

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-05-29
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PART OF LOTS 1, 2 AND 3
REGISTERED PLAN 82974
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023



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 0.99994.

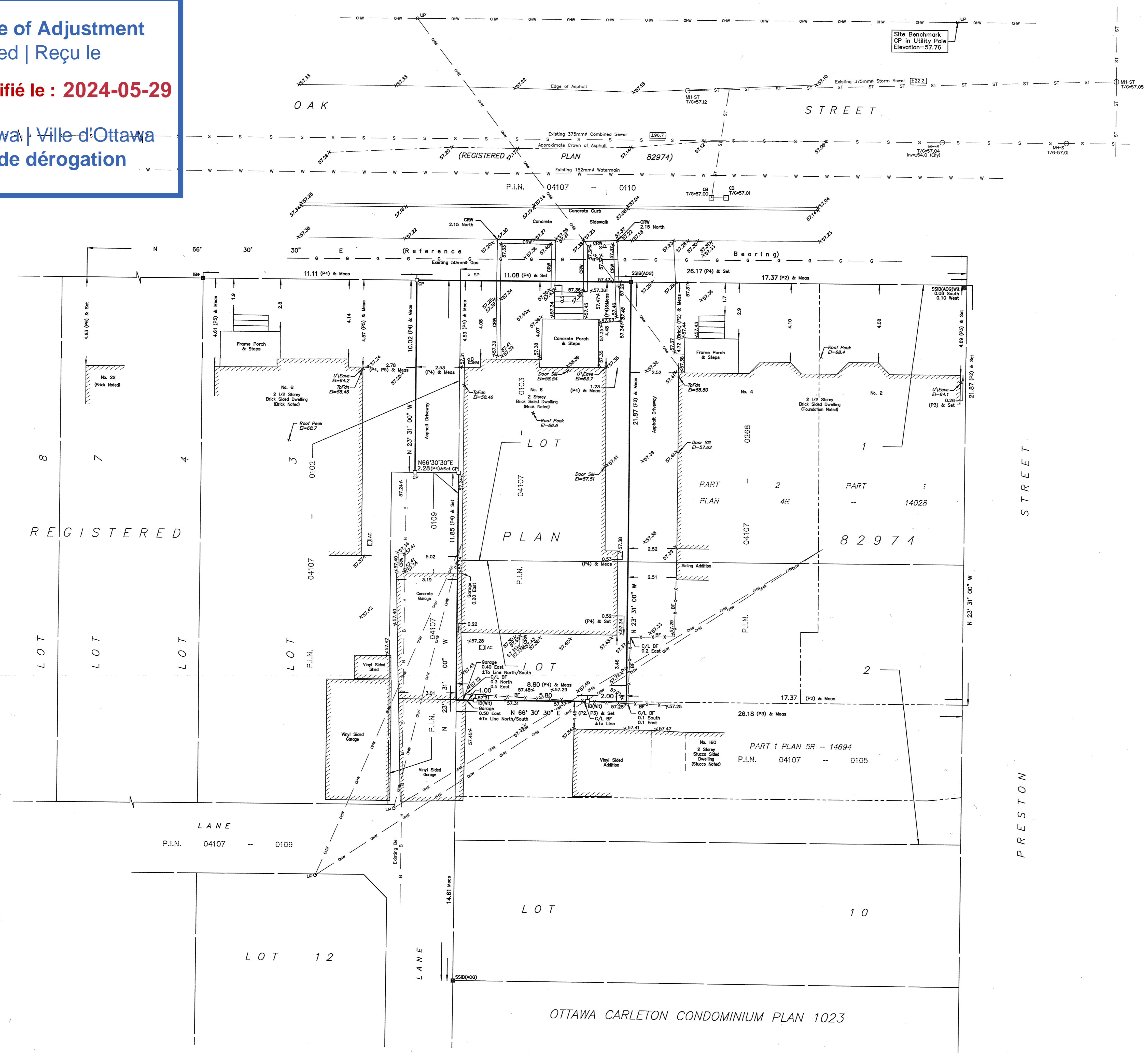
Bearing Note
 Bearings are astronomic and are referred to the southerly limit of Oak Street having a bearing of N 66° 30' E as shown on Plan 4R-14028.

Elevation Notes
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238)
 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: E-09-19, E-09-20, 12620, Contract No ISB08-5003 DWG. No. 14784-12.
 4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa Utility Sheets.
 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

□	Denotes	Survey Monument Planted
—	Survey Monument Found	
IB	Iron Bar	
SSIB	Short Standard Iron Bar	
CP	Concrete Pin	
(Wit)	Witness	
Meas	Measured	
(P1)	Registered Plan 82974	
(P2)	Plan 4R-14028	
(P3)	Plan 5R-14694	
(P4)	Plan by (1319) dated March 23, 1988 (Ref No. 5-82974)	
(P5)	Plan by (AOG) dated August 15, 1980	
(P6)	Plan by (AOG) dated May 30, 1985	
○ MH-ST	Maintenance Hole (Storm)	
○ MH-S	Maintenance Hole (Sanitary)	
— ST	Underground Storm Sewer	
— S	Underground Sanitary Sewer	
— W	Underground Water	
— G	Underground Gas	
— B	Underground Bell	
— OW	Overhead Wires	
OLP	Utility Pole	
□ CB	Catch Basin	
e SP	Water Stand Post	
○ BM	Gas Meter	
○ B	Bollard	
△ S	Sign	
AC	Air Conditioner	
BF	Board Fence	
CRW	Concrete Retaining Wall	
Invt	Invert	
T/G	Top of Grate	
U/Eave	Underline of Eave	
Top Fdn	Top of Foundation	
El	Elevation	
C/L	Centreline	
+65.00	Location of Elevations	
+65.00	Top of Concrete Curb Elevation	
—	Property Line	



Site Area=215.3 sq.m.

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

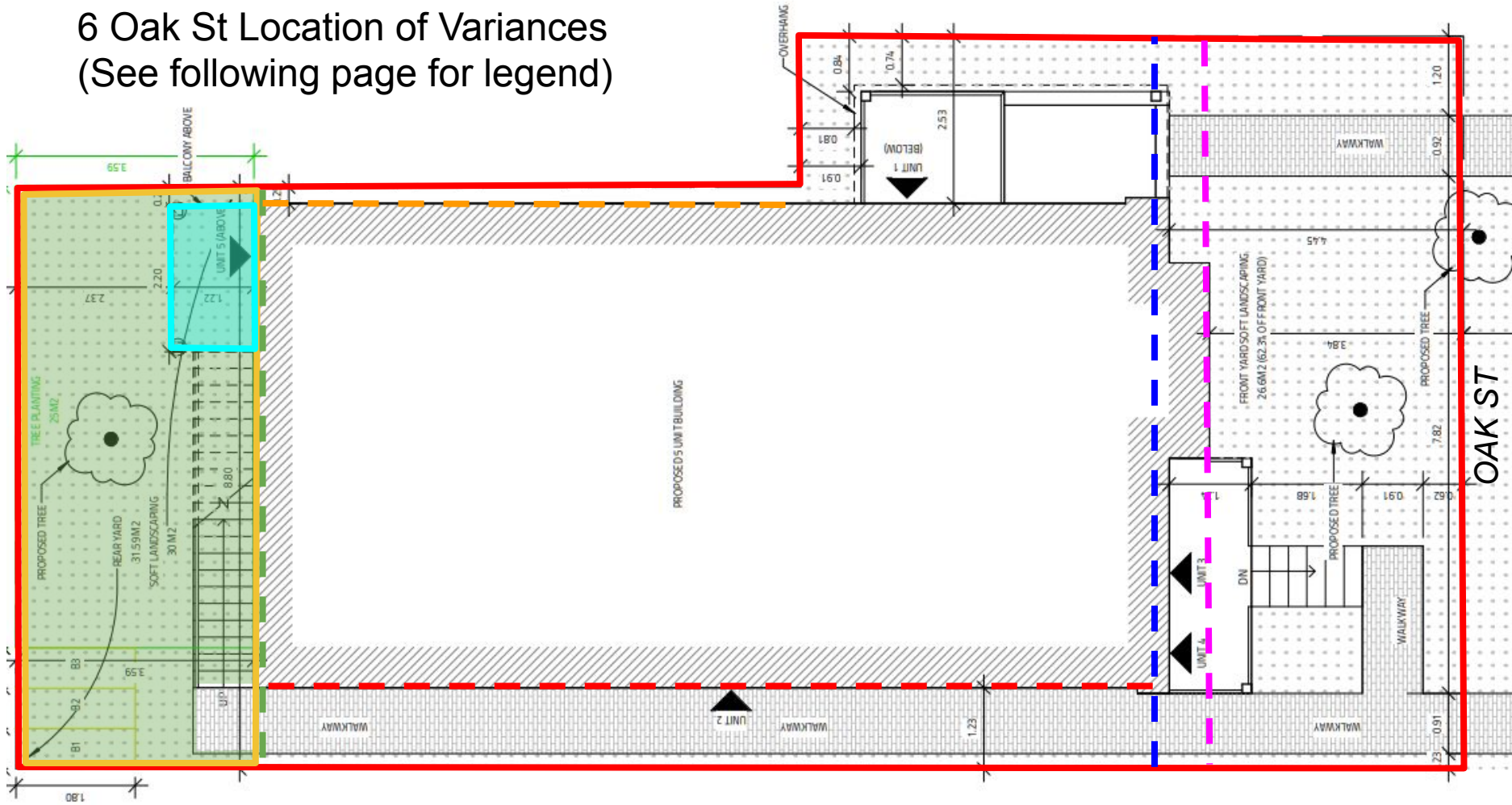
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Surveyor's Certificate
 I certify that:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
 2. The survey was completed on the 17th day of February, 2023.
 Date: Feb 27/2023
 Emad Alrefaai
 Ontario Land Surveyor










This plan of survey relates to AOLS Plan Submission Form Number V-43322
FARLEY, SMITH & DENIS SURVEYING LTD.

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

6 Oak St Location of Variances (See following page for legend)



Legend

-  a) Lot area
-  b) Lot width (measured at required front yard setback)
-  c) Front yard setback (provided)
-  d) Rear yard area (provided = 14.7% of lot area, required = 25% of lot area)
-  e) Rear yard soft landscaping (provided = 30m², required = 35m²)
-  f) Rear yard setback (provided = 16.4% of lot depth, required = 25% of lot depth)
-  g) Interior side yard setback (west)
-  h) Interior side yard setback (east)
-  i) Permitted projection for a balcony



1 FRONT RIGHT PERSPECTIVE
SCALE:



2 REAR RIGHT PERSPECTIVE
SCALE:



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6 OAK STREET

5 UNIT BUILDING

MARCH 15, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

6 OAK STREET

5 UNIT BUILDING



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

MARCH 15, 2024

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

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

MARCH 15, 2024

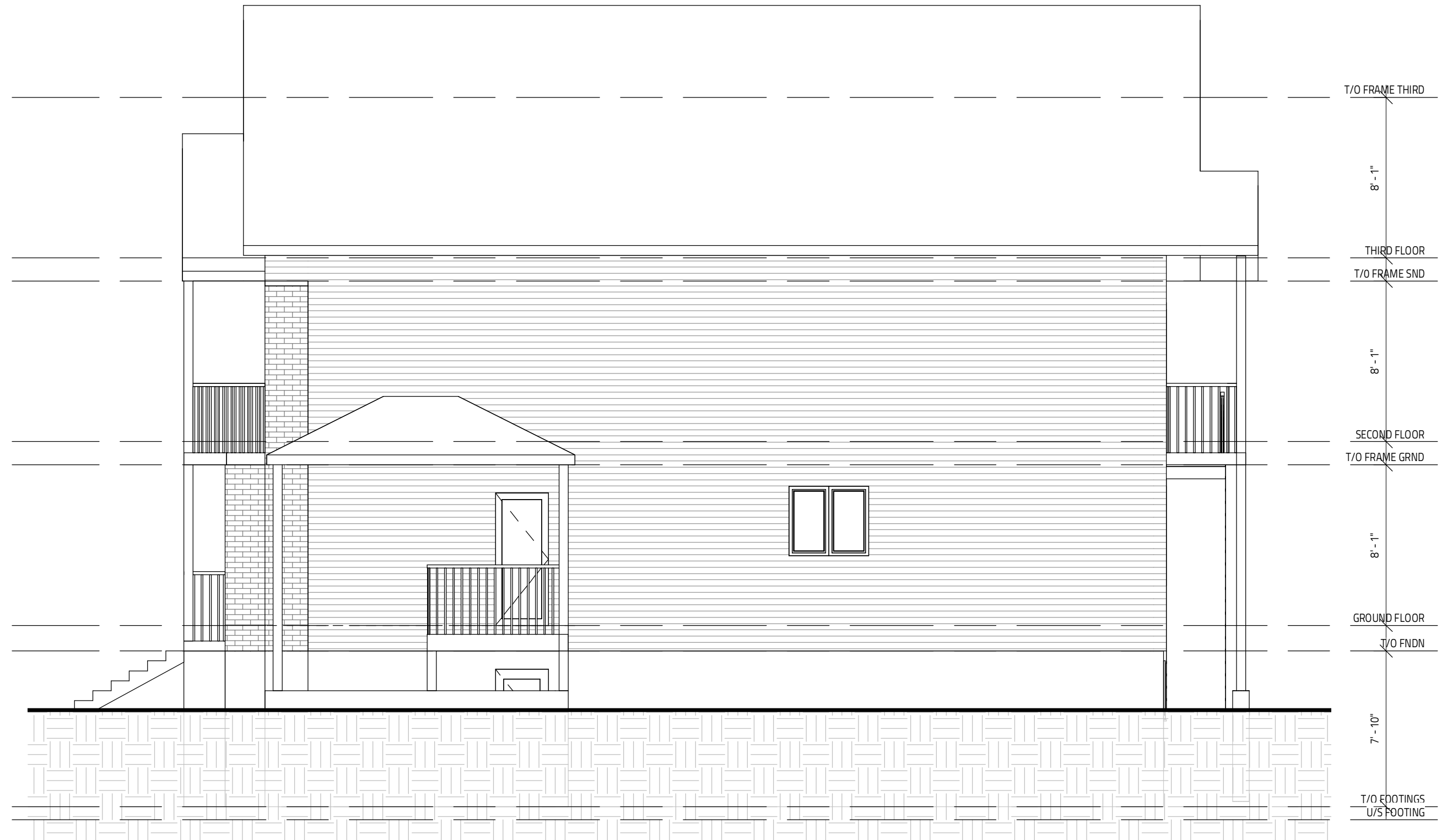
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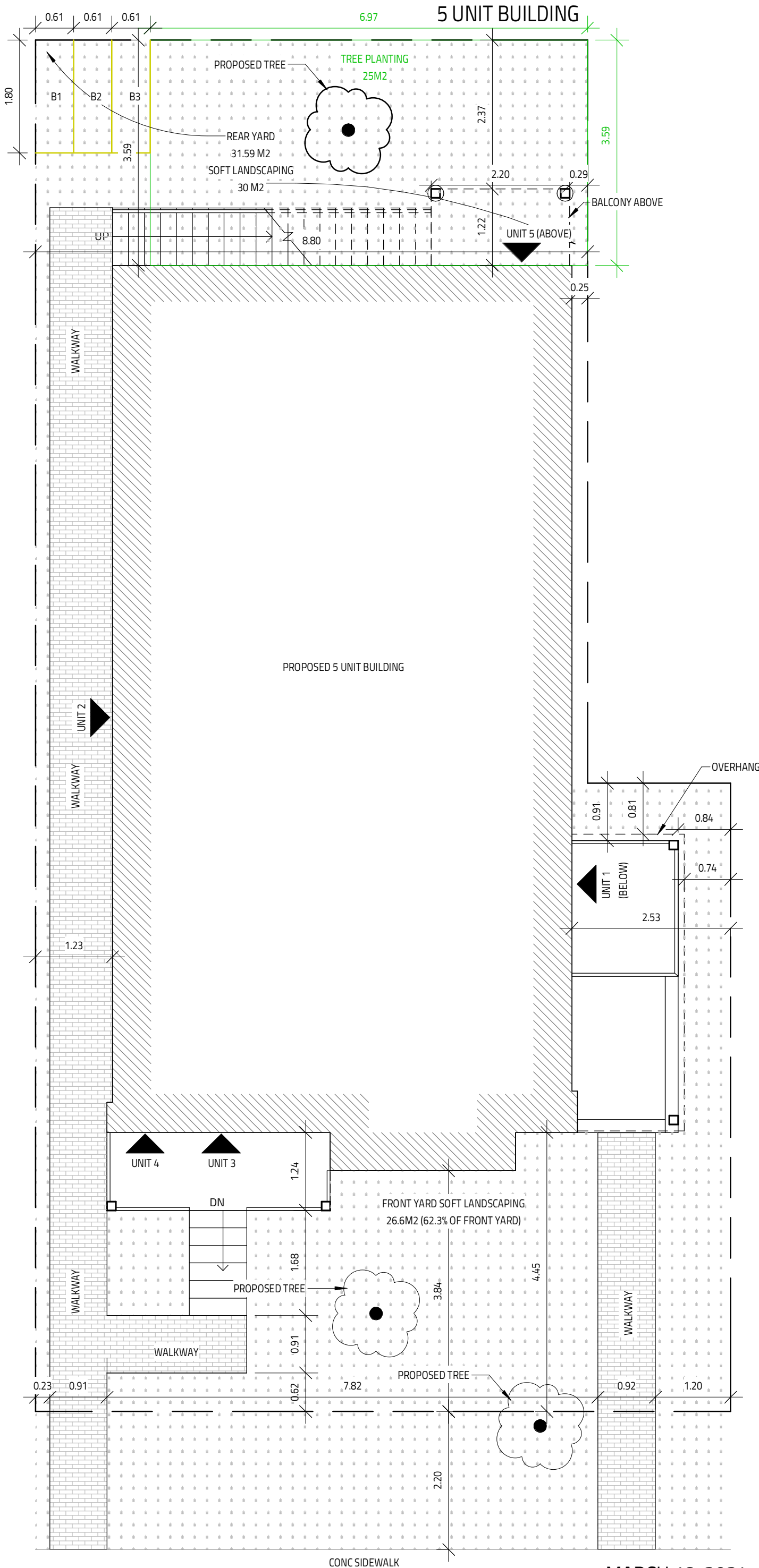


1 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

MARCH 15, 2024

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6 OAK STREET



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

MARCH 18, 2024

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