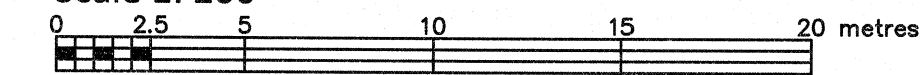


Committee of Adjustment
Received | Reçu le
2024-03-18
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOTS 39 & 40
REGISTERED PLAN 715
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 200



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 0.99991.

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°23'10" counter-clockwise was applied to bearings on P1, P3 & P4.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (Monument No. 19801481)
- 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.

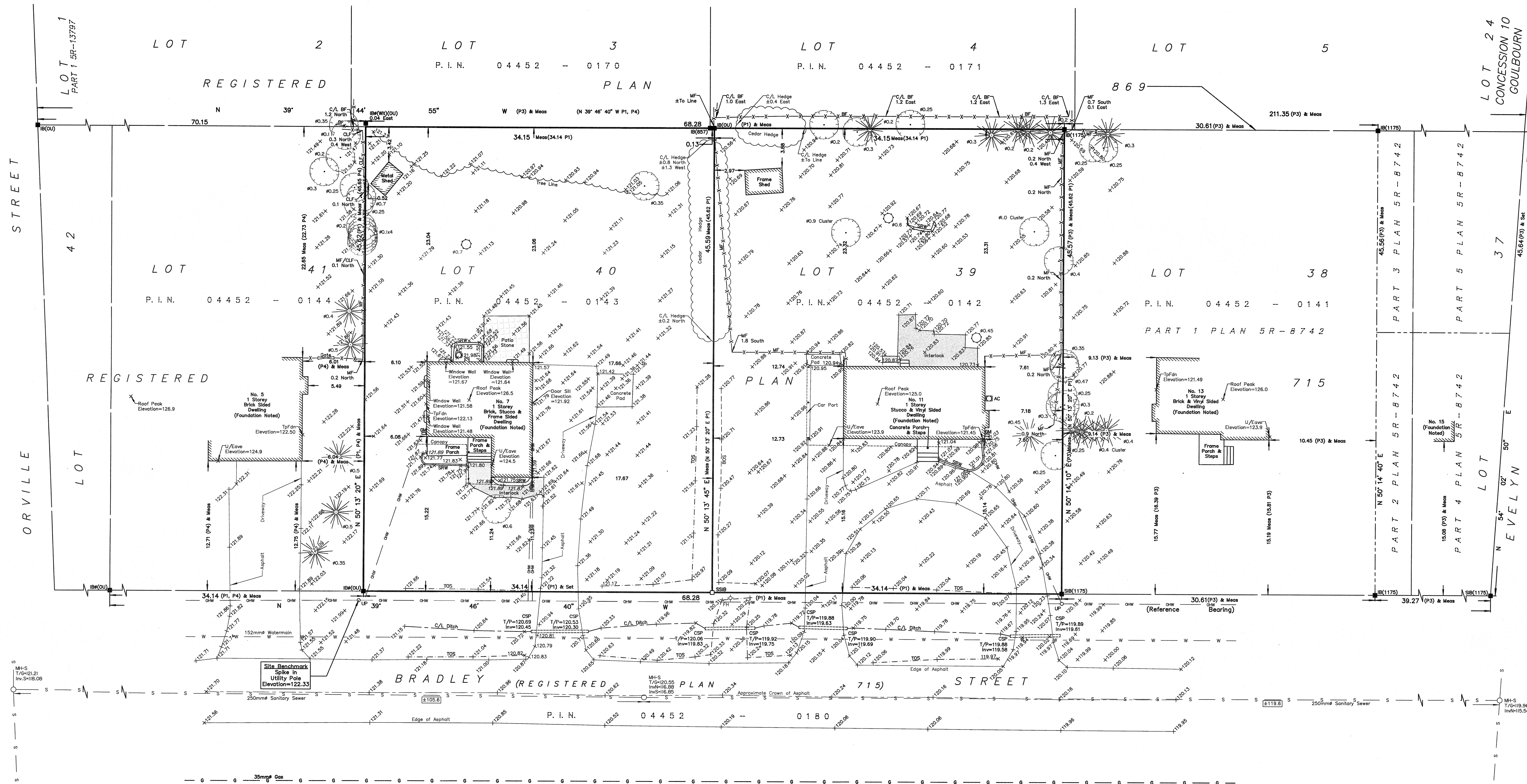
Utility Notes

- 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.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference: T-1-05, T-1-12, S54-9p&11, 244p&12, 244p&16 & 244p&17.
- Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa Utility Sheets.
- 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
 - SIB Standard Iron Bar
 - SIBB Short Standard Iron Bar
 - IB Iron Bar
 - IBO Round Iron Bar
 - (OU) Origin Unknown
 - (WT) Witness
 - Meas Measured
 - (P1) Registered Plan 715
 - (P2) Registered Plan 869
 - (P3) Plan 5R-8742
 - (P4) Plan by (857) dated October 12, 1994 (Ref. No. 14-715(GLBRN))
 - MHS Maintenance Hole (Sanitary)
 - U/S Undergound Sanitary Sewer
 - U/W Undergound Water
 - U/G Undergound Gas
 - U/OW Overhead Wires
 - U/P Utility Pole
 - CSP Corrugated Steel Pipe
 - OH Fire Hydrant
 - AC Gas Meter
 - AC Air Conditioner
 - Ø Diameter
 - CLF Chain Link Fence
 - BF Board Fence
 - MF Metal Fence
 - SRW Stone Retaining Wall
 - Inv Invert
 - Inv(City) Invert from City of Ottawa Utility Sheets
 - T/G Top of Grate
 - T/P Top of Pipe
 - U/Eave Underside of Eave
 - Tpfdn Top of Foundation
 - CL Centreline
 - TOS Top of Slope
 - BOS Bottom of Slope
 - +65.00 Location of Elevations
 - +65.00 Top of Retaining Wall Elevation
 - 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.
 - Tree Stump - 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=3112.5 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 12th day of July, 2023.

July 13/2023
Date

Emad Alrefai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-56741

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

File No.: 196-23

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. © FARLEY, SMITH & DENIS SURVEYING LTD., 2023.

Current Lot Configuration

7 Bradley Street
Parts 1, 2, 3

11 Bradley Street
Parts 4, 5

Proposed Lot A

Part 1
Sever Part 1 from Parts 2 & 3
Retain Parts 2 & 3

Proposed Lot B

Part 2
Lot addition to convey Part 3
to Part 4
Retain Part 2

Proposed Lot C

Parts 3 & 4
Sever Part 4 from Part 5
Lot addition of Part 3 to Part 4

Proposed Lot D

Part 5
Retain Part 5
Lawyer's letter confirming no
abutting lands for Part 5 enclosed

Committee of Adjustment
Received | Reçu le

2024-03-18

City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE: _____	PLAN 4R- RECEIVED AND DEPOSITED DATE: _____
DANIEL ROBINSON ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				807.1
2	ALL OF 40	715	ALL OF 04452 - 0143	637.4
3				112.4
4				525.1
5	ALL OF 39		ALL OF 04452 - 0142	1031.3

PLAN OF SURVEY OF
LOTS 39 & 40
REGISTERED PLAN 715
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 200
0 2.5 5 10 15 20 metres

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 0.99991.

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°23'10" counter-clockwise was applied to bearings on P1, 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)	5013466.22	350619.90
(B)	5013333.81	350730.13
01919750705	5016816.93	360806.84
01919770923	5013536.21	346275.92

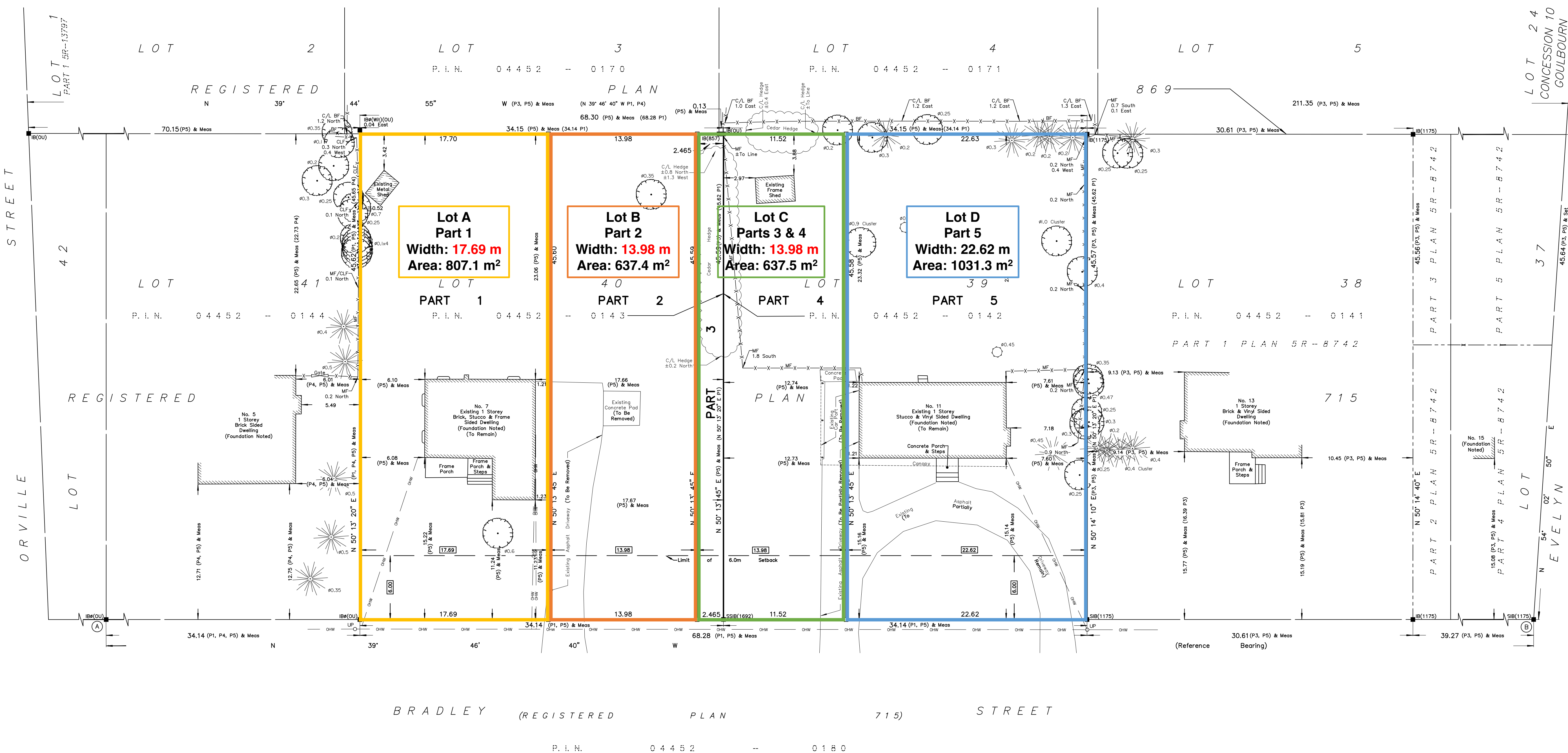
CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

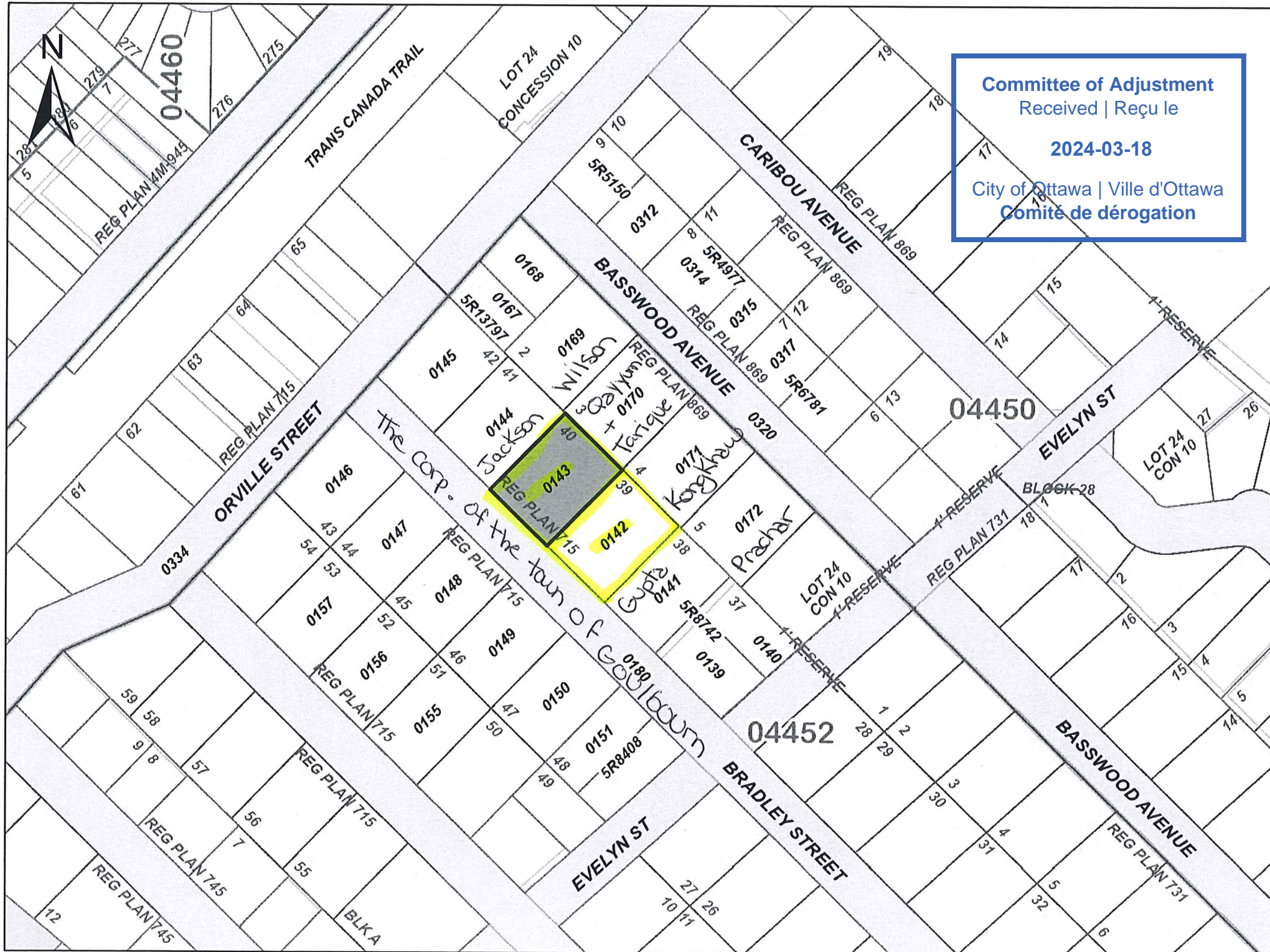
- Notes & Legend**
- Denotes Survey Monument Planted
 - SIB Survey Monument Found
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IBB Round Iron Bar
 - (OU) Origin Unknown
 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 715
 - (P2) Registered Plan 869
 - (P3) Plan 5R-8742
 - (P4) Plan by (857) dated October 12, 1994 (Ref. No. 14-715)(GLBRN)
 - (P5) Plan by (1692) dated July 13, 2023 (File No. 196-23)
 - ow Overhead Wires
 - UP Utility Pole
 - CLF Chain Link Fence
 - BF Board Fence
 - MF Metal Fence
 - C/L Centreline
 - 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.
 - Tree Stump - The Symbol shown denotes location and trunk diameter only. Size of its root system may be smaller/larger than the symbol size depicted 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 V-XXXXX
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: fsdsurvey@bellnet.ca

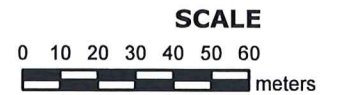




Committee of Adjustment
 Received | Reçu le
2024-03-18
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

ServiceOntario

PRINTED ON 11 JAN, 2024 AT 11:31:36
FOR ITARNOWECKY



PROPERTY INDEX MAP

OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

- NOTES**
- REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS
 - THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
 - FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
 - ONLY MAJOR EASEMENTS ARE SHOWN
 - REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



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

PLAN 4R-
 RECEIVED AND DEPOSITED
 DATE: _____

DANIEL ROBINSON
 ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR
 FOR THE LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

Committee of Adjustment
 Received | Reçu le
 2024-03-18
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				807.1
2	ALL OF 40	715	ALL OF 04452 - 0143	637.4
3				112.4
4	ALL OF 39		ALL OF 04452 - 0142	525.1
5				1031.3

PLAN OF SURVEY OF
LOTS 39 & 40
REGISTERED PLAN 715
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 200

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 0.99991.

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°23'10" counter-clockwise was applied to bearings on P1, 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)	5013466.22	350619.90
(B)	5013333.81	350730.13
01919750705	5016816.93	360806.84
01919770923	5013536.21	346275.92

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.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IBB Round Iron Bar
 - (OU) Origin Unknown
 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 715
 - (P2) Registered Plan 869
 - (P3) Plan 5R-8742
 - (P4) Plan by (857) dated October 12, 1994 (Ref. No. 14-715(GLBRN))
 - (P5) Plan by (1692) dated July 13, 2023 (File No. 196-23)
 - ow Overhead Wires
 - UP Utility Pole
 - ∅ Diameter
 - CLF Chain Link Fence
 - BF Board Fence
 - MF Metal Fence
 - C/L Centreline
- 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.
- Tree Stump - The Symbol shown denotes location and trunk diameter only. Size of its root system may be smaller/larger than the symbol size depicted 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.

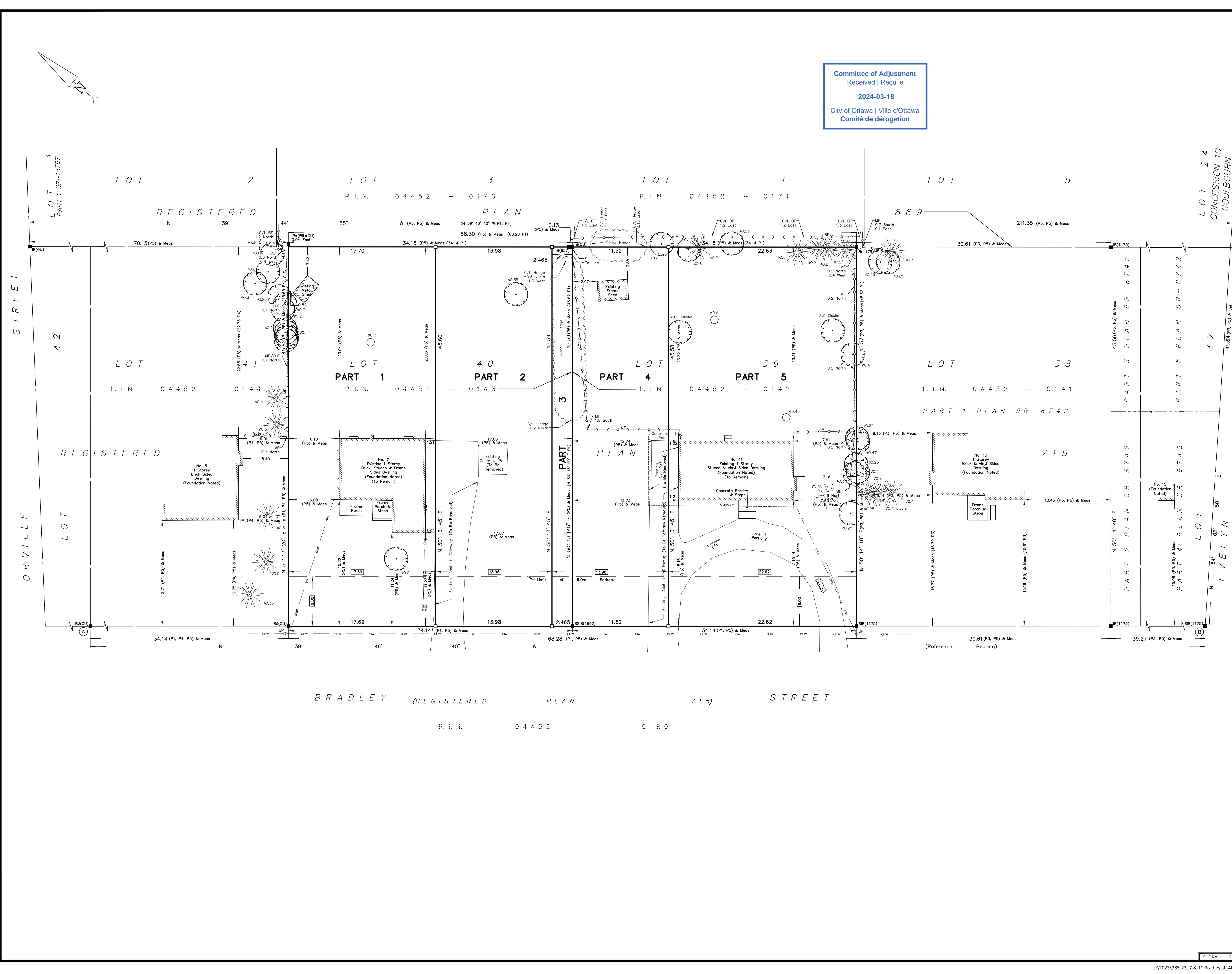
Date: _____ Daniel Robinson
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX
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: fsdsurvey@bellnet.ca

File No.: 285-23



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.

Committee of Adjustment
 Received | Reçu le
2024-03-18
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				807.1
2	ALL OF 40	715	ALL OF 04452 - 0143	637.4
3				112.4
4	ALL OF 39		ALL OF 04452 - 0142	525.1
5				1031.3

PLAN OF SURVEY OF
LOTS 39 & 40
REGISTERED PLAN 715
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 200

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 0.99991.

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°23'10" counter-clockwise was applied to bearings on P1, 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)	5013466.22	350619.90
(B)	5013333.81	350730.13
01919750705	5016816.93	360806.84
01919770923	5013536.21	346275.92

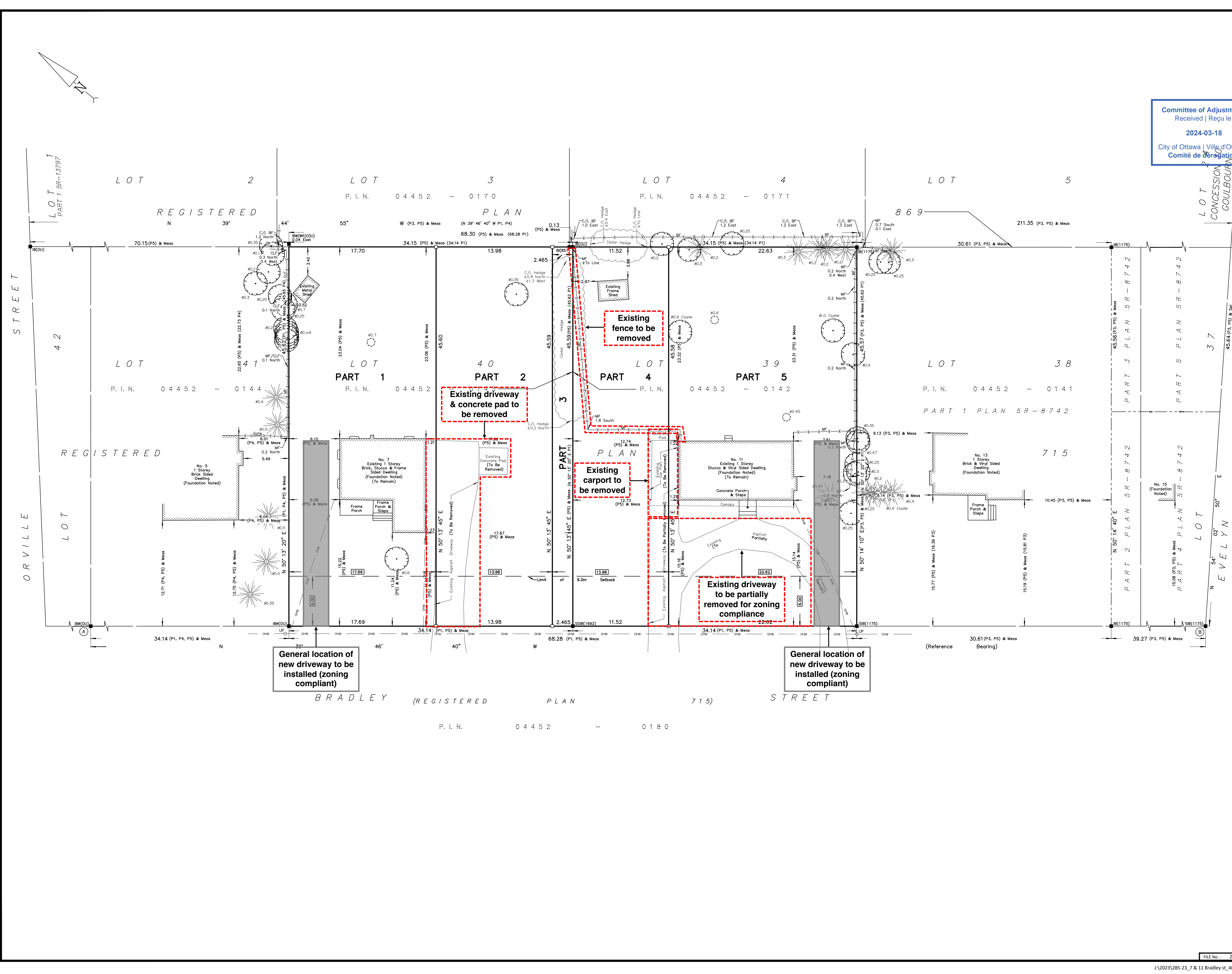
CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.Reg. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB = Standard Iron Bar
 - SSIB = Short Standard Iron Bar
 - IB = Iron Bar
 - IBB = Round Iron Bar
 - (OU) = Origin Unknown
 - (Wit) = Witness
 - Meas = Measured
 - (P1) = Registered Plan 715
 - (P2) = Registered Plan 869
 - (P3) = Plan SR-8742
 - (P4) = Plan by (867) dated October 12, 1994 (Ref. No. 14-715(GLBRN))
 - (P5) = Plan by (1692) dated July 13, 2023 (File No. 196-23)
 - OPW = Overhead Wires
 - UP = Utility Pole
 - Ø = Diameter
 - CLF = Chain Link Fence
 - BF = Board Fence
 - MF = Metal Fence
 - C/L = Centreline
 - 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.
 - Tree Stump - The Symbol shown denotes location and trunk diameter only. Size of its root system may be smaller/larger than the symbol size depicted 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 V-XXXXX
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: fsdsurveys@belmet.ca



BRPLAN2406E

Committee of Adjustment
 Received | Reçu le
2024-03-18
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SCHEDULE

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				807.1
2	ALL OF 40	715	ALL OF 04452 - 0143	637.4
3				112.4
4	ALL OF 39		ALL OF 04452 - 0142	525.1
5				1031.3

PLAN OF SURVEY OF
LOTS 39 & 40
REGISTERED PLAN 715
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 200

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 0.99991.

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°23'10" counter-clockwise was applied to bearings on P1, 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)	5013466.22	350619.90
(B)	5013333.81	350730.13
01919750705	5016816.93	360806.84
01919709223	5013536.21	346275.92

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.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IBB Round Iron Bar
 - (OU) Origin Unknown
 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 715
 - (P2) Registered Plan 869
 - (P3) Plan 5R-8742
 - (P4) Plan by (857) dated October 12, 1994 (Ref. No. 14-715(GLBRN))
 - (P5) Plan by (1692) dated July 13, 2023 (File No. 196-23)
 - ow Overhead Wires
 - UP Utility Pole
 - CLF Chain Link Fence
 - BF Board Fence
 - MF Metal Fence
 - C/L Centreline
 - 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.
 - Tree Stump - The Symbol shown denotes location and trunk diameter only. Size of its root system may be smaller/larger than the symbol size depicted 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 V-XXXXX
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: fsdsurvey@bellnet.ca

