

Committee of Adjustment
Received | Reçu le

2025-01-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

S O M E R S E T

S T R E E T

E A S T

P. I. N. 0 4 2 0 9 -- 0 2 4 2
(REGISTERED PLAN 15632)

P.I.N. 04208 -- 0278

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	PART OF 23	81868	PART OF 04205 - 0066	264.7
2	PART OF F		PART OF 04205 - 0049	69.5
3	PART OF E		PART OF 04205 - 0048	21.0
4	PART OF D		PART OF 04205 - 0047	12.8
5	PART OF D		PART OF 04205 - 0047	16.3
6	PART OF F		PART OF 04205 - 0049	8.3
7	PART OF F		PART OF 04205 - 0049	297.3
8	PART OF E		PART OF 04205 - 0048	130.6
9				15.4
10				2.9
11				3.9
12	PART OF F		PART OF 04205 - 0049	14.0
13	PART OF E		PART OF 04205 - 0049	98.3
14	PART OF D		PART OF 04205 - 0047	317.6
15	PART OF E		PART OF 04205 - 0048	36.8
16	PART OF D		PART OF 04205 - 0047	4.3
17				25.0
18	PART OF 35 & 23		PART OF 04205 - 0066	269.1
19	PART OF 35		ALL OF 04205 - 0051	343.4
20	PART OF 35 & 23		PART OF 04205 - 0066	152.7
21	PART OF LOT E		PART OF 04205 - 0048	70.9

PLAN OF SURVEY OF

LOT 35
EAST SWEETLAND AVENUE
LOTS D, E, F
SOUTH SOMERSET STREET EAST
PART OF LOT 23
WEST RUSSELL AVENUE
REGISTERED PLAN 81868
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 150



Metric Note

Distances and/or 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 0.99995.

Bearing Note

Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 9°58'10" counter-clockwise was applied to bearings on P1.
For bearing comparisons, a rotation of 0°33'40" counter-clockwise was applied to bearings on P3, P6, P7.
For bearing comparisons, a rotation of 0°32'20" counter-clockwise was applied to bearings on P2, P4, P5, P8.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
Ⓐ	5031742.74	369229.11
Ⓑ	5031779.20	369206.91
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:

- 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.
- 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

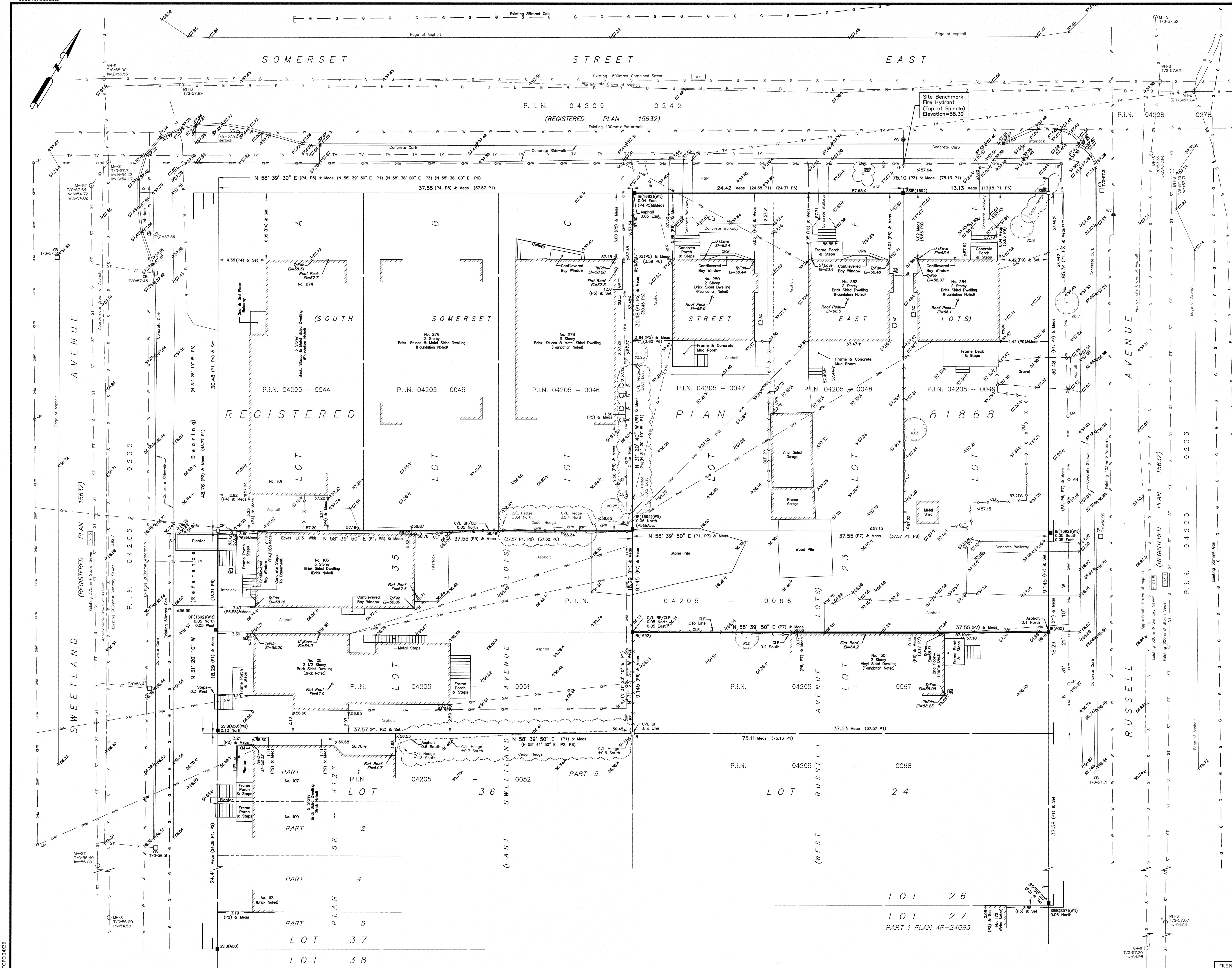
Notes & Legend

—	Denotes Survey Monument Planted	SIB	" Standard Iron Bar
—	Survey Monument Found	IB	" Iron Bar
SSIB	" Short Standard Iron Bar	CP	" Concrete Pin
(P1)	" Registered Plan 81868	(Wit)	" Witness
(P2)	" Plan 5R-4127	Meas	" Measured
(P3)	" Plan 4R-24093		
(P4)	" Plan by (AOG) dated April 13, 2016 (Job No. 16579-16)		
(P5)	" Plan by (AOG) dated June 22, 2016 (Job No. 16018-15)		
(P6)	" Plan by (1692) dated October 28, 2010 (Job No. 384-10)		
(P7)	" Plan by (AOG) dated September 5, 1986 (Job No. 1010)		
(P8)	" Plan by (1319) dated December 14, 1989 (Job No. 3284)		
(P9)	" Plan by (647) dated November 15, 1973		
(P10)	" Plan by (1692) dated November 8, 2023 (File No. 367-23)		
—	Overhead Wires	Ø	" Diameter
—	Utility Pole	CLF	" Chain Link Fence
—	Anchor	BF	" Board Fence
—	Concrete Retaining Wall	CL	" Centreline
—	Timber Retaining Wall		
—	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.		

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@fssurveys.ca



TOPOGRAPHIC PLAN OF SURVEY OF

LOT 35
EAST SWEETLAND AVENUE
LOTS D, E, F
SOUTH SOMERSET STREET EAST
PART OF LOT 23
WEST RUSSELL AVENUE
REGISTERED PLAN 81868
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 150
0 1.5 3 6 9 12 15 metres

Metric Note
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Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).
For bearing comparisons, a rotation of 9°58'10" counter-clockwise was applied to bearings on P1.
For bearing comparisons, a rotation of 0°33'40" counter-clockwise was applied to bearings on P3, P6, P7.
For bearing comparisons, a rotation of 0°32'20" counter-clockwise was applied to bearings on P2, P4, P5, P8.

Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (Monument No. 197834238).
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 it's 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-14-19, E-14-20, 15099, 8119, 9041, 8783.
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement & City of Ottawa Utility Sheets
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
Survey Monument Found
Standard Iron Bar
Short Standard Iron Bar
Iron Bar
Concrete Pin
Witness
Measured
Registered Plan 81868
Plan 5R-4127
Plan 4R-2409
Plan by (AOG) dated April 13, 2016 (Job No. 16579-16)
Plan by (AOG) dated June 22, 2016 (Job No. 16018-15)
Plan by (1692) dated October 28, 2010 (Job No. 384-10)
Plan by (AOG) dated September 5, 1986 (Job No. 1010)
Plan by (1319) dated December 14, 1989 (Job No. 3284)
Plan by (647) dated November 15, 1973
Maintenance Hole (Storm)
Maintenance Hole (Sanitary)
Maintenance Hole (Bell)
Valve Chamber (Watermain)
Underground Sanitary Sewer
Underground Water
Underground Gas
Underground Bell
Underground Rogers
Overhead Wires
Utility Pole
Anchorage
Catch Basin
Fire Hydrant
Water Valve
Gas Meter
Bollard
Sign
Air Conditioner
Diameter
Chain Link Fence
Board Fence
Concrete Retaining Wall
Stone Retaining Wall
Timber Retaining Wall
Invert
Top of Grate
U/Eave
Tp/dn
Centreline
Location of Elevations
Top of Concrete Curb/Retaining Wall Elevation
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.

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Site Area=2174.8 sq.m.

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.
© FARLEY, SMITH & DENIS SURVEYING LTD., 2023.

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 23rd day of October, 2023.

Nov 08/2023
Date
Emad Alirezaei
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-64442

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

FILE No.: 367-23

[illegible]

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

146 RUSSELL AVENUE
OTTAWA, ONTARIO, K1N 7X4

Drawn By: **DL**

Date: **MAR 2005**

Project No:

Scale:

1:150

PLOTTED Fri. 28 Mar 2022

1. TREES AND PRESERVATION REQUIREMENTS
2. SITE GRADING OR EXISTING OBSTRUCTIONS
3. OVERHEAD WIRES AND SETBACK REQUIREMENTS
4. ZONING REQUIREMENTS
5. OBC EXITING AND FIRE SAFETY REQUIREMENTS
6. ACCESSIBILITY
7. COMBUSTIBLE VS NON-COMBUSTIBLE SIDE WALLS
8. STORM WATER STORAGE AND ROOF DESIGN
9. STYLE PREFERENCES
10. MATERIAL PREFERENCES
11. BALCONIES, DECKS AND PATIOS
12. TARGET DEMOGRAPHIC AND UNIT SIZE
13. GARBAGE & RECYCLING
14. BICYCLE PARKING
15. CMHC MORTGAGE REQUIREMENTS
16. MECHANICAL SYSTEMS - SPECIAL REQUIREMENTS
17. TRANSFER - IN OR OUTDOORS
18. METERS AND ELECTRICAL PANEL - IN OR OUTDOORS
19. ELEVATOR
20. FIRE FLOW

•NON-COMBUSTIBLE CONSTRUCTION USING STEEL STUDS CAN BE AVOIDED IF THE SIDE WALL OF EACH UNIT IS NOT TOO LARGE, AS IN THE FOLLOWING

EXAMPLES:

- COMBUSTIBLE CONSTRUCTION IS PERMITTED FOR A 3m x 6.66m SIDE WALL FIRE COMPARTMENT THAT IS 5' OR 1.5m FROM THE SIDE LOT LINE
- COMBUSTIBLE CONSTRUCTION IS PERMITTED FOR A 3m x 17m SIDE WALL FIRE COMPARTMENT THAT IS 6.6' OR 2.0m FROM THE SIDE LOT LINE

BUILDING #1: 10-UNIT APARTMENT		
PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	15m	16m
MIN. LOT AREA	450m ²	483.3m ²
MAX. HEIGHT	11m	11m
MIN. SIDE YARD SETBACK	1.5m	1.5m
MIN. FRONT YARD SETBACK	4.5m	4.5m
MIN. CORNER SETBACK	N/A	N/A
MIN. REAR YARD SETBACK (T. 144d)	30% OF LOT DEPTH (8.6m)	8.5m
MIN. REAR CORNER (S. 144d)(5)	N/A	N/A
MIN. INTERIOR YARD (S. 144d)(6)	N/A	N/A
MIN. GLAZING ON FRONT FACADE (S. 161)(15a)(i)	20%	--
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S. 161)(15b)(i)	25%	--
MIN. 2 BDRM UNITS (S. 181)(15b)	25%(3)	3 (30%)
MIN. PARKING SPACES (S. 101)(3a)	0	2
MIN. VISITOR PARKING SPACES (S. 101)(3b)	0	0
MIN. BICYCLE PARKING SPACES (S. 101)(3c)	15 PER DWELLING UNIT (5)	0
AMOUNT OF BIKE PKG WHICH MAY BE IN A LANDSCAPED AREA	GREATER OF 50% OF REQD OR 15 SPACES	0
MIN. SOFT LANDSCAPING IN THE FRONT YARD (T. 161)	40%	96.5%
MIN. SOFT LANDSCAPING IN THE REAR YARD (S. 161)(15b)(ii)	50%	63%
MIN. AGGREGATED RECTANGULAR (S. 161)(15b)(iii)	25m ²	PROVIDED
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S. 161)(15b)	--	PROVIDED

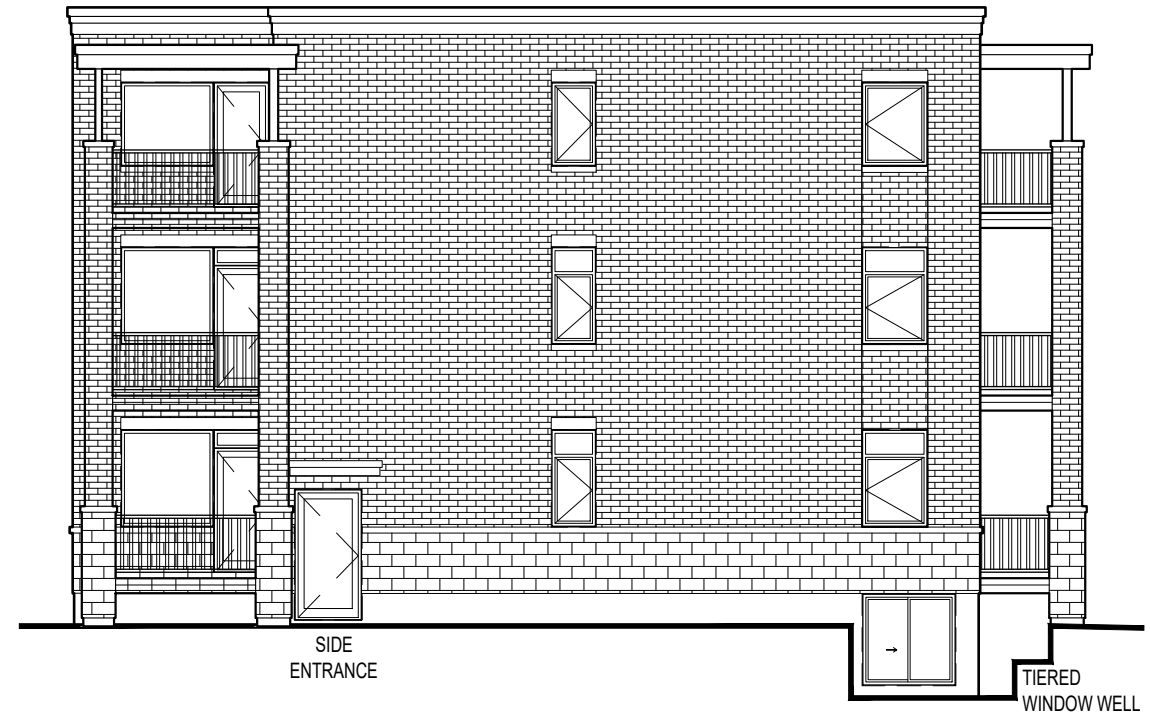
MIN LOT WIDTH	15m	19.3m
MIN LOT AREA	450m ²	457.3m ²
MAX HEIGHT	11m	11m
MIN SIDE YARD SETBACK	1.5m	1.8m
MIN FRONT YARD SETBACK	4.5m	4.5m
MIN CORNER SETBACK	4.5m	4.5m
MIN REAR CORNER (S 144/150)	1.2m	2.6m
MIN INTERIOR YARD (S 144/150)	6.1m x 5.7m	NONE - VARIANCE REQ'D
MIN GLAZING ON FRONT FACADE (S 161/150)	25%	--
MIN FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE SETBACK LINE (S 161/150)	20%	--
MIN 2 BDRM UNITS (S 161/150)	25% (3)	3 (30%)
MIN PARKING SPACES (S 161/150)	0	0
MIN VISITOR PARKING SPACES	0	0
MIN BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT (5)	0
AMOUNT OF BIKE PRG WHICH MAY BE IN A LANDSCAPED AREA	0	0
MIN SOFT LANDSCAPING IN THE FRONT YARD (T 161)	40%	90.3%
MIN SOFT LANDSCAPING IN THE REAR YARD (S 161/150)	50m ²	60m ²
MIN AGGREGATED RECTANGULAR (S 161/150.v)	25m ²	PROVIDED - VARIANCE REQ'D TO PERMIT 2 WINDOW WELLS WITHIN RECTANGULAR AREA
FRONT YARD AND CORNER SIDE YARD MUST HAVE LANDSCAPING PROHIBITORS (S 161/150)		PROVIDED

BUILDING #3: 10-UNIT APARTMENT		
PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN LOT WIDTH	15m	15.8m
MIN LOT AREA	450m²	488.32m²
MAX HEIGHT	11m	11m
MIN SIDE YARD SETBACK	1.5m	1.5m
MIN FRONT YARD SETBACK	4.3m	4.5m
MIN CORNER SETBACK	N/A	N/A
MIN REAR YARD SETBACK (T. 144A)	30% of LOT DEPTH (9.3m)	12.3m
MIN REAR CORNER (S. 144(B))	N/A	N/A
MIN INTERIOR YARD (S. 146(6))	25%	--
MIN GLAZING ON FRONT FACADE (S. 161(15g))	20%	--
MIN FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S. 161(15g))	25%	--
MIN 2 BDRM UNITS (S. 161(16)(b))	25% (3)	3 (30%)
MIN PARKING SPACES (S. 101(34))	0	0
MIN VISITOR PARKING SPACES	0	0
MIN BICYCLE PARKING SPACES	0	0
MIN SOFT LANDSCAPING IN THE FRONT YARD (T. 161)	40%	96.5%
MIN SOFT LANDSCAPING IN THE REAR YARD (S. 161(15b-ii))	50%	51%
MIN AGGREGATED RECTANGULAR AREA (S. 161(15b-ii))	25m²	PROVIDED
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S. 161(15e))	--	PROVIDED

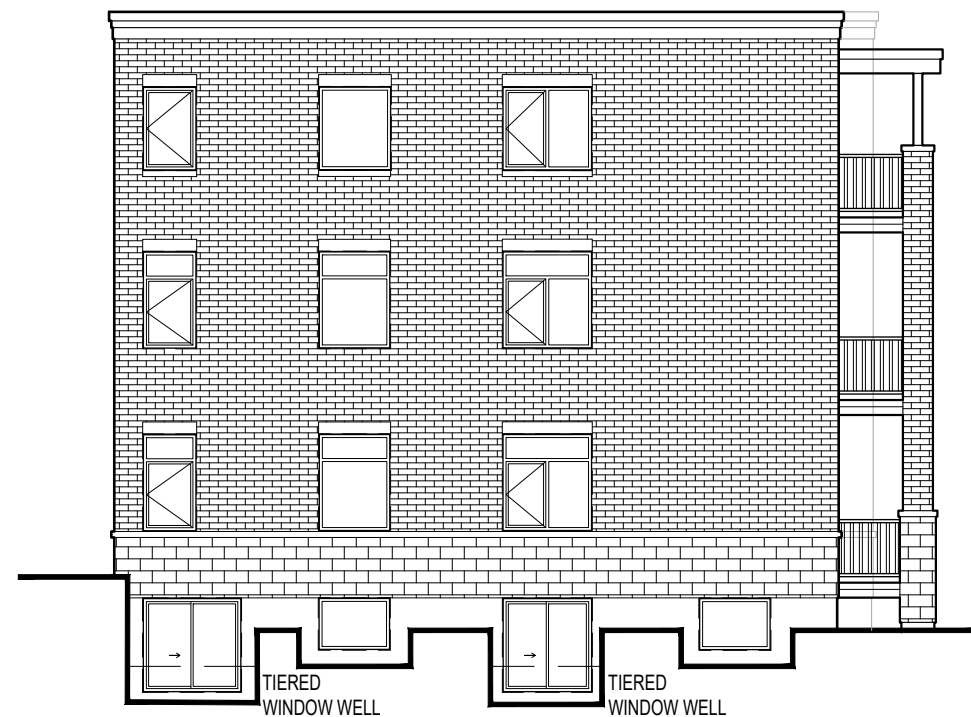
BUILDING #3 - 10-UNIT APARTMENT		
PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	450m ²	18.2m
MIN. LOT AREA	450m ²	785.4m ²
MAX. HEIGHT	11m	11m
MIN. SIDE YARD SETBACK	1.5m	1.5m & 3.7m
MIN. FRONT YARD SETBACK	4.5m	4.5m
MIN. CORNER SETBACK	NA	NA
MIN. REAR YARD SETBACK (S. 144A)	30% OF LOT DEPTH (13.9m)	26.1m
MIN. REAR CORNER (S. 144B/50)	NA	NA
MIN. INTERIOR YARD (S. 144B/6)	NA	NA
MIN. GLAZING ON FRONT FACADE (S. 161(15g))	25%	--
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S. 161(15g))	--	--
MIN. 2 BDRM UNITS (S. 161(16))	25% (3)	3 (30%)
MIN. PARKING SPACES (S. 101(3a))	0	0
MIN. VISITOR PARKING SPACES (S. 101(3a))	0	5
MIN. BICYCLE PARKING SPACES (S. 101(3a))	15 PER DWELLING UNIT (5)	5
AMOUNT OF BIKE PKG WHICH MAY BE IN A LANDSCAPED AREA	GREATER OF: 50% OF REQ'D OR 15 SPACES	5
MIN. SOFT LANDSCAPING IN THE FRONT YARD (T. 161)	40%	50%
MIN. SOFT LANDSCAPING IN THE REAR YARD (S. 161(15a))	40%	50%
MIN. AGGREGATED RECTANGULAR (S. 161(15b.v))	25m ²	PROVIDED
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S. 161(15d))	--	PROVIDED



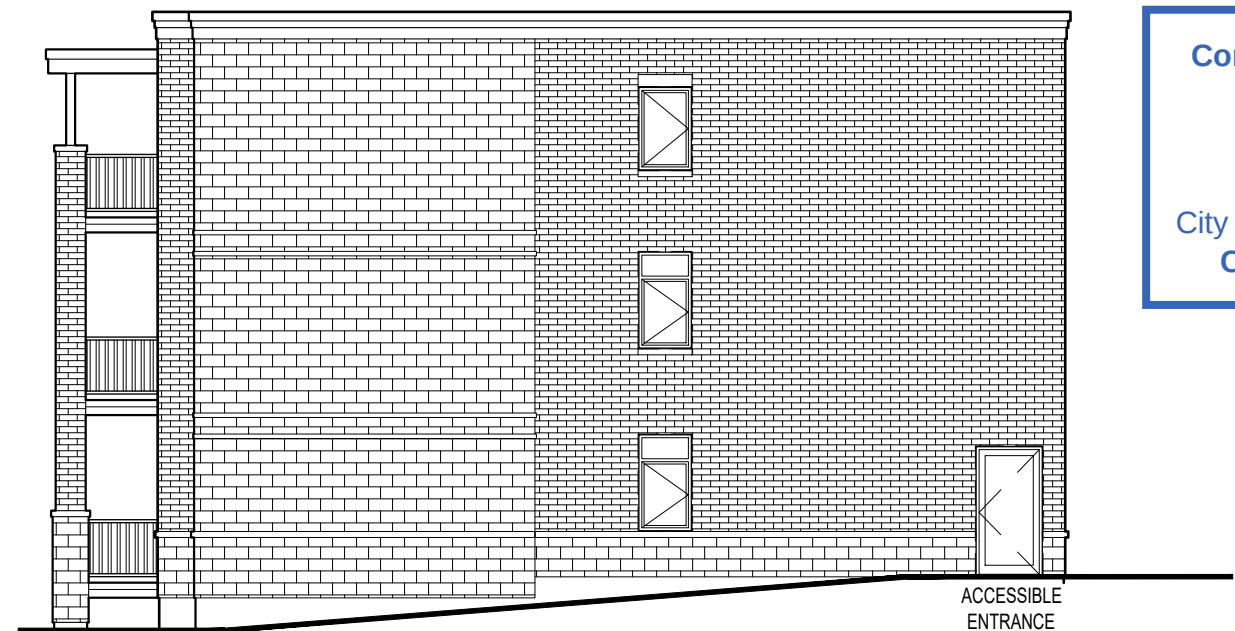
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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2025-01-24

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Comité de dérogation

RJH ARCHITECTURE
+
PLANNING

414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
613-262-5480 info@rjhill.ca rjhill.ca

SANDY HILL APT'S BLDG #2
284 Somerset St. East, Ottawa, Ontario

SCALE: 3/32" = 1'-0"

BUILDING 2 ELEVATIONS

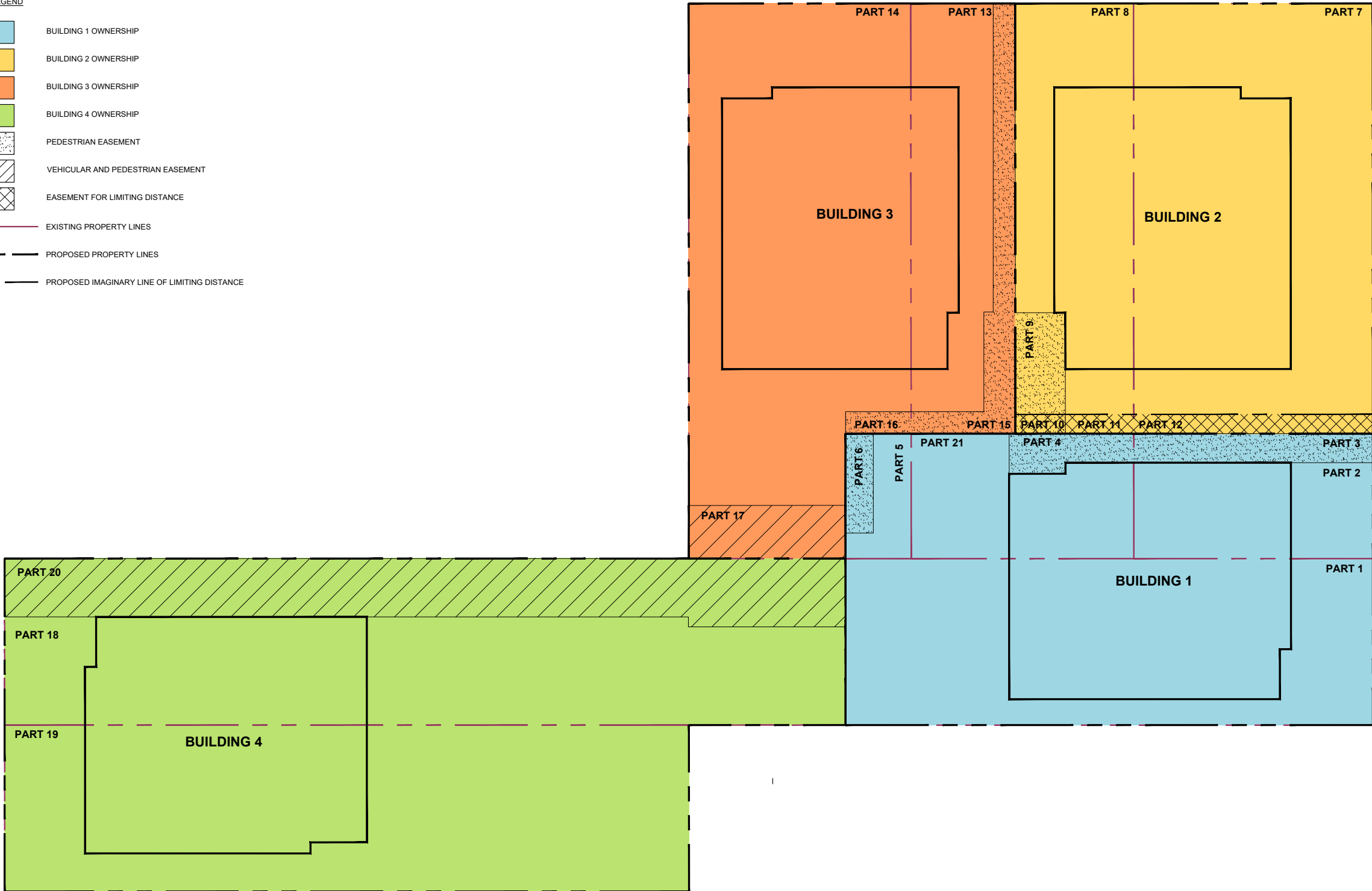
LEGEND

- BUILDING 1 OWNERSHIP
- BUILDING 2 OWNERSHIP
- BUILDING 3 OWNERSHIP
- BUILDING 4 OWNERSHIP
- PEDESTRIAN EASEMENT
- VEHICULAR AND PEDESTRIAN EASEMENT
- EASEMENT FOR LIMITING DISTANCE

EXISTING PROPERTY LINES

PROPOSED PROPERTY LINES

PROPOSED IMAGINARY LINE OF LIMITING DISTANCE



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RJH ARCHITECTURE
+
PLANNING

414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
613-262-5480 info@rjhill.ca rjhill.ca

SANDY HILL APT'S
146 Russel Ave, Ottawa, Ontario

SCALE: 1:250

EASEMENTS AND
DESCRIPTION OF PARTS

Description of Ownerships & Parts

Updated March 28th, 2025

BUILDING 1 - owns parts 1-6 & 21 with easement rights over parts 9, 10, 15, & 16 for pedestrian access and for maintenance, and easement rights over parts 17 & 20 for vehicular and pedestrian access and for maintenance, and with an agreement to be registered on title for use of parts 11 & 12 for "limiting distance" building code conformity, and with Building 1 ownership subject to an easement over parts 3, 4, & 6 in favour of Buildings 2, 3, & 4.

BUILDING 2 - owns parts 7-12 with easement rights over parts 3, 4, 6, 15, 16, 17, & 20 for pedestrian access and for maintenance, and with Building 2 ownership subject to an easement over parts 9 & 10 in favour of Buildings 1, 3, & 4 and an agreement to be registered on title for parts 11, & 12 in favour of Building 1.

BUILDING 3 - owns parts 13-17 with easement rights over parts 3, 4, 6, 9, 10, & 20 for pedestrian access and for maintenance, and with Building 3 ownership subject to an easement over parts 15, 16, & 17 in favour of Buildings 1, 2, & 4.

BUILDING 4 - owns parts 18-20 with easement rights over parts 3, 4, 6, 9, 10, 15, & 16 for pedestrian access and for maintenance, and easement rights over part 17 for vehicular and pedestrian access and for maintenance, and with Building 4 ownership subject to an easement over part 20 in favour Buildings 1, 2, & 3.

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Revised | Modifié le : 2025-03-28

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