

June 15, 2023
V-50239
16164719-110_01.dwg

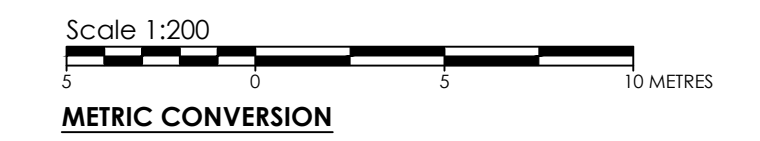
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-50239

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with
Regulation 102, Section 29(3)

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SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
LOTS 128, 129 AND 143
REGISTERED PLAN 4M-33
CITY OF OTTAWA



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).

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

FOR COMPARISON PURPOSES A ROTATION OF 0°22'26" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P1 AND A ROTATION OF 0°14'30" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P2 AND 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.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	SET MONUMENTS	
IB	IRON BAR	
IBR	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	
SET	SET	
INST	INSTRUMENT	
OU	ORIGIN UNKNOWN	
SG	STANTEC GEOMATICS LTD.	
P	REGISTERED PLAN 4M-33	
P1	PLAN OF SURVEY BY FMW, DATED SEPT. 11, 2017.	
P2	PLAN OF SURVEY BY AOV, DATED MAY 19, 2011.	
P3	PLAN OF SURVEY BY FMW, DATED DEC. 23, 2014.	
P4	PLAN OF SURVEY BY W&S, DATED AUG. 6, 1986.	
AN	ANCHOR	
CB	CATCH BASIN	
GV	GAS VALVE	
HLS	HYDRO LIGHT STANDARD	
HYD	FIRE HYDRANT	
LS	LIGHT STANDARD	
MH	MAINTENANCE HOLE UNIDENTIFIED	
MHB	MAINTENANCE HOLE BELL	
MHF	MAINTENANCE HOLE FIBRE OPTIC	
MHH	MAINTENANCE HOLE HYDRO	
MHS	MAINTENANCE HOLE SANITARY	
MHS	MAINTENANCE HOLE STORM	
MHT	MAINTENANCE HOLE TRAFFIC	
SV	SIGN	
UP	UTILITY POLE	
VB	VALVE BOX	
VC	VALVE CHAMBER	
WV	WATER VALVE	
	TREE STUMP	
	TREE CONIFEROUS (D.B.H. SHOWN)	
	TREE DECIDUOUS (D.B.H. SHOWN)	
OHW	OVERHEAD UTILITY WIRES	
WTM	WATERMAIN	
SAN	SANITARY SEWER	
STM	STORM SEWER	

UTILITY NOTE

LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE AND ARE PER THE CITY OF OTTAWA SHEET No.'s 13470p&p12, 13470p&p15 AND 13470p&p16. THE geoOTTAWA WATER & WASTEWATER INTERACTIVE MAP AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.

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 BOCA HOMES 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 3 STOREY DWELLING WHOLLY SITUATED WITHIN IN THE PROPERTY. SEE PART 1 (Plan of Survey) for details.

3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.

4. ADDITIONAL REMARKS
NOTE THE LOCATION OF FENCES ALONG THE NORTHERLY, WESTERLY, SOUTHERLY LIMITS OF THE PROPERTY.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

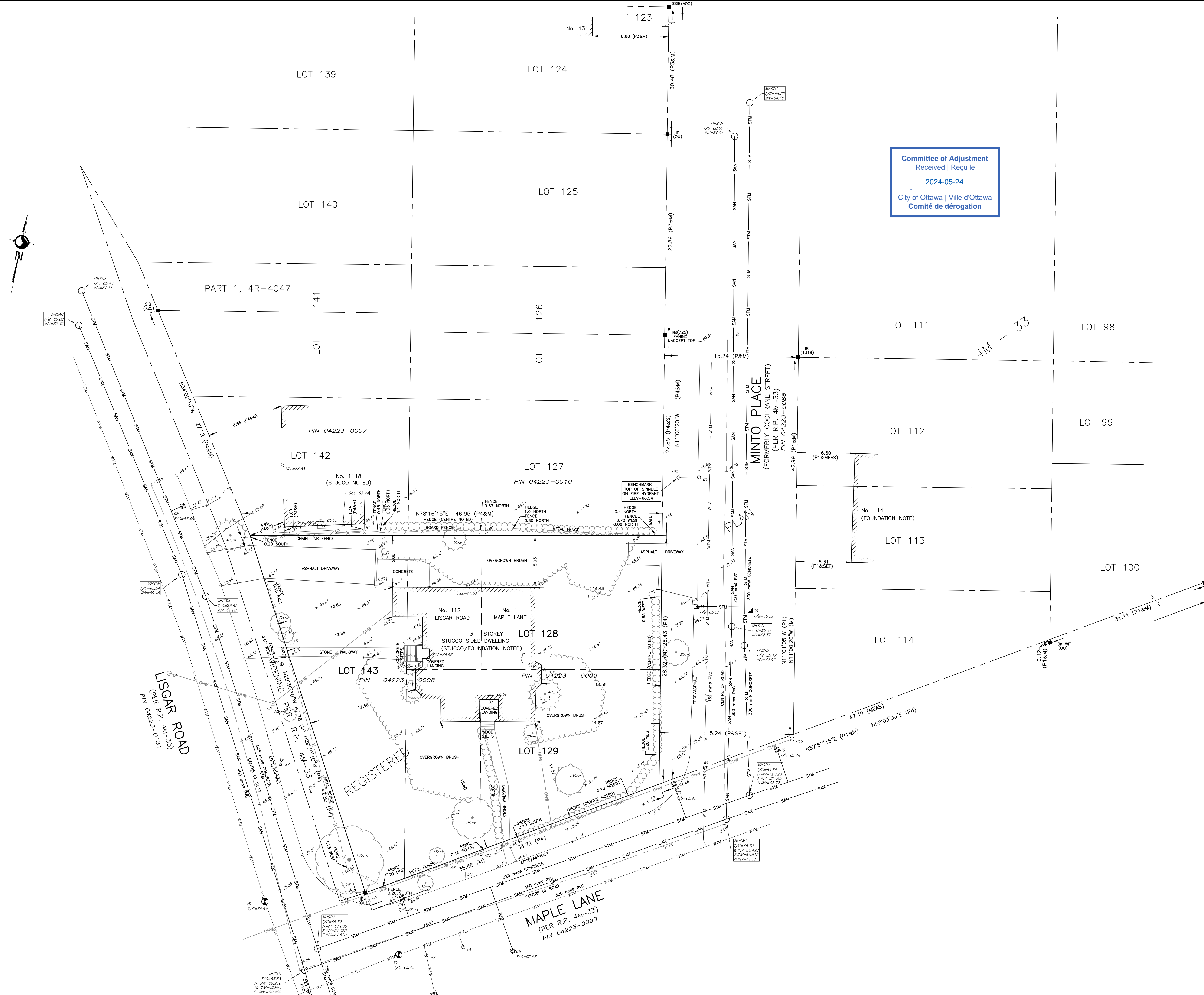
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF 2023.

DATE: FRANCIS LAU
ONTARIO LAND SURVEYOR

SRO MAP COORD. = 368793, 5034276

Stantec
Stantec Geomatics Ltd.
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ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613-722-4420
stantec.com

DRAWN: ME CHECKED: CK PWC: FL FIELD: CA PROJECT NO.: 16164719-110



Committee of Adjustment
Received | Reçu le
2024-05-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

BRISQ
N: 65.52
E: 61.52
S: 61.52
W: 61.52



SOUTH ELEVATION



EAST ELEVATION

FINISH MATERIAL LEGEND:

ST	LIMESTONE ACCENT
BV	BRICK VENEER - WHITE PAINTED
WS-1	WOOD SHINGLE - WHITE PAINTED
WS-2	WOOD SHINGLE - DARK GREY PAINTED
MP	METAL PANEL
MR	METAL ROOF
AS	ASPHALT SHINGLE ROOF

Committee of Adjustment
 Received | Reçu le
 2024-05-24
 City of Ottawa | Ville d'Ottawa
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NORTH ELEVATION



WEST ELEVATION

FINISH MATERIAL LEGEND:

ST	LIMESTONE ACCENT
BV	BRICK VENEER - WHITE PAINTED
W5-1	WOOD SHINGLE - WHITE PAINTED
W5-2	WOOD SHINGLE - DARK GREY PAINTED
MP	METAL PANEL
MR	METAL ROOF
AS	ASPHALT SHINGLE ROOF