

PART OF LOT 10 SOUTH SCOTT STREET LOTS AND PART OF LOTS B & C REGISTERED PLAN 145 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:100

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

Surveyor's Certificate

I CERTIFY THAT: 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the regulations made under them. 2. The survey was completed on the 6th day of November, 2023.

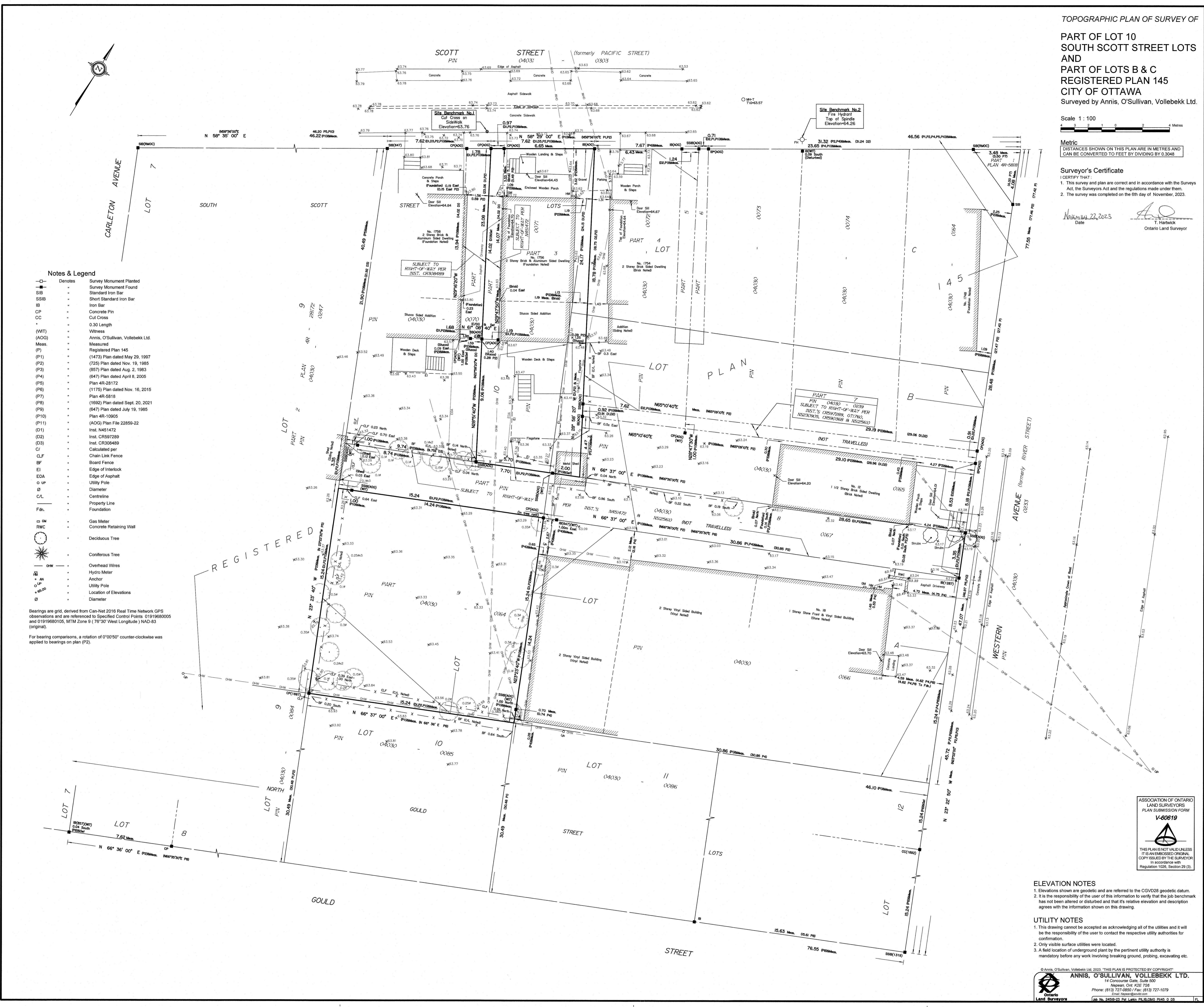
Date November 22, 2023 Ontario Land Surveyor

Notes & Legend

- Denotes Survey Monument Planted
SIB Survey Monument Found
SSIB Short Standard Iron Bar
IB Iron Bar
CP Concrete Pin
CC Cut Cross
(MT) 0.30 Length
(Witness) Witness
(AOG) Annis, O'Sullivan, Vollebek Ltd.
Meas. Measured
(P) Registered Plan 145
(P1) (1473) Plan dated May 29, 1997
(P2) (725) Plan dated Nov. 19, 1985
(P3) (857) Plan dated Aug. 2, 1983
(P4) (847) Plan dated April 8, 2005
(P5) Plan 4R-28172
(P6) (1175) Plan dated Nov. 16, 2015
(P7) Plan 4R-5818
(P8) (1892) Plan dated Sept. 20, 2021
(P9) (847) Plan dated July 19, 1985
(P10) Plan 4R-10905
(P11) (AOG) Plan File 22859-22
(D1) Inst. N451472
(D2) Inst. CR597289
(D3) Inst. CR308489
CJ Calculated per
CLF Chain Link Fence
BF Board Fence
EI Edge of Interlock
EOA Edge of Asphalt
UP Utility Pole
D Diameter
C/L Centreline
PL Property Line
Fdn. Foundation
GM Gas Meter
RWC Concrete Retaining Wall
Deciduous Tree
Coniferous Tree
OW Overhead Wires
HM Hydro Meter
AN Anchor
UP Utility Pole
E Location of Elevations
D Diameter

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°00'50" counter-clockwise was applied to bearings on plan (P2).



ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-60619 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

- ELEVATION NOTES 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. 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. A field location of underground plan by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating, etc.

© Annis, O'Sullivan, Vollebek Ltd. 2023. THIS PLAN IS PROTECTED BY COPYRIGHT. ANNIS, O'SULLIVAN, VOLLEBEK LTD. 14 Concourse Gate, Suite 500 Mississauga, Ont. L4Z 1R8 Phone: (613) 727-0850 / Fax: (613) 727-1079 Email: info@annis-osv.com

Committee of Adjustment
 Received | Reçu le
 2024-03-25
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

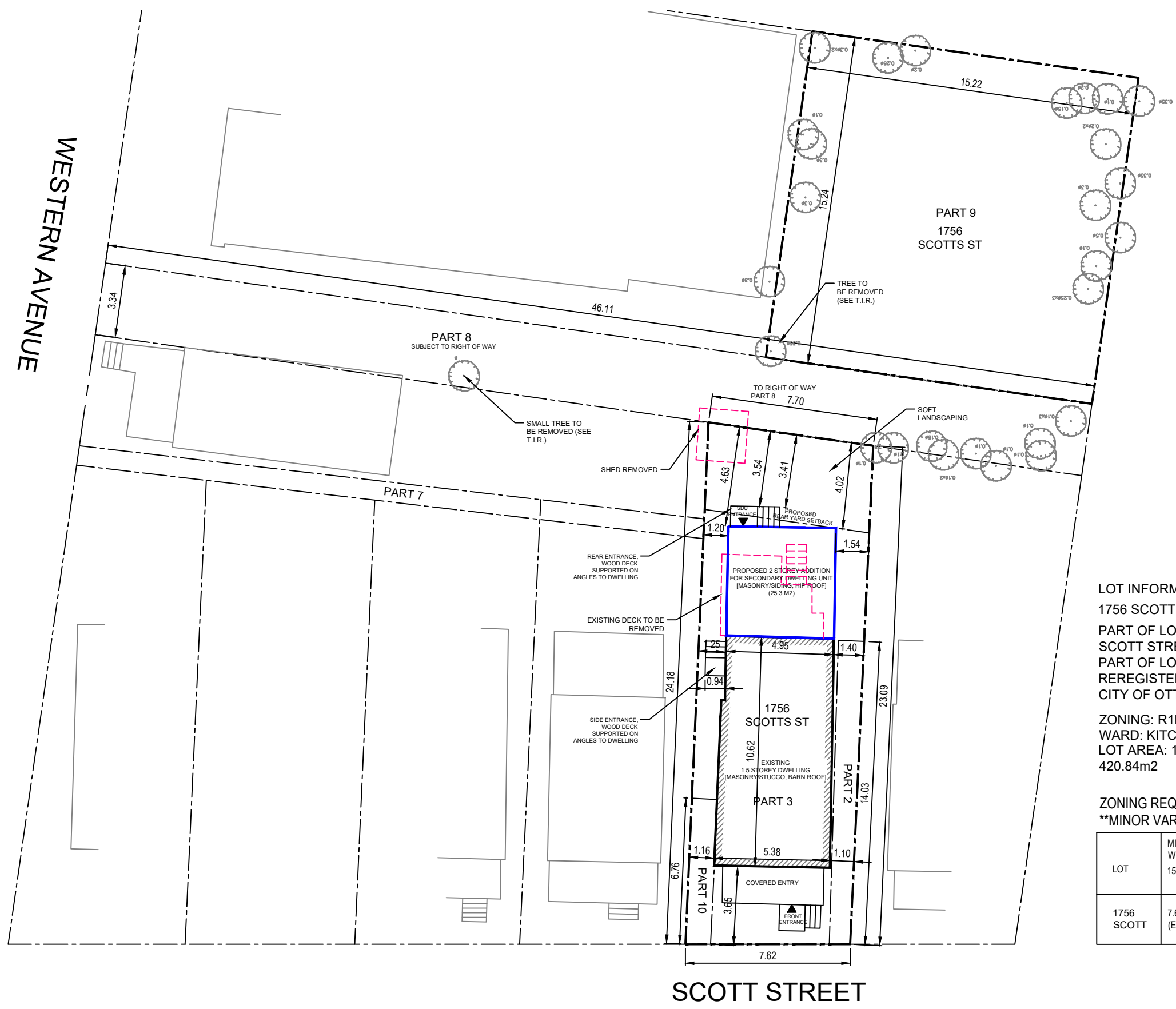


LEFT ELEVATION

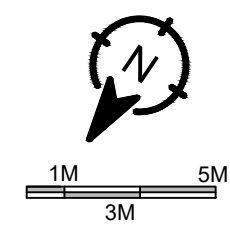
SCALE : 3/16" = 1'-0"

1756 SCOTT STREET ADDITION - ELEVATIONS

Committee of Adjustment
 Received | Reçu le
2024-03-25
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



LOT INFORMATION:
 1756 SCOTT STREET
 PART OF LOT 10 SOUTH
 SCOTT STREET LOTS AND
 PART OF LOTS B & C
 REREGISTERED PLAN 145
 CITY OF OTTAWA
 ZONING: R1MM
 WARD: KITCHISSIPPI 15
 LOT AREA: 188.54 + 232.3 =
 420.84m²



ZONING REQUIREMENTS: R1MM
 MINOR VARIANCE REQUIRED FOR REAR YARD SIDE BACK

LOT	MIN LOT WIDE(M)	MIN LOT AREA(M ²)	MIN FRONT YARD SETBACK(M)	MIN SIDE YARD SETBACK(M)	MIN REAR YARD SETBACK(M) LOT DEPTH - 17.5 = 6.20 TABLE 144A (ii)	MAX BUILDING HEIGHT(M)
1756 SCOTT	7.62 (EXISTING)	180.4 (EXISTING)	3.60	1.1 (EXISTING)	**4.02**	8.0

NOTES:
 - ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS HAVING JURISDICTION.
 - IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO OWNER PRIOR TO COMMENCEMENT.
 - DO NOT SCALE DRAWINGS.

DATE (YYYY-MM-DD): 2024-03-23
 DRAWN BY: AMF
 SHEET SIZE: 11"x17"
 SCALE: 1:200

PROJECT: 1756 SCOTT STREET
 TITLE: SITE PLAN

DRAWING No.:
A0.1