

**Committee of Adjustment**  
Received | Reçu le  
**2024-06-12**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: \_\_\_\_\_  
EMAD ALREFAAI  
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	All of 16	341265	ALL OF 04636-0023	702.2
2				684.1

PLAN OF SURVEY OF

**LOT 16**  
**REGISTERED PLAN 341265**  
**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 0.99992.

**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°22'20" 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
Ⓐ	5019424.58	357515.28
Ⓑ	5019553.95	357734.42
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

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
  - SSIB = Short Standard Iron Bar
  - IB = Iron Bar
  - IB\* = Iron Bar (0.3m Long)
  - IBØ = Round Iron Bar
  - (WH) = Witness
  - Mess = Measured
  - (P1) = Registered Plan 341265
  - (P2) = Plan by (1692) dated December 9, 2019 (File No. 583-19)
  - (P3) = Plan by (647) dated August 1, 1961
  - (P4) = Plan by (AOG) dated July 27, 1973 (Ref. No. 341265-1)
  - (P5) = Plan by (1692) dated February 21, 2024 (File No. 22-24)
  - OHW = Overhead Wires
  - UP = Utility Pole
  - Gate = Gate
  - CLF = Chain Link Fence
  - P&W = Post and Wire Fence
  - BF = Board Fence
  - C/L = Centreline
  - Ø = Diameter
  - 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.

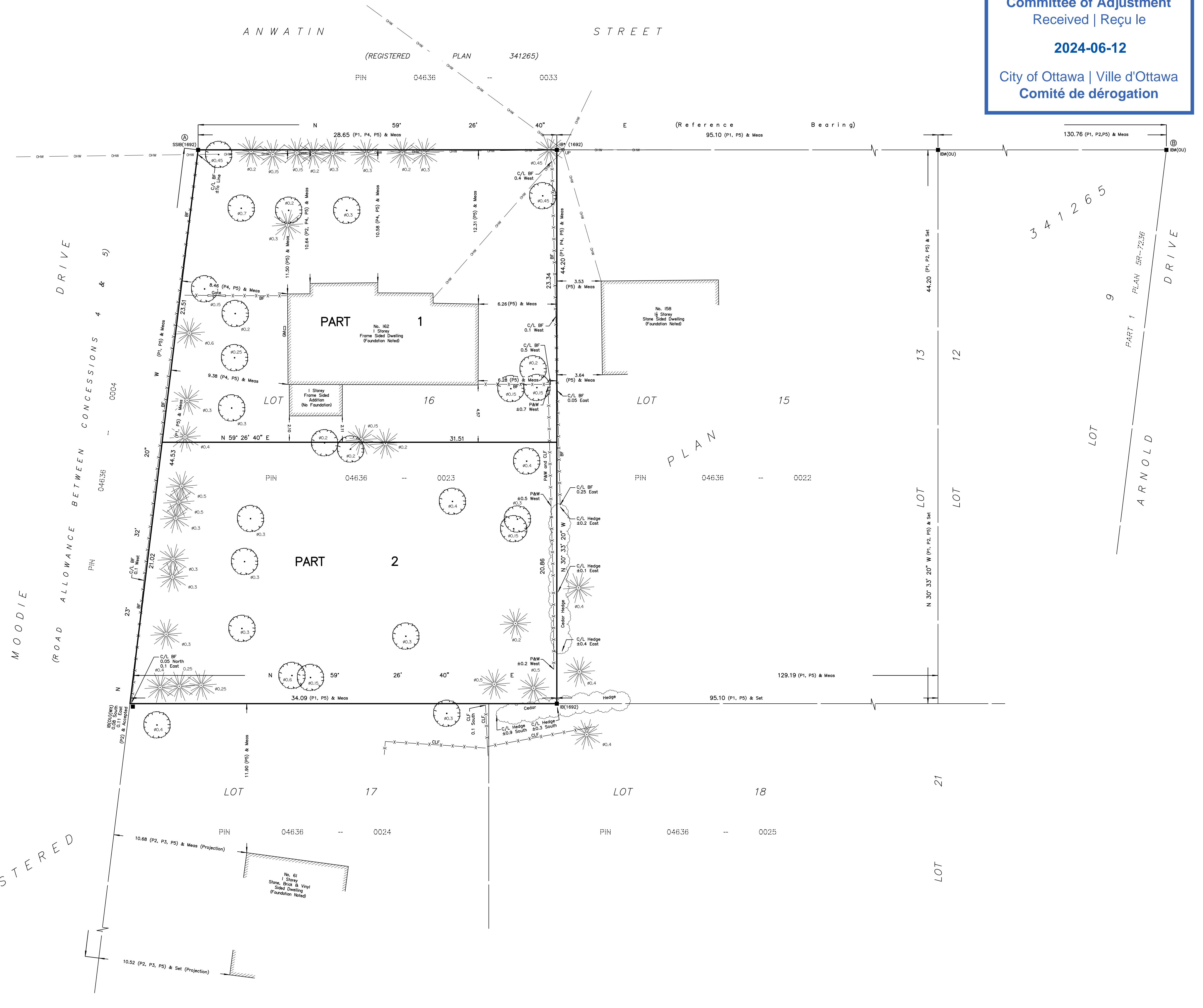
**Surveyor's Certificate**

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: \_\_\_\_\_  
Emad Alrefaai  
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

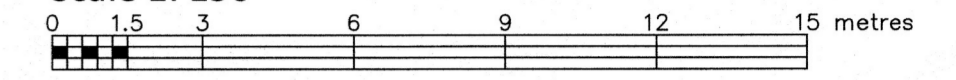


REGISTERED



LOT 16 REGISTERED PLAN 341265 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024 Scale 1: 150



Metric Note Distances and/or coordinates 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-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°22'20" clockwise was applied to bearings on P1 & P2.

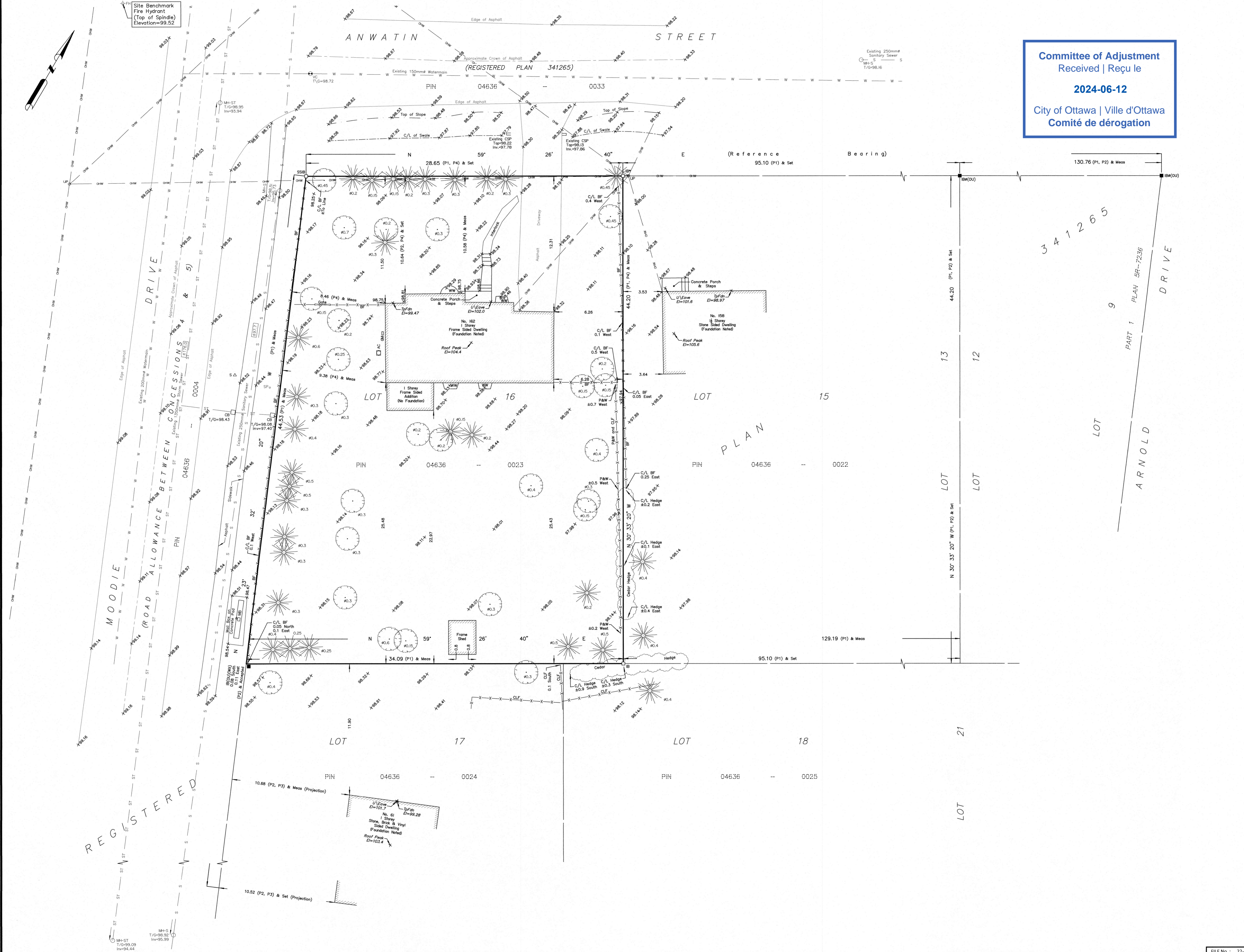
Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (Monument No. 19700603) 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees 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: N-G-21, 13778, 11501NEP, 11418p8p5, 6410 sheets 3 & 7 of 11. 4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa Utility Plans. 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, Short Standard Iron Bar, Iron Bar, etc.

Site Area=1386.6 sq.m.

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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. © FARLEY, SMITH & DENIS SURVEYING LTD., 2024.

Surveyor's Certificate

I certify that 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Regulations made under them. 2. The survey was completed on the 20th day of February, 2024.

Feb 21/2024 Date Emad Alrefaai Ontario Land Surveyor

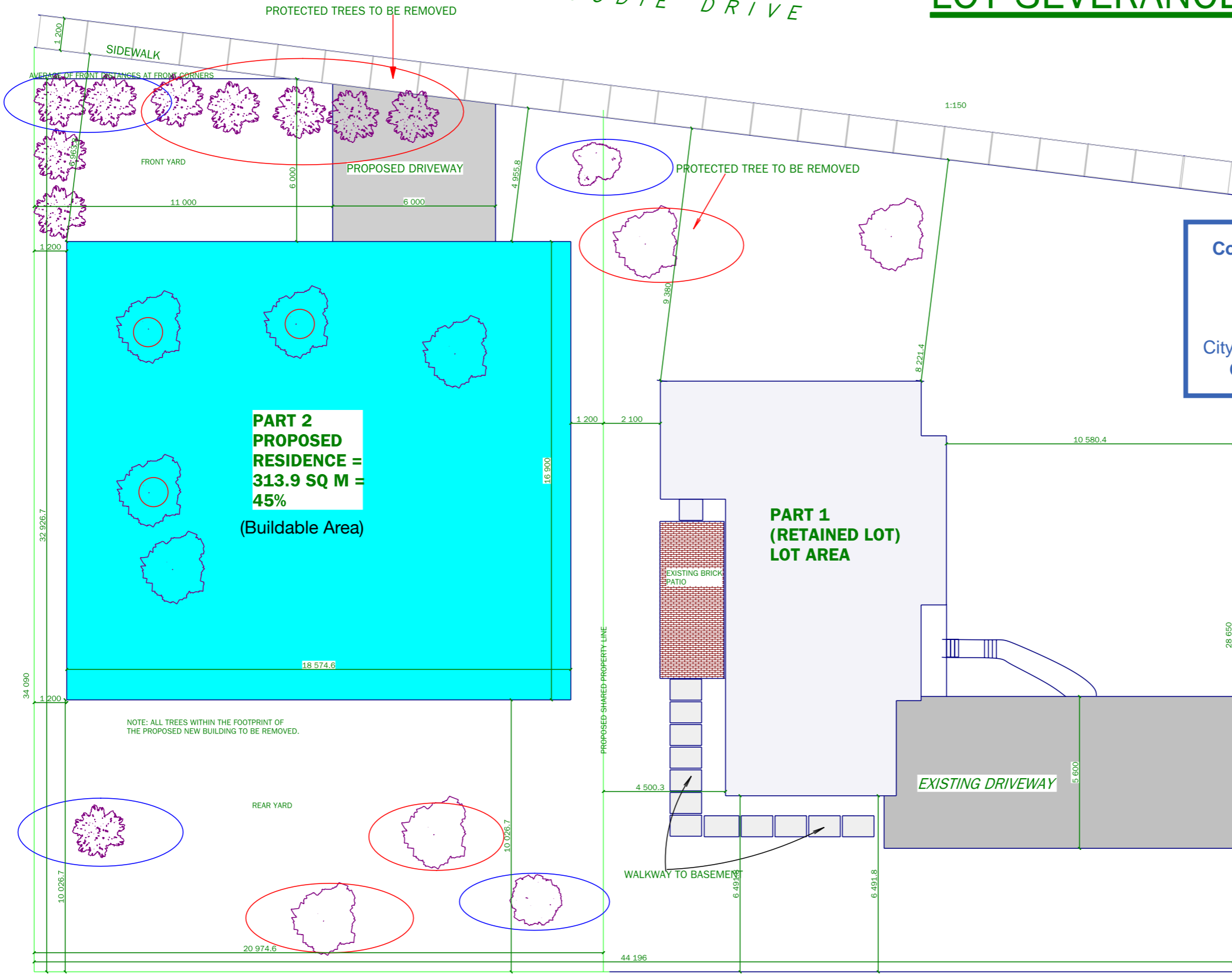
This plan of survey relates to AOLS Plan Submission Form Number V-73391 FARLEY, SMITH & DENIS SURVEYING LTD.

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



# LOT SEVERANCE SITE PLAN

RED CIRCLE/OVAL = PROTECTED TREE TO BE REMOVED.  
 BLUE CIRCLE/OVAL = PROTECTED TREES TO BE KEPT.



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**PART 2  
 PROPOSED  
 RESIDENCE =  
 313.9 SQ M =  
 45%**  
 (Buildable Area)

**PART 1  
 (RETAINED LOT)  
 LOT AREA**

NOTE: ALL TREES WITHIN THE FOOTPRINT OF THE PROPOSED NEW BUILDING TO BE REMOVED.

RED CIRCLE/OVAL = PROTECTED TREE TO BE REMOVED.  
 BLUE CIRCLE/OVAL = PROTECTED TREES TO BE KEPT.

**R1FF PROVISIONS (meters)**  
 MIN. LOT WIDTH= 19.5  
 MIN. LOT AREA= 600  
 MIN. BUILDING HEIGHT= 8.5  
 MIN. FRONT YARD SETBACK= 6  
 MIN. REAR YARD SETBACK= 4.5\*  
 MIN. INTERIOR SIDE YARD SETBACK= VARIES TOTAL. 2.1 M, .9 M MIN.  
 MAX. LOT COVERAGE= 45%

LOT DEPTH IS 32.926  
 25% = 8.2 M  
 ALLOWANCE = 7.5 M  
 ACTUAL DUE TO LOT REQUIREMENT = 10.27 M

LOT AREA = 696.01 SQ M  
 25% = 173.75 SQ M

AREA OF REAR YARD = 25% OF LOT AREA AND/ 154.875 SQ M  
 MAINTAINS REAR LOT LINE > 7.5 M

\* 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6.0 m and need not exceed 7.5 m

**ZONE: R1FF**  
 Calculated Parcel Area: 1397.82 m<sup>2</sup> (15045.98 ft<sup>2</sup>) (0.14 ha)  
 PRIOR TO SEVERANCE

The undersigned has reviewed and taken responsibility for this design, and the information and meets the requirements set out in the Ontario Building Code to be a Designer.  
 DESIGNER INFORMATION:  
 Registered architect design in respect under 3.3.4.1.02 & 10 of the Ontario Building Code.  
 NAME: D. BUCHHOLZ  
 SIGNATURE: [Signature]  
 DESIGNER INFORMATION:  
 Registered architect design in respect under 3.3.4.1.02 & 10 of the Ontario Building Code.  
 NAME: GLEN WEBSTER  
 SIGNATURE: [Signature]  
 PROJECT NUMBER: [Blank]  
 DATE: [Blank]

BEECHWOOD BUILDING  
 DESIGN SERVICES  
 BCIN DESIGNER: D.BUCHHOLZ  
 SCALE: 1:150  
 DATE: MAY 14, 2024



BUILDING AND LOT DEVELOPMENT  
 CONCEPT SITE PLAN  
 ADDRESS: 162 ANWATIN ST., OTTAWA  
 PROJECT BY GLEN WEBSTER

