

Committee of Adjustment  
Received | Reçu le  
2024-08-26  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: \_\_\_\_\_  
DANIEL ROBINSON  
ONTARIO LAND SURVEYOR

PLAN 4R-  
RECEIVED AND DEPOSITED  
DATE: \_\_\_\_\_  
REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				1248.3
2	Part of 145			137.7
3				99.5
4	All of 94 & 96 and Part of 95, 102, 145	218	ALL OF 04543-0562	6552.7
5				6.7
6				0.7
7	Part of 97			21.4

PARTS 1 to 7 - SUBJECT TO EASEMENT PER INST No. OC2056434  
PARTS 6 & 7 - SUBJECT TO EASEMENT PER INST No. OC1474839

PLAN OF SURVEY OF  
LOTS 94, 96, 97 AND  
PART OF LOTS 95, 102 & 145  
REGISTERED PLAN 218  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1:250  
0 2.5 5 7.5 10 12.5 15 20 25 metres

Metric Note  
Distances and/or coordinates 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 0.99991.

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).

For bearing comparisons, a rotation of 0°11'45" counter-clockwise was applied to bearings on P2.  
For bearing comparisons, a rotation of 0°01'05" counter-clockwise was applied to bearings on P5.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5023010.84	341006.67
(B)	5022966.12	341046.17
01919680037	5023507.89	351533.87
01919791051	5032569.51	343633.72

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/01, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - (Wit) Witness
  - Meas Measured
  - (P1) Registered Plan 218
  - (P2) Plan by (1692) dated July 6, 2017 (File No. 236-17)
  - (P3) Plan 4R-25279
  - (P4) Plan 4R-17945
  - (P5) Plan 4R-28262
  - OW Overhead Wires
  - UP Utility Pole
  - AN Anchor
  - CLF Chain Link Fence
  - MF Metal Fence
  - CRW Concrete Retaining Wall
  - SRW Stone Retaining Wall
  - C/L Centreline
  - Ø Diameter
  - 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.
  - 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.

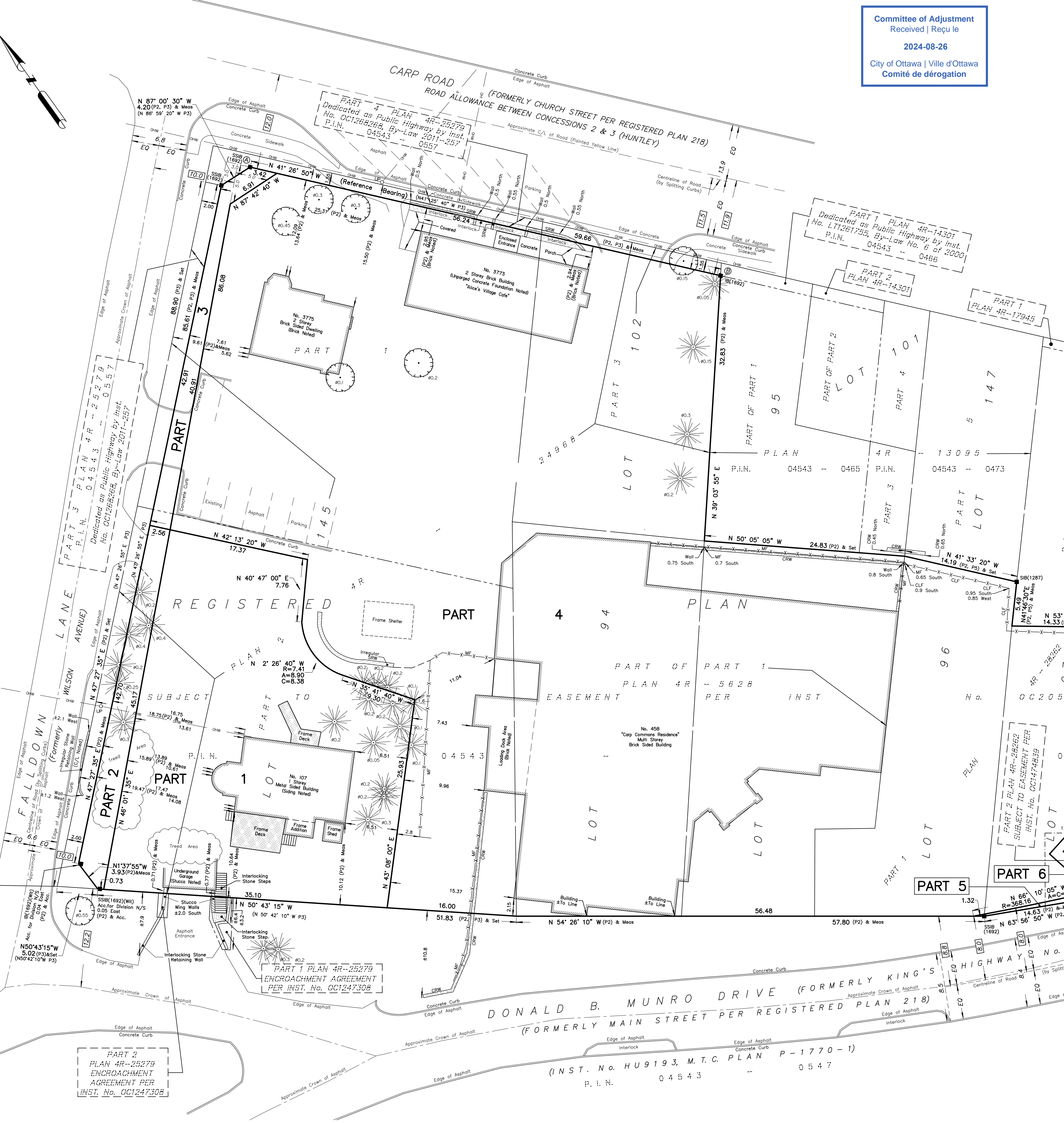
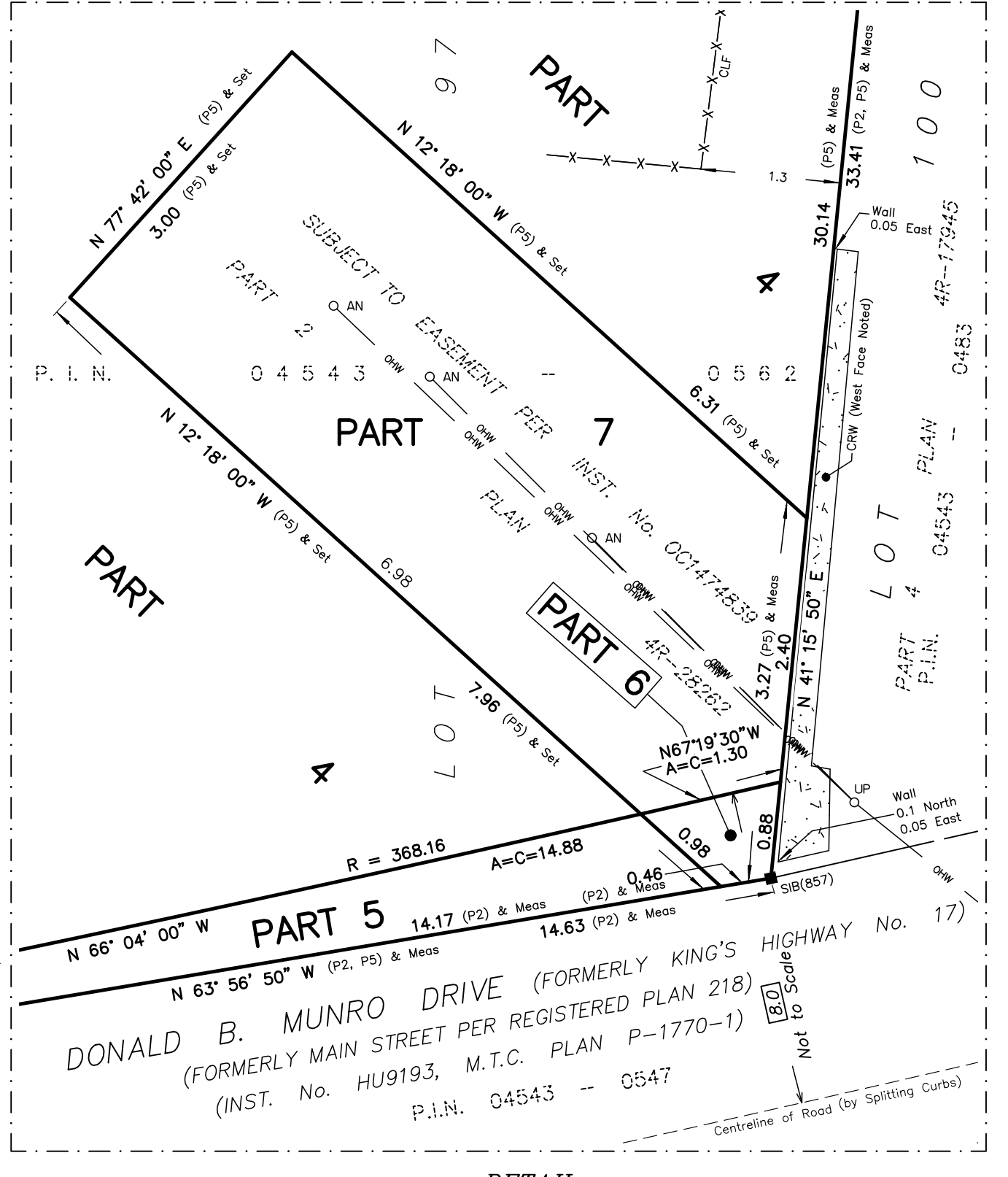
Surveyor's Certificate  
I certify that:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.  
2. The survey was completed on the \_\_\_ day of \_\_\_\_\_ 2024.

Date \_\_\_\_\_ Daniel Robinson  
Ontario Land Surveyor

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

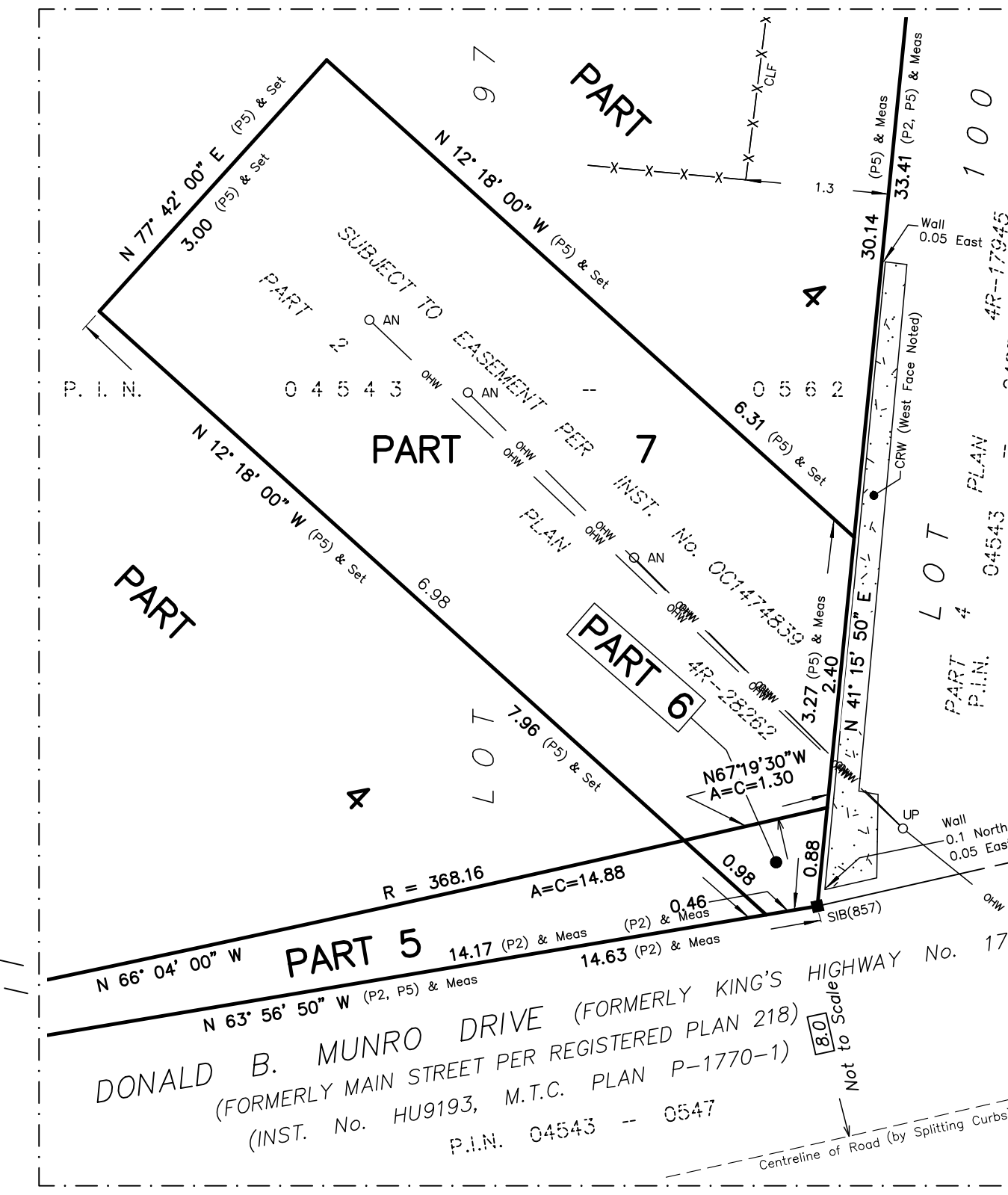
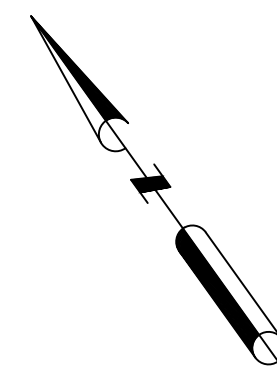
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca



**Minor Variance Applications:**

- a) To permit a greater maximum front yard setback of 13.89 m, whereas the by-law requires a maximum of 3 m [Section 229, Table 229, Row c, Provision ii]
- b) To permit a greater maximum corner yard setback of 10.21 m, whereas the by-law requires a maximum of 4.5 m [Section 229, Table 229, Row d, Provision ii]



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**Surveyor's Certificate**

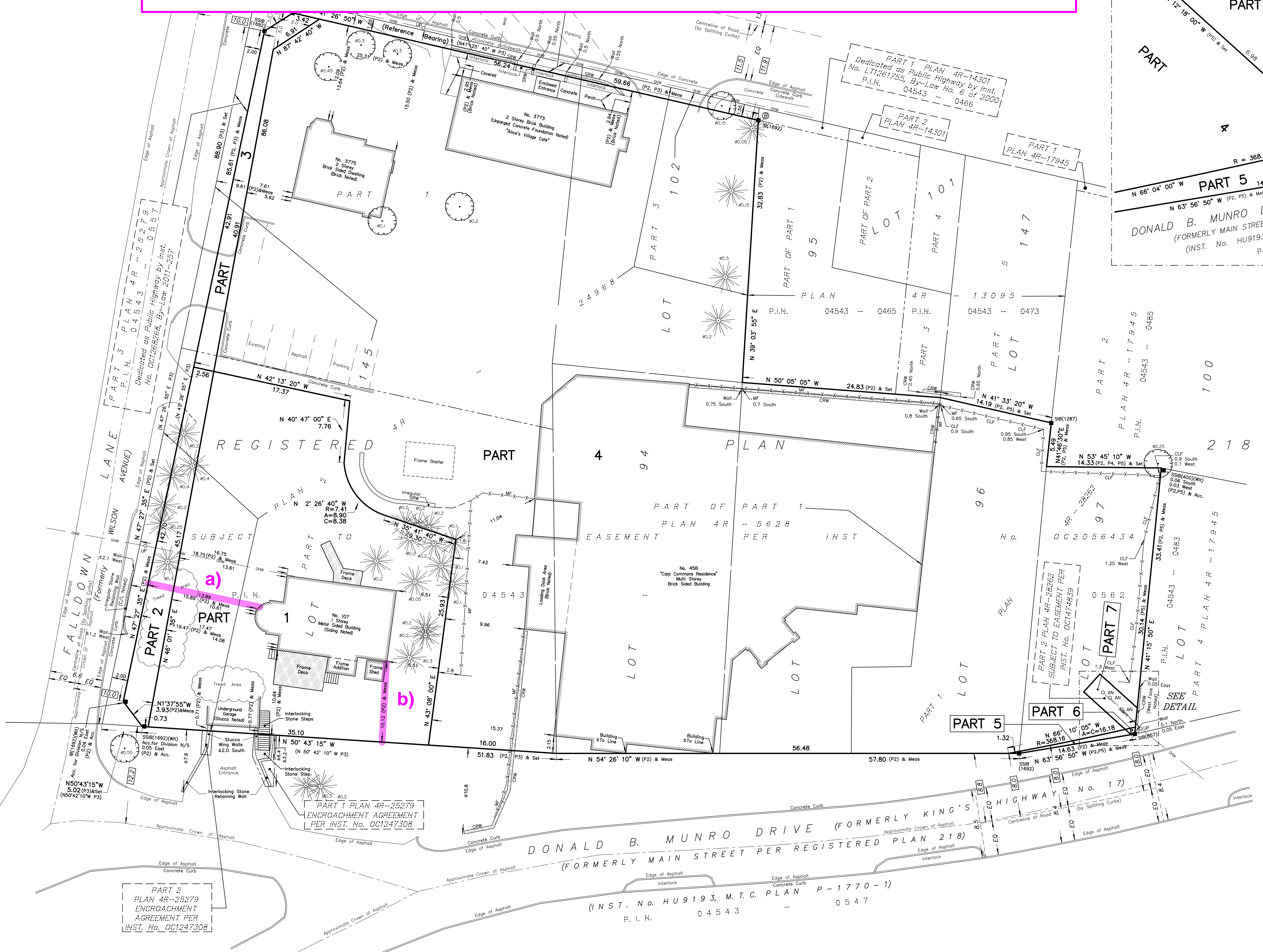
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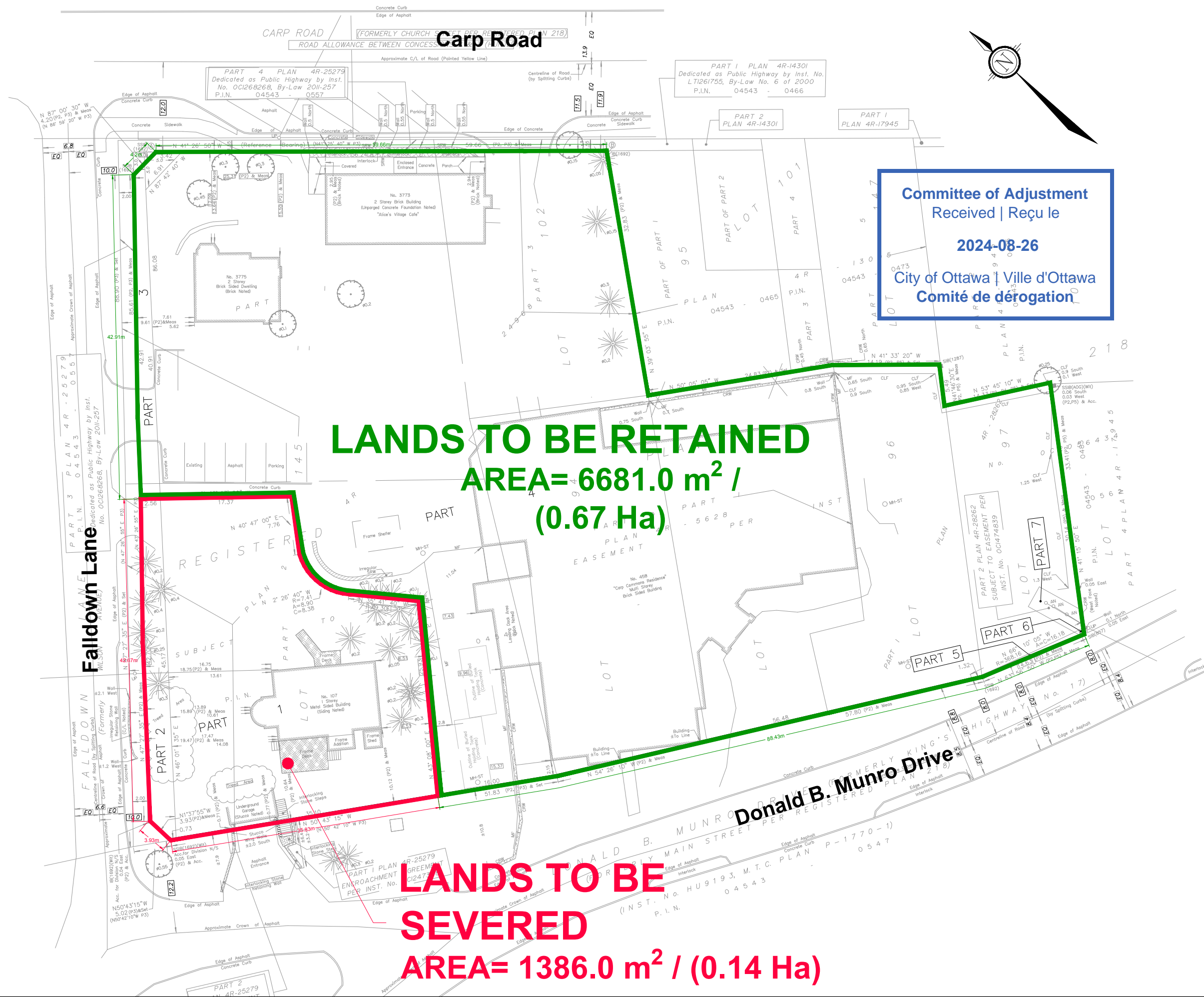
This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

**Minor Variance Markup**  
Prepared by Novatech  
August 19, 2024  
Novatech File No. 107153-06

**FARLEY, SMITH & DENIS SURVEYING LTD.**  
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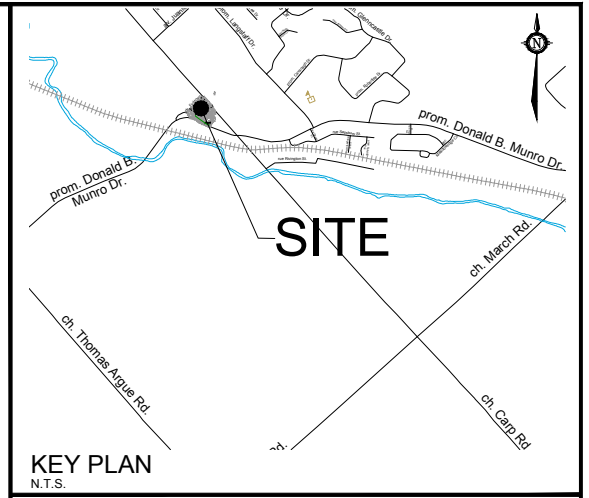
M:\2007\107153\CAD\Planning\figure107153-SEV-Revised.dwg, SEV 1, Aug 19, 2024 - 2:59pm, mparker



**LANDS TO BE RETAINED**  
 AREA= 6681.0 m<sup>2</sup> /  
 (0.67 Ha)

**LANDS TO BE SEVERED**  
 AREA= 1386.0 m<sup>2</sup> / (0.14 Ha)

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# CONSENT APPLICATION

107 FALLDOWN LANE & 458 DONALD B. MUNRO DRIVE

LOTS 94, 96, 97 AND PART OF LOTS 95, 102 & 145  
 REGISTERED PLAN 218  
 Geographic Township of Huntley  
 CITY OF OTTAWA



No.	REVISION	DATE	BY
7.	ISSUED FOR SUBMISSION	AUG 19/24	MV
6.	ISSUED FOR COORDINATION	AUG 01/24	MV
5.	ISSUED TO CLIENT FOR REVIEW	AUG 01/24	MV
4.	ISSUED FOR COORDINATION	JUNE 25/24	MV
3.	ISSUED FOR COORDINATION	JUNE 21/24	MV
2.	UPDATED UNDERLYING LEGAL & BASE PLAN	MAY 27/24	MV
1.	ISSUED FOR PRE-APPLICATION CONSULTATION	NOV 02/23	MV

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-5867  
 Website: www.novatech-eng.com

ISSUED  
 AUGUST, 2024  
 PROJECT No. 107153  
 DRAWING No. 107153-SEV