

January 27, 2025
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Committee of Adjustment
Received | Reçu le
2025-03-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

REGISTERED PLAN 268160

SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF SURVEY

LOT 83 REGISTERED PLAN 314 CITY OF OTTAWA



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

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

FOR BEARING COMPARISONS, A ROTATION OF 0° 35' 15" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P1 AND A ROTATION OF 0° 51' 05" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P2.

NOTE
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON.
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2
This Report was prepared for HP Urban Inc., and the undersigned accepts no responsibility for the use by other parties.
1. **REGISTERED RIGHTS-OF-WAY/EASEMENTS**
No rights-of-way or easements were found to be registered against the subject property.
2. **PROPERTY IMPROVEMENTS**
There is a vinyl siding dwelling with a frame garage attached to the north face thereof situate wholly with in the subject land. See PART 1 (PLAN) of this report for further property improvements.
3. **COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
Compliance is not certified by this report.
4. **ADDITIONAL REMARKS**
Note the location of fences along the northerly, easterly and westerly limits of the property.

LEGEND	DENOTES	FOUND MONUMENTS
■	IB	SET MONUMENTS
□	SIB	IRON BAR
▣	SSIB	STANDARD IRON BAR
⊕	CC	SHORT STANDARD IRON BAR
⊗	CP	CUT CROSS
⊙	WIT	CONCRETE PIN
○	PIN	WITNESS
○	MEAS/M	PROPERTY IDENTIFICATION NUMBER
S	S	MEASURED
OU	OU	SET
SG	SG	ORIGIN UNKNOWN
P	P	STANTEC GEOMATICS LTD.
P1	P1	REGISTERED PLAN 314
P2	P2	PLAN BY J.G. PAYETTE LTD. DATED MAY 8, 1989
P3	P3	PLAN 4R-34100
		PLAN 4R-26270
ACU	ACU	AIR CONDITIONING UNIT
BOL	BOL	BOLLARD
CB	CB	CATCH BASIN
EPOST	EPOST	ELECTRICAL OUTLET
FFE	FFE	FINISHED FLOOR ELEVATION
GSR	GSR	GAS SERVICE REGULATOR
MHSA	MHSA	MAINTENANCE HOLE SANITARY
MHST	MHST	MAINTENANCE HOLE STORM
SN	SN	SIGN
VC	VC	VALVE CHAMBER
OHW	OHW	OVERHEAD UTILITY WIRES
		TREE DECIDUOUS (D.B.H. SHOWN)

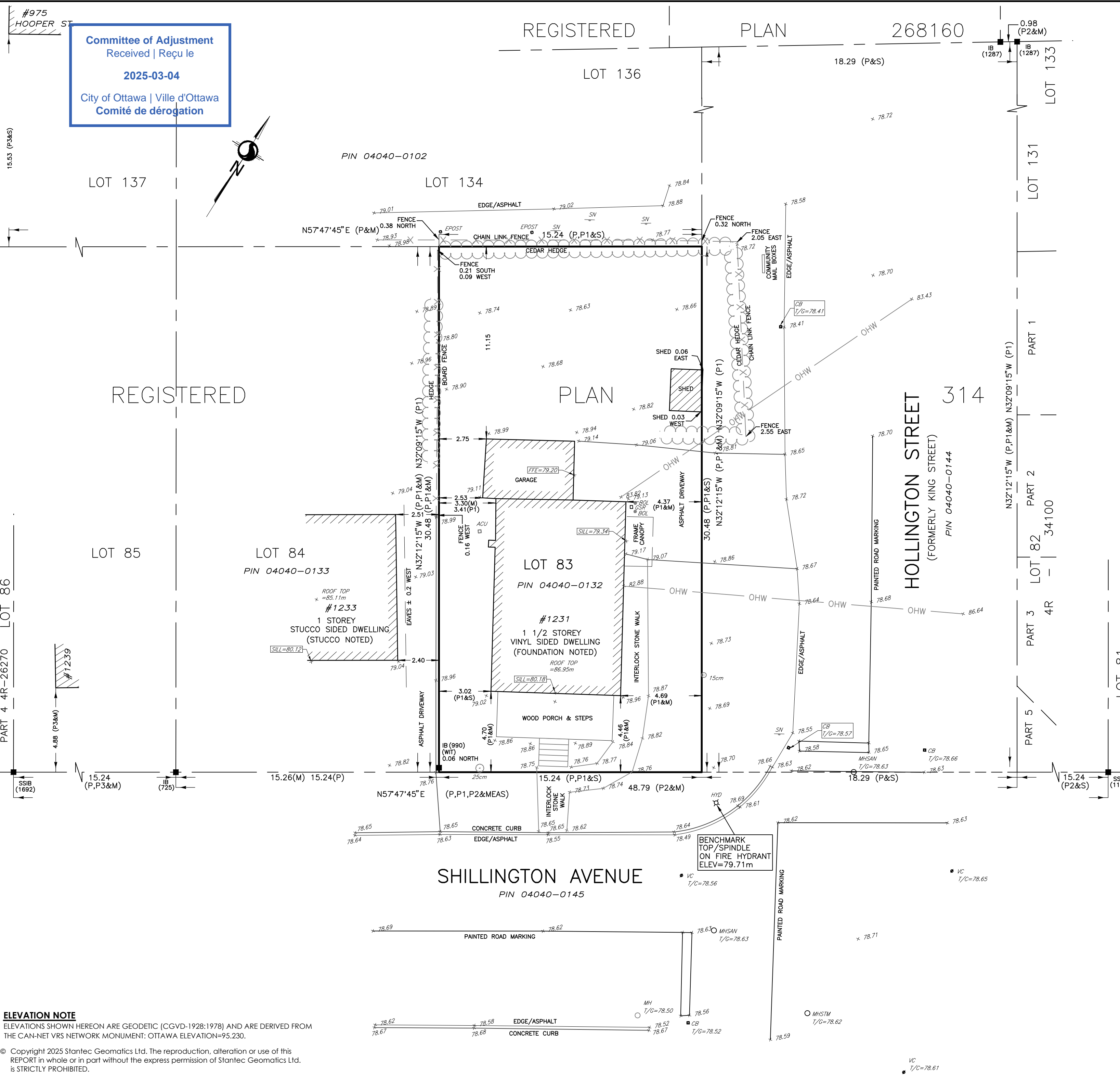
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF . 2025.

DATE _____ FRANCIS LAU
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-97197.

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: ME CHECKED: CK PM: FL FIELD: CA PROJECT No.: 161614859-110



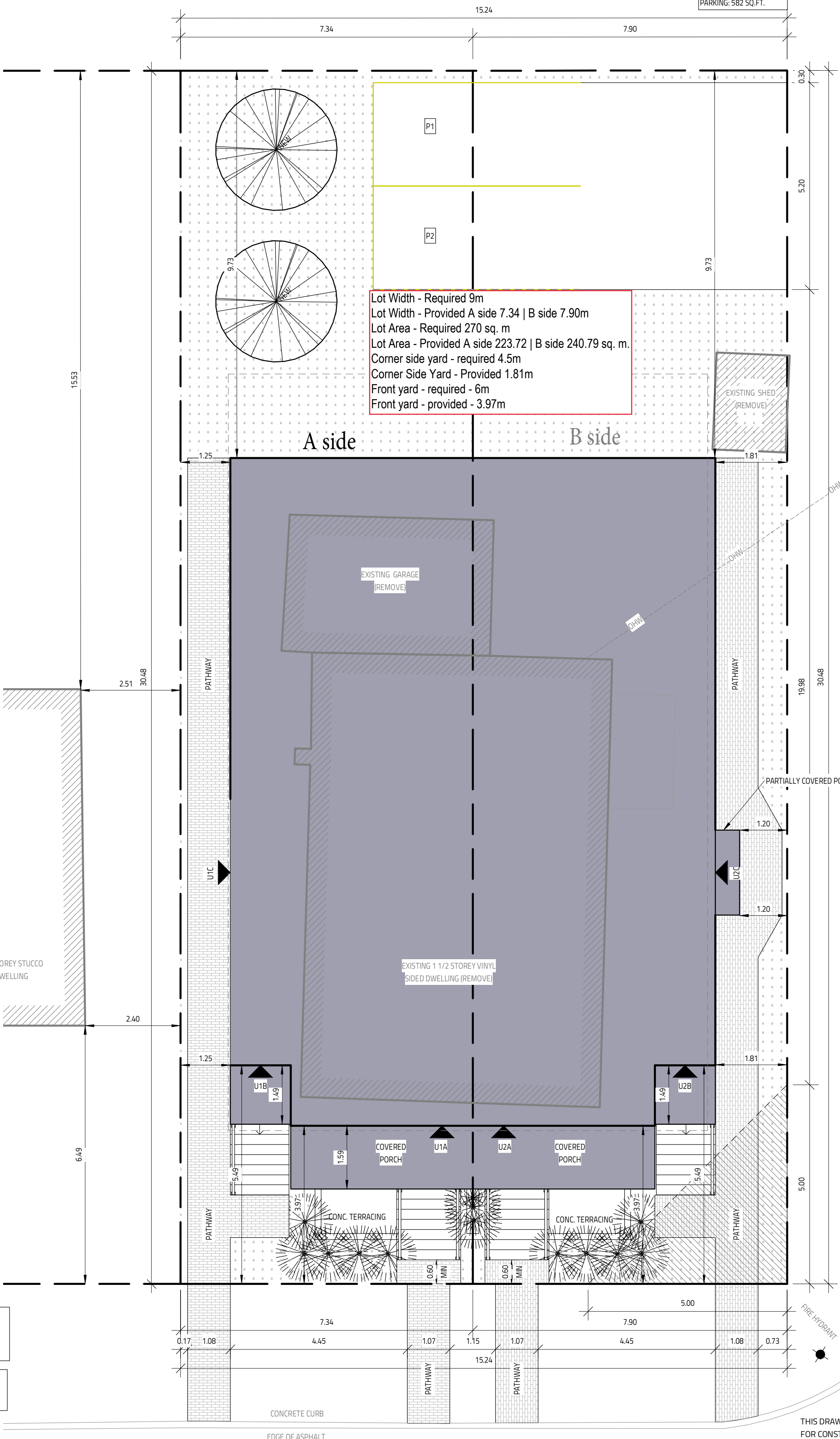
ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

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REAR YARD: 1596 SQ.FT.
 LANDSCAPING: 1014 SQ.FT.
 PARKING: 582 SQ.FT.

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Lot Width - Required 9m
 Lot Width - Provided A side 7.34 | B side 7.90m
 Lot Area - Required 270 sq. m
 Lot Area - Provided A side 223.72 | B side 240.79 sq. m.
 Corner side yard - required 4.5m
 Corner Side Yard - Provided 1.81m
 Front yard - required - 6m
 Front yard - provided - 3.97m



HOLLINGTON STREET

SHILLINGTON AVE

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 45801
 INDIVIDUAL BCIN: 41176

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

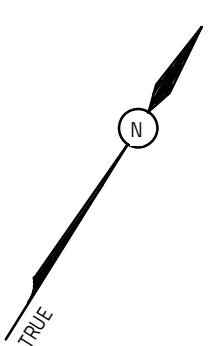
GENERAL NOTES:
 - E. & O.E.
 - THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

***ARCHITECTURAL SITE PLAN PREPARED USING SURVEY PREPARED BY STANTEC GEOMATICS, UNSEALED AND UNDATED. FINAL SURVEY REQUIRED TO VALIDATE ALL FINDINGS ***

ARBORIST TREE INFORMATION REPORT SUPERCEDES ALL TREE PRESERVATION INFORMATIONM SHOWN ON THIS SITE PLAN

ZONING ASSESSMENT
 ZONING INFORMATION PROVIDED BY HP URBAN INC.
 SEMI-DETACHED DWELLING W/ 2 ADU'S PER DWELLING (6 UNITS TOTAL)

BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NEW ZONE	NOTES
	R3A	N4B	N4B	
	MIN LOT WIDTH:	9M	7.5M	
	MIN LOT AREA:	270 SQ.M.		
	MIN FRONT YARD:	6M	3M	6.58M ABUTTING NEIGHBOUR
	MIN CORNER YARD:	-		
	MIN REAR YARD:	8.53M	7.62M	28% LOT DEPTH/25% LOT DEPTH
	MIN SIDE YARD:	1.2M	1.2M	
	MAX BUILDING HEIGHT:	8M	14.5M	



NO.	REVISION	DATE
1	SITE PLAN ISSUED	FEBRUARY 5, 2025

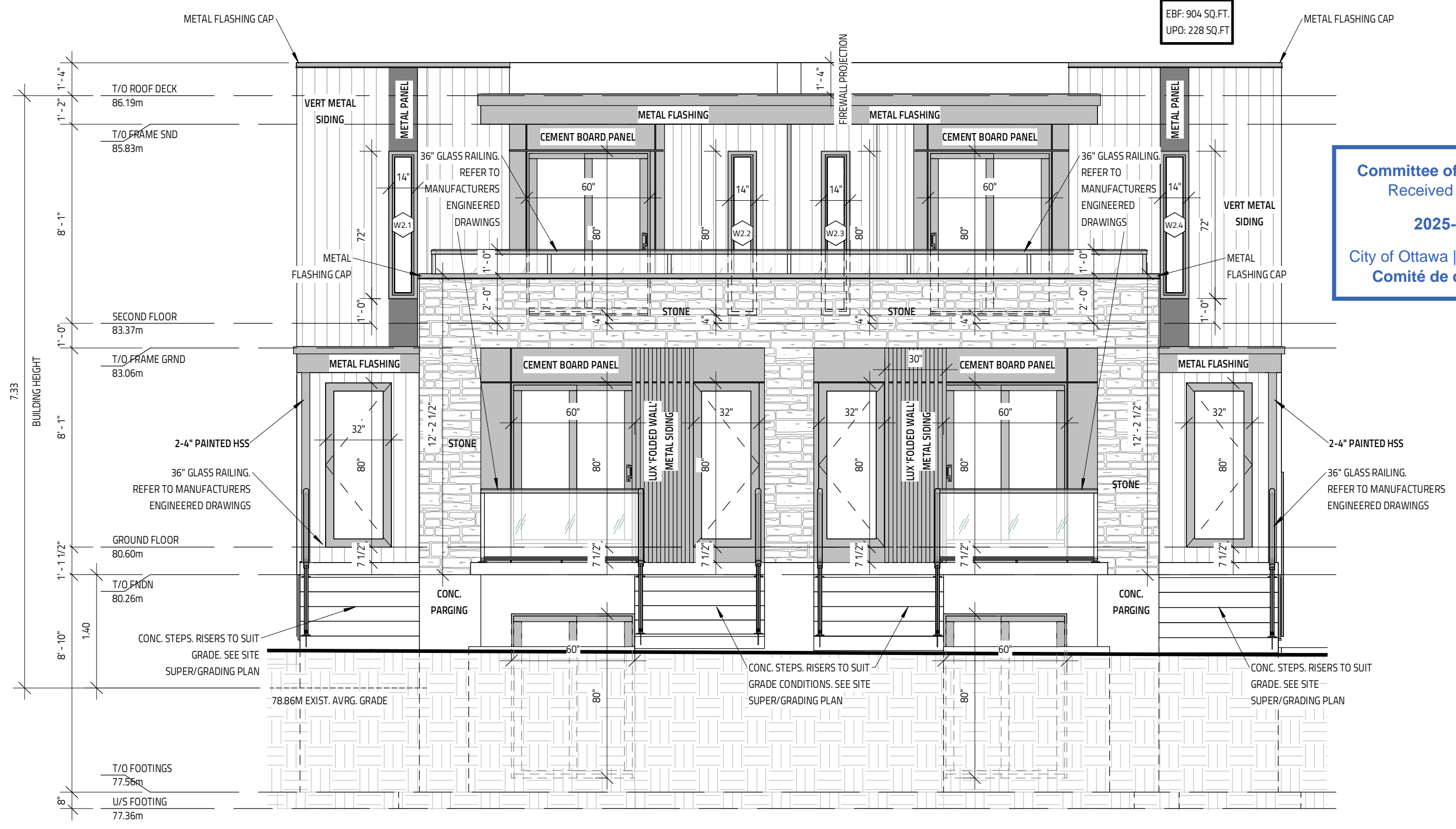
1231 SHILLINGTON AVE.
 ARCHITECTURAL SITE PLAN
 OTTAWA, ON

Evolution
 DESIGN & DRAFTING
 613-884-7068 /// 613-808-7185

SITE PLAN	
DATE: FEBRUARY 5, 2025	SCALE: 1:75
DRAWN BY: MV	FILE NAME: #25-00332
CHECKED BY: MV	DWG. NO. A0.1

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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L

EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R

EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H25 CONFORMING TO CCMC 12678-R

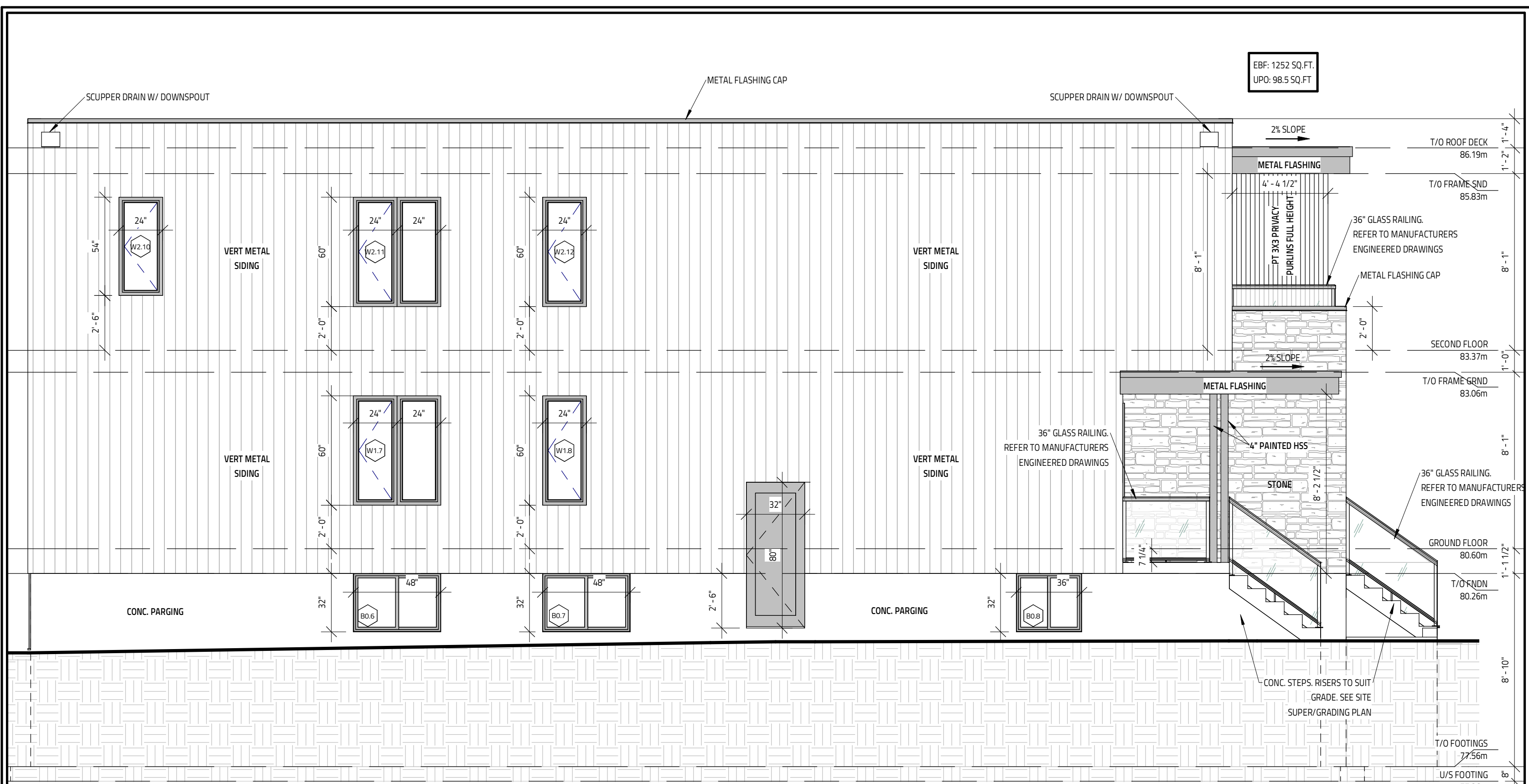
NO.	REVISION	DATE
2	ISSUED TO PLANNER	FEBRUARY 10, 2025
1	ISSUED FOR STRUCTURAL REVIEW	DECEMBER 15, 2024

1231 SHILLINGTON AVE.
BASEMENT: 974 SQ.FT/UNIT C
GROUND: 974 SQ.FT/UNIT A
SECOND: 1069 SQ.FT/UNIT B

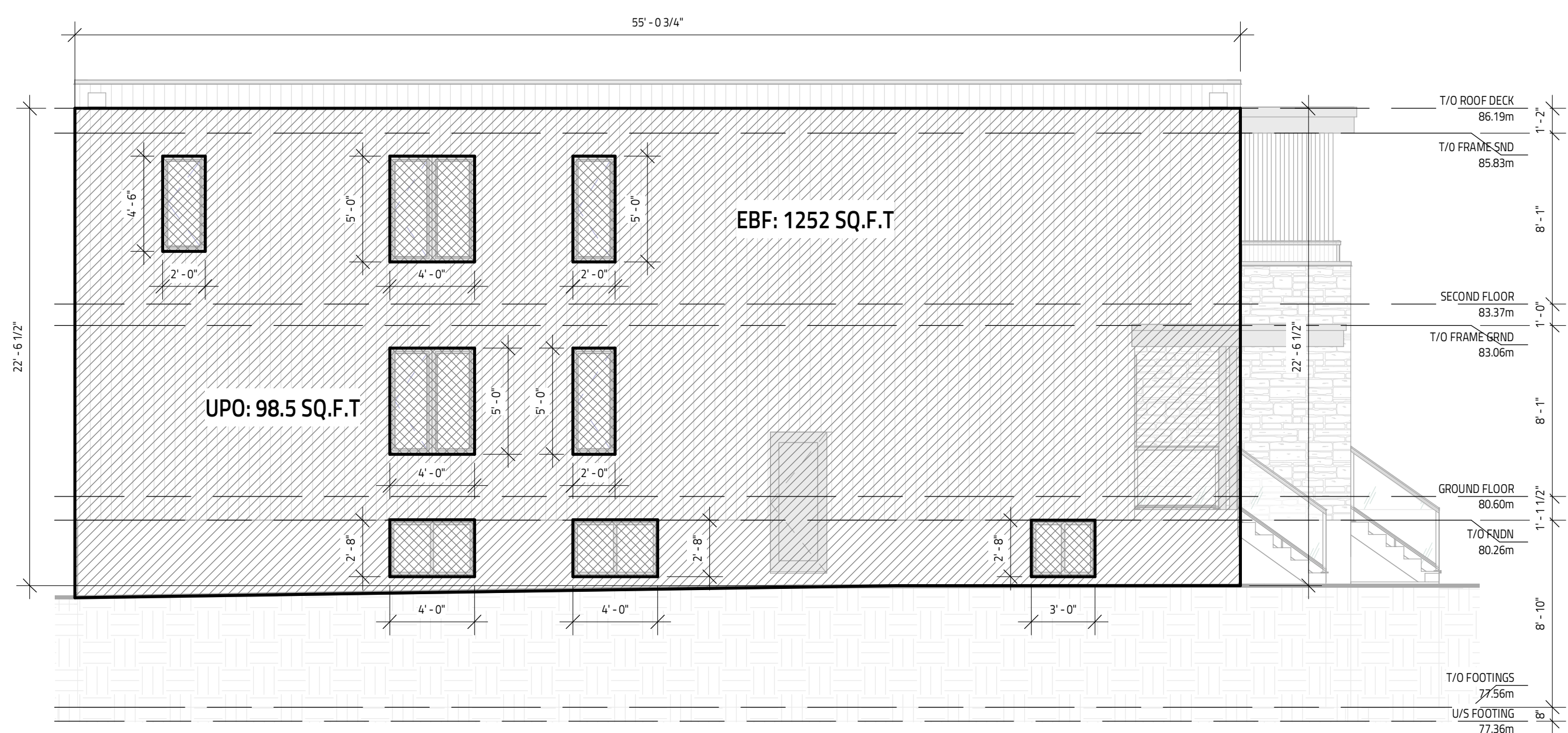
OTTAWA, ON

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

ELEVATIONS 1	
DATE: AUGUST 26, 2024	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: #22-00232
CHECKED BY: SG	DWG. NO.
A4.0	



1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - EBF
SCALE: 3/16" = 1'-0"

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EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

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GROUND: 974 SQ.FT/UNIT A
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OTTAWA, ON



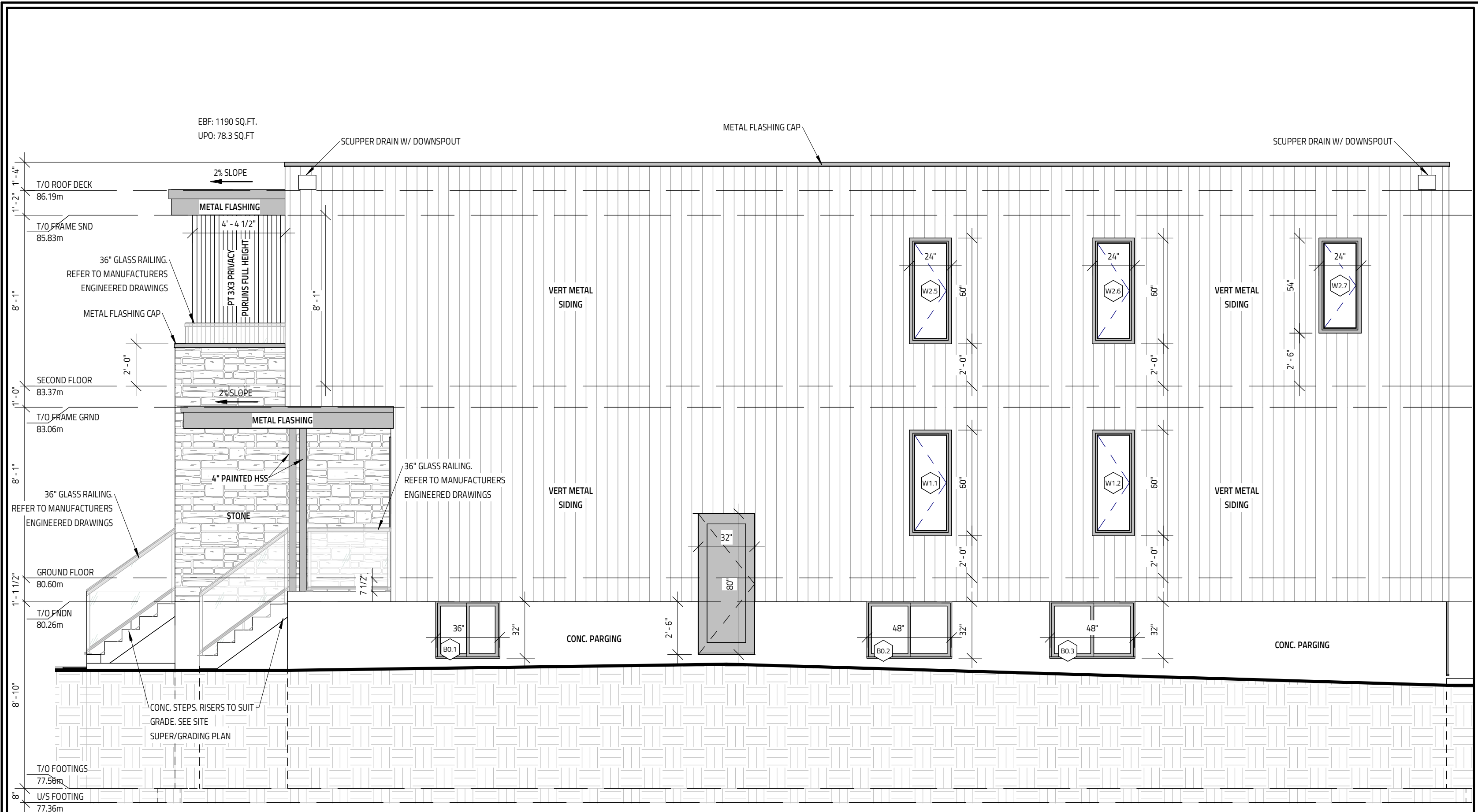
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DATE DRAWN: AUGUST 26, 2024	SCALE: As indicated
DRAWN BY: MV	FILE NAME: R22-00232
CHECKED BY: SG	DWG. NO. A4.1

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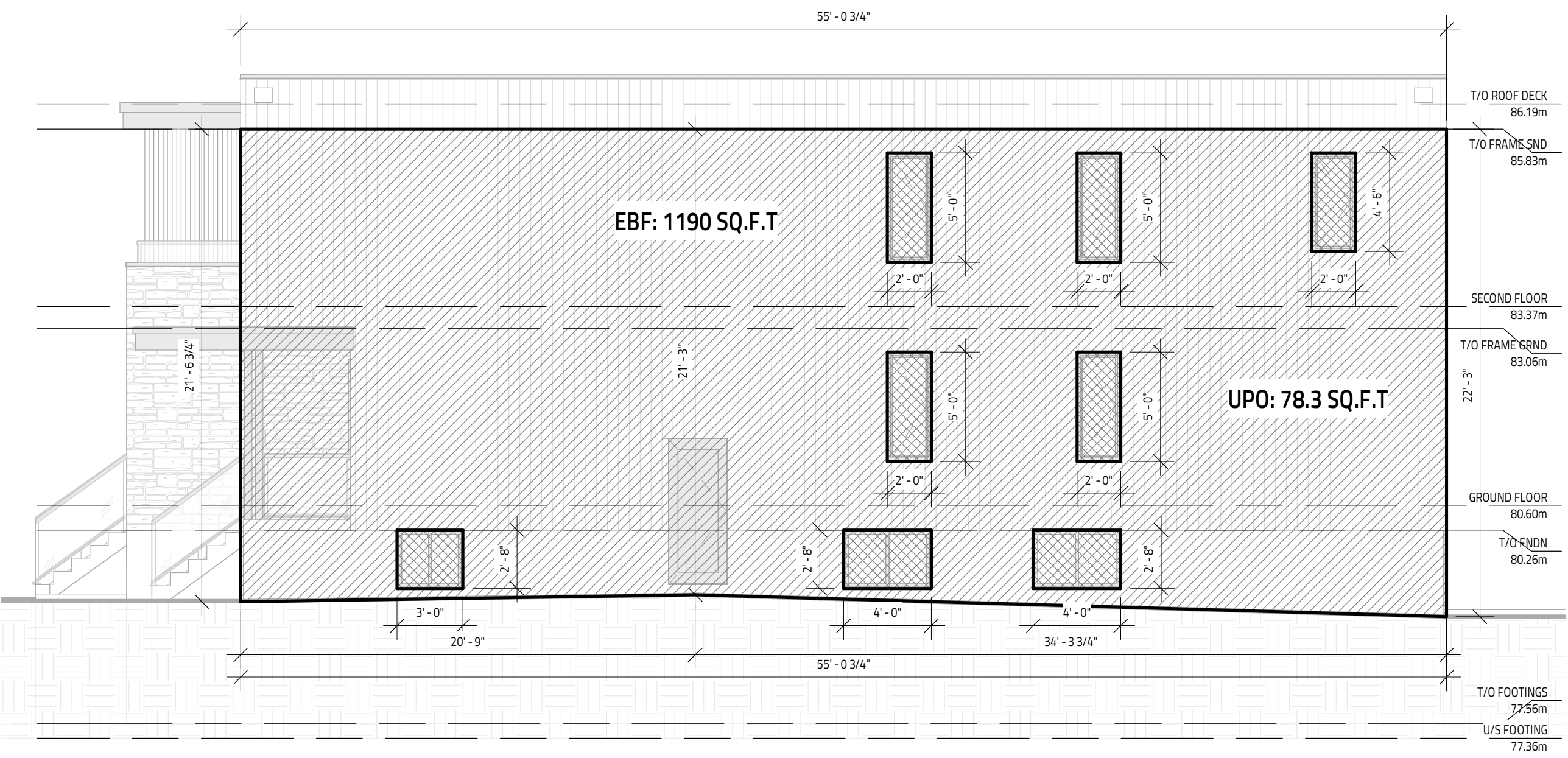
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1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - EBF
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DRAWING TITLE	
ELEVATIONS 3	
DATE: AUGUST 26, 2024	SCALE: As indicated
DRAWN BY: Author	FILE NAME: #22-00232
CHECKED BY: Checker	DWG. NO. A4.2