

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999941.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N21°58'30"W and are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°28'00" counter-clockwise was applied to bearings on plan P1, P2, P5 and P6.

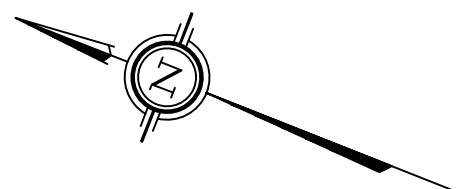
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919791338	Northing	5006055.96	Easting	346140.91
.01919871649	Northing	5007189.87	Easting	372435.05
. Point A	Northing	5026942.18	Easting	362868.58
. Point B	Northing	5026871.54	Easting	362897.11

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Committee of Adjustment
Received | Reçu le
2024-12-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SSIB " Short Standard Iron Bar
- IBØ " Round Iron Bar
- IB " Iron Bar
- Meas. " Measured
- (WIT) " Witness
- (AOG) " Annis, O'Sullivan, Vollebek Ltd.
- (P1) " Registered Plan 484
- (P2) " (AOG) Plan Dated March 19, 2012
- (P3) " (AOG) Plan Dated January 22, 2004
- (P4) " (1692) Plan Dated January 15, 2018
- (P5) " (1473) Plan Dated May 23, 1997
- (P6) " (1692) Plan Dated November 29, 2005
- N1 " (725) Field Notes Dated April 1, 1960 Ref 3-484
- BF " Board Fence
- CLF " Chain Link Fence
- C/L " Centreline
- RWS " Stone Retaining Wall
- N/F " North Face

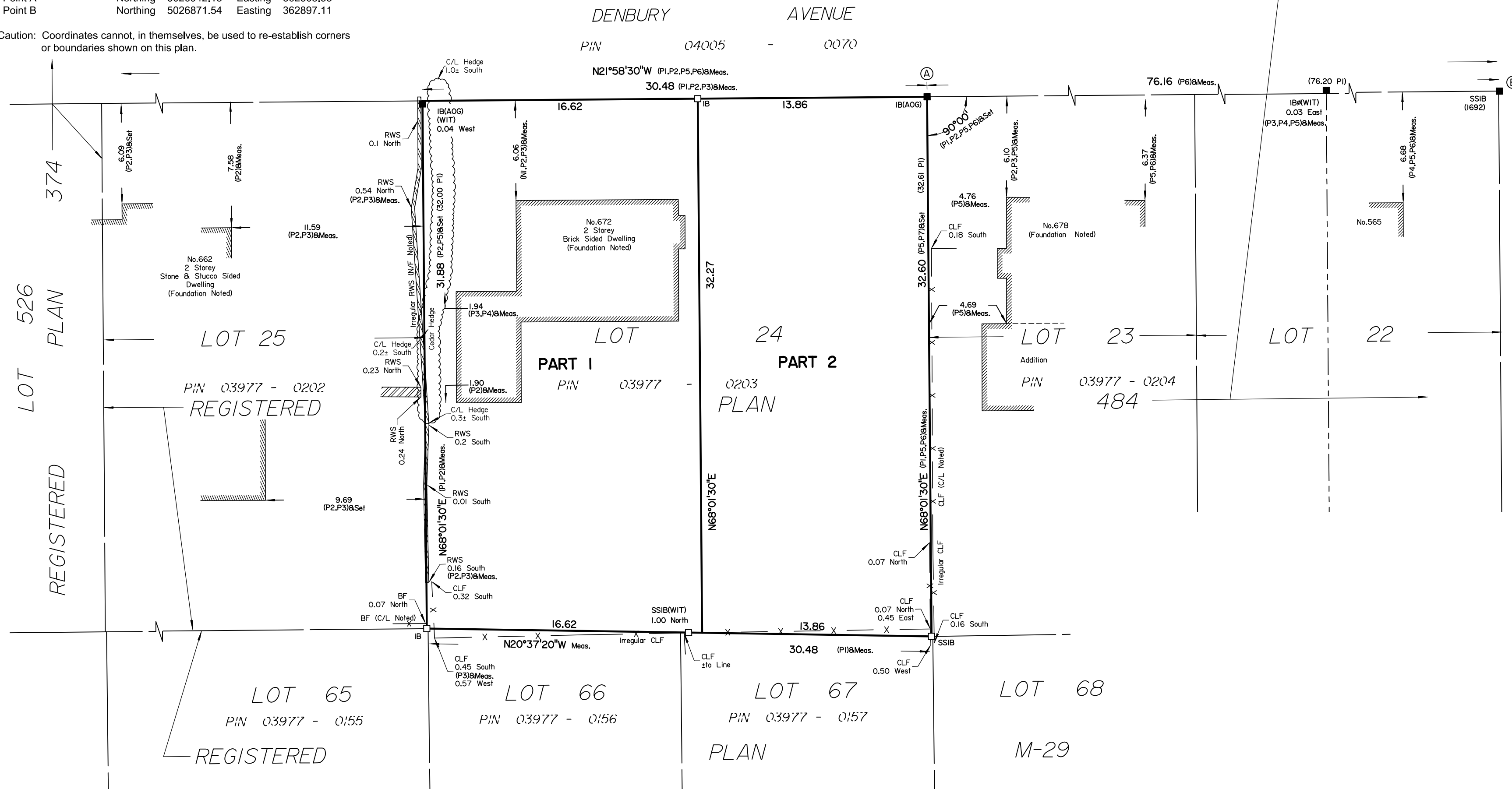
PLAN 4R-35960

Received and deposited

January 30th, 2024

Allison Turner

Representative for the
Land Registrar for the
Land Titles Division of
Ottawa-carleton (No.4)



SCHEDULE			
PART	LOT	PLAN	PIN
1	ALL OF 24	484	ALL OF 03977-0203
2			

PLAN OF SURVEY OF
LOT 24
REGISTERED PLAN 484
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200
8.0 6.0 4.0 2.0 0 4 8 Metres

The intended plot size of this plan is 610 mm in width by 356 mm in height when plotted at a scale of 1:200.

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

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 12th day of December, 2023.

January 3, 2024
Date

T. Hartwick
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V- 45023

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario
Land Surveyors

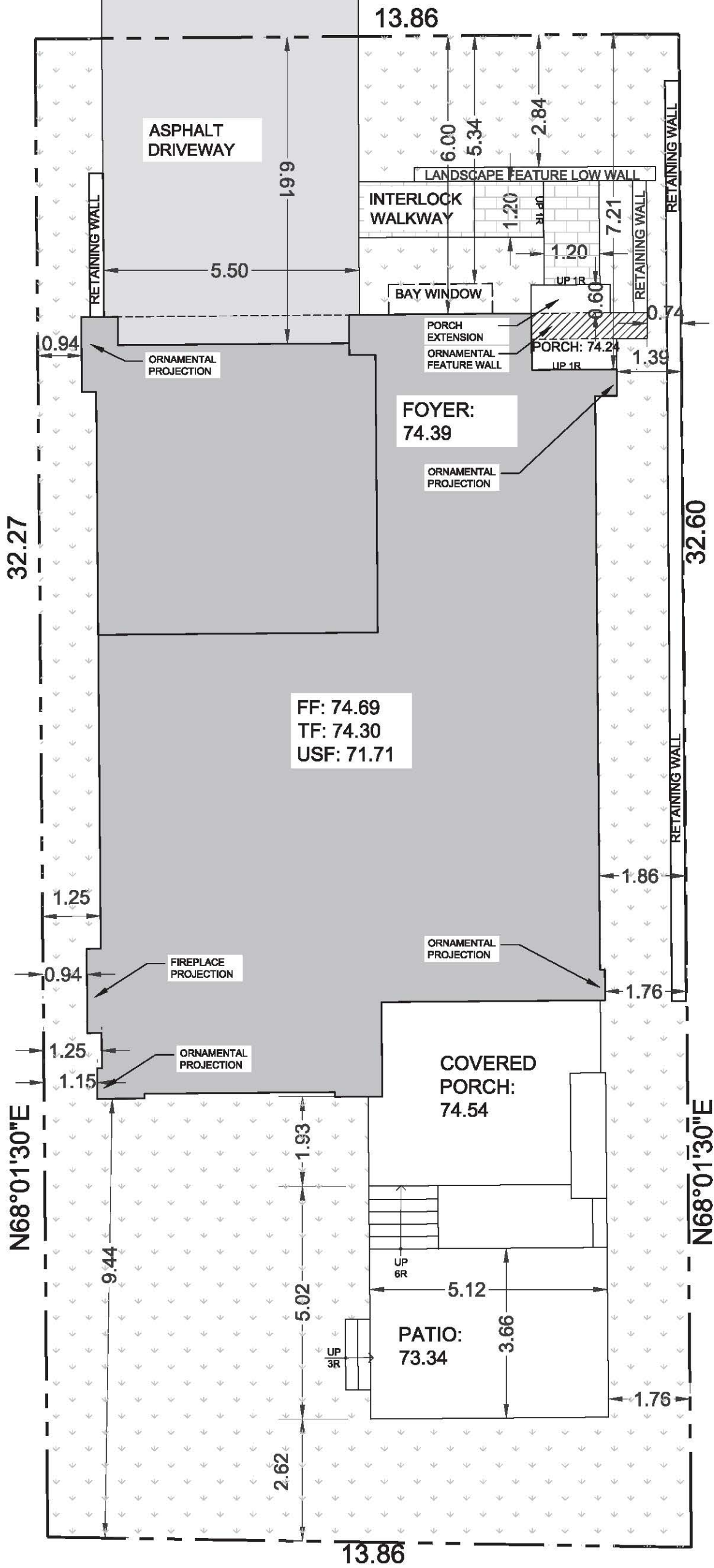
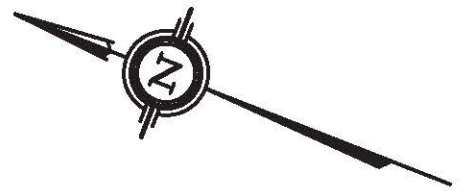
Job No. 22884-23 JozefStraus Lt24 Pl484 R F

V:\2023\22884-23_JozefStraus_Lt24 Pl484 R F.dwg

DENBURY AVENUE

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2025-01-21
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

Scale 1 : 100



uniform URBAN DEVELOPMENTS	
project 674 DENBURY AVENUE OTTAWA, ON K2A 2P3	
drawing title SITE PLAN	
date 18 DEC. 2024	dwg no. SP1
scale 1:100	

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2025-01-21
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

2025-01-20

GLADDING LEGEND

BY	BRICK VENEER
SV	STONE VENEER
PS	PANEL SIDING
VS	VERTICAL SIDING
PP	PERMASHIELD PANEL



uniform URBAN DEVELOPMENTS	
project 674 DENBURY AVENUE OTTAWA, ON K2A 2P3	
drawing title FRONT (EAST) ELEVATION	
date 18 DEC. 2024	dwg no. A1
scale 3/16"=1'-0"	



CLADDING LEGEND

- BV BRICK VENEER
- SV STONE VENEER
- FS PANEL SIDING
- VS VERTICAL SIDING
- PP PERMASHIELD PANEL

uniform URBAN DEVELOPMENTS	
project 674 DENBURY AVENUE OTTAWA, ON K2A 2P3	
drawing title SIDE (NORTH) ELEVATION	
date 18 DEC. 2024	dwg no. A2
scale 3/16"=1'-0"	

CLADDING LEGEND

- BV BRICK VENEER
- SV STONE VENEER
- PS PANEL SIDING
- VS VERTICAL SIDING
- PP PERMASHIELD PANEL



uniform URBAN DEVELOPMENTS	
project 674 DENBURY AVENUE OTTAWA, ON K2A 2P3	
drawing title REAR (WEST) ELEVATION	
date 18 DEC. 2024	dwg no. A3
scale 3/16"=1'-0"	



CLADDING LEGEND

- BV BRICK VENEER
- SV STONE VENEER
- PS PANEL SIDING
- VS VERTICAL SIDING
- PP PERMASHIELD PANEL

uniform
URBAN DEVELOPMENTS

project
674 DENBURY AVENUE
OTTAWA, ON
K2A 2P3

drawing title
**SIDE (SOUTH)
ELEVATION**

date
18 DEC. 2024

scale
3/16"=1'-0"

dwg no.

A4