

4R21472

Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2025-02-25

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

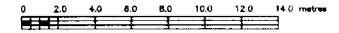
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 4R- 21472	
DATE SEPTEMBER 27, 2006		RECEIVED AND DEPOSITED	
Ronald A. Denis RONALD A. DENIS ONTARIO LAND SURVEYOR		DATE Oct 5, 2006	
SCHEDULE			
Part	Lot	Plan	P.L.N.
1	Part of	Reg'd. Plan 43586	Part of P.N. 04213-0026
2, 3 & 4	12		All of P.N. 04213-0025
5			Part of P.N. 04213-0024

PART 1 IS SUBJECT TO A RIGHT-OF-WAY PER INST. No. N362367  
 PART 2 IS SUBJECT TO A RIGHT-OF-WAY PER INST. No. N660376  
 PART 5 IS SUBJECT TO A RIGHT-OF-WAY PER INST. No. N322436

PLAN OF SURVEY OF  
 PART OF LOT 12  
 NORTH CLARENCE STREET  
 REGISTERED PLAN 43586  
 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD.  
 2006

SCALE 1 : 200



BEARING NOTE

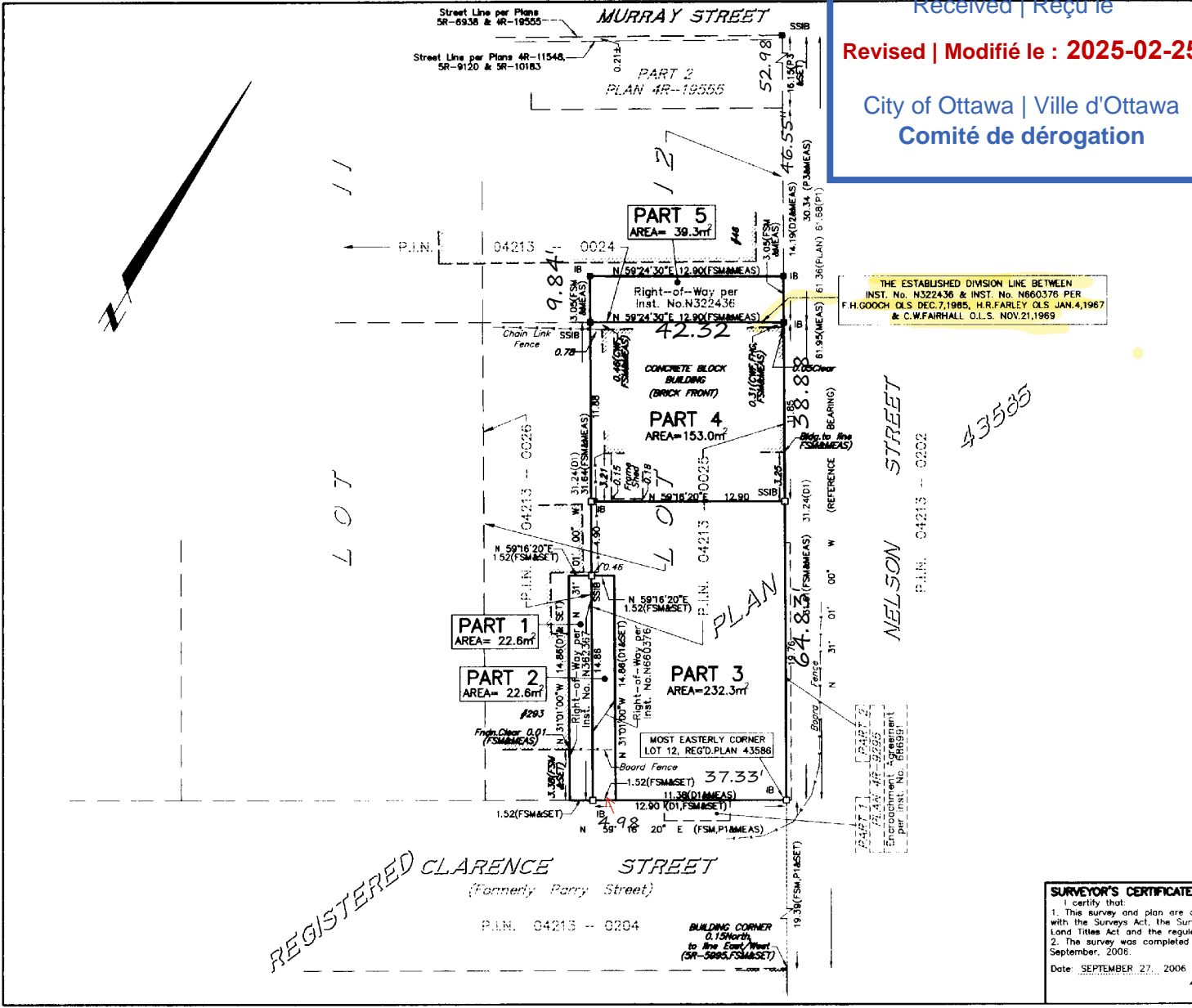
BEARINGS ARE ASTROMONIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF NELSON STREET, AS SHOWN ON PLAN 4R-9295 AS HAVING A BEARING OF N 31°01'00" W

LEGEND	
■	SURVEY MONUMENT (PLAN) (NOT TO SCALE)
□	OTHERWISE IDENTIFIED SURVEY MONUMENT
□	SHORT STANBEAR MONUMENT
IB	IRON BAR
—	FENCE
MEAS.	MEASURED
BS/27/01	M. FAIRHALL O.L.S. 1287/FSM
1287/FSM	FARLEY, SMITH & DENIS SURVEYING LTD. MARCH 01, 1987
01	INSTRUMENT NO. 100001
02	INSTRUMENT NO. 102743
PLAN	REGISTERED PLAN 43586
P1	PLAN 5R 9120
P2	PLAN 4R 9294
P3	PLAN 4R 1353
O/H	OVERHEAD SERVICE
OP	UTILITY POLE
—	CONCRETE BUILDING

**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 26th day of September, 2006.  
 Date: SEPTEMBER 27, 2006  
 Ronald A. Denis  
 Ontario Land Surveyor

**FARLEY, SMITH & DENIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 6J5  
 (613) 727-8226 FAX (613) 727-1825

**METRIC NOTE:**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
 FILE No. - 510-05 INDEX - 2826

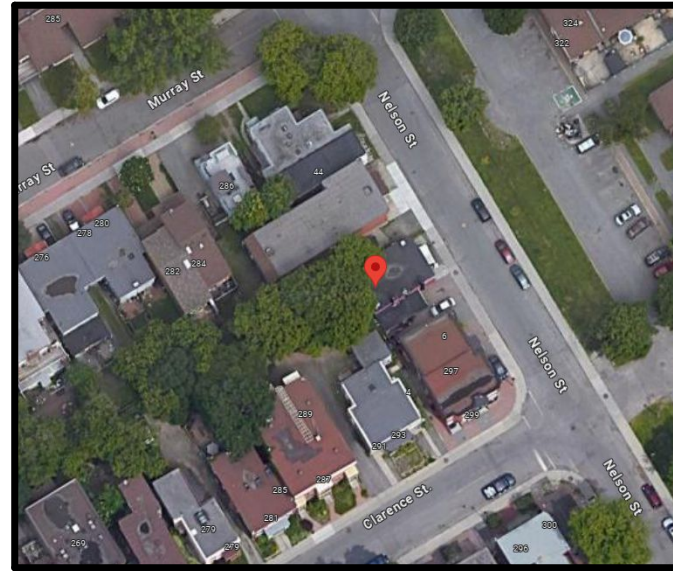


THE ESTABLISHED DIVISION LINE BETWEEN INST. No. N322436 & INST. No. N660376 PER F.H.GOOCH O.L.S. DEC.7,1985, H.R.FARLEY O.L.S. JAN.4,1987 & C.W.FAIRHALL O.L.S. NOV.21,1989

43586

# RESIDENTIAL BUILDING - PROPOSAL

48 NELSON ST, OTTAWA, ON K1N 5R2



Committee of Adjustment  
Received | Reçu le  
**Revised | Modifié le : 2025-03-06**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

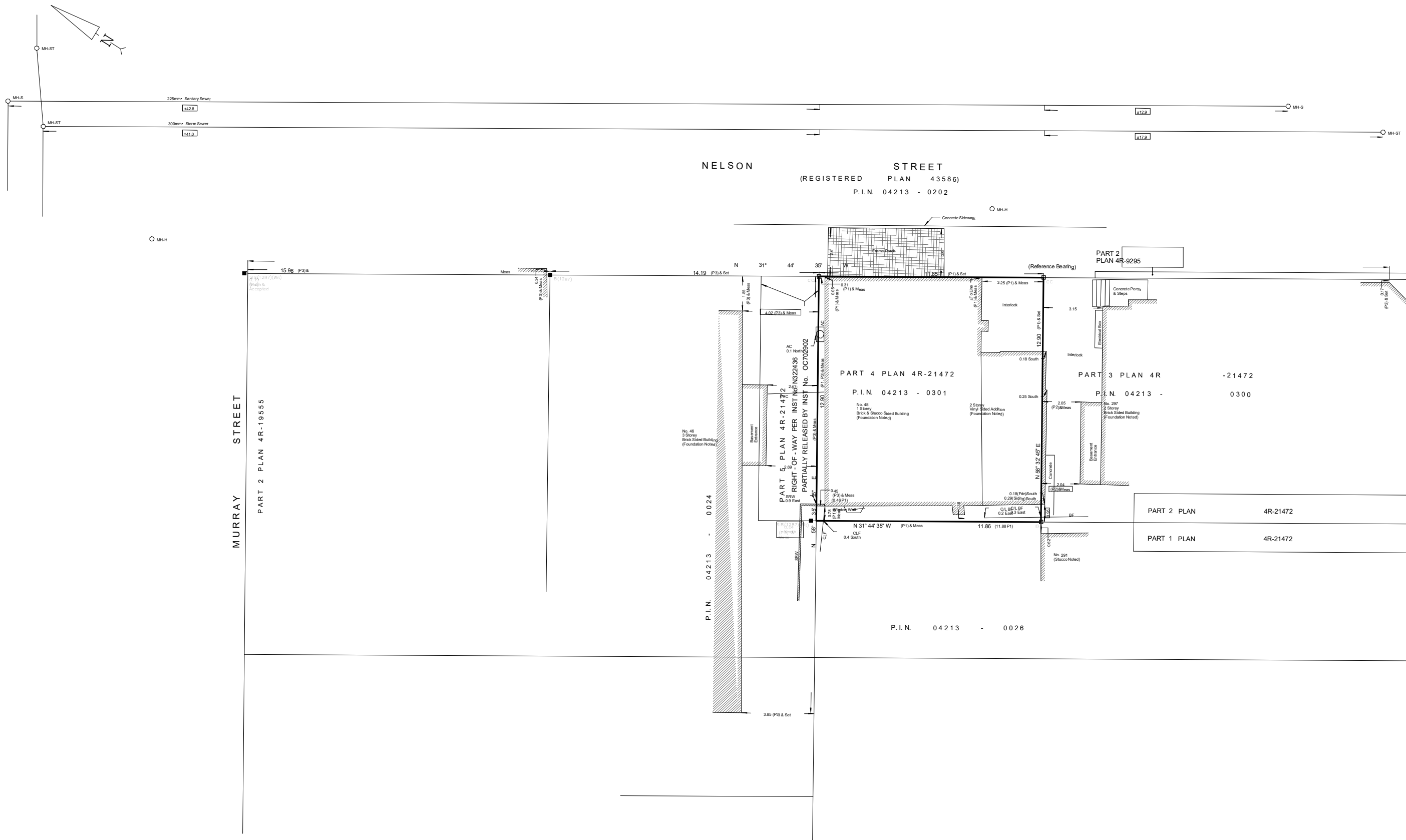
LOCATION PLAN N.T.S. 

Sheet List	
Sheet Name	Sheet Number
COVER	A0
SURVEY	A1
SITEPLAN	A2
EXISTING BASEMENT/GROUND FLOOR PLAN	A3
PROPOSED BASEMENT/GROUND FLOOR PLAN Copy 1	A4
PROPOSED TYPICAL FLOOR/ SECOND & THIRD	A5
EXISTING/ PROPOSED REAR ELEVATION	A6
EXISTING/ PROPOSED FRONT ELEVATION	A7
EXISTING/ PROPOSED RIGHT SIDE ELEVATION	A8
EXISTING/ PROPOSED LEFT SIDE ELEVATION	A9
EXISTING/ PROPOSED 3D VIEW	A10

## A0 COVER

As indicated  
Issue Date: 02/18/2025 Project No.: 005  
Rev.2 Sheet Ref No.: Project Status

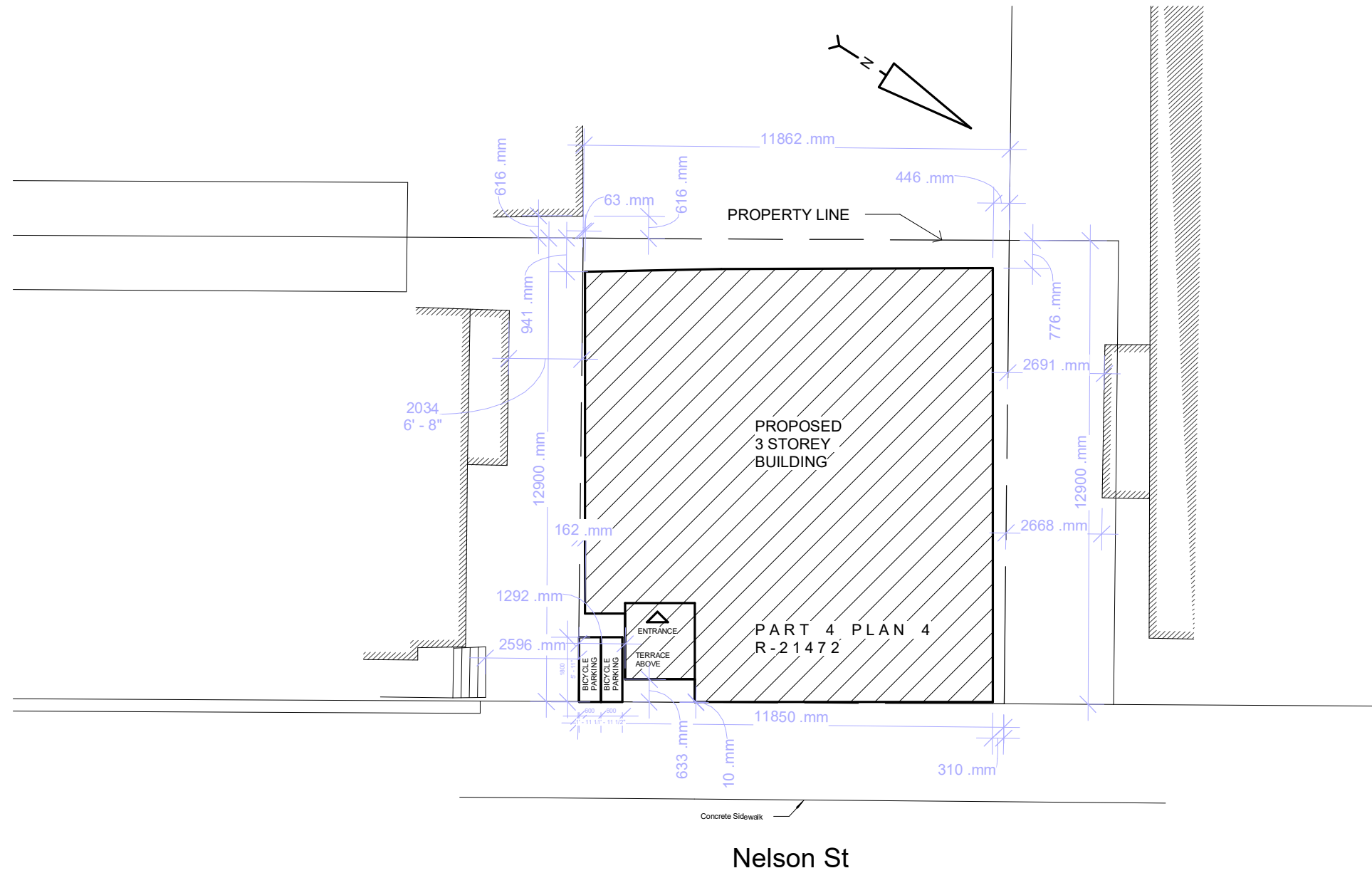
**48 Nelson St, Ottawa, ON K1N 5R2**



# A1 SURVEY

As indicated  
 Issue Date: 02/18/2025 Project No.: 005  
 Rev.2 Sheet Ref No.: Project Status

## 48 Nelson St, Ottawa, ON K1N 5R2

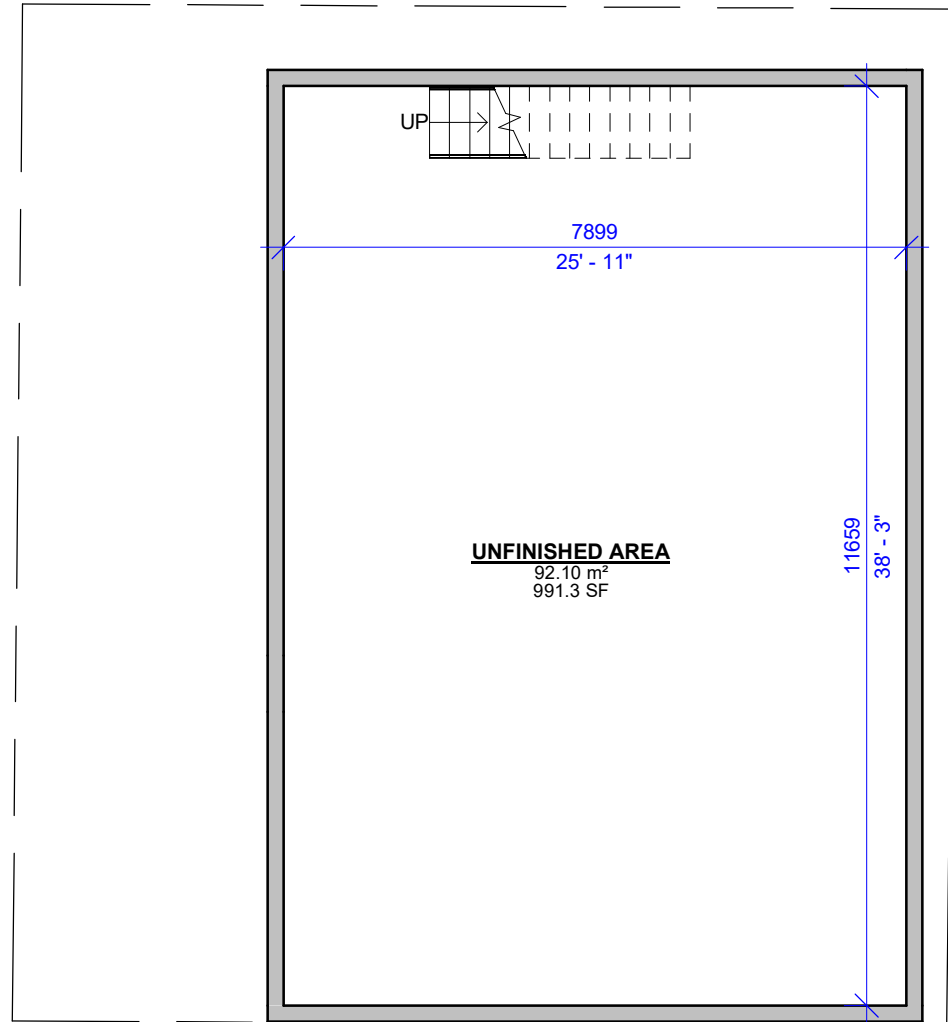


1 SITE PLAN  
1 : 150

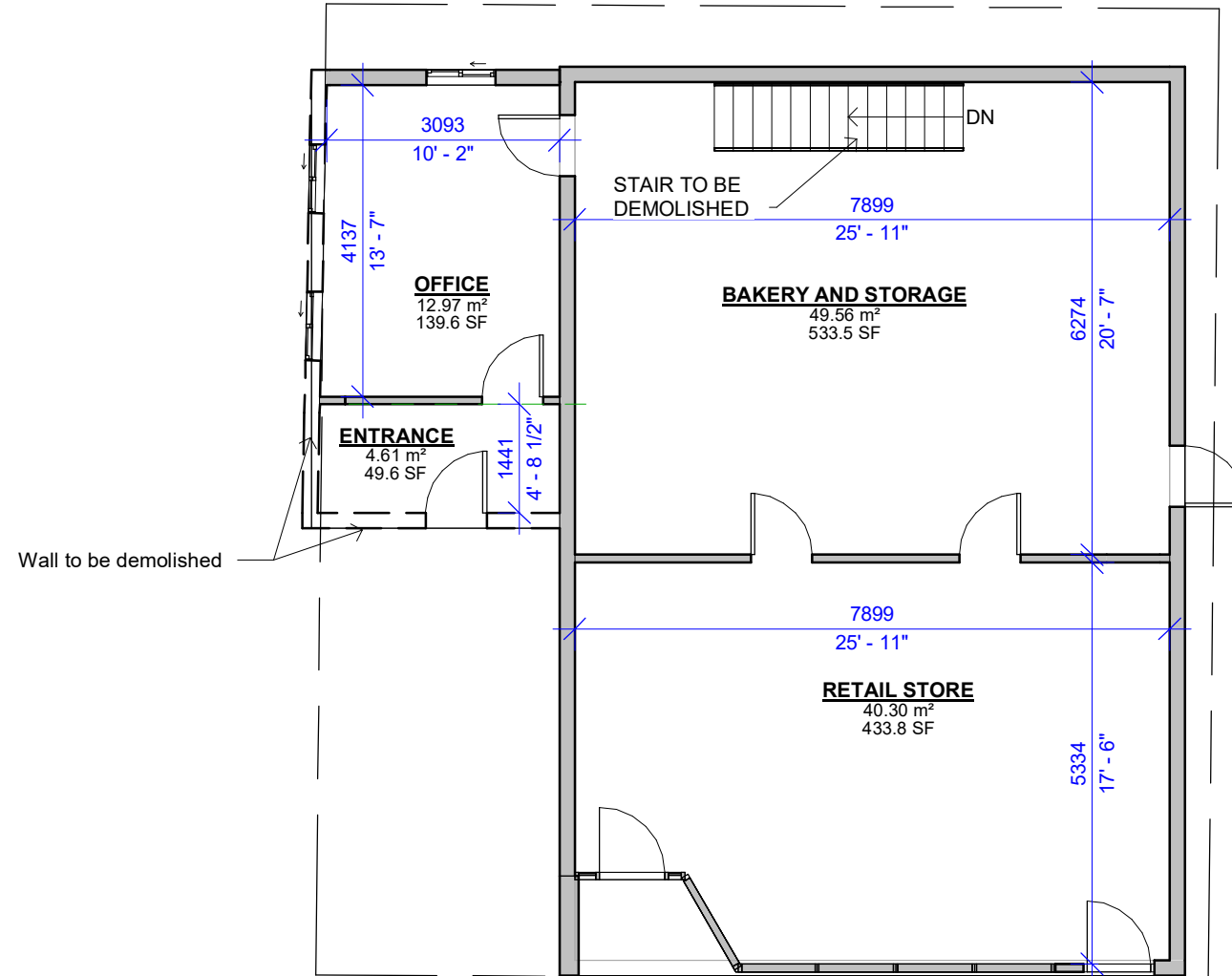
# A2 SITEPLAN

As indicated  
 Issue Date: 02/18/2025 Project No.: 005  
 Rev.2 Sheet Ref No.: Project Status

## 48 Nelson St, Ottawa, ON K1N 5R2



1 EX. BASEMENT PLAN  
1/8" = 1'-0"

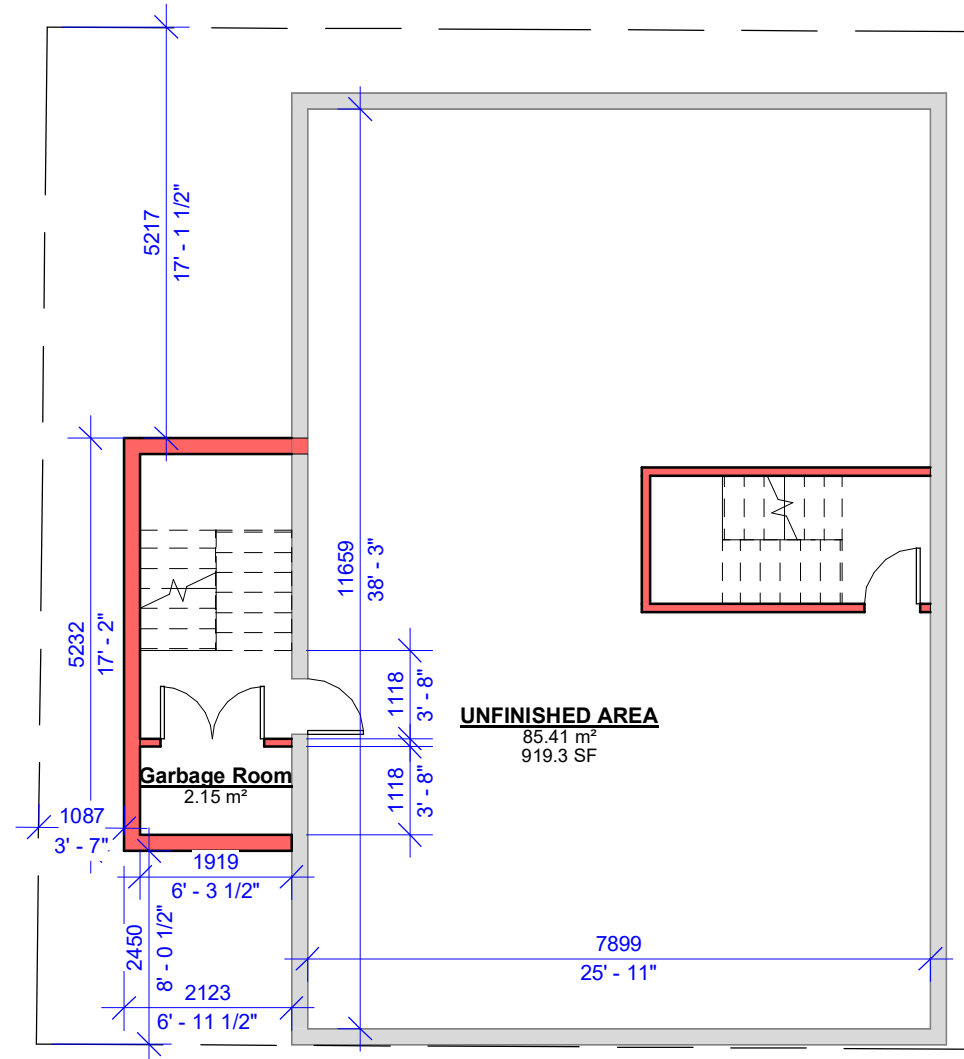


2 EX. GROUND FLOOR PLAN  
1/8" = 1'-0"

# A3 EXISTING BASEMENT/GROUND FLOOR PLAN

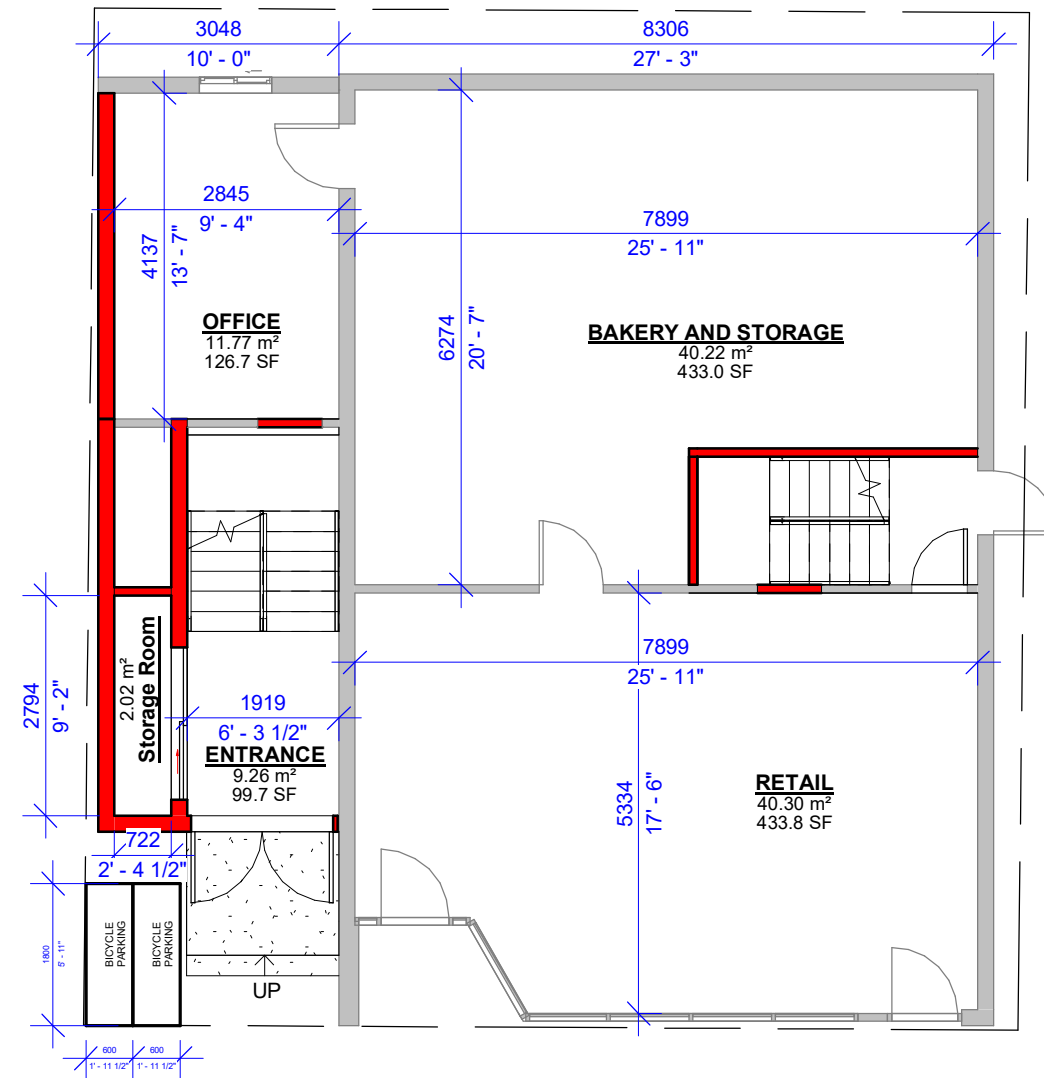
As indicated  
 Issue Date: 02/18/2025 Project No.: 005  
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48 Nelson St, Ottawa, ON K1N 5R2



2 PROPOSED BASEMENT PLAN

1/8" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN

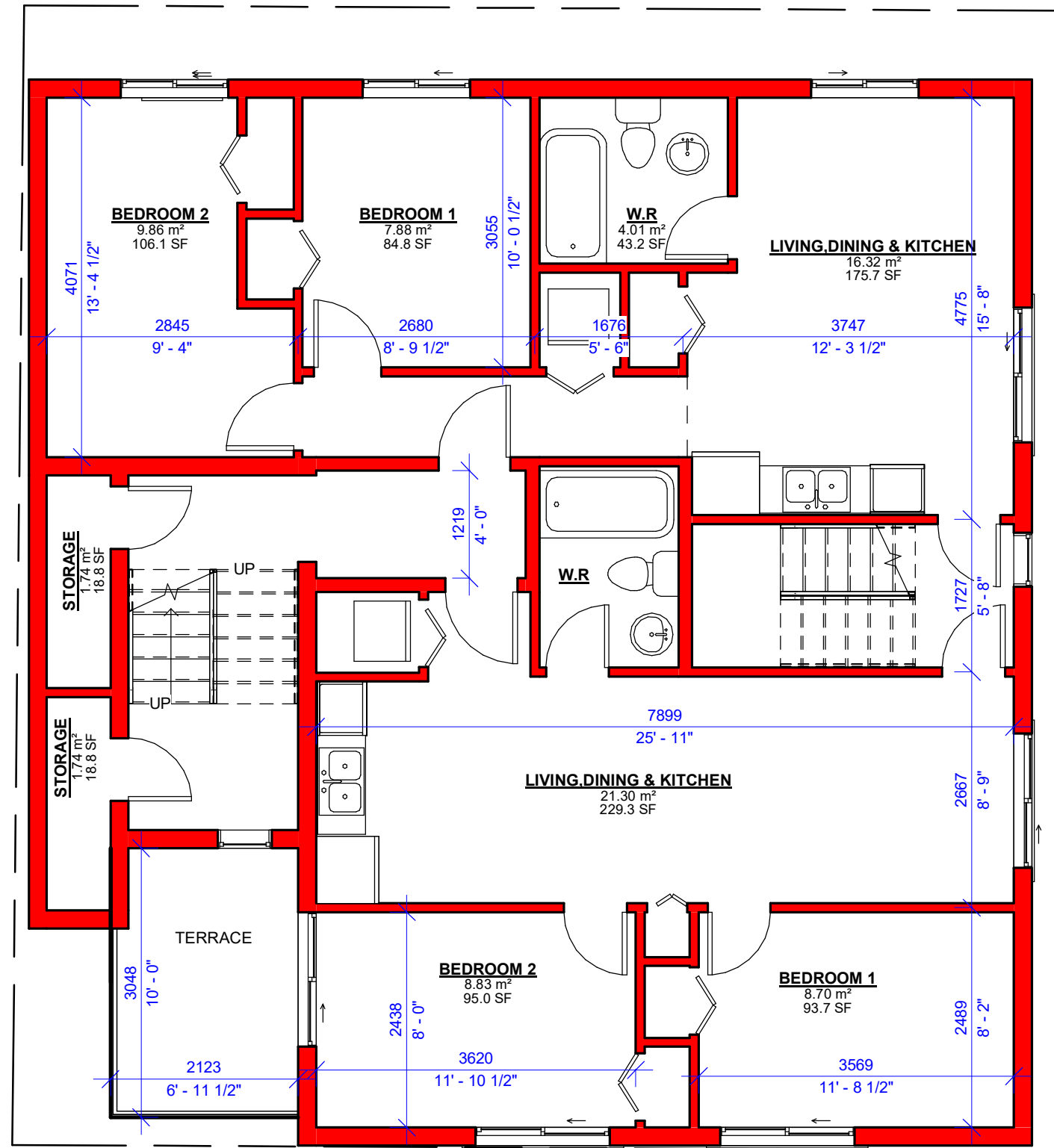
1/8" = 1'-0" GFA = 122.7 M<sup>2</sup>

# A4 PROPOSED BASEMENT/GROUND FLOOR PLAN Copy 1

As indicated  
 Issue Date: 02/18/2025 Project No.: 005

Rev.2 Sheet Ref No.: Project Status

## 48 Nelson St, Ottawa, ON K1N 5R2



**PROPOSED SECOND FLOOR/TYP**

2

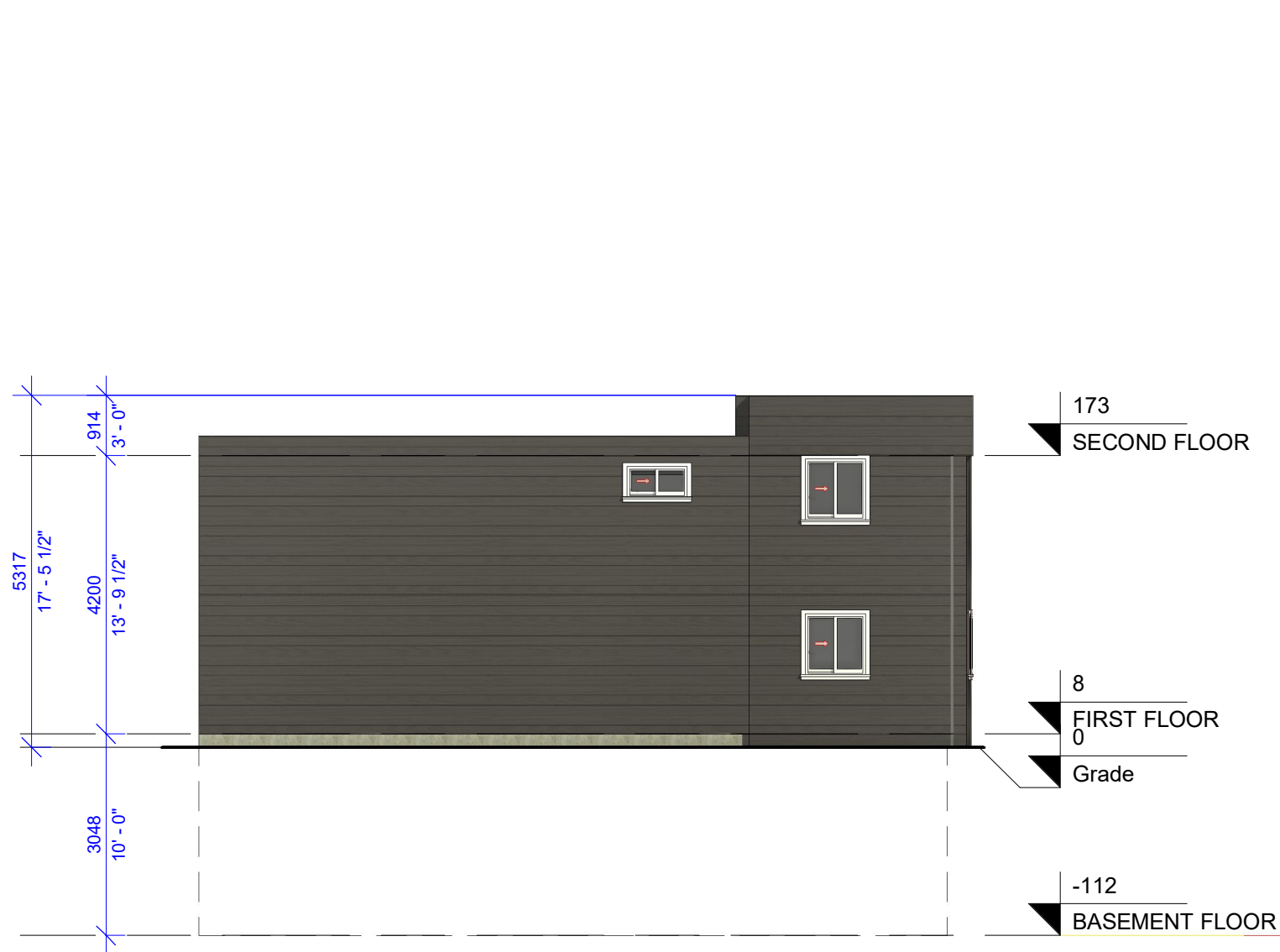
3/16" = 1'-0" GFA = 118.5 M<sup>2</sup>

**A5 PROPOSED TYPICAL FLOOR/ SECOND & THIRD**

As indicated  
 Issue Date: 02/18/2025 Project No.: 005  
 Rev.2 Sheet Ref No.: Project Status

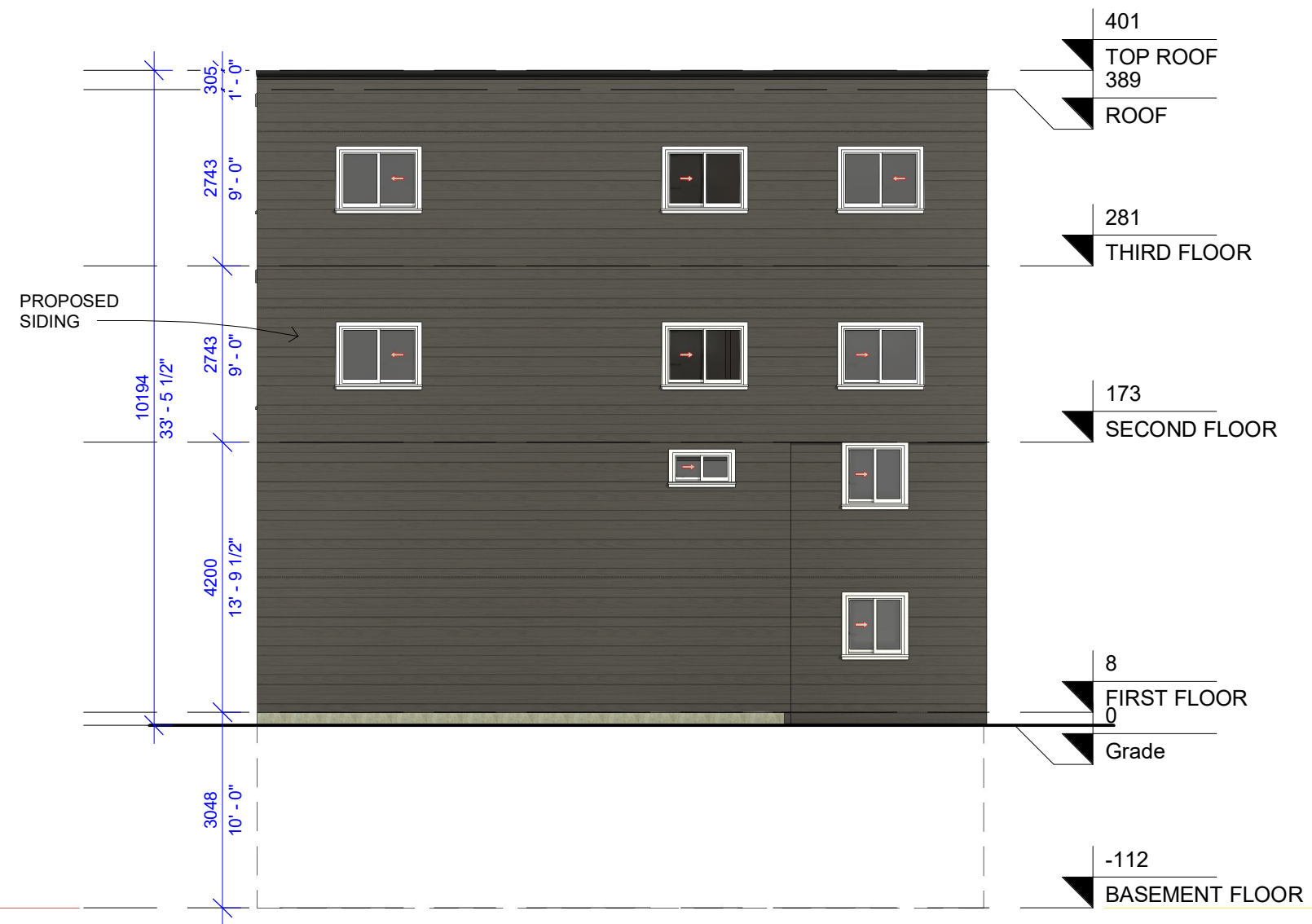
**48 Nelson St, Ottawa, ON K1N 5R2**





1 EXISTING REAR ELEVATION

1/8" = 1'-0"



2 PROPOSED REAR ELEVATION

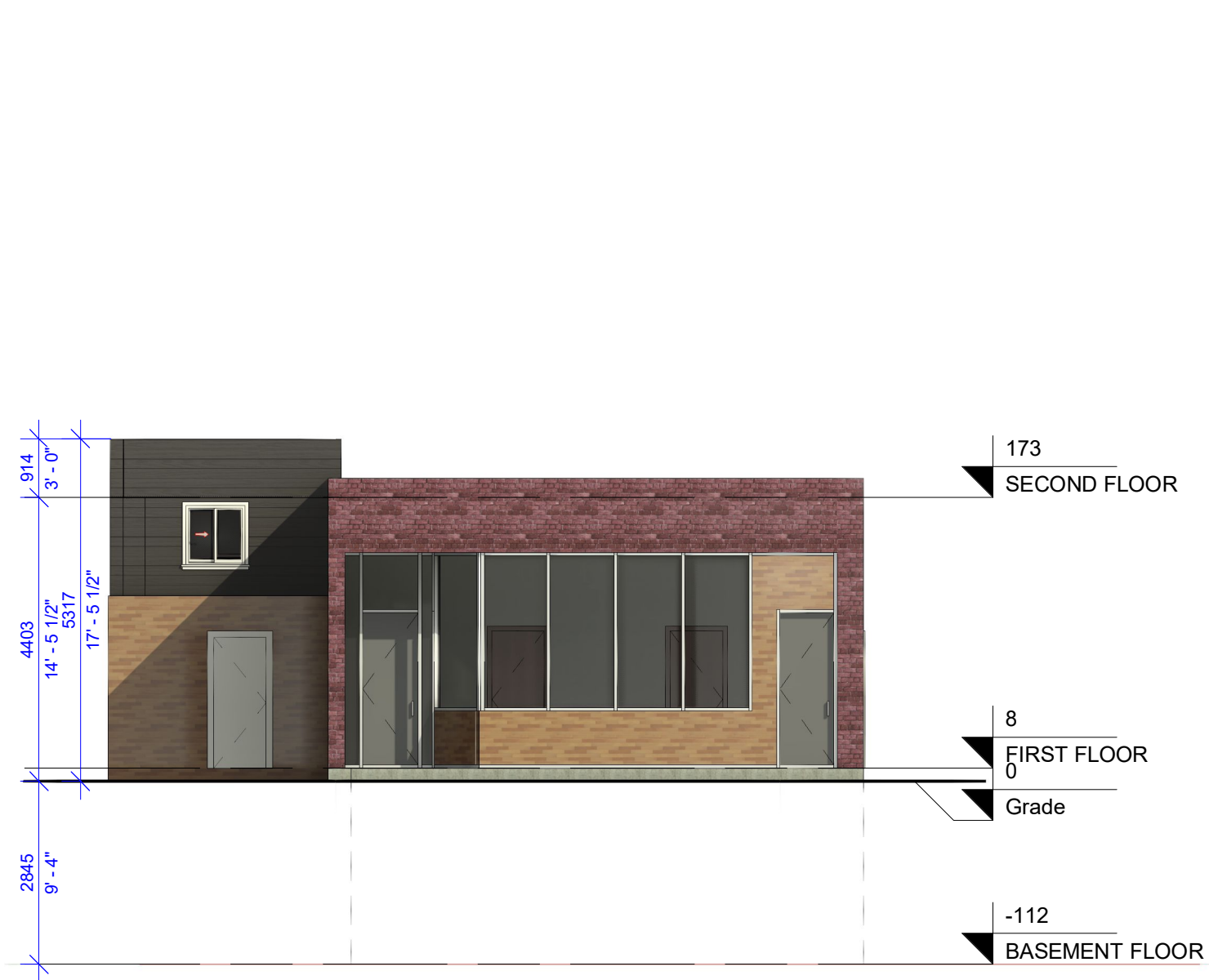
1/8" = 1'-0"

# A6 EXISTING/ PROPOSED REAR ELEVATION

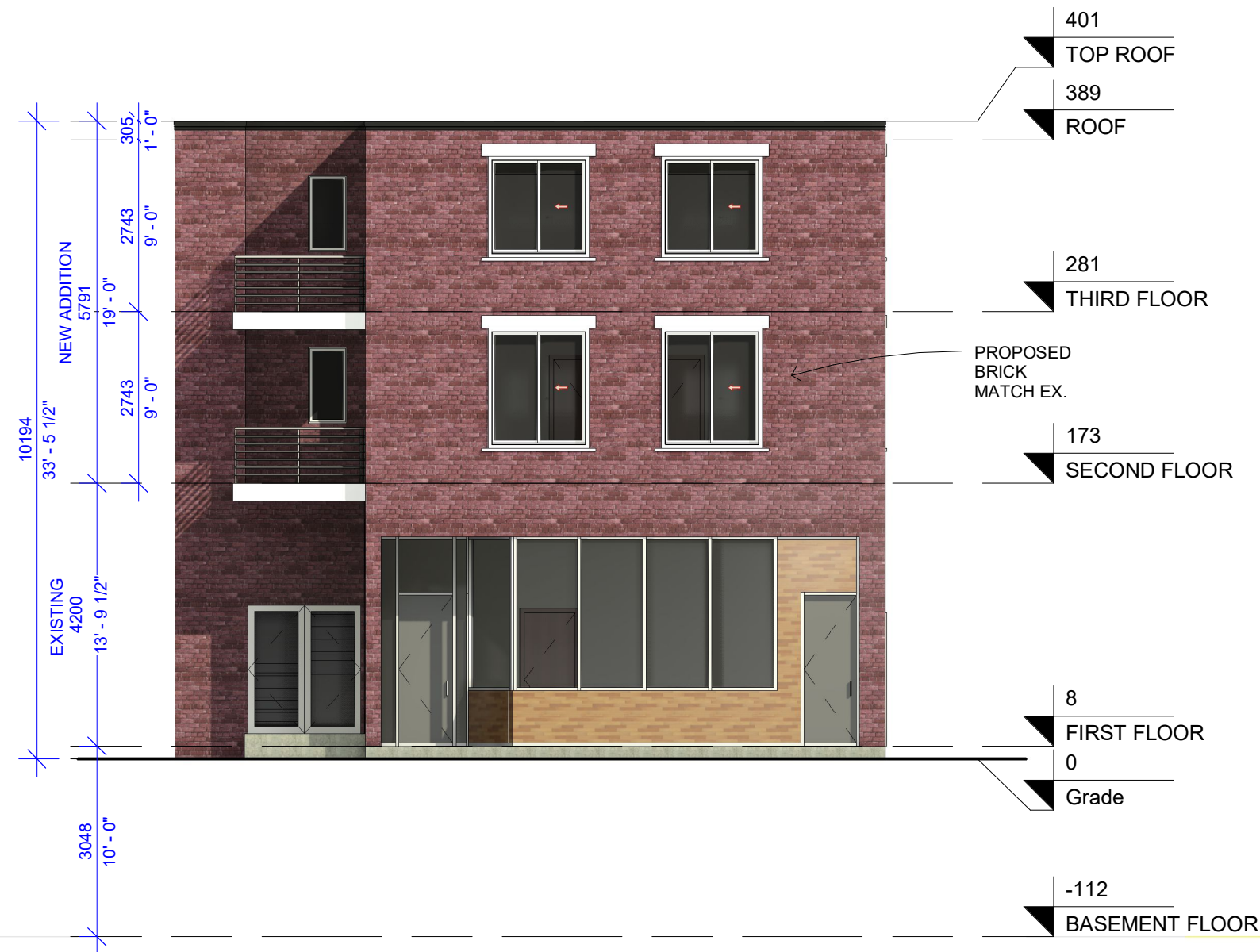
As indicated  
 Issue Date: 02/18/2025 Project No.: 005  
 Rev.2 Sheet Ref No.: Project Status

## 48 Nelson St, Ottawa, ON K1N 5R2





1 EXISTING FRONT ELEVATION  
1/8" = 1'-0"

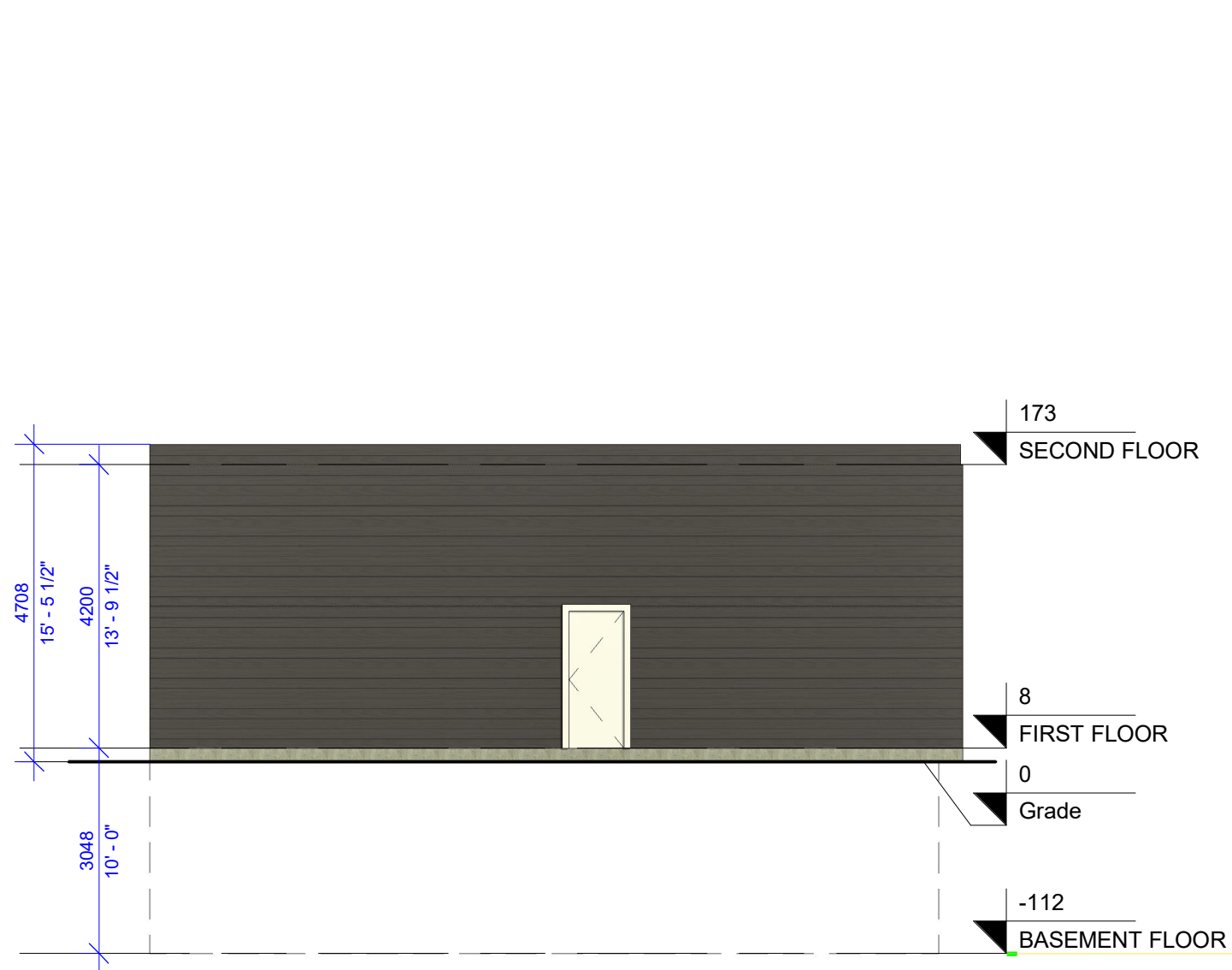


2 PROPOSED FRONT ELEVATION  
1/8" = 1'-0"

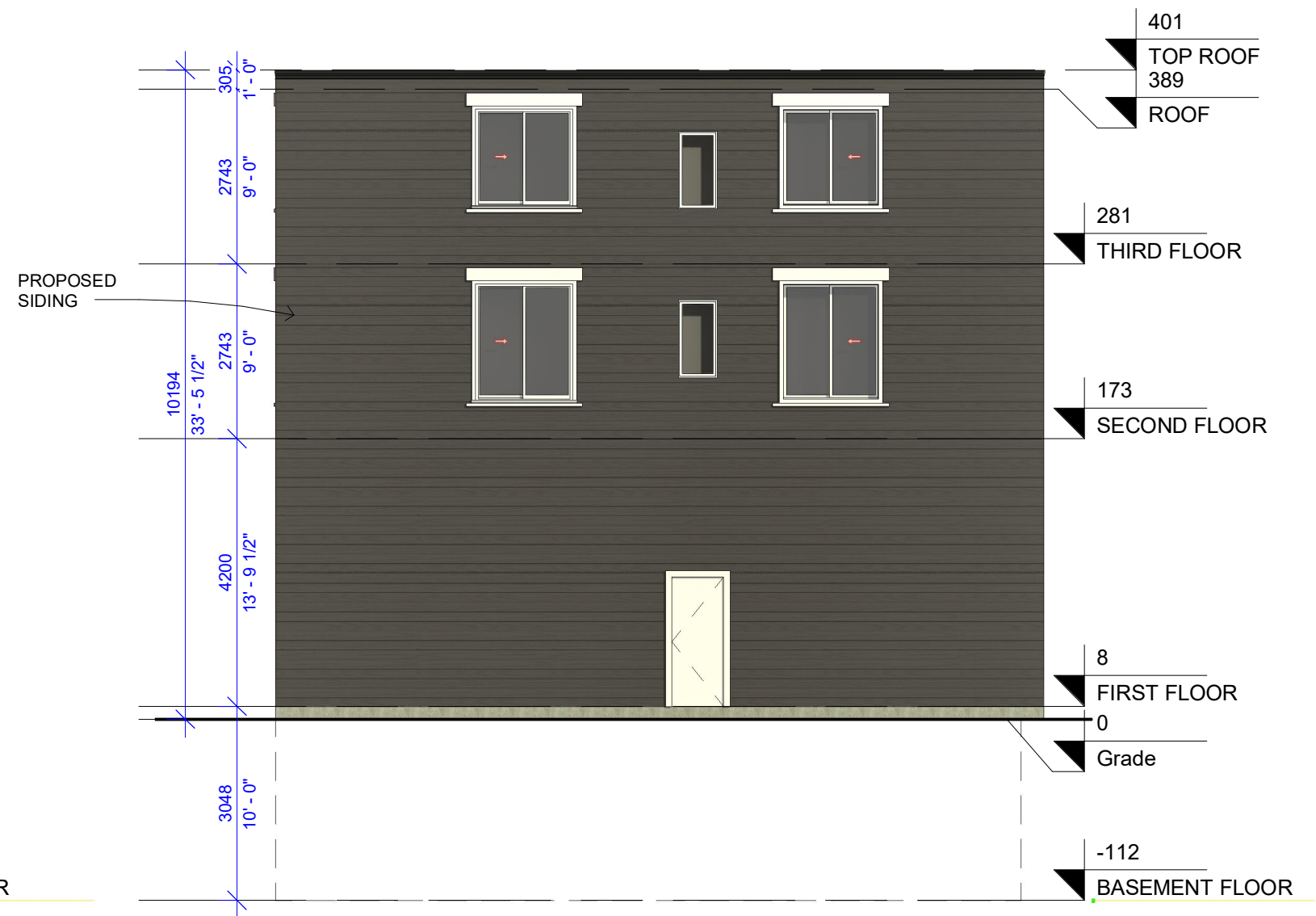
# A7 EXISTING/ PROPOSED FRONT ELEVATION

As indicated  
 Issue Date: 02/18/2025 Project No.: 005  
 Rev.2 Sheet Ref No.: Project Status

## 48 Nelson St, Ottawa, ON K1N 5R2



1 EXISTING RIGHT SIDE ELEVATION  
1/8" = 1'-0"

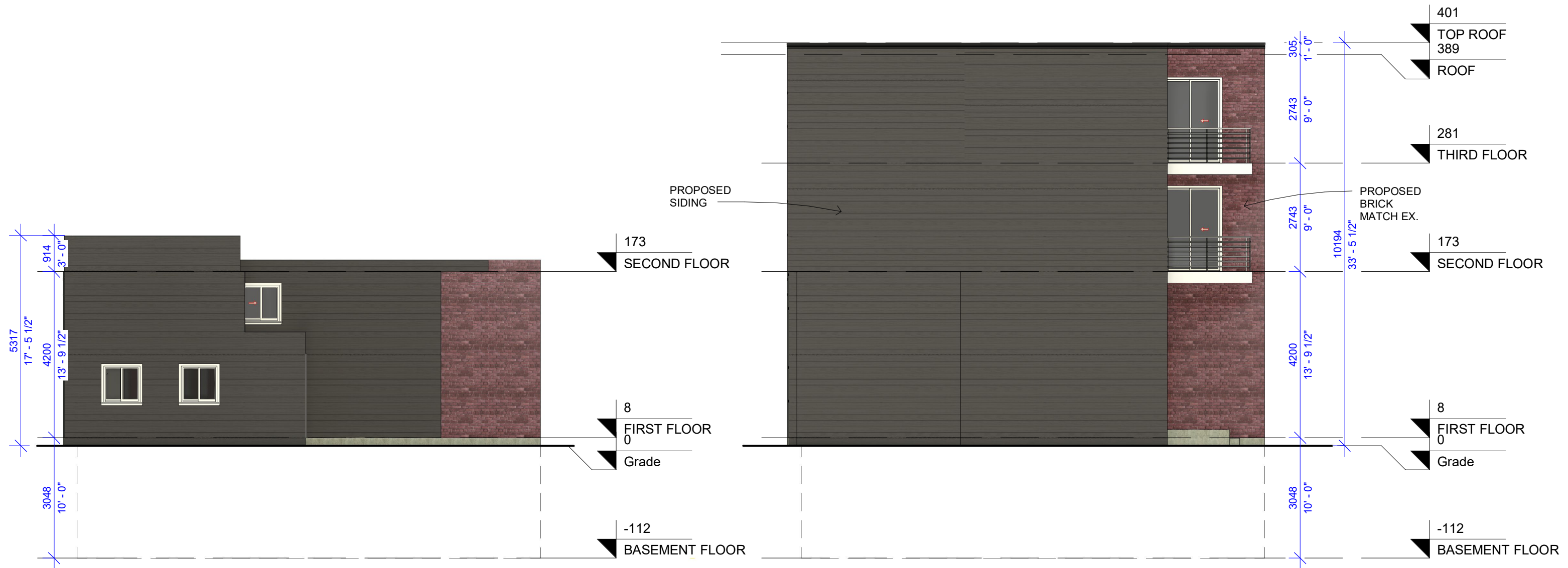


2 PROPOSED RIGHT SIDE ELEVATION  
1/8" = 1'-0"

# A8 EXISTING/ PROPOSED RIGHT SIDE ELEVATION

As indicated  
 Issue Date: 02/18/2025 Project No.: 005  
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## 48 Nelson St, Ottawa, ON K1N 5R2



1 EXISTING LEFT SIDE ELEVATION  
1/8" = 1'-0"

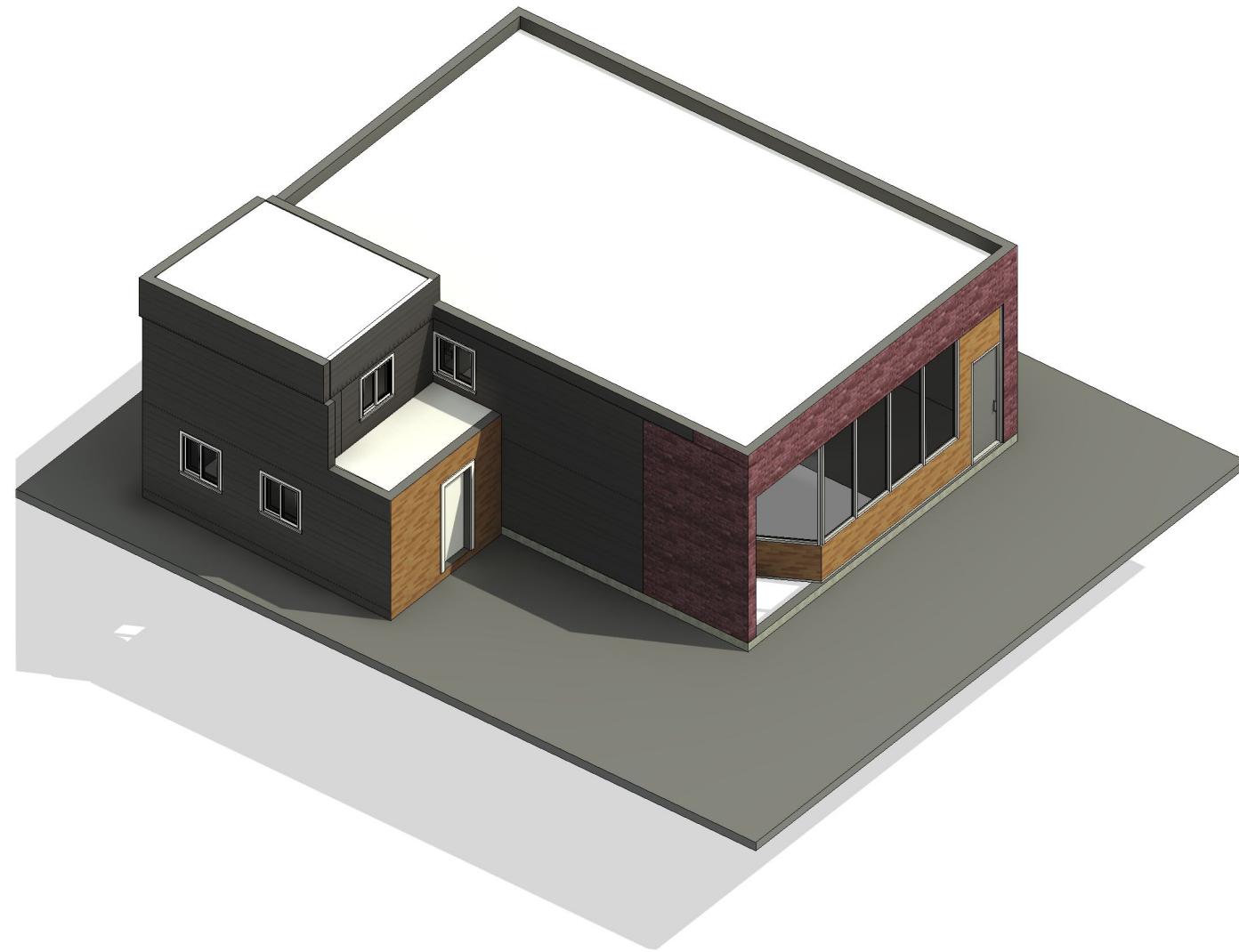
2 PROPOSED LEFT SIDE ELEVATION  
1/8" = 1'-0"

**A9 EXISTING/ PROPOSED LEFT SIDE ELEVATION**

As indicated  
 Issue Date: 02/18/2025 Project No.: 005  
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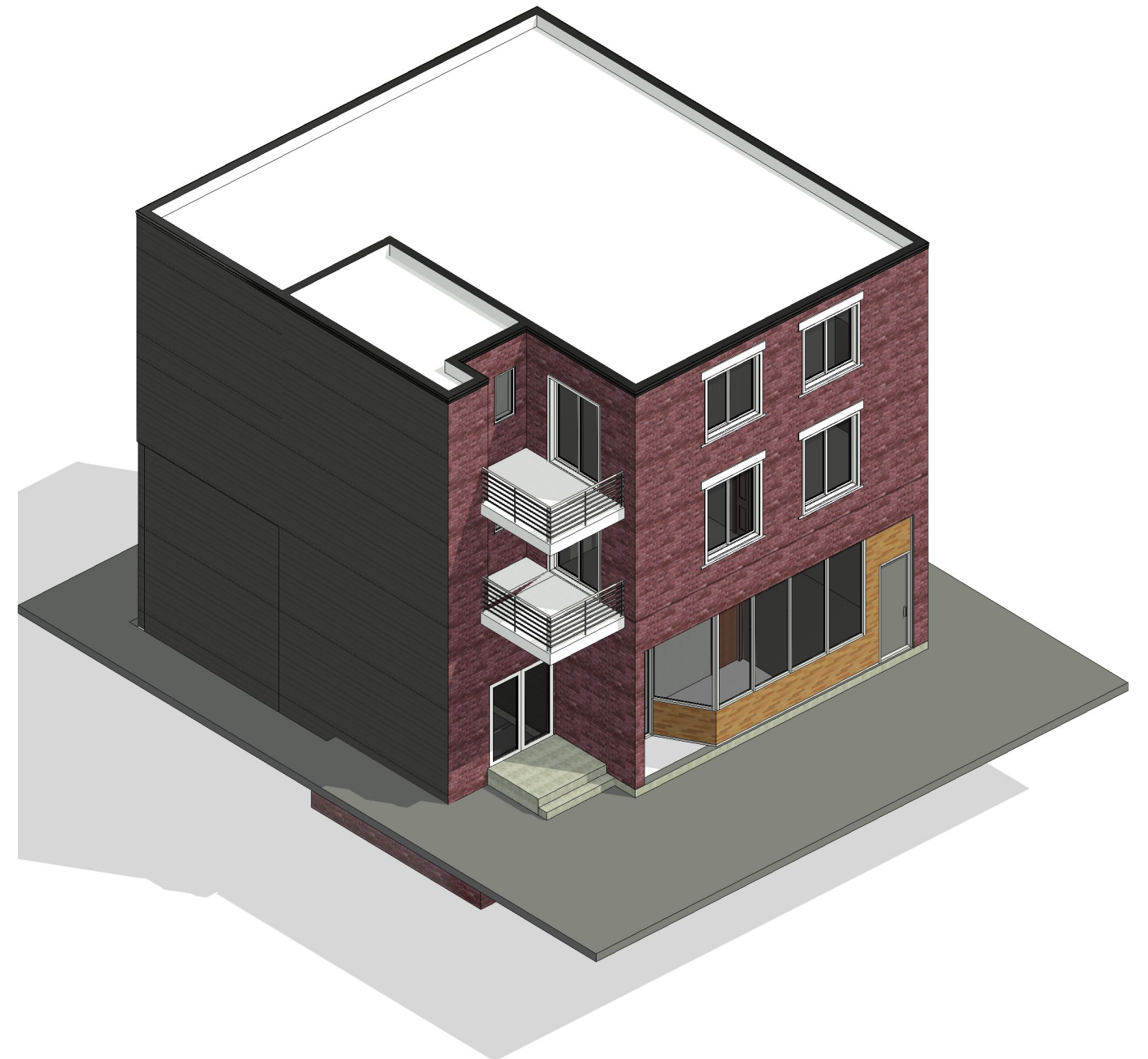
**48 Nelson St, Ottawa, ON K1N 5R2**





3D VIEW / EXISTING

1



3D VIEW / PROPOSED

2

# A10 EXISTING/ PROPOSED 3D VIEW

As indicated  
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**48 Nelson St, Ottawa, ON K1N 5R2**