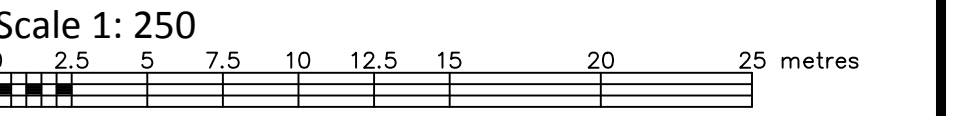


Committee of Adjustment
Received | Reçu le
2024 - 08 - 13
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE: _____	PLAN 4R- RECEIVED AND DEPOSITED DATE: _____
DANIEL ROBINSON ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA (Sq.m.)
1	PART OF C	50M-23	ALL OF 14518 - 0305	4868.4
2				1075.0

PLAN OF SURVEY OF
PART OF BLOCK C
REGISTERED PLAN 50M-23
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024



Metric Note
Distances 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 0.99997.

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).

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5036721.01	383245.32
(B)	5036766.89	383340.72
01919680184	5040610.16	384736.56
019198434761	5036178.12	372436.11

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.

Surveyor's Certificate

I certify that:

- 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.
- The survey was completed on the ___ day of _____, 2024.

Date: _____
Daniel Robinson
Ontario Land Surveyor

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

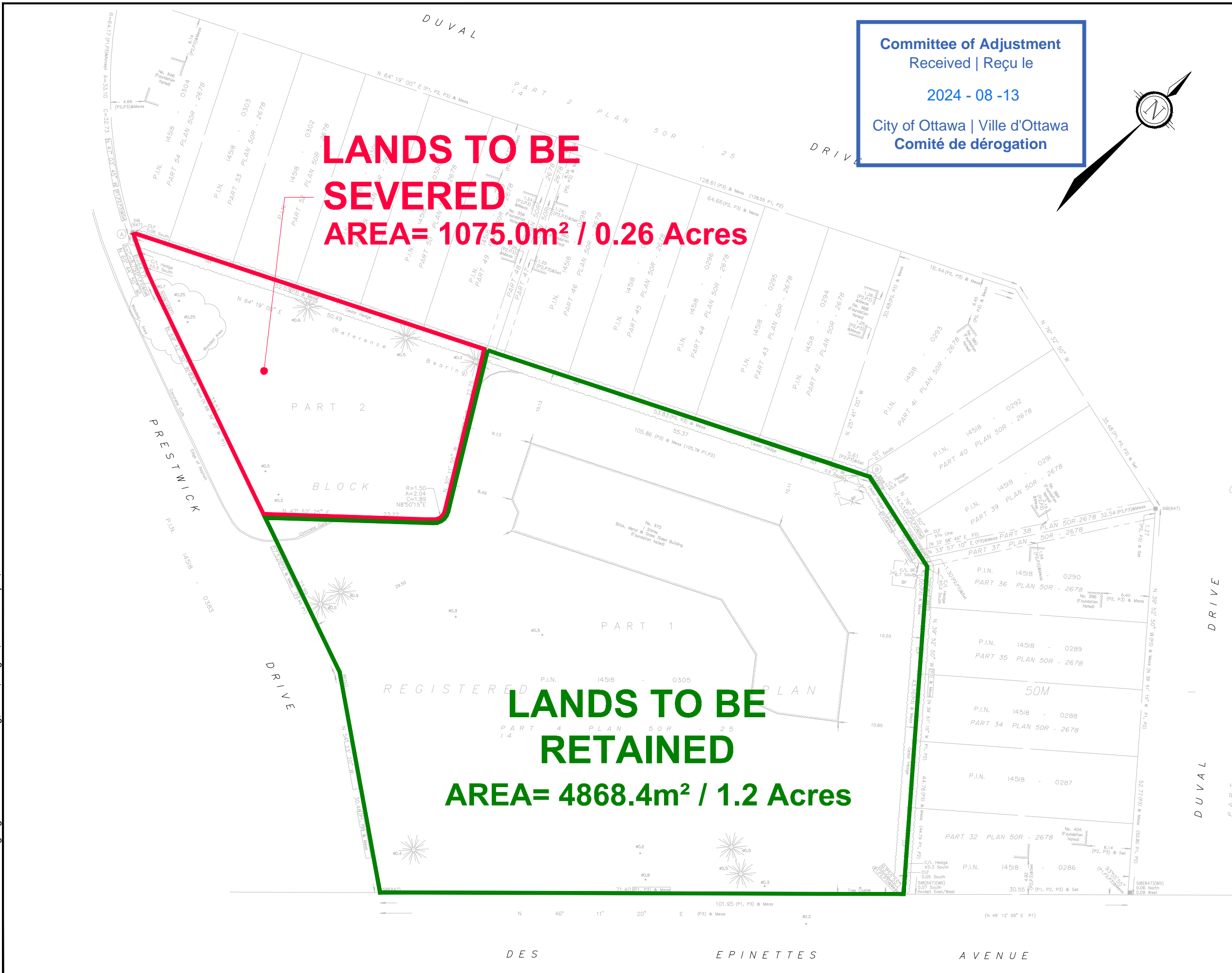
- Notes & Legend**
- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - (Wit) Witness
 - Meas Measured
 - (P1) Plan 50R-2514
 - (P2) Plan 50R-2678
 - (P3) Plan by (1692) dated October 27, 2021 (File No. 510-21)
 - ∅ Diameter
 - CLF Chain Link Fence
 - BF Board Fence
 - C/L Centreline
- 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.

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: fidsurveyors@bellnet.ca

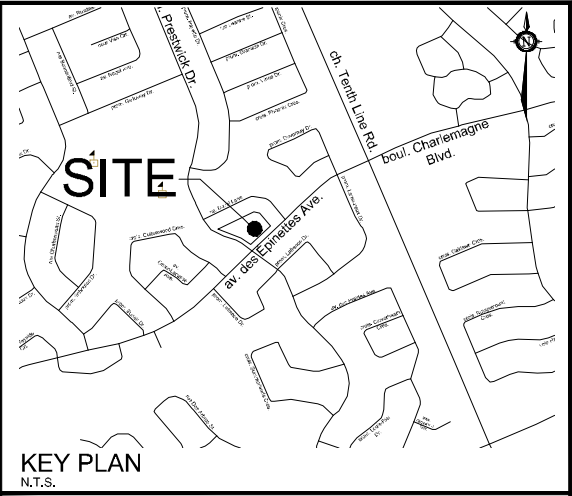
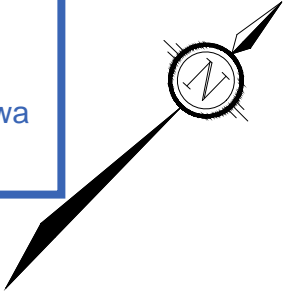
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LANDS TO BE SEVERED
AREA= 1075.0m² / 0.26 Acres

LANDS TO BE RETAINED
AREA= 4868.4m² / 1.2 Acres

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2024 - 08 - 13
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



SEVERANCE APPLICATION

375 DES EPINETTES AVENUE

PART OF BLOCK C REGISTERED PLAN 50m-23 CITY OF OTTAWA

1 : 500

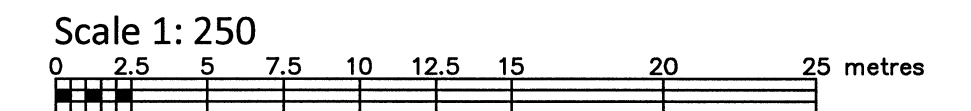
No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 01/24	JK

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5857
 Website: www.novatech-eng.com

ISSUED
AUGUST, 2024
 PROJECT No.
124136
 DRAWING No.
124136-SEV

PART OF BLOCK C REGISTERED PLAN 50M-23 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2021



Metric Note: Distances 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-Ned Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes: 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (AOG Job No. E-1102-21) 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: F-33-02, F-33-03, 73-2949-5, 73-2949-15, 73-2949-16, 78-2006-12, 82-7456-4. 4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement & City of Ottawa. 5. Final 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 and descriptions for Survey Monument Planted, SIB, SSIB, IB, (Wit), Meas, (P1), (P2), MI-ST, MI-S, VC, ST, S, W, G, B, P, B, TV, Deciduous Tree, Coniferous Tree, LS, FH, W, SP, GM, TB-B, TB-C, S, AC, CB, D, CLF, BF, Inv., T/G, U/Eave, T/Fdn, C/L, +65.00, +65.00.

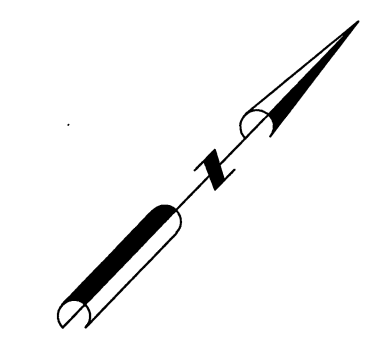
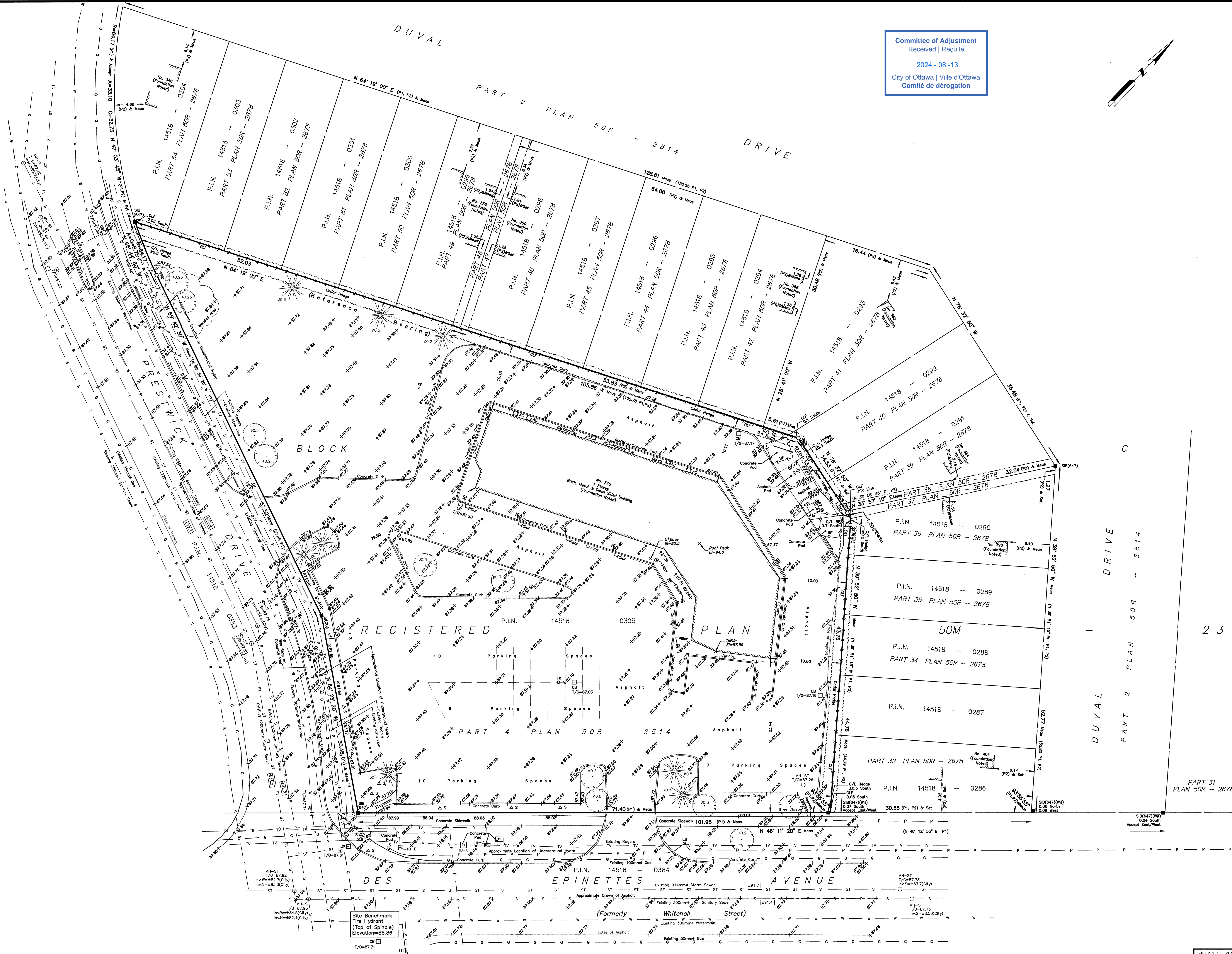
ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-18971. THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

REVISION NOTE: This plan was revised to show position of additional trees and wooded area in northwest corner. Date: Oct 27/21. Signature: Jamie Leslie, Ontario Land Surveyor.

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., 2021.

Surveyor's Certificate: I certify that: 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them. 2. The survey was completed on the 21st day of October, 2021. Date: Oct 21/21. Signature: Jamie Leslie, Ontario Land Surveyor.

FARLEY, SMITH & DENIS SURVEYING LTD. ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS 190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5 TEL: (613) 727-8226 FAX: (613) 727-1826



Committee of Adjustment Received | Reçu le 2024-08-13 City of Ottawa | Ville d'Ottawa Comité de dérogation

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