

Committee of Adjustment  
 Received | Reçu le  
 2024-07-10  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

AS Design Company Inc.  
*The Passion of Design*  
 A: 32 Hackett Street, Ottawa,  
 ON, K1V 0P7  
 T: (613) 700 0387  
 E: AMJD@ASDesigncompany.com

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS

CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.

DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**SYMBOL LEGEND**

---	PROPERTY LINE
---	REQUIRED SETBACK
---	ROW STREET WIDENING
---	TYP. FULL SIZE PARKING SPACE
---	SM. SMALL SIZE PARKING SPACE
---	ADA HANDICAPPED PAR. SPACE
---	EXISTING BLDG. TO BE REMOVED
---	EXISTING TREE
---	PROPOSED BUILDING
---	PROPOSED SOFT LANDSCAPE
---	PROPOSED HARDSCAPE
---	FLOOR DRAIN
---	EXISTING GRADE
---	EXISTING CATCH BASIN
---	UTILITY POLE

No.	DATE
09	
08	
07	
06	
05	
04	
03	
02	
01	SEVERANCE LINE 2023-11-14

PROJECT TITLE:  
 6208 NICK ADAMS ROAD  
 OTTAWA, ON

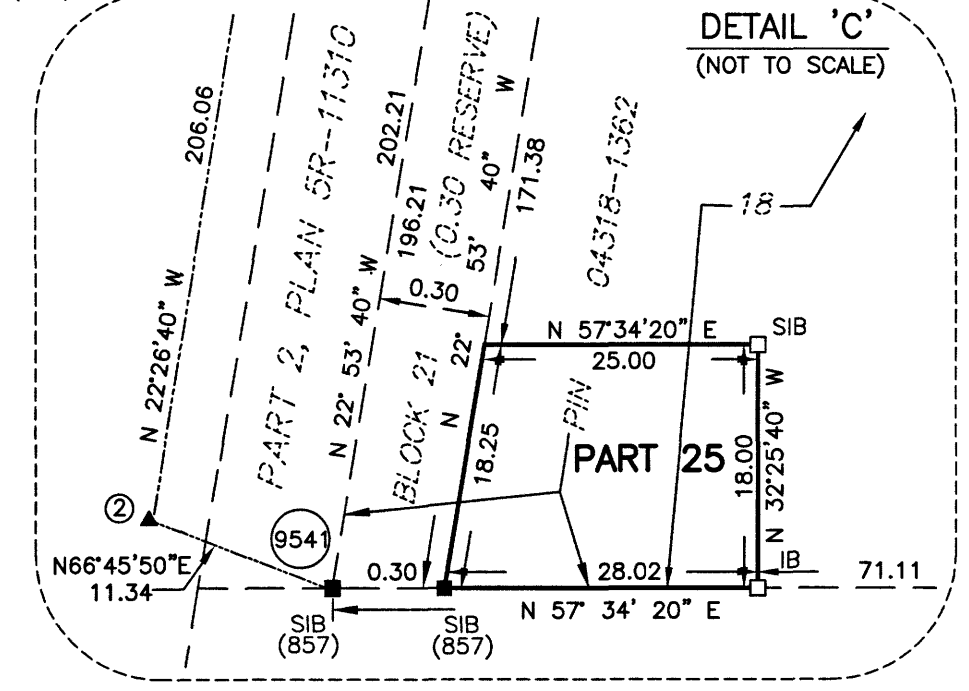
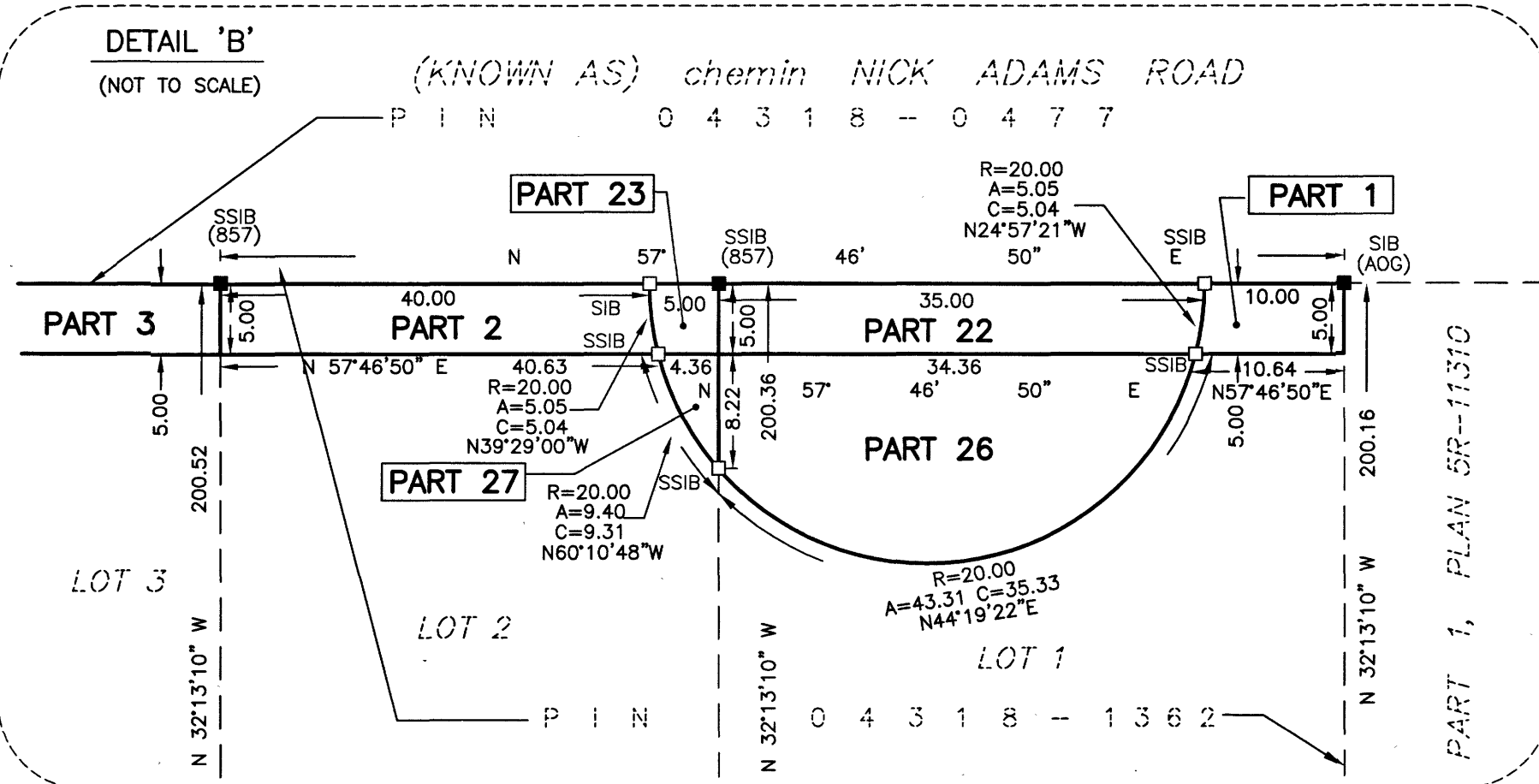
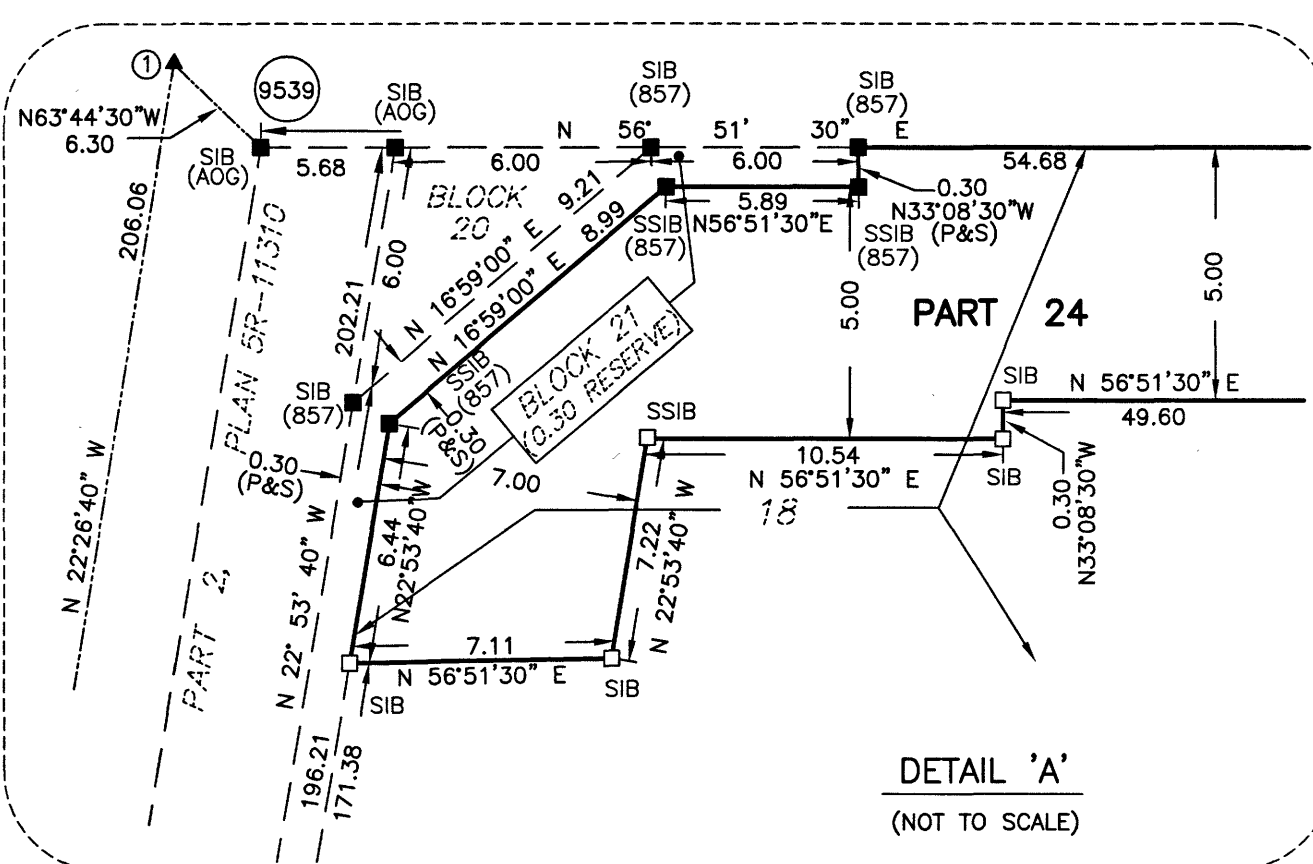
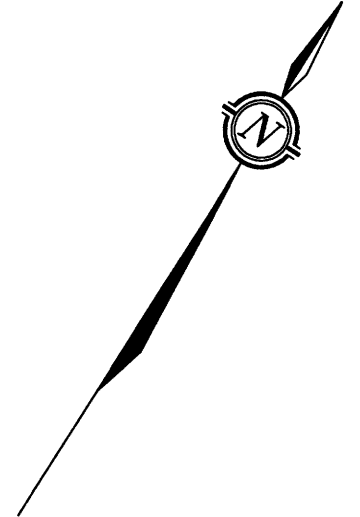
DRAWING TITLE:  
 SITE PLAN

PROJECT No. : 2023-03

DATE: 2023-11-14	DWG No: <b>A1</b>
CHECKED BY: A.S.	
DWG BY: A.S.	



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



SCHEDULE - SURVEYED LANDS				
PART	LOT	PLAN	PIN	
1	PART OF 1		4M-1669 PART OF 04318-1362	
2	PART OF 2			
22	PART OF 1			
23	PART OF 2			
24	PART OF 18			
25	PART OF 1			
26	PART OF 2			
27	PART OF 2			
SCHEDULE - COMPILED LANDS				
PART	LOT	PLAN	PIN	PERPENDICULAR WIDTH
3	PART OF 3		PART OF 04318-1362	5.00
4	PART OF 4			5.00
5	PART OF 5			5.00
6	PART OF 6			5.00
7	PART OF 7			5.00
8	PART OF 8			5.00
9	PART OF 9			5.00
10				5.00
11	PART OF 10			5.00 & 3.00
12				3.00
13				8.00
14	PART OF 11			5.00 & 8.00
15				5.00
16	PART OF 12			5.00
17	PART OF 13			5.00
18	PART OF 14			5.00
19	PART OF 15			5.00
20	PART OF 16		5.00	
21	PART OF 17		5.00	

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE 2020/11/04  
 JOHN H. GUTRI, O.L.S.  
 PLAN 4R-33956  
 RECEIVED AND DEPOSITED  
 DATE Nov. 05, 2020  
 Guy Noel Nkwunwa  
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CARLETON (N° 4)

PARTIALLY COMPILED EASEMENT PLAN OF PART OF LOTS 3 TO 17 (BOTH INCLUSIVE) REGISTERED PLAN 4M-1669 AND PLAN OF SURVEY OF PART OF LOTS 1, 2 AND 18 REGISTERED PLAN 4M-1669 CITY OF OTTAWA

SCALE 1 : 1500  
 0 10 20 50 100 150 metres  
 FAIRHALL MOFFATT & WOODLAND LIMITED  
 ONTARIO LAND SURVEYORS

**NOTES (WITH RESPECT TO PARTS 1, 2, 22, 23, 24, 25, 26 & 27)**  
 1. BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' W LONGITUDE, NAD 83 ORIGINAL.  
 2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999515.

**NOTES (WITH RESPECT TO PARTS 3 TO 21, BOTH INCLUSIVE)**  
 1. ALL PARTS LIE WHOLLY WITHIN THE LIMITS OF LOTS.  
 2. ALL PARTS HAVE PERPENDICULAR WIDTHS AS NOTED HEREON.  
 3. ALL PREVIOUSLY UNDEFINED LIMITS ARE PARALLEL TO EXISTING LIMITS AND PRODUCTION THEREOF.

**SURVEYOR'S CERTIFICATE (WITH RESPECT TO PARTS 3 TO 21, BOTH INCLUSIVE)**  
 I HEREBY CERTIFY THAT THIS PLAN IS AN ACCURATE COMPILATION BASED ON DATA DERIVED FROM REGISTERED PLAN 4M-1669  
 DATE 2020/11/04  
 JOHN H. GUTRI  
 ONTARIO LAND SURVEYOR

**SURVEYOR'S CERTIFICATE (WITH RESPECT TO PARTS 1, 2, 22, 23, 24, 25, 26 & 27)**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON JULY 10, 2020.

DATE 2020/11/04  
 JOHN H. GUTRI  
 ONTARIO LAND SURVEYOR

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 ORIGINAL.  
 COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
1	5009520.98	375178.74
2	5009330.53	375257.40
9539	5009518.19	375184.39
9541	5009335.01	375267.82

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- - SURVEY MONUMENT SET
  - - SURVEY MONUMENT FOUND
  - SIB - STANDARD IRON BAR
  - SSIB - SHORT STANDARD IRON BAR
  - IB - IRON BAR
  - (P) - PLAN 4M-1669
  - PIN - PROPERTY IDENTIFIER NUMBER
  - (AOG) - ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S.
  - (173) - POINT NUMBER IDENTIFIER

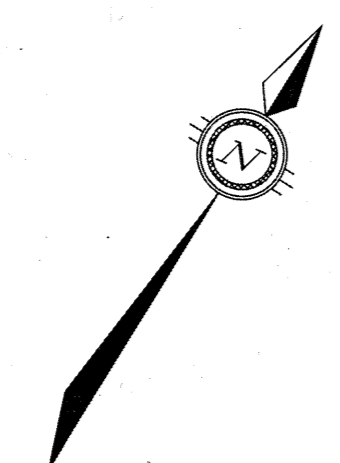
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 Received | Reçu le  
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 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**Fairhall Moffatt & Woodland LIMITED**  
 ONTARIO LAND SURVEYORS  
 Surveying and Land Information Services  
 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6  
 TEL: (613) 591-2500 FAX: (613) 591-1495  
 www.fmw.on.ca

JOHNSON & JOHNSON  
 Q15200  
 E375558, N5009669  
 REFERENCE No. 1 - 4M-1669  
 S1:\JOBS\Q15200\DWG\eserp\_q152.dwg (4)  
 July 15, 2020

JOB #013-47 DRAWING L#99998 D1S 10162 8088 HONI





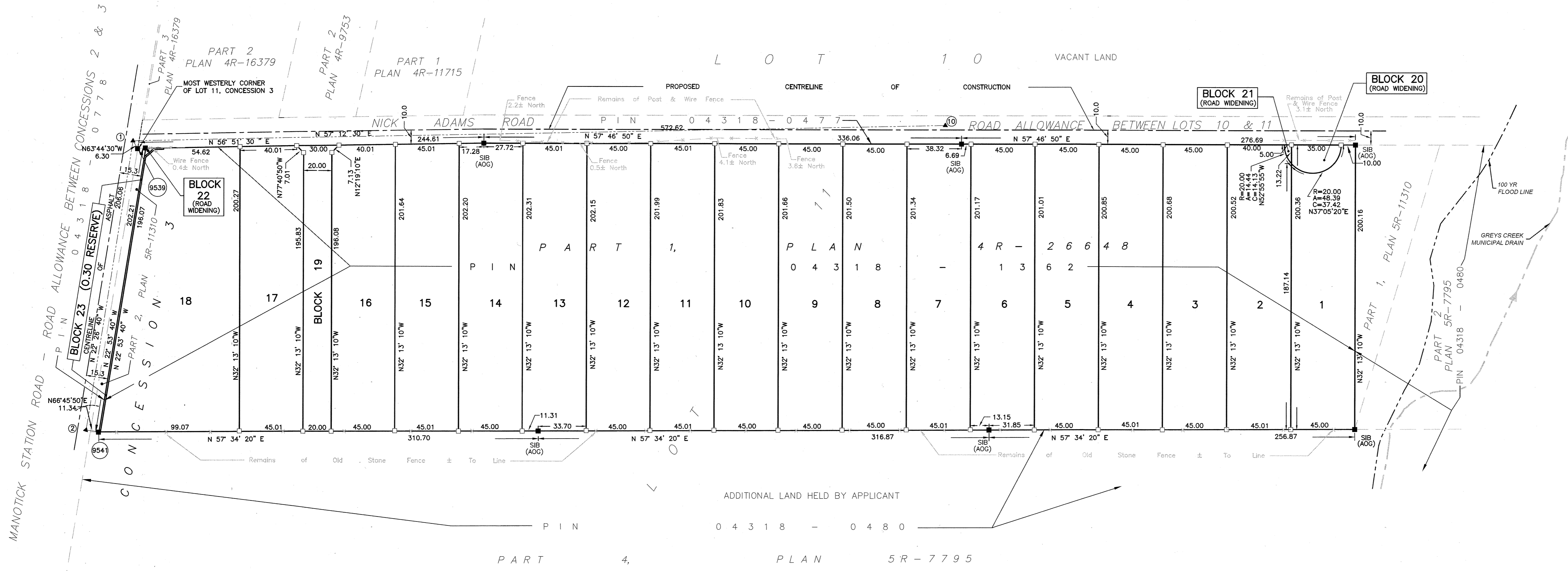
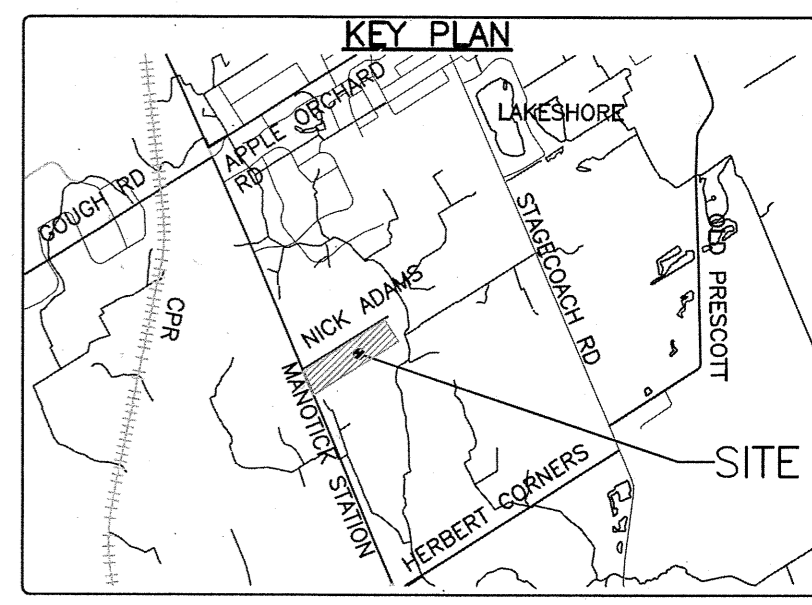
COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 ORIGINAL.

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
1	5009520.98	375178.74
2	5009330.53	3752574.0
10	5009831.09	375660.08
9539	5009518.19	375184.39
9541	5009335.01	375267.82

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ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) (A-L) OF THE PLANNING ACT

A) AS SHOWN ON DRAFT PLAN  
B) AS SHOWN ON DRAFT PLAN  
C) AS SHOWN ON DRAFT PLAN  
D) SINGLE FAMILY RESIDENTIAL  
E) AS SHOWN ON DRAFT PLAN  
F) AS SHOWN ON DRAFT PLAN  
G) AS SHOWN ON DRAFT PLAN  
H) PRIVATE DRILLED WELLS  
I) CLAY, SILT AND TILL  
J) AS SHOWN ON DRAFT PLAN  
K) HYDRO, BELL  
L) AS SHOWN

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WE, 7773226 CANADA INC., OWNERS OF THE LANDS TO BE SUBDIVIDED, HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION, TO THE CITY OF OTTAWA FOR APPROVAL.

Feb 17, 2017

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY SHOWN.

2017/02/15

FARHALL MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS  
JOB NO. Q15200 REFERENCE NO. 161(c)-3-05000DE

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ADAM BROWN, MANAGER  
DEVELOPMENT REVIEW, RURAL SERVICES PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT  
CITY OF OTTAWA

No.	DESCRIPTION	DATE	BY	APP'D
1	REVISED DRAFT PLAN SUBMISSION	31/01/17	SC	AA

REVISIONS

SITE INVENTORY	AREA
LOTS 1 -18 SINGLE FAMILY RESIDENTIAL -MIN. 8000 Sq. M. -MIN. 45m FRONTAGE	17.0ha
BLOCK 19 FUTURE ROW	0.40ha
BLOCKS 20-23 ROAD WIDENING AND RESERVES	0.10ha
TOTAL AREA	17.5ha

LEGEND

- - SURVEY MONUMENT SET
- - SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- (S) - SET
- (M) - MEASURED
- PIN - PROPERTY IDENTIFIER NUMBER
- (AOC) - ANNIS, O'SULLIVAN, VOLLEBECK LTD., O.L.S.
- 173 - POINT NUMBER IDENTIFIER
- ▲ - PROJECT CONTROL MONUMENT

exp Services Inc.  
1111 1111 1111 1111  
2000 Queen Street East, Suite 100  
Ottawa, ON K1B 2H5  
Canada  
www.exp.com

BUILDINGS • EARTH & ENVIRONMENT • ENERGY • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY

CLIENT  
ADAMS COUNTRY ESTATE SUBDIVISION

PROJECT  
PART OF LOT 11 CON 3  
GEOGRAPHIC TOWNSHIP OF OSGOODE  
NOW CITY OF OTTAWA

TITLE  
DRAFT PLAN OF SUBDIVISION

design by SC project no. 204971  
drawn by AA drawing no.  
checked by AA  
date January 31, 2017  
scale 1:1500

DP1