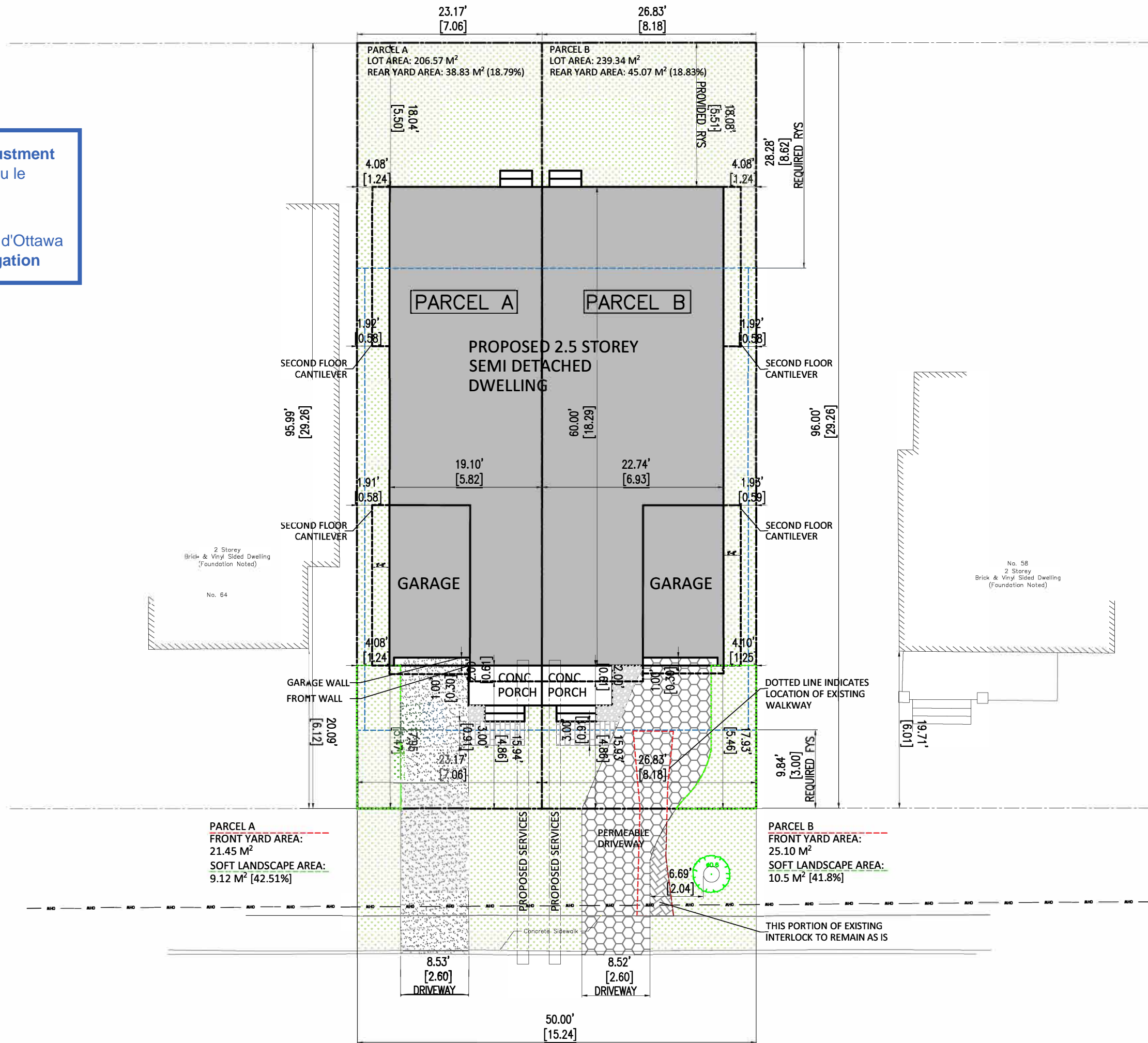


Committee of Adjustment  
Received | Reçu le  
  
2025-01-03  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



PARCEL A  
FRONT YARD AREA:  
21.45 M<sup>2</sup>  
SOFT LANDSCAPE AREA:  
9.12 M<sup>2</sup> [42.51%]

PARCEL B  
FRONT YARD AREA:  
25.10 M<sup>2</sup>  
SOFT LANDSCAPE AREA:  
10.5 M<sup>2</sup> [41.8%]

- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
  2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
  3. FITTINGS DESIGNED FOR 2000 P.S.F. ABSOLVED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
  4. DO NOT SCALE THE DRAWINGS.

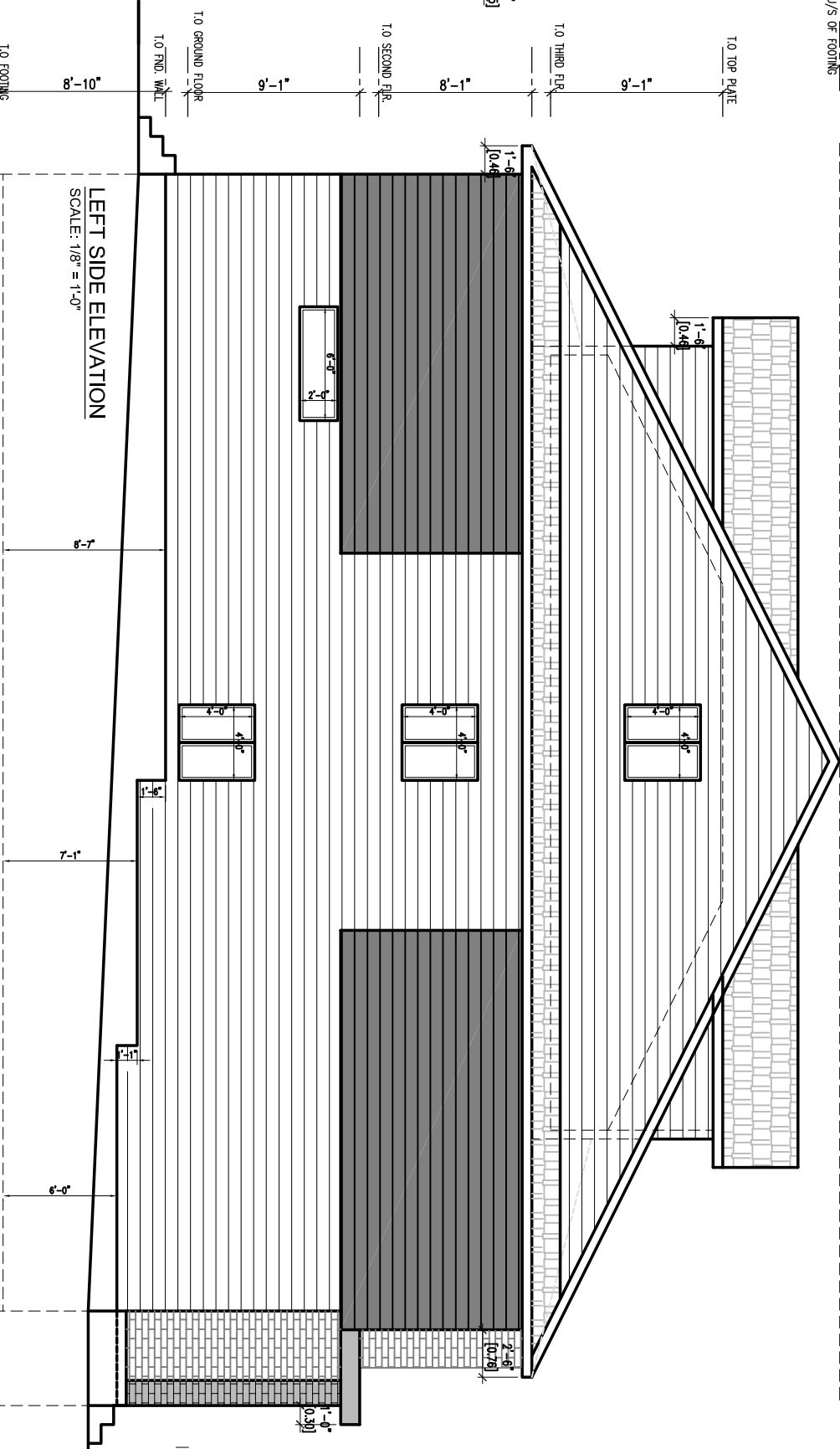
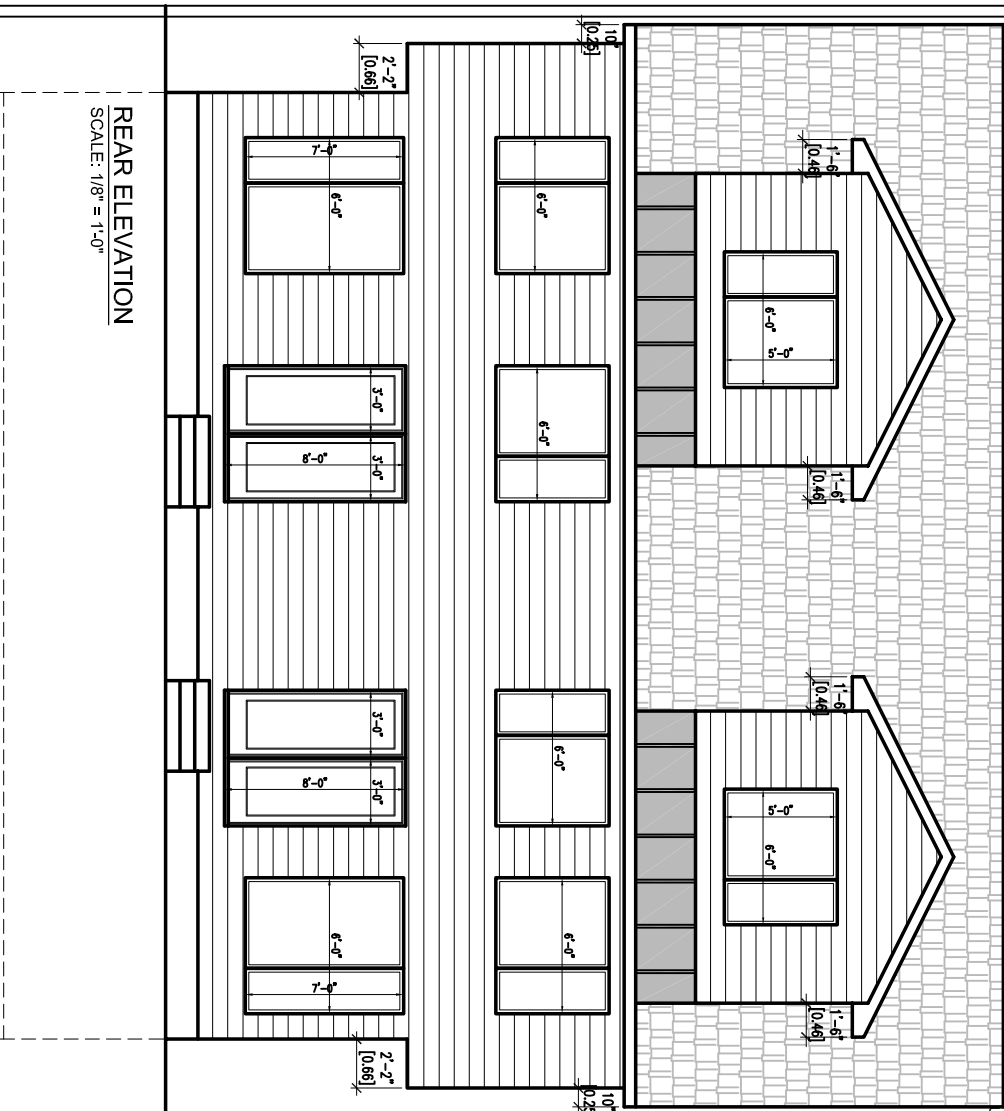
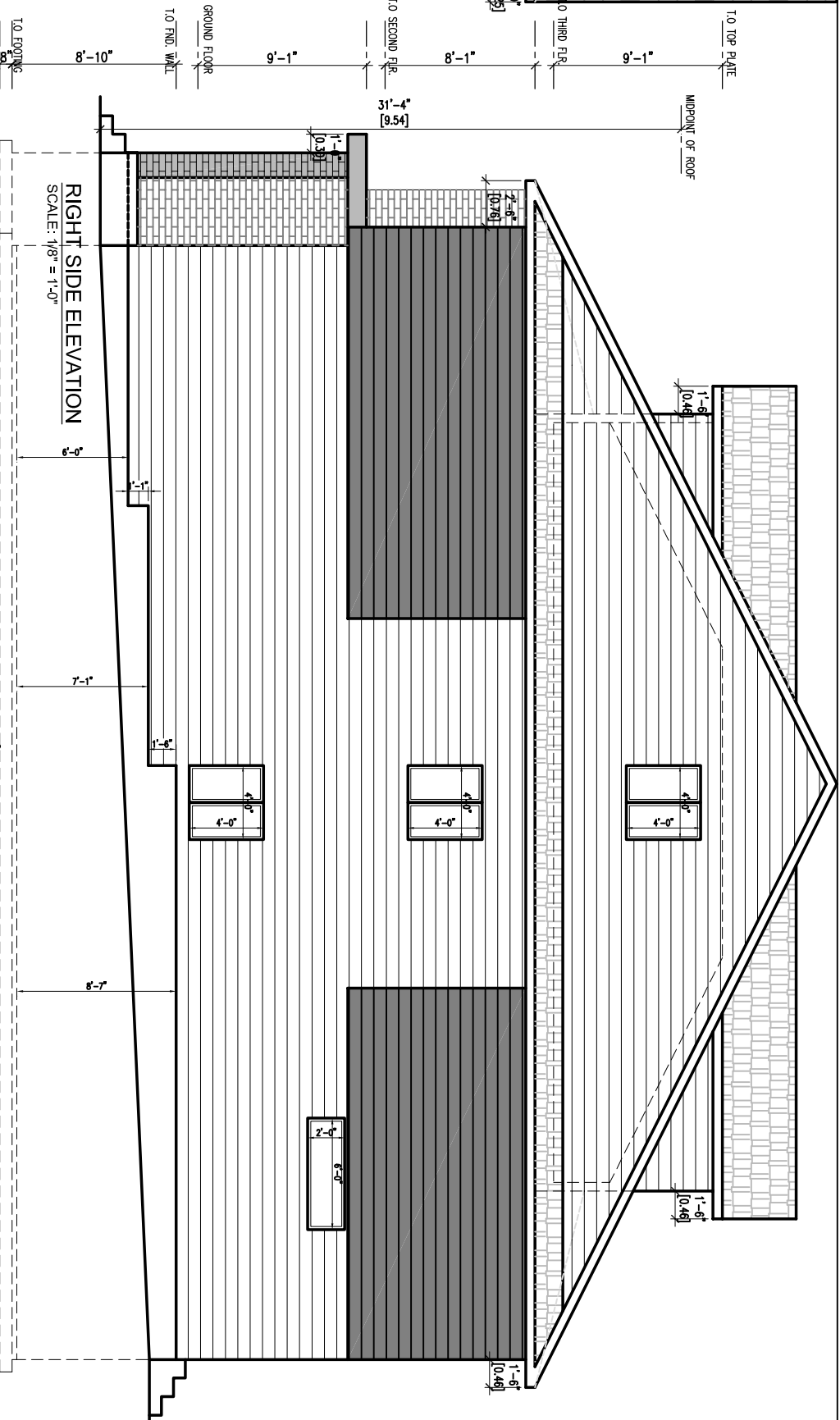
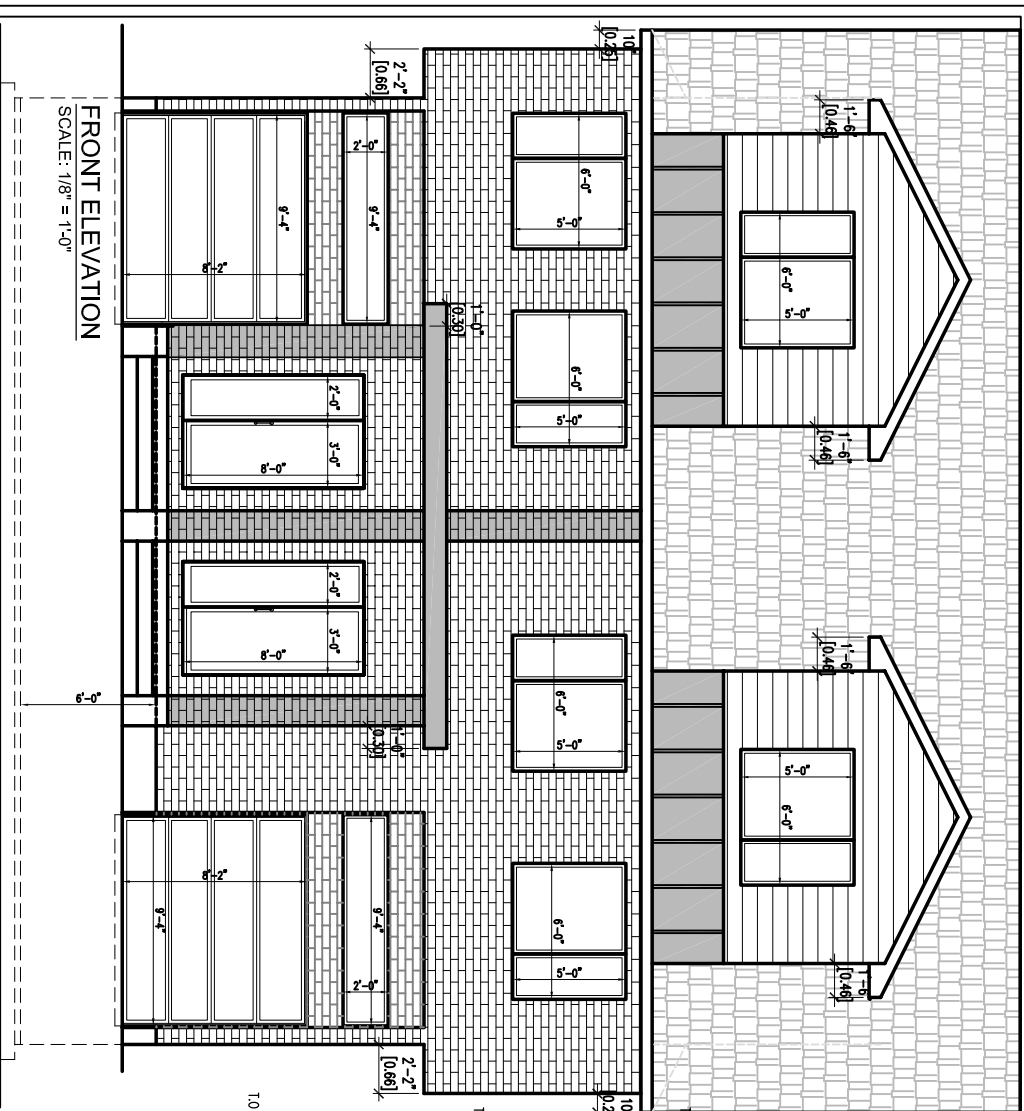
NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:  
**PROPOSED  
THREE STOREY 8 UNIT  
LOW RISE  
1299 DORCHESTER  
AVE  
CITY OF OTTAWA**

SHEET TITLE:  
**SITE/LANDSCAPE PLAN**

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	
CHECKED:	
DATE: AUG 2024	<b>S1.1</b>
PRINT DATE:	

**SITE PLAN**  
SCALE 1:150



**GENERAL NOTES:**

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. GRAVEL. ALL MATERIAL AND DIMENSIONS TO BE CONSISTENT WITH THE CONSULTANT'S CONSTRUCTION PERMIT TO BUILDING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

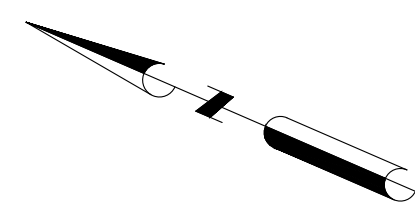
NO.	DESCRIPTION & DATE
1	

REVISIONS

JOB TITLE:  
 60 HAKIPTON AVE  
 OTTAWA, ON  
 PROPOSED TWO 3-STORY  
 LOW RISE DWELLINGS  
 PARCEL A

SHEET TITLE:  
 ELEVATIONS

SCALE: AS SHOWN DWG NO.  
 DRAWN: C.S.  
 CHECKED:  
 DATE:  
**A1.1**



HAMPTON AVENUE

(REGISTERED PLAN M-47)

P. I. N. 0 4 0 2 9 -- 0 1 1 7

N 23° 27' 40" W (Reference Bearing)

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.

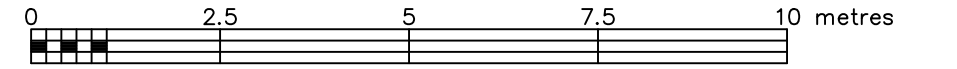
SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	All of 2769	M-47	ALL OF 04029-0103	239.4
2				206.6

PLAN OF SURVEY OF

LOT 2769  
REGISTERED PLAN M-47  
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100



Metric Note

Distances 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 westerly limit of Hampton Avenue having a bearing of N23°27'40"W as shown on 4R-26767 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°28'58" clockwise was applied to bearings on P1, P5.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5028796.05	364534.88
(B)	5028769.92	364546.23
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
- Standard Iron Bar
- Iron Bar
- Round Iron Bar
- Concrete Pin
- Witness
- Measured
- Registered Plan M-47
- Plan by (MMM) dated December 17, 2013 (Job No. 2013051-000-000)
- Plan by (1692) dated April 1, 2015 (File No. 513-14)
- Plan 4R-2636
- Plan 4R-26767
- Plan by (AOG) dated August 30, 1978 (Lot 2770)
- Plan by (AOG) dated August 30, 1978 (Lot 2768)
- Plan by (647) dated March 7, 1984
- Plan by (1692) dated June 4, 2022 (File No. 611-21)
- Overhead Wires
- Utility Pole
- Chain Link Fence
- Board Fence
- Metal Fence
- Interlocking Retaining Wall
- Timber Retaining Wall
- Centreline
- Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
- Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Surveyor's Certificate

I certify that:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2024.

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

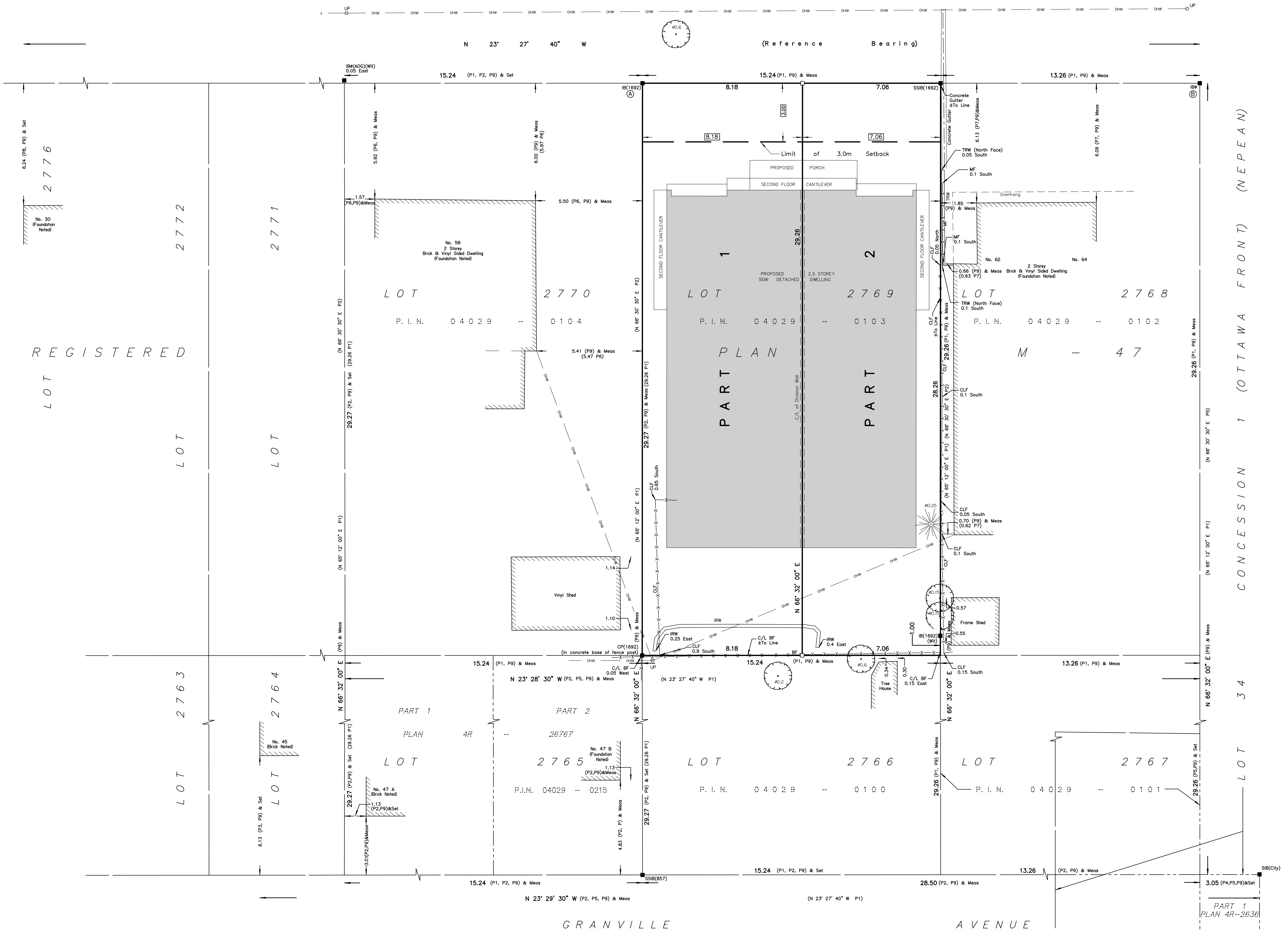
This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

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@fsdsurveyors.ca

FILE No.: 465-24



LOT 2769 REGISTERED PLAN M-47 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 100

Metric Note Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note Bearings herein are grid bearings derived from the westerly limit of Hampton Avenue having a bearing of N23°27'40"W as shown on 4R-26767 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°28'58" clockwise was applied to bearings on P1, P5.

Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 19754238) 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation. 2. Only visible surface utilities were located. 3. Underground utility data derived from City of Ottawa utility sheet reference: E-06-18, E-06-22, 2731 Sheets 4 & 5 of 5. 4. Sanitary and storm sewer grades and inverts were derived from: Field measurement. 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

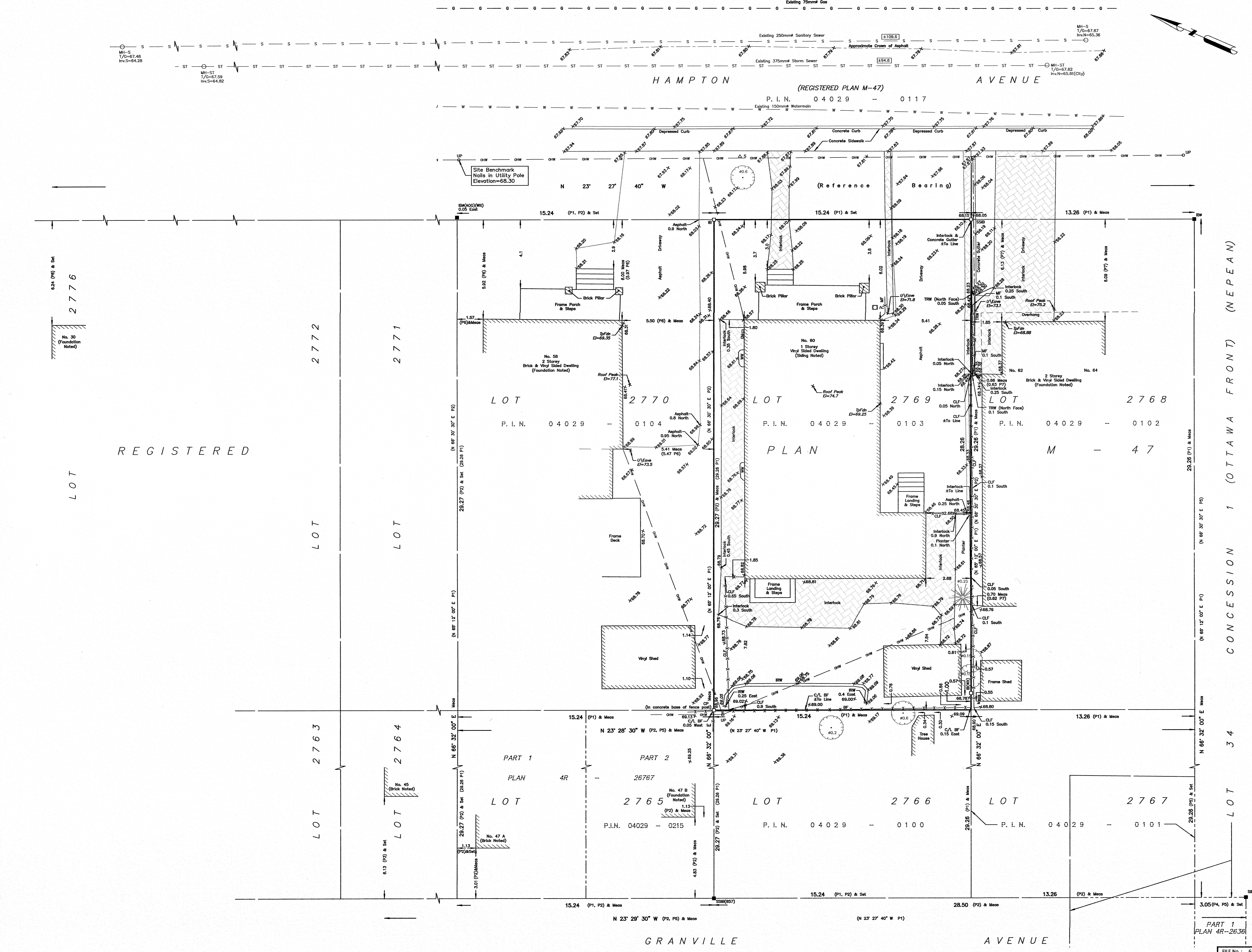
Notes & Legend Denotes Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Iron Bar, Round Iron Bar, Concrete Pin, Witness, Measured, Registered Plan M-47, Plan by (MMM) dated December 17, 2013, Plan by (1692) dated April 1, 2015, Plan by (AOC) dated August 30, 1978, Plan by (47) dated March 7, 1984, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Gas, Overhead Wires, Utility Pole, Gas Meter, Air Conditioner, Sign, Chain Link Fence, Board Fence, Metal Fence, Interlocking Retaining Wall, Timber Retaining Wall, Underside of Eave, Top of Foundation, Centreline, Elevation, Window Well, Location of Elevations, Top of Concrete Curb Elevation, Property Line, Deciduous Tree, Coniferous Tree.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.

Surveyor's Certificate I certify that: 1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Regulations made under them. 2. The survey was completed on the 16th day of December, 2021. Daniel Robinson Ontario Land Surveyor

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



CONCESSION 1 (OTTAWA FRONT) (NEPEAN)