (P) - REGISTERED PLAN 342
  - (D) - DEED, INST. N572830
  - (S) - SET
  - (M) - MEASURED
  - (SU) - SOURCE UNKNOWN
  - (WIT) - WITNESS
  - (PROP) - PROPORTIONED
  - PIN - PROPERTY IDENTIFIER NUMBER
  - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 11-342 GR, 12-342 GR & 14-342GR)
  - (JGP) - J.G.PAYETTE LTD., O.L.S.
  - (AKRJ) - ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., O.L.S. (REF. 353-85-1, 351-85)
  - (HRF) - FARLEY & MARTIN LTD., O.L.S. (PLAN OF #273 QUEEN MARY STREET DATED OCTOBER 30, 1968)
  - (RWA) - R. W. ARNETT, O.L.S.
  - (AOC) - ANNIS, O'SULLIVAN, VOLLEBECK LTD., O.L.S.

- NOTES**
1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF QUEEN MARY STREET AS SHOWN ON A PLAN OF SURVEY BY FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. LTD., DATED JUNE 19, 2020 (REF.14-342(GR)), HAVING A BEARING OF N 83° 33' 50" W.
  2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.99999\*\*.
  3. BEARINGS CAN BE CONVERTED TO GRID BY APPLYING AN ANGLE ROTATION OF \*\*\*\*\* CLOCKWISE. REFERENCE BEARING BECOMES N \_\_\_\_\_ E.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 2023.

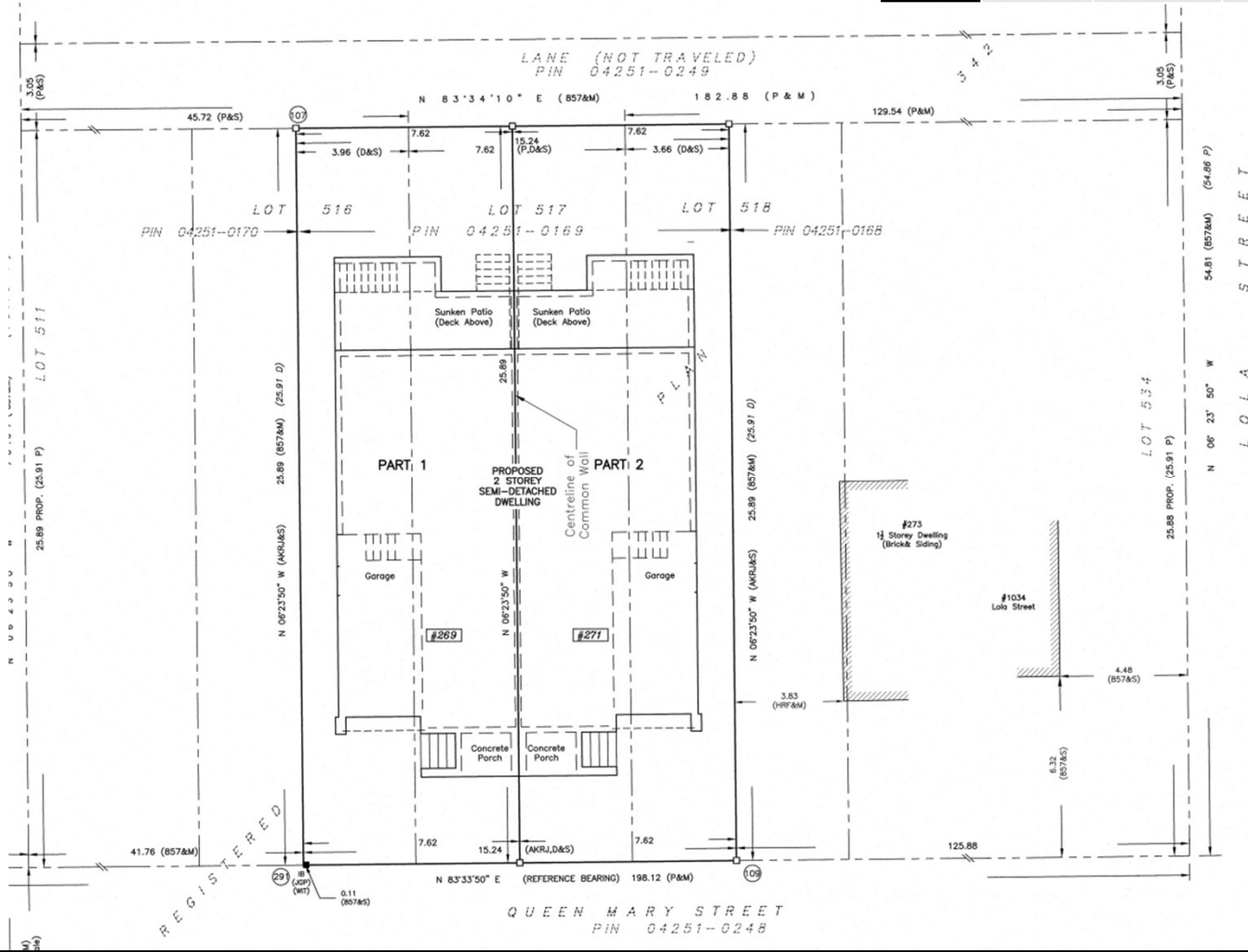
2023/08/09  
DATE

JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

<b>Fairhall Moffatt &amp; Woodland</b> LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca	JOB No. A A 2 0 1 0 0
	E 370991, N 5032049
	REFERENCE No. 14(b)-342(GR)
	S:\J0BSA20100\DWG\AUG 08.2023 dps_00201.dwg (en/cnr)

**DRAFT 4R PLAN**

Part No.	Frontage	Depth	Area	Municipal Address
1	7.62m	25.89m	197 m <sup>2</sup>	269 Queen Mary Street
2	7.62m	25.89m	197 m <sup>2</sup>	271 Queen Mary Street



REGISTERED

## LOT FABRIC MAP

Similar reduced lot widths and areas found throughout the neighbourhood indicated in blue:

214-216 Queen Mary Street  
LW = 7.62m, LA = 197.33m<sup>2</sup>

218-220 Queen Mary Street  
LW = 7.62m, LA = 197.22m<sup>2</sup>

222-224 Queen Mary Street  
LW = 7.62m, LA = 197.17m<sup>2</sup>

226 Queen Mary Street  
LW = 7.62m, LA = 197.08m<sup>2</sup>

230 Queen Mary Street  
LW = 7.62m, LA = 196.99m<sup>2</sup>

234 Queen Mary Street  
LW = 7.62m, LA = 196.91m<sup>2</sup>

238 Queen Mary Street  
LW = 7.62m, LA = 196.87m<sup>2</sup>

242 Queen Mary Street  
LW = 7.62m, LA = 196.77m<sup>2</sup>

299 Queen Mary Street  
LW = 7.62m, LA = 197.40m<sup>2</sup>

307 Queen Mary Street  
LW = 7.62m, LA = 197.39m<sup>2</sup>

315 Queen Mary Street  
LW = 7.62m, LA = 197.40m<sup>2</sup>

323 Queen Mary Street  
LW = 7.62m, LA = 197.39m<sup>2</sup>

331 Queen Mary Street  
LW = 7.62m, LA = 197.39m<sup>2</sup>

339 Queen Mary Street  
LW = 7.62m, LA = 197.39m<sup>2</sup>

347 Queen Mary Street  
LW = 7.62m, LA = 197.40m<sup>2</sup>

335 Queen Mary Street  
LW = 7.62m, LA = 197.39m<sup>2</sup>

350 Queen Mary Street  
LW = 7.62m, LA = 197.38m<sup>2</sup>

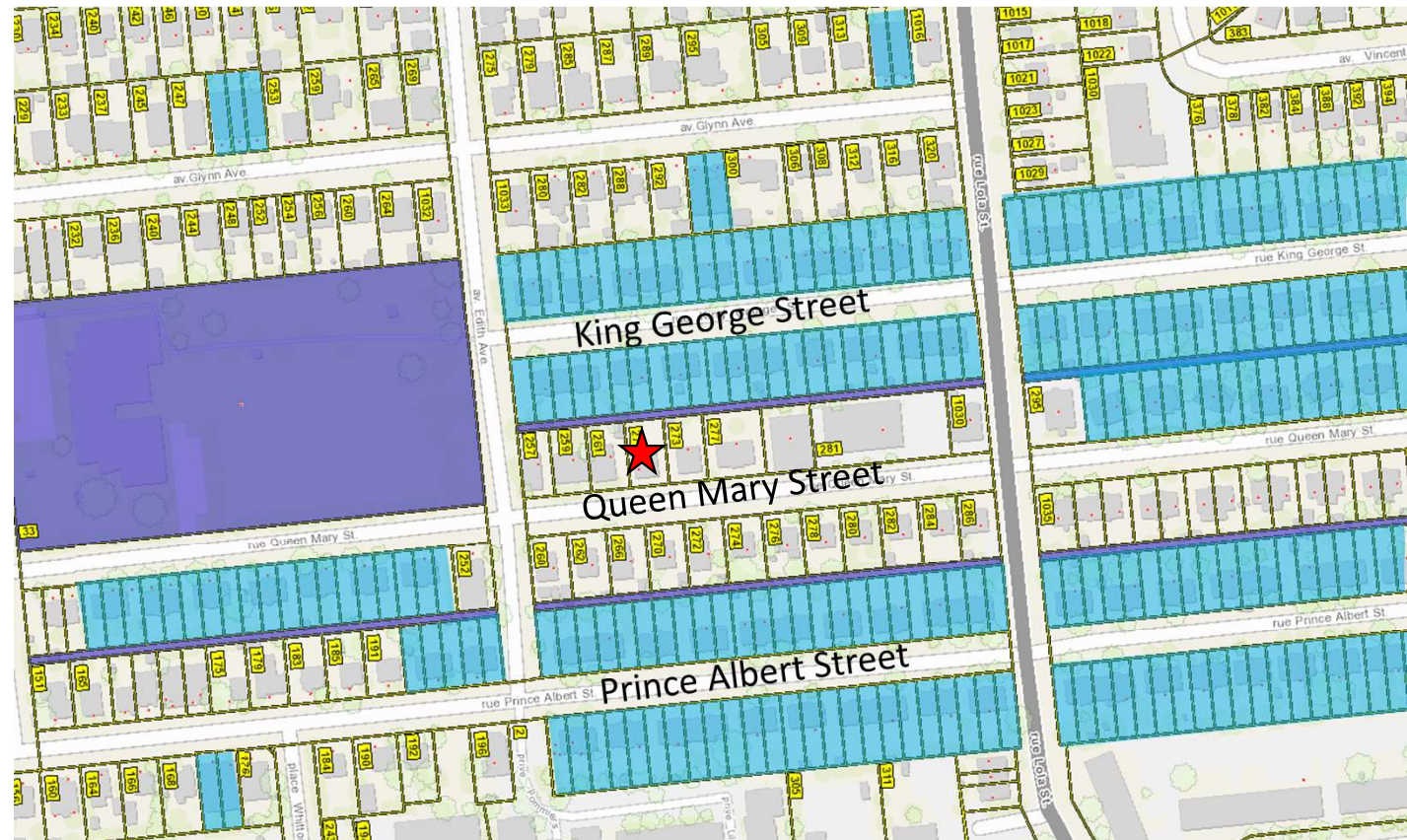
344 Queen Mary Street  
LW = 7.62m, LA = 197.37m<sup>2</sup>

334 Queen Mary Street  
LW = 7.62m, LA = 197.37m<sup>2</sup>

328 Queen Mary Street  
LW = 7.62m, LA = 197.38m<sup>2</sup>

331 Queen Mary Street  
LW = 7.62m, LA = 197.39m<sup>2</sup>

322 Queen Mary Street  
LW = 7.62m, LA = 197.38m<sup>2</sup>



**MD**

**271 QUEEN MARY STREET**

MIROCA DESIGN  
INCORPORATED SINCE 1988

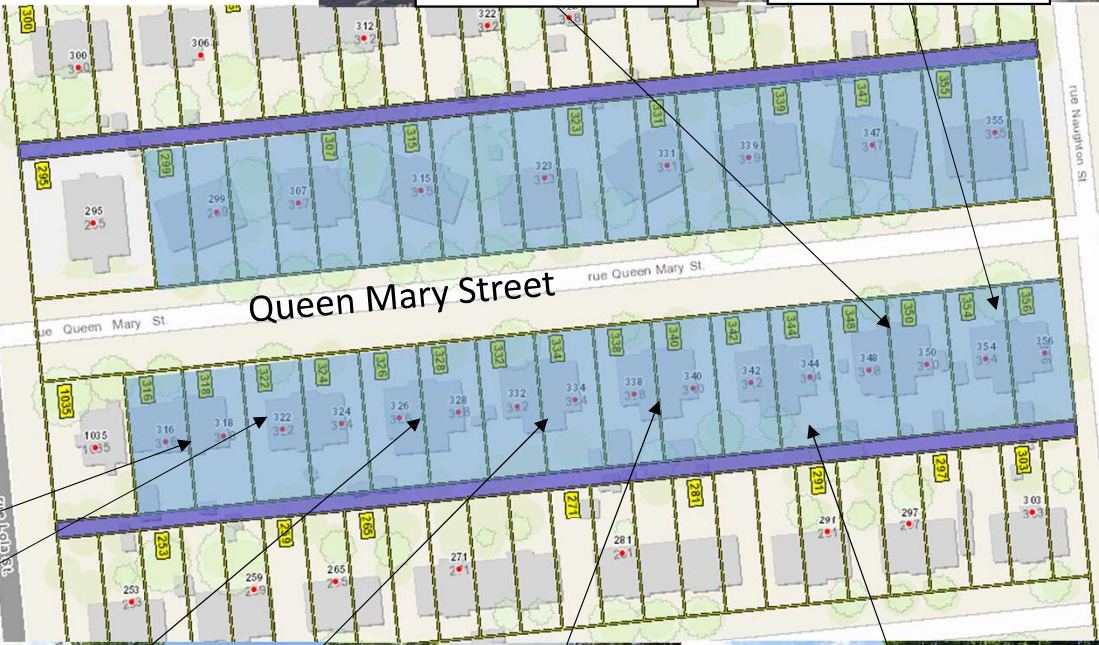
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**SEMI-DETACHED HOMES ON NORTON AVENUE**



348-350 Queen Mary Street

354-356 Queen Mary Street



316-318 Queen Mary Street



322-324 Queen Mary Street



326-328 Queen Mary Street



332-334 Queen Mary Street



338-340 Queen Mary Street



342-344 Queen Mary Street



**271 QUEEN MARY STREET**

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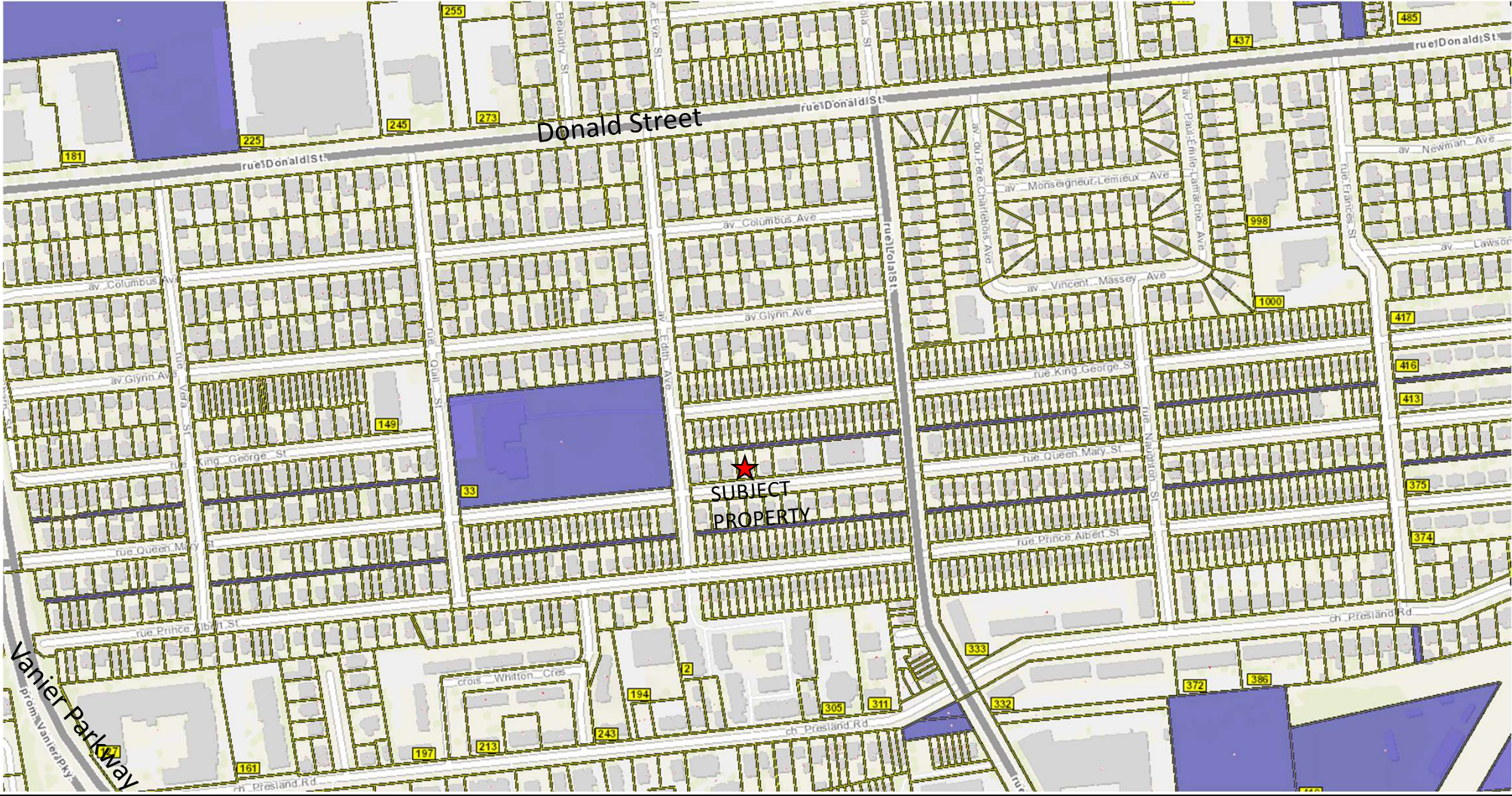
**EXISTING SUBJECT PROPERTY**



MIROCA DESIGN  
INCORPORATED SINCE 1988

**271 QUEEN MARY STREET**  
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**SITE LOCATION MAP**



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