

LOT 181 AND PART OF LOT 180 REGISTERED PLAN 240 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 100 0 2.5 5 7.5 10 metres

Metric Note Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note Bearings hereon are grid bearings derived from the Can-Nat 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°21'20" counter-clockwise was applied to bearings on P1, P2, P3 & P4

Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 198434761) 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: C-17-15C, Contract No. 15015-5114 Sheets 33 & 34. 4. Sanitary and storm sewer grades and inverts were derived from: Field measurement. 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 table with symbols for Survey Monument Planted, Standard Iron Bar, Iron Bar, Iron Bar (0.3m long), Cut Cross, Concrete Pin, Witness, Measured, Registered Plan 240, Plan by (857) dated April 9, 2020, etc.

Site Area is 482.9 square metres.

REVISION NOTE: Plan has been updated to show relocated site benchmark on utility pole. Nov 6/22 Date

REVISION NOTE: Plan has been updated to show ties to brick on the front of No. 203 Montfort Street May 9/22 Date

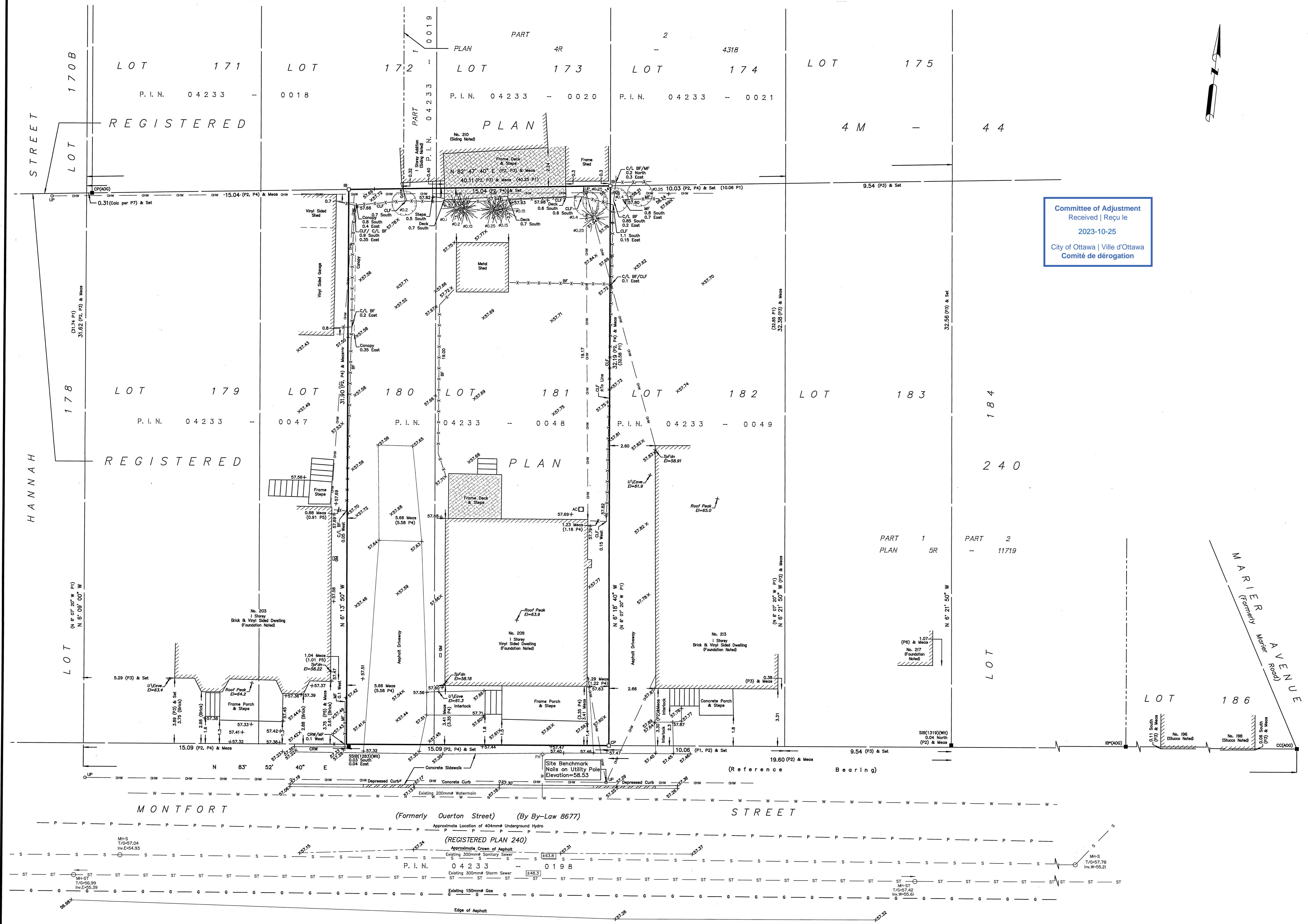
TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.

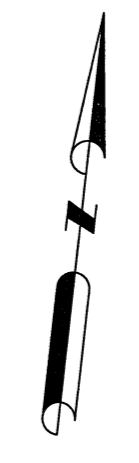
Surveyor's Certificate I certify that: 1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Regulations made under them. 2. The survey was completed on the 21st day of March, 2022.

FARLEY, SMITH & DENIS SURVEYING LTD. ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS

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



Committee of Adjustment Received | Reçu le 2023-10-25 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.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 180 & 181			241.0
2	PART OF 181	240	ALL OF 04233 - 0048	241.6

PLAN OF SURVEY OF
LOT 181 AND PART OF LOT 180
REGISTERED PLAN 240
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023
Scale 1: 100

Metric Note
Distances and/or coordinates 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 0.99995.

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°21'20" counter-clockwise was applied to bearings on P1, P2, P3 & P4

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

POINT ID	NORTHING	EASTING
(A)	5033539.31	370178.35
(B)	5033547.18	370251.81
01919680105	5024915.16	373971.65
019198434761	5036178.12	372436.11

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:

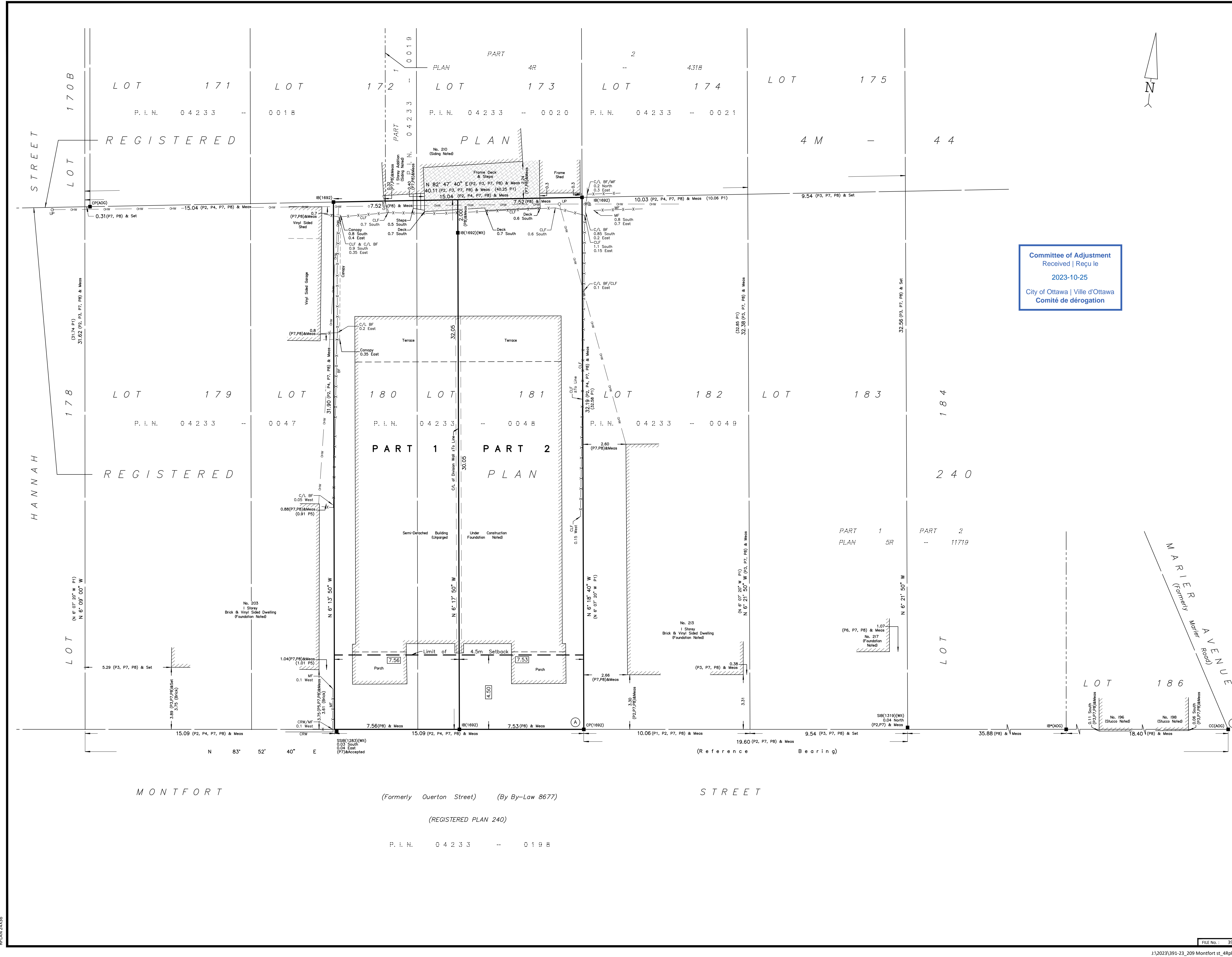
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the ___ day of _____, 2023.

Date: _____ Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXX

Notes & Legend

—	Denotes	Survey Monument Planted
—		Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
IB*		Iron Bar (0.3m long)
CC		Cut Cross
CP		Concrete Pin
(Wt)		Witness
Meas		Measured
(P1)		Registered Plan 240
(P2)		Plan by (857) dated April 9, 2020 (Ref. No. 4-240 GR)
(P3)		Plan 5R-11719
(P4)		Plan by (1283) dated October 31, 1991 (Ref. No. V-240-5)
(P5)		Plan by (647) dated November 30, 1971
(P6)		Plan by (1319) dated July 29, 1988 (Ref. No. 7-240)
(P7)		Plan by (1692) dated November 2, 2022 (File No. 50-22)
(P8)		Plan by (1692) dated April 20, 2023 (File No. 658-22)
OHW		Overhead Wires
OLP		Utility Pole
CLF		Chain Link Fence
BF		Board Fence
MF		Metal Fence
CRW		Concrete Retaining Wall
C/L		Centreline

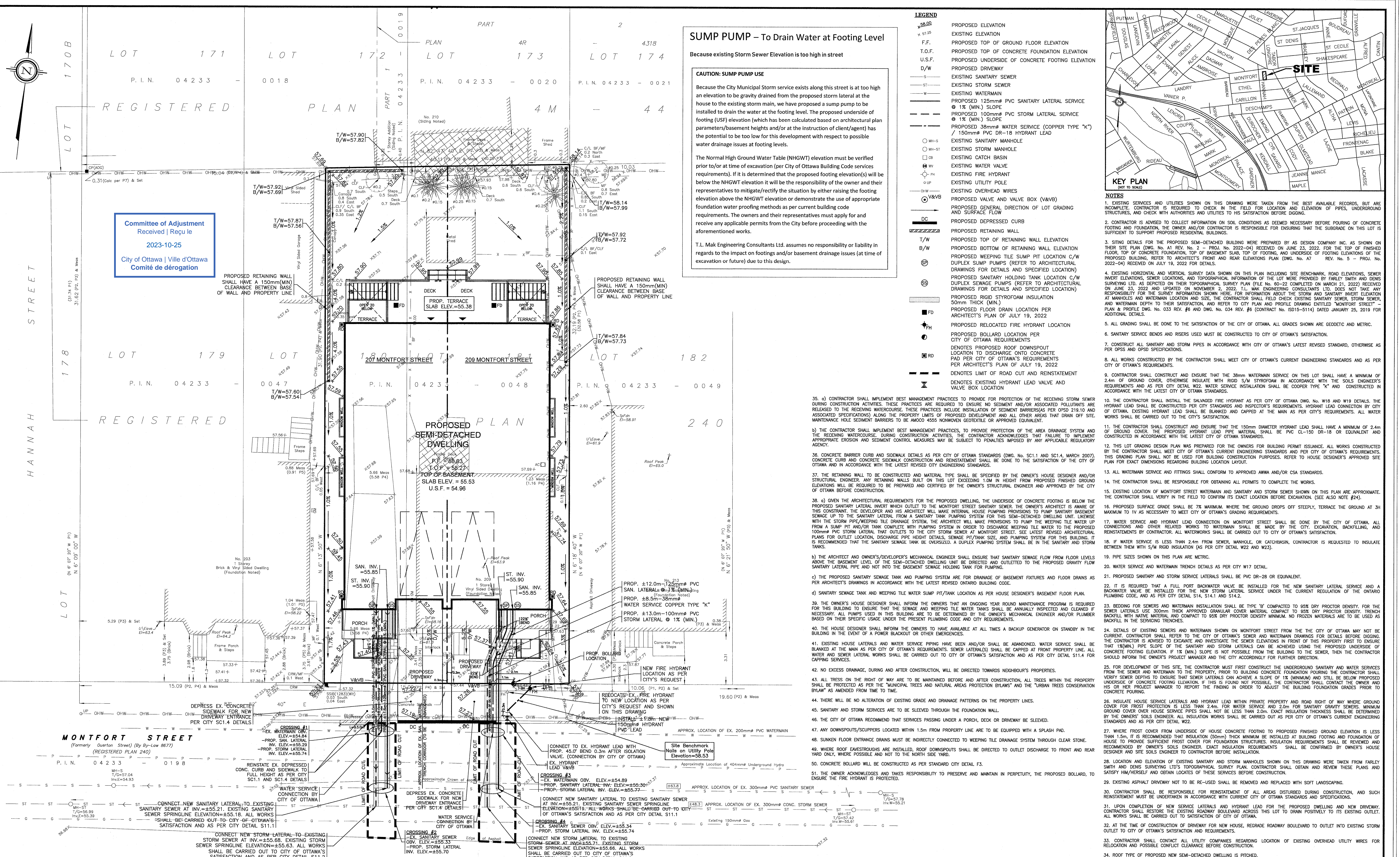


Committee of Adjustment
Received | Reçu le
2023-10-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLANNING

FILE NO.: 391-23

J:\2023\391-23_209 Montfort st_4Rplan\Drafting\391-23_209 Montfort Str_1T180-181 RP240_R_D1.dwg



SUMP PUMP – To Drain Water at Footing Level

Because existing Storm Sewer Elevation is too high in street

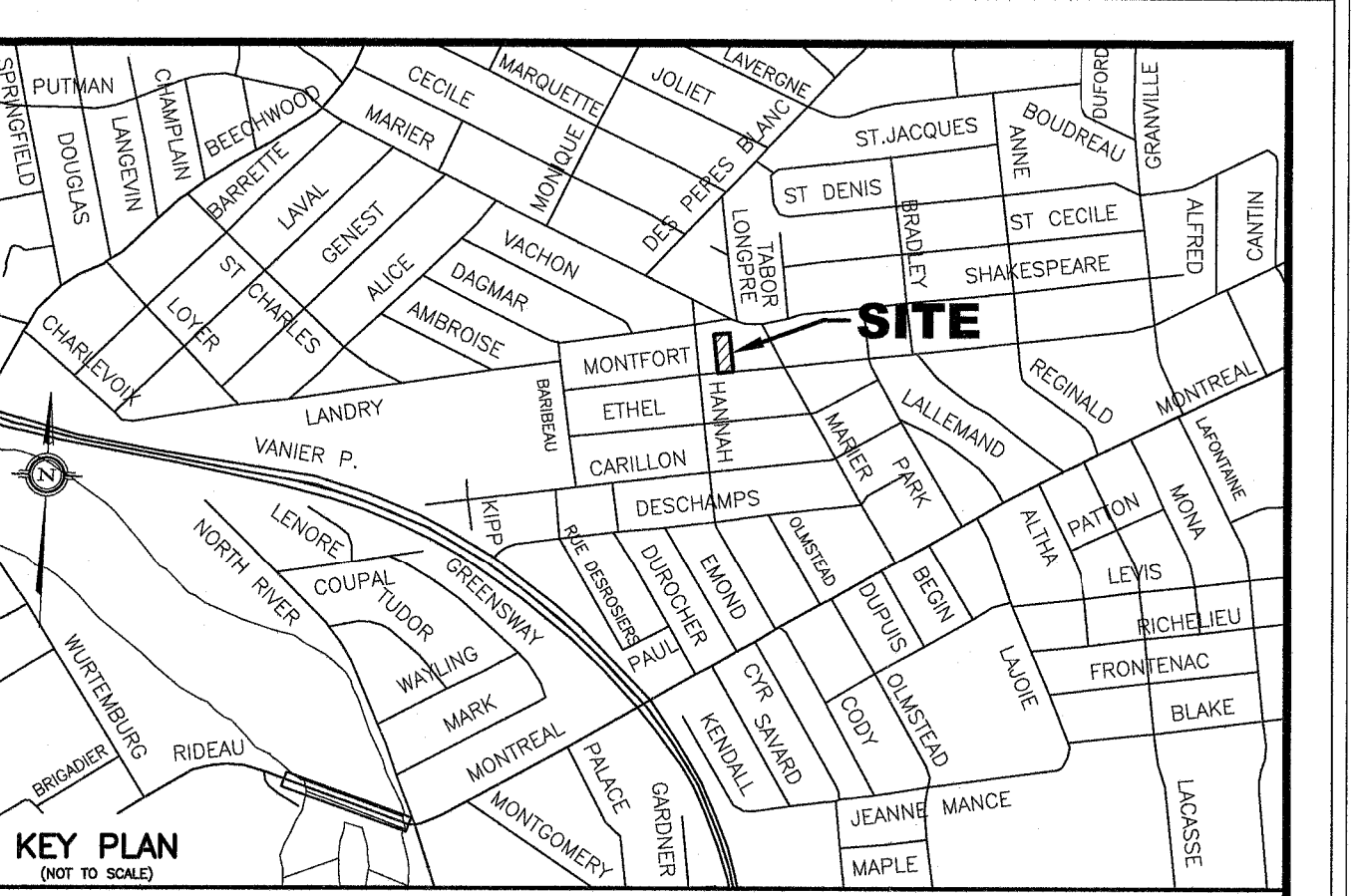
CAUTION: SUMP PUMP USE

Because the City Municipal Storm service exists along this street is at too high an elevation to be gravity drained from the proposed storm lateral at the house to the existing storm main, we have proposed a sump pump to be installed to drain the water at the footing level. The proposed underside of footing (USF) elevation (which has been calculated based on architectural plan parameters/basement heights and/or at the instruction of client/agent) has the potential to be too low for this development with respect to possible water drainage issues at footing levels.

The Normal High Ground Water Table (NHGWT) elevation must be verified prior to or at time of excavation (per City of Ottawa Building Code services requirements). If it is determined that the proposed footing elevation(s) will be below the NHGWT elevation it will be the responsibility of the owner and their representatives to mitigate/rectify the situation by either raising the footing elevation above the NHGWT elevation or demonstrate the use of appropriate foundation water proofing methods as per current building code requirements. The owners and their representatives must apply for and receive any applicable permits from the City before proceeding with the aforementioned works.

T.L. Mak Engineering Consultants Ltd. assumes no responsibility or liability in regards to the impact on footings and/or basement drainage issues (at time of excavation or future) due to this design.

- #### LEGEND
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - PROPOSED TOP OF GROUND FLOOR ELEVATION
 - PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
 - PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
 - PROPOSED DRIVEWAY
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATERMAIN
 - PROPOSED 125mm PVC SANITARY LATERAL SERVICE
 - PROPOSED 100mm PVC STORM LATERAL SERVICE
 - PROPOSED 150mm PVC WATER SERVICE (COPPER TYPE "K")
 - PROPOSED 38mm HYDRANT LEAD
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD WIRES
 - PROPOSED VALVE AND VALVE BOX (V&VB)
 - PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
 - PROPOSED DEPRESSED CURB
 - PROPOSED RETAINING WALL
 - PROPOSED TOP OF RETAINING WALL ELEVATION
 - PROPOSED BOTTOM OF RETAINING WALL ELEVATION
 - PROPOSED WEeping TILE SUMP PIT LOCATION C/W DUPLEX SUMP PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND SPECIFIED LOCATION)
 - PROPOSED SANITARY HOLDING TANK LOCATION C/W DUPLEX SEWAGE PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND SPECIFIED LOCATION)
 - PROPOSED RIGID STYROFOAM INSULATION 50mm THICK (MIN.)
 - PROPOSED FLOOR DRAIN LOCATION PER ARCHITECT'S PLAN OF JULY 19, 2022
 - PROPOSED RELOCATED FIRE HYDRANT LOCATION
 - PROPOSED BOLLARD LOCATION PER ARCHITECT'S PLAN OF JULY 19, 2022
 - PROPOSED ROOF DOWNSPOUT LOCATION TO DISCHARGE ONTO CONCRETE PAD PER CITY OF OTTAWA'S REQUIREMENTS PER ARCHITECT'S PLAN OF JULY 19, 2022
 - PROPOSED LIMIT OF ROAD CUT AND REINSTATEMENT
 - PROPOSED EXISTING HYDRANT LEAD VALVE AND VALVE BOX LOCATION

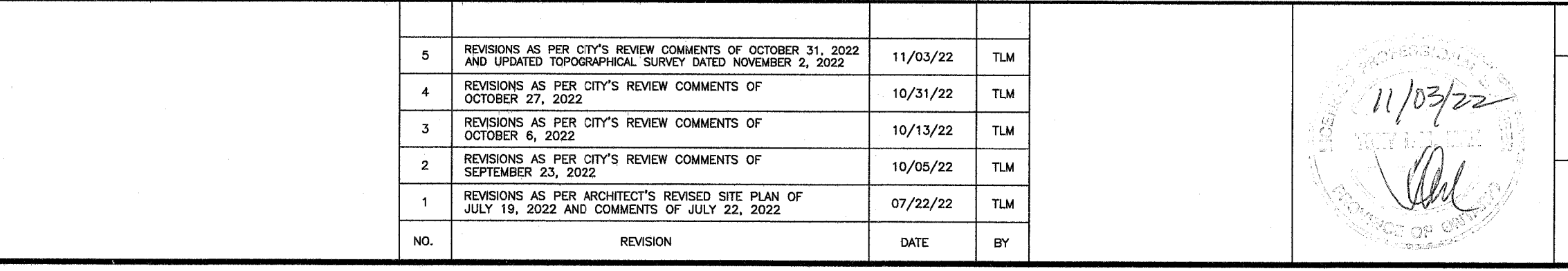


NOTES

1. EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT ARE NOT GUARANTEED. CONTRACTOR IS REQUIRED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES, UNDERGROUND STRUCTURES, AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE CONSTRUCTION.
2. CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY BEFORE POURING OF CONCRETE FOOTING AND FOUNDATION. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUFFICIENT TO SUPPORT PROPOSED RESIDENTIAL BUILDINGS.
3. SITING DETAILS FOR THE PROPOSED SEMI-DETACHED BUILDING WERE PREPARED BY AS DESIGN COMPANY INC. AS SHOWN ON THEIR SITE PLAN (DWG. No. AT 19V, No. 2 - PROJ. No. 2022-04) RECEIVED ON JUNE 23, 2022. FOR THE TOP OF FINISHED FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF FOOTING, AND UNDERSIDE OF FOOTING ELEVATIONS OF THE PROPOSED BUILDING, REFER TO ARCHITECT'S FRONT AND REAR ELEVATIONS PLAN (DWG. No. A7 REV. No. 5 - PROJ. No. 2022-04) RECEIVED ON JULY 19, 2022 FOR DETAILS.
4. EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER INVERT ELEVATIONS, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY FARLEY SMITH AND DENIS SURVEYING LTD. AS SHOWN ON THEIR TOPOGRAPHICAL SURVEY PLAN (DWG. No. 80-22 COMPLETED ON MARCH 21, 2022) RECEIVED ON JUNE 23, 2022 AND UPDATED ON NOVEMBER 2, 2022. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION. CONTRACTOR IS ADVISED TO CHECK EXISTING SANITARY SEWER, WATER MAIN, AND WATERMAIN DEPTH TO THEIR SATISFACTION, AND REFER TO CITY PLAN AND PROFILE DRAWING ENTITLED "MONTFORT STREET - PLAN & PROFILE" (DWG. No. 033 REV. #6 AND DWG. No. 034 REV. #6 (CONTRACT No. 5015-5114) DATED JANUARY 25, 2019 FOR ADDITIONAL DETAILS.
5. ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL GRADES SHOWN ARE GEODETIC AND METRIC.
6. SANITARY SERVICE BENOS AND RISERS USED MUST BE CONSTRUCTED TO CITY OF OTTAWA'S SATISFACTION.
7. CONSTRUCT ALL SANITARY AND STORM PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD, OTHERWISE AS PER OPS5 AND OPS2 SPECIFICATIONS.
8. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND AS PER CITY OF OTTAWA'S REQUIREMENTS.
9. CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 38mm WATERMAIN SERVICE ON THIS LOT SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER, OTHERWISE INSULATE WITH RIGID 50mm STYROFOAM IN ACCORDANCE WITH THE SOILS ENGINEER'S REQUIREMENTS AND AS PER CITY DETAIL W22. WATER SERVICE INSTALLATION SHALL BE COPPER TYPE "K" AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF OTTAWA STANDARDS.
10. THE CONTRACTOR SHALL INSTALL THE SALVAGED FIRE HYDRANT AS PER CITY OF OTTAWA DWG. No. W18 AND W19 DETAILS. THE HYDRANT LEAD SHALL BE CONSTRUCTED PER CITY STANDARDS AND INSPECTOR'S REQUIREMENTS. HYDRANT LEAD CONNECTION BY CITY OF OTTAWA. EXISTING HYDRANT LEAD SHALL BE BUNKED AND CAPPED AT THE MAIN AS PER CITY OF OTTAWA'S REQUIREMENTS. ALL WATER WORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.
11. THE CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 150mm DIAMETER HYDRANT LEAD SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER. THE PROPOSED HYDRANT LEAD PIPE MATERIAL SHALL BE PVC CL-150 DR-18 OR EQUIVALENT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF OTTAWA STANDARDS.
12. THIS LOT GRADING DESIGN PLAN WAS PREPARED FOR THE OWNER'S BUILDING PERMIT ISSUANCE. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND AS PER CITY OF OTTAWA'S REQUIREMENTS. THIS GRADING PLAN SHALL NOT BE USED FOR BUILDING CONSTRUCTION PURPOSES. REFER TO HOUSE DESIGNER'S APPROVED SITE PLAN FOR EXACT DIMENSIONS REGARDING BUILDING LOCATION LAYOUT.
13. ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED ANWA AND/OR CSA STANDARDS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
15. EXISTING LOCATION OF MONTFORT STREET WATERMAIN AND SANITARY AND STORM SEWER SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY IN THE FIELD TO CONFIRM ITS EXACT LOCATION BEFORE EXCAVATION. (SEE ALSO NOTE #24).
16. PROPOSED SURFACE GRADE SHALL BE 7% MAXIMUM. WHERE THE GROUND DROPS OFF STEEPLY, TERRACE THE GROUND AT 3% MAXIMUM TO 1V AS NECESSARY TO MEET CITY OF OTTAWA'S GRADING REQUIREMENTS.
17. WATER SERVICE AND HYDRANT LEAD CONNECTION ON MONTFORT STREET SHALL BE DONE BY THE CITY OF OTTAWA. ALL CONNECTIONS AND OTHER RELATED WORKS TO WATERMAIN SHALL BE MADE BY THE CITY. EXCAVATION, BACKFILLING, AND REINSTATEMENTS BY CONTRACTOR. ALL WATERWORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION.
18. IF WATER SERVICE IS LESS THAN 2.4m FROM SEWER, MANHOLE, OR CATCHBASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH 50mm RIGID INSULATION (AS PER CITY DETAIL W22 AND W23).
19. PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.
20. WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W17 DETAIL.
21. PROPOSED SANITARY AND STORM SERVICE LATERALS SHALL BE PVC DR-28 OR EQUIVALENT.
22. IT IS REQUIRED THAT A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE NEW SANITARY LATERAL SERVICE AND A BACKWATER VALVE BE INSTALLED FOR THE NEW STORM LATERAL SERVICE. EXACT LOCATION OF THE ONTARIO PLUMBING CODE, AND AS PER CITY DETAIL S14.1 AND S14.2.
23. BEDDING FOR SEWERS AND WATERMAIN INSTALLATION SHALL BE TYPE "B" COMPACTED TO 95% PROCTOR DENSITY. FOR THE SEWER LATERALS USE 300mm THICK APPROVED GRANULAR COVER MATERIAL, COMPACT TO 95% PROCTOR DENSITY. TRENCH BACKFILL WITH NATIVE MATERIAL AND COMPACT TO 95% PROCTOR DENSITY MINIMUM. NO FROZEN MATERIALS ARE TO BE USED AS BACKFILL IN THE SERVING TRENCHES.
24. DETAILS OF EXISTING SEWERS AND WATERMAIN SHOWN ON MONTFORT STREET FROM THE CITY OF OTTAWA MAY NOT BE CURRENT. CONTRACTOR SHALL REFER TO THE CITY OF OTTAWA'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS BEFORE DIGGING. THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 1% MIN. SLOPE OF THE SANITARY AND STORM LATERALS CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF 1% MIN. SLOPE IS NOT POSSIBLE FROM THE BUILDING TO THE SEWER, THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
25. FOR DEVELOPMENT OF THIS SITE, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY AND WATER SERVICES FROM THE SEWER AND WATERMAIN TO THE PROPERTY, PRIOR TO BUILDING CONSTRUCTION POURING THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MINIMUM) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF 1% SLOPE IS NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER AND HIS OR HER PROJECT MANAGER TO REPORT THE FINDING IN ORDER TO ADJUST THE BUILDING FOUNDATION GRADES PRIOR TO CONCRETE POURING.
26. INSULATE HOUSE SERVICE LATERALS AND HYDRANT LEAD WITHIN PRIVATE PROPERTY AND ROAD RIGHT OF WAY WHERE GROUND COVER FOR FROST PROTECTION IS LESS THAN 2.4m. FOR WATER SERVICE AND 2.0m FOR SANITARY GRAVITY SEWERS. MINIMUM GROUND COVER OVER HOUSE SERVICE PIPES SHALL NOT BE LESS THAN 2.0m. EXACT INSULATION THICKNESS SHALL BE DETERMINED BY THE OWNER'S SOILS ENGINEER. ALL INSULATION WORKS SHALL BE CARRIED OUT AS PER CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND AS PER CITY DETAIL W22.
27. WHERE FROST COVER FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 150mm, IT IS RECOMMENDED THAT INSULATION (50mm) THICK MINIMUM BE INSTALLED AT BUILDING FOOTING AND FOUNDATION OF HOUSE TO PROVIDE SUFFICIENT FROST COVER FOR FOUNDATION STRUCTURES. INSULATION REQUIREMENTS SHALL BE REVIEWED AND COMMENTED BY OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE CONFIRMED BY OWNER'S HOUSE DESIGNER AND SITE SOILS ENGINEER TO CONTRACTOR BEFORE INSTALLATION.
28. LOCATION AND ELEVATION OF EXISTING SANITARY AND STORM MANHOLES SHOWN ON THIS DRAWING WERE TAKEN FROM FARLEY SMITH AND DENIS SURVEYING LTD.'S TOPOGRAPHICAL SURVEY PLAN. CONTRACTOR SHALL OBTAIN AND REVIEW THESE PLANS AND SATISFY HIM/HERSELF AND OBTAIN LOCATES OF THESE SERVICES BEFORE CONSTRUCTION.
29. EXISTING ASPHALT DRIVEWAY NOT TO BE RE-USED. SHALL BE REMOVED AND REPLACED WITH SOFT LANDSCAPING.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND SUCH REINSTATEMENT MUST BE UNDERTAKEN IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
31. UPON COMPLETION OF NEW SERVICE LATERALS AND HYDRANT LEAD FOR THE PROPOSED DWELLING AND NEW DRIVEWAY, CONTRACTOR SHALL RESTORE THE EXISTING ROADWAY BOULEVARD ACROSS THIS LOT TO DRAIN POSITIVELY TO ITS EXISTING OUTLET. ALL WORKS SHALL BE CARRIED OUT TO SATISFACTION OF CITY OF OTTAWA.
32. AT THE TIME OF CONSTRUCTION OF DRIVEWAY FOR NEW HOUSE, REGRADE ROADWAY BOULEVARD TO OUTLET INTO EXISTING STORM OUTLET TO CITY OF OTTAWA'S SATISFACTION AND REQUIREMENTS.
33. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES REGARDING LOCATION OF EXISTING OVERHEAD UTILITY WIRES FOR RELOCATION AND POSSIBLE CONFLICT CLARIFICATION BEFORE CONSTRUCTION.
34. ROOF TYPE OF PROPOSED NEW SEMI-DETACHED DWELLING IS PITCHED.

Committee of Adjustment
Received | Reçu le
2023-10-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

NO.	REVISION	DATE	BY
5	REVISIONS AS PER CITY'S REVIEW COMMENTS OF OCTOBER 31, 2022 AND UPDATED TOPOGRAPHICAL SURVEY DATED NOVEMBER 2, 2022	11/03/22	T.L.M.
4	REVISIONS AS PER CITY'S REVIEW COMMENTS OF OCTOBER 27, 2022	10/31/22	T.L.M.
3	REVISIONS AS PER CITY'S REVIEW COMMENTS OF OCTOBER 6, 2022	10/13/22	T.L.M.
2	REVISIONS AS PER CITY'S REVIEW COMMENTS OF SEPTEMBER 23, 2022	10/05/22	T.L.M.
1	REVISIONS AS PER ARCHITECT'S REVISED SITE PLAN OF JULY 19, 2022 AND COMMENTS OF JULY 22, 2022	07/22/22	T.L.M.



DESIGN	T.L.M.	PROJECT
CHECKED	T.L.M.	209 MONTFORT STREET LOT 181 AND PART OF LOT 180 REGISTERED PLAN 240 CITY OF OTTAWA
DRAWN BY	P.M.	
CHECKED	T.L.M.	DRAWING TITLE
APPROVED	T.L.M.	

PROJECT No.	DATE	DRAWING No.
822-91	JUNE 2022	G-1