

Committee of Adjustment
Received | Reçu le
2024-04-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ELEVATION NOTES

1. Elevations shown are referred to the CGVD 28 geodetic datum.
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 A8E-2.
4. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
LOT 26
REGISTERED PLAN 446
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1: 150



Metric

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

Surveyor's Certificate

I CERTIFY THAT:

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 5th day of March, 2024.

March 7, 2024
Date

Jamie Leslie
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: March 7, 2024

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to SHERBROOKE URBAN DEVELOPMENTS LTD. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
IB#	Round Iron Bar
CP	Concrete Pin
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(PI)	Registered Plan 446
(P2)	(AOG) Plan November 9, 2020
(P3)	(AOG) Plan June 12, 2012
○ FH	Fire Hydrant
○ VC	Valve Chamber
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
— OHW	Overhead Wires
□ AC	Air Conditioner
BF	Board Fence
T/G	Top of Grate
Inv.	Invert
○ UP	Diameter Utility Pole
★	Coniferous Tree
□ CB	Catch Basin
C/L	Centreline
CSP	Corrugated Steel Pipe
+ 65.00	Location of Elevations
+ 66.00	Location of Elevations (Top of Curb)

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-69267

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

Bearings are grid, derived from the westerly limit of Compton Avenue having a bearing of N22°47'30"W as shown on Plan 4R-32764 and referenced to MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

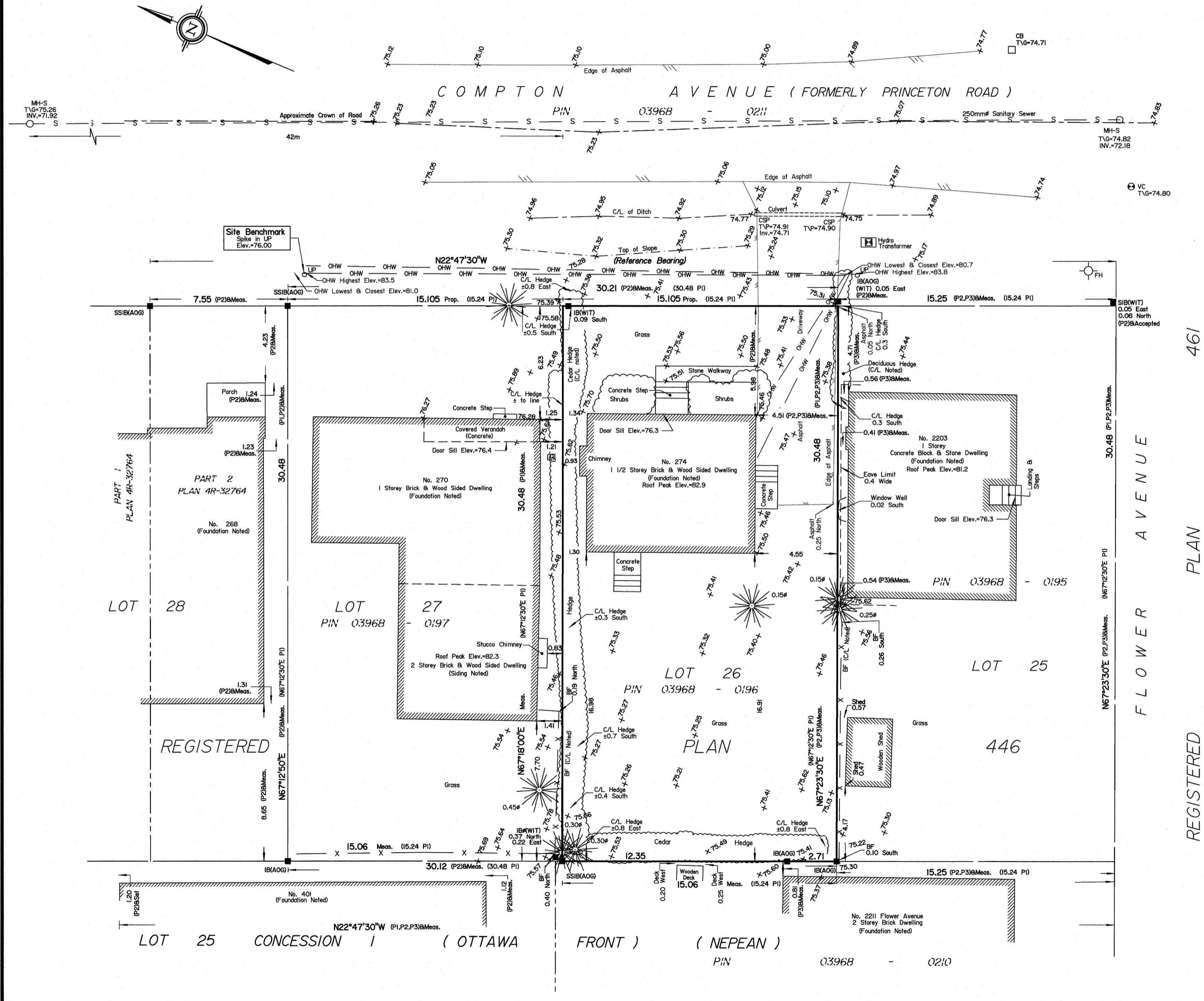
For bearing comparisons, a rotation of 0°14'30" clockwise was applied to bearings on plans (P1) & (P3).

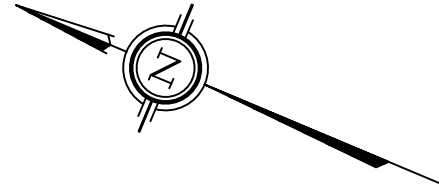
Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

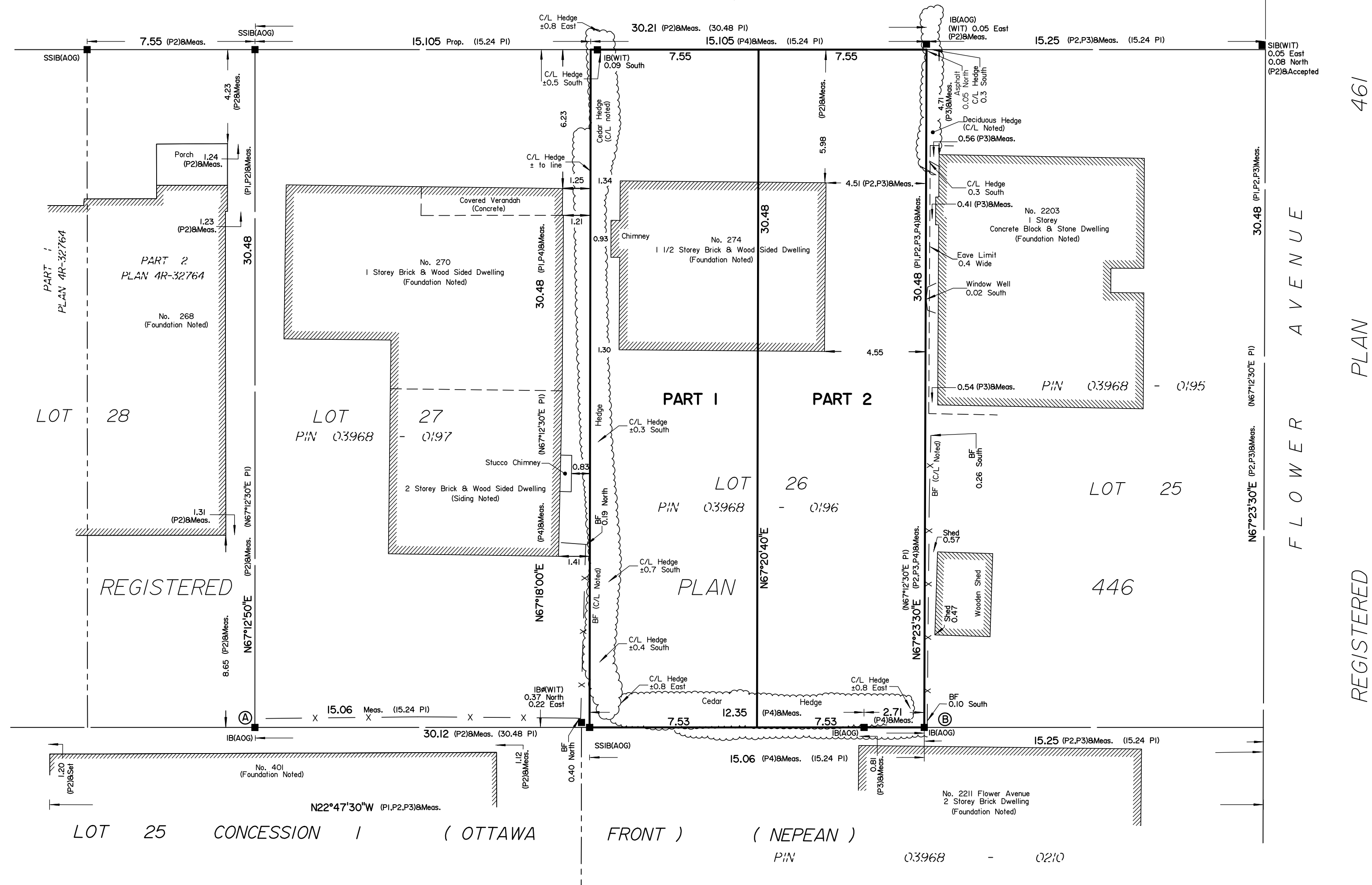
Ontario Land Surveyors Job No. 24423-23 Sherbrooke Urban P1446 L126 D-E F





COMPTON AVENUE (FORMERLY PRINCETON ROAD)
P:IN 03968 - 0211

N22°47'30"W (Reference Bearing)



SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
229.8	1	26	446	PIN 03968-0196
229.9	2			

PLAN OF SURVEY OF
LOT 26
REGISTERED PLAN 446
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
6 4.5 3.0 1.5 0 3 6 Metres

The intended plot size of this plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:150.

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

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the ___ day of _____, 2024.

Date _____
Jamie Leslie
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-75346

Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
CP	"	Concrete Pin
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebek Ltd.
(PI)	"	Registered Plan 446
(P2)	"	(AOG) Plan November 9, 2020
(P3)	"	(AOG) Plan June 12, 2012
(P4)	"	(AOG) Plan March 7, 2024
BF	"	Board Fence
C/L	"	Centreline

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Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999928.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N22°47'30"W and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

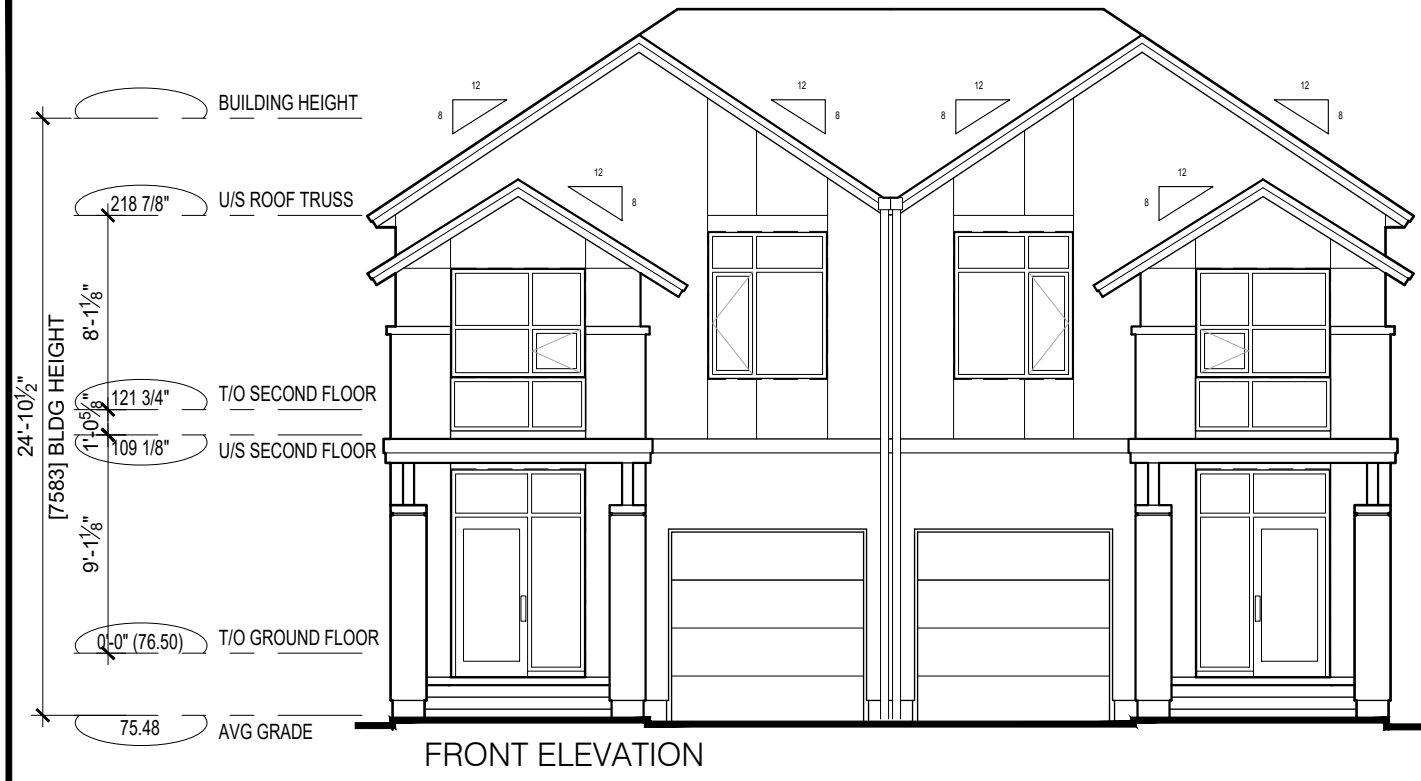
For bearing comparisons, a rotation of 0°14'30" counter-clockwise was applied to bearings on P1 & P3.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005	Northing	5027191.26	Easting	361496.76
.01919750705	Northing	5016816.93	Easting	360806.84
.Point A	Northing	5026122.09	Easting	361677.15
.Point B	Northing	5026094.32	Easting	361688.82

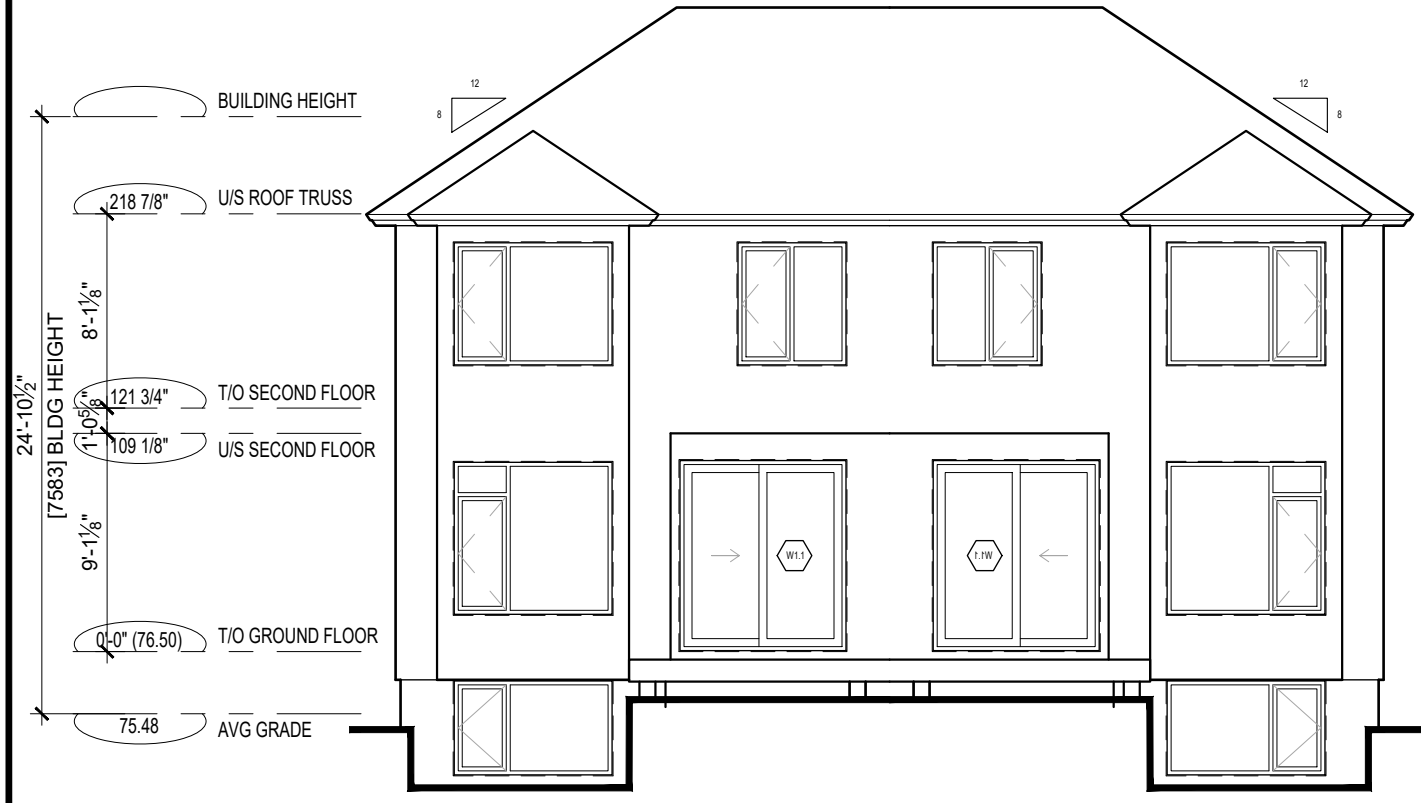
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

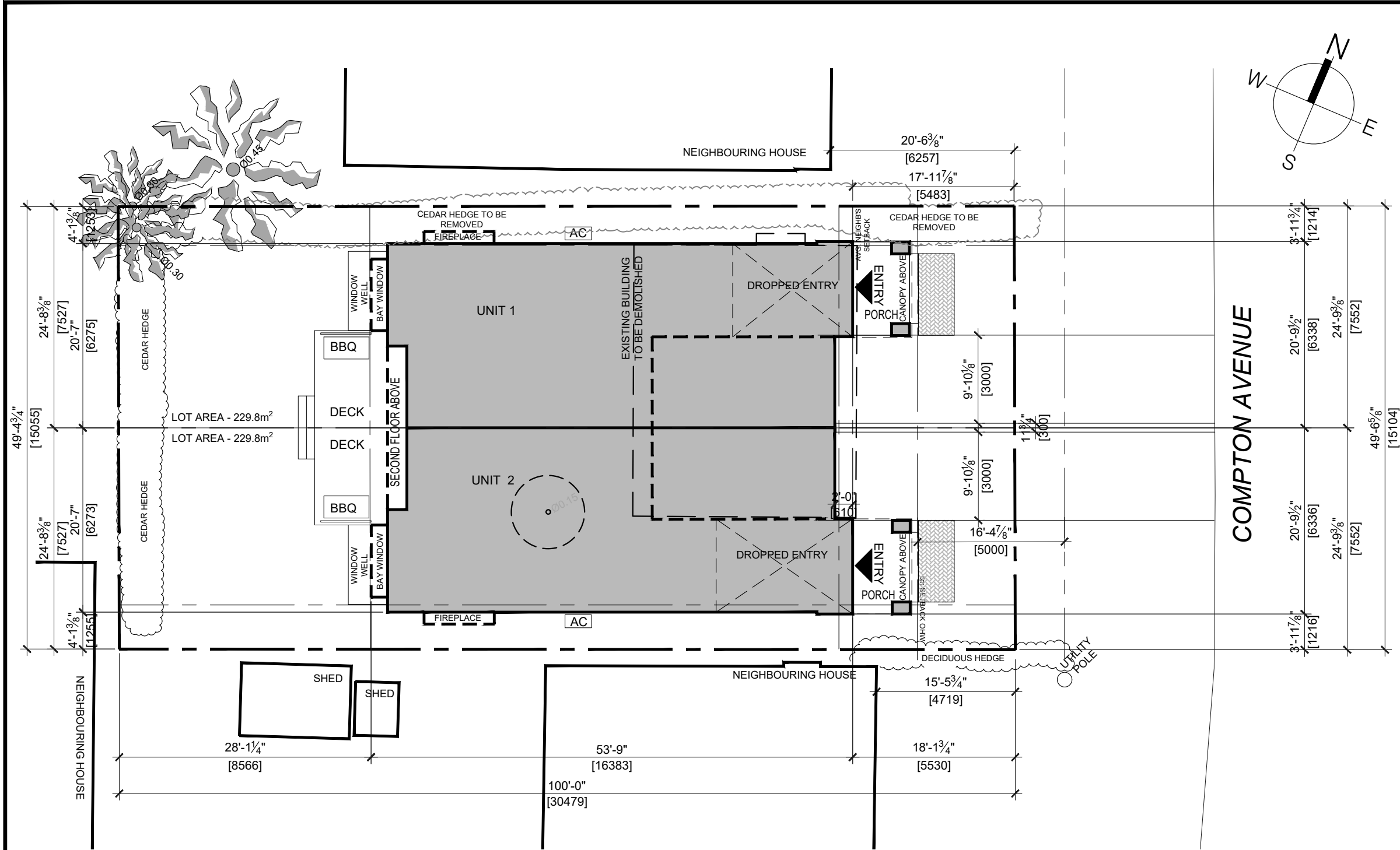


LEFT ELEVATION

RJH ARCHITECTURE
+
PLANNING
414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
613-853-2822 roseline@rjhill.ca rjhill.ca

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COMPTON SEMI'S
274 Compton Avenue, Ottawa, Ontario
APRIL 2024 SCALE: 1/8" = 1'-0"
ELEVATIONS



- NOTES:**
- R2F ZONING DESIGNATION
 - WITHIN THE MATURE NEIGHBOURHOODS OVERLAY [S.140]
 - FRONT FACING ATTACHED GARAGES PROHIBITED, **VARIANCE REQ'D**

- ZONING (SEMI):**
- 9m MIN. LOT WIDTH, **VARIANCE REQ'D**
 - 270m² MIN. LOT AREA, **VARIANCE REQ'D**
 - 8m MAX. HEIGHT, PROVIDED
 - 1.5 MIN. SIDE YARD SETBACK, **VARIANCE REQ'D**
 - 6m MIN. FRONT YARD SETBACK (5.5m AVG. OF NEIGHBOURS), PROVIDED
 - 28% OF LOT DEPTH (8.5m) MIN. REAR YARD SETBACK, PROVIDED

- BICYCLE PARKING SPACE REQUIREMENTS**
- 0.5m MIN. BICYCLE PARKING SPACES PER DWELLING UNIT [T.111A], PROVIDED

- SOFT LANDSCAPING REQUIREMENTS**
- ANY PART OF THE FRONT AND REAR YARDS NOT OCCUPIED BY ACCESSORY BUILDINGS/STRUCTURES, PERMITTED PROJECTIONS, BIKE PARKING/AISLES, PATHS OF TRAVEL, WALKWAYS, PATIOS; AND PERMITTED DRIVEWAYS, PARKING AISLES AND PARKING SPACES MUST BE SOFTLY LANDSCAPED, PROVIDED
 - 35% MIN. SOFT LANDSCAPING IN THE FRONT YARD [T.139(1)], PROVIDED
 - 15% MIN. SOFT LANDSCAPING IN REAR YARD [S.109(11b)], PROVIDED

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

75.70
 75.40
 75.50
 75.33
 301.93 / 4 = 75.48

RJH ARCHITECTURE + PLANNING
 414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
 613-853-2822 roseline@rjhill.ca rjhill.ca

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COMPTON SEMI'S
 274 Compton Avenue, Ottawa, Ontario
 APRIL 2024 SCALE: 1:150
SITE PLAN