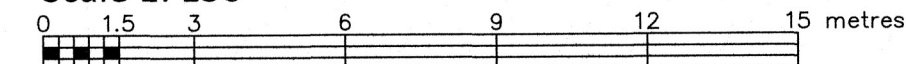


SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

LOT 2818
REGISTERED PLAN M-47
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.

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°29'00" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 0°32'25" counter-clockwise was applied to bearings on P5.

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
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan M-47
(P2)	"	Plan by (647) dated June 1, 1965
(P3)	"	Plan by (AOG) dated February 21, 1974
(P4)	"	Plan by (725) dated September 21, 1965 (Ref. No. 548-65)
(P5)	"	Plan by (857) dated June 22, 1990 (Ref. No. 53-M-47)
(P6)	"	Plan by (1473) dated August 13, 1996 (Ref. No. 11-M-47)
(P7)	"	Plan by (857) dated April 16, 1973 (Ref. No. 28-M-47)
(P8)	"	Plan by (1473) dated August 28, 1981 (Ref. No. 2-M-47)
OHW	"	Overhead Wires
UP	"	Utility Pole
CLF	"	Chain Link Fence
BF	"	Board Fence
C/L	"	Centreline
—	"	Property Line

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.
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PART 2

- REGISTERED RIGHTS-OF-WAY/EASEMENTS**
No rights-of-way or easements were found to be registered against the subject property.
- PROPERTY IMPROVEMENTS**
The location of the fences and hedge in relation to the property lines are noted on the plan.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
Compliance is not certified by this report.
- ADDITIONAL REMARKS**
Area of the subject property is 446.1 square metres.

THIS REPORT WAS PREPARED FOR:

Cada Construction ("The Client"), the Client's solicitors, mortgages, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

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 8th day of April, 2025.

April 14/2025
Date

Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-98771

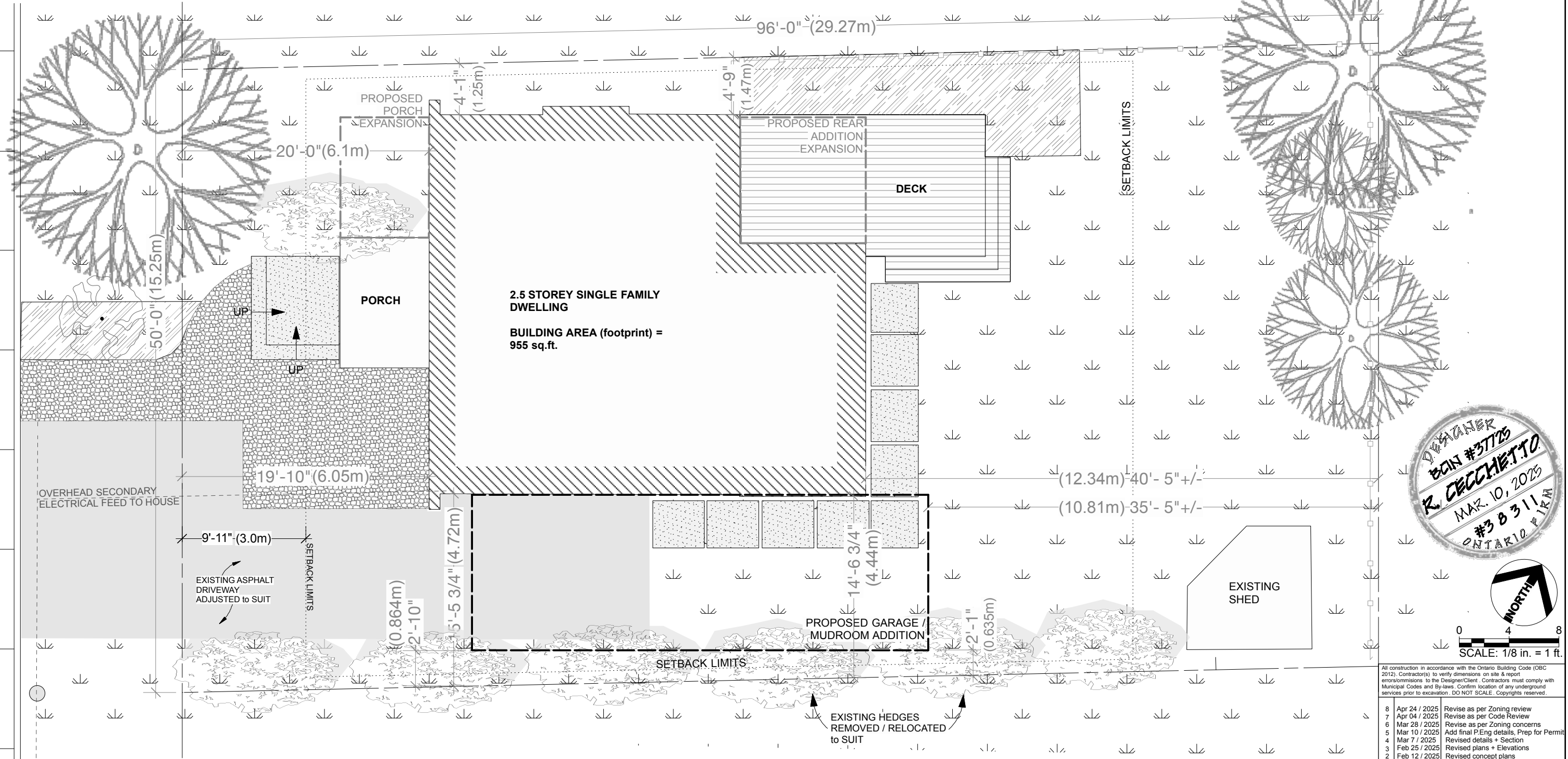
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fidsurveys.ca

FILE No.: 87-25

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0 4 8
SCALE: 1/8 in. = 1 ft.

All construction in accordance with the Ontario Building Code (OBC 2012). Contractor(s) to verify dimensions on site & report errors/omissions to the Designer/Client. Contractors must comply with Municipal Codes and By-laws. Confirm location of any underground services prior to excavation. DO NOT SCALE. Copyrights reserved.

8	Apr 24 / 2025	Revise as per Zoning review
7	Apr 04 / 2025	Revise as per Code Review
6	Mar 28 / 2025	Revise as per Zoning concerns
5	Mar 10 / 2025	Add final P.Eng details, Prep for Permit
4	Mar 7 / 2025	Revised details + Section
3	Feb 25 / 2025	Revised plans + Elevations
2	Feb 12 / 2025	Revised concept plans
1	Feb 06 / 2025	AS-IS + concept layout plans

No.	Date	Revision Notes
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1454 Tedder Ave
OTTAWA ON K1H 6A6
613-863-7369

Project Title
**15 CLARENDON
K1Y 0P3**

Drawing Title
SITE PLAN

Project Manager
RJC

Project ID
Scale
1/8" = 1'-0"

Reviewed By
Client

Feb 3 / 2025
Drawing No.
**Drawing No.1
of
9**

CAD File Name
15 Clarendon / Residential ...

Committee of Adjustment
Received | Reçu le

2025-04-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

PROJECT SCOPE:

- EXPAND REAR ADDITION
- CONSTRUCT SIDE ADDITION CONSISTING OF MUDROOM and GARAGE
- MODIFY INTERIOR to SUIT

- GENERAL GROUND ELEVATIONS and GRADING TO REMAIN UNCHANGED, EXCEPT TO ENSURE 2% SLOPE AWAY FROM BUILDING PERIMETER
- SIDE ADDITION DESIGNED / SPECIFIED TO COMPLY with Zone 1 Column of TABLE 3.1.1.11 of SB-12.

NOTES:

ZONE = R3-K

Min. Frontage = 15.0m

Min. Lot Area = 385.0m²

FOR SINGLE DETACHED BUILDINGS

Max Height = 10.0m, 11.0 m within Schedule 342 if Peaked roof

Min Front Setback = 3.0 m

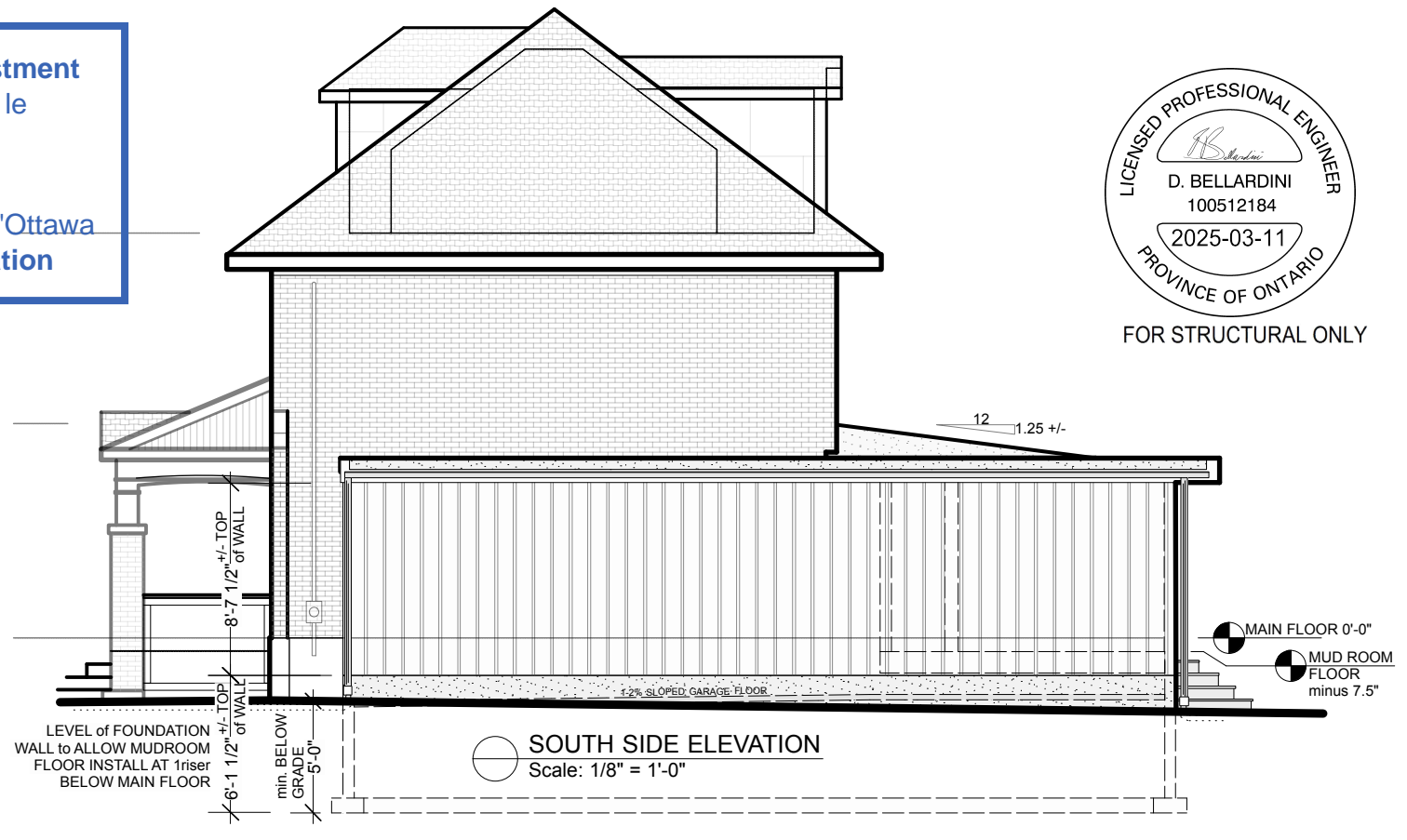
Side Setback = 0.30 m

Rear Setback = 6.0 m

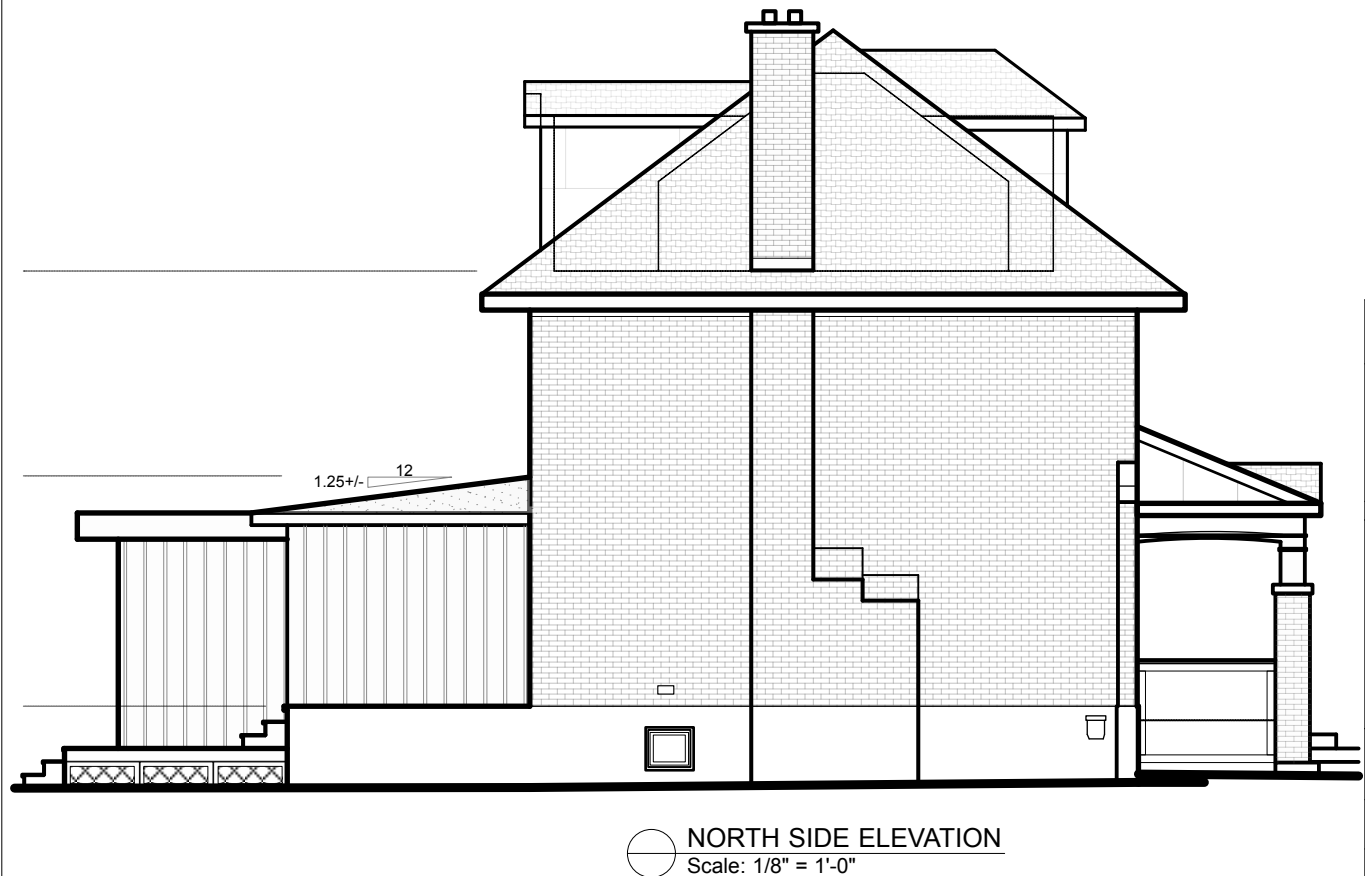
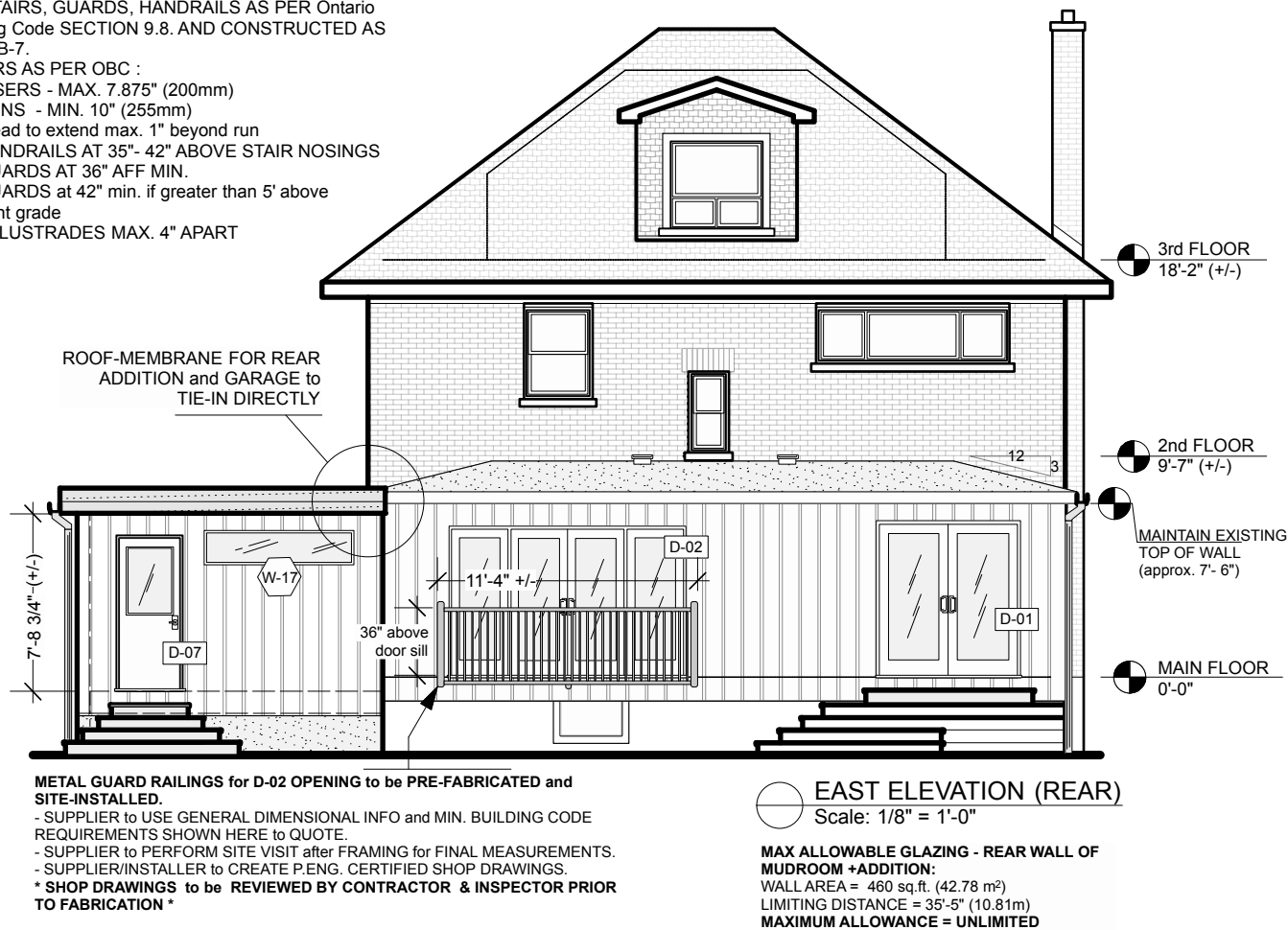
PROPERTY INFO SHOWN AND SETBACKS SHOWN
as per GEO-OTTAWA AND ZONING BY-LAW 2008-250



Committee of Adjustment
Received | Reçu le
2025-04-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation



- GENERAL STAIR /GUARD NOTES:**
ALL STAIRS, GUARDS, HANDRAILS AS PER Ontario Building Code SECTION 9.8. AND CONSTRUCTED AS PER SB-7.
- STAIRS AS PER OBC :
- RISERS - MAX. 7.875" (200mm)
- RUNS - MIN. 10" (255mm)
- Tread to extend max. 1" beyond run
- HANDRAILS AT 35"- 42" ABOVE STAIR NOSINGS
- GUARDS AT 36" AFF MIN.
- GUARDS at 42" min. if greater than 5' above adjacent grade
- BALUSTRADES MAX. 4" APART



All construction in accordance with the Ontario Building Code (OBC 2012). Contractor(s) to verify dimensions on site & report errors/commissions to the Designer/Client. Contractors must comply with Municipal Codes and By-laws. Confirm location of any underground services prior to excavation. DO NOT SCALE. Copyrights reserved.		
No.	Date	Revision Notes
5	Mar 10 / 2025	Add final P.Eng details, Prep for Permit
4	Mar 7 / 2025	Revised details + Section
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funkcional design		
1454 Tedder Ave OTTAWA ON K1H 6A6 613-863-7369		
Project Title 15 CLARENDON K1Y 0P3		
Drawing Title ELEVATIONS		
Project Manager RJC		Project ID Scale 1/8" = 1'-0"
Reviewed By Client		Drawing No. Drawing No.8 of 9
Feb 3 / 2025		
CAD File Name 15 Clarendon / Residential ...		