

Committee of Adjustment  
Received | Reçu le  
  
2025-04-30  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

LOT 1859

LOT 1860

LOT 1861

LOT 1862

LOT 1863

LOT 1864

LOT 1865

TOPOGRAPHIC PLAN OF SURVEY  
LOTS 1635, 1636, 1637  
AND 1638  
REGISTERED PLAN 375  
CITY OF OTTAWA

SCALE 1:100



GEOVERRA (ON) LTD.  
ONTARIO LAND SURVEYORS  
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METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- PROJECTION IS 3° MTM ZONE 9 (CENTRAL MERIDIAN 76°30' WEST LONGITUDE).
- COORDINATES SHOWN ON THIS PLAN ARE GRID AND ARE REFERRED TO NAD83 (CSRS)(2010) DATUM.
- THE COMBINED SCALE FACTOR FOR THE AREA COVERED BY THIS PLAN IS 0.99993.
- THIS PLAN REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF SURVEY. GEOVERRA CANADA AND ITS EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND PIPES, CONDUITS, CABLES OR FACILITIES, WHETHER SHOWN ON OR OMITTED FROM THIS PLAN.
- TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS DERIVED FROM TOTAL STATION MEASUREMENTS AND RTN GNSS OBSERVATIONS.
- ALL BUILDING TIES ARE TAKEN TO THE FOUNDATION UNLESS OTHERWISE NOTED.
- FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED:  
P1 - 00°16'45" CLOCKWISE  
P2 - 00°00'15" COUNTER CLOCK WISE  
P3 - 00°00'15" COUNTER CLOCK WISE  
P4 - 00°00'15" COUNTER CLOCK WISE

BENCHMARK:

ELEVATIONS ARE ORTHOMETRIC AND ARE REFERRED TO THE CGVD-1928/1978 VERTICAL DATUM, BEING DERIVED FROM THE VERTICAL BENCHMARK 001196530315 HAVING A PUBLISHED ELEVATION OF 83.635m.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
CC	DENOTES	CUT CROSS
PB	DENOTES	CONCRETE PIN
IB	DENOTES	IRON BAR
RB	DENOTES	ROCK BAR
RIB	DENOTES	ROUND IRON BAR
RP	DENOTES	ROCK POST
RPL	DENOTES	ROCK PLUG
SSIB	DENOTES	STANDARD IRON BAR
MS	DENOTES	SHORT STANDARD IRON BAR
OU	DENOTES	MEASURED
WIT	DENOTES	ORIGIN UNKNOWN
MS	DENOTES	WITNESS
RWA	DENOTES	MEASURE
725	DENOTES	R.W. ARNETT, O.L.S.
647	DENOTES	PAUL RIDDLE, O.L.S.
P1	DENOTES	FARLEY, SMITH & DENNIS SURVEYING LTD.
P2	DENOTES	REGISTERED PLAN 375
		PLAN BY PAUL RIDDLE, O.L.S.
		DATED JUNE 8, 1990
P3	DENOTES	SURVEYORS REAL PROPERTY REPORT BY
		FARLEY, SMITH & DENNIS SURVEYING LTD.
		DATED JULY 13, 2000
P4	DENOTES	SURVEYORS REAL PROPERTY REPORT BY
		FARLEY, SMITH & DENNIS SURVEYING LTD.
		DATED OCTOBER 2, 2017
P5	DENOTES	R.W. ARNETT LTD. PLAN DATED
		SEPTEMBER 8, 1982

TOPOGRAPHIC LEGEND

⌒	DENOTES	CULVERT
⊗	DENOTES	CONIFEROUS TREE
⊙	DENOTES	DECIDUOUS TREE
⊕	DENOTES	FIRE HYDRANT
⊙	DENOTES	SIGN
●	DENOTES	UTILITY POLE
⊕	DENOTES	ANCHOR
⊕	DENOTES	CHAIN LINK FENCE
⊕	DENOTES	BOARD FENCE
⊕	DENOTES	CENTER LINE OF DITCH
⊕	DENOTES	FENCE
⊕	DENOTES	OVERHEAD CABLE
⊕	DENOTES	VEGETATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 20th DAY OF FEBRUARY, 2025.

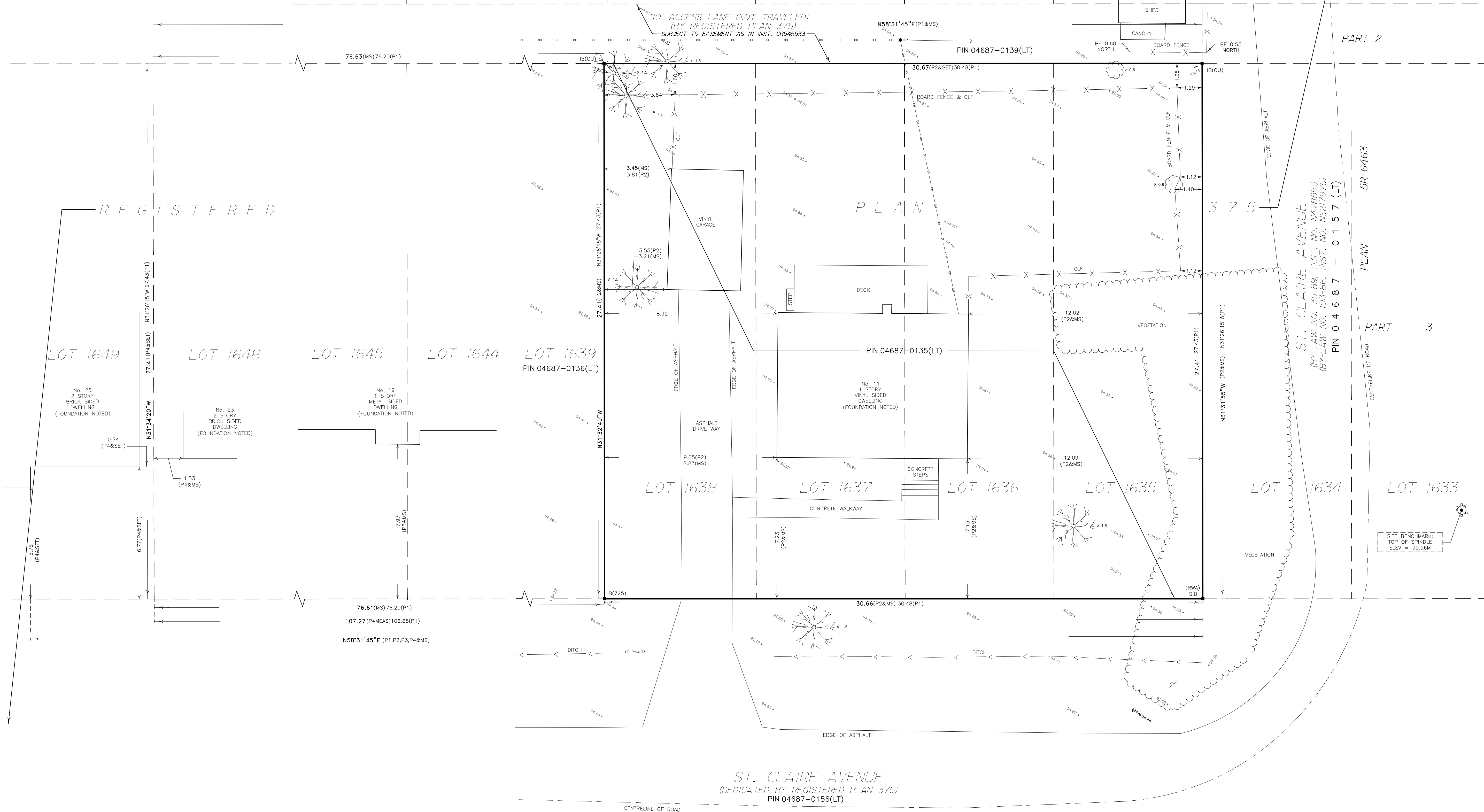
MARCH 4, 2025

DATE

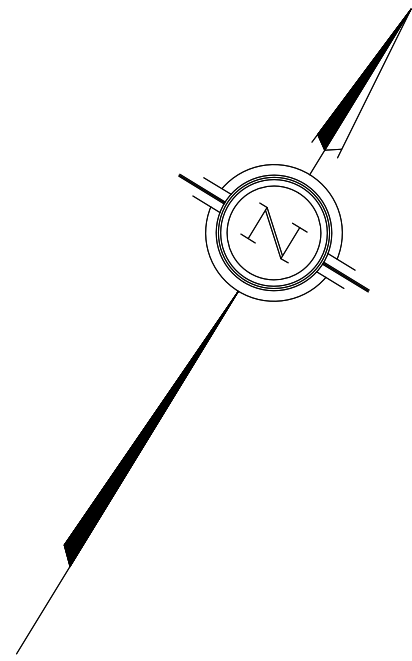
J. CODY ANDERSON  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN  
SUBMISSION FORM NUMBER V-85595

GeoVerra (ON) Ltd.	Ontario Land Surveyors	DRAWING NUMBER: 25-00332-001
SUITE 100, 150 ISABELLA STREET, OTTAWA, ONTARIO, CANADA, K1S 1V7 T: 647-905-8887 WEBSITE: WWW.GEOVERRA.COM		
P.CHIEF: M.H.	DWG. BY: Z.F.	CHK'D BY: C.A.
JOB NUMBER: 25-00332-001		TAB NAME: A1-TOPO-BODY
DWG. FILE NAME:	[GEOVERRA] 11 SAINT CLAIR TOPOGRAPHIC SURVEY 2025-03-04.DWG	







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SCHEDULE				
PART	LOTS	PLAN	PIN	AREA
1	ALL OF 1635 PART OF 1636	375	ALL OF 04687-0135(LT)	388.0 m <sup>2</sup>
2	PART OF 1636 & 1637			41.1 m <sup>2</sup>
3	PART OF 1637			41.1 m <sup>2</sup>
4	ALL OF 1638 PART OF 1637			370.3 m <sup>2</sup>

LOT 1859

LOT 1860

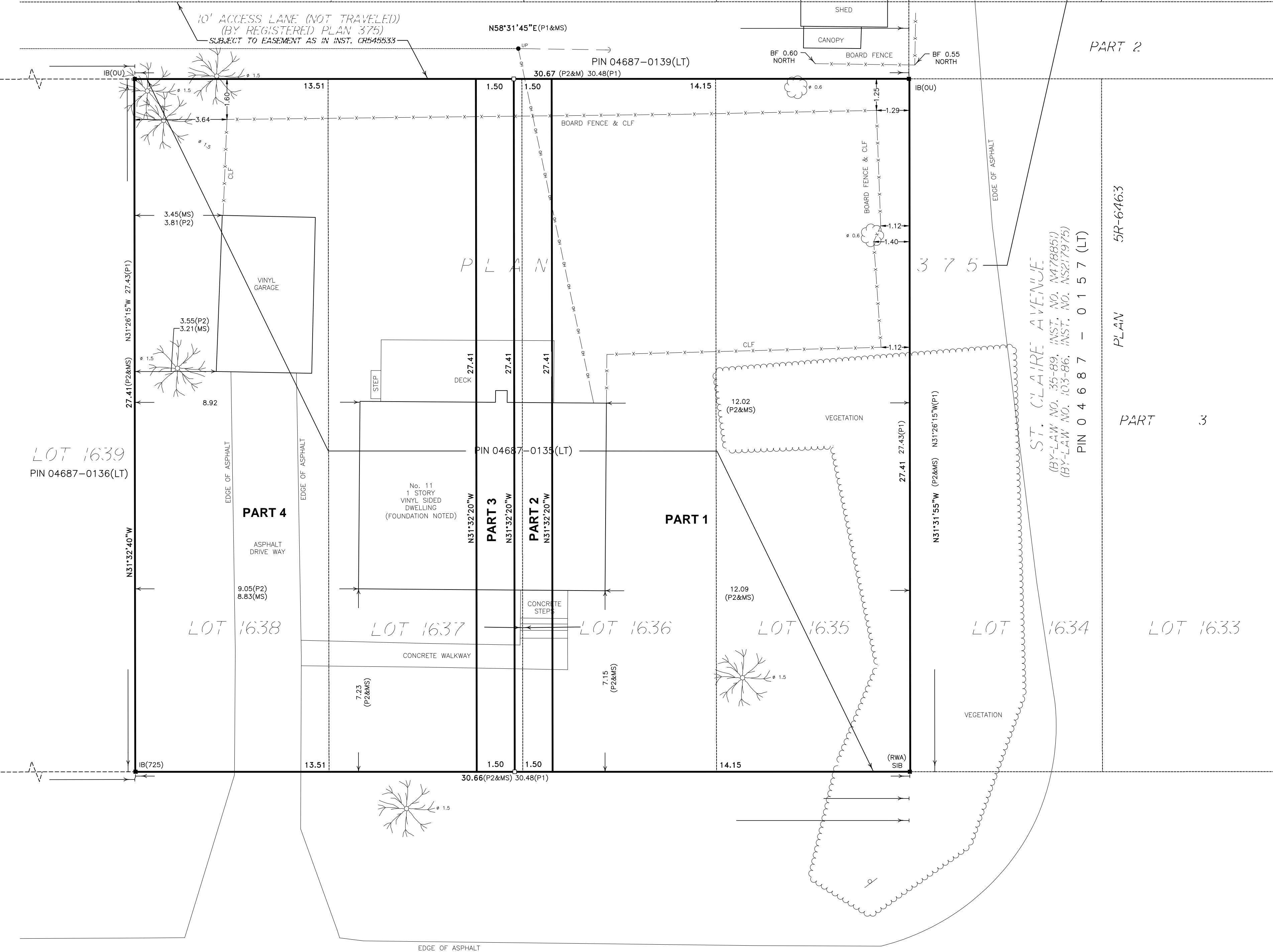
LOT 1861

LOT 1862

LOT 1863

LOT 1864  
PART 1

LOT 1865



PLAN OF SURVEY  
LOTS 1635, 1636, 1637  
AND 1638  
REGISTERED PLAN 375  
CITY OF OTTAWA



GEOVERRA (ON) LTD.  
ONTARIO LAND SURVEYORS  
2025

THE INTENDED PLOT SIZE OF THIS PLAN IS 950mm IN  
WIDTH BY 594mm IN HEIGHT WHEN PLOTTED AT A  
SCALE OF 1:100.

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

NOTE

ALL BUILDING TIES ARE TAKEN TO THE FOUNDATION UNLESS OTHERWISE NOTED.  
FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED  
P1 - 00°16'45" CLOCKWISE  
P2 - 00°00'15" COUNTER CLOCK WISE  
P3 - 00°00'15" COUNTER CLOCK WISE  
P4 - 00°00'15" COUNTER CLOCK WISE

BEARINGS AND COORDINATES ARE MTM GRID AND ARE DERIVED FROM OBSERVED  
REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) GPS OBSERVATIONS,  
MTM ZONE 9 (CENTRAL MERIDIAN 76°30' WEST LONGITUDE), NAD83 (CSRS)(2010).

DISTANCES HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID  
DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR 0.99993396

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP's) MTM ZONE 9 NAD83 (CSRS)(2010). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
A	5024518.74	364360.20
B	5024558.08	364371.99
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SSIB/PB MONUMENTS WERE SET DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY  
OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

ALL SURVEYED BOUNDARIES ARE NOT FENCED UNLESS NOTED OTHERWISE.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
○	DENOTES	CUT CROSS
□	DENOTES	CONCRETE PIN
PB	DENOTES	PLASTIC BAR
IB	DENOTES	IRON BAR
RB	DENOTES	ROCK BAR
RIB	DENOTES	ROUND IRON BAR
RP	DENOTES	ROCK POST
RPL	DENOTES	ROCK PLUG
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
MS	DENOTES	MEASURED
OL	DENOTES	ORIGIN UNKNOWN
WIT	DENOTES	WITNESS
MS	DENOTES	MEASURE
RWA	DENOTES	R.W. ARNETT, O.L.S.
725	DENOTES	PAUL RIDDELL, O.L.S.
647	DENOTES	FARLEY, SMITH & DENNIS SURVEYING LTD.
P1	DENOTES	REGISTERED PLAN 375
P2	DENOTES	PLAN BY PAUL RIDDELL, O.L.S.
P3	DENOTES	DATED JUNE 8, 1990
P4	DENOTES	SURVEYORS REAL PROPERTY REPORT BY FARLEY, SMITH & DENNIS SURVEYING LTD. DATED JULY 13, 2000
P5	DENOTES	SURVEYORS REAL PROPERTY REPORT BY FARLEY, SMITH & DENNIS SURVEYING LTD. DATED OCTOBER 2, 2017
		R.W. ARNETT LTD. PLAN DATED SEPTEMBER 8, 1982

TOPOGRAPHIC LEGEND

○	DENOTES	CULVERT
○	DENOTES	CONIFEROUS TREE
○	DENOTES	DECIDUOUS TREE
○	DENOTES	FIRE HYDRANT
○	DENOTES	SIGN
○	DENOTES	UTILITY POLE
○	DENOTES	ANCHOR
○	DENOTES	CHAIN LINK FENCE
○	DENOTES	BOARD FENCE
○	DENOTES	CENTER LINE OF DITCH
○	DENOTES	FENCE
○	DENOTES	OVERHEAD CABLE
○	DENOTES	VEGETATION

ST. CLAIRE AVENUE  
(DEDICATED BY REGISTERED PLAN 375)  
PIN 04687-0156(LT)

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 20TH DAY OF FEBRAURY, 2025.

DATE: XXX XX, 2025

\_\_\_\_XXX\_\_\_\_  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN  
SUBMISSION FORM NUMBER V-85595

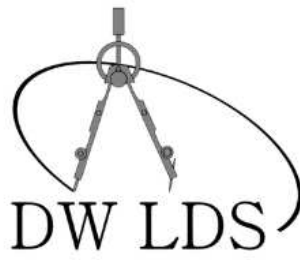
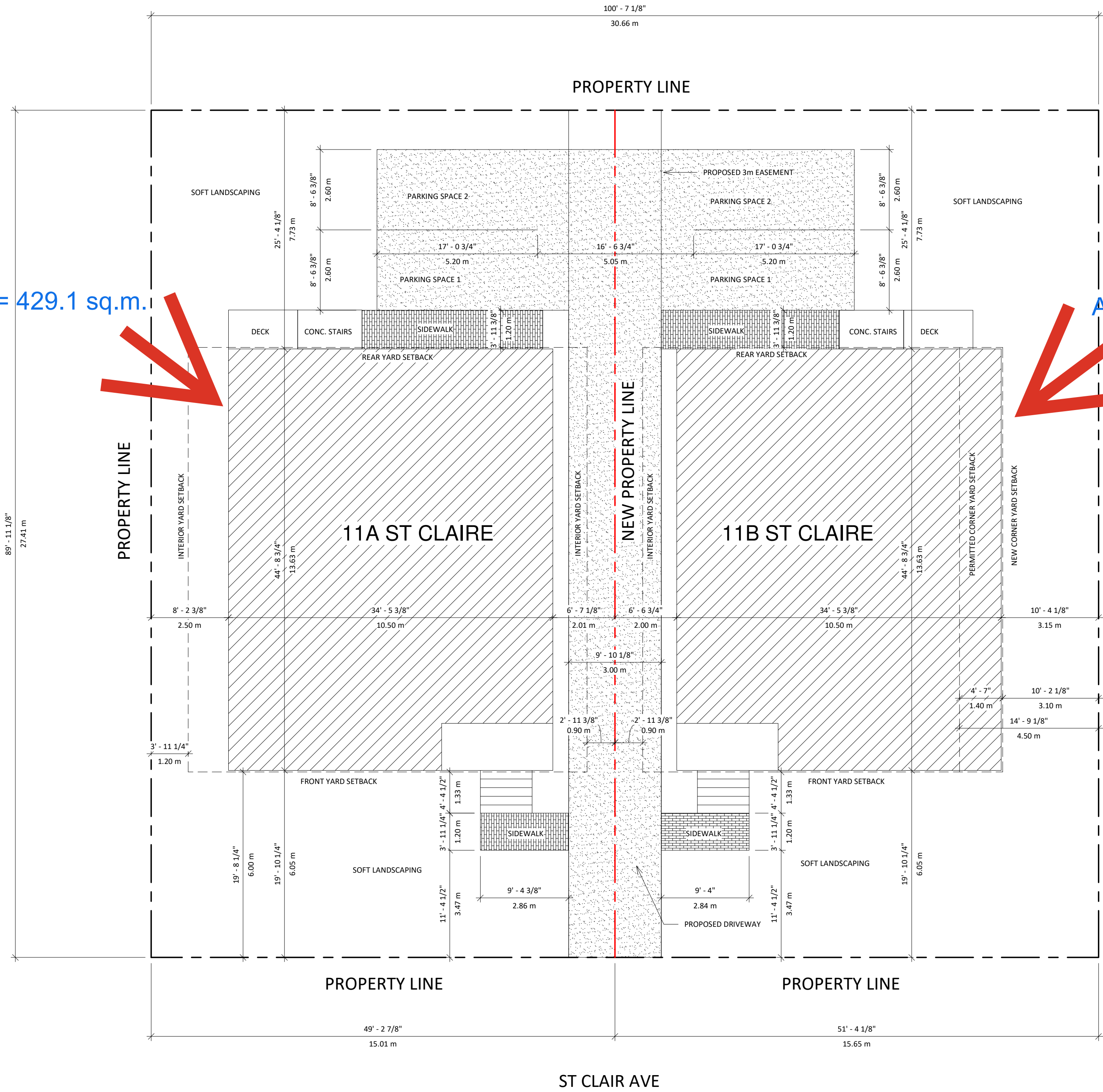
GeoVerra (ON) Ltd.		Ontario Land Surveyors	DRAWING NUMBER: 25-00332-002
SUITE 101, 1875 BUCKHORN GATE, MISSISSAUGA, ONTARIO, CANADA, L4W 5P1 T: 647-905-8887 WEBSITE: WWW.GEOVERRA.COM			
P.CHIEF: M.H.	DWG. BY: Z.F./M.J.	CHK'D BY: C.A.	
JOB NUMBER: 25-00332-002		TAB NAME: AT-RP	
DWG FILE NAME:		11 SAINT CLAIR - DRAFT RP 2025-03-31.DWG	

Area = 429.1 sq.m.

Area = 411.4 sq.m.

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2025-05-06  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

ZONE: R1FF[632]	
*LOT WIDTH	19.5
*LOT AREA	600
BUILDING HEIGHT	8.5
FRONT YARD	6
CORNER YARD	4.5
REAR	28% OF LOT DEPTH
INTERIOR	TOTAL 2.1 w/ ONE NO LESS THEN 0.9
LOT COVERAGE	45%



CLIENT:  
Janaklis Development Ltd.  
  
965 Stewart Lee Ave, Mississippi Mills, ON K0A 1A0

PROJECT:  
11 ST CLAIRE  
  
DRAWING TITLE:  
SITE PLAN

APPLICATION: NEW BUILD  
  
SCALE: 1/8" = 1'-0"  
  
DATE: 2025  
  
DRAWN BY: MD  
  
CHECKED BY: MD

01	ISSUED FOR PERMIT				
NO.	DESCRIPTION	DD/MM/YYYY	NO.	DESCRIPTION	DD/MM/YYYY

COPY WRITE OF DRAWINGS:  
  
THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF MATT DORSEY DESIGN INC.  
  
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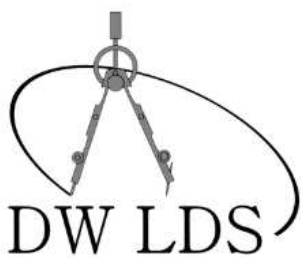
SHEET NO.

SK-1





Committee of Adjustment  
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2025-04-30  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



CLIENT:  
Janaklis Development Ltd.

965 Stewart Lee Ave, Mississippi Mills, ON K0A 1A0

PROJECT:  
11 ST CLAIRE

DRAWING TITLE:  
LEFT & RIGHT ELEVATION

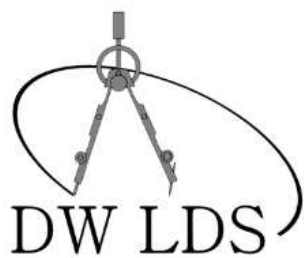
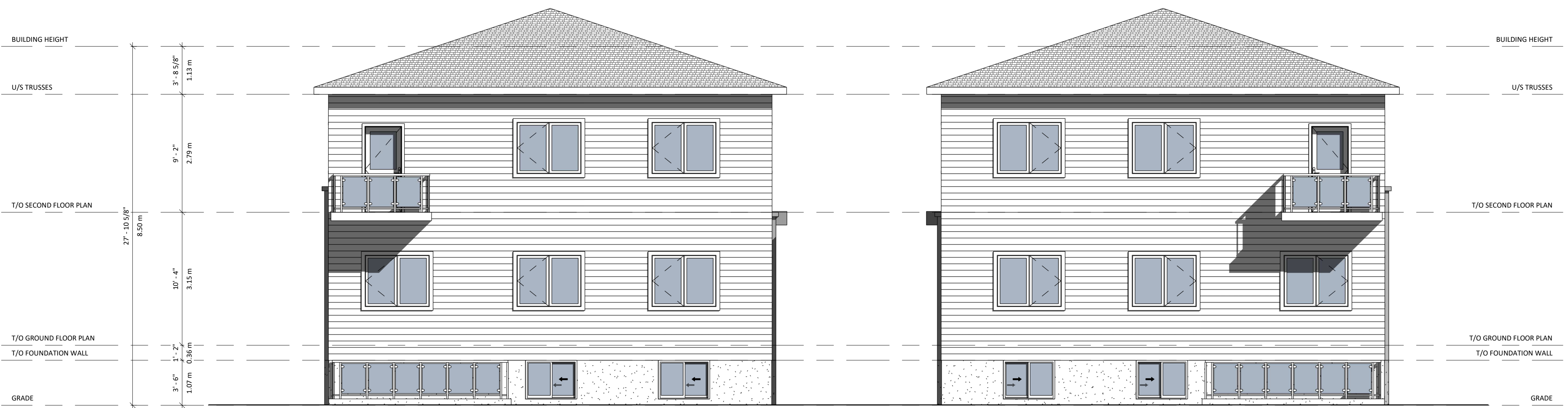
APPLICATION: NEW BUILD  
SCALE: 3/16" = 1'-0"  
DATE: 2025  
DRAWN BY: MD  
CHECKED BY: MD

01	ISSUED FOR PERMIT				
NO.	DESCRIPTION	DD/MM/YYYY	NO.	DESCRIPTION	DD/MM/YYYY

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SHEET NO.

SK-3



CLIENT:  
Janaklis Development Ltd.

965 Stewart Lee Ave, Mississippi Mills, ON K0A 1A0

PROJECT:  
11 ST CLAIRE

DRAWING TITLE:  
FRONT & REAR ELEVATION

APPLICATION: NEW BUILD  
SCALE: 3/16" = 1'-0"  
DATE: 2025  
DRAWN BY: MD  
CHECKED BY: MD

01	ISSUED FOR PERMIT				
NO.	DESCRIPTION	DD/MM/YYYY	NO.	DESCRIPTION	DD/MM/YYYY

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SK-2