

PARKVIEW

(Formerly Kathleen Street) ROAD

ROAD

(REGISTERED PLAN 265)

(REGISTERED PLAN 295067)

P.I.N. 04025

0144

Committee of Adjustment  
Received | Reçu le  
2024-10-18  
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				140.2
2				26.5
3	PART OF 9	295067	ALL OF 04025 - 0124	193.6
4				26.5
5	PART OF 9 & 10			194.1
6				140.1

PLAN OF SURVEY OF

LOT 9 AND PART OF LOT 10  
REGISTERED PLAN 295067  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2024



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 0.99994.

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°39'05" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 0°00'50" clockwise was applied to bearings on P2 & P4.

For bearing comparisons, a rotation of 0°33'25" counter-clockwise was applied to bearings on P3.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5027878.57	364282.04
(B)	5027786.34	364322.30
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

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.

- Notes & Legend
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SSIB - Short Standard Iron Bar
  - IB - Iron Bar
  - IBØ - Round Iron Bar
  - Meas - Measured
  - (P1) - Registered Plan 295067
  - (P2) - Plan 4R-32393
  - (P3) - Plan 4R-24364
  - (P4) - Plan by (SG) dated March 7, 2022 (Project No. 161614421-110)
  - (P5) - Plan by (J.J Cameron OLS) dated July 15, 1953
  - (P6) - Plan by (1692) dated August 29, 2023 (File No. 288-23)
  - OW - Overhead Wires
  - UP - Utility Pole
  - Gate
  - Ø - Diameter
  - BF - Board Fence
  - SRW - Stone Retaining Wall
  - 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.

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

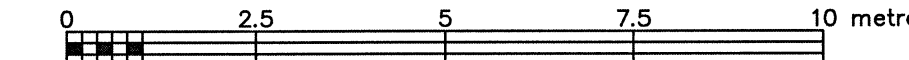
FARLEY, SMITH & DENIS SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL: (613) 727-8226 E-mail: info@fstdsurvey.ca



LOT 9 AND PART OF LOT 10 REGISTERED PLAN 295067 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100



Metric Note

Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note

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For bearing comparisons, a rotation of 0°39'05" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 0°00'50" clockwise was applied to bearings on P2 & P4.

For bearing comparisons, a rotation of 0°33'25" counter-clockwise was applied to bearings on P3.

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238)

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.

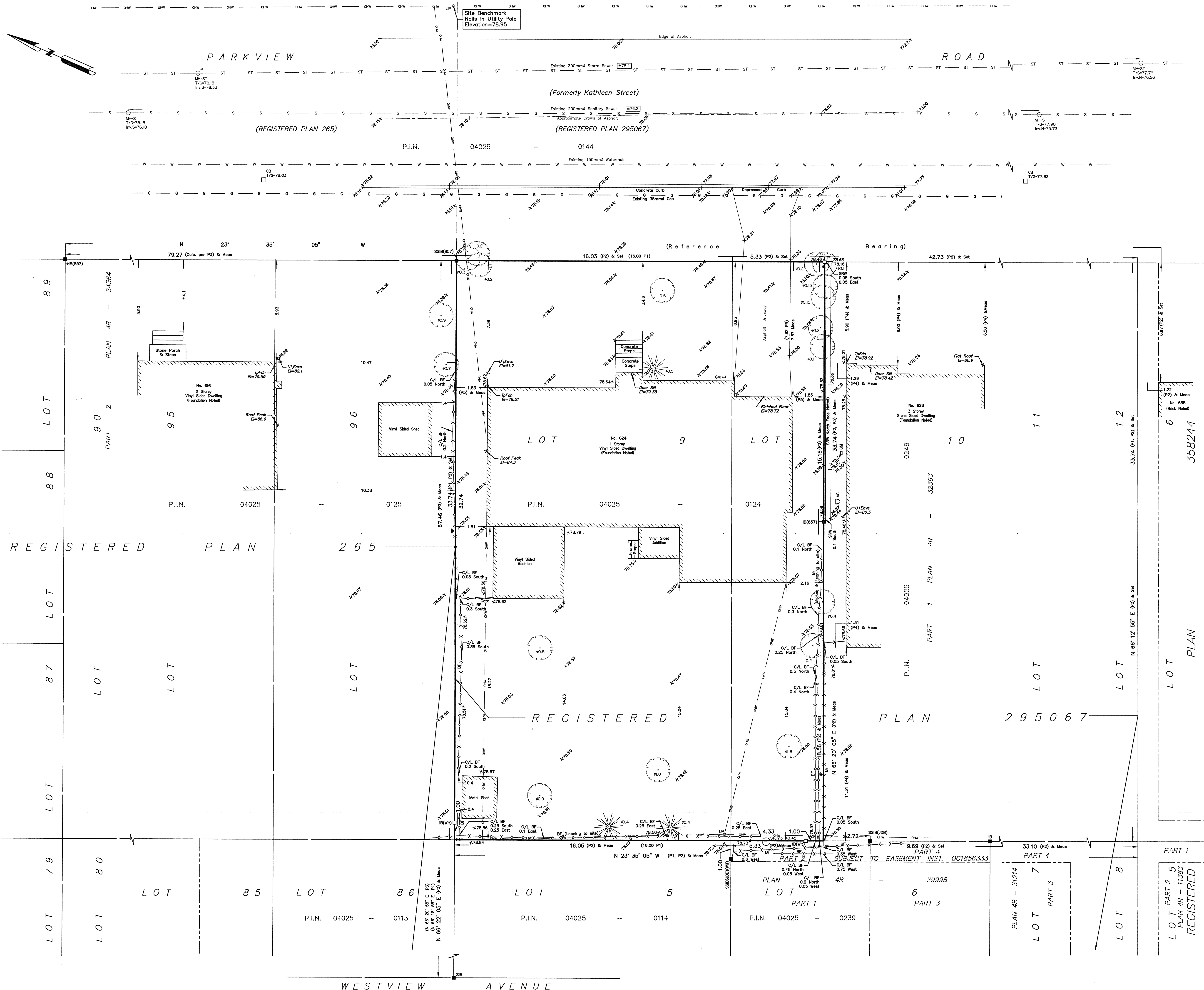
3. Underground utility data derived from City of Ottawa utility sheet reference: Sheet No. F-05-12, 25 & 925.

4. Sanitary and storm sewer grades and inverts were derived from: Field measurement.

5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

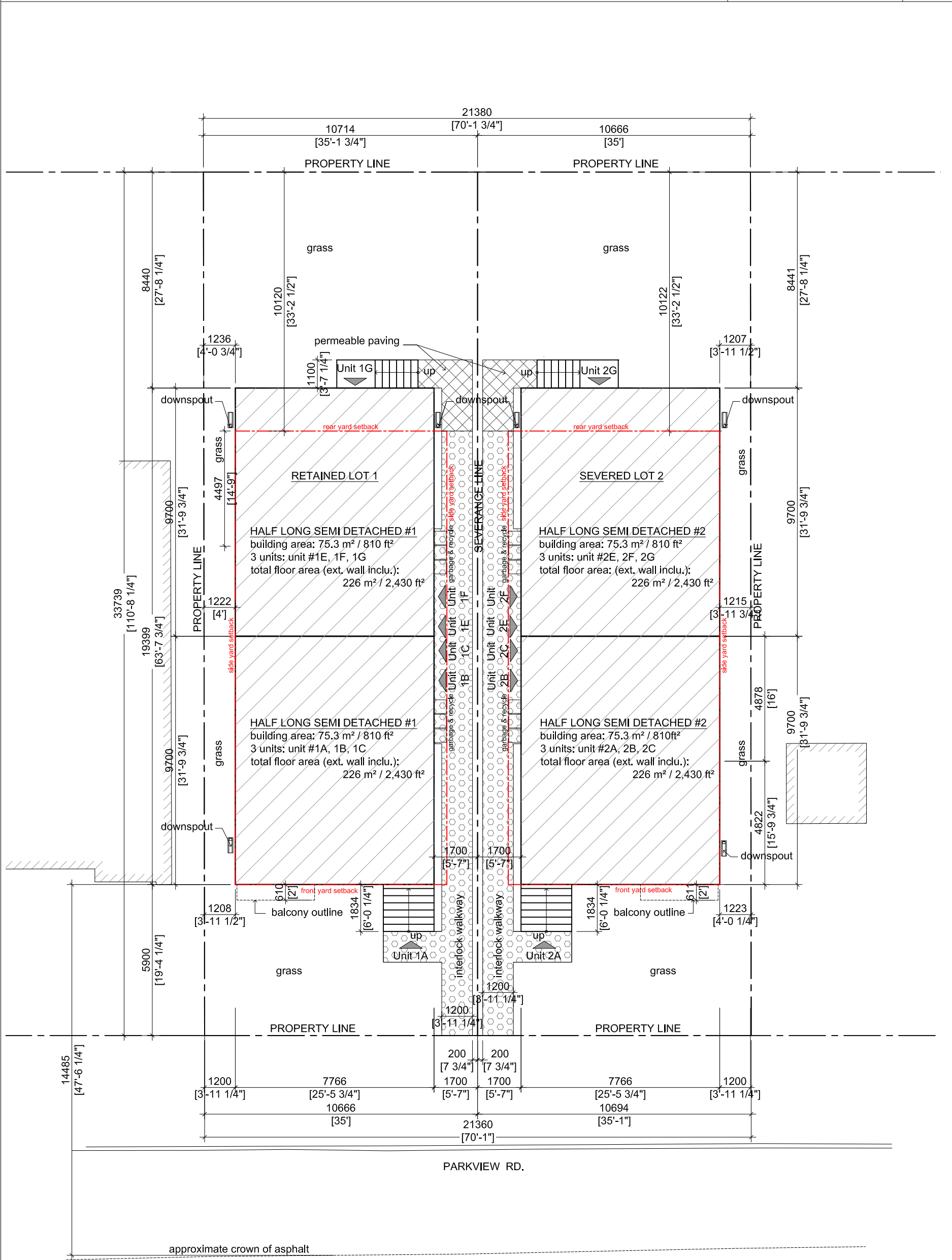
- Denotes Survey Monument Planted
SSIB Survey Monument Found
IB Short Standard Iron Bar
IB Round Iron Bar
IB Round Iron Bar
Meas Measured
(P1) Registered Plan 295067
(P2) Plan 4R-32393
(P3) Plan 4R-24364
(P4) Plan by (S) dated March 7, 2022 (Project No. 161614421-110)
(P5) Plan by (J.J. Cameron OLS) dated July 15, 1953
MH-ST Maintenance Hole (Storm)
MH-S Maintenance Hole (Sanitary)
ST Underground Storm Sewer
S Underground Sanitary Sewer
W Underground Water
G Underground Gas
UP Utility Pole
CB Catch Basin
GM Gas Meter
Gate
D Diameter
BF Board Fence
SRW Stone Retaining Wall
Inv. Invert
T/G Top of Grate
U/Eave Underside of Eave
TpFdn Top of Foundation
C/L Centreline
+65.00 Location of Elevations
+65.00 Top of Concrete Curb/Retaining Wall Elevation
Property Line
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.



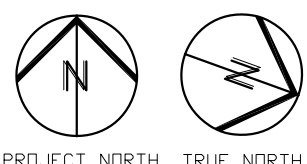
Site Area=721.0 sq.m.

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 the 9th day of August, 2023.
Date: Aug 29/2023
Emad Alrefaai
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-56780
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
FILE No.: 288-23





**1** **SITE PLAN**  
MV0.1 SCALE: 1:150



<b>BING PROFESSIONAL ENGINEERING INC.</b> Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 608 - 1324 E-mail: welcome@bingpro.ca	JOB Proposed Long Semil Detached With Additional Dwelling Units 624 PARKVIEW RD, OTTAWA, ON K1Z 6E5	DATE: 2024-10-15 REV. No: [blank] SCALE: 1:150 REFER: [blank]	DRAWN: CHS REV. No: [blank] PART OF: [blank] PROJ. No: O-24-GEN-17	DRAWING No. [blank] <b>MV0.1</b> FILE.DWG
	DRAWING			
	SITE PLAN			

Plot Stamp For BPEI Use Only

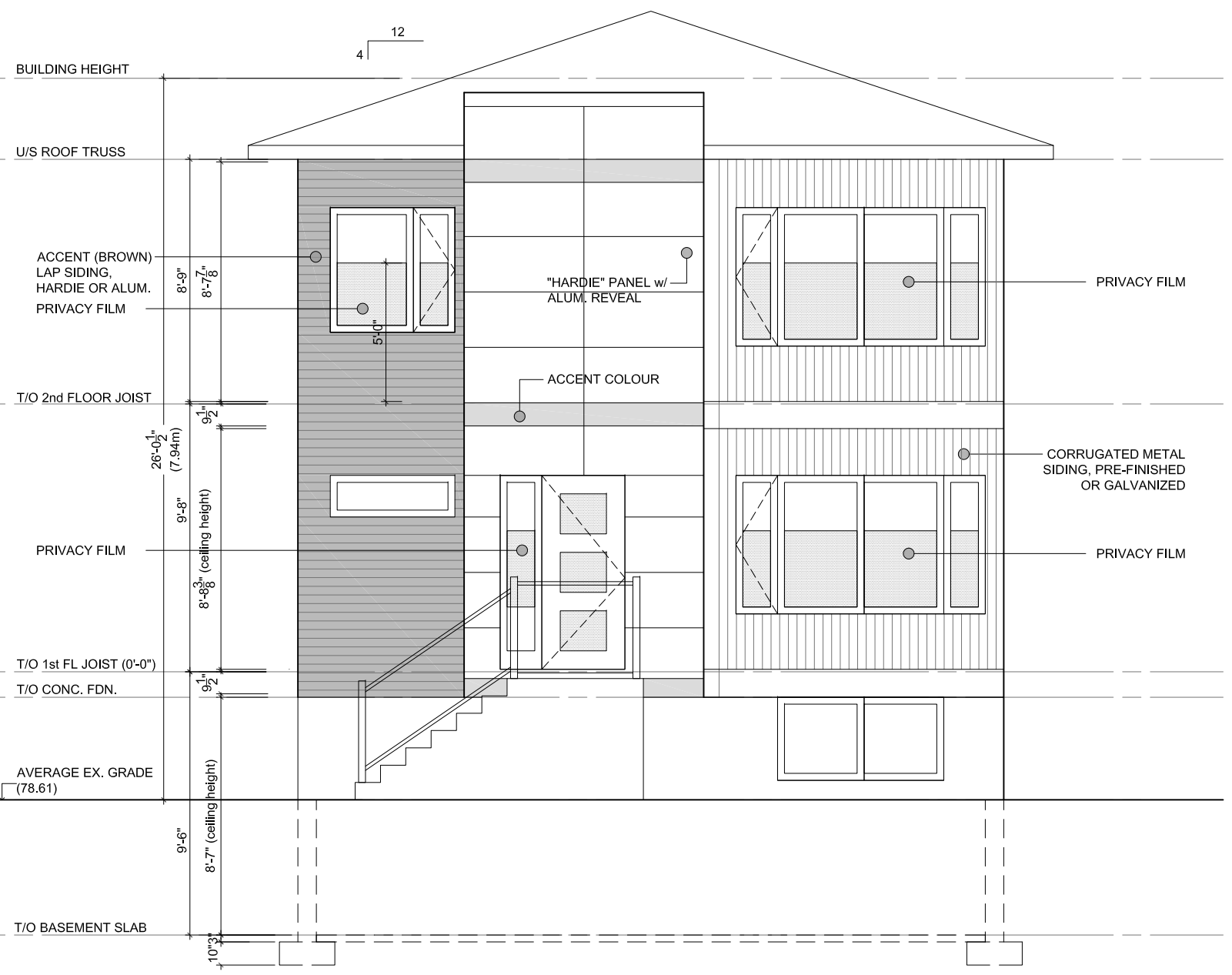
Plot By:

Plot Time:

Plot Date:

Page Setup:

Plotter:



**1** FRONT BUILDING ELEVATION  
 MV3.0 SCALE: 3/16" = 1'-0"

**2** REAR BUILDING ELEVATION  
 MV3.0 SCALE: 3/16" = 1'-0"

<b>BING PROFESSIONAL ENGINEERING INC.</b> Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB Proposed Long Semi Detached With Additional Dwelling Units 624 Parkview Rd., OTTAWA, ON K1Z 6E5	DATE: 2024-10-15 REV DATE:	DRAWN: CHS REV. No:	DRAWING No. <b>MV3.0</b> FILE.DWG
	DRAWING FRONT AND REAR BUILDING ELEVATIONS	SCALE: AS NOTED	PART OF:	
	REFER:	PROJ. No: O-24-GEN-17		

Plot Stamp For BPEI Use Only

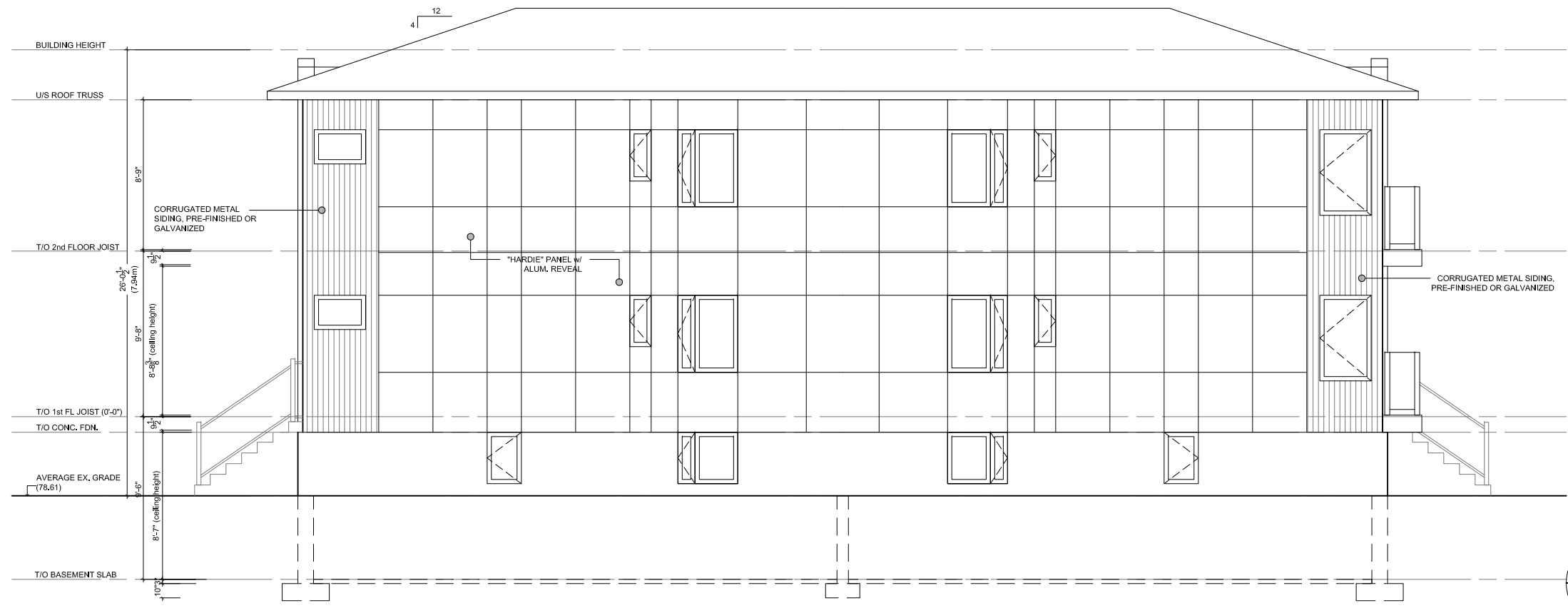
Plot By:

Plot Time:

Plot Date:

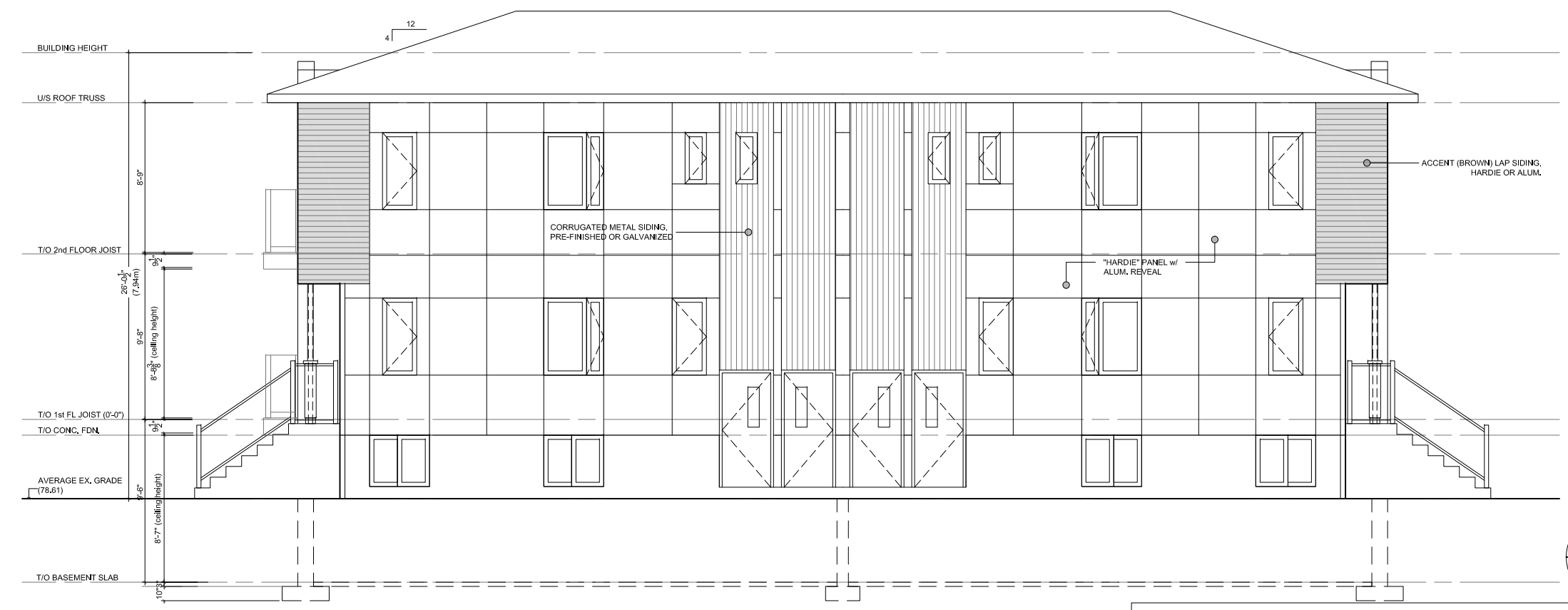
Page Setup:

Plotter:



**1**  
MV3.1

**LEFT BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



**2**  
MV3.1

**RIGHT BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"

**BING PROFESSIONAL ENGINEERING INC.**

Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9  
Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca

JOB Proposed Long Semil Detached With Additional Dwelling Units  
624 Parkview Rd., OTTAWA, ON K1Z 6E5  
DRAWING LEFT AND RIGHT BUILDING ELEVATION

DATE: 2024-10-15	DRAWN: CHS
REV DATE:	REV. No:
SCALE: AS NOTED	PART OF:
REFER:	PROJ. No: O-24-GEN-17

DRAWING No.  
**MV3.1**  
FILE.DWG