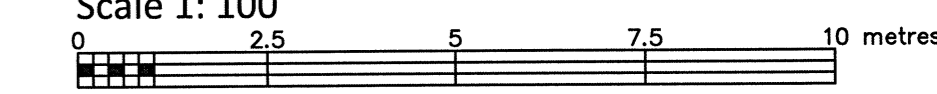


PART OF LOT 20 (NORTH ELLA STREET) REGISTERED PLAN 36 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023 Scale 1: 100



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°35'55" counter-clockwise was applied to bearings on P3.

For bearing comparisons, a rotation of 0°17'47" counter-clockwise was applied to bearings on P4, P9 & P11.

For bearing comparisons, a rotation of 0°37'05" counter-clockwise was applied to bearings on P4, P9 & P11.

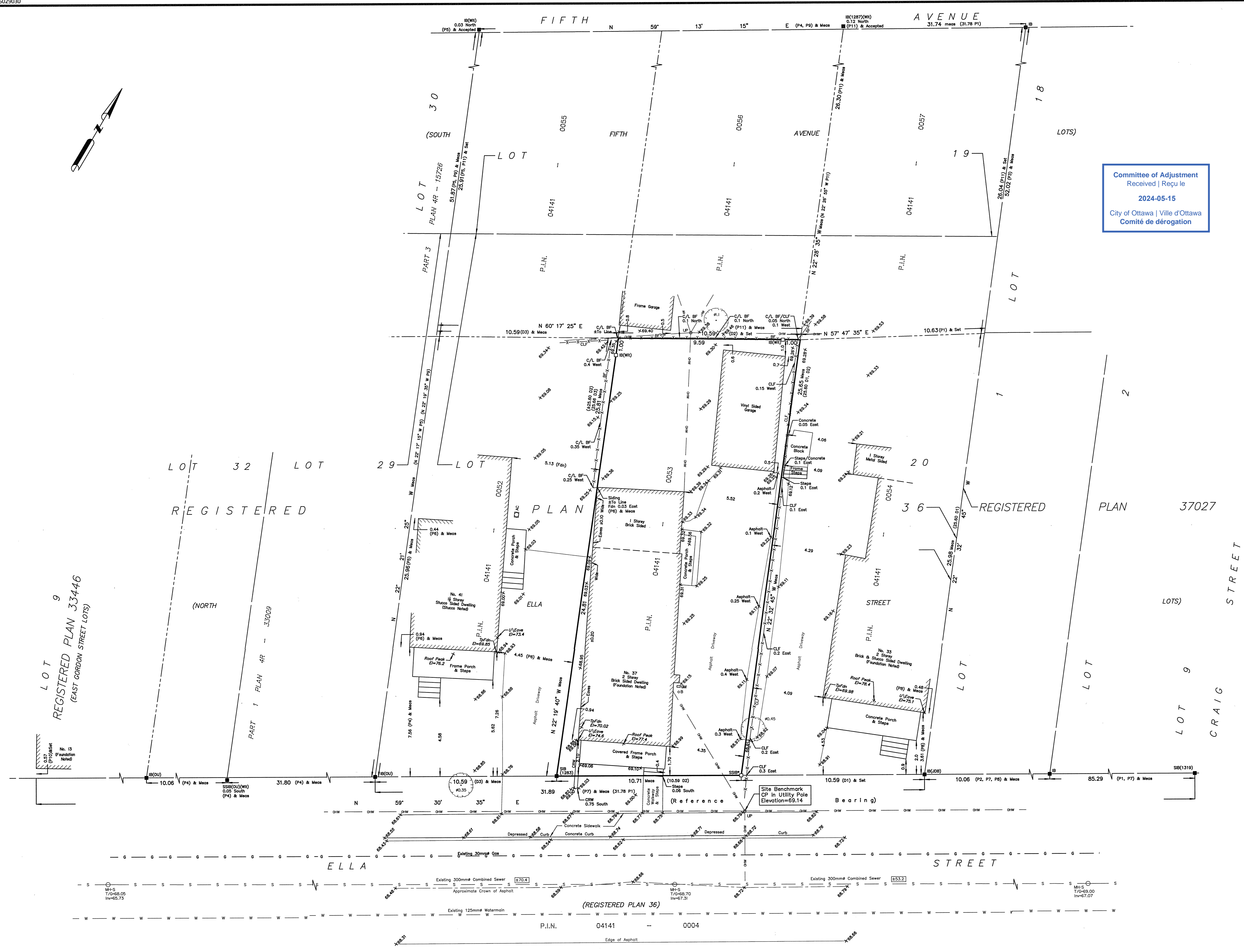
Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238) 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description 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: G-11-18, D20-b-1. 4. Sanitary and storm sewer grades and inverts were derived from: Field measurement. 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 Standard Iron Bar SSB Short Standard Iron Bar SSB* Short Standard Iron Bar (0.3m Long) IB Iron Bar (Wit) Witness Meas (OU) Measured Origin Unknown (P1) Registered Plan 36 (P2) Registered Plan 37027 (P3) Plan by (AOG) dated September 13, 2006 (Job No. 7113-06) (P4) Plan by (SG) dated October 26, 2018 (Project No. 161613956-111) (P5) Plan 4R-957 (P6) Plan by (1283) dated October 16, 1989 (P7) Plan by (DBS) dated September 24, 2002 (Ref. No. 02-10-025-00-00) (P8) Plan by (1692) dated April 22, 2008 (Job No. 510-07) (P9) Plan 5R-11079 (P10) Plan by (1692) dated September 12, 2019 (File No. 412-19) (D1) Plan by (857) dated July 9, 2021 (Ref. No. 33-36) (D2) Inst. No. CR230369 (D3) Inst. No. CR254099 (D3) Inst. No. N515277 (M+S) Maintenance Hole (Sanitary) S Undergound Sanitary Sewer W Undergound Water OW Overhead Wires UP Utility Pole OM Gas Meter B Bollard AC Air Conditioner D Diameter CLF Chain Link Fence BF Board Fence CRW Concrete Retaining Wall U/E Underside of Eave T/Fdn Top of Foundation C/L Centreline +55.00 Location of Elevations +65.00 Top of Concrete Curb/Retaining Wall Elevation 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.

Site Area=271.5 sq.m.

Committee of Adjustment Received | Reçu le 2024-05-15 City of Ottawa | Ville d'Ottawa Comité de dérogation



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Surveyor's Certificate I certify that: 1. This survey plan is correct and in accordance with the Surveys Act, the Surveys Act and the Regulations made under them. 2. The survey was completed on the 3rd day of November, 2023.

Nov 03/2023 Date [Signature] Emad Alreaihi Ontario Land Surveyor

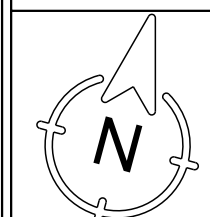
This plan of survey relates to AOLS Plan Submission Form Number V-64451

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

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LOCATION



37 ellsa st.
OTTAWA ONTARIO
CANADA

DISCLAIMER

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Justin Seguin
Architect & Interior Designer

DRAWING NOTES

Committee of Adjustment
Received | Reçu le
2024-05-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation



ZONING TABLE - 37 ELLA									
	SUB-ZONE	PERMITTED USE	MIN LOT WIDTH	MIN LOT AREA	MAX BUILDING HEIGHT	MIN FRONT YARD SETBACK	MIN CORNER YARD SETBACK	MIN REAR YARD SETBACK	MIN INTERIOR SIDE-YARD SETBACK
BY-LAW	R3 P	LONG SEMI	10 m	300 m ²	11 m	3 m	4.5 m	30% OF LOT DEPTH = 25% OF LOT AREA = 7.72 M	1.8 m total
PROPOSED	R3 P	LONG SEMI	10.7 m	271.5 m ²	10.4 m	3 m	N/A	5.6 M = 22% OF LOT AREA EQUAL TO 59.73 SQM	1.2 m = 2.4 m total

DIMENSIONS DERIVED FROM PROPERTY SURVEY OF 37 ELLA ST.
10-106706 BY FAIRHALL MOFFATT AND WOODLAND
VALUES HAVE BEEN ROUNDED TO THE NEAREST SECOND DECIMAL POINT
LOT WIDTH DERIVED FROM ACTUAL LOT WIDTH AND NOT DISTANCE OF ANGLED
FRONT AND REAR PROPERTY LINES (REFER TO SURVEY FOR PROPERTY LINE LENGTHS)

revisions		
4		
3		
2	issued for minor variance	april 24 2024
1	issued for client review	march 8 2024
no.	description	date

DEVELOPER / BUILDER
tbd

PLANNING FIRM
jd planning
t: 613 812 1726 e: jessica@jdplan.ca w: www.jdplan.ca

DRAWING INFORMATION
PROPOSED SITE PLAN
SCALE = 1:75

drawn by	checked by	drawing no.
J.S.		A1
project no.		
2023 - 12		

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LOCATION



37 ella st.
OTTAWA ONTARIO
CANADA

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JOSTIN SECUR DESIGN
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DESIGNER INFO

DRAWING NOTES

Committee of Adjustment
Received | Reçu le
2024-05-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation



FRONT ELEVATION



REAR ELEVATION

RESERVED

no.	description	date
4		
3	issued to consultants	april 30 2024
2	issued for client review	jan 24 2024
1	issued for client review	dec 28 2023

DEVELOPER / BUILDER
t.b.d.

DRAWING INFORMATION
FRONT AND REAR ELEVATIONS
SCALE : 3/8" = 1'-0"

drawn by	checked by	drawing no.
J.S.		

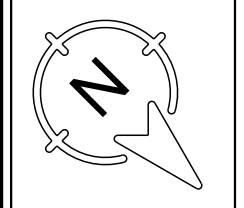
project no.

2024 - 03

A5

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LOCATION



37 ella st.
OTTAWA ONTARIO
CANADA

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DESIGNER INFO

DRAWING NOTES



RIGHT ELEVATION

RESERVED

revisions

4		
3	issued to consultants	april 30 2024
2	issued for client review	jan 24 2024
1	issued for client review	dec 28 2023
no.	description	date

DEVELOPER / BUILDER

t.b.d.

DRAWING INFORMATION

RIGHT ELEVATION
SCALE : 3/8" = 1'-0"

drawn by checked by drawing no.

J.S.

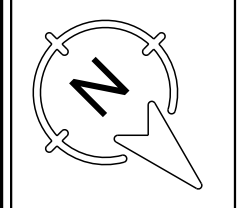
project no.

2024 - 03

A6

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LOCATION



37 ella st.
OTTAWA ONTARIO
CANADA

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DESIGNER INFO

DRAWING NOTES



LEFT ELEVATION

RESERVED

revisions

4		
3	issued to consultants	april 30 2024
2	issued for client review	jan 24 2024
1	issued for client review	dec 28 2023
no.	description	date

DEVELOPER / BUILDER

t.b.d.

DRAWING INFORMATION

LEFT ELEVATION
SCALE: 3/8" = 1'-0"

drawn by checked by drawing no.

J.S.

project no.

2024 - 03

A7