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ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-28773



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1209, Section 29(3)

Committee of Adjustment  
Received | Reçu le  
2024-09-04  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY  
**LOTS 100 AND 101**  
**REGISTERED PLAN 246**  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
CITY OF OTTAWA

Scale 1:150  
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**METRIC CONVERSION**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF BRADLEY AVENUE AS SHOWN ON REGISTERED PLAN 246 HAVING A BEARING OF N51°40'00"W.

**UNDERGROUND SERVICES**  
ALL UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION.

**NOTE**  
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION. ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED. ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC. RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

**PART 2**  
This Report was prepared for STICKS & BRICKS HOLDINGS INC. and the undersigned accepts no responsibility for the use by other parties.

- REGISTERED RIGHTS-OF-WAY/EASEMENTS**  
No rights-of-way or easements were found to be registered against the subject property.
- PROPERTY IMPROVEMENTS**  
There is a 2 storey dwelling and a shed situated wholly within the subject lands.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**  
Compliance is not certified by this report.
- ADDITIONAL REMARKS**  
Note the locations of fences along the northerly, westerly and easterly limits of the property. Building ties are to the stone siding unless otherwise noted.

**LEGEND**

DENOTES	FINDINGS
■	FOUND MONUMENTS
□	SET MONUMENTS
IB	IRON BAR
IBØ	ROUND IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
WIT	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER
MEAS	MEASURED
INST	INSTRUMENT
PROP	PROPORTIONED
OU	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.
PL	REGISTERED PLAN NO. 246
P1	PLAN BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED AUG. 6, 1985
P2	PLAN BY FAIRHALL, MOFFATT & WOODLAND LTD., DATED AUG. 18, 2014
P3	PLAN BY FAIRHALL, MOFFATT & WOODLAND LTD., DATED APR. 2, 1984
BOL	BOLLARD
CB	CATCH BASIN
CBMH	CB MANHOLE
CSR	GAS SERVICE REGULATOR
MH	MAINTENANCE HOLE UNIDENTIFIED
UP	UTILITY POLE
○	TREE DECIDUOUS (D.B.H. SHOWN)

**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 8th DAY OF JULY, 2022.

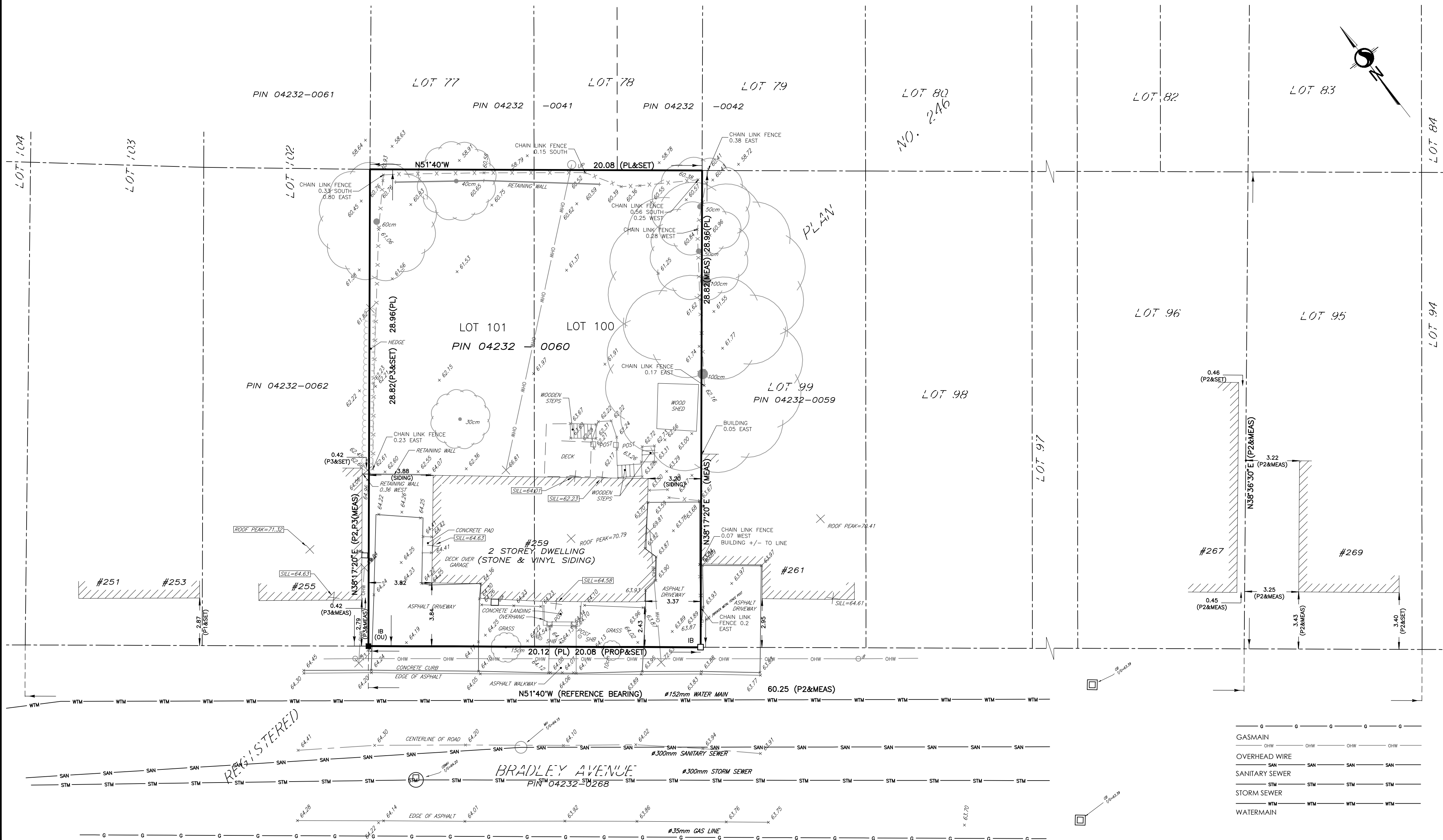
September 9, 2022  
DATE  
*Amanda Bulua*  
AMANDA BULUA  
ONTARIO LAND SURVEYOR

SRO MAP COORD.=370571.15, 5033473.74



**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO, K2C 3G4  
TEL. 613.722.4420  
stantec.com

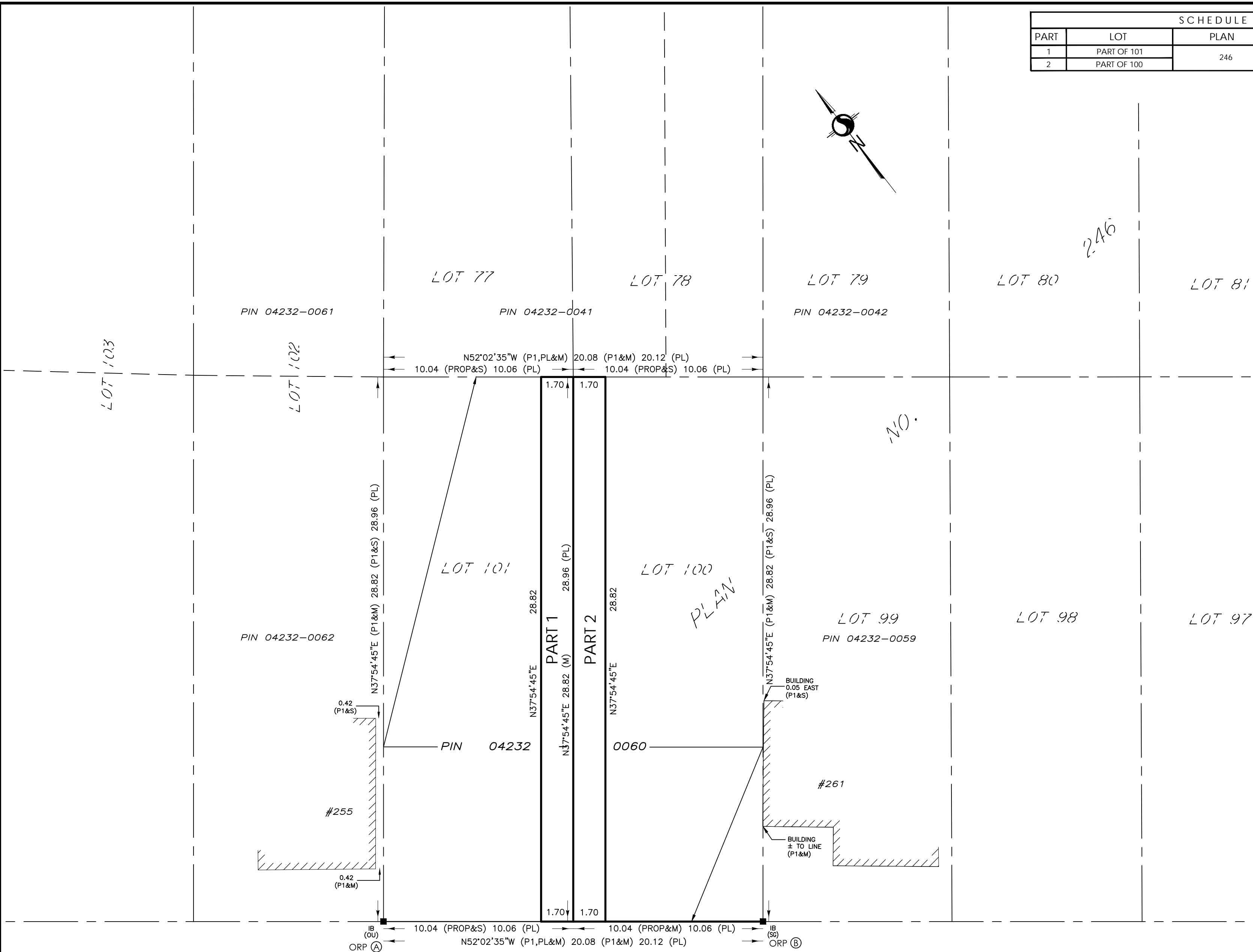
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This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.

SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF 101	246	PART OF 04232-0060
2	PART OF 100		

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City of Ottawa | Ville d'Ottawa  
Comité de dérogation



PLAN OF SURVEY OF  
LOTS 100 AND 101  
REGISTERED PLAN 246  
CITY OF OTTAWA

Scale 1:150  
THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150 m.

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

**BEARING NOTE**  
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04  
19680191 N:5033564.26 E:388064.94

FOR COMPARISON PURPOSES, A ROTATION OF 0°22'35" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P1 & PL.

**GRID SCALE CONVERSION**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993

**LEGEND**

SYMBOL	DENOTES	FOUND MONUMENTS
■	DENOTES	FOUND MONUMENTS
□	+	SET MONUMENTS
IB	-	IRON BAR
IBØ	-	ROUND IRON BAR
SIB	-	STANDARD IRON BAR
SSIB	-	SHORT STANDARD IRON BAR
CC	-	CUT CROSS
CP	-	CONCRETE PIN
WIT	-	WITNESS
PIN	-	PROPERTY IDENTIFICATION NUMBER
MEAS, M	-	MEASURED
S	-	SET
INST	-	INSTRUMENT
PROP	-	PROPORTIONED
OU	-	ORIGIN UNKNOWN
SG	-	STANTEC GEOMATICS LTD.
PL	-	REGISTERED PLAN NO. 246
P1	-	PLAN BY SG DATED SEPTEMBER 9, 2022
ORP	-	OBSERVED REFERENCE POINT

**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 \_\_\_\_\_ FRANCIS LAU  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####.

**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
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1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO, K2C 3G4  
TEL. 613.722.4420  
stantec.com

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OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL), COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	5033475.62	370558.85
Ⓑ	5033463.27	370574.68

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

REGISTERED

BRADLEY AVENUE  
PIN 04232-0268

**Committee of Adjustment**  
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**2024-09-04**  
 City of Ottawa | Ville d'Ottawa  
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R4- UA (By- law 2020- 290)		Detached	7.5	225	10	4.5	4.5	varies <sup>4</sup>	1.2/0.6	10, 11, 12, 13
		Linked-detached	7.5	225	10	4.5	4.5	varies <sup>4</sup>	1.2/0.6	10, 11, 12, 13
		Semi-detached	6	180	10	4.5	4.5	varies <sup>4</sup>	1.2	10, 11, 12, 13
		Long Semi-detached	10	300	10	4.5	4.5	varies <sup>4</sup>	1.2/0.6	11, 12, 13
		Duplex	7.5	225	10	4.5	4.5	varies <sup>4</sup>	1.2/0.6	11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies <sup>4</sup>	1.2	10,11,12,13
		Three Unit	10	300	11	4.5	4.5	varies <sup>4</sup>	1.2	11, 12, 13
		Stacked	14	420	11	4.5	4.5	varies <sup>4</sup>	1.5	11,12,13
		Low-rise Apartment, maximum of 8 units	12	360	11	4.5	4.5	varies <sup>4</sup>	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies <sup>4</sup>	varies <sup>1</sup>	1,10,11,12,13



Due to the underlying lot fabric a severance will not be required, the lot can be subdivided to the previous subdivision possibly avoiding cash in lieu of parkland



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PROJECT  
259 BRADLEY AVE

ISSUE

August 30, 2024

Nieghbourhood

DRAWN BY  
CJ

PROJECT NO.  
2024

Scale  
1 : 300



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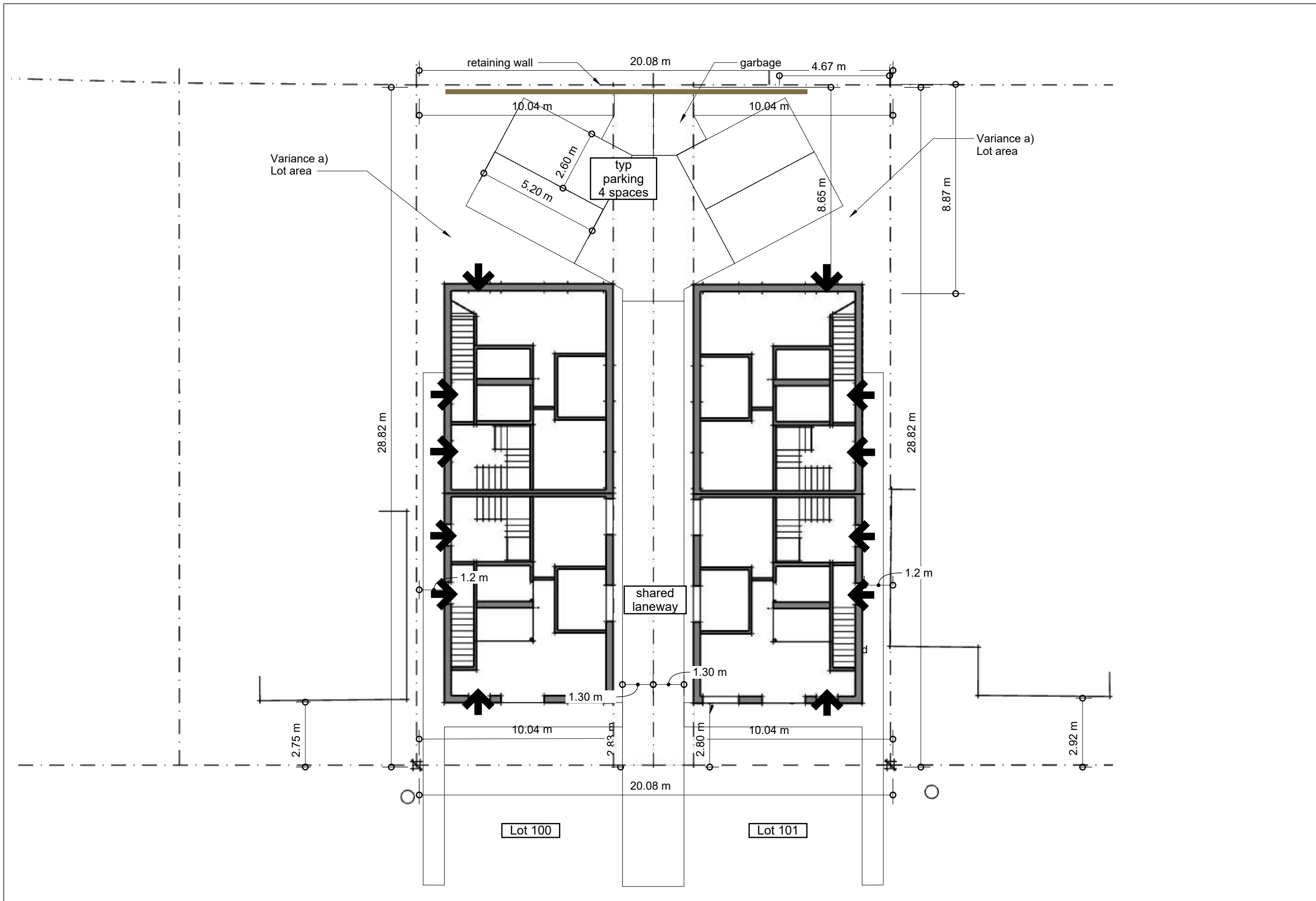
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City Tree



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Lots



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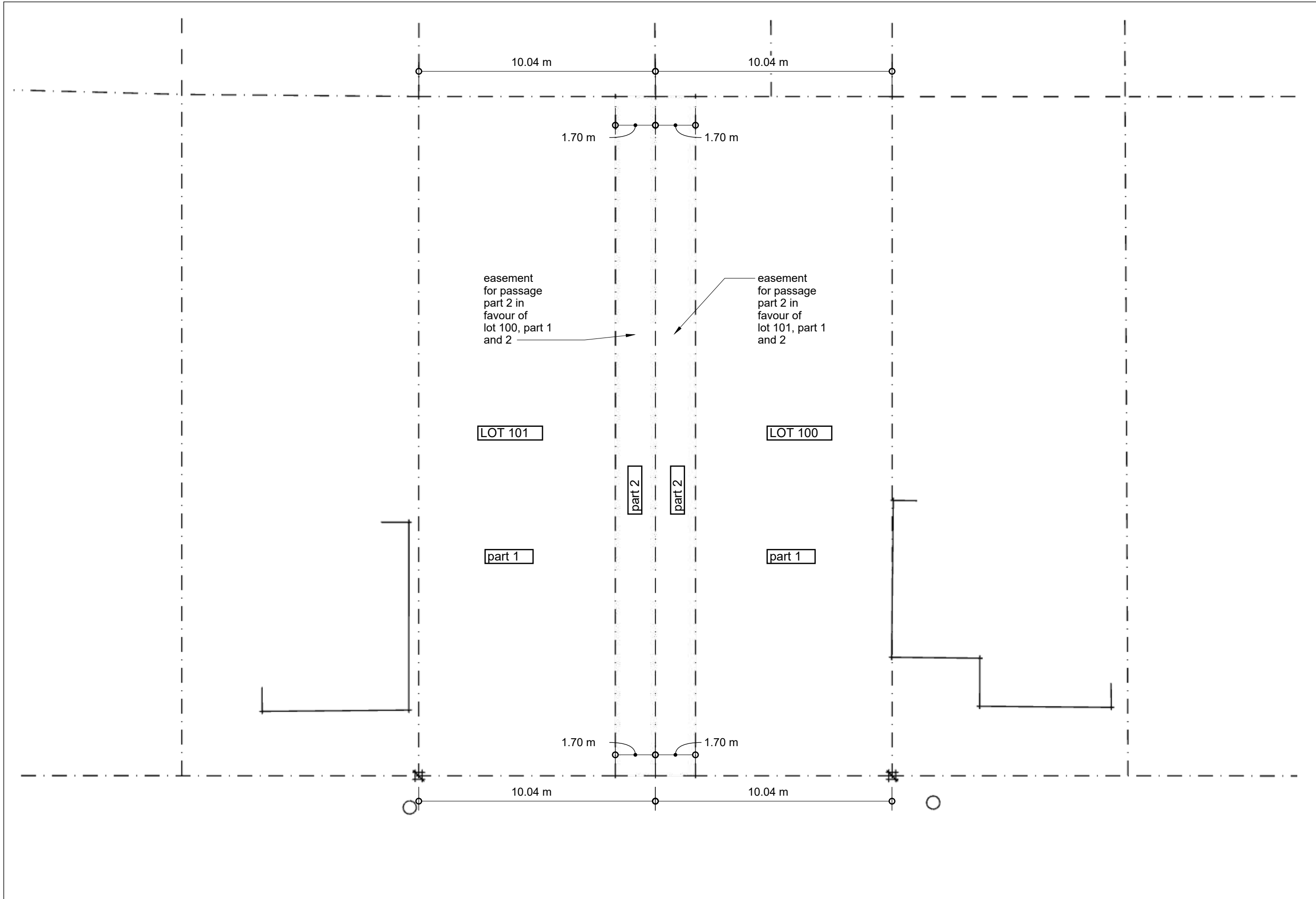
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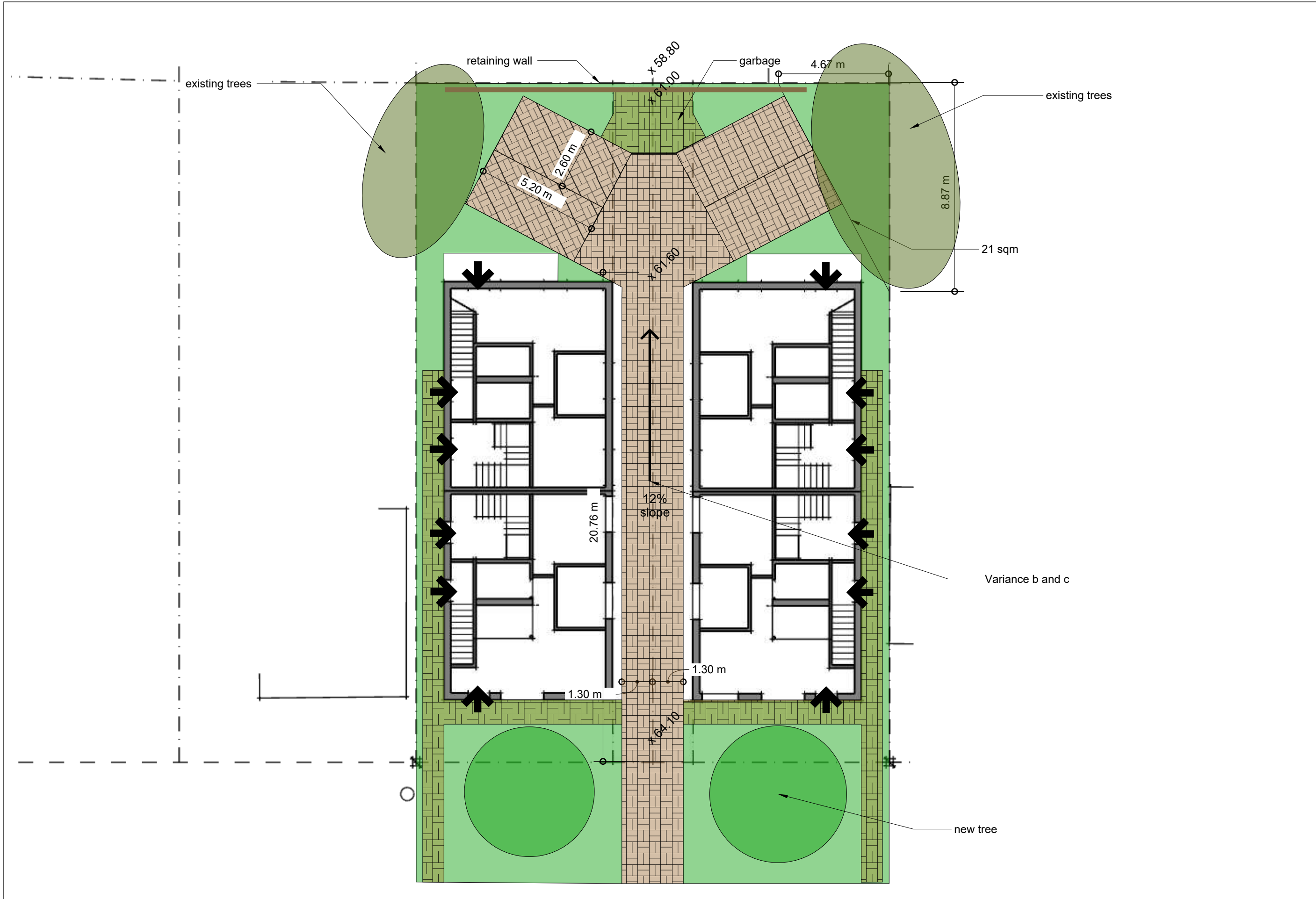
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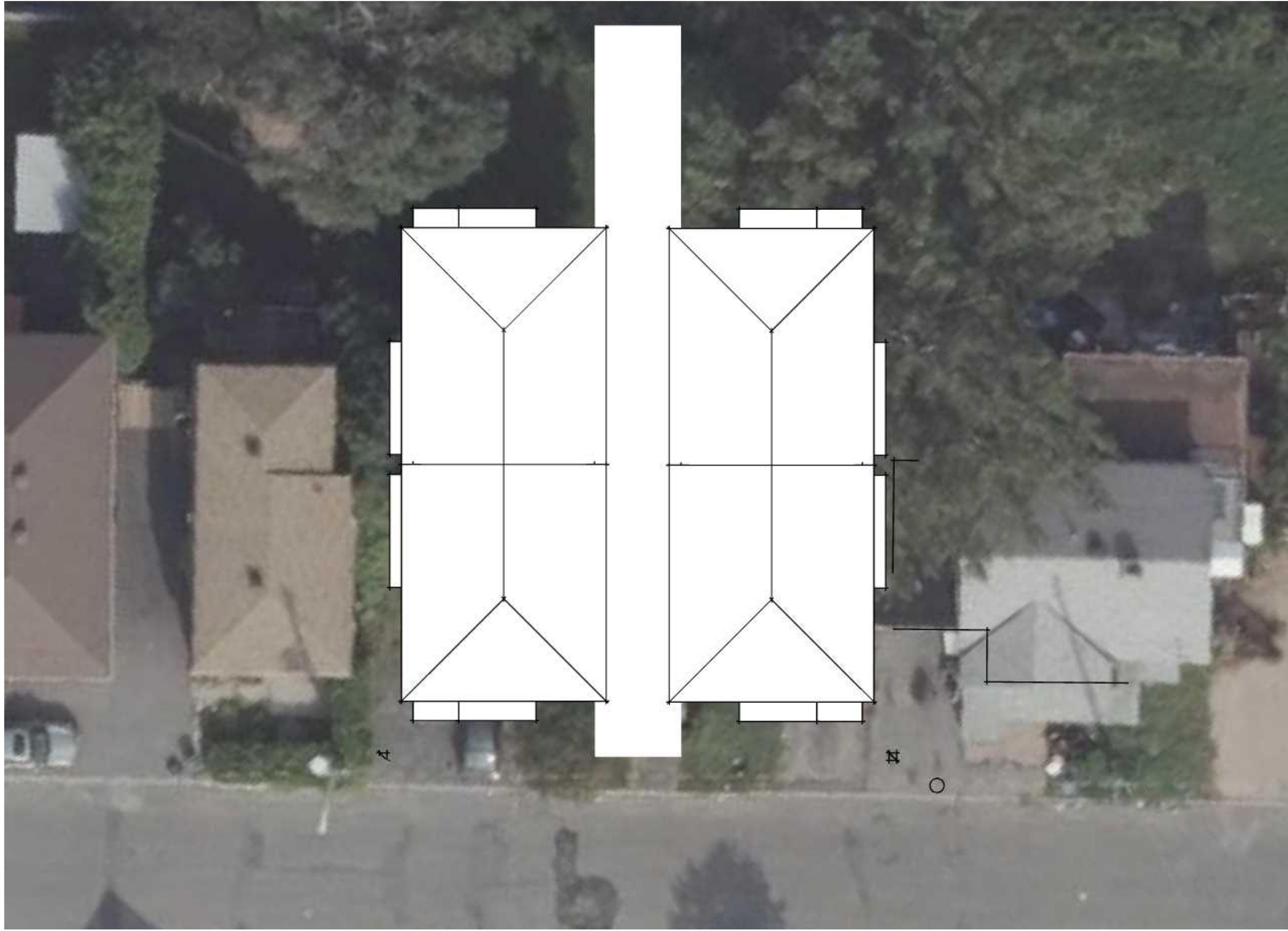
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**A.06**

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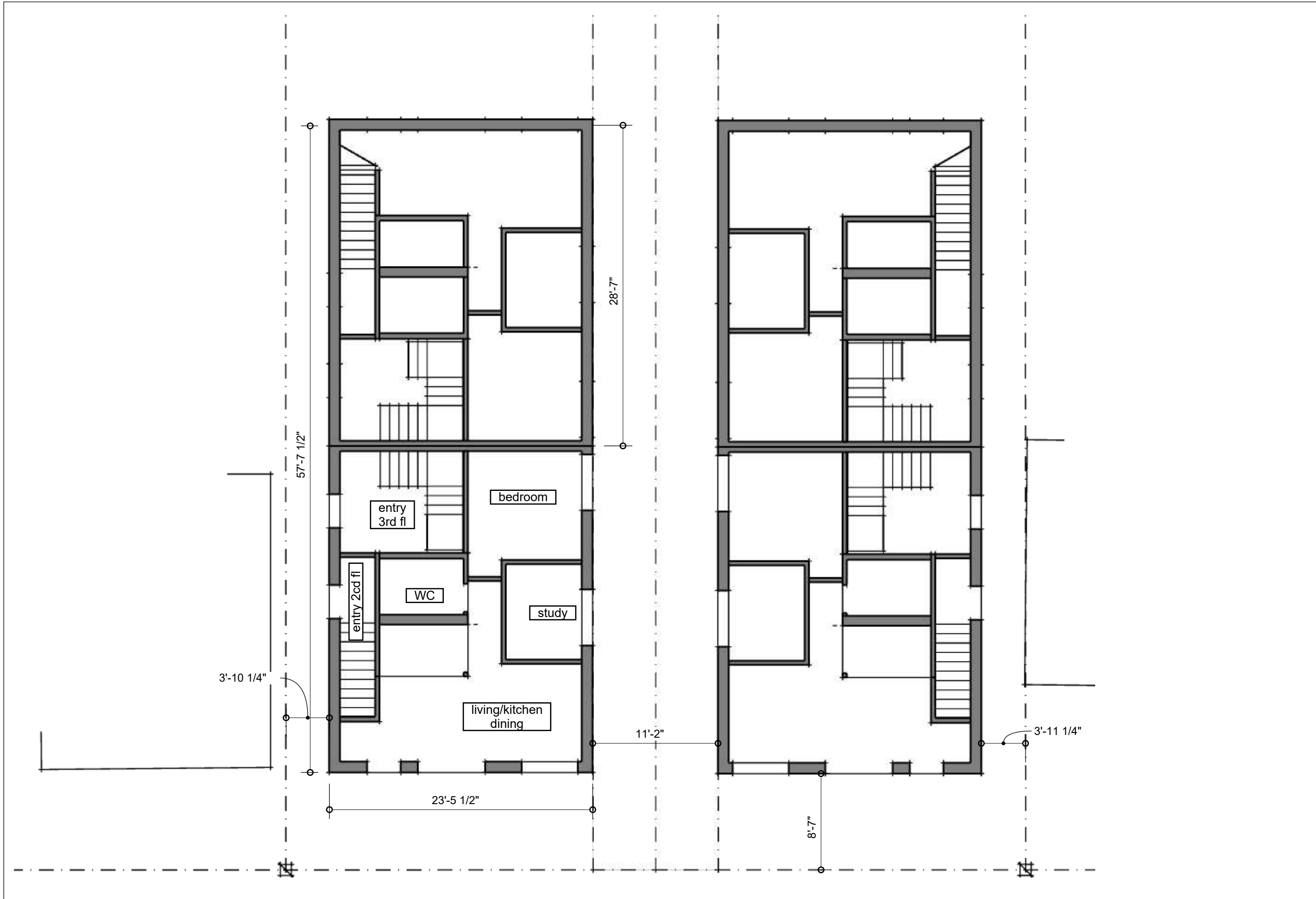
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First Floor

**A.07**





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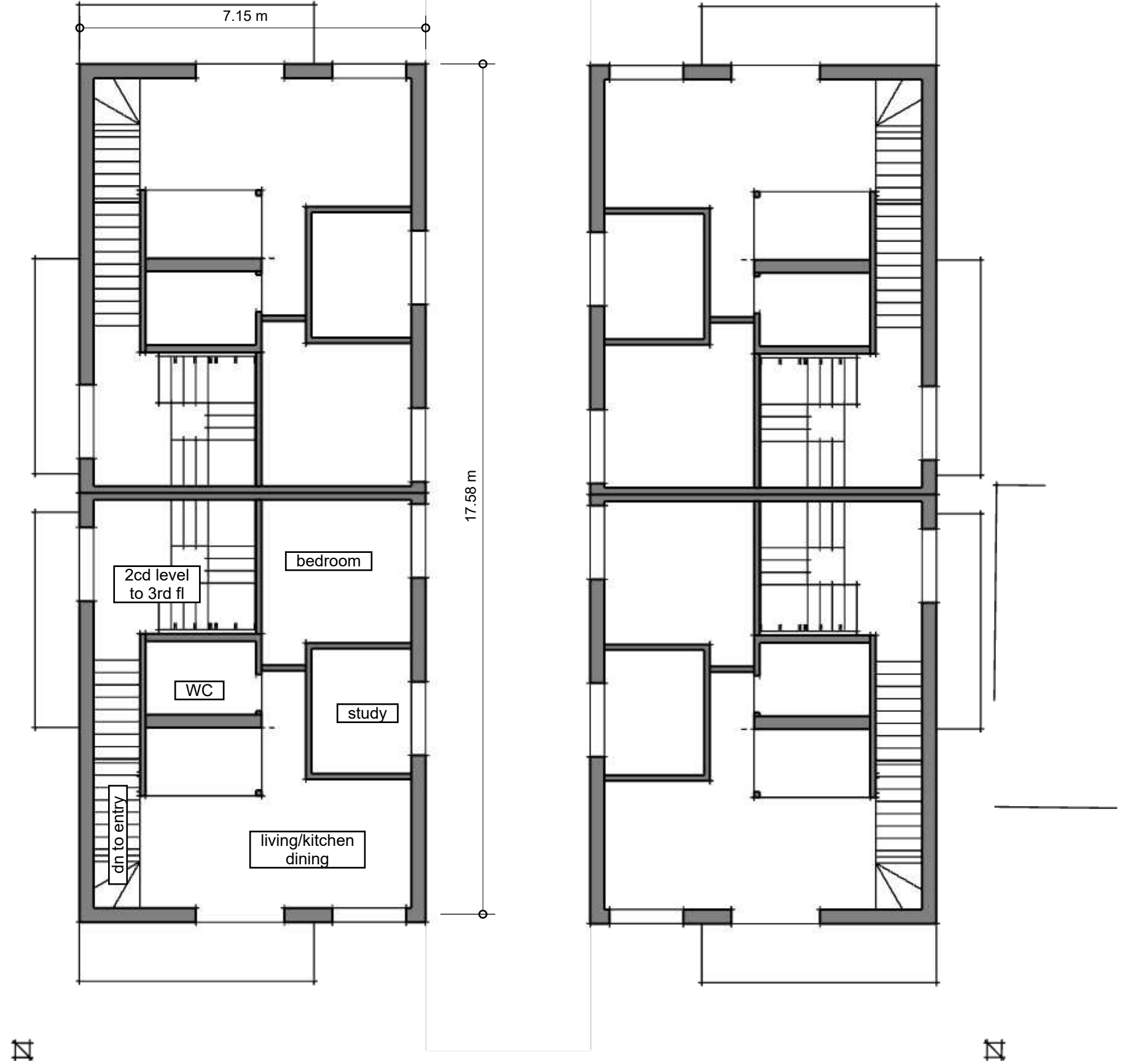
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Second Floor

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Second Floor





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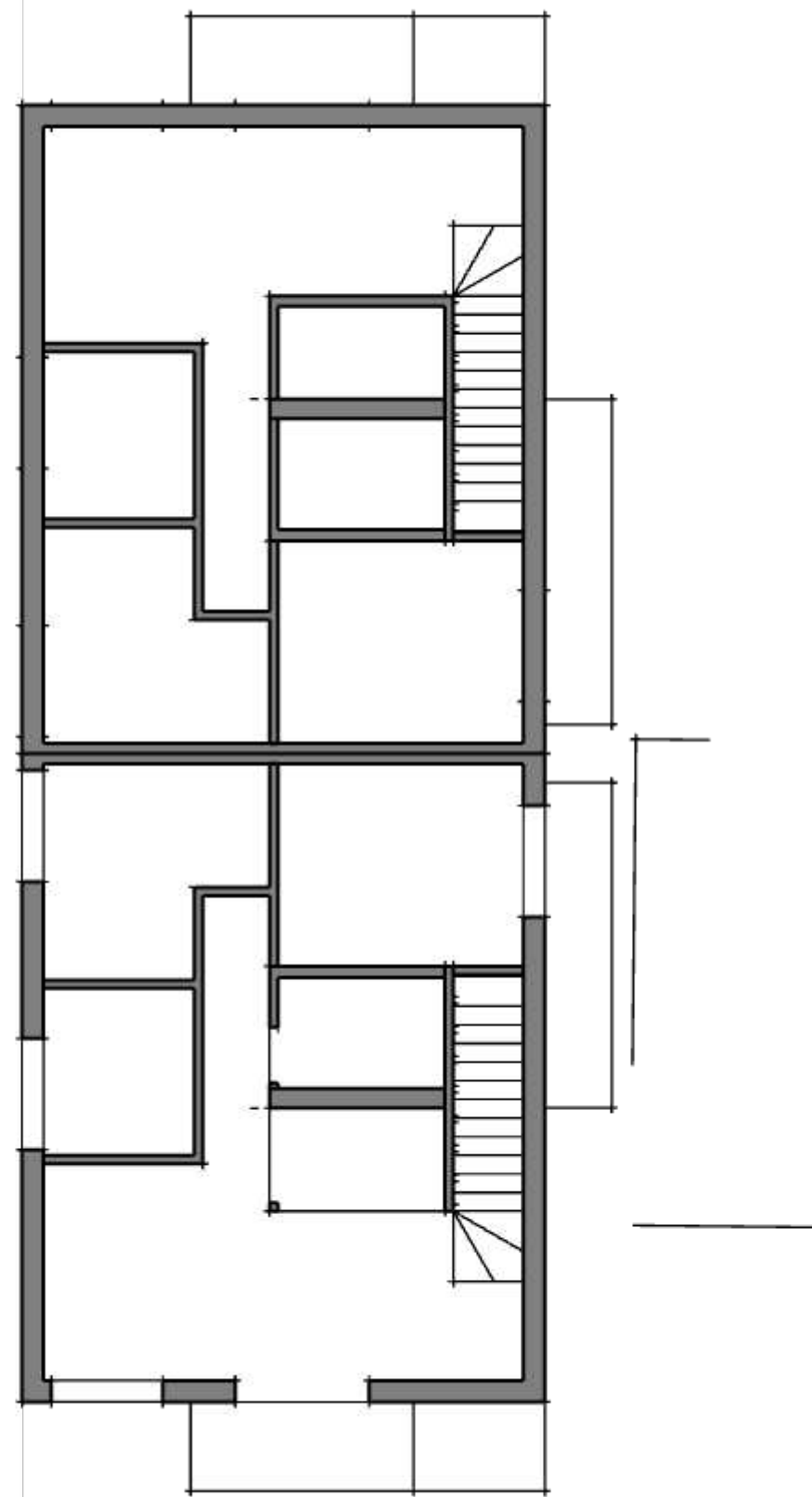
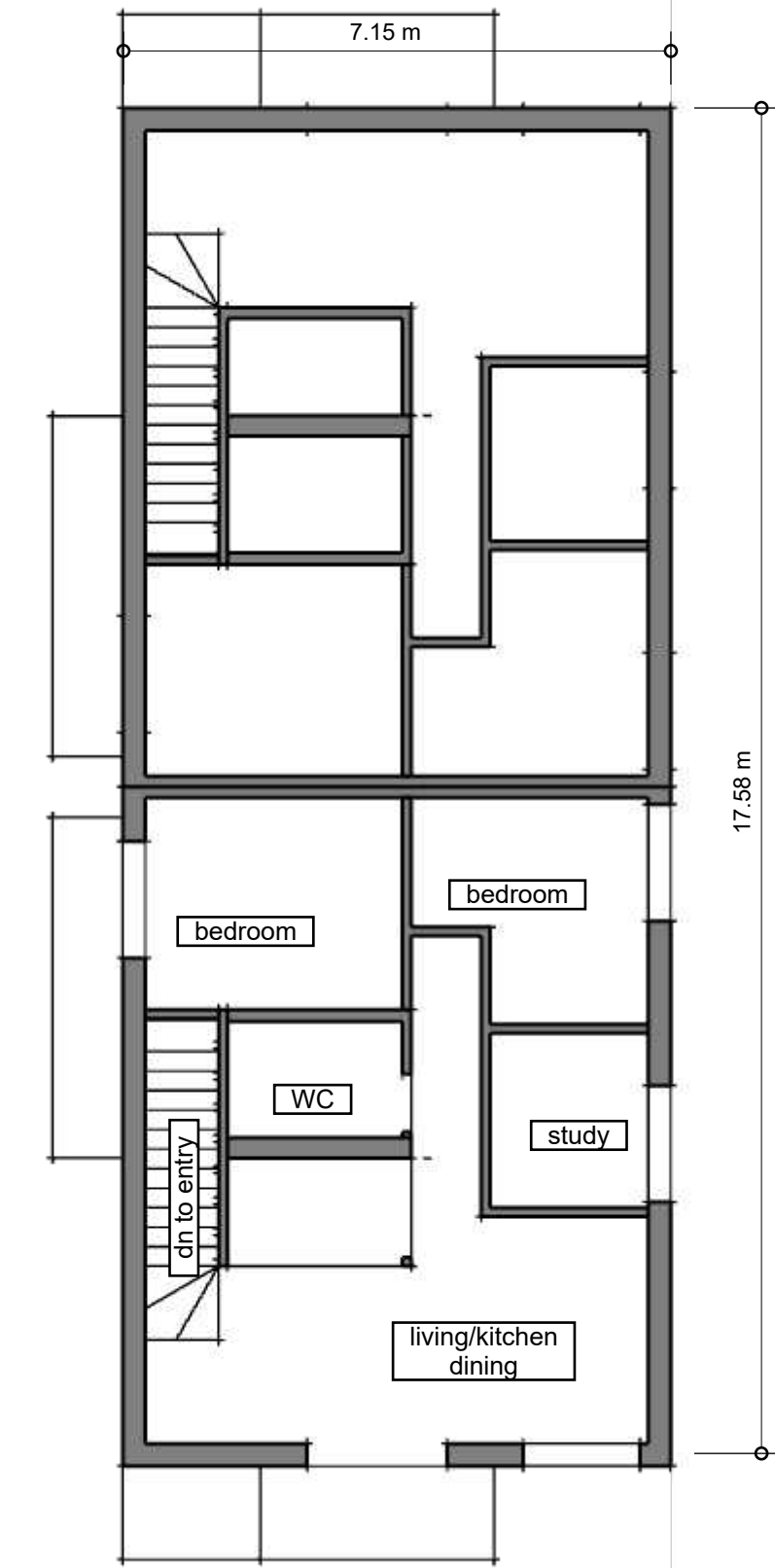
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Third Floor

**A.09**





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Elevations



Front Elevation



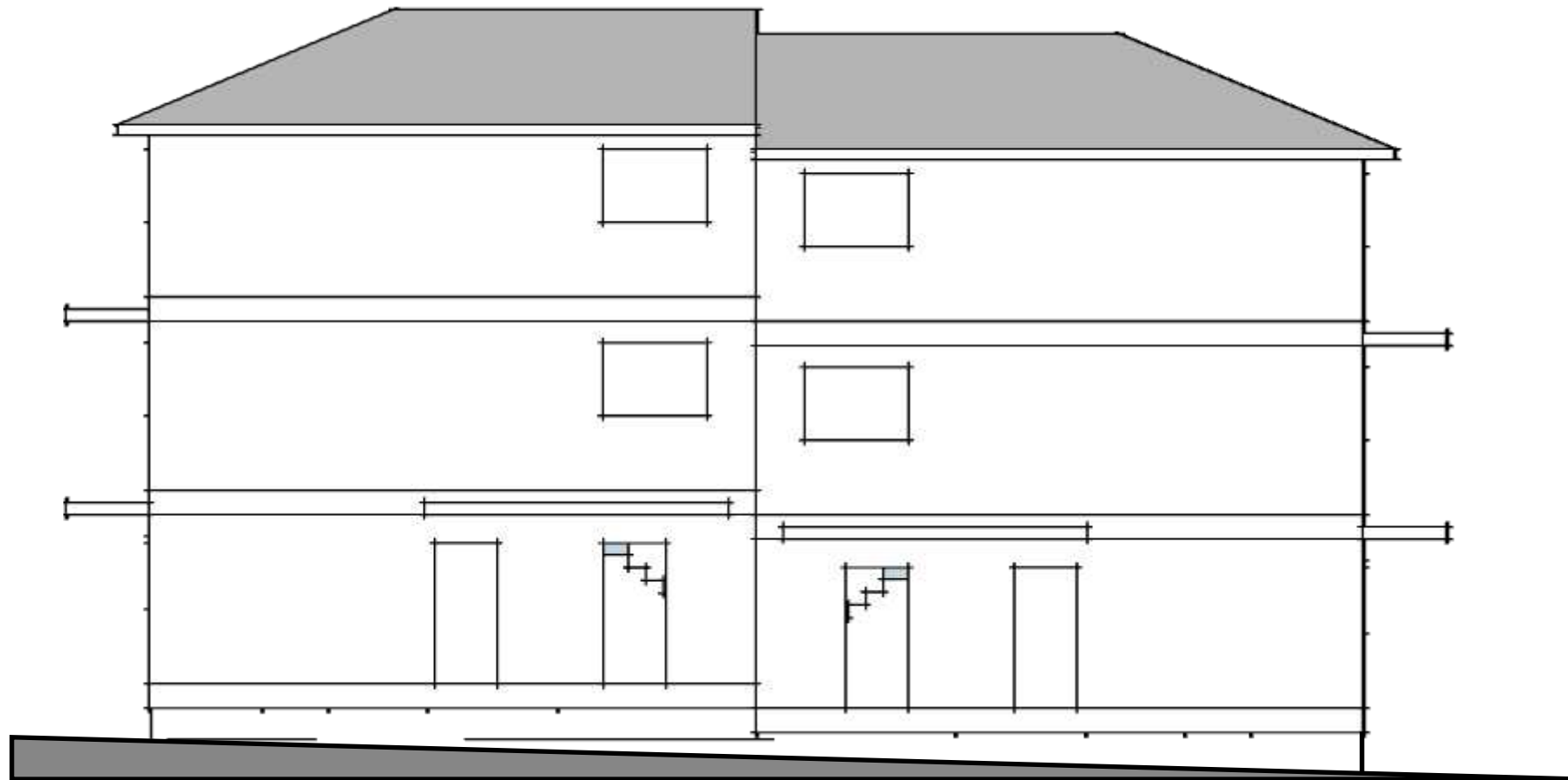
Rear Elevation



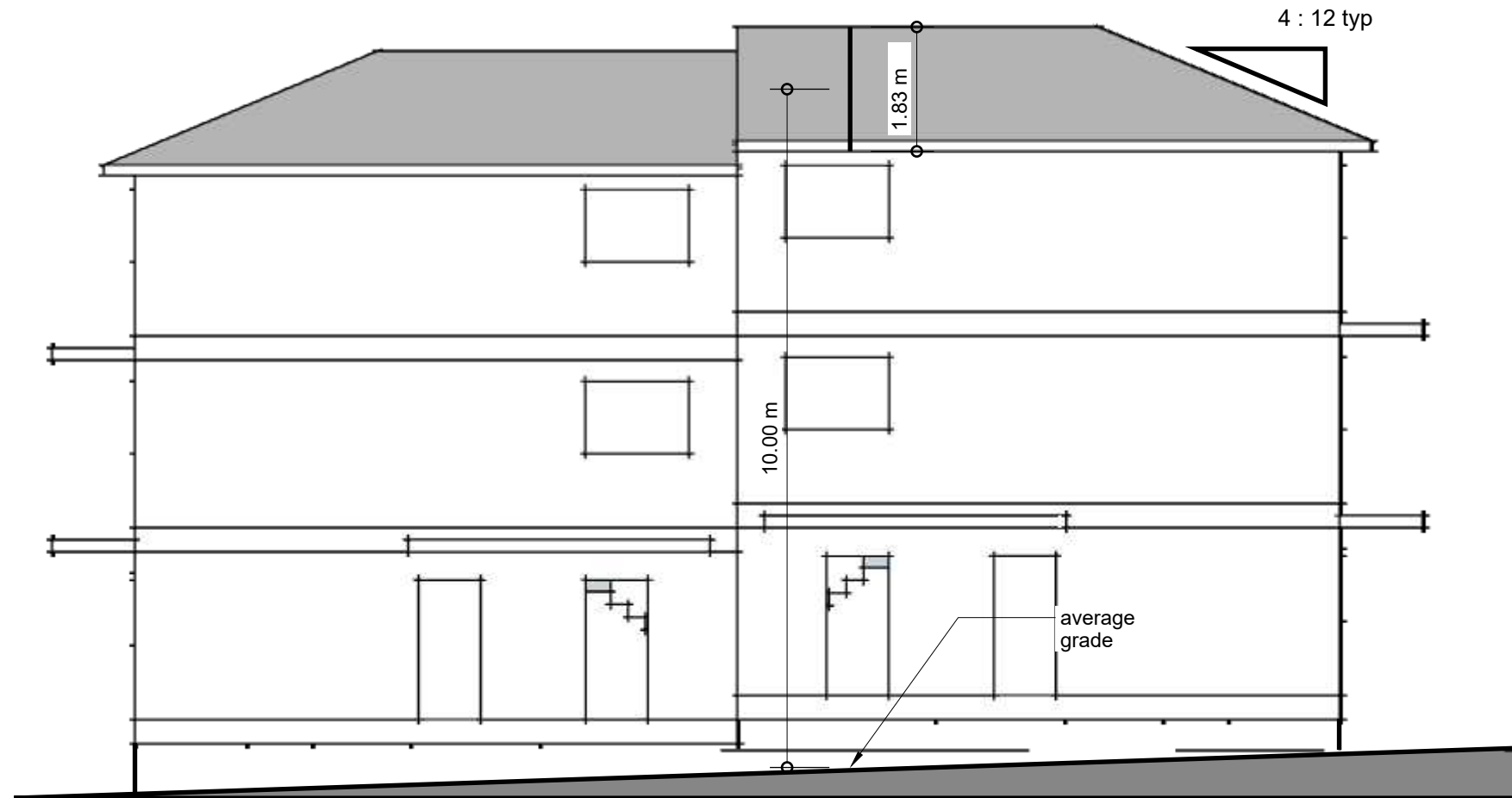
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Right Elevation



Left Elevation

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Elevations



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Rendering