

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

Committee of Adjustment
 Received | Reçu le
 2024-08-01
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
 LOT 15
 REGISTERED PLAN 4M-1284
 CITY OF OTTAWA
 SCALE 1 : 400
 0 10 20 40 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

NOTES
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
 NORTHERLY LIMIT OF LOT 15 SHOWN ON REGISTERED
 PLAN 4M-1284, AS HAVING A BEARING OF N 83° 48' 05" E.

LEGEND

□	- SURVEY MONUMENT SET	PIN	- PROPERTY IDENTIFIER NUMBER
■	- SURVEY MONUMENT FOUND	←	- ANCHOR & GUY WIRE
SIB	- STANDARD IRON BAR	---	- OVERHEAD UTILITY WIRES
SSIB	- SHORT STANDARD IRON BAR		
IB	- IRON BAR		
(P)	- REGISTERED PLAN 4M-1284		
(P1)	- PLAN 4R-20792		
(S)	- SET		
(M)	- MEASURED		
(647)	- H. R. FARLEY, O.L.S.		
(1692)	- FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S.		
(WIT)	- WITNESS		

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
 LOT 15, REGISTERED PLAN 4M-1284, CITY OF OTTAWA AS IN ALL OF
 PIN 04559-1795.

REGISTERED EASEMENTS
 PART SUBJECT TO EASEMENT INST. OC555206, OVER PARTS 20 & 22, 4R-20792
 IN FAVOUR OF HYDRO ONE NETWORK INC. PART SUBJECT TO EASEMENT INST.
 OC52862, OVER PARTS 21 & 22, 4R-20792 IN FAVOUR OF CITY OF OTTAWA.

ZONING
 COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS
 NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR
DANIEL & FRANCINE BARRETTE
 THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

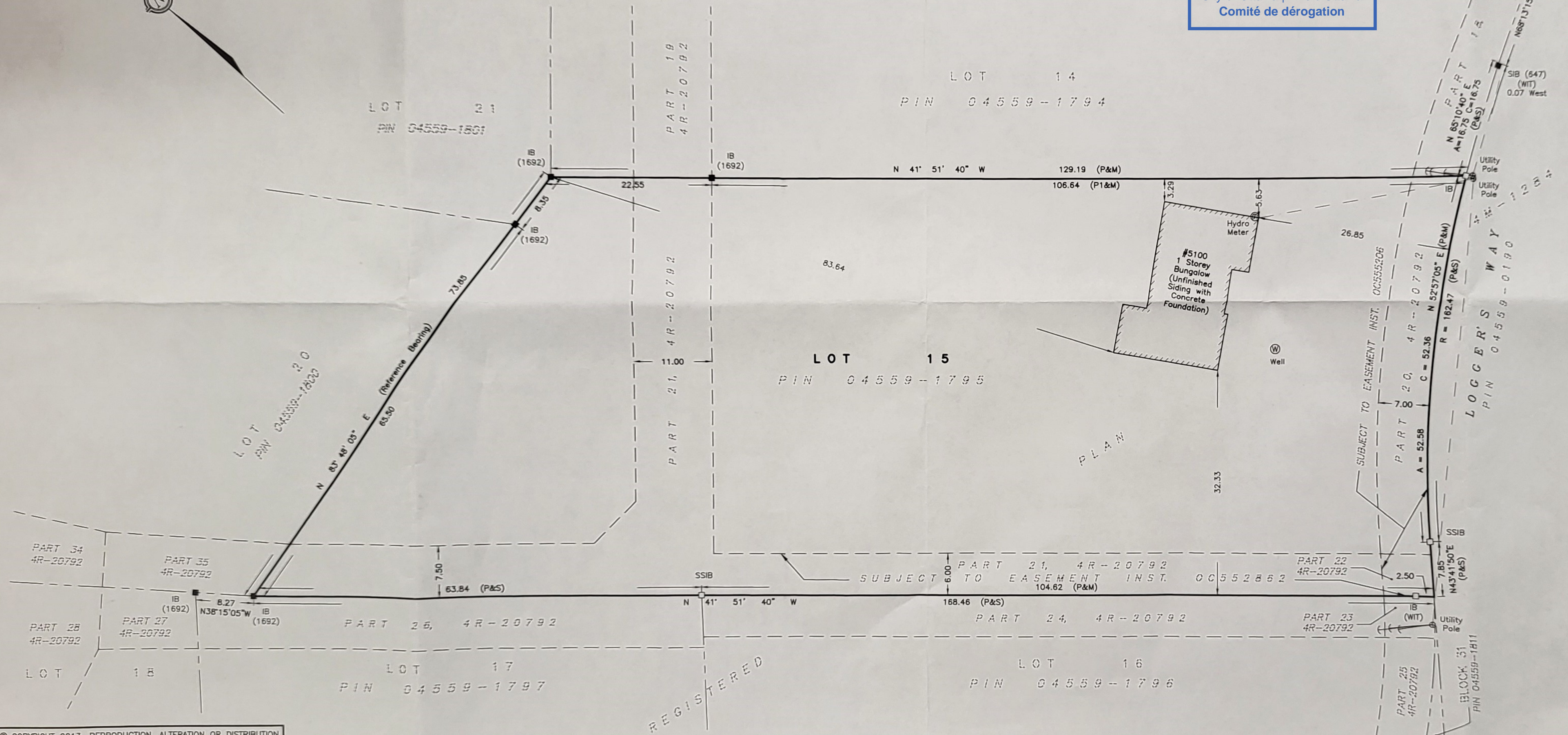
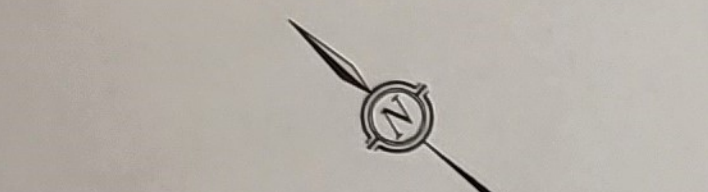
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1886109

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 SEPT. 25, 2013.
 2013/09/27
 DATE
 JOHN H. GUTRI
 ONTARIO LAND SURVEYOR

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

Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca		JOB No. S 3 6 6 0 0
		E 323720, N 5033652 REFERENCE No. 1 - 4M - 1284 S:\085\536600\DWG 2013-09-27 SR366S.DWG (n)

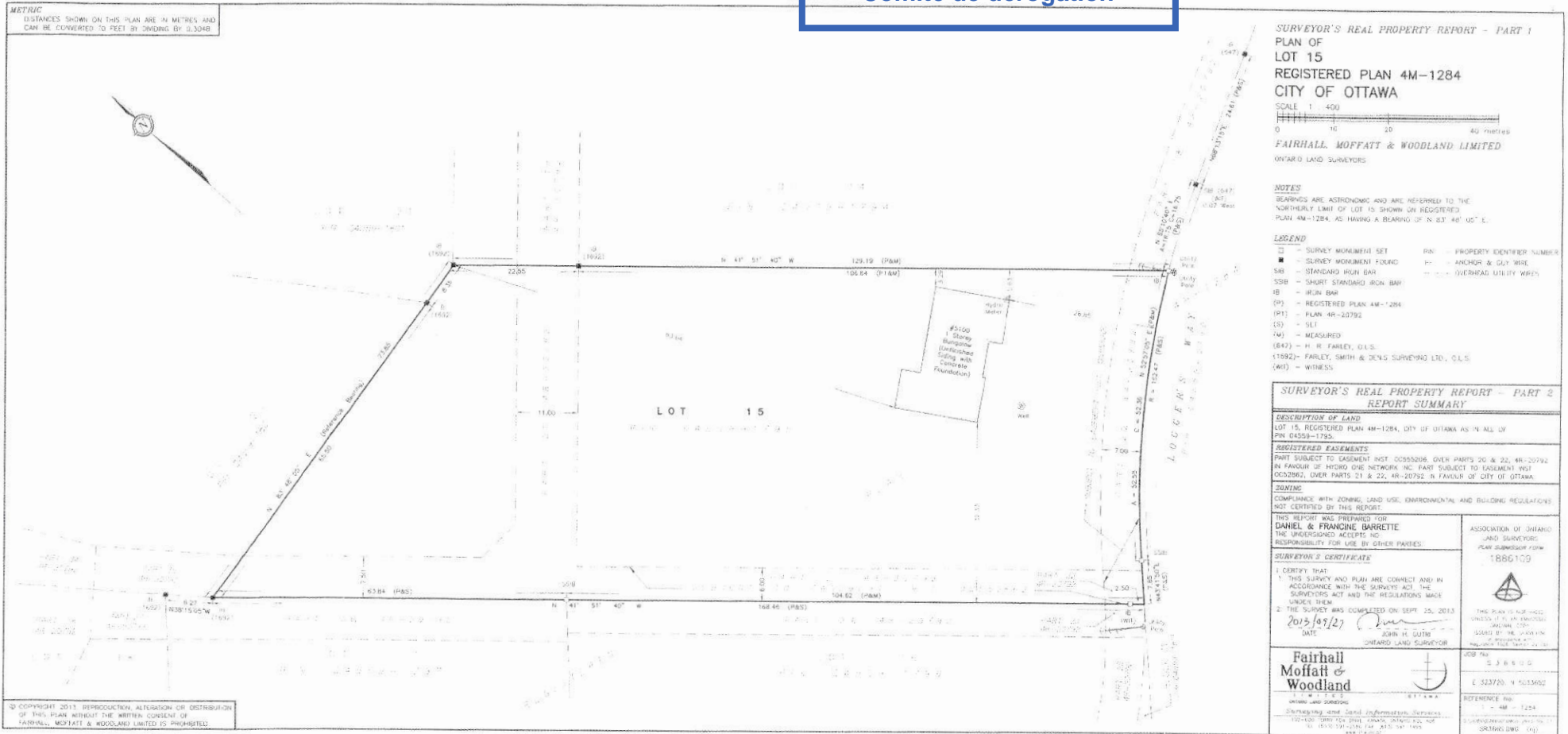


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 OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF
 FAIRHALL, MOFFATT & WOODLAND LIMITED IS PROHIBITED.

Committee of Adjustment
Received | Reçu le

2024-07-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2024-08-02

City of Ottawa | Ville d'Ottawa

Comité de Régulation

Existing grading and Drainage Patterns must not be altered.

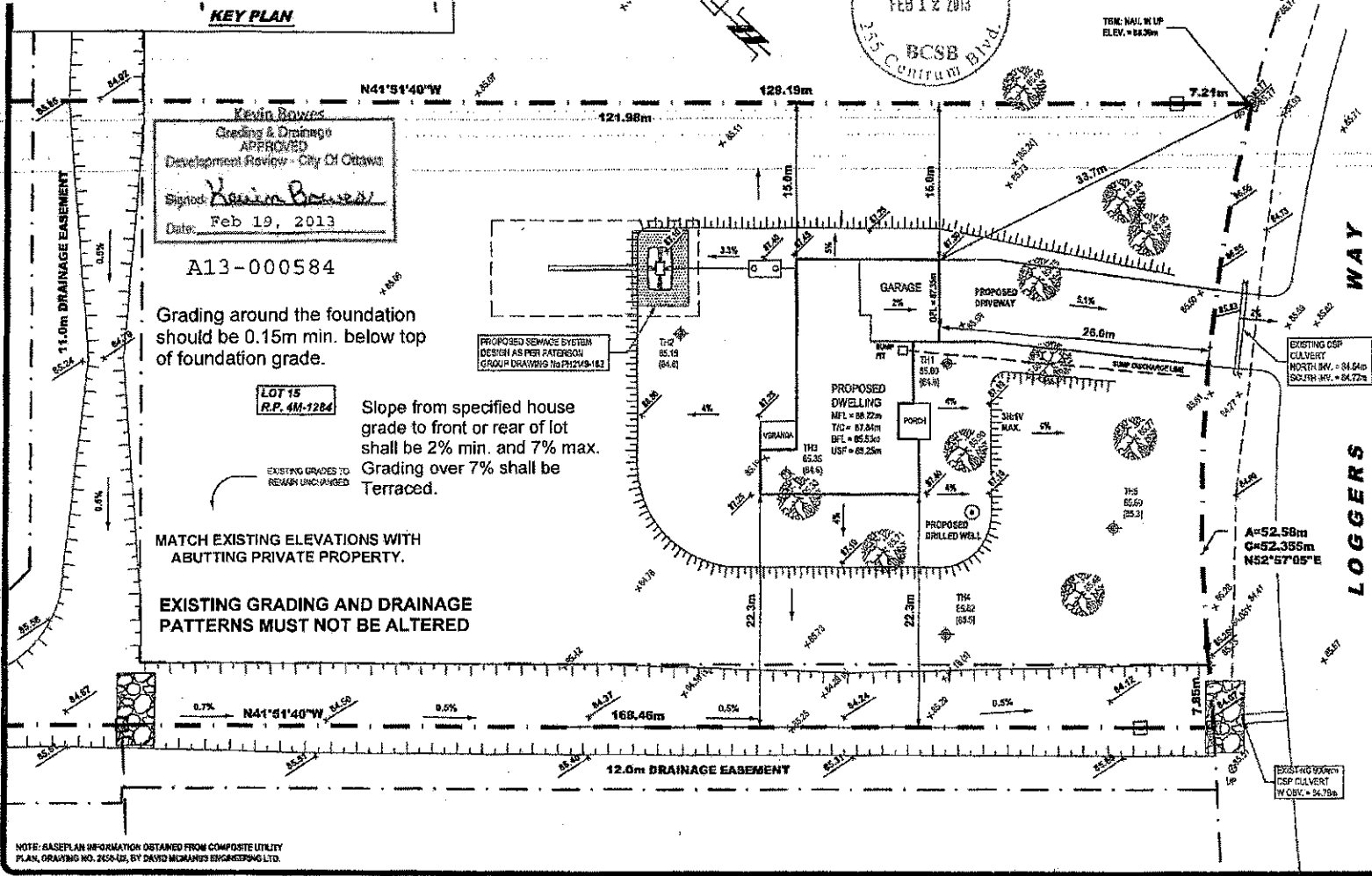
Match existing elevations at abutting property.

The slope from the specified house grade to the front or rear of lot shall be 2% min. and 7% max. Grading over 7% shall be terraced.

Grading around the foundation should be 0.15 min. below the top of the foundation.

Encroachment of an addition, and any component thereof including footings and roof overhang, will not be permitted within any easements including drainage easements, access easements, utility easements or any other easements.

- NOTES:
- NO GROUNDWATER WAS ENCOUNTERED IN THE TEST HOLES WITHIN 0.3m BELOW UNDERSIDE OF FOOTING.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN AND PROMPTLY REPORT ANY DISCREPANCIES TO THE CONSULTANT.
 - NO ROOF OVERHANG WITHIN 5m OF FINISHED GRADE, OR FOOTING PROJECTION, SHALL EXTEND BEYOND THE LIMITS OF THE PROPERTY.
 - PERIMETER DRAINAGE SYSTEM CONSISTING OF 100mm PERFORATED PIPE AND CLEAR STONE SHALL BE INSTALLED WITH OUTLET TO SUMP PIT WHICH, IN TURN, DISCHARGES TO THE GROUND SURFACE A MINIMUM OF 1.5m FROM PROPERTY LINES.
 - NO EXCESS DRAINAGE SHALL BE DIRECTED TOWARDS THE NEIGHBORING PROPERTIES DURING AND AFTER CONSTRUCTION.
 - THE EXISTING GRADES ALONG THE PROPERTY LINES SHALL NOT BE ALTERED.
 - PROVIDE A MINIMUM DEPTH OF 1.0m OF SOIL COVER ABOVE UNDERSIDE OF FOOTING OR PROVIDE AN EQUIVALENT COMBINATION OF INSULATION AND SOIL COVER.



LEGEND:

- ◆ TEST HOLE LOCATION
- x 85.73 EXISTING GROUND SURFACE ELEV. (m)
- x 87.18 PROPOSED GROUND SURFACE ELEV. (m)
- (85.3) EXISTING BEDROCK SURFACE ELEV. (m)
- (84.6) GROUND WATER ELEV. (m) - (13/4/12)
- MFL MAIN FLOOR LEVEL
- BFL BASEMENT FLOOR LEVEL
- TIC TOP OF FOUNDATION WALL
- GFL GARAGE FLOOR LEVEL
- UBF UNDERSIDE OF FOOTING
- SURFICIAL FLOW DIRECTION
- FINAL GRADING: 2% MIN, 7% MAX. OR
- TTTT TERRACE GRADE 3:1 V MAX.

BENCHMARK INFORMATION:

TBM - NAIL IN UTILITY POLE @ SOUTHEAST CORNER OF SUBJECT PROPERTY (SEE PLAN)

APPROXIMATE GEODETIC ELEVATION = 86.30m

250/13	ISSUED FOR BUILDING PERMIT	0
Date	Description	Rev.

Client: **MR. DANIEL BARRETTE**

Consultant: **patersongroup consulting engineers**

Project: **PROPOSED SINGLE FAMILY DWELLING**
5400 LOGGERS WAY
OTTAWA, ONTARIO

Drawing: **LOT GRADING PLAN**

Scale: 1:400

Date: 01/2013

Drawn by: BA

Checked by: AVS

File: PH1948

Drawing No.: **PH1949-3**

NOTE: BASEPLAN INFORMATION OBTAINED FROM COMPOSITE UTILITY PLAN, DRAWING NO. 2450-06, BY DEXTER MORGAN'S ENGINEERING LTD.



Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-08-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Front Elevation - South



Side elevation - West

Committee of Adjustment
Received | Reçu le
Revised / Modifié le - 2024-08-06
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Committee of Adjustment
Received / Reçu le
Revised / Révisé le 2024-09-05
City of Ottawa / Ville d'Ottawa
Comité de dérogation

Rear Elevation - North



Committee of Adjustment
Reçu n° 16
Reçu n° 16, 2024-08-05
City of Ottawa | Ville d'Ottawa
Comité de négociation

Side Elevation - East

