

March 18, 2022
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-21191



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

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SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY

LOT 57
REGISTERED PLAN 272
CITY OF OTTAWA



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

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

FOR COMPARISON PURPOSE, A ROTATION OF 1°17'00" COUNTERCLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P4.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

NOTE
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION. ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC. RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2
This Report was prepared for HP URBAN INC, and the undersigned accepts no responsibility for the use by other parties.
1. **REGISTERED RIGHTS-OF-WAY/EASEMENTS**
No rights-of-way or easements were found to be registered against the subject property.
2. **PROPERTY IMPROVEMENTS**
There is a 1 storey brick dwelling situated wholly within the subject lands. See Part 1 (PLAN) of this report for further property improvements.
3. **COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
Compliance is not certified by this report.
4. **ADDITIONAL REMARKS**
Note the location of fences along the westerly, southerly, and northerly limit of the property.

LEGEND

SYMBOL	DENOTES	FOUND MONUMENTS
■	"	SET MONUMENTS
□	"	IRON BAR
IB	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS,M	"	MEASURED
N.T.S.	"	NOT SCALE
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P	"	REGISTERED PLAN 272
P1	"	PLAN BY FSD DATED JANUARY 26, 2021
P2	"	PLAN BY AOV DATED JULY 26, 1979
P3	"	PLAN BY SG DATED MAY 17, 2016
P4	"	PLAN BY FSD DATED SEPTEMBER 15, 2010
P5	"	PLAN BY FSD DATED NOVEMBER 4, 2014
CB	"	CATCH BASIN
HYD	"	FIRE HYDRANT
MHSA	"	MAINTENANCE HOLE SANITARY
MHST	"	MAINTENANCE HOLE STORM
UP	"	UTILITY POLE
OHW	"	OVERHEAD UTILITY WIRES
○	"	TREE STUMP
○	"	TREE CONIFEROUS (D.B.H. SHOWN)
○	"	TREE DECIDUOUS (D.B.H. SHOWN)

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 11th DAY OF MARCH, 2022.

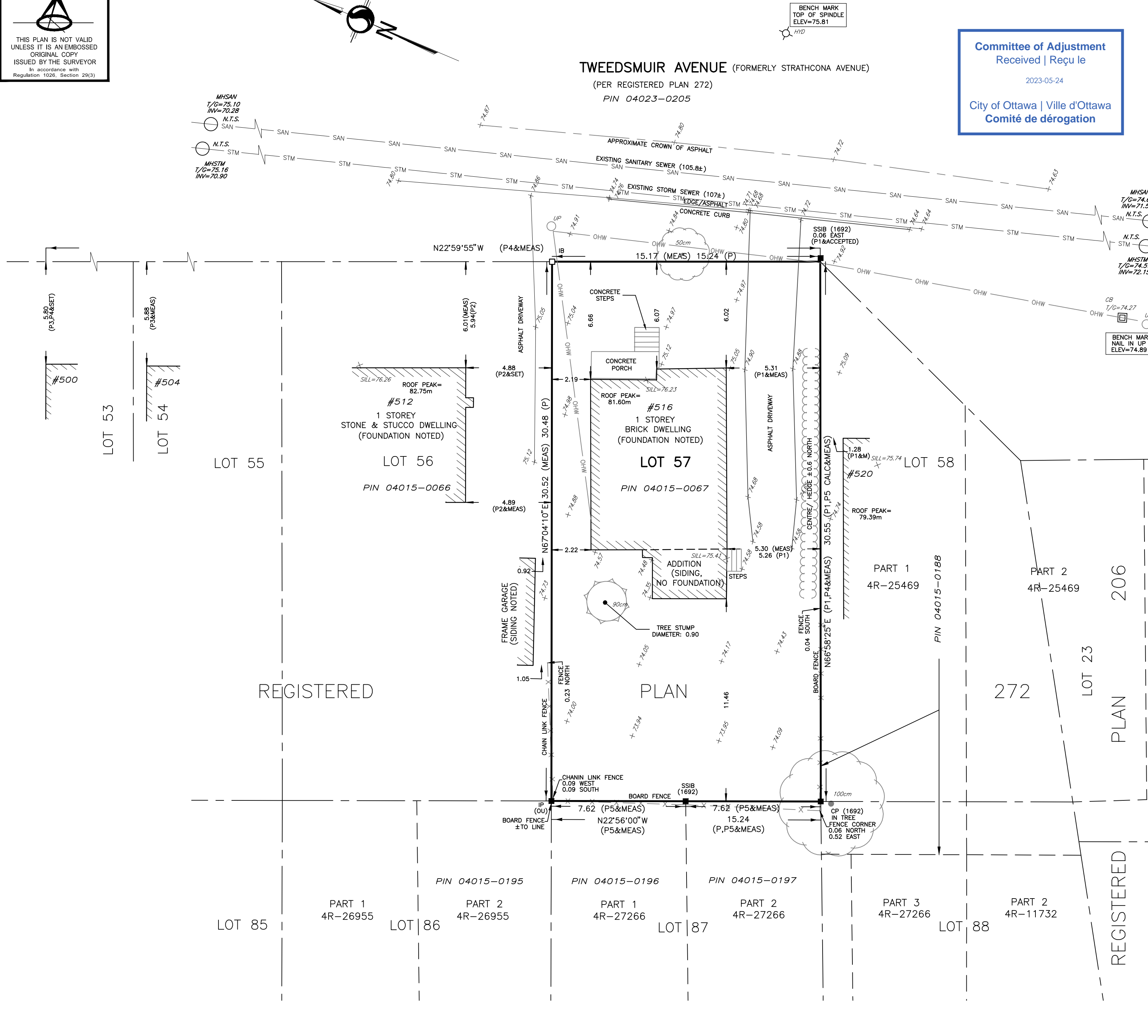
Mar 18, 2022
DATE

FRANCIS LAU
ONTARIO LAND SURVEYOR

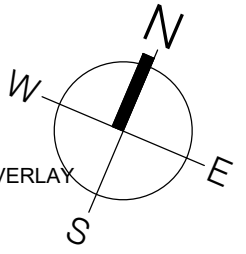
SRO MAP COORD.= 363707, 5027985

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: ME CHECKED: CK PM: FL FIELD: CA PROJECT No.: 161614532-110



This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.



NOTES:

- R3R[2687]H(8.5) ZONING DESIGNATION
- WITHIN WESTBORO DEVELOPMENT OVERLAY

ZONING (SEMI):

- 6m REQUIRED LOT WIDTH, PROVIDED
- 180m² REQUIRED LOT AREA, PROVIDED
- 8.5m HEIGHT LIMIT, 8.5m BUILDING HEIGHT PROPOSED
- 28% MIN. REAR YARD SETBACK, PROVIDED
- 1.5m MIN. SIDE YARD SETBACK, PROVIDED
- 3.9m MIN. FRONT YARD SETBACK (AVG.), PROVIDED
- 20% MIN. FRONT FACADE SET BACK 0.6m FROM FRONT WALL, PROVIDED
- 4.5m MIN. REAR YARD SOFT LANDSCAPED BUFFER, OR AREA OF EQUAL SIZE (34.3m), PROVIDED
- 40% MIN. AGGREGATED SOFT LANDSCAPING IN FRONT YARD (13.7m²), PROVIDED (A WALKWAY MAY TRAVERSE AN AREA REQUIRED FOR SOFT LANDSCAPING, AND BE INCLUDED IN CALCULATED AREA)
- 0.6m MIN. OF SOFT LANDSCAPING BETWEEN A WALKWAY EXTENDING FROM A ROW AND ANY DRIVEWAY, VARIANCE REQUIRED
- 0.6m REQUIRED SETBACK OF STEPS FROM FRONT LOT LINE, VARIANCE REQUIRED
- FRONT YARD PARKING PROHIBITED, VARIANCE REQUIRED

EXISTING BUILDING:

- 1 STOREY DWELLING
- TO BE DEMOLISHED

PROPOSED BUILDING:

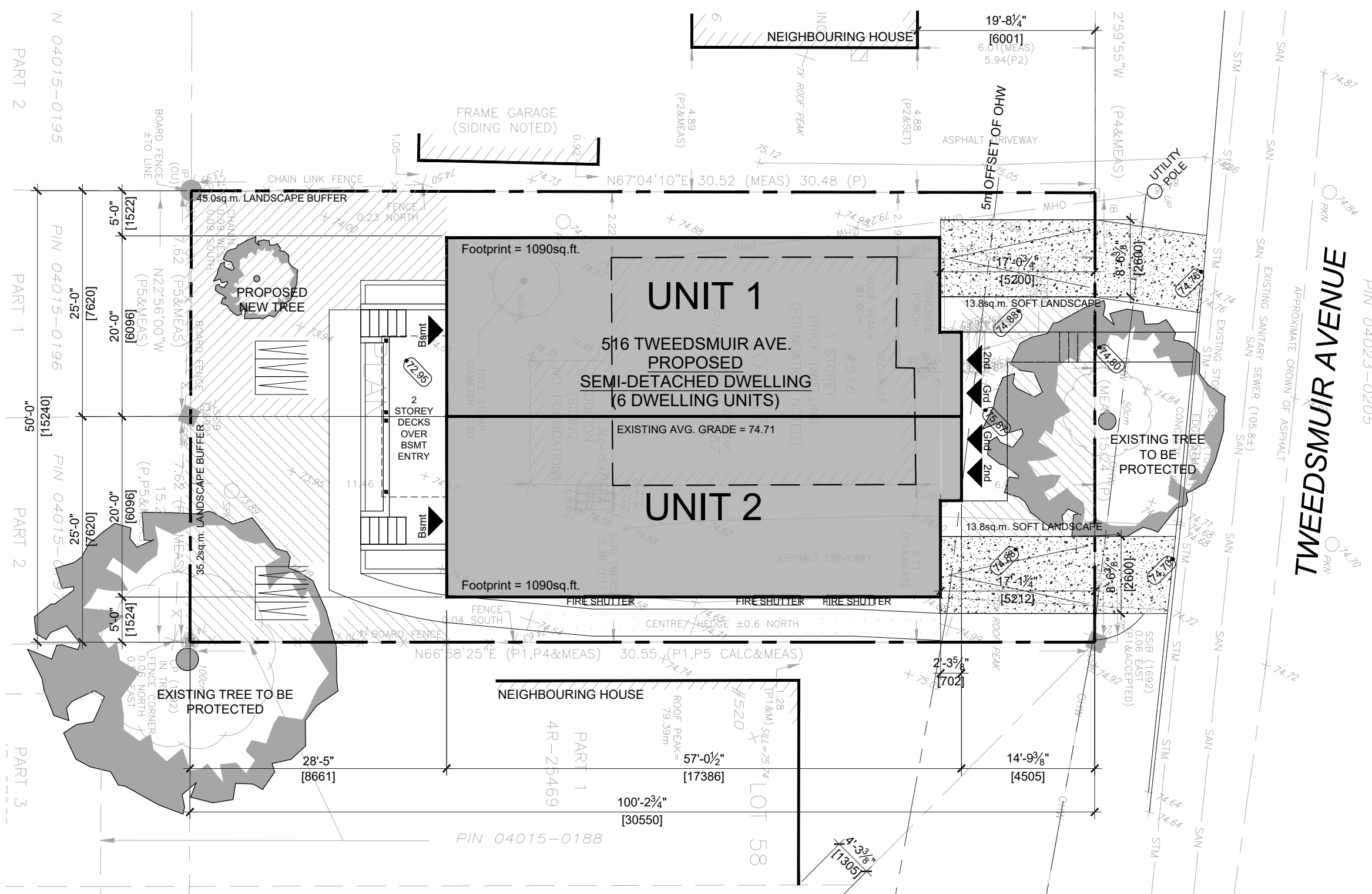
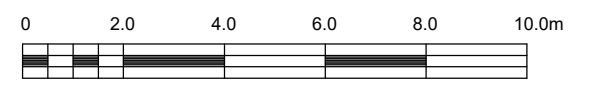
- 2 SEMI DETACHED DWELLINGS
- 2 STOREYS, 3 LIVING LEVELS
- 2 ADDITIONAL DWELLING UNITS FOR EACH SIDE
- 6 DWELLING UNITS TOTAL
- 2 FRONT YARD PARKING SPACES
- DEDICATED GARBAGE CLOSETS IN EACH D.U.

PARTS 1 & 2 AVERAGE GRADE (2012-147):

74.89
74.43
74.50
75.00
298.82 / 4 = 74.71

REQUIRED VARIANCES

- FRONT YARD PARKING
- REDUCED LANDSCAPING BETWEEN A DRIVEWAY AND WALKWAY
- REDUCED DISTANCE BETWEEN STEPS AND FRONT LOT LINE



TWEEDSMUIR AVENUE

PER REGISTERED PLAN 21/2
PIN 04023-0205

Rosaline J. Hill Architect Inc.
414 Churchill Ave. N, Ottawa
ON, K1Z 5C6 • 613-853-2822
www.rjhil.ca • rosaine@rjhil.ca

TWEEDSMUIR BASE PLAN
516 Tweedsmuir Avenue, Ottawa, Ontario

MAY 23, 2023 SCALE: 1:150

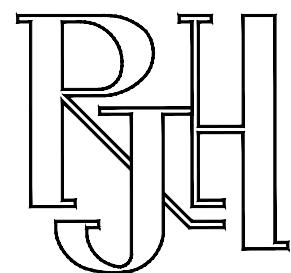
SITE PLAN



FRONT ELEVATION



REAR ELEVATION



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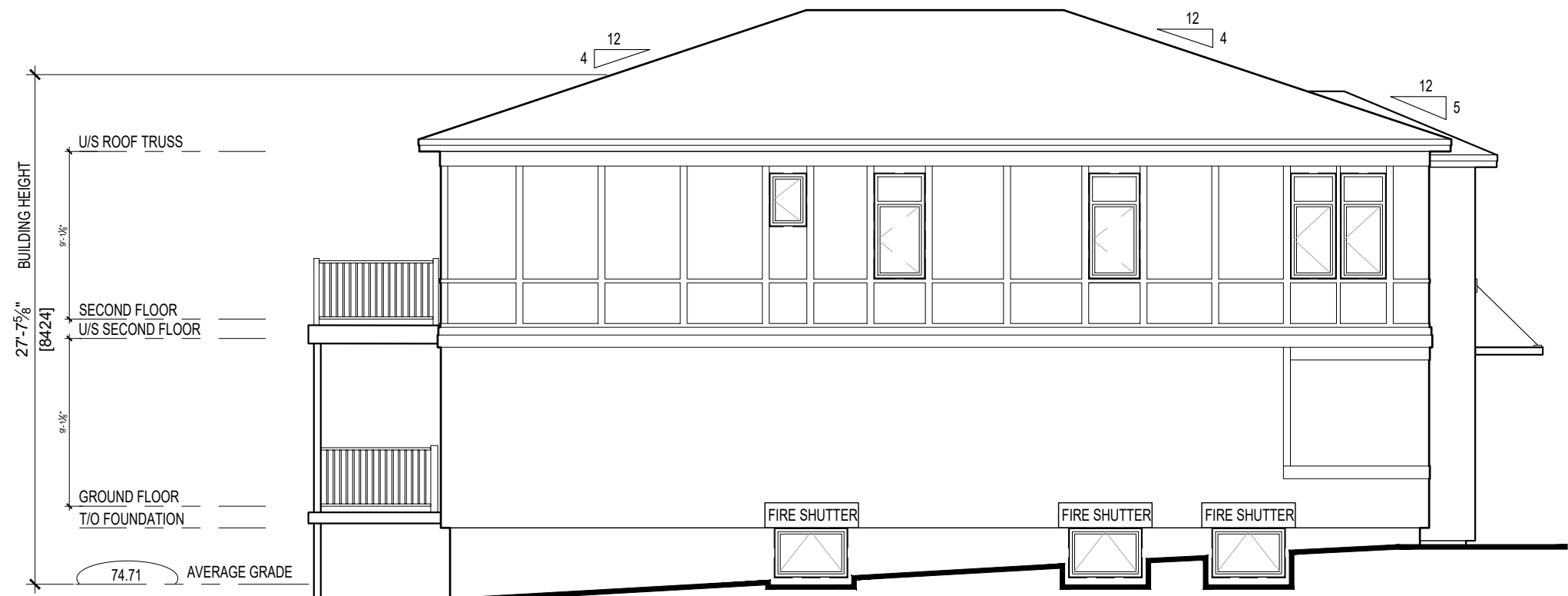
TWEEDSMUIR BASE PLAN

516 Tweedsmuir Avenue, Ottawa, Ontario

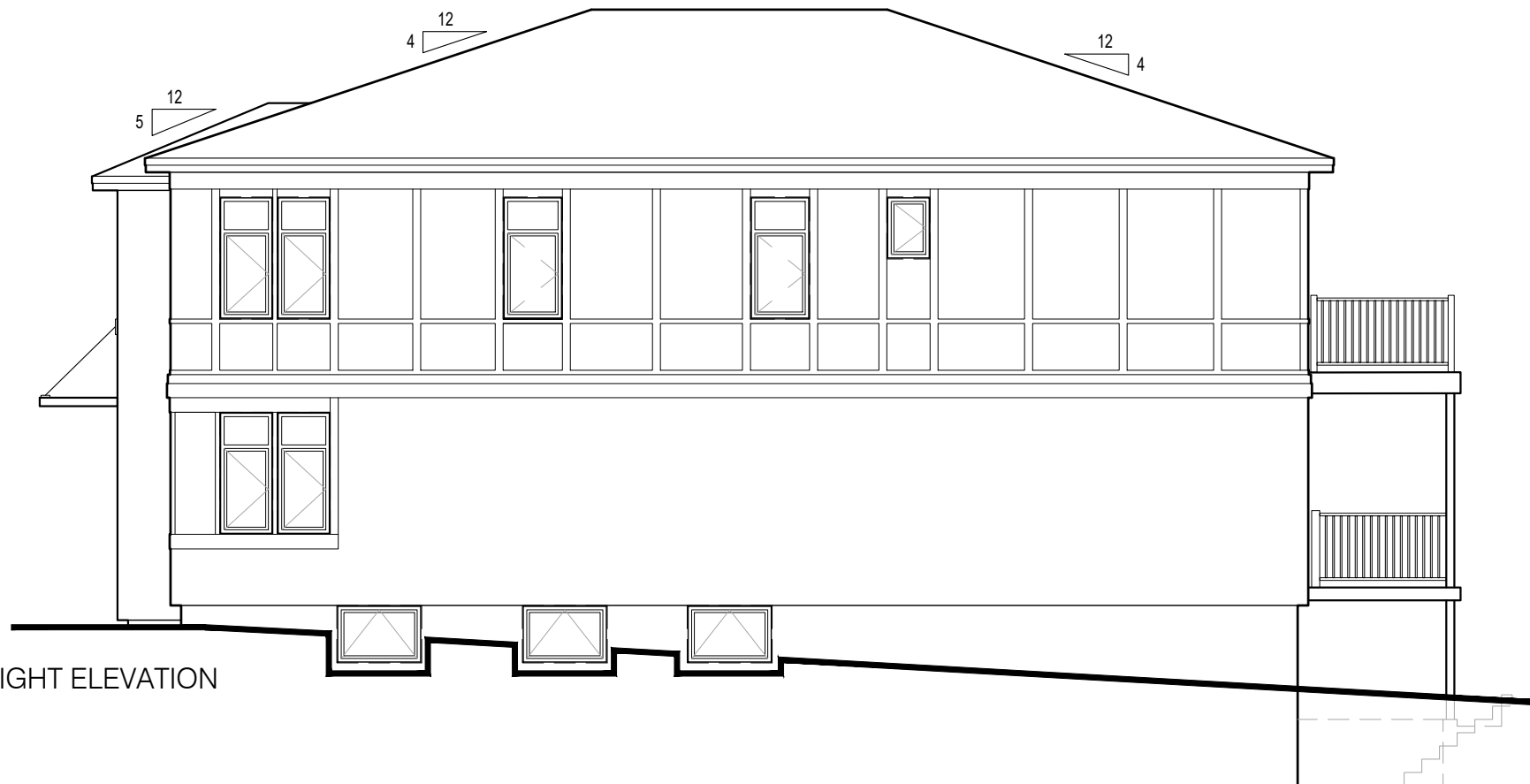
MAY 2023

SCALE: 1/8" = 1'-0"

FRONT & REAR ELEV.



LEFT ELEVATION



RIGHT ELEVATION

RJH
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TWEEDSMUIR BASE PLAN
 516 Tweedsmuir Avenue, Ottawa, Ontario
 MAY 2023 SCALE: 1/8" = 1'-0"
SIDE ELEVATIONS

Drawing name: Z:\2310 Tweedsmuir (516)\2310 Drawings\2310 AutoCAD\2310 ELO1 ElevSectDet.dwg