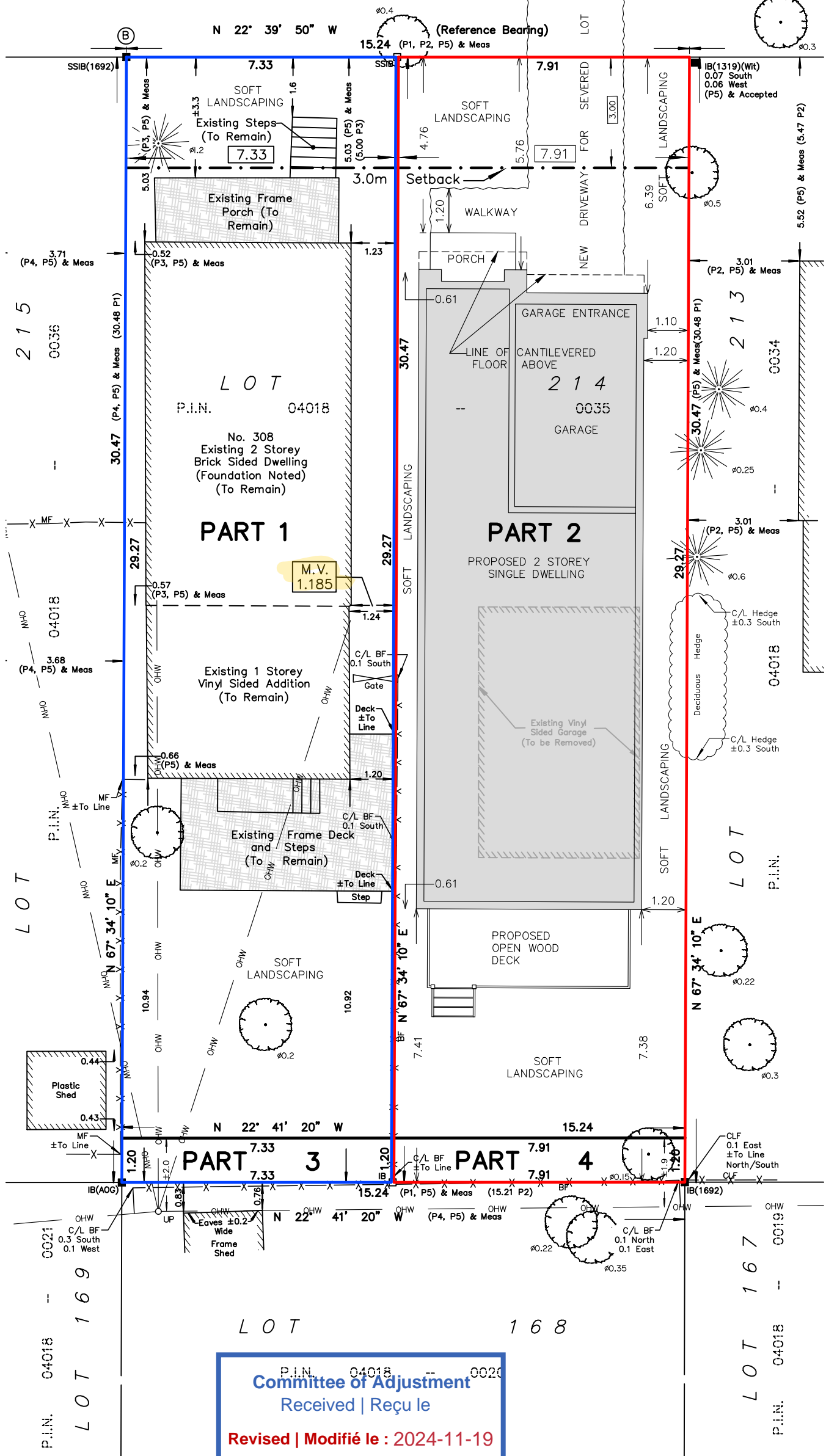
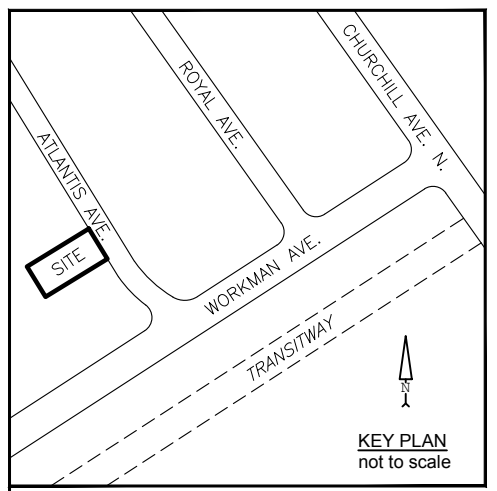


# ATLANTIS AVENUE

P.I.N. 04018 -- 0157



**SITE STATISTICS:**

LEGAL DESCRIPTION: LOT 214 REGISTERED PLAN 4M-28 CITY OF OTTAWA  
 CIVIC ADDRESS: 308 ATLANTIS AVE. OTTAWA

ZONING: R3E, RESIDENTIAL THIRD DENSITY ZONE  
 PERMITTED USE: DETACHED DWELLING...  
 ZONING PROVISIONS AND MINIMUM REQUIREMENTS

MINIMUM LOT WIDTH	15 m
MINIMUM LOT AREA	450 m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	8 m
MINIMUM FRONT YARD SETBACK	3 m
MINIMUM CORNER SIDE YARD SETBACK	3 m
MINIMUM REAR YARD SETBACK	28% OF LOT DEPTH=8.53 m
MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m
MAX. LOT COVERAGE	N/A
REQUIRED PARKING SPACE	NOT REQUIRED

**PARTS 1 & 3, RETAINED PARCEL INFORMATION:**

EXISTING USE & LOT CONDITION:  
 EXISTING OVERSIZED LOT PROPOSED TO BE SEVERED WITH EXISTING SINGLE DWELLING TO REMAIN ON RETAINED LOT.

LOT WIDTH	7.33 m
LOT DEPTH	30.47 m
LOT AREA	223.4 m <sup>2</sup>
BUILDING HEIGHT	±6 m
FRONT YARD SETBACK	5.03 m
REAR YARD SETBACK	10.94 m
SIDE YARD SETBACKS	0.52 m AND 1.185 m

**MINOR VARIANCE REQUEST FOR PARTS 1&3, RETAINED LOT:**

1. LOT AREA REDUCED FROM REQUIRED 450m<sup>2</sup> TO PROPOSED 223.4m<sup>2</sup>
2. INTERIOR SIDE YARD (SOUTH) REDUCED FROM REQUIRED 1.20m TO EXISTING 1.185m.

**LEGEND:**

<span style="border: 1px solid blue; display: inline-block; width: 10px; height: 10px;"></span>	PARTS 1&3 - RETAINED PARCEL
<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span>	PARTS 2&4 - SEVERED PARCEL

No.	Date	Revision
00	Nov.18/24	FOR SEVERANCE & MINOR VARIANCE

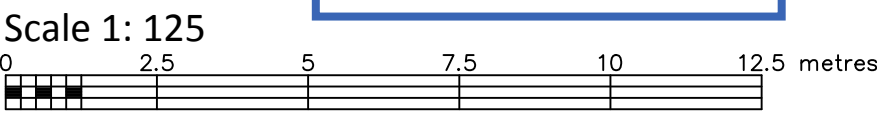
PROJECT:  
**CONSENT & MINOR VARIANCE APPLICATION**  
 308 ATLANTIS AVE. OTTAWA

DRAWING TITLE:  
**SKETCH for CofA Consent and Minor Variance Applications**

DESIGNED: FSD	DRAWN: FSD	APPROVED:
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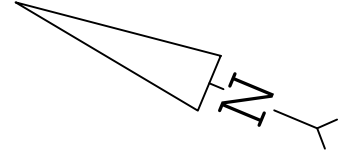
SCALE: AS SHOWN	SHEET NO: <b>Sk01</b>
DATE: NOVEMBER 2024	

P.I.N. 04018 -- 0020  
**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2024-11-19**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



**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@fstdsurveys.ca

FILE No. : 27-22\_



Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2024-11-19  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

ATLANTIS

AVENUE

P.I.N. 04018 -- 0157

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	ALL OF 214	4M-28	ALL OF 04018 - 0035	214.6
2				231.5
3				8.8
4				9.5

PLAN OF SURVEY OF  
LOT 214  
REGISTERED PLAN 4M-28  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100  
0 2.5 5 7.5 10 metres

**Metric Note**  
Distances and 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°02'10" counter-clockwise was applied to bearings on P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
Ⓐ	5028657.33	362861.63
Ⓑ	5028558.95	362902.71
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.

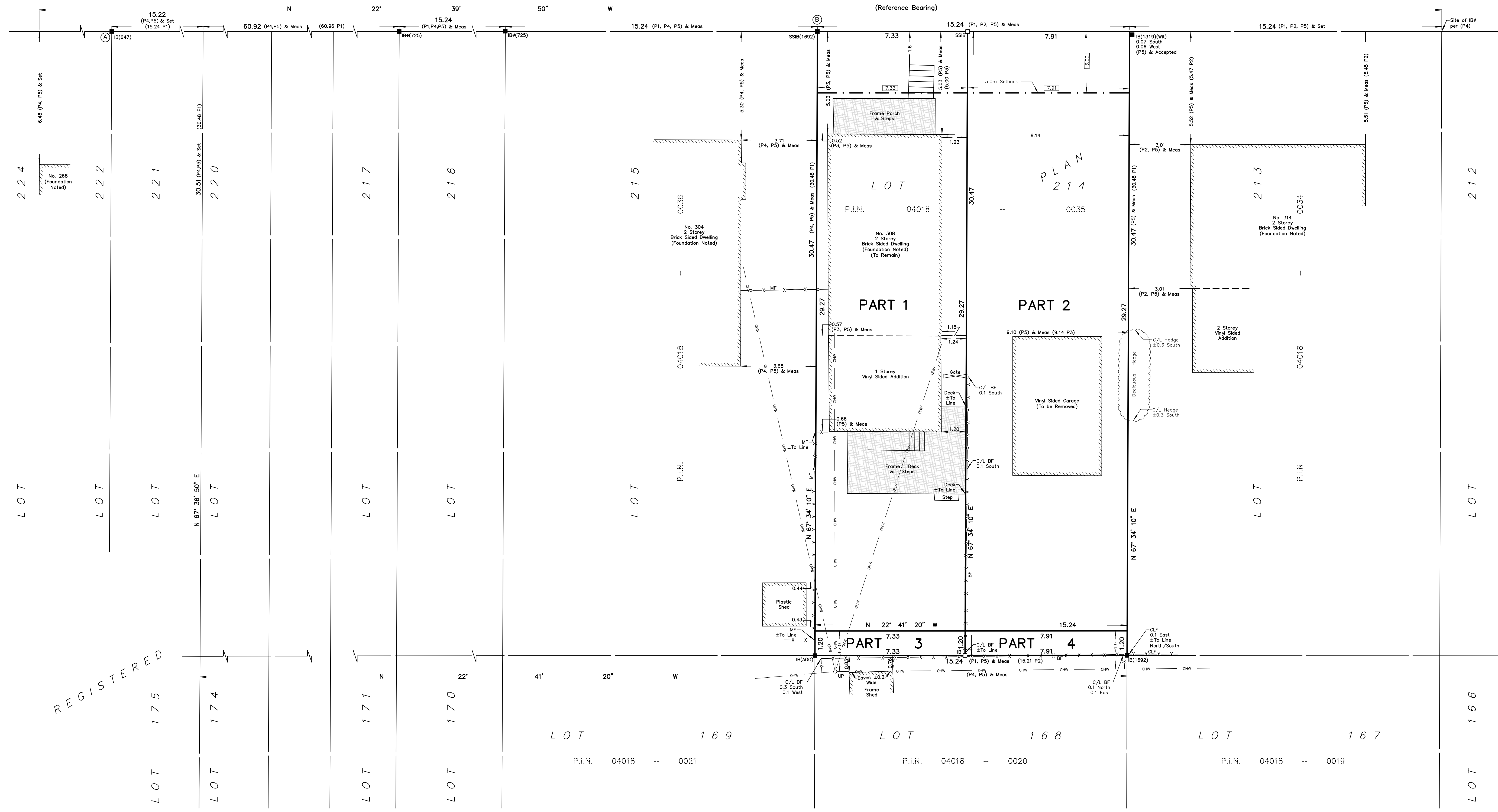
- Notes & Legend**
- Denotes Survey Monument Planted
  - Denotes Survey Monument Found
  - SBIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - IBØ Round Iron Bar
  - (Wit) Witness
  - Mess Measured
  - (P1) Registered Plan M-28
  - (P2) Plan by (1319) dated February 18, 1987 (Ref. No. 6-M-28)
  - (P3) Plan by (857) dated June 24, 1983 (Ref. No. 32-M-28)
  - (P4) Plan by (AOG) dated May 25, 2001 (Job No. 2651-01)
  - (P5) Plan by (1692) dated January 11, 2022 (Job No. 656-21)
  - OW Overhead Wires
  - UP Utility Pole
  - CLF Chain Link Fence
  - BF Board Fence
  - MF Metal Fence
  - C/L Centreline

**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 18th day of September, 2024.

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

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



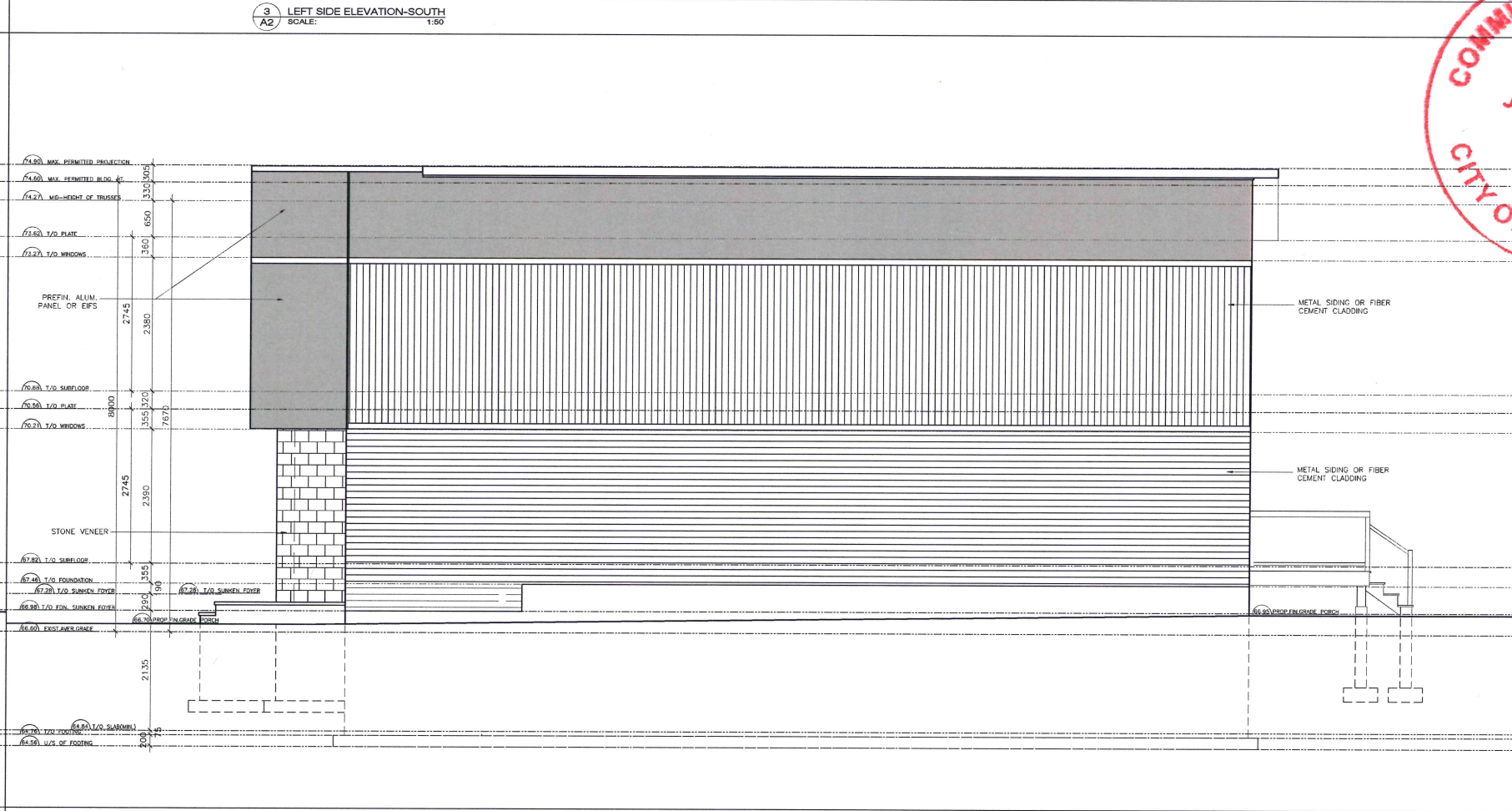
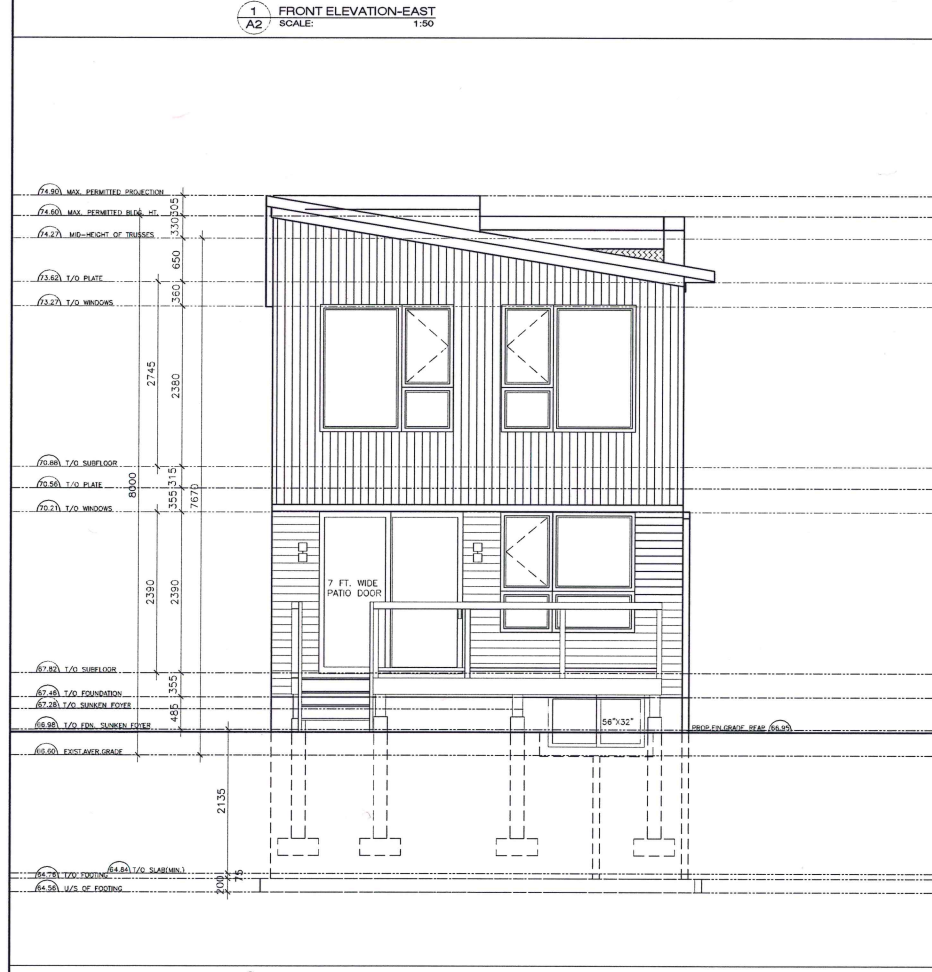
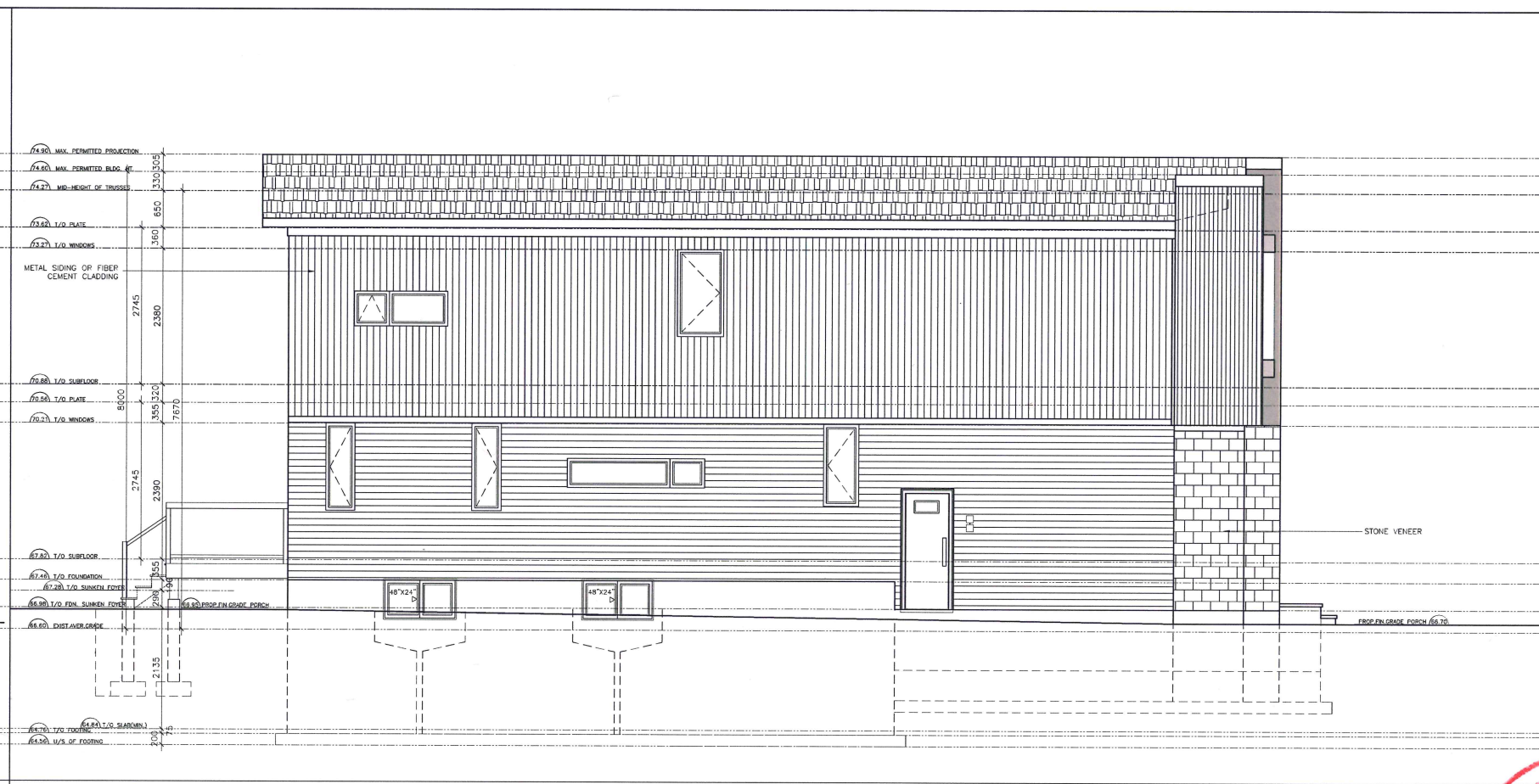
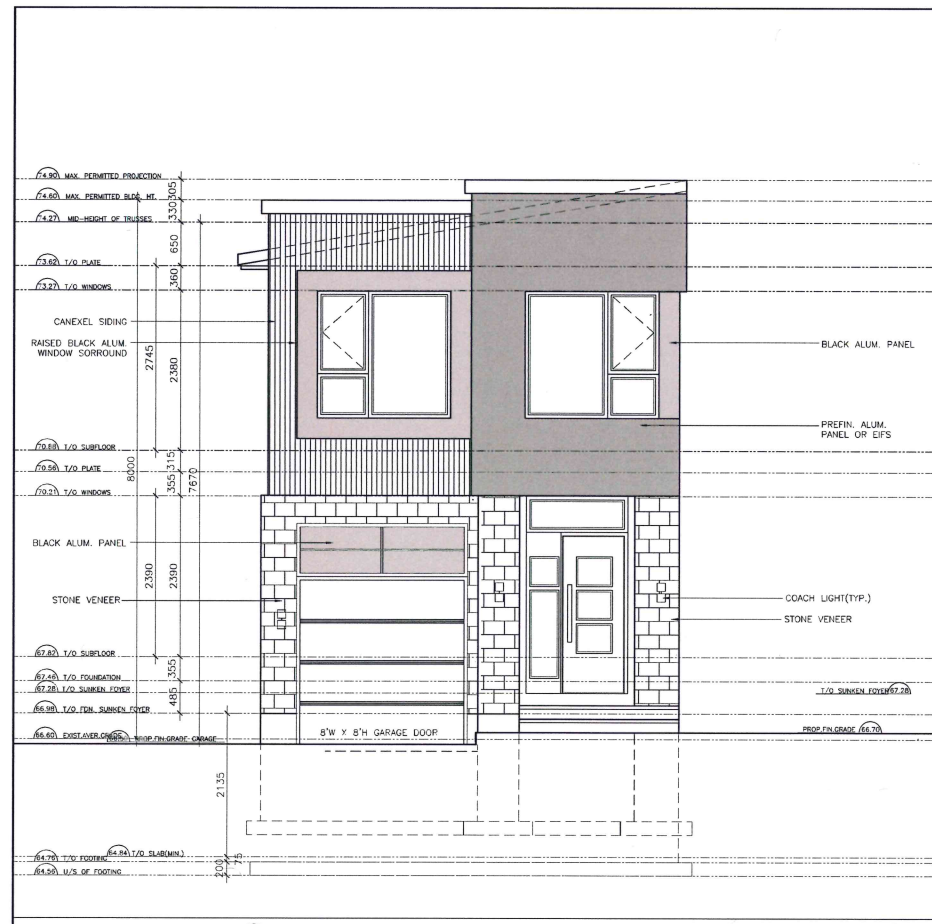
REGISTERED

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.: 27-22

GENERAL NOTES:



CD	JUNE 10-22	REVERSED GARAGE LOCATION	
CD	APR 22	ISSUED FOR CDA	
CD	JAN 15-22	PRELIMINARY FOR REVIEW	
No.	Date	Revision	By



PROJECT:  
PROPOSED TWO STOREY  
SINGLE DWELLING  
308 ATLANTIS AVE. OTTAWA

DRAWING TITLE:  
ELEVATIONS

DESIGNED:	DRAWN:	APPROVED:
SCALE: AS SHOWN		SHEET NO: A2 METRIC
DATE: NOVEMBER 2021		



308





308



308







308