

ALTA VISTA DRIVE
(FORMERLY CHURCHILL DRIVE PER REG. PLAN No. 543)
PIN 04200-0151 (LT)

SMYTH ROAD
(PER REGISTERED PLAN No. 543)

SCHEDULE			
PART	LOT	REG'D PLAN	PIN
1	15	543	ALL OF 04200-0015
2			
3			
4			
5			

PARTS 1, 2, 3, 4 AND 5 COMPRISE ALL OF PIN 04200-0015 (LT)
PART 1 AND 5 IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER OT3939

Committee of Adjustment
Received | Reçu le

2025-05-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT 1
PIN 04200-0001 (LT)

LOT 2
PIN 04200-0002 (LT)

LOT 3

REGISTERED

PLAN

No. 543

PLAN OF SURVEY
OF PART OF
LOT 15
REGISTERED PLAN No. 543
CITY OF OTTAWA



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 458mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

JAYMAC LAND SURVEYS INC.

METRIC:

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

NOTES:

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B, MTM ZONE 9, NAD83 (CSRS)

FOR BEARING COMPARISONS, A ROTATION OF 0°23'05" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON PLAN P1, P2 AND RP TO CONVERT TO GRID BEARINGS

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999940

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT SET
SSIB	"	SHORT STANDARD IRON BAR
IB	"	IRON BAR
ORP	"	OBSERVED REFERENCE POINT
M	"	MEASURED
S	"	SET
WIT	"	WITNESS
UP	"	UTILITY POLE
AN	"	ANCHOR
-OHW-	"	OVERHEAD WIRE
-X-	"	FENCE LINE
P&W	"	POST & WIRE
D1	"	INSTRUMENT No. OT3939
RP	"	REGISTERED PLAN No. 543
P1	"	SURVEYORS REAL PROPERTY REPORT BY STANTEC, DATED NOVEMBER 24, 2005
P2	"	SURVEYORS REAL PROPERTY REPORT BY ANNIS O'SULLIVAN & VOLLEBEKK, DATED JUNE 22, 1987
(AOG)	"	ANNIS O'SULLIVAN & VOLLEBEKK LTD.
(SG)	"	STANTEC GEOMATICS LTD.
N = NORTH E=EAST S=SOUTH W=WEST		

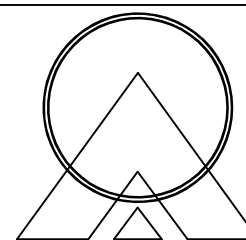
SURVEYOR'S CERTIFICATE:

- 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 JANUARY 8, 2025

FEBRUARY 3, 2025
DATE

J.D. McARTHUR
J.D. McARTHUR
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM No. V-86804



JAYMAC LAND SURVEYS Inc
ONTARIO LAND SURVEYORS

PERTH, ONTARIO
T: 613-701-3220 JAYMACLANDSURVEYS.COM

SURVEY BY: LP	CHECKED BY: JM	CLOSURE CHECK: JM
FILE #: 24-110_OTTAWA	JOB #: 24-110	

INTEGRATION TABLE:

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM REAL TIME NETWORK OBSERVATIONS (RTN) AND ARE REFERRED TO MTM ZONE 9, NAD83 (CSRS). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	5 029 050.96	370 453.62
ORP B	5 028 987.60	370 511.41
01919720664	5 026 362.33	366 705.62

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LOT 19

LOT 18

LOT 17

FAIRCREST ROAD

(PER REGISTERED PLAN No. 543)
PIN 04200-0150 (LT)

PART 1

PART 5

PART 2

PART 4

PART 3

SUBJECT TO AN EASEMENT PER INST. No. OT3939

HEDGE (Q NOTED)
0.6±N

BOARD FENCE
TO LINE N/S
0.5W

LOT 15

LOT 14

LOT 13

PIN 04200-0014 (LT)

-0015 (LT)

AREA
PART 4 AND 5
528.5 sqm

AREA
PART 3
344.8 sqm

AREA
PART 1 AND 2
330.05 sqm

AREA
PART 1 AND 2
330.05 sqm

AREA
PART 1 AND 2
330.05 sqm

AREA
PART 1 AND 2
330.05 sqm

AREA
PART 1 AND 2
330.05 sqm

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SMYTH ROAD
(PER REGISTERED PLAN No. 543)

UTILITY NOTE:

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL UTILITIES.
- IT IS THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITY FOR CONFIRMATION, ONLY VISIBLE SURFACE UTILITIES WERE LOCATED.
- A FIELD LOCATION OF UNDERGROUND INFRASTRUCTURE BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING GROUND DISTURBANCE, SUCH AS BREAKING GROUND, PROBING, OR EXCAVATING.
- THE UNDERGROUND UTILITY SERVICES SHOWN HEREIN ARE FOR INDEXING PURPOSES ONLY, AND ARE BASED ON DATA PROVIDED BY THE CITY OF OTTAWA, GIS WEBSERVICE, GEOOTTAWA, AVAILABLE AT THE TIME OF THE SURVEY.

WINTER NOTE

THE TOPOGRAPHIC FIELD SURVEY SHOWN HEREON WAS PERFORMED UNDER WINTER CONDITIONS. SNOW COVER AND ICE COULD PRECLUDE THE DETERMINATION OF THE LOCATION AND ELEVATION OF SOME TOPOGRAPHIC DATA THAT WOULD OTHERWISE BE VISIBLE.

TOPOGRAPHIC PLAN OF SURVEY
OF ALL OF
LOT 15
REGISTERED PLAN No. 543
CITY OF OTTAWA



JAYMAC LAND SURVEYS INC.

METRIC:

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

NOTES:

BEARINGS ARE GRID AND DERIVED FROM VIRTUAL REFERENCE STATION (VRS) NETWORK OBSERVATIONS, MTM ZONE9, CENTRAL MERIDIAN 76°30'00"W, NAD83 (CSRS)(2010)

FOR BEARING COMPARISONS, A ROTATION OF 0°23'05" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON PLAN P1, P2 AND RP TO CONVERT TO GRID BEARINGS

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999940

MUNICIPAL ZONING BY-LAWS:
THE PLAN DOES NOT CERTIFY ZONING COMPLIANCE.

THIS REPORT WAS PREPARED FOR LIBAN ISSA AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM LOCAL CANNET VRS NETWORK AND ARE REFERRED TO THE CGVD-1928:1978 DATUM.

BENCHMARK NOTE:

SITE BENCHMARK: CUT CROSS SET ON THE SURFACE OF THE CONCRETE PAD OF THE TELECOMMUNICATIONS CABINET SHOWN HEREIN, WITH AN ELEVATION OF 78.75.

IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED BEFORE USE

LEGEND:

- | | | |
|--------|---------|-------------------------------------------------------------------------------------|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | " | SURVEY MONUMENT SET |
| SSIB | " | SHORT STANDARD IRON BAR |
| IB | " | IRON BAR |
| ORP | " | OBSERVED REFERENCE POINT |
| M | " | MEASURED |
| S | " | SET |
| WIT | " | WITNESS |
| UP | " | UTILITY POLE |
| AN | " | ANCHOR |
| -OHW- | " | OVERHEAD WIRE |
| -X- | " | FENCE LINE |
| -ST- | " | STORM PIPE |
| -SAN- | " | SANITARY PIPE |
| -WTR- | " | WATER MAIN |
| MH | " | MANHOLE |
| CB | " | CATCH BASIN |
| T/G | " | TOP OF GRATE |
| Ø | " | DIAMETER |
| FH | " | FIRE HYDRANT |
| HH | " | HAND HOLE |
| P&W | " | POST & WIRE |
| D1 | " | INSTRUMENT No. 0T3939 |
| RP | " | REGISTERED PLAN No. 543 |
| P1 | " | SURVEYORS REAL PROPERTY REPORT BY STANTEC, DATED NOVEMBER 24, 2005 |
| P2 | " | SURVEYORS REAL PROPERTY REPORT BY ANNIS O'SULLIVAN & VOLLEBEKK, DATED JUNE 22, 1987 |
| (AOG) | " | ANNIS O'SULLIVAN & VOLLEBEKK LTD. |
| (SG) | " | STANTEC GEOMATICS LTD. |
| +78.00 | " | LOCATION OF ELEVATION |
- N = NORTH E=EAST S=SOUTH W=WEST

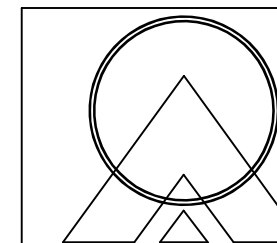
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FEBRUARY 18, 2025
DATE

J.D. McARTHUR
J.D. McARTHUR
ONTARIO LAND SURVEYOR



JAYMAC LAND SURVEYS Inc
ONTARIO LAND SURVEYORS
PERTH, ONTARIO
T: 613-701-3220 JAYMACLANDSURVEYS.COM

SURVEY BY: LP	CHECKED BY: JM	CLOSURE CHECK: JM
FILE #: 24-110_OTTAWA	JOB #: 24-110	

LOT 1

PIN 04200-0001 (LT)

LOT 2

PIN 04200-0002 (LT)

LOT 3

REGISTERED

PLAN

No. 543

LOT 15

LOT 14

LOT 13

PIN 04200-0014 (LT)

FAIRCREST ROAD

(PER REGISTERED PLAN No. 543)
PIN 04200-0150 (LT)

LOT 19

LOT 18

LOT 17

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-86804

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3)



Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-05-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

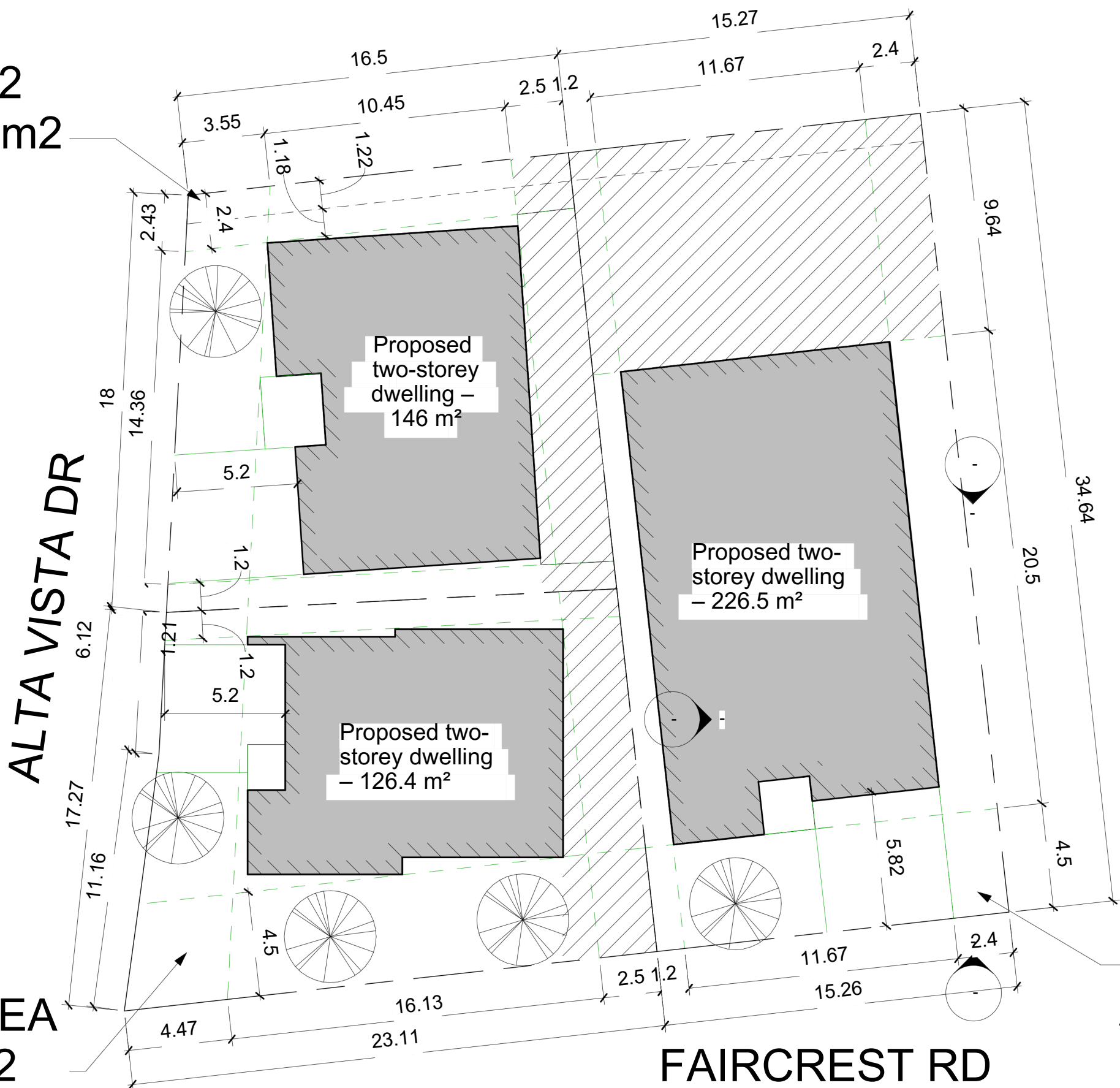
SASI

Symbi-ARC Studio Inc

PROPOSED DEVELOPMENT PROJECT
1905 Alta Vista Dr

PARTS 1 & 2
AREA 330.05 m²

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PART 3 AREA
344.80 m²

PARTS 4 & 5
AREA 528.50 m²

SASI

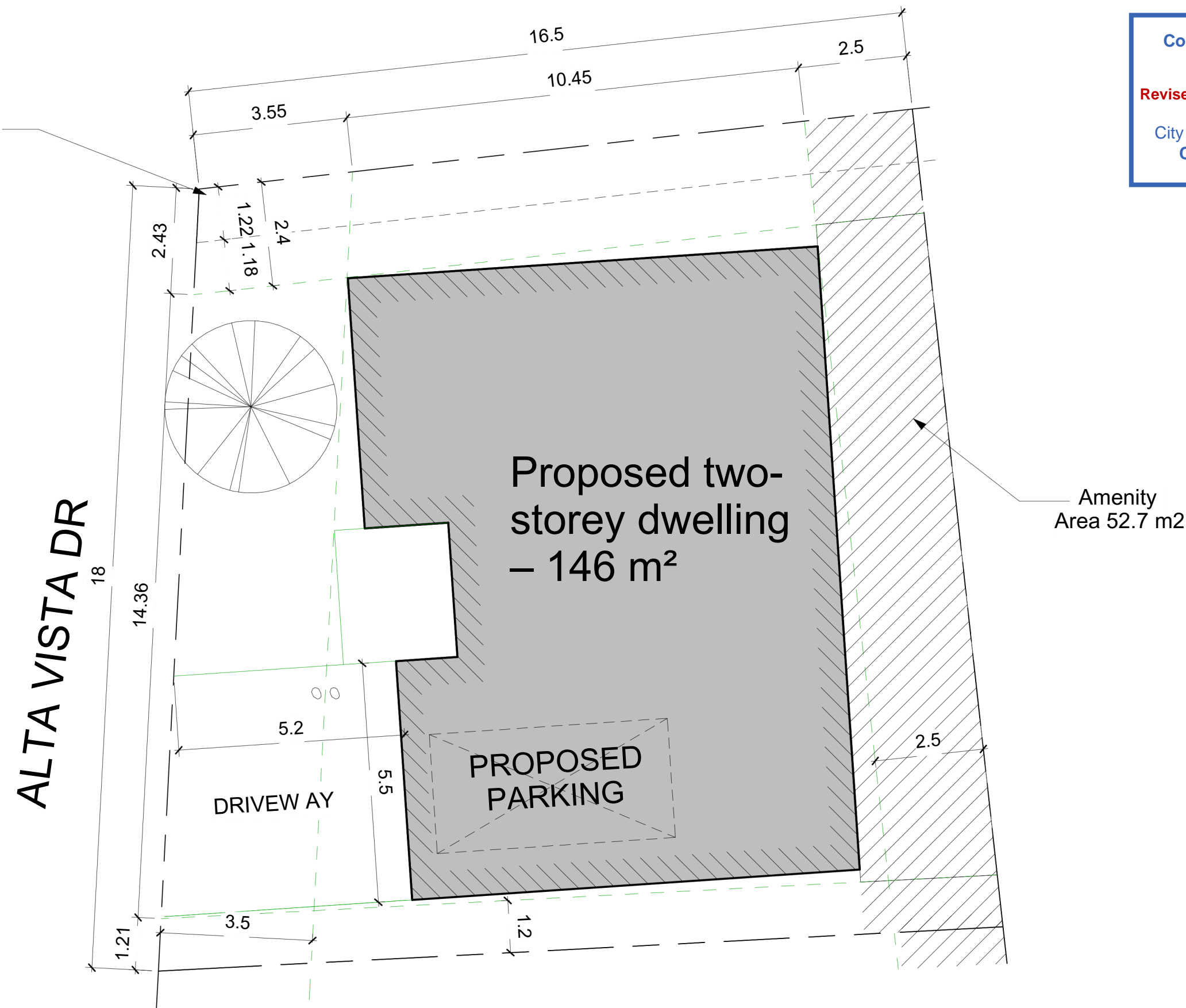
Symbi-ARC Studio Inc

OVERALL SITE PLAN

1905 Alta Vista Dr

PARTS 1 & 2
AREA 330.05 m2

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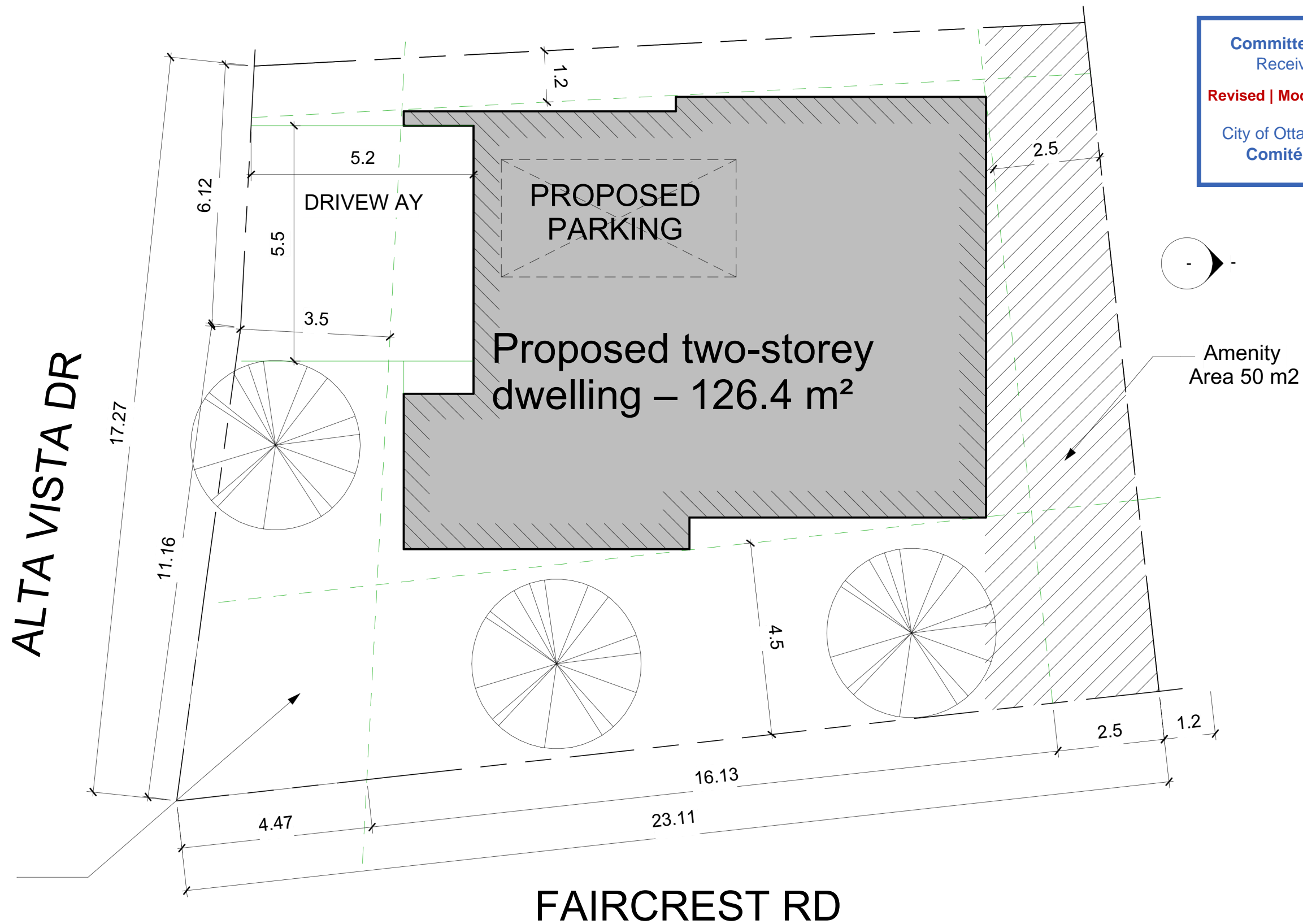




SASI

Symbi-ARC Studio Inc

PARTS 1 & 2
1905 Alta Vista Dr



PART 3 AREA
344.80 m2

FAIRCREST RD

SASI

Symbi-ARC Studio Inc

PART 3

1905 Alta Vista Dr



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SASI

Symbi-ARC Studio Inc

PART 3
1905 Alta Vista Dr



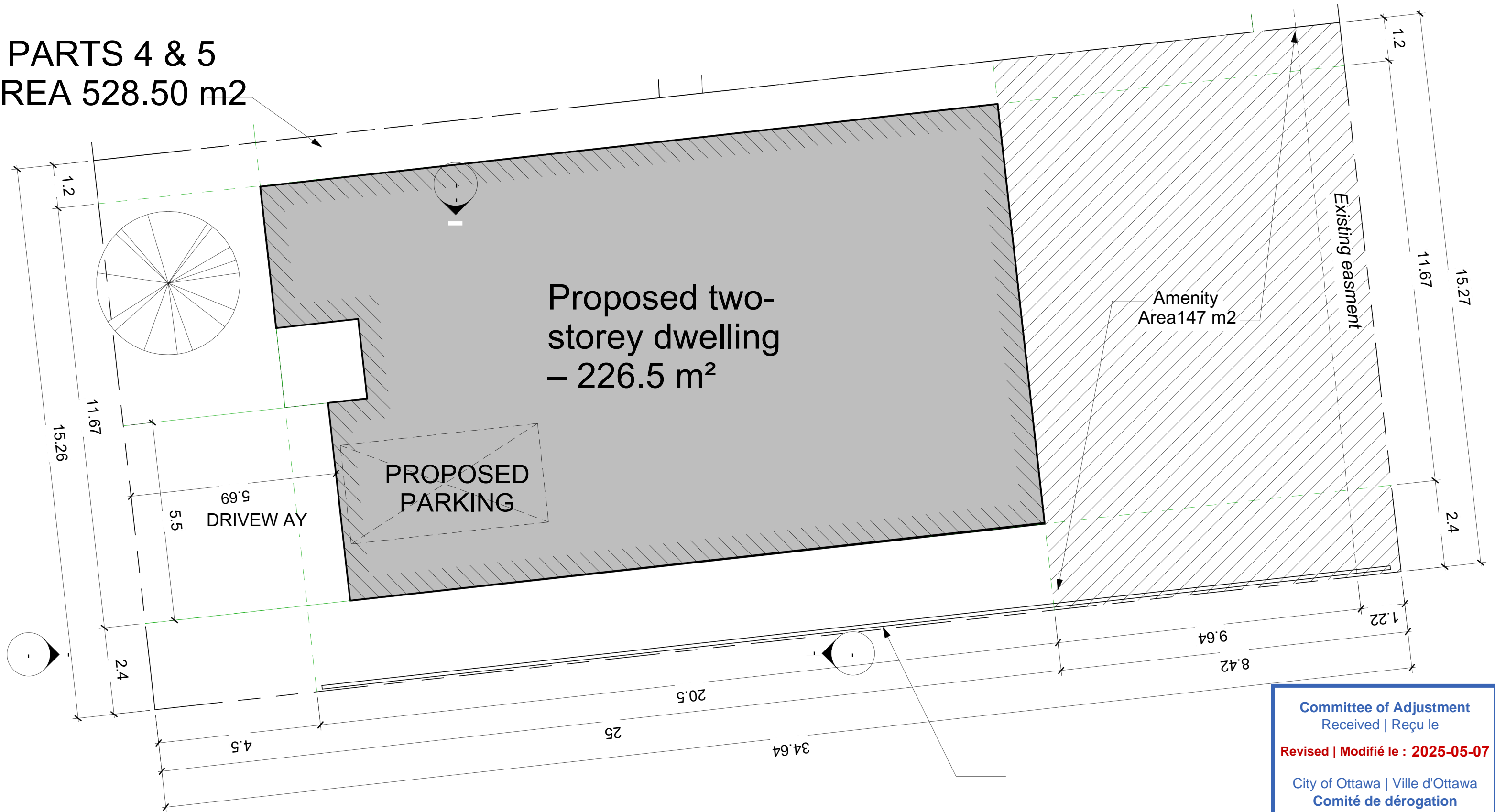
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PART 3
1905 Alta Vista Dr

PARTS 4 & 5
AREA 528.50 m2



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PARTS 4 & 5

1905 Alta Vista Dr



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PARTS 4 & 5
1905 Alta Vista Dr



PROPERTY INDEX MAP
OTTAWA-CARLETON (No. 04)

- LEGEND**
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



Committee of Adjustment
APR 08 2025
City of Ottawa