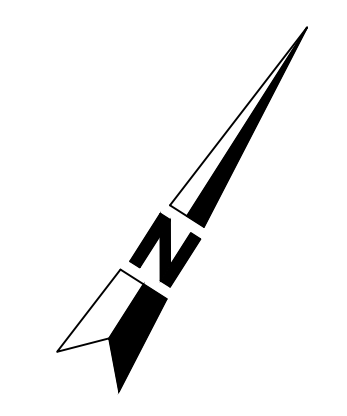


Committee of Adjustment  
Received | Reçu le  
2025-02-25  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
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				496.1
2	PART OF 98	455	ALL OF 04078 - 0187	432.4
3				10.3
4				86.0

PARTS 3 & 4 ARE SUBJECT TO EASEMENT PER INST. CR649123

PLAN OF SURVEY OF  
**PART OF LOT 98**  
**REGISTERED PLAN 455**  
**CITY OF OTTAWA**  
FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 150  
0 3 6 9 12 15 metres

**Metric Note**  
Distances and coordinates 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 are grid, derived from the southerly limit of Normandy Crescent having a bearing of N 57° 31' 10" E as shown on a Plan by (1692) dated May 13, 2016 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°31'50" counter-clockwise was applied to bearings on P1, P3, P5 & P6.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5024780.84	366703.98
(B)	5024859.31	366827.24
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.

**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 \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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

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

- Notes & Legend**
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - IBØ Round Iron Bar
  - CC Cut Cross
  - CP Concrete Pin
  - S&W Spike & Washer
  - IP Iron Pipe
  - (Wit) Witness
  - (Meas) Measured
  - Acc. Accepted
  - (P1) Registered Plan 455
  - (P2) Plan by (1692) dated May 13, 2016 (File No. 144-16)
  - (P3) Plan 4R-2764
  - (P4) Plan 4R-636
  - (P5) Plan by (857) dated July 24, 1990 (Ref. No. 5a-455NP)
  - (P6) Plan by (647) dated Nov. 28, 1959
  - (P7) Plan by (1319) dated Aug. 2, 1978 (Ref. No. 6-455)
  - (P8) Plan by (1692) dated Oct. 7, 2019 (Ref. No. 478-19)
  - (D1) Inst. No. CR649123
  - ow— Overhead Wires
  - AN Utility Pole
  - Anchor
  - CLF Chain Link Fence
  - BF Board Fence
  - CL Centreline
  - Ø Diameter
  - 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.

**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@fsdsurveys.ca

PART OF LOT 98 REGISTERED PLAN 455 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2019



Metric Note: Distances and coordinates 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 are grid, derived from the southerly limit of Normandy Crescent having a bearing of N 57° 31' 10" E as shown on a Plan by (1692) dated May 13, 2016 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes: 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978, (FSD Ref. No. 144-16) 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: L-07-04, L-07-06 and drawing No. 2065 Sheets 9 & 10 of 10. 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.

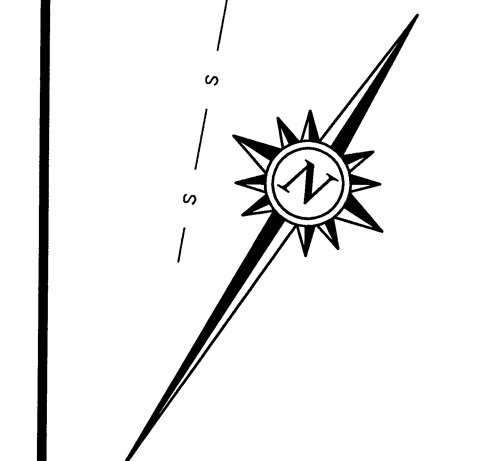
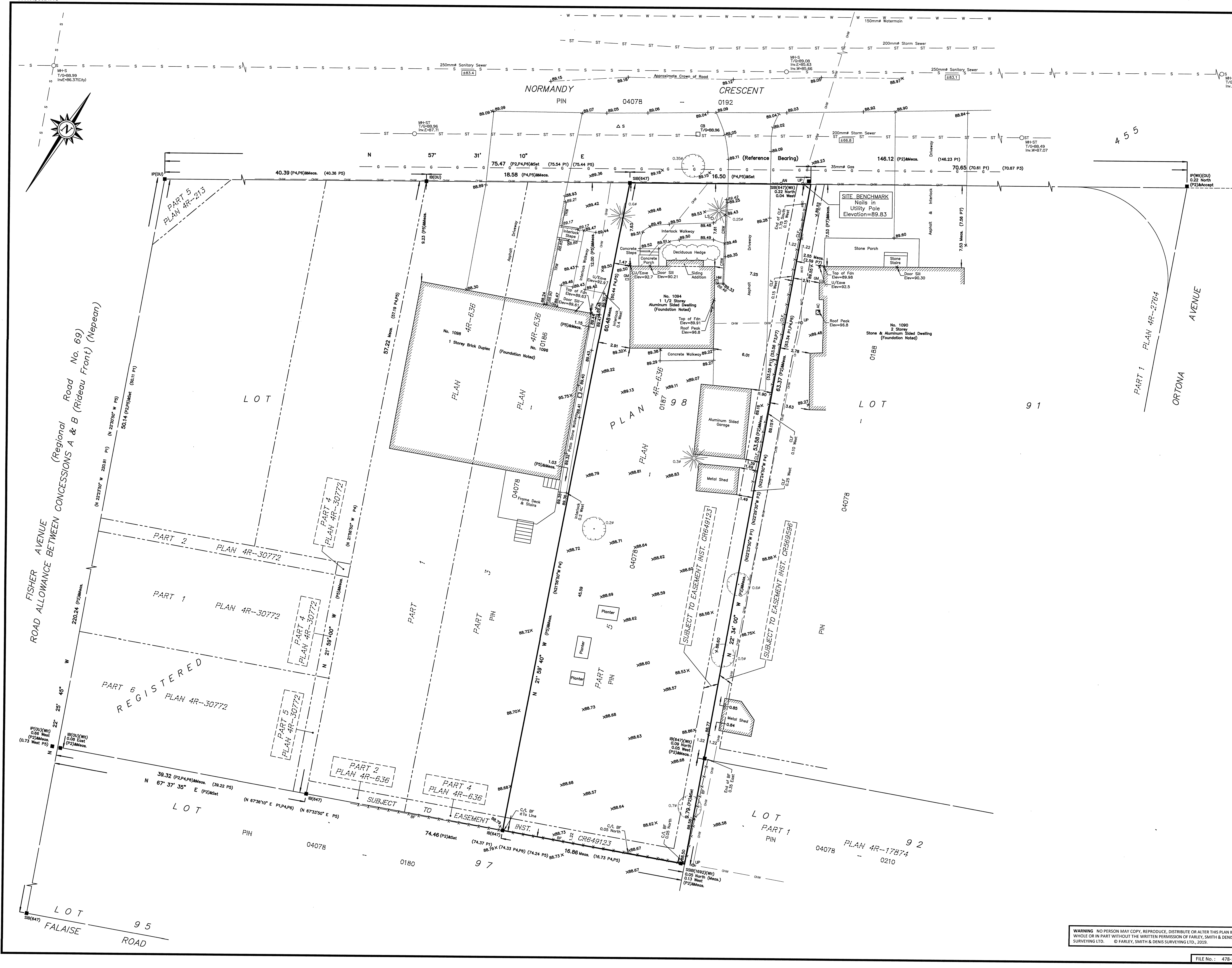
Notes & Legend table listing symbols for Denotes (Survey Monument Planted, Standard Iron Bar, etc.) and Utility Symbols (Storm Sewer, Sanitary Sewer, Water, Gas, etc.).

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2104254. Includes a logo and a note: 'THIS PLAN IS NOT VALID UNLESS IT IS AN UNREVISED ORIGINAL COPY ISSUED BY THE SURVEYOR'.

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 17th day of September, 2019. Signed: Jamie Leslie, Ontario Land Surveyor.

FARLEY, SMITH & DENIS SURVEYING LTD. 190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5 TEL: (613) 727-8226 FAX: (613) 727-1826

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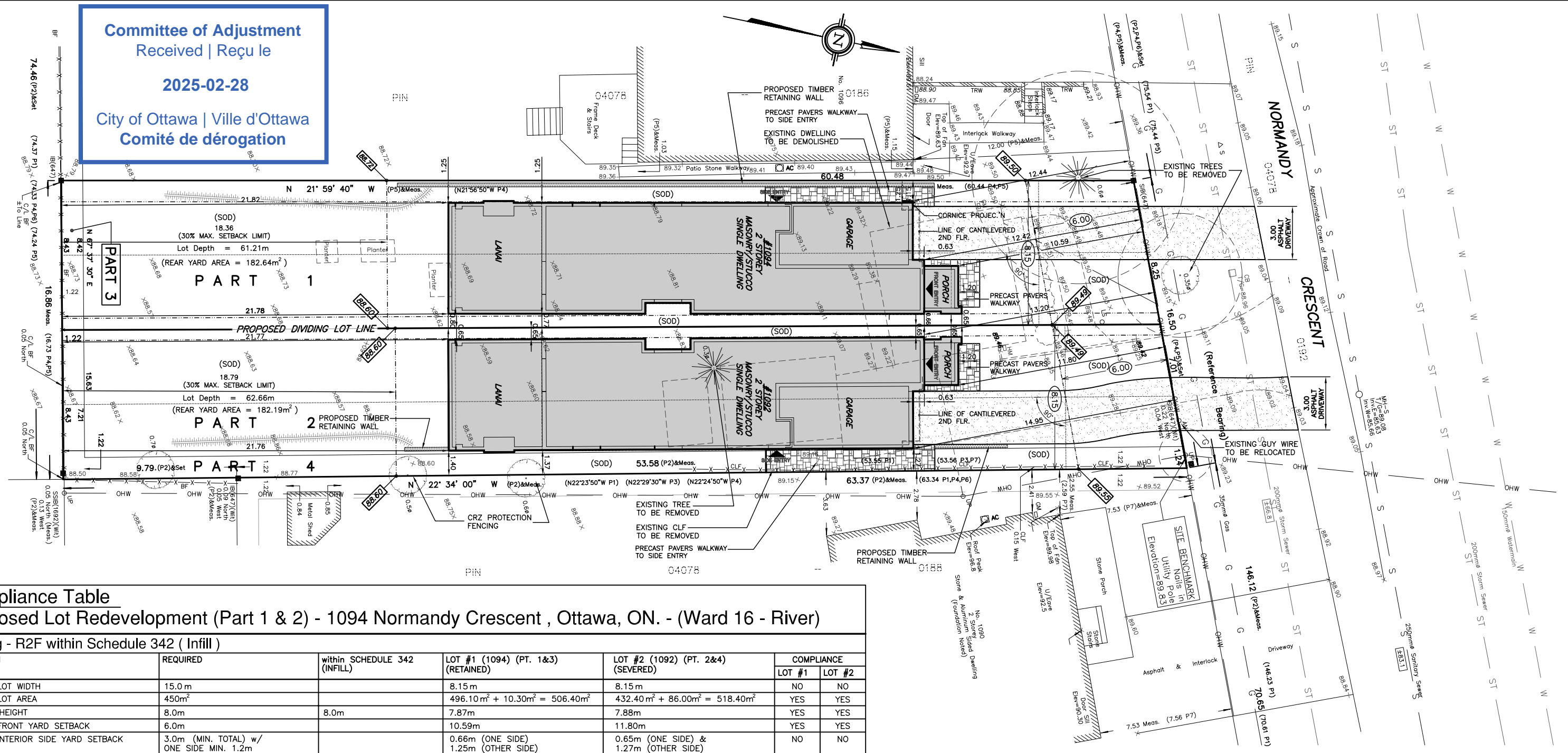


FISHER AVENUE (Regional Road No. 69) ROAD ALLOWANCE BETWEEN CONCESSIONS A & B (Rideau Front) (Nepean)

LOT 95 FALSAISE ROAD



Committee of Adjustment  
Received | Reçu le  
**2025-02-28**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**Compliance Table**  
Proposed Lot Redevelopment (Part 1 & 2) - 1094 Normandy Crescent, Ottawa, ON. - (Ward 16 - River)

PROVISION	REQUIRED	within SCHEDULE 342 (INFILL)	COMPLIANCE	
			LOT #1 (1094) (PT. 1&3) (RETAINED)	LOT #2 (1092) (PT. 2&4) (SEVERED)
MINIMUM LOT WIDTH	15.0m		8.15m	8.15m
MINIMUM LOT AREA	450m <sup>2</sup>		496.10m <sup>2</sup> + 10.30m <sup>2</sup> = 506.40m <sup>2</sup>	432.40m <sup>2</sup> + 86.00m <sup>2</sup> = 518.40m <sup>2</sup>
BUILDING HEIGHT	8.0m	8.0m	7.87m	7.88m
MINIMUM FRONT YARD SETBACK	6.0m		10.59m	11.80m
MINIMUM INTERIOR SIDE YARD SETBACK	3.0m (MIN. TOTAL) w/ ONE SIDE MIN. 1.2m		0.66m (ONE SIDE) 1.25m (OTHER SIDE)	0.65m (ONE SIDE) & 1.27m (OTHER SIDE)
MAXIMUM LOT COVERAGE	N/A		N/A	N/A
MINIMUM REAR YARD SETBACK	7.5m	GREATER THAN 33m DEPTH 30% OF LOT DEPTH	(18.36m MINIMUM SETBACK LIMIT) 21.78m (PROVIDED)	(18.79m MINIMUM SETBACK LIMIT) 21.76m (PROVIDED)
MINIMUM REAR YARD AREA (25% OF LOT AREA)			REQUIRED = 126.50m <sup>2</sup> PROVIDED = 182.64m <sup>2</sup>	REQUIRED = 129.60m <sup>2</sup> PROVIDED = 182.19m <sup>2</sup>
MINIMUM DRIVEWAY WIDTH	MIN. 3.0m / MAX. 3.0m NO DOUBLE-WIDE DRIVEWAY PERMITTED		3.0m	3.0m
AGGREGATE SOFT LANDSCAPING (FRONT & REAR)	30% OF FRONT YARD 14.88m <sup>2</sup> 15% (OF REAR YARD) 27.40m <sup>2</sup> (1094) 27.33m <sup>2</sup> (1092)	14.88m <sup>2</sup> 27.40m <sup>2</sup> 27.33m <sup>2</sup>	55.22m <sup>2</sup> 182.64m <sup>2</sup>	61.13m <sup>2</sup> 182.19m <sup>2</sup>
REAR PORCH/CANOPY PROJECTION TO EAVES	2.0m	2.0m	N/A	N/A

**Average Grade Calculation**

Lot 1 (#1094)	Lot 2 (#1092)
88.72	88.60
88.60	88.60
89.49	89.55
89.50	89.49
<b>89.07</b> (AVERAGE GRADE)	<b>89.06</b> (AVERAGE GRADE)

**SCHEDULE**

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				496.1
2				432.4
3	PART OF 98	455	ALL OF 04078 - 0187	10.3
4				86.0

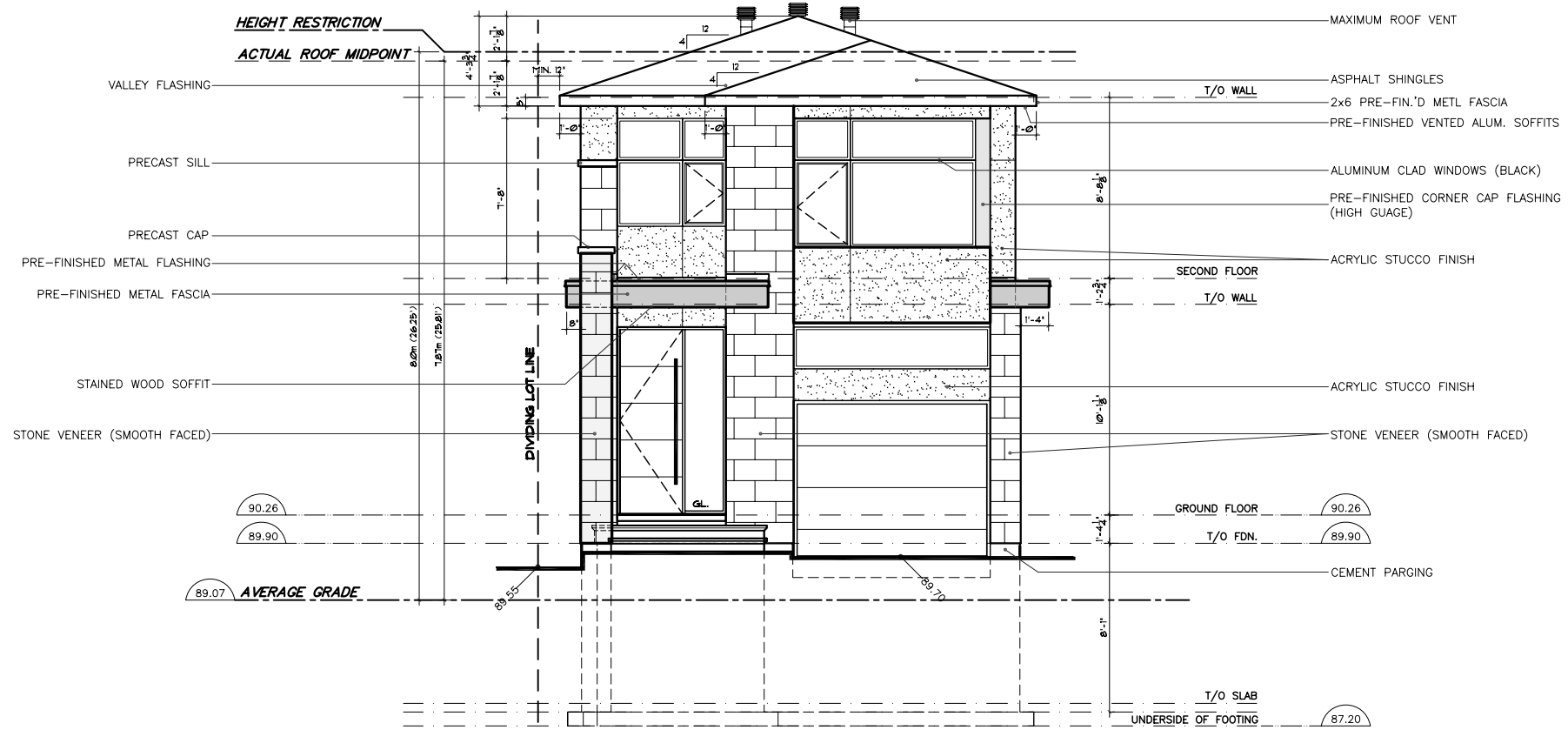
PARTS 3 & 4 ARE SUBJECT TO EASEMENT PER INST. CR649123

SITE PLAN COMPILED FROM  
PLAN OF SURVEY OF  
PART OF LOT 98, REGISTERED PLAN 455  
CITY OF OTTAWA, PREPARED BY,  
FARLEY, SMITH & DENIS SURVEYING LTD. 2025

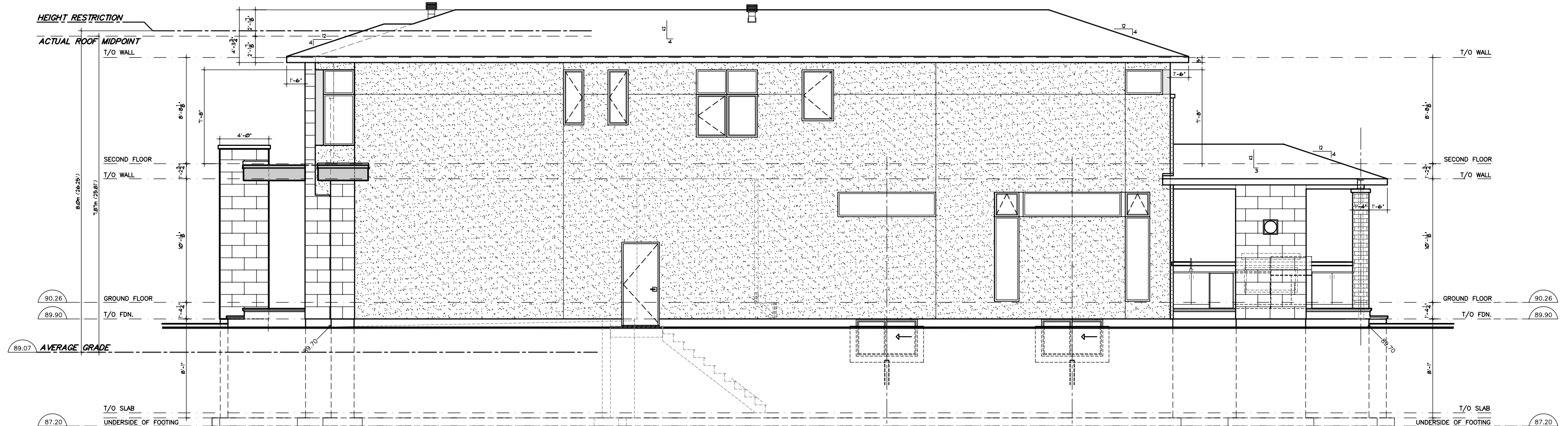


PROJECT:  
**PROPOSED SITE PLAN FOR REDEVELOPMENT**  
**1094 / (1092) Normandy Crescent. (Part Lot 28, Plan 455)**  
**Proposed Two - 2 Storey Single Family Dwellings**

DATE: (D/M/Y)  
12/02/25 (5)  
SCALE:  
1 : 225  
DRAWN BY:  
C. ZACCONI  
**COA-SP1**



FRONT ELEVATION (1094)



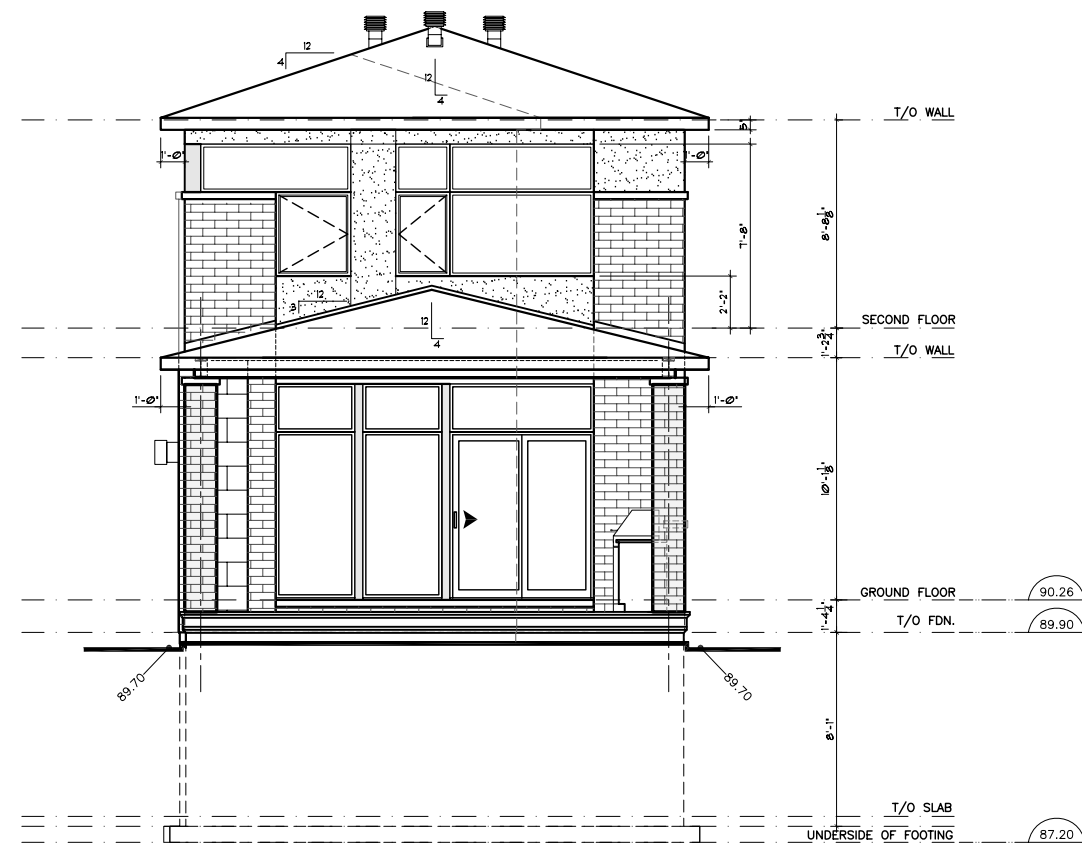
RIGHT SIDE ELEVATION



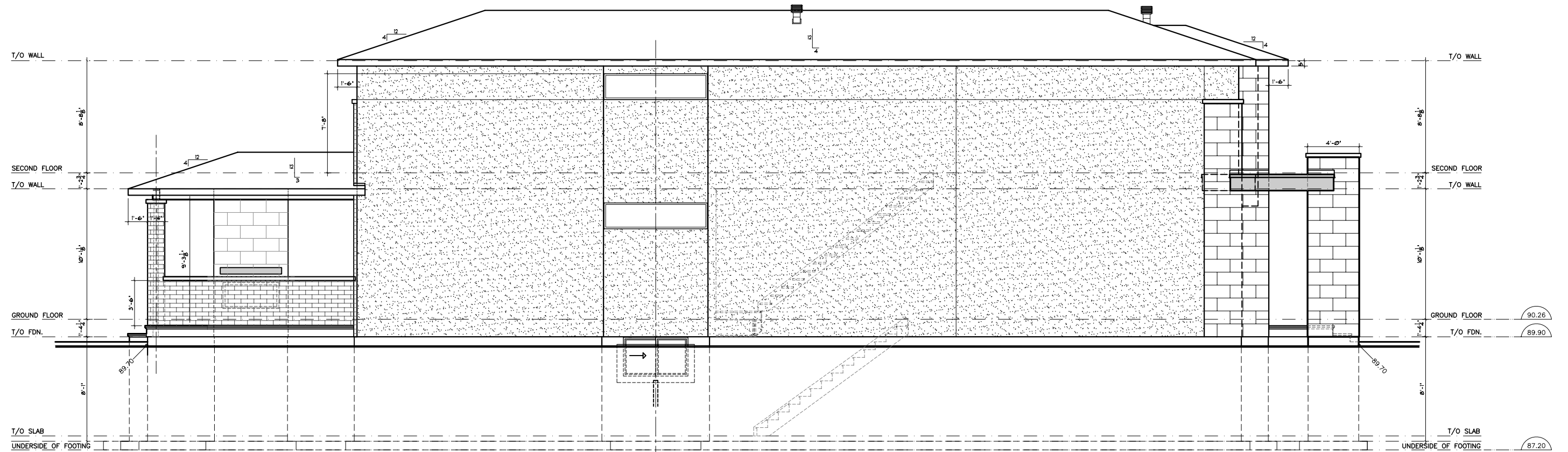
PROJECT: **PROPOSED REDEVELOPMENT - (HOUSE #1 - 1094)**  
 1094 / (1092) Normandy Crescent. (Part Lot 28, Plan 455)  
 Proposed Two - 2 Storey Single Family Dwellings

DATE: (D/M/Y)  
 12/02/25 (3)  
 SCALE:  
 1/8" = 1'-0"  
 DRAWN BY:  
 C. ZACCONI

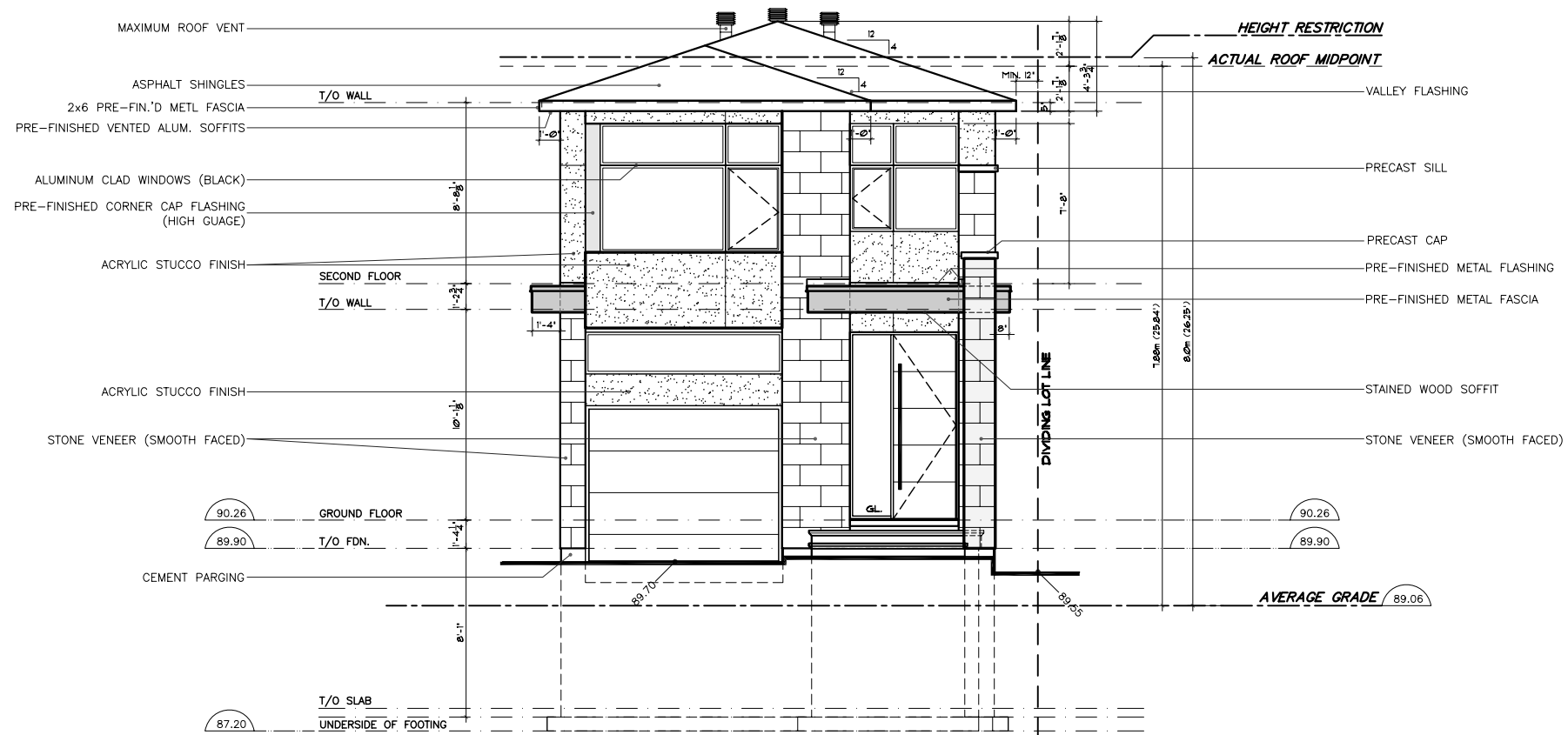
DRAWING NO.  
**A2**



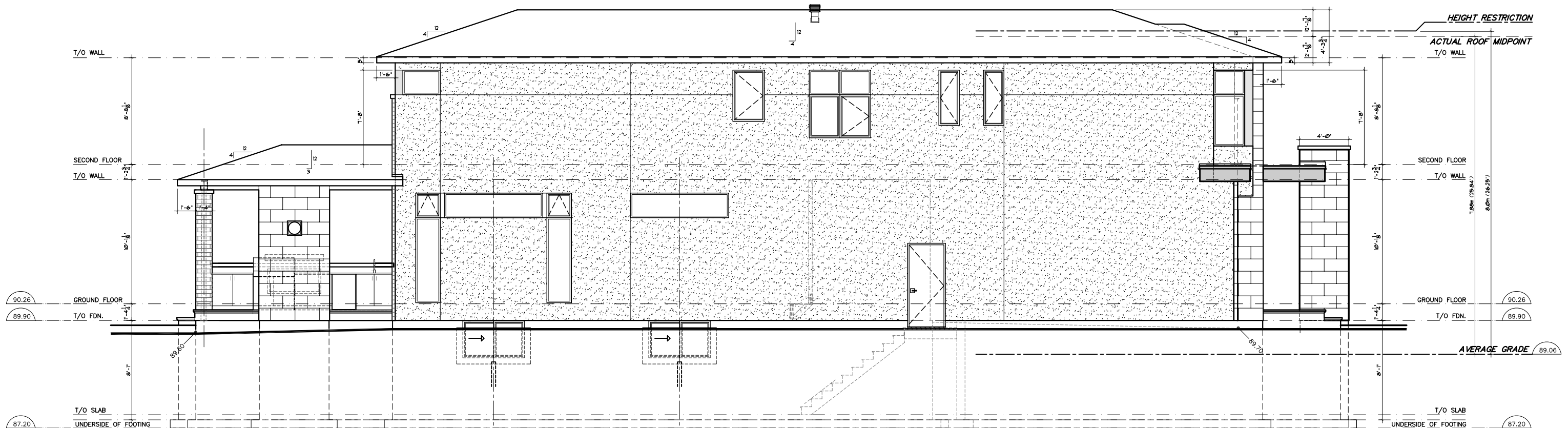
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION (1092)



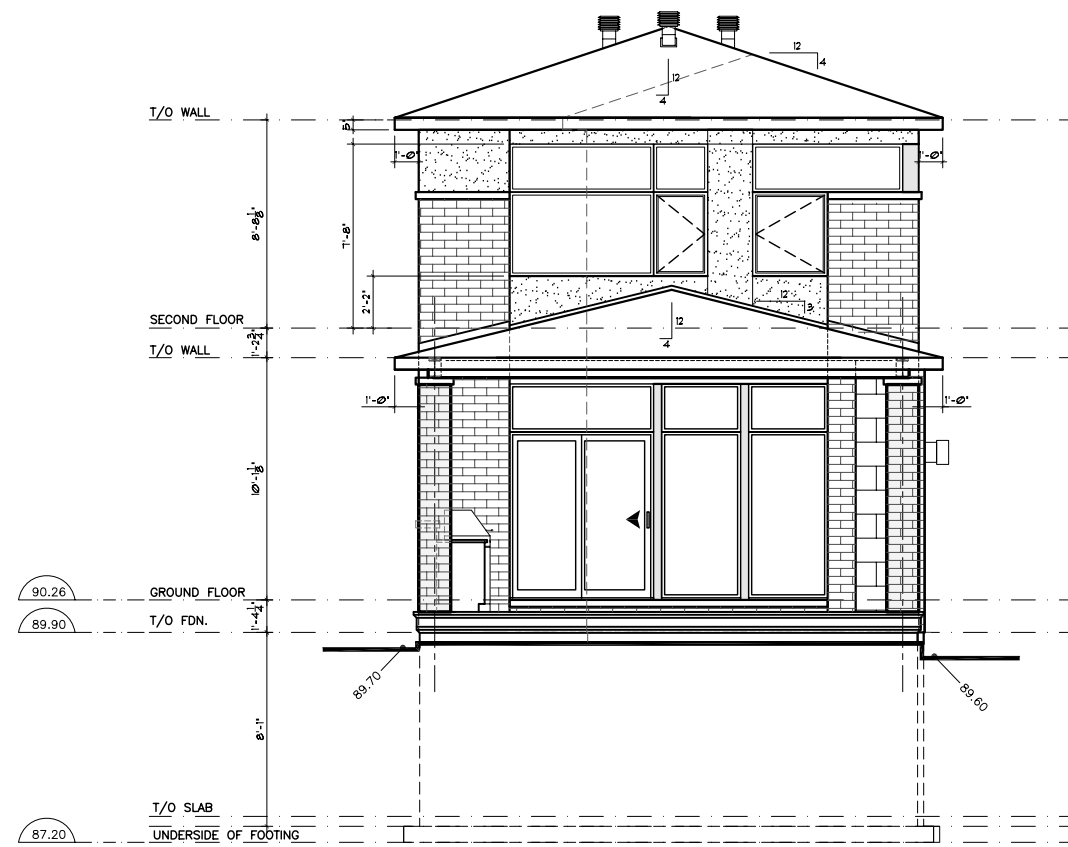
LEFT SIDE ELEVATION



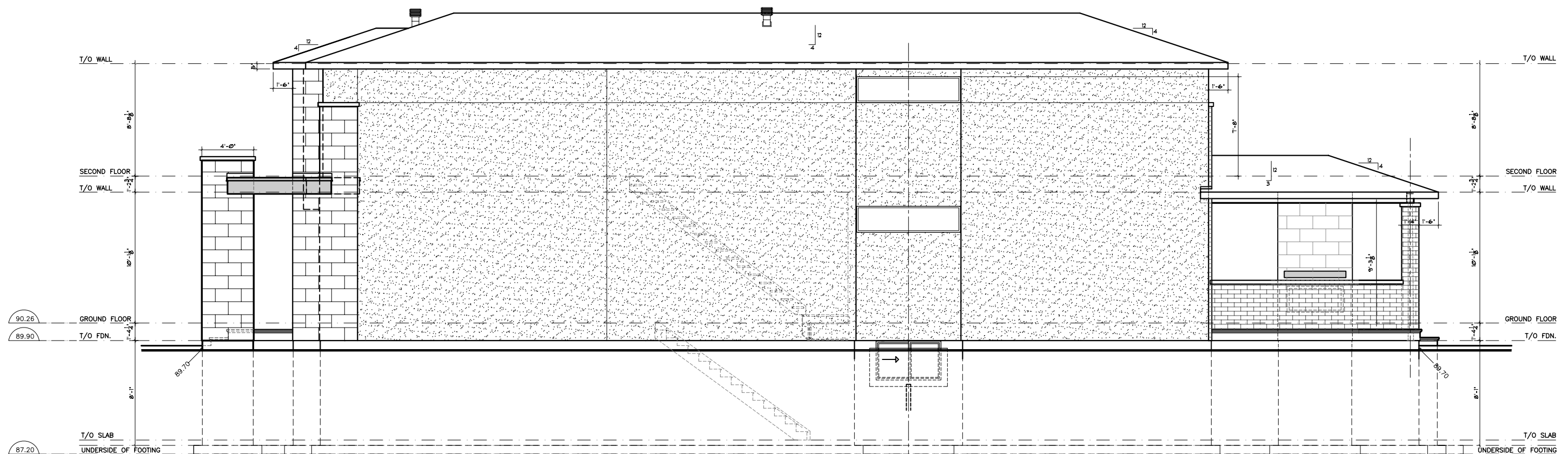
PROJECT: **PROPOSED REDEVELOPMENT - (HOUSE #2 - 1092)**  
 1094 / (1092) Normandy Crescent. (Part Lot 28, Plan 455)  
 Proposed Two - 2 Storey Single Family Dwellings

DATE: (D/M/Y)  
 12/02/25 (3)  
 SCALE:  
 1/8" = 1'-0"  
 DRAWN BY:  
 C. ZACCONI

DRAWING NO.  
**A2.1**



REAR ELEVATION



RIGHT SIDE ELEVATION



PROJECT: **PROPOSED REDEVELOPMENT - (HOUSE #2 - 1092)**  
 1094 / (1092) Normandy Crescent. (Part Lot 28, Plan 455)  
 Proposed Two - 2 Storey Single Family Dwellings

DATE: (D/M/Y)  
 12/02/25 (3)  
 SCALE:  
 1/8" = 1'-0"  
 DRAWN BY:  
 C. ZACCONI

DRAWING NO.  
**A3.1**





**(1092)  
FRONT ELEVATION**

**1094  
FRONT ELEVATION**



PROJECT: **PROPOSED REDEVELOPMENT - (HOUSE #1 & 2 - STREETSCAPE)**  
 1094 / (1092) Normandy Crescent. (Part Lot 28, Plan 455)  
 Proposed Two - 2 Storey Single Family Dwellings

DATE: (D/M/Y)  
 12/02/25 (3)  
 SCALE:  
 1/4" = 1'-0"  
 DRAWN BY:  
 C. ZACCONI

DRAWING NO.  
**A4**