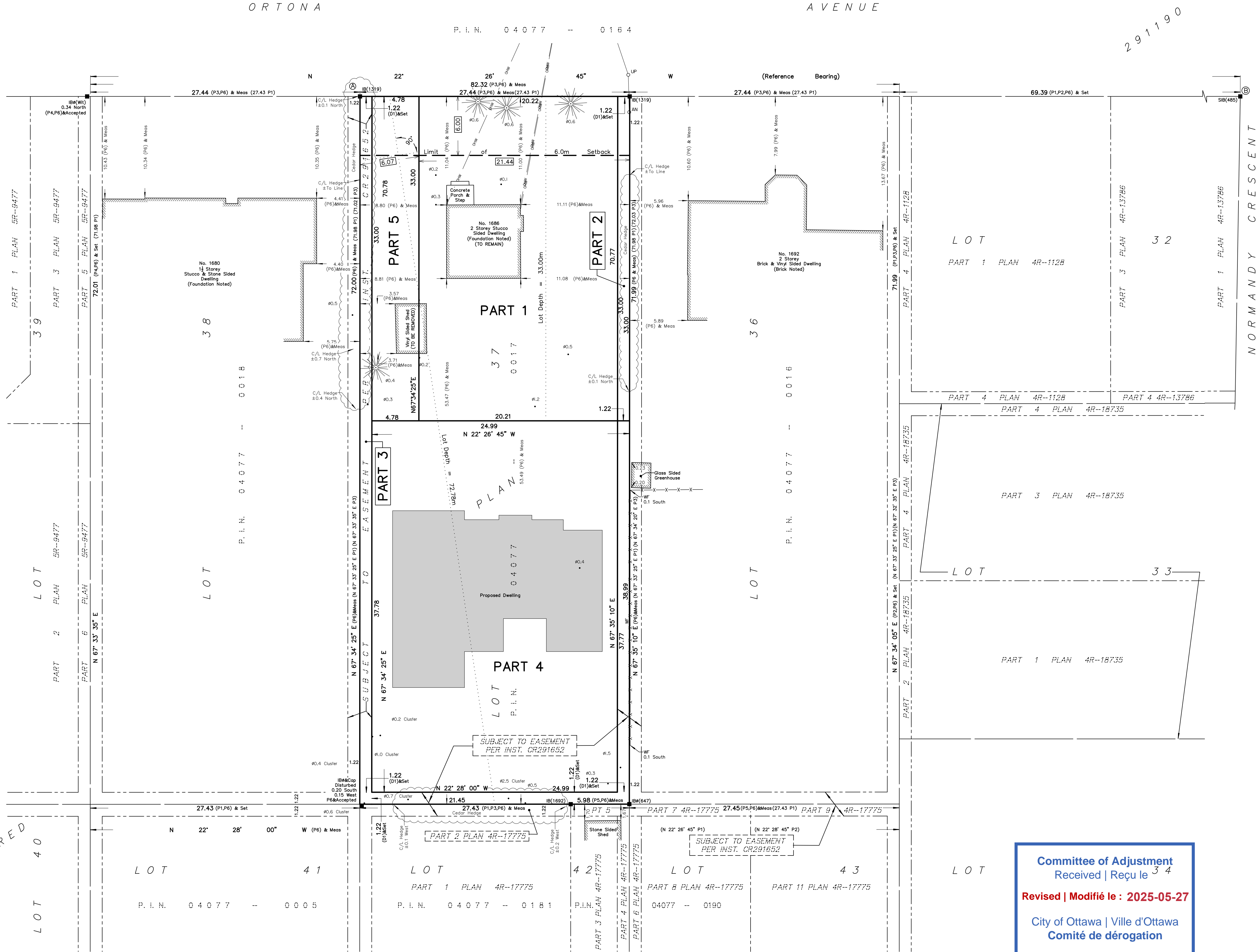
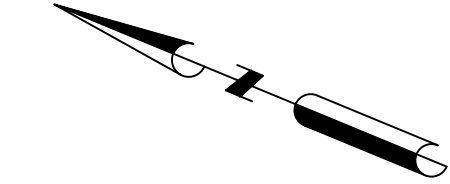


REGISTERED  
LOT 40



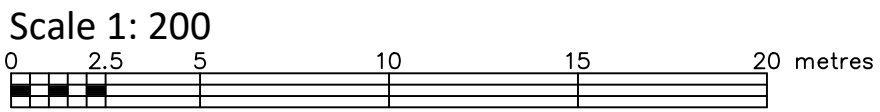
Committee of Adjustment  
Received | Reçu le 3 4  
Revised | Modifié le : 2025-05-27  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE: _____	PLAN 4R- RECEIVED AND DEPOSITED DATE: _____
DANIEL ROBINSON ONTARIO LAND SURVEYOR	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 37	291190	ALL OF 04077 - 0017	667.0
2				40.3
3				165.9
4				944.1
5				157.7

PARTS 2 & 3 ARE SUBJECT TO EASEMENT PER INST. No CR291652

PLAN OF SURVEY OF  
**LOT 37**  
**REGISTERED PLAN 291190**  
**CITY OF OTTAWA**  
*FARLEY, SMITH & DENIS SURVEYING LTD. 2025*



**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 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 0°34'45" counter-clockwise was applied to bearings on P1, P2, P3 & P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5024510.668	366971.179
(B)	5024395.80	367018.63
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
  - SIB Survey Monument Found
  - SSIB Standard Iron Bar
  - IB Short Standard Iron Bar
  - IBB Iron Bar
  - IBB Round Iron Bar
  - (OU) Origin Unknown
  - (Wit) Witness
  - Meas Measured
  - (P1) Registered Plan 291190
  - (P2) Plan 4R-1128
  - (P3) Plan by (1319) dated July 28, 1993 (Ref. No. 9-291190)
  - (P4) Plan by (857) dated June 7, 1996 (Ref. No. 17-291190)
  - (P5) Plan 4R-17775
  - (P6) Plan by (1692) dated July 31, 2024 (Ref. No. 238-24)
  - (O1) Inst. No. CR291652
  - UP Utility Pole
  - AN Anchor
  - WF Wire Fence
  - C/L Centreline
  - Property Line
  - 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.

**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

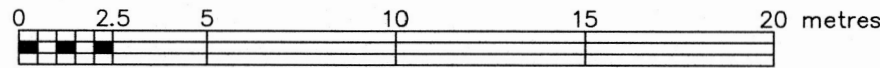
This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

**FARLEY, SMITH & DENIS SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL. (613) 727-8226 E-mail: info@fstdsurveys.ca



LOT 37  
REGISTERED PLAN 291190  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 200



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

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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 0°34'45" counter-clockwise was applied to bearings on P1, P2, P3 & P4.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (Monument No. 19680092)
- 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

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
- Not all overhead wires/transformers adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

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
(OU)	Origin Unknown
(Wit)	Witness
Meas	Measured
(P1)	Registered Plan 291190
(P2)	Plan 4R-1128
(P3)	Plan by (1319) dated July 28, 1993 (Ref. No. 9-291190)
(P4)	Plan by (857) dated June 7, 1996 (Ref. No. 17-291190)
(P5)	Plan 4R-17775
○ MH+ST	Maintenance Hole (Storm)
○ MH-S	Maintenance Hole (Sanitary)
○ VC	Valve Chamber (Watermain)
ST	Underground Storm Sewer
S	Underground Sanitary Sewer
W	Underground Water
OW	Overhead Wires
○ UP	Utility Pole
○ AN	Anchor
○ CB	Catch Basin
○ FH	Fire Hydrant
○ WV	Water Valve
○ GM	Gas Meter
Ø	Diameter
WF	Wire Fence
SRW	Stone Retaining Wall
T/G	Top of Grate
T/P	Top of Pipe
U/Eave	Underside of Eave
Tp/dn	Top of Foundation
C/L	Centreline
+65.00	Location of Elevations
+65.00	Top of Retaining Wall Elevation
	Property Line
⊙	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.

Site Area=1975.0 sq.m.

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2025-05-27

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Surveyor's Certificate

- I certify that:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
  - The survey was completed on the 16th day of July, 2024.

July 31/24  
Date

D. Robinson  
Daniel Robinson  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-80493

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

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., 2024.

FILE No.: 238-24

J:\2024\238-24\_1686 Ortona ave\_topo\Final\238-24\_1686 Ortona Ave\_L137 RP291190\_T\_F.dwg

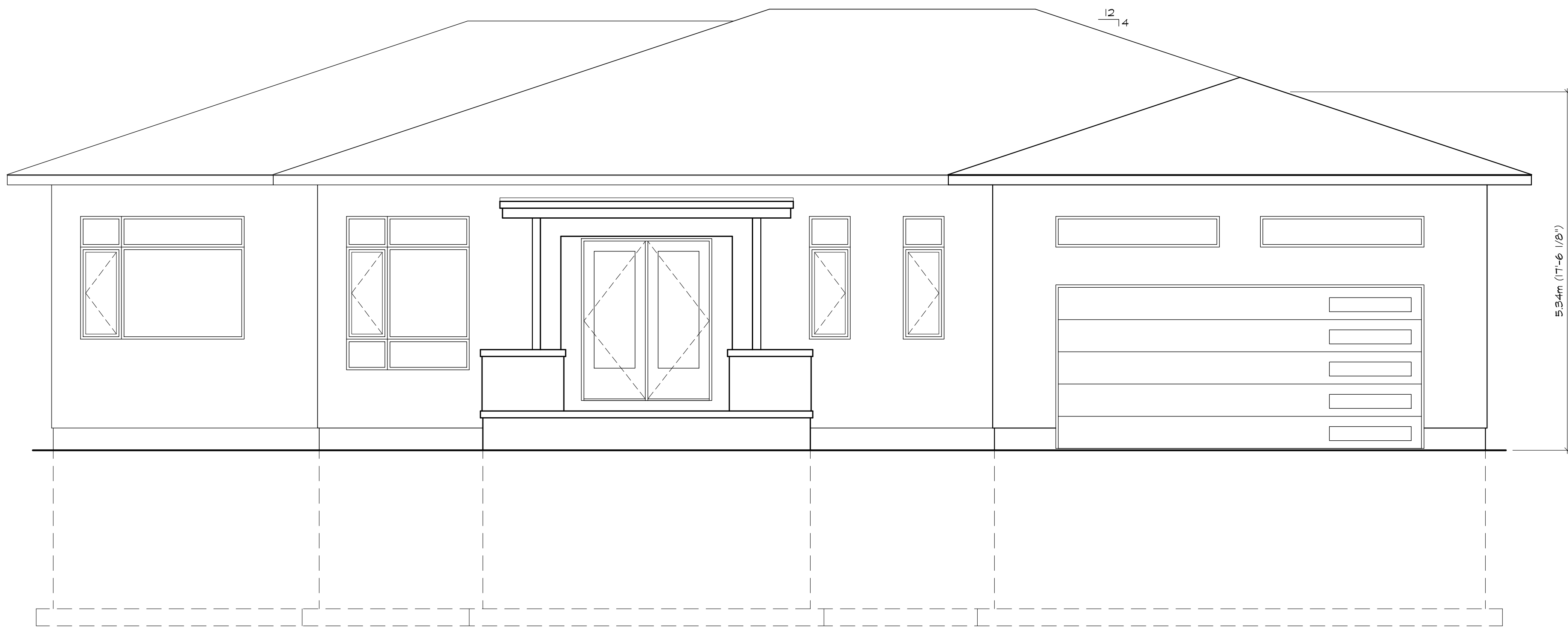


ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

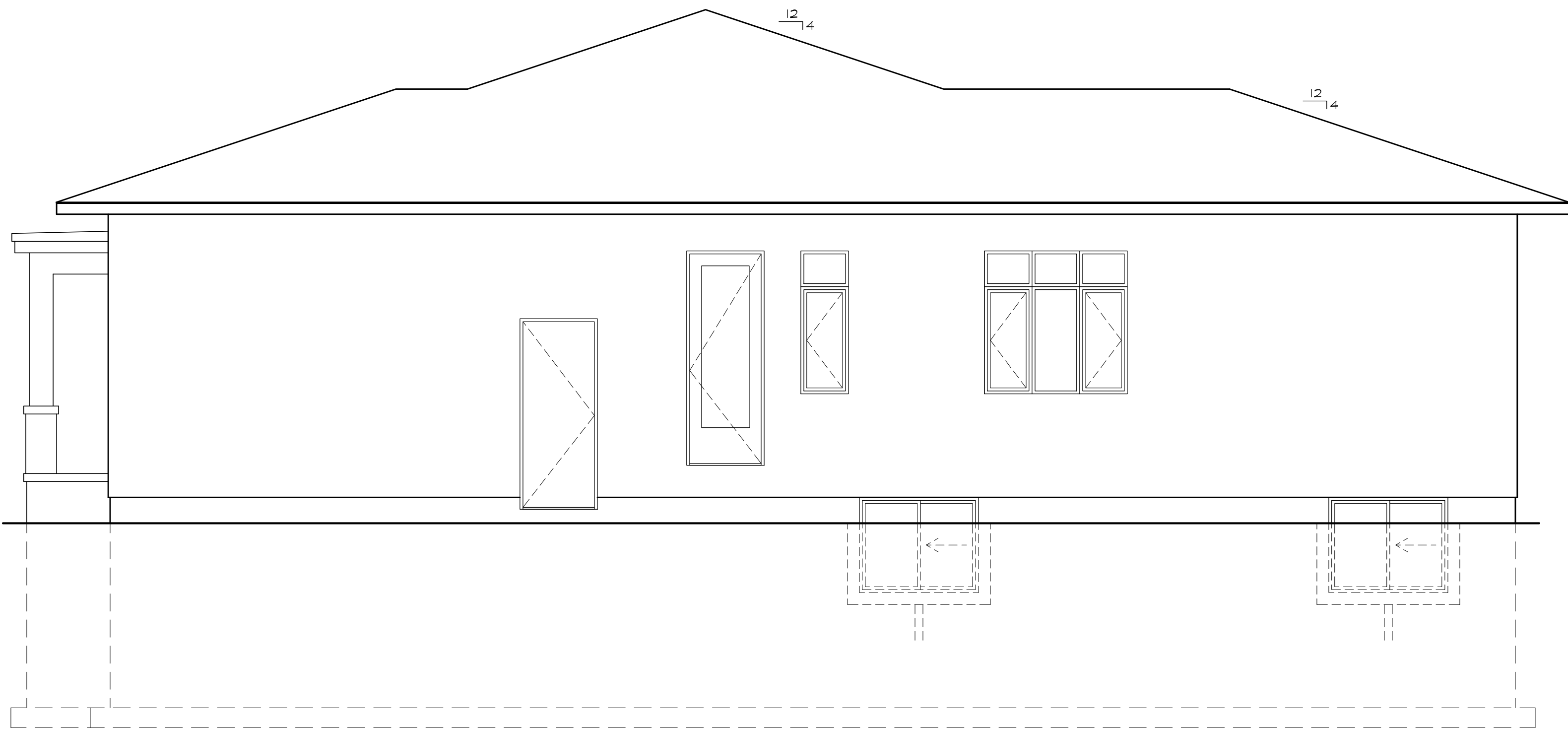
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ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS.



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



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

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2025-05-27

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

3	MV REVISIONS	2025.05.16
2	ISSUED FOR MV APPLICATION	2025.02.19
1	ISSUED FOR COORDINATION	2024.12.05
NO.	REVISION	DATE
SEAL:	NORTH:	

ORTONA CUSTOM  
1688 ORTONA AVENUE  
OTTAWA, ONTARIO, K2C 1W7

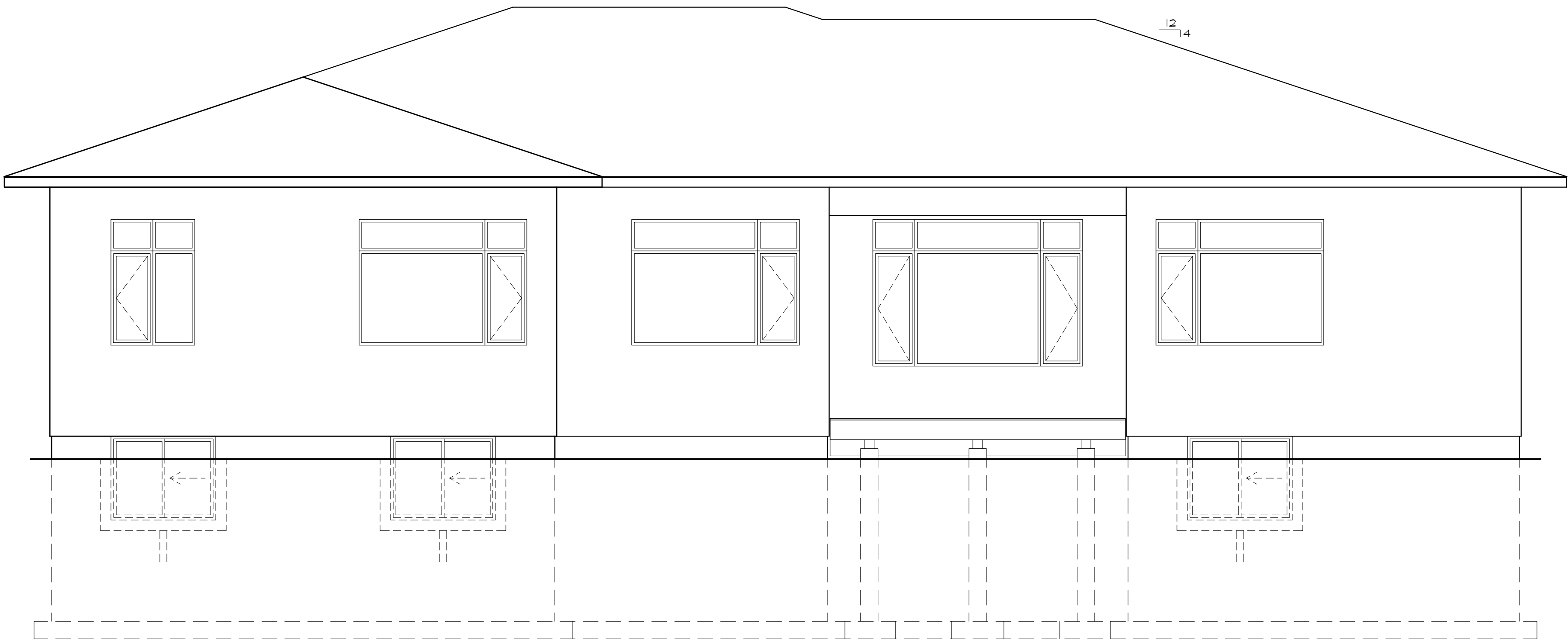
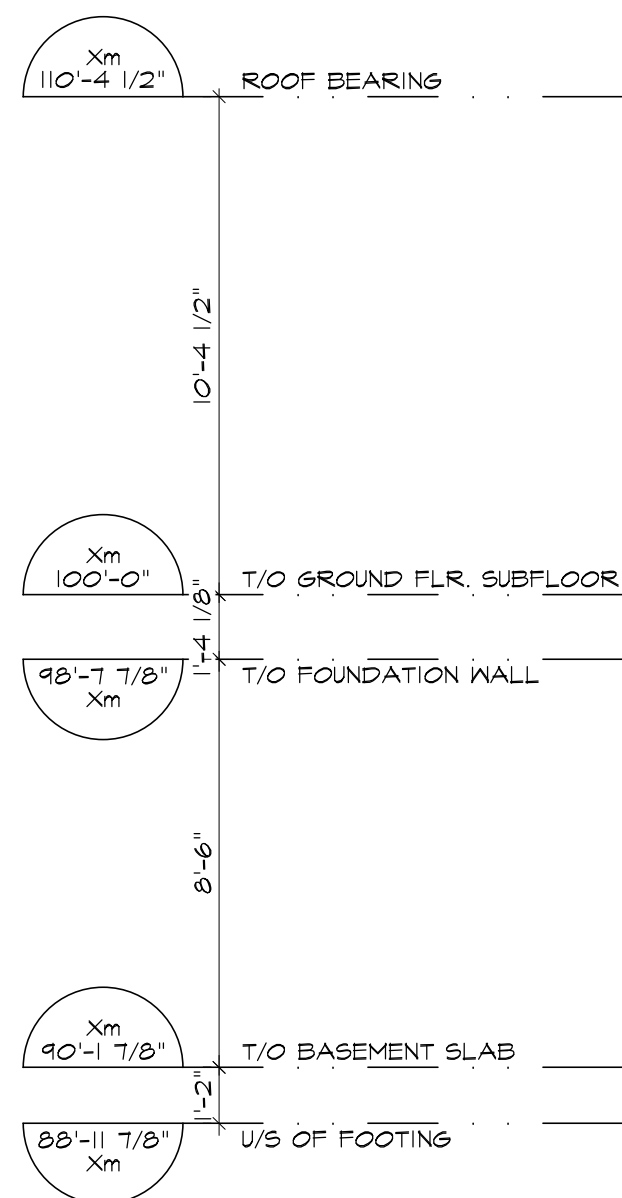
DRAWING: ELEVATIONS		
DATE:	AUGUST 2024	SHEET NO.:  EL1
SCALE:	AS NOTED	
DRAWN:	PK	
CHECKED:	PR	
JOB NO.	0594	

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

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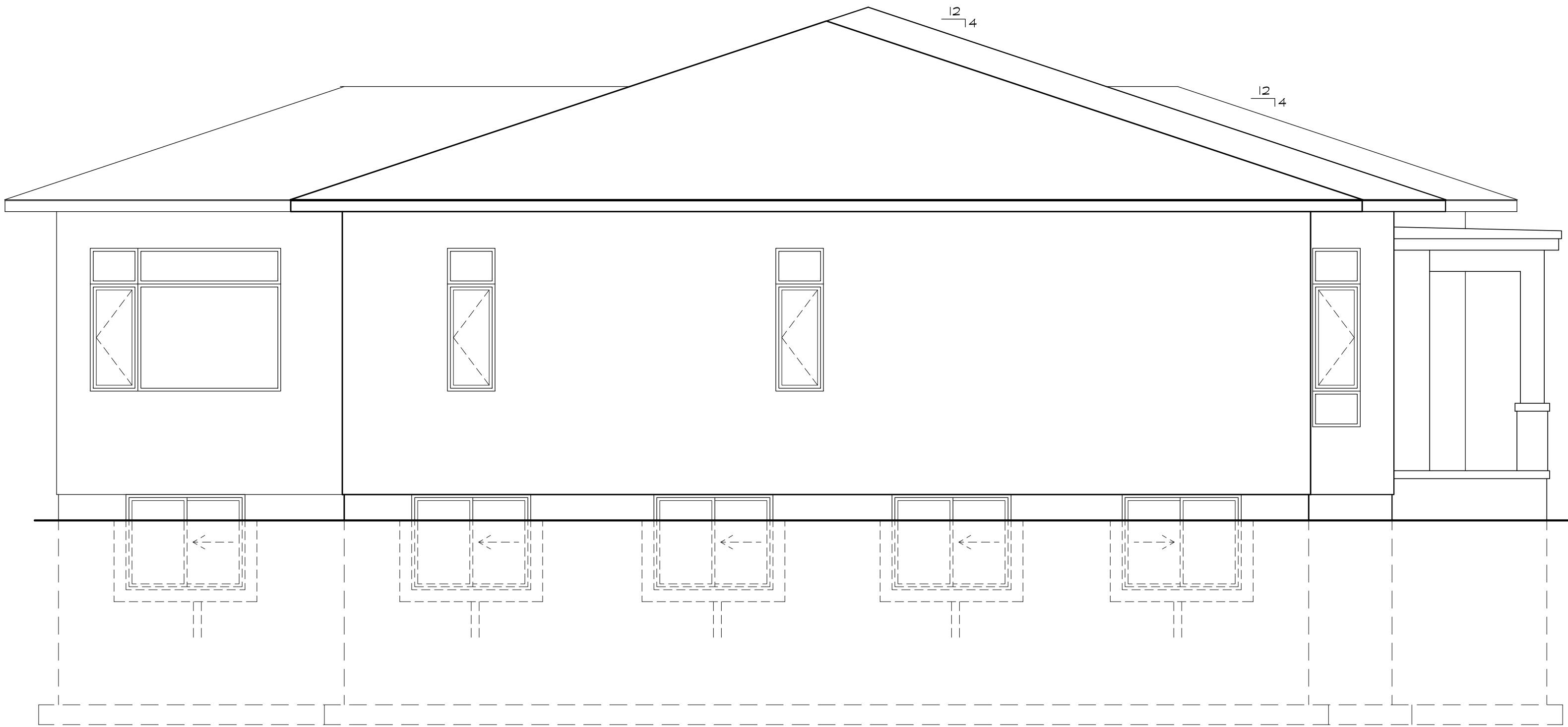
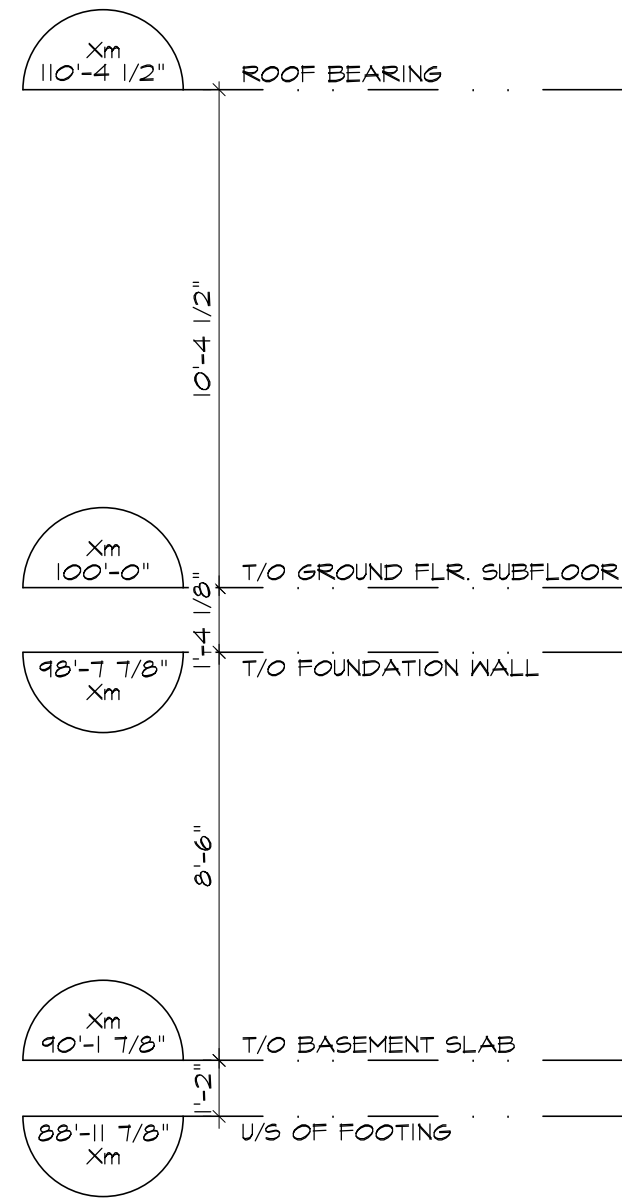
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DO NOT SCALE DRAWINGS.



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

Committee of Adjustment  
Received | Reçu le  
**Revised | Modifié le : 2025-05-27**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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


3	MV REVISIONS	2025.05.16
2	ISSUED FOR MV APPLICATION	2025.02.19
1	ISSUED FOR COORDINATION	2024.12.05
NO.	REVISION	DATE

SEAL:	NORTH:

ORTONA CUSTOM

1688 ORTONA AVENUE  
OTTAWA, ONTARIO, K2C 1W7

DRAWING: ELEVATIONS		
DATE:	AUGUST 2024	SHEET NO.:  <b>EL2</b>
SCALE:	AS NOTED	
DRAWN:	PK	
CHECKED:	PR	
JOB NO.	0594	





1 LOCATION MAP  
SCALE: 1:25

1686 ORTONA AVENUE - EXISTING DETACHED DWELLING		
PERFORMANCE STANDARD - R1GG	BY-LAW REQUIREMENT	PROVIDED
MINIMUM LOT DEPTH (LD)	NA	33.00 sq.m
MINIMUM LOT WIDTH	18.0 m	21.44 m
MINIMUM LOT AREA (LA)	665.0 sq.m	707.3 sq.m
MINIMUM LOT FRONTAGE	3.0 m	21.44 m
MAXIMUM BUILDING HEIGHT (i)	8.0 m	EXISTING
MINIMUM FRONT YARD SETBACK (ii)	6.0 m	11.0 m
MINIMUM FRONT YARD AREA (FYA)	NA	235.76 sq.m
MINIMUM FRONT YARD SOFT LANDSCAPE AREA	94.30 sq.m (40% OF FYA)	208.55 sq.m (88.45% FYA)
MINIMUM INTERIOR SIDE YARD SETBACK	1.20 m	11.08 m / 2.79 m
MINIMUM INTERIOR SIDE YARD SETBACK TOTAL	3.60 m	13.87 m
MINIMUM REAR YARD SETBACK	10.0 m (LD - 23.0 m)	14.48 m
MINIMUM REAR YARD AREA (RYA)	176.83 sq.m (25% OF LA)	310.19 sq.m (43.85% LA)
MINIMUM REAR YARD SOFT LANDSCAPE AREA	46.53 sq.m (15% OF RYA)	264.32 sq.m (85.21% RYA)
MAXIMUM DRIVEWAY WIDTH	6.0 m	0 m
MINIMUM GARAGE SETBACK FROM PRINCIPAL ENTRANCE	0.60 m	NA

NOTES:

= MINOR VARIANCE REQUIRED

- i BUILDING HEIGHT CALCULATED FROM THE EXISTING AVERAGE GRADE PRIOR TO ANY SITE ALTERATIONS.  
ii FRONT YARD SETBACK IS THE AVERAGE OF THE ADJACENT LOTS EXISTING SETBACK, BUT NEED NOT EXCEED THE MINIMUM REQUIRED FOR SUBZONE.

EXISTING AVERAGE GRADE CALCULATION - TO BE CONFIRMED BY SURVEYOR OR CIVIL

	LEFT	RIGHT	
FRONT EXISTING GRADE	X m	X m	X m
REAR EXISTING GRADE	X m	X m	X m

1688 ORTONA AVENUE - PROPOSED DETACHED DWELLING		
PERFORMANCE STANDARD - R1GG	BY-LAW REQUIREMENT	PROVIDED
MINIMUM LOT DEPTH (LD)	NA	72.78 m
MINIMUM LOT WIDTH	18.0 m	6.07 m
MINIMUM LOT AREA (LA)	665.0 sq.m	1267.7 sq.m
MINIMUM LOT FRONTAGE	3.0 m	6.0 m
MAXIMUM BUILDING HEIGHT (i)	8.0 m	5.34 m
MINIMUM FRONT YARD SETBACK (ii)	6.0 m	42.14 m
MINIMUM FRONT YARD AREA (FYA)	NA	253.16 sq.m
MINIMUM FRONT YARD SOFT LANDSCAPE AREA	75.95 sq.m (30% OF FYA)	137.04 sq.m (55.13% FYA)
MINIMUM INTERIOR SIDE YARD SETBACK	1.20 m	9.14 m / 3.29 m / 2.80 m
MINIMUM INTERIOR SIDE YARD SETBACK TOTAL	3.60 m	6.09 m
MINIMUM REAR YARD SETBACK	21.84 m (30% OF LD)	11.81 m (16.22% LD)
MINIMUM REAR YARD AREA (RYA)	316.92 sq.m (25% OF LA)	323.98 sq.m (25.55% LA)
MINIMUM REAR YARD SOFT LANDSCAPE AREA	49.12 sq.m (15% OF RYA)	321.93 sq.m (99.37% RYA)
MAXIMUM DRIVEWAY WIDTH	2.60 m	7.32 m
MINIMUM GARAGE SETBACK FROM FRONT PORCH	0.60 m	1.07 m
MAXIMUM PRINCIPAL ENTRANCE SETBACK FROM GARAGE	0.60 m	0.46 m

NOTES:

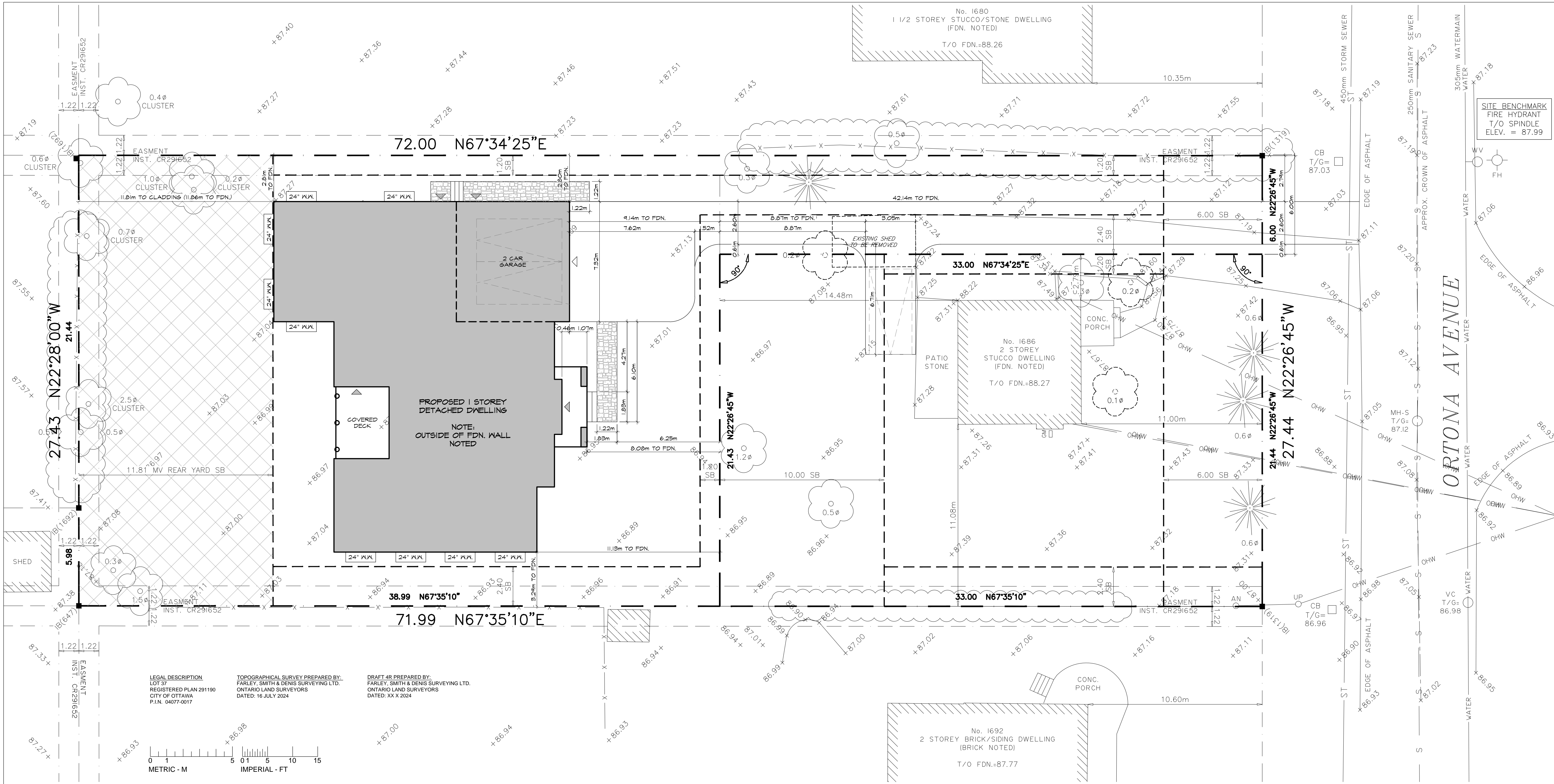
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EXISTING AVERAGE GRADE CALCULATION - TO BE CONFIRMED BY SURVEYOR OR CIVIL

	LEFT	RIGHT	
FRONT EXISTING GRADE	X m	X m	X m
REAR EXISTING GRADE	X m	X m	X m

1688 ORTONA AVENUE - PROPOSED DETACHED DWELLING			
BUILDING AREAS			
FOOTPRINT		312.76 sq.m	(3366.55 sq.ft)
FOUNDATION		310.37 sq.m	(3340.83 sq.ft)
BASEMENT AREA	O/S FOUNDATION	252.87 sq.m	(2721.86 sq.ft)
BASEMENT AREA	I/S FOUNDATION	232.34 sq.m	(2500.94 sq.ft)
BASEMENT AREA	I/S FRAMING	220.91 sq.m	(2377.88 sq.ft)
GROUND FLOOR AREA	O/S CLADDING	304.44 sq.m	(3276.94 sq.ft)
GROUND FLOOR AREA	O/S FRAMING	292.44 sq.m	(3147.77 sq.ft)
GROUND FLOOR AREA - NO GARAGE	O/S CLADDING	280.59 sq.m	(3020.28 sq.ft)
GROUND FLOOR AREA - NO GARAGE	O/S FRAMING	254.68 sq.m	(2741.38 sq.ft)
GROUND FLOOR AREA - NO GARAGE	O/S FRAMING	244.75 sq.m	(2634.53 sq.ft)
GROUND FLOOR AREA - NO GAARGE	O/S FRAMING	233.17 sq.m	(2509.79 sq.ft)
REAR COVERED DECK		13.87 sq.m	(149.34 sq.ft)



2 SITE PLAN  
SCALE: 1:125

P<sup>2</sup> concepts

2200 THURSTON DR., UNIT 203  
OTTAWA, ONTARIO, K1G 6E1

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Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2025-05-27

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Comité de dérogation

3	MV REVISIONS	2025.05.16
2	MV COMMENTS	2025.04.25
1	ISSUED FOR COORDINATION	2024.12.05

SEAL:	NORTH:
	

ORTONA CUSTOM  
1686 - 1688 ORTONA AVENUE  
OTTAWA, ONTARIO, K2C 1W7

DRAWING:		
LOCATION MAP		
SITE & BUILDING INFORMATION		
SITE PLANS		
DATE:	AUGUST 2024	SHEET NO.:
SCALE:	AS NOTED	SP1
DRAWN:	PK	
CHECKED:	PR	
JOB NO.	0594	