

Committee of Adjustment
Received | Reçu le
2024-04-12
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	Part of 44	685	ALL OF 04361-0057	402.9
2				413.6
3				33.1
4				69.8

PLAN OF SURVEY OF
PART OF LOT 44
REGISTERED PLAN 685
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024
Scale 1: 150
0 1.5 3 6 9 12 15 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 0.99995.

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°42'15" counter-clockwise was applied to bearings on P1, P2.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5032413.52	374353.85
(B)	5032474.04	374433.92
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.R.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

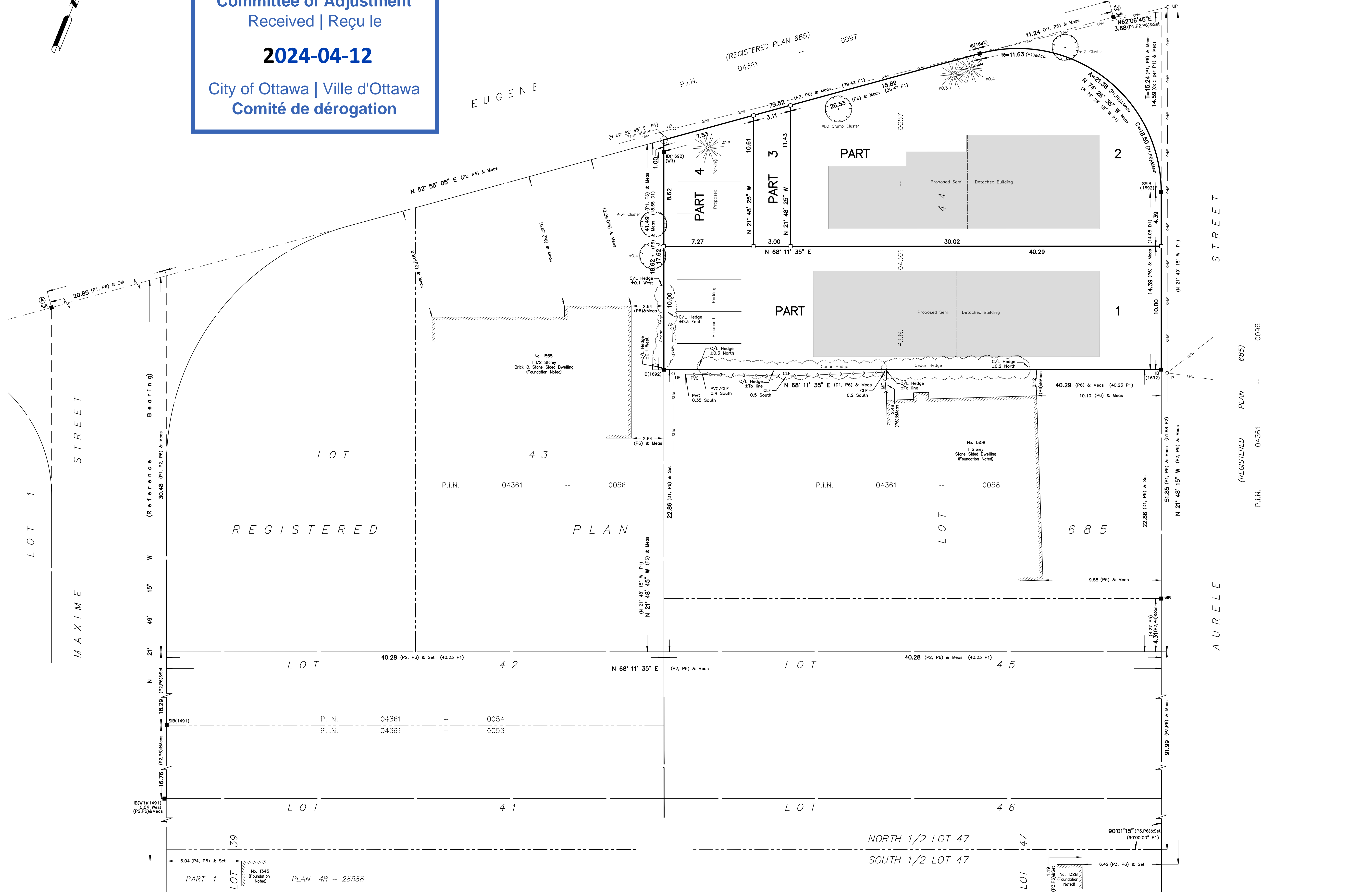
- Notes & Legend**
- +— Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB— Standard Iron Bar
 - SSIB— Short Standard Iron Bar
 - IB— Iron Bar
 - IBØ— Round Iron Bar
 - (Wit)— Witness
 - Meas— Measured
 - (P1)— Registered Plan 685
 - (P2)— Plan by (857) dated January 12, 2017 (Ref. No. 8-685 GR)
 - (P3)— Plan by (990) dated August 18, 1989
 - (P4)— Plan by (1491) dated August 12, 2015
 - (P5)— Plan by (990) dated September 22, 1967
 - (P6)— Plan by (1692) dated September 01, 2023 (File No. 294-23)
 - (D1)— Inst. No. G185040
 - ow— Overhead Wires
 - OP— Utility Pole
 - O An— Anchor
 - CLF— Chain Link Fence
 - PVC— Plastic \ Vinyl Fence
 - C/L— Centreline
 - 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.

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 _____ 2024.

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@bellnet.ca

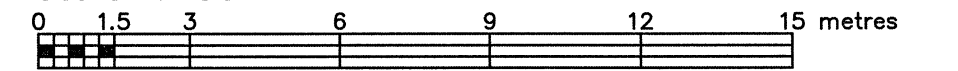


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**PART OF LOT 44
REGISTERED PLAN 685
CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 150



Metric Note
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Bearing Note
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For bearing comparisons, a rotation of 0°42'15" counter-clockwise was applied to bearings on P1, P2.

Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 398434761)
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: F-23-29-C, VF02-A01-120, VF02-A02-109, 6329p2, 6329p4, Plan no. 2305 sheet 4 of 9.
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement & 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
 - SIB Survey Monument Found
 - SIBB Standard Iron Bar
 - SIBB Short Standard Iron Bar
 - IB Iron Bar
 - IBIB Round Iron Bar
 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 685
 - (P2) Plan by (857) dated January 12, 2017 (Ref. No. 8-685 GR)
 - (P3) Plan by (990) dated August 18, 1989
 - (P4) Plan by (1491) dated August 12, 2015
 - (P5) Plan by (990) dated September 22, 1967
 - (D1) Inst. No. GL85040
 - M+ST Maintenance Hole (Storm)
 - M+S Maintenance Hole (Sanitary)
 - VC Valve Chamber (Watermain)
 - U/S Undergroud Storm Sewer
 - S Undergroud Sanitary Sewer
 - W Undergroud Water
 - G Undergroud Gas
 - OW Overhead Wires
 - CB Catch Basin
 - OUP Utility Pole
 - AN Anchor
 - FH Fire Hydrant
 - Δ S Sign
 - CLF Chain Link Fence
 - PVC Plastic/Vinyl Fence
 - I/V Invert
 - T/G Top of Grate
 - U/Eave Underside of Eave
 - T/Fin Top of Foundation
 - C/L Centreline
 - +65.00 Location of Elevations
 - +65.00 Top of Concrete Curb/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.

Overhead Wire Information		
Overhead Wire Elevations at Utility Pole A	Overhead Wire Elevations at SAG 'A'	Overhead Wire Elevations at Utility Pole B (West)
Top Wire = 86.7	Top Wire = 85.3	Top Wire = 86.4
Bottom Wire = 82.7	Bottom Wire = 80.7	Bottom Wire = 81.1

Overhead Wire Information		
Overhead Wire Elevations at Utility Pole B (South)	Overhead Wire Elevations at SAG 'C'	Overhead Wire Elevations at Utility Pole C
Top Wire = 84.5	Top Wire = 83.3	Top Wire = 82.8
Bottom Wire = 80.7	Bottom Wire = 80.0	Bottom Wire = 80.1

Site Area=919.3 sq.m.

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.
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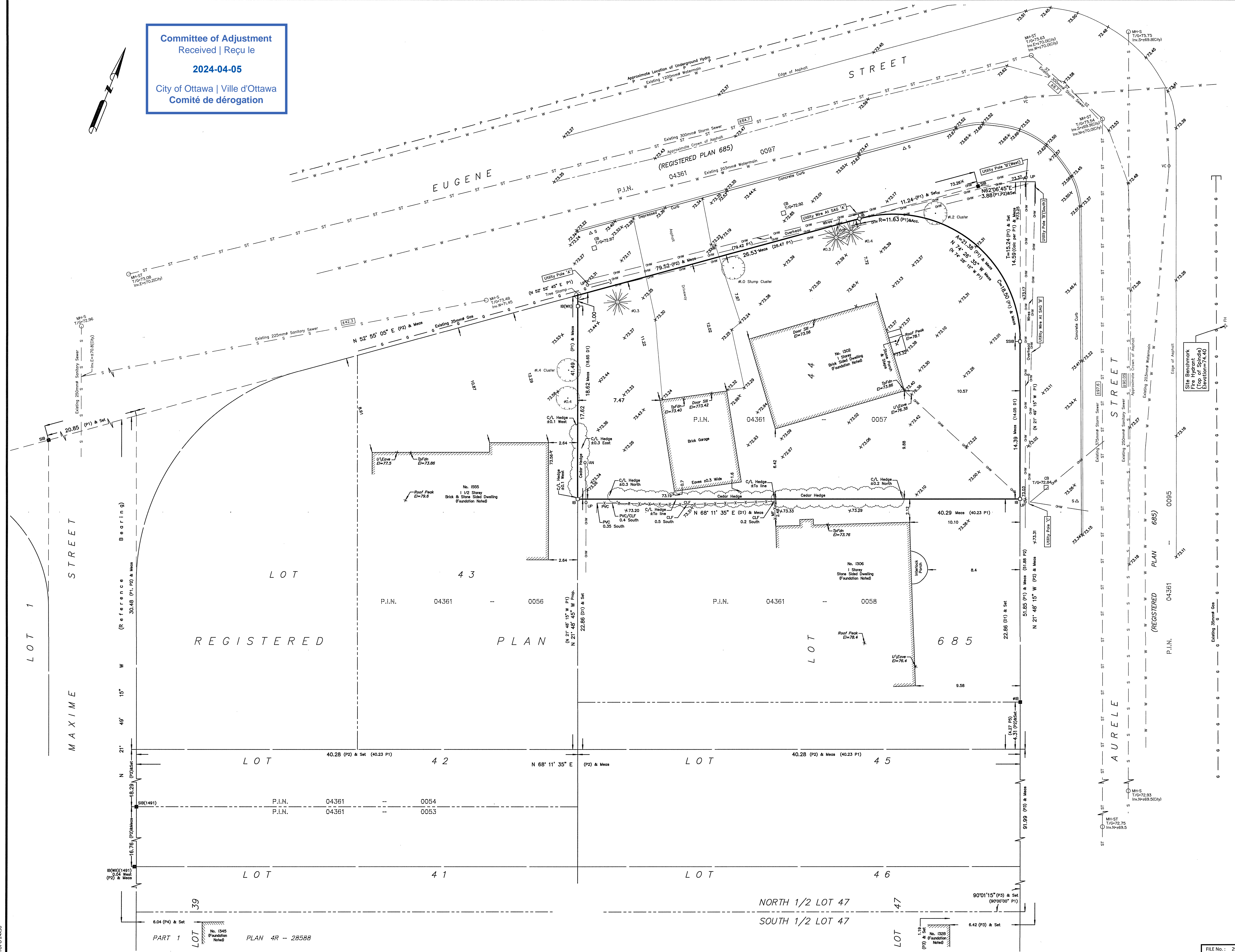
Surveyor's Certificate
I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 30th day of August, 2023.

Sept 01/2023 Date
Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-56787
FARLEY, SMITH & DENIS SURVEYING LTD.

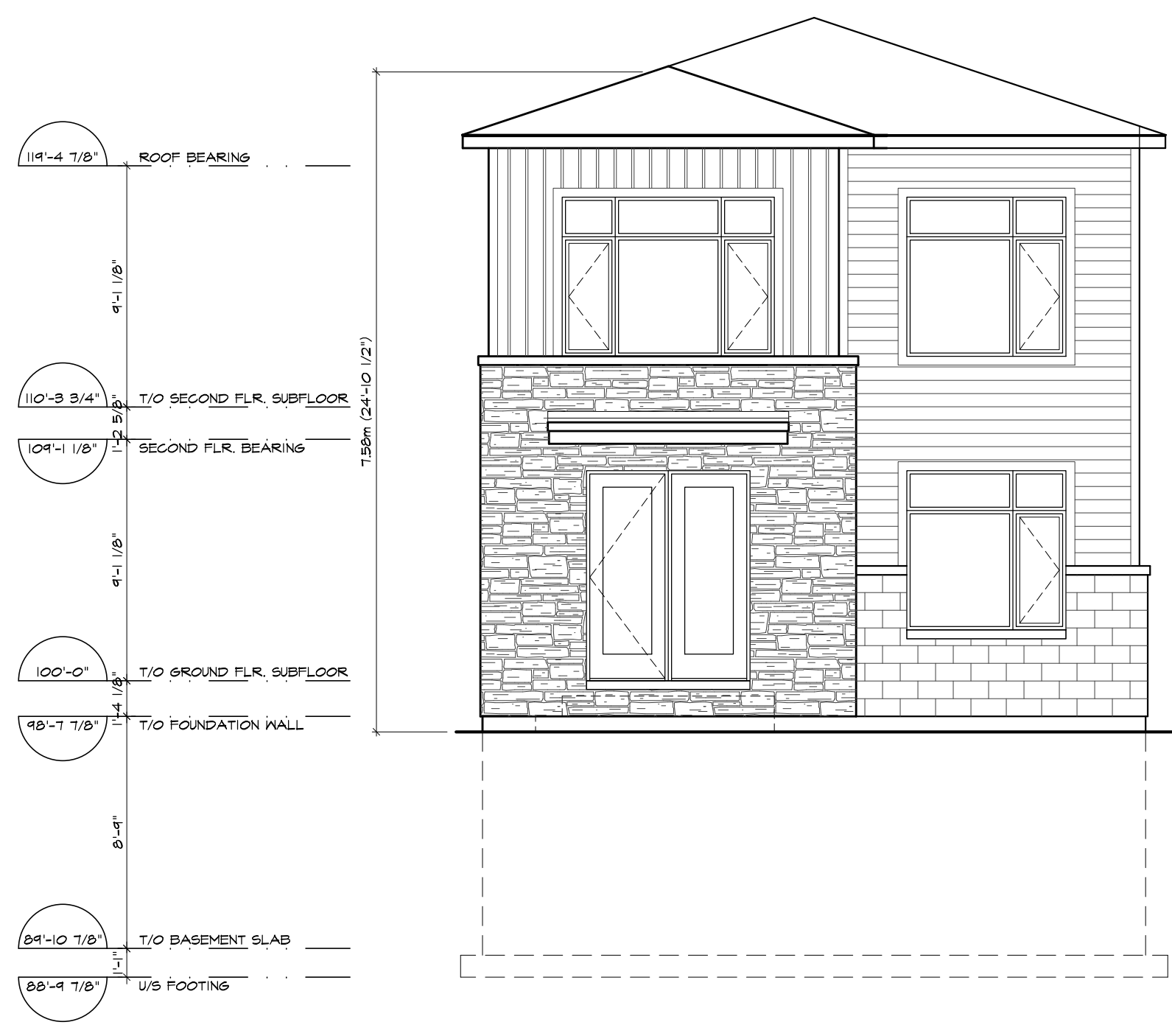
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca

FILE No.: 294-23

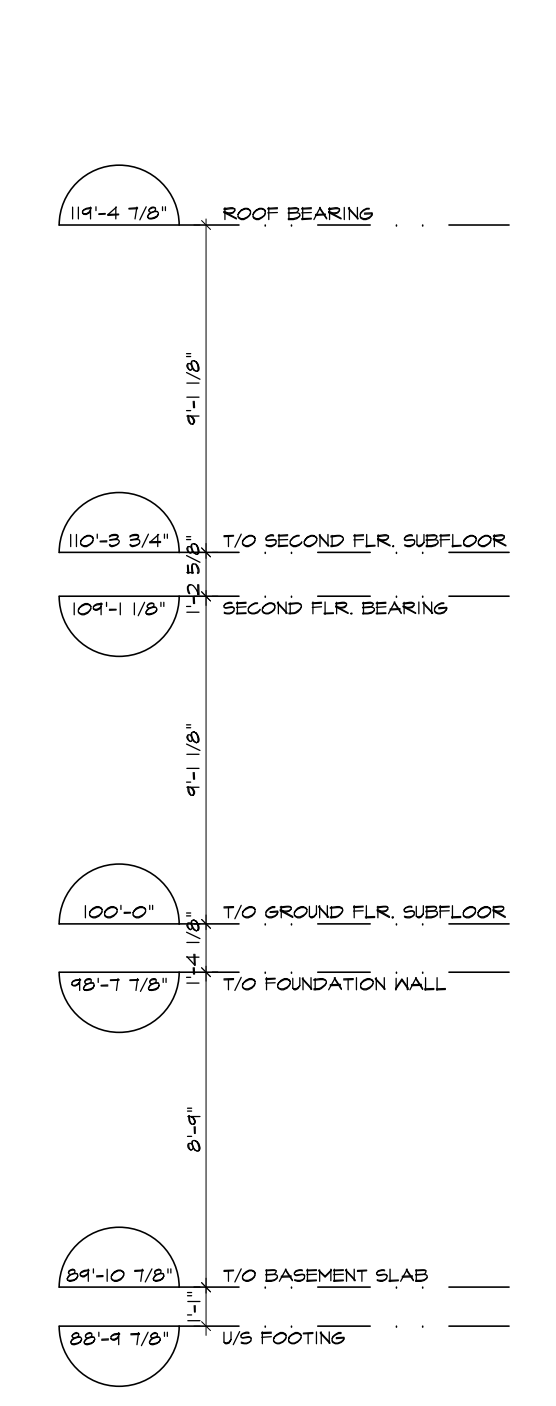


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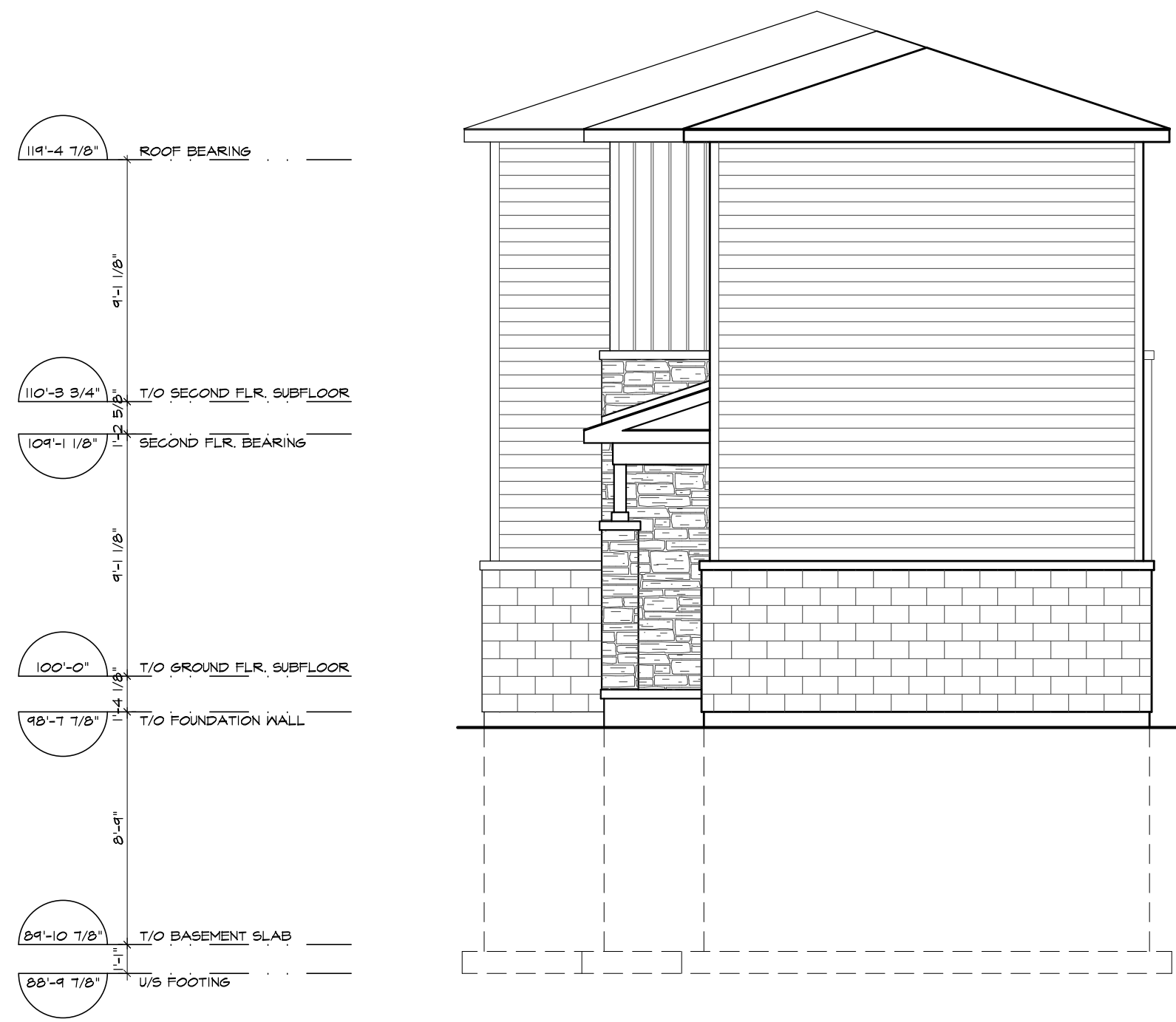
ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
 ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 DO NOT SCALE DRAWINGS.



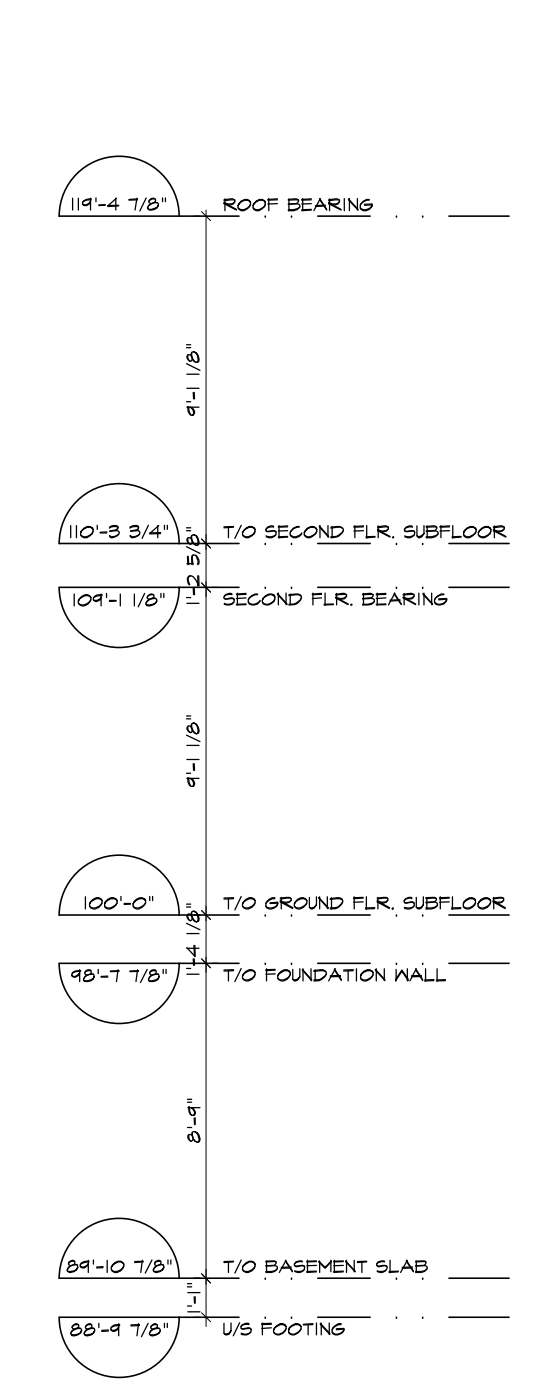
1 FRONT (EAST) ELEVATION
 SCALE: 3/16" = 1'-0"



2 RIGHT SIDE (NORTH) ELEVATION
 SCALE: 3/16" = 1'-0"



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



4 LEFT SIDE (SOUTH) ELEVATION
 SCALE: 3/16" = 1'-0"

4	ISSUED FOR MV APPLICATION	2024.04.02
3	ISSUED FOR CLIENT REVIEW	2024.02.01
2	ISSUED FOR CLIENT REVIEW	2024.01.31
1	ISSUED FOR CLIENT REVIEW	2024.01.26
NO.	REVISION	DATE

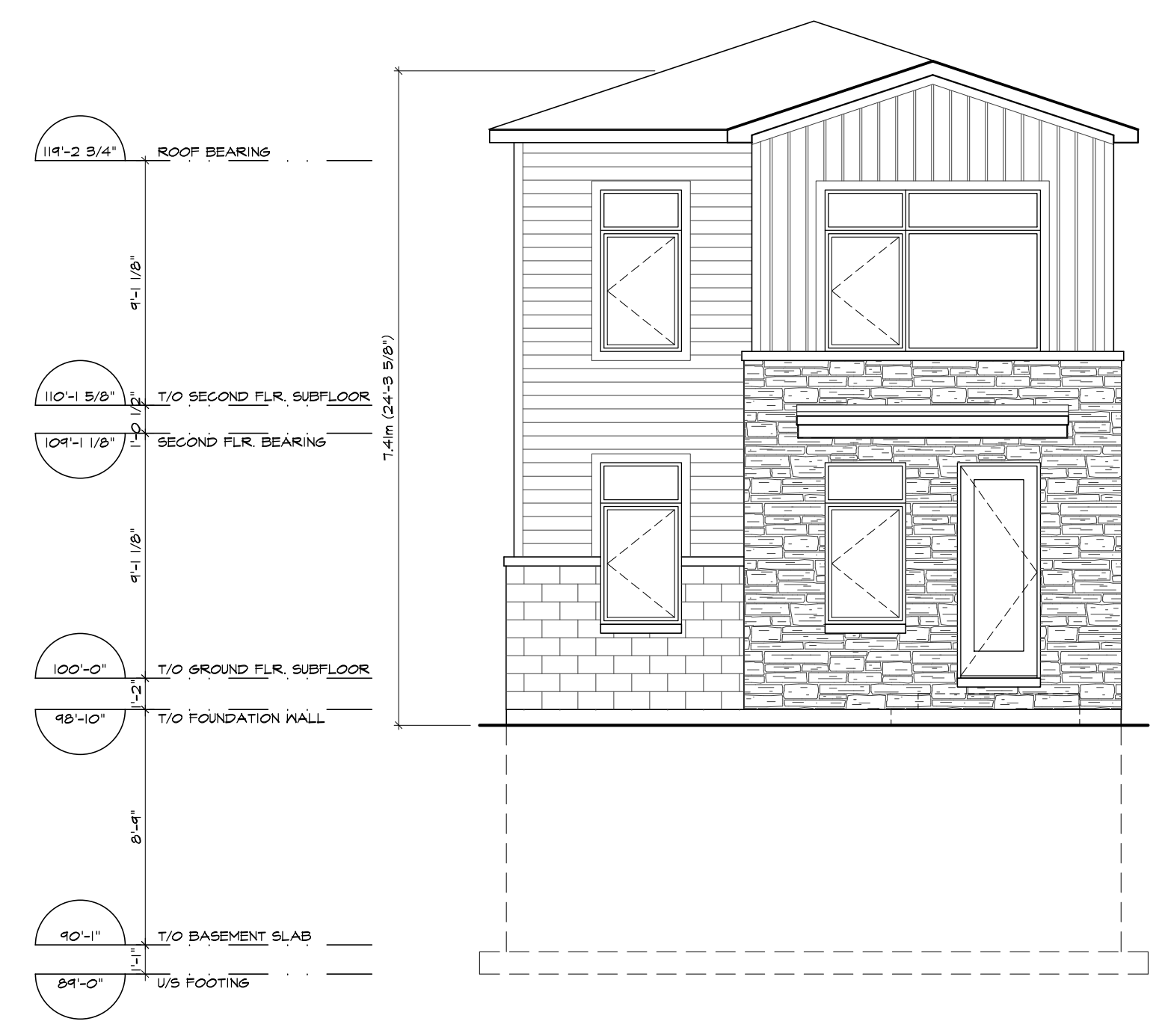
SEAL: _____ NORTH:

AURELE SEMI
 1302 AURELE STREET
 OTTAWA, ONTARIO, K1B 3L3

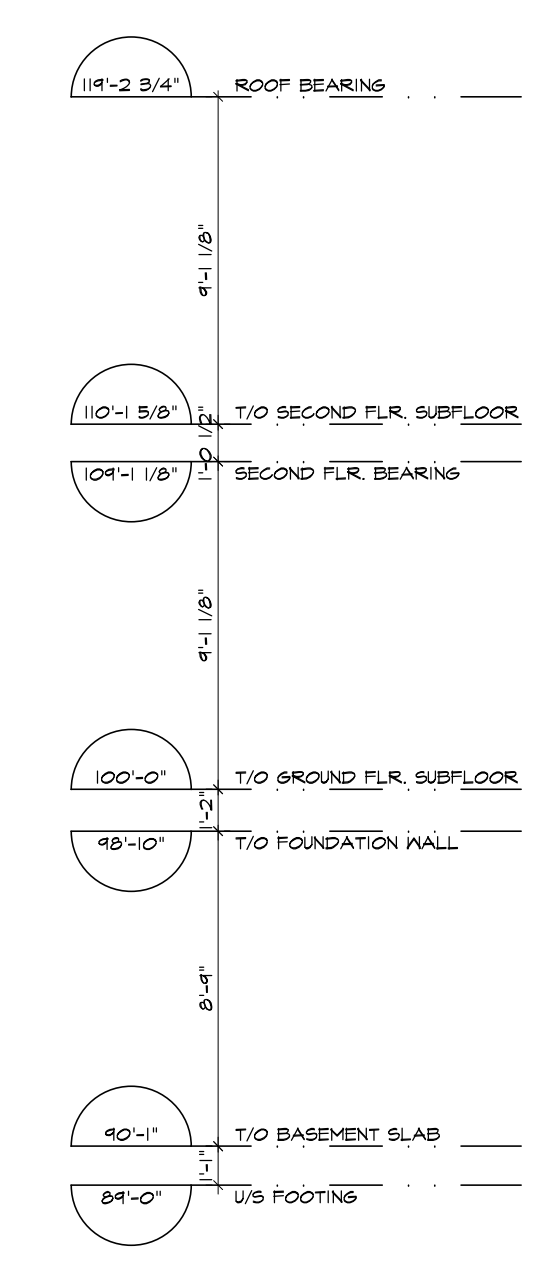
DRAWING: ELEVATIONS	
DATE: JANUARY 2024	SHEET NO.:
SCALE: AS NOTED	EL1
DRAWN: PK	
CHECKED: PR	
JOB NO. 0556	

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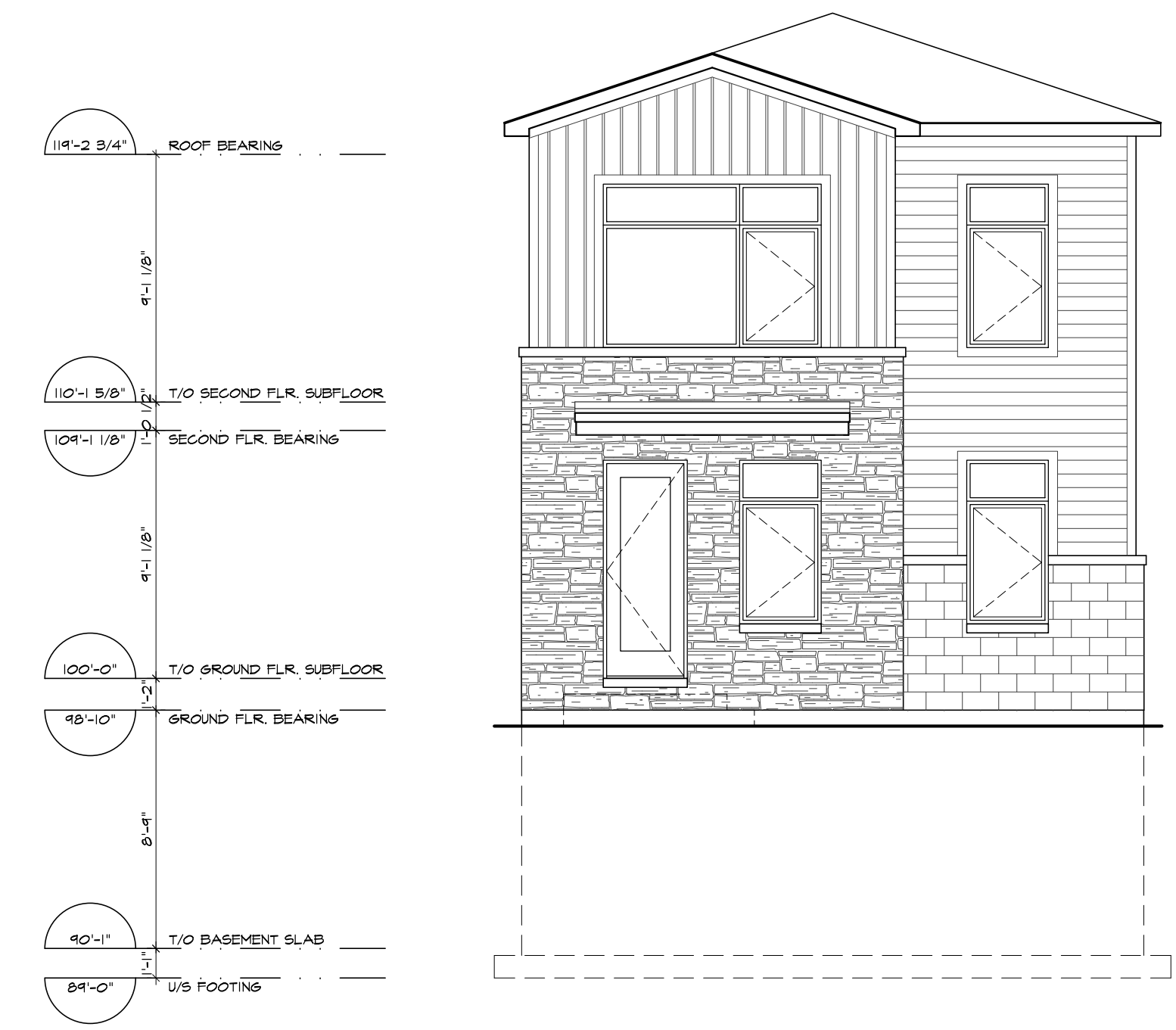
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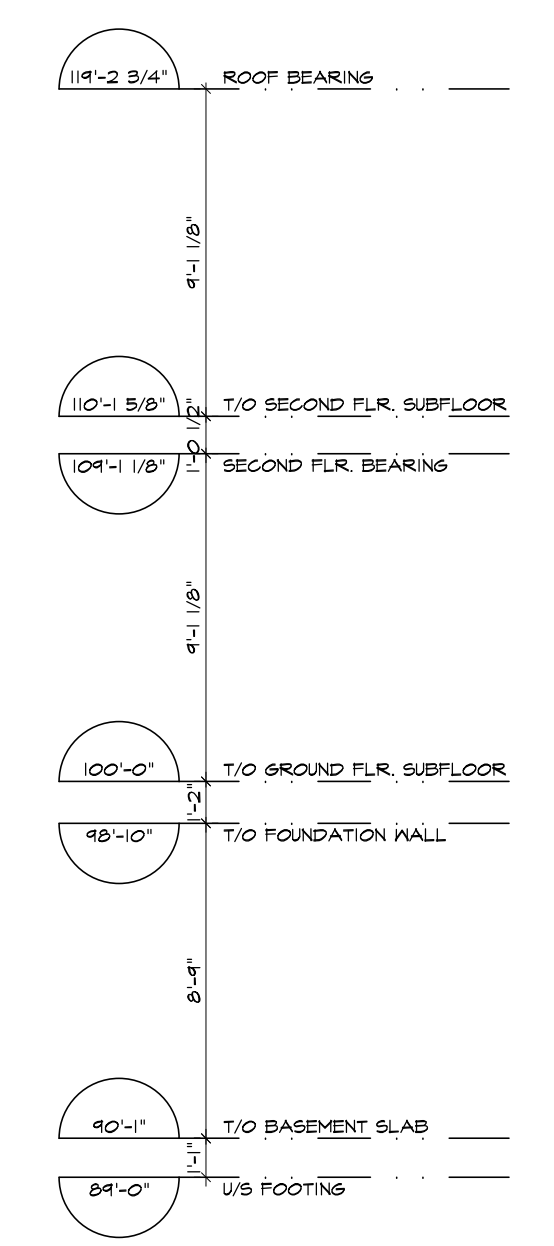
1 FRONT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



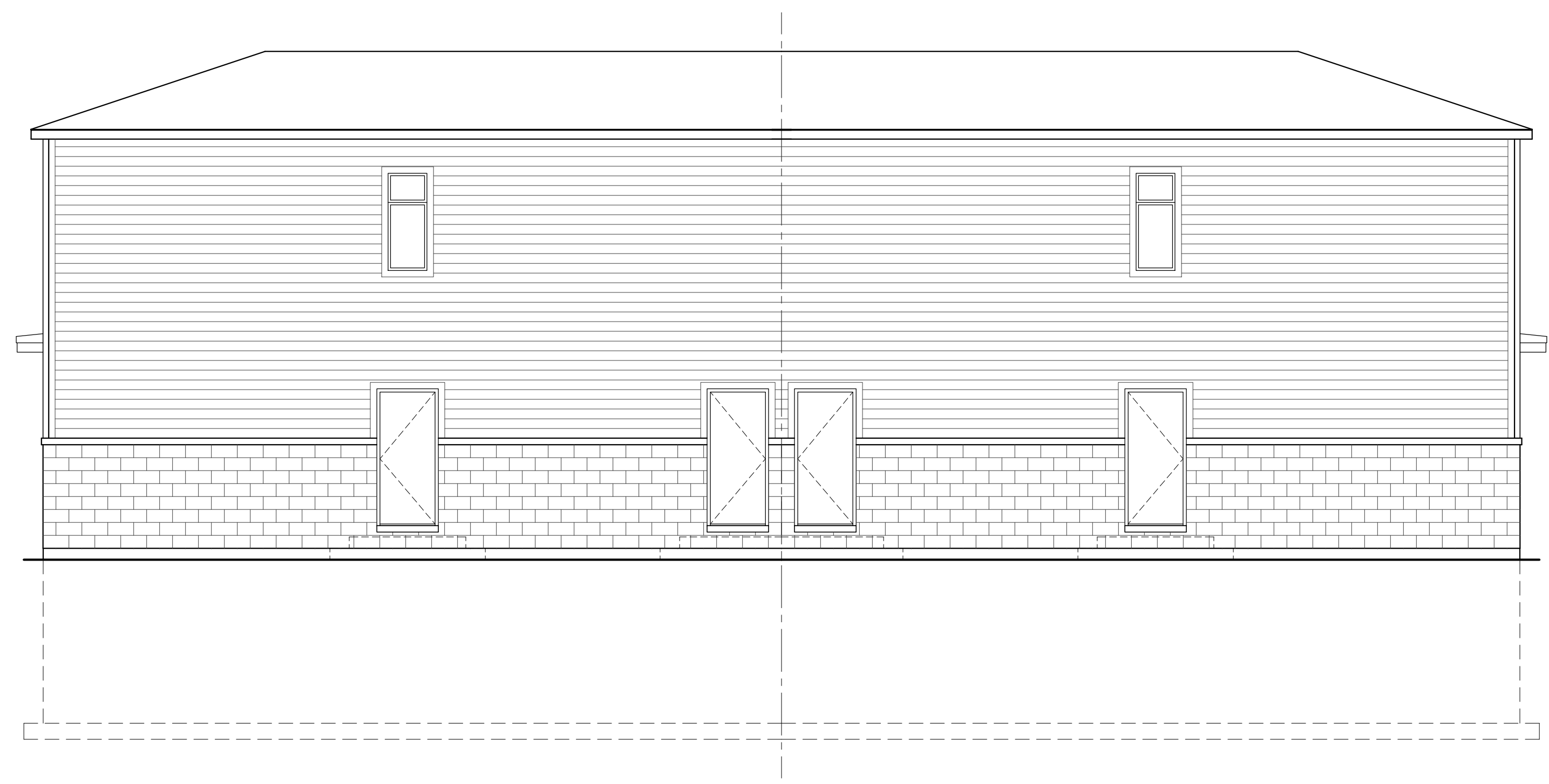
2 RIGHT SIDE (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



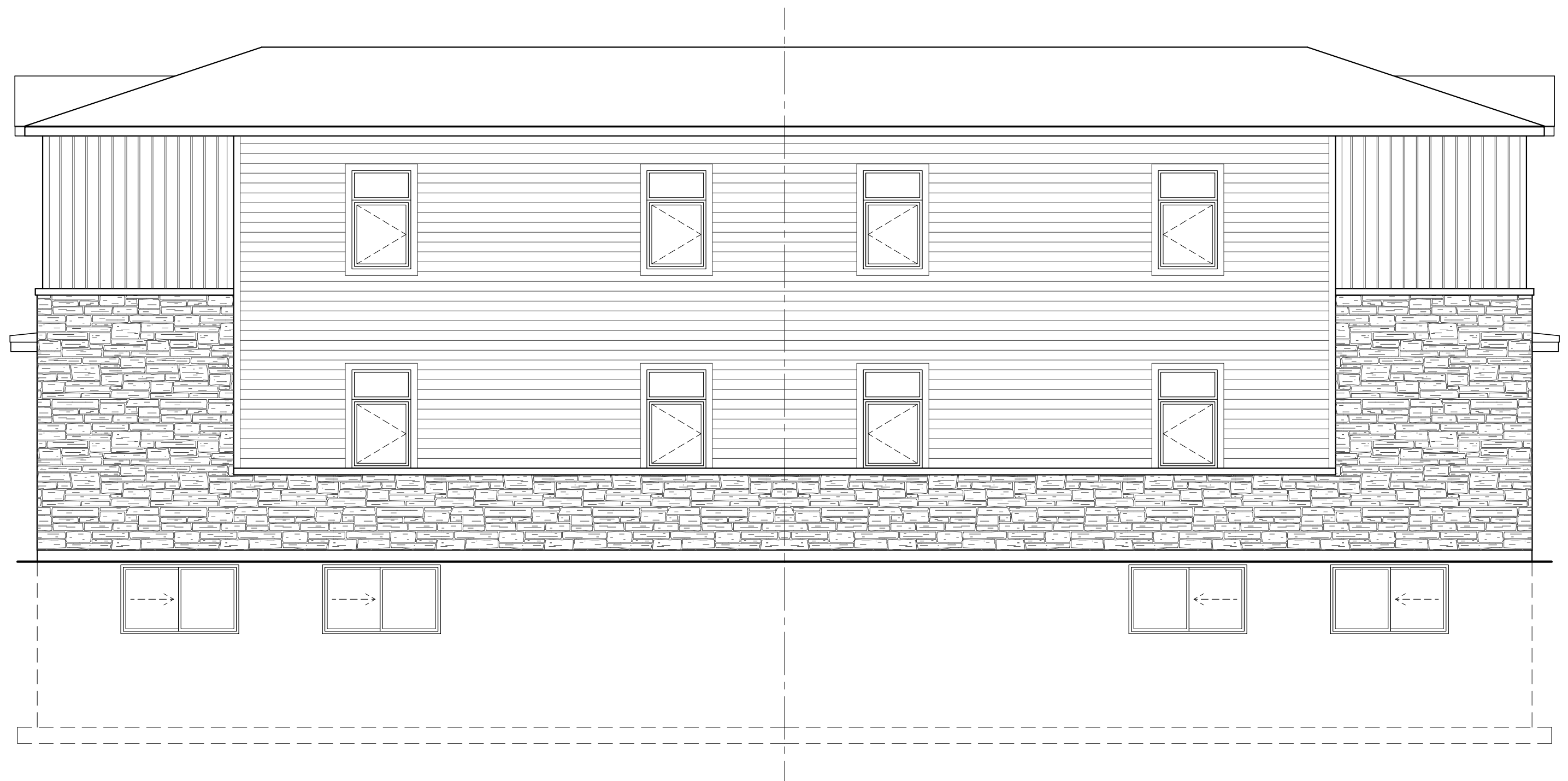
3 REAR (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



4 LEFT SIDE (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT SIDE (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



4 LEFT SIDE (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

NO.	REVISION	DATE
3	ISSUED FOR MV APPLICATION	2024.04.02
2	ISSUED FOR CLIENT REVIEW	2024.01.25
1	ISSUED FOR CLIENT REVIEW	2024.01.19

SEAL: _____ NORTH:

AURELE LONG SEMI
1304 AURELE STREET
OTTAWA, ONTARIO, K1B 3L3

DRAWING: ELEVATIONS	
DATE: JANUARY 2024	SHEET NO.:
SCALE: AS NOTED	EL1
DRAWN: PK	
CHECKED: PR	
JOB NO. 0556	

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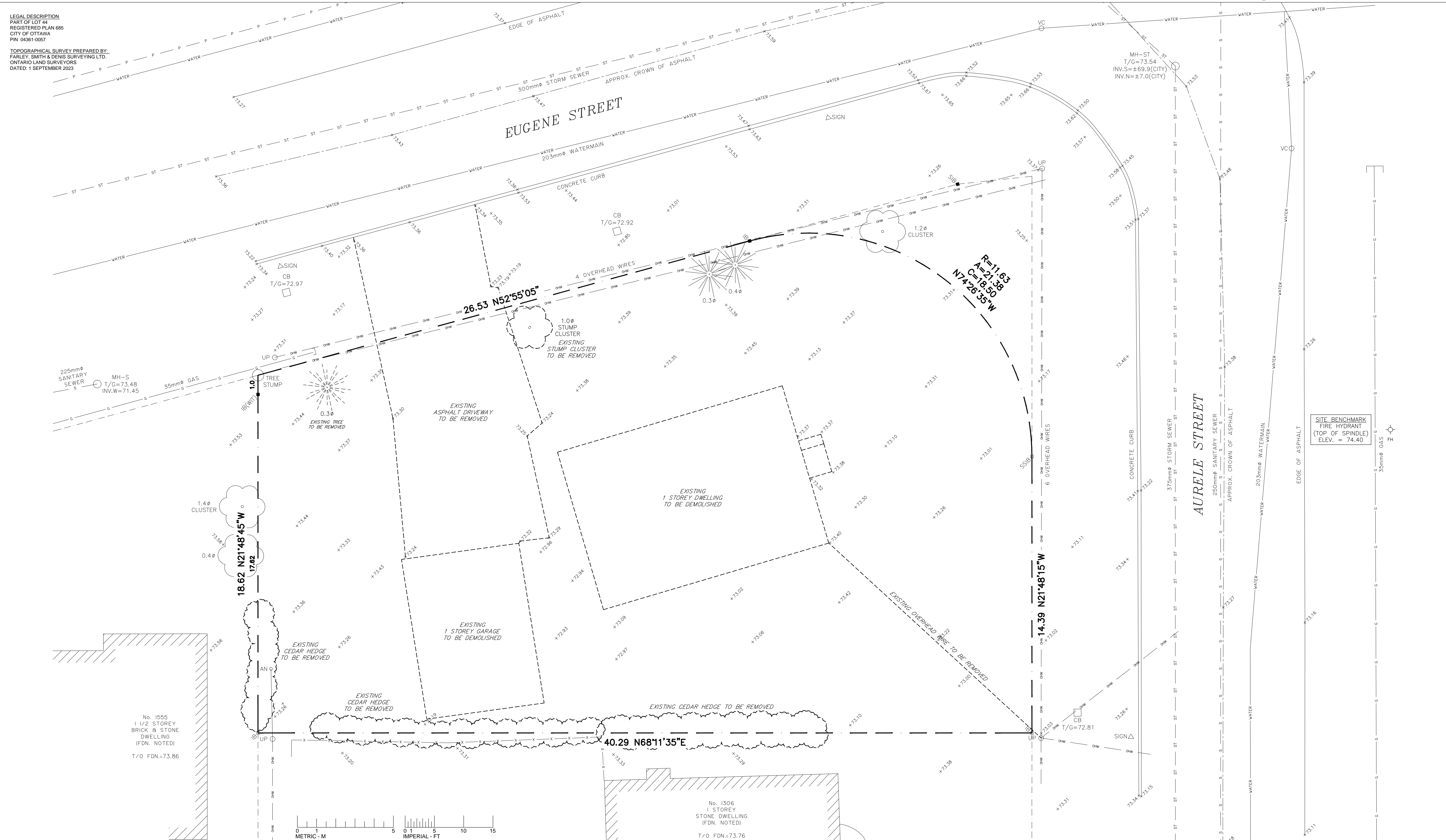
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Revised | Modifié le : 2024-04-17
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1 LOCATION MAP
SCALE: N.T.S.



LEGAL DESCRIPTION
PART OF LOT 44
REGISTERED PLAN 685
CITY OF OTTAWA
PIN 04361-0057

TOPOGRAPHICAL SURVEY PREPARED BY:
FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
DATED: 1 SEPTEMBER 2023

2 EXISTING / DEMOLITION SITE PLAN
SCALE: 1:100

NO.	REVISION	DATE
5	PLANNER COMMENT REVISIONS	2024.04.16
4	PLANNER COMMENT REVISIONS	2024.04.10
3	ISSUED FOR MV APPLICATION	2024.04.02
2	ISSUED FOR CLIENT REVIEW	2024.01.31
1	ISSUED FOR CLIENT REVIEW	2024.01.26

SEAL: _____ NORTH: _____

AURELE SEMIS
1302 AURELE STREET
OTTAWA, ONTARIO, K1B 3L3

DRAWING:
LOCATION MAP
EXISTING / DEMOLITION SITE PLAN

DATE:	JANUARY 2024	SHEET NO.:	EP1
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PR		
JOB NO.	0556		

LEGAL DESCRIPTION
 PART OF LOT 44
 REGISTERED PLAN 685
 CITY OF OTTAWA
 PIN 04361-0057

TOPOGRAPHICAL SURVEY PREPARED BY:
 FARLEY, SMITH & DENIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 DATED: 1 SEPTEMBER 2023

DRAFT R SURVEY PREPARED BY:
 FARLEY, SMITH & DENIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS

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 City of Ottawa | Ville d'Ottawa
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P²

concepts

2200 THURSTON DR., UNIT 203
 OTTAWA, ONTARIO, K1G 6E1

NOTES:

AURELE SEMIS
 1302 AURELE STREET
 OTTAWA, ONTARIO, K1B 3L3

DRAWING:
 SITE LOT WIDTH , DEPTH & AREA

DATE: 2024.04.10

SHEET NO.:

SCALE: 1 : 150

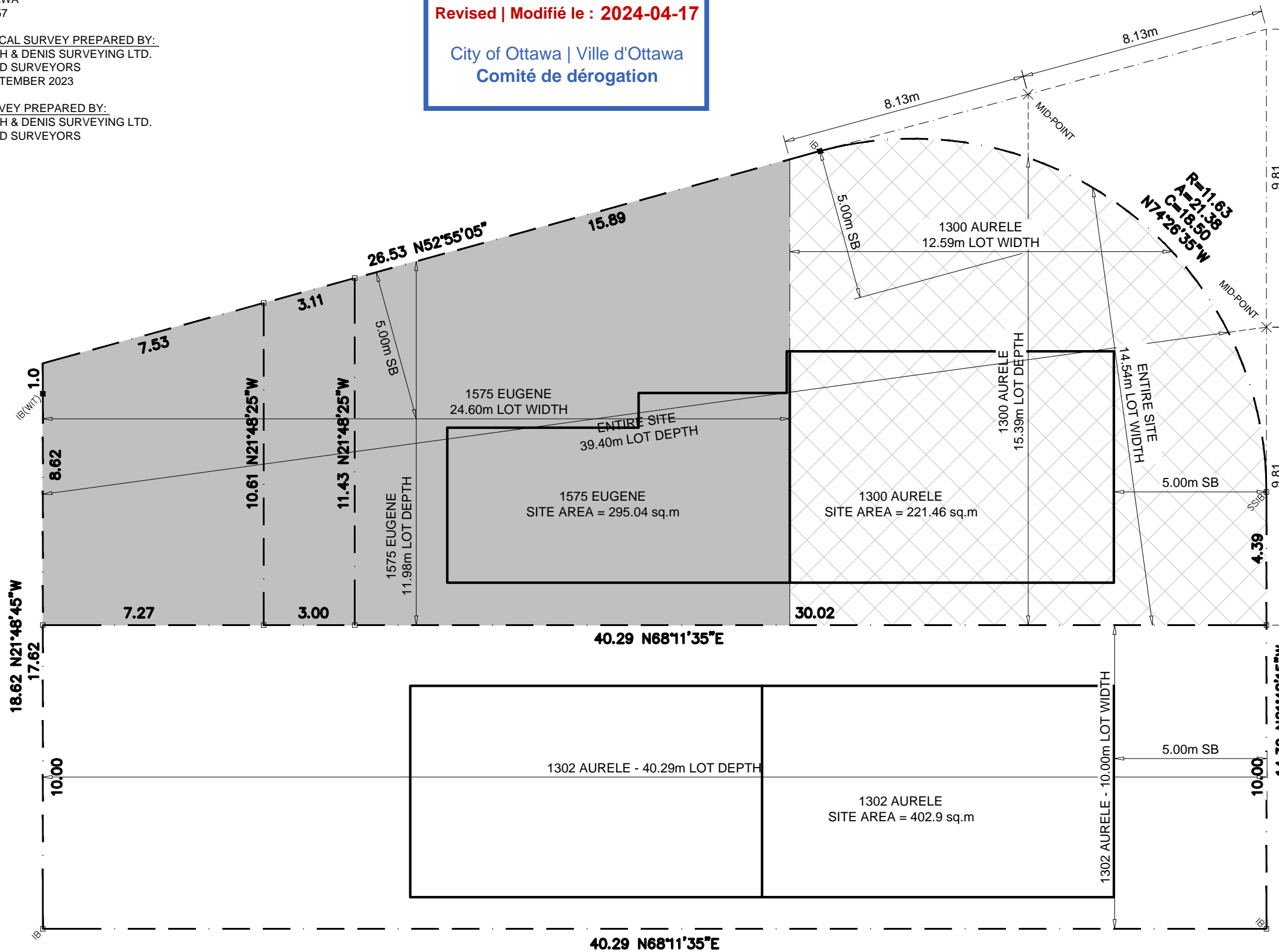
DRAWN: PK

CHECKED: PR

JOB NO. 0556

SK01

R1 - 2024.04.16



2

SITE PLAN
 SCALE: 1:100

1300 AURELE STREET / 1574 EUGENE STREET - PROPOSED SEMI-DETACHED				
PERFORMANCE STANDARD - R2N	BY-LAW REQUIREMENT	PROVIDED - ENTIRE SITE	PROVIDED - 1300 AURELE	PROVIDED - 1575 EUGENE
MINIMUM LOT DEPTH (LD)	NA	39.40m	15.39m	11.98m
MINIMUM LOT WIDTH (LW)	9.0m	14.54m	12.59m	24.60m
MINIMUM LOT AREA (LA)	270.0 sq.m	516.50 sq.m	221.46 sq.m	295.04 sq.m
MAXIMUM BUILDING HEIGHT (i)	8.5m	7.58m		
MINIMUM FRONT YARD SETBACK	5.0m	5.03m		
MINIMUM FRONT YARD AREA (FYA)	NA	55.85 sq.m		
MINIMUM FRONT YARD SOFT LANDSCAPE AREA	22.34 sq.m (40% OF FYA)	47.17 sq.m (84.45% OF FYA)		
MINIMUM INTERIOR SIDE YARD SETBACK	1.0m	1.40m		
MINIMUM INTERIOR YARD AREA (i)	12.09m x 4.36m	13.32m x 4.36m		
MINIMUM CORNER YARD SETBACK	5.0m	5.55m		
MINIMUM CORNER YARD AREA (CYA)	NA	189.33 sq.m		
MINIMUM CORNER YARD SOFT LANDSCAPE AREA	75.75 sq.m (40% OF CYA)	126.97 sq.m (67.06% OF CYA)		
MINIMUM REAR YARD SETBACK	1.20m	13.32m		
MINIMUM REAR YARD AREA	NA	62.41 sq.m		
MAXIMUM REAR YARD PARKING AREA	43.68 sq.m (70% OF RYA)	31.37 sq.m (50.26% OF RYA)		
MINIMUM REAR YARD SOFT LANDSCAPING	9.36 sq.m (15% OF RYA)	28.25 sq.m (45.26% OF RYA)		

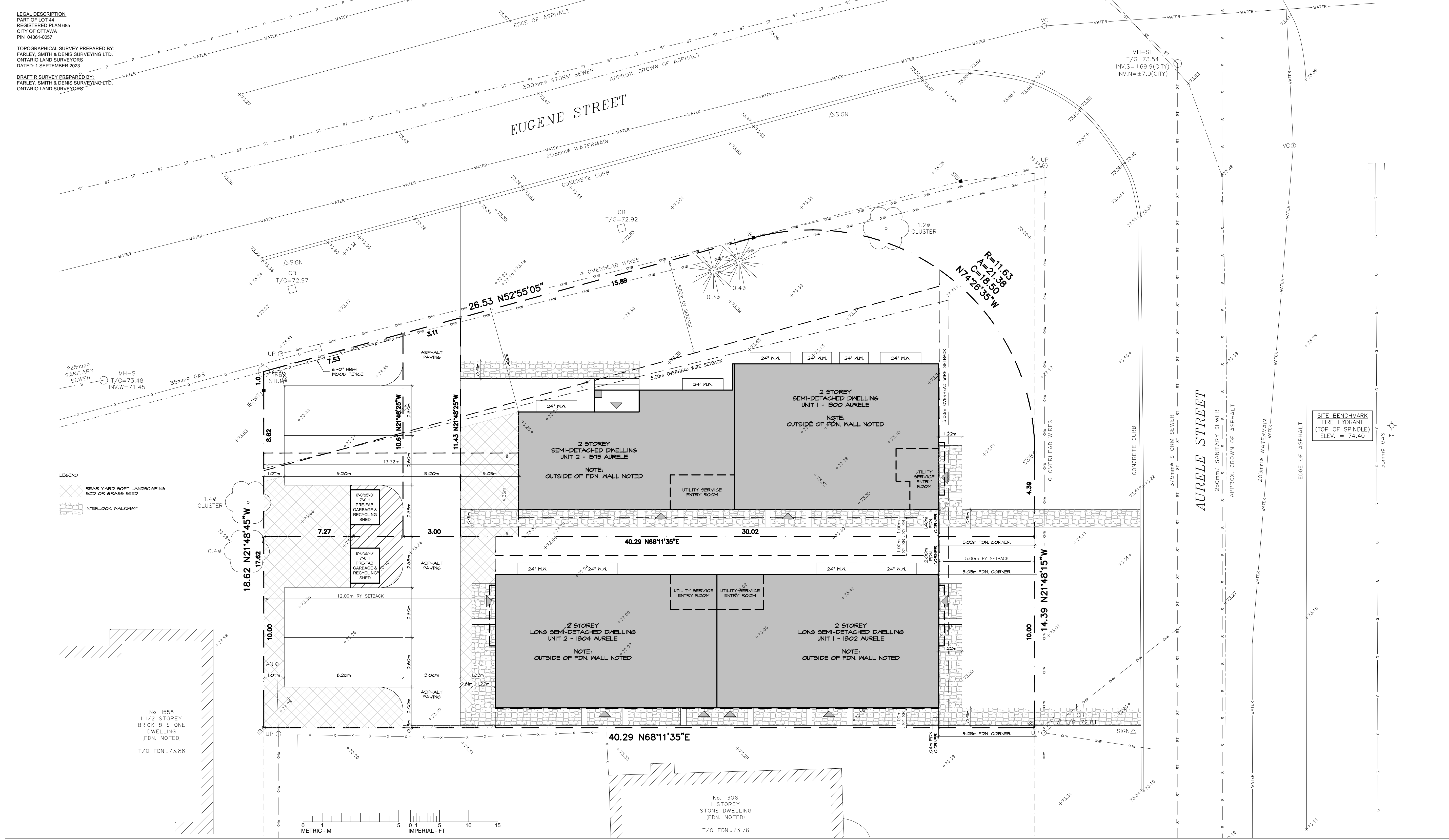
NOTES:
 = MINOR VARIANCE REQUIRED
 (i) MAXIMUM BUILDING HEIGHT IS MEASURED FROM EXISTING AVERAGE GRADE TO UPPER MOST ROOF
 (ii) MINIMUM INTERIOR YARD AREA IS EQUAL TO REAR YARD SETBACK OF 1304 AURELE x 30% OF THE LOT WIDTH ENTIRE SITE.

1302-1304 AURELE STREET - PROPOSED LONG SEMI-DETACHED		
PERFORMANCE STANDARD - R2N	BY-LAW REQUIREMENT	PROVIDED
MINIMUM LOT DEPTH (LD)	NA	40.29m
MINIMUM LOT WIDTH	10.0m	10.0m
MINIMUM LOT AREA (LA)	300.0 sq.m	402.9 sq.m
MAXIMUM BUILDING HEIGHT (i)	8.50m	7.41m
MINIMUM FRONT YARD SETBACK	5.0m	5.03m
MINIMUM FRONT YARD AREA (FYA)	NA	50.25 sq.m
MINIMUM FRONT YARD SOFT LANDSCAPE AREA	17.59 sq.m (35% OF FYA)	37.74 sq.m (75.10% OF FYA)
MINIMUM INTERIOR SIDE YARD SETBACK	1.0m	1.04m / 2.0m
MINIMUM REAR YARD SETBACK	12.09m (30% OF LD)	12.09m (30% OF LD)
MINIMUM REAR YARD AREA	100.73 sq.m (25% OF LA)	120.97 sq.m (30.0% OF LA)
MAXIMUM REAR YARD PARKING AREA	84.68 sq.m (70% OF RYA)	69.51 sq.m (57.46% OF RYA)
MINIMUM REAR YARD SOFT LANDSCAPING	18.15 sq.m (15% OF RYA)	41.87 sq.m (34.61% OF RYA)
MINIMUM NUMBER OF PARKING SPACES	2	2
MINIMUM PARKING SPACE SIZE	2.60m x 5.20m	2.60m x 6.20m
MINIMUM DRIVEWAY WIDTH	3.0m	3.0m
PROHIBITED LOCATION OF PARKING	FRONT YARD	REAR YARD



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LEGAL DESCRIPTION
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 TOPOGRAPHICAL SURVEY PREPARED BY:
 FARLEY, SMITH & DENIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 DATED: 1 SEPTEMBER 2023
 DRAFT R SURVEY PREPARED BY:
 FARLEY, SMITH & DENIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS

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1	ISSUED FOR CLIENT REVIEW	2024.01.26

SEAL: _____ NORTH:

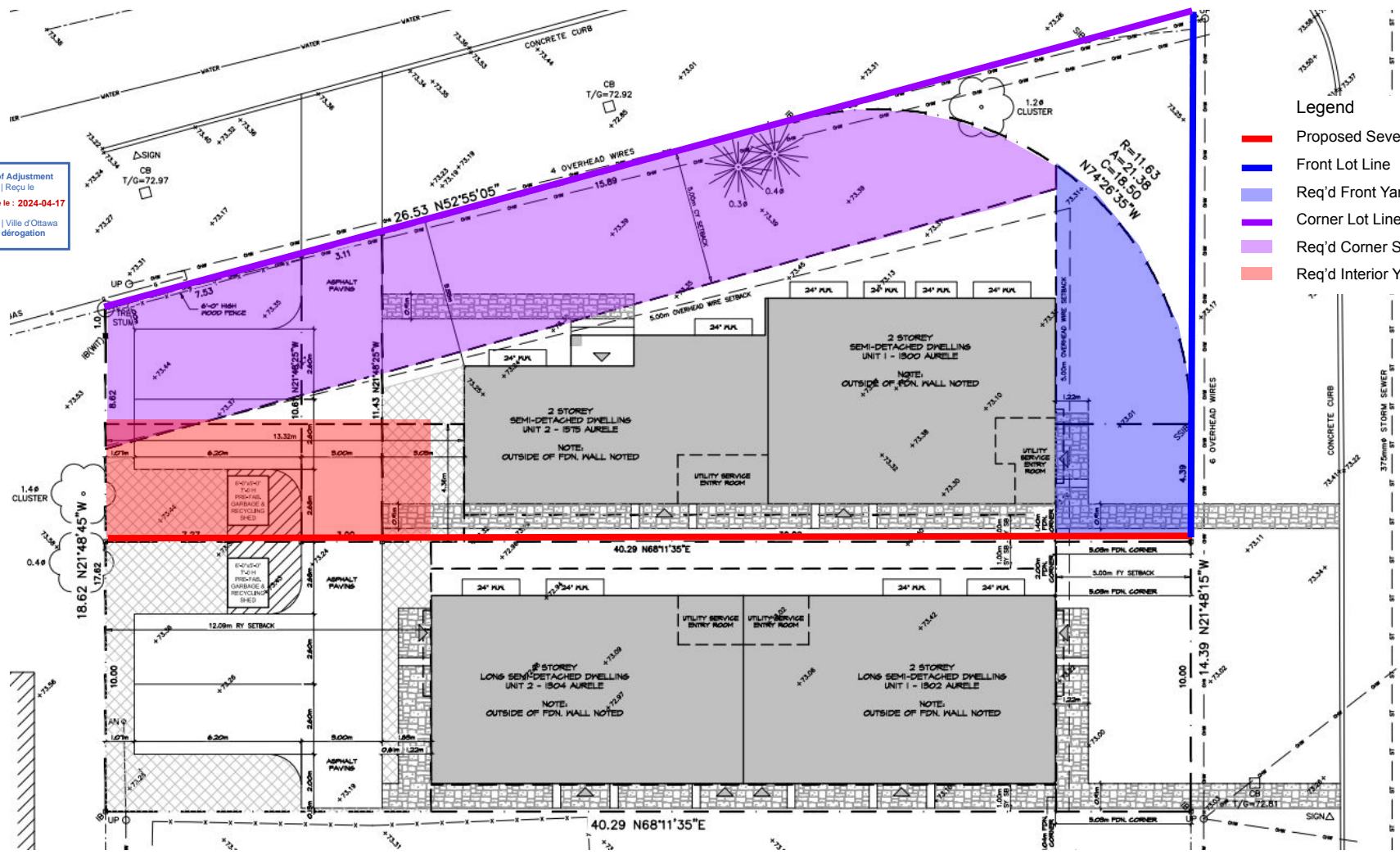
AURELE SEMIS
 1302 AURELE STREET
 OTTAWA, ONTARIO, K1B 3L3

DRAWING:
 LOCATION MAP & SITE PLAN
 ZONING INFORMATION

DATE:	JANUARY 2024	SHEET NO.:	SP1
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PR		
JOB NO.	0556		

2 SITE PLAN
 SCALE: 1:100

Committee of Adjustment
 Received | Reçu le
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 City of Ottawa | Ville d'Ottawa
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Legend

- Proposed Severance Line
- Front Lot Line
- Req'd Front Yard
- Corner Lot Line
- Req'd Corner Side Yard
- Req'd Interior Yard Area

