

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 9	448	ALL OF 04023 - 0200	236.6
2				334.3

PLAN OF SURVEY OF

PART OF LOT 9
REGISTERED PLAN 448
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2025

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 0.99994.

Bearing Note
Bearings are MTM grid, derived from Can-Net Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N 32° 22' 00" W 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°36'00" counter-clockwise was applied to bearings on P1, P2.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
Ⓐ	5028328.36	363870.81
Ⓑ	5028126.39	363958.05
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

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

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TEL. (613) 727-8226 E-mail: info@fstdsurveys.ca

FILE No.: 377-23

Committee of Adjustment
Received | Reçu le

2025-04-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT FABRIC



461-463 Dawson Avenue



486-484 Dawson Avenue



288-286 Iona Street



489-491 Dawson Avenue



493-495 Dawson Avenue



501-503 Dawson Avenue



278-276 Iona Street



505 DAWSON AVENUE

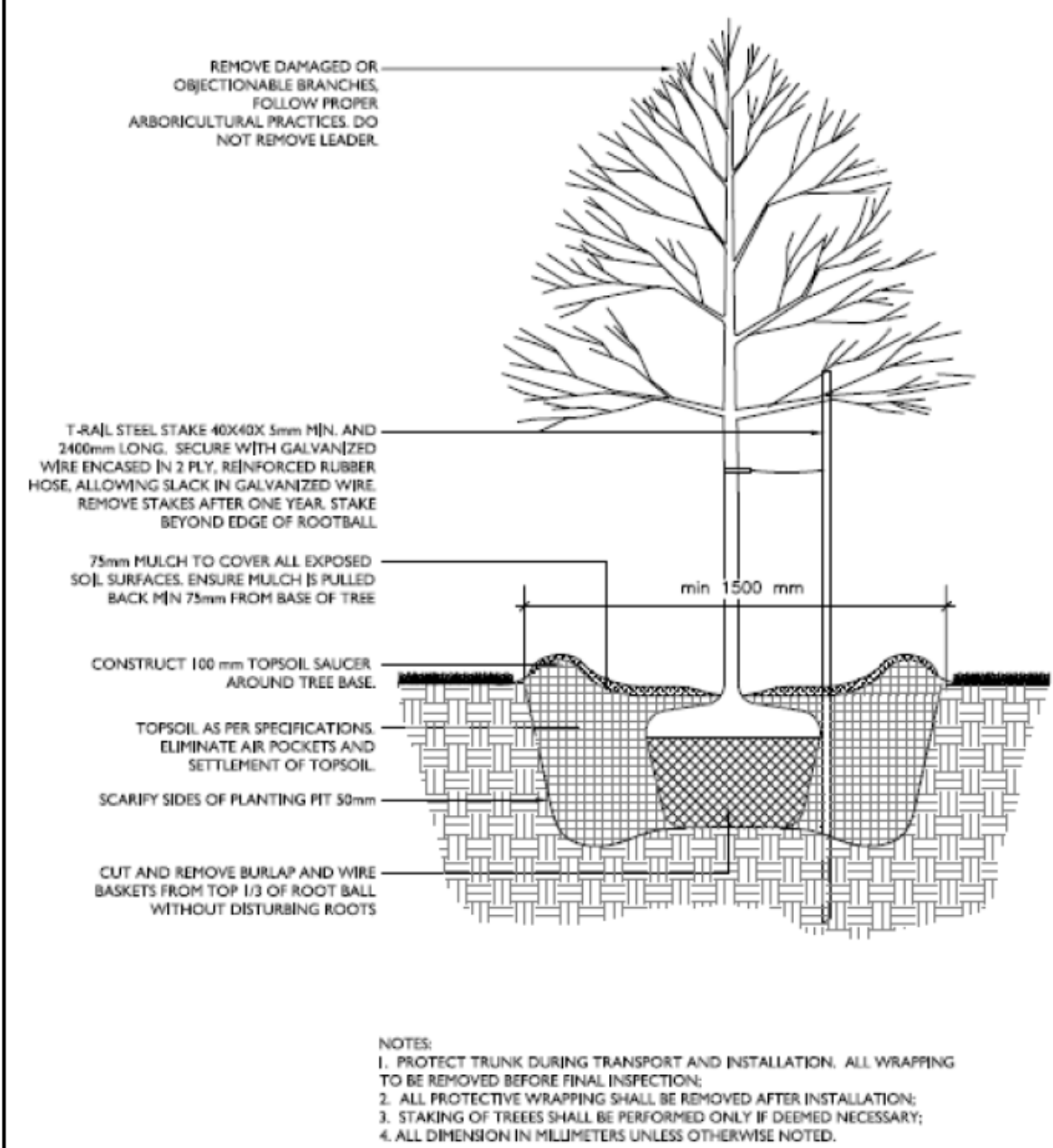
APPLICATION FOR CONSENT | JUNE 2025

MIROCA DESIGN
INCORPORATED SINCE 1989



Tree Planting Plan – 505 Dawson Avenue
Tree layer prepared by
Dendron Forestry Services
Version 2.0, December 7, 2023
For more information, please contact:
info@dendronforestry.ca

Note: the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original site plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



KEY SPACING GUIDELINES

For Deciduous Trees:

- Minimum 50mm caliper stock
- 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
- 2.5m from curbs, hydro transformers, or behind fire hydrants
- 4-7m from any part of an existing tree, depending on canopy width
- 10m from bus shelters and community mailboxes

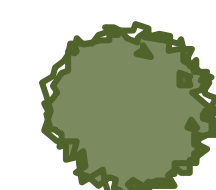
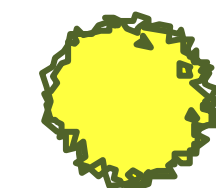
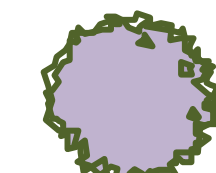
For Coniferous Trees:

- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
- Minimum 200cm height stock
- 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
- Do not plant on corners where sight lines will be compromised.

TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.

On average, a young tree needs 6 gallons (24 liters) of water twice per week. (Do not water using a sprinkler as water on the foliage can lead to fungal infection)
Placing a ring of mulch around the planting hole will help reduce water loss.
Ensure no mulch is touching the base of the tree.

Legend

-  New Private Tree
-  New Tree either fully or partly on city property
-  Existing Tree to be retained

Replacement Tree Specifications

Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines

Trees 1-5 should be large trees at maturity. Site conditions are expected to be full sun exposure and moderate moisture availability. Species suggestions include:

White oak - *Quercus alba**

Burr oak - *Quercus macrocarpa*

Freeman maple - *Acer x freemanii*

Black walnut - *Juglans nigra**

Tulip tree - *Liriodendron tulipifera*

Ginkgo - *Ginkgo biloba*

Liberty elm - *Ulmus americana* 'Libertas'*

Red oak - *Quercus rubra**

Northern catalpa - *Catalpa speciosa*

London plane tree - *Platanus x acerifolia*

*Native to Ottawa region: Planting species native to a region can help maintain and enhance biodiversity.

Note: Norway maple (*Acer platanoides*) is not recommended as it is highly invasive and not a suitable tree for urban planting.

The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.

