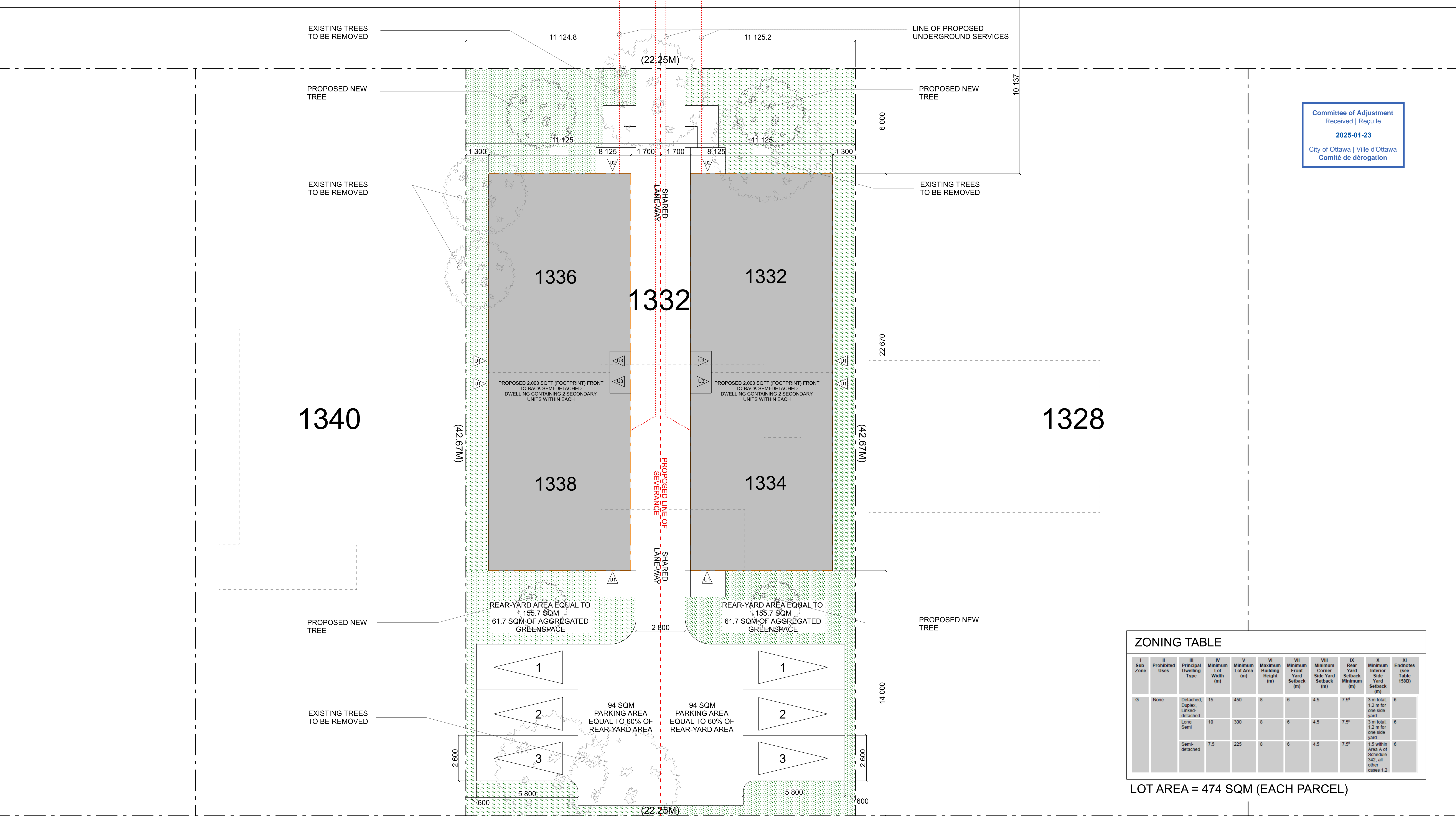


LINE OF OVERHEAD HYDRO WIRES (HIGH VOLT)

THAMES STREET

LINE OF OVERHEAD HYDRO WIRES (HIGH VOLT)



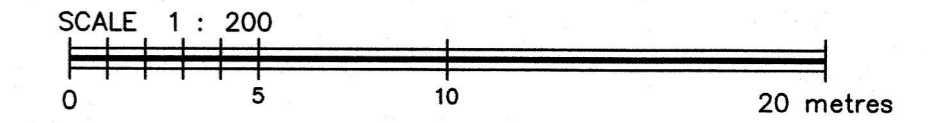
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2025-01-23
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I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Rear Yard Setback Minimum (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 150B)
G	None	Detached, Duplex, Linked-detached, Long Semi	15	450	8	6	4.5	7.5 ⁵	3 m total, 1.2 m for one side yard.	6
		Semi-detached	7.5	225	8	6	4.5	7.5 ⁵	3 m total, 1.2 m for one side yard. 1.5 within Area A of Schedule 342, all other cases 1.2	6

LOT AREA = 474 SQM (EACH PARCEL)

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

**TOPOGRAPHIC SURVEY OF
PART OF BLOCK 1
REGISTERED PLAN 221
CITY OF OTTAWA**



FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

ELEVATION NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

- BEARINGS ARE GRID, DERIVED FROM THE SOUTHERLY LIMIT OF THAMES STREET SHOWN ON A PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LIMITED, DATED APRIL 25, 2024 (REF. FILE 96-24) HAVING A BEARING OF N 57°41'00" E AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30' W LONGITUDE MTM ZONE 9, (NAD83 ORIGINAL).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999937.

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Comité de dérogation

REVISION

December 12, 2024 - Notes Changes in Utility Locates at Meath Street Intersection.

SURVEYOR'S CERTIFICATE

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.

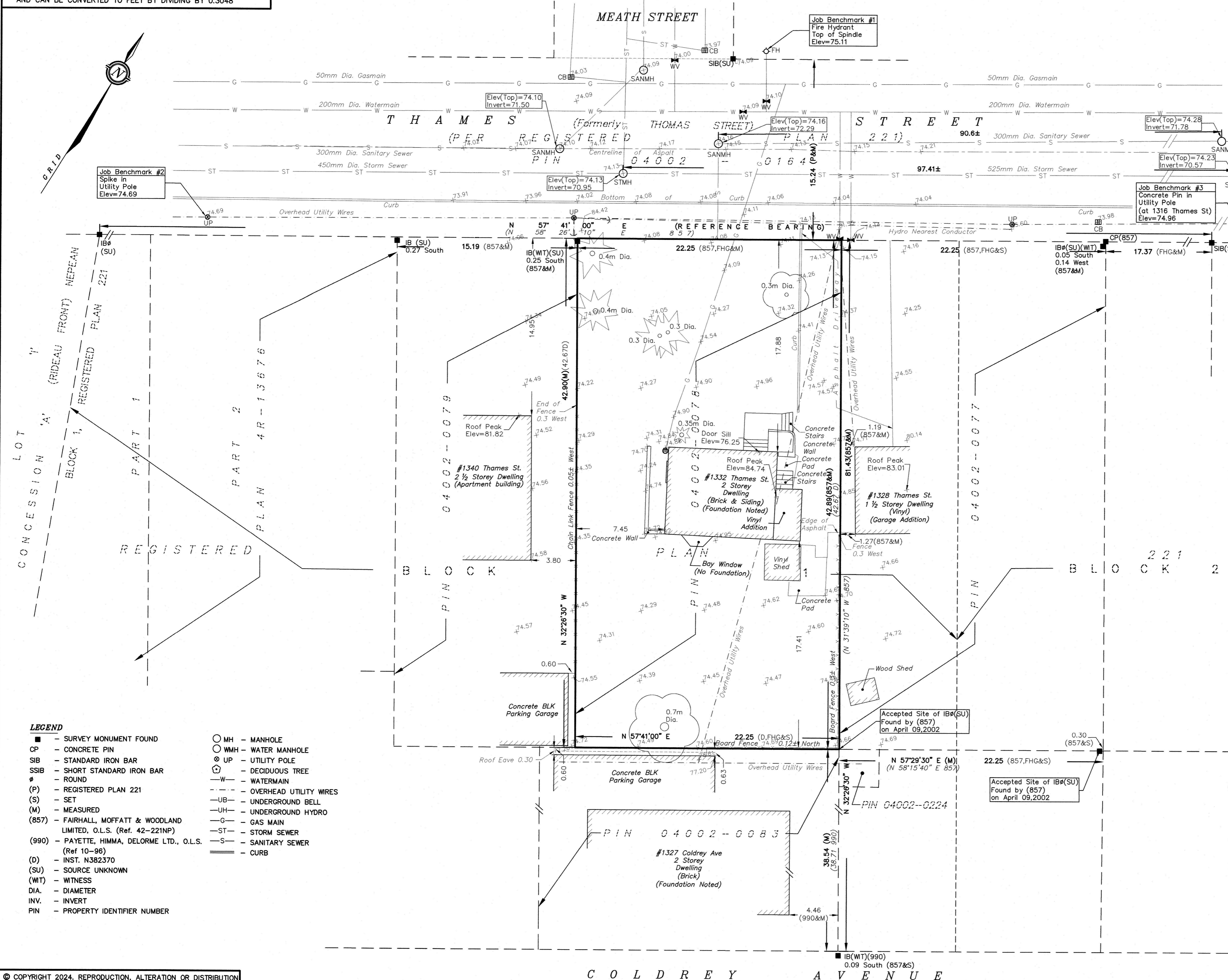
2. THE SURVEY WAS COMPLETED ON NOVEMBER 25, 2024.
2024/12/12
DATE
JOHN H. GUTRI
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-88253

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

**Fairhall
Moffatt &
Woodland**
LIMITED
ONTARIO LAND SURVEYORS
Ottawa
Surveying and Land Information Services
100-800 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2580 FAX: (613) 591-1485
www.fmw.on.ca

JOB No.
AE23900
E 364580, N 5027288
REFERENCE No.
46 - 221 NP
S:\JOBS\AE23900\DWG
tp_ae239.dwg (rr)



- LEGEND**
- - SURVEY MONUMENT FOUND
 - CP - CONCRETE PIN
 - SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - - ROUND
 - (P) - REGISTERED PLAN 221
 - (S) - SET
 - (M) - MEASURED
 - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (Ref. 42-221NP)
 - (990) - PAYETTE, HIMMA, DELORME LTD., O.L.S. (Ref 10-96)
 - (D) - INST. N382370
 - (SU) - SOURCE UNKNOWN
 - (WT) - WITNESS
 - DIA. - DIAMETER
 - INV. - INVERT
 - PIN - PROPERTY IDENTIFIER NUMBER
 - MH - MANHOLE
 - WMH - WATER MANHOLE
 - UP - UTILITY POLE
 - - DECIDUOUS TREE
 - - ROUND
 - W- - WATERMAIN
 - UB- - UNDERGROUND BELL
 - UH- - UNDERGROUND HYDRO
 - G- - GAS MAIN
 - ST- - STORM SEWER
 - S- - SANITARY SEWER
 - - CURB

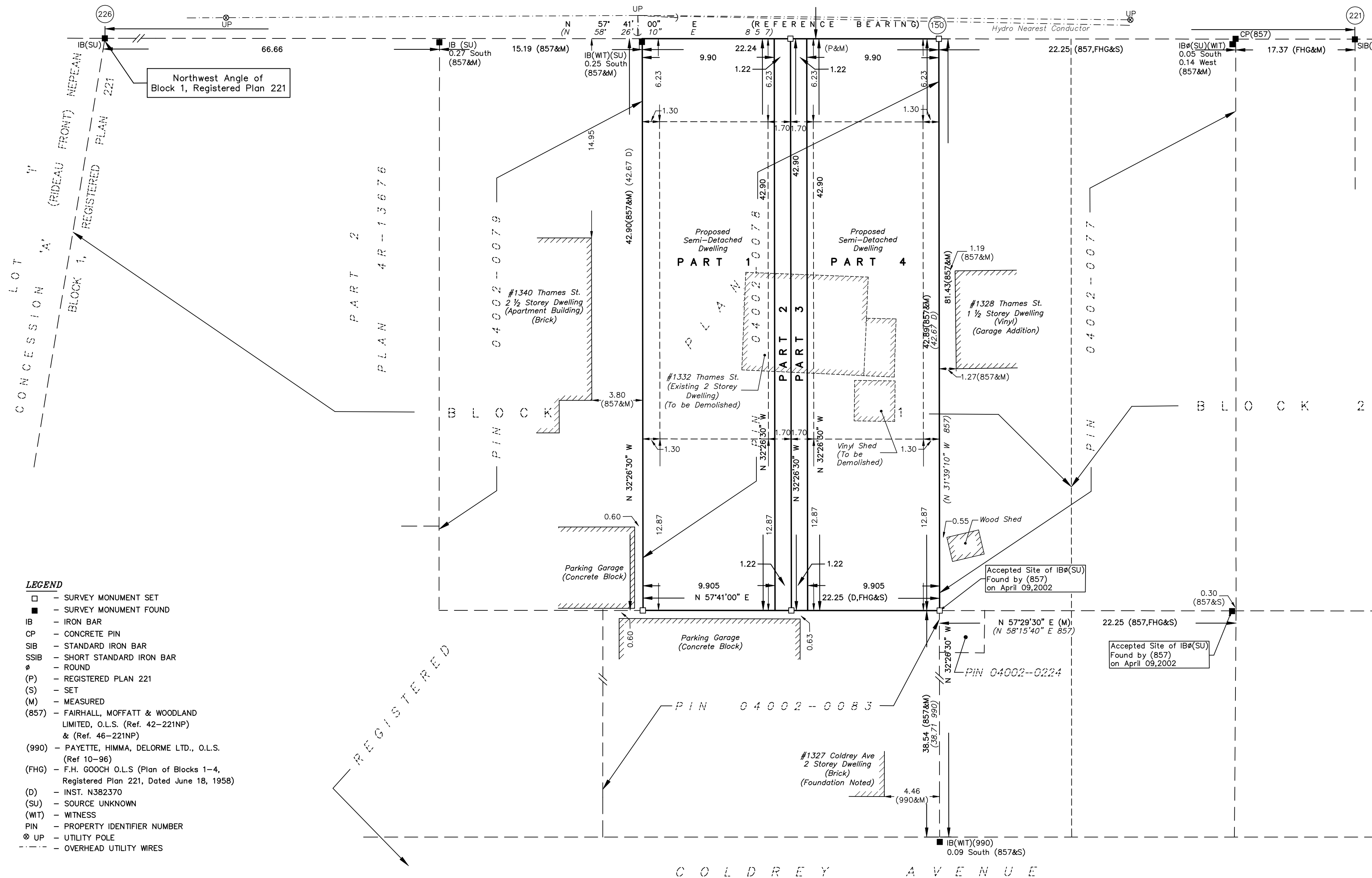
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METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE				
PART	BLOCK	REGISTERED PLAN	PIN	AREA (m ²)
1				424
2	PART OF BLOCK 1	REGISTERED PLAN 221	ALL OF 04002-0078	52
3				52
4				424

Committee of Adjustment
 Received | Reçu le
2025-01-23
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PLAN PREPARED FOR
 COMMITTEE OF ADJUSTMENT PURPOSES
 JANUARY 14, 2025



PLAN OF SURVEY OF
 PART OF BLOCK 1
 REGISTERED PLAN 221
 CITY OF OTTAWA

SCALE 1 : 200
 0 5 10 20 metres
 THE INTENDED PLOT SIZE OF THIS PLAN IS 685mm IN WIDTH BY 460mm IN HEIGHT
 WHEN PLOTTED AT A SCALE OF 1:200.
FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE GRID, DERIVED FROM THE SOUTHERLY LIMIT OF THAMES STREET SHOWN ON A PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LIMITED, DATED APRIL 25, 2024 (REF. FILE 96-24) HAVING A BEARING OF N 57°41'00" E AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9, (NAD83 ORIGINAL).
 - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999937.

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
150	5027312.15	364577.37
220	5027244.83	364470.95
226	5027256.49	364489.38

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

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - IB - IRON BAR
 - CP - CONCRETE PIN
 - SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - ⊙ - ROUND
 - (P) - REGISTERED PLAN 221
 - (S) - SET
 - (M) - MEASURED
 - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (Ref. 42-221NP) & (Ref. 46-221NP)
 - (990) - PAYETTE, HIMMA, DELORME LTD., O.L.S. (Ref 10-96)
 - (FHG) - F.H. GOOCH O.L.S. (Plan of Blocks 1-4, Registered Plan 221, Dated June 18, 1958)
 - (D) - INST. N382370
 - (SU) - SOURCE UNKNOWN
 - (WIT) - WITNESS
 - PIN - PROPERTY IDENTIFIER NUMBER
 - ⊕ UP - UTILITY POLE
 - - OVERHEAD UTILITY WIRES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON ---- 2025.

DATE _____ **JOHN H. CUTRI**
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER

Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS <i>Surveying and Land Information Services</i> 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca	JOB No. AE23900
	E 364580, N 5027288
	REFERENCE No. 46 (a) - 221 NP
	S:\JOBS\AE23900\DWG\ RP_AE239v1.dwg (rr)