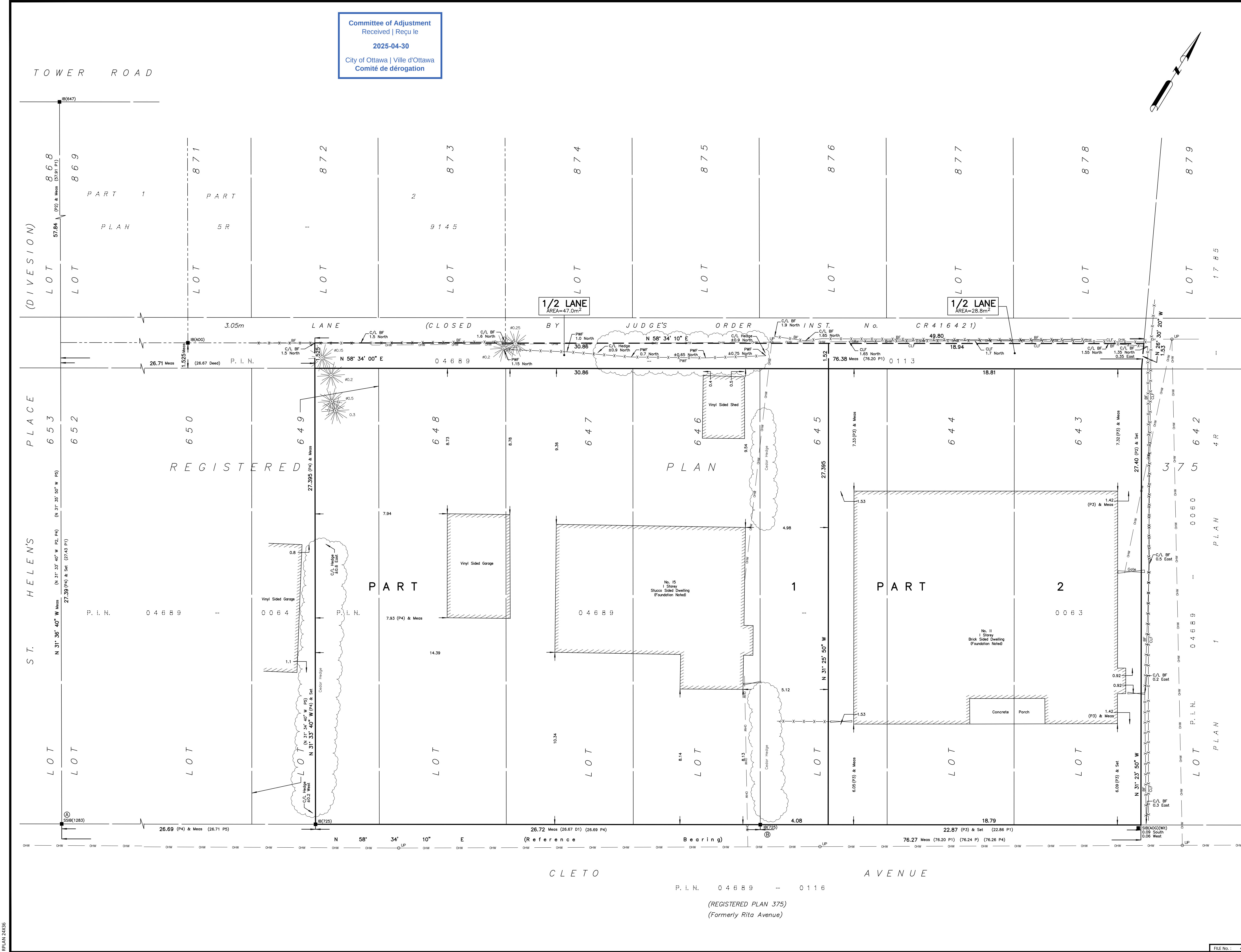




I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 4R- RECEIVED AND DEPOSITED		
DATE: _____		DATE: _____		
----- DANIEL ROBINSON ONTARIO LAND SURVEYOR		----- REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.		
SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	All of 646, 647, 648 and Part of Lots 645, 649	375	ALL OF 04689-0063	844.6
2	All of 643, 644 and Part of Lot 645			515.2

PLAN OF SURVEY OF

LOTS 643, 644, 645, 646, 647, 648
AND PART OF LOT 649
REGISTERED PLAN 375
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100

0 2.5 5 7.5 10 metres

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 0.99993.

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°01'50" clockwise was applied to bearings on P2, P3, P4 & P5.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5024221.31	364471.16
(B)	5024249.15	364516.72
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84
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
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- Witness
- Measured
- Registered Plan 375
- Plan 4R-1785
- Plan by (1692) dated June 29, 2001 (Ref. No. 136-00)
- Plan by (1442) dated March 17, 1988 (Ref. No. 63-88)
- Plan by (1283) dated September 16, 1991 (Ref. No. N-375-10)
- Inst. N436322
- Overhead Wires
- Utility Pole
- Chain Link Fence
- Post and Wire Fence
- Board Fence
- Centreline
- Property Line
- Diameter
- 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 :

- 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 __ day of _____, 2025.

Date _____ Daniel Robinson
Ontario Land Surveyor

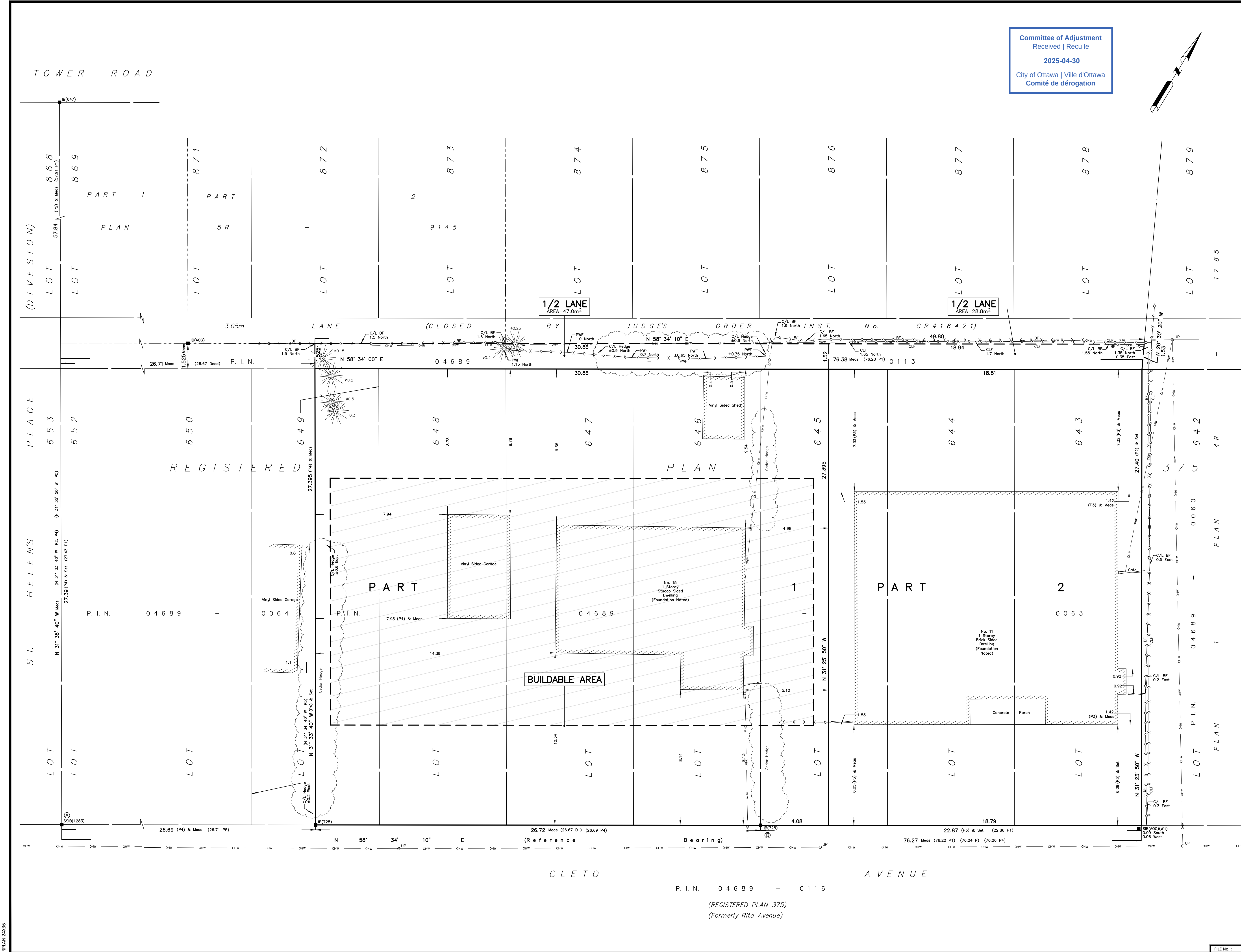
This plan of survey relates to AOLS Plan Submission Form Number V-XXXX

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

FILE No.: 452-24



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 4R- RECEIVED AND DEPOSITED	
DATE:-----		DATE:-----	
----- DANIEL ROBINSON ONTARIO LAND SURVEYOR		----- REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.	
SCHEDULE			
PART	LOT	PLAN	AREA (Sq.m.)
1	All of 646, 647,648 and Part of Lots 645, 649	375	844.6
2	All of 643, 644 and Part of Lot 645		515.2

PLAN OF SURVEY OF

LOTS 643, 644, 645, 646, 647, 648 AND PART OF LOT 649

REGISTERED PLAN 375

CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100

Metric Note

Distances shown on this plan are ground distances and can be converted to feet by multiplying by 0.3048.

Distance 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).

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POINT ID	NORTHING	EASTING
(A)	5024221.31	364471.16
(B)	5024249.15	364516.72
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84
CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

- Notes & Legend
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (Wit) Witness
 - Meas Measured
 - P1 Registered Plan 375
 - (P2) Plan 4R-1785
 - (P3) Plan by (1692) dated June 29, 2001 (Ref. No. 136-00)
 - (P4) Plan by (1442) dated March 17, 1988 (Ref. No. 63-88)
 - (P5) Plan by (1283) dated September 16, 1991 (Ref. No. N-375-10)
 - (D1) Inst. N436322
 - OWH Overhead Wires
 - UP Utility Pole
 - CLF Chain Link Fence
 - PWF Post and Wire Fence
 - BF Board Fence
 - C/L Centreline
 - Property Line
 - Diameter
 - 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 :

- 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 ___ 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

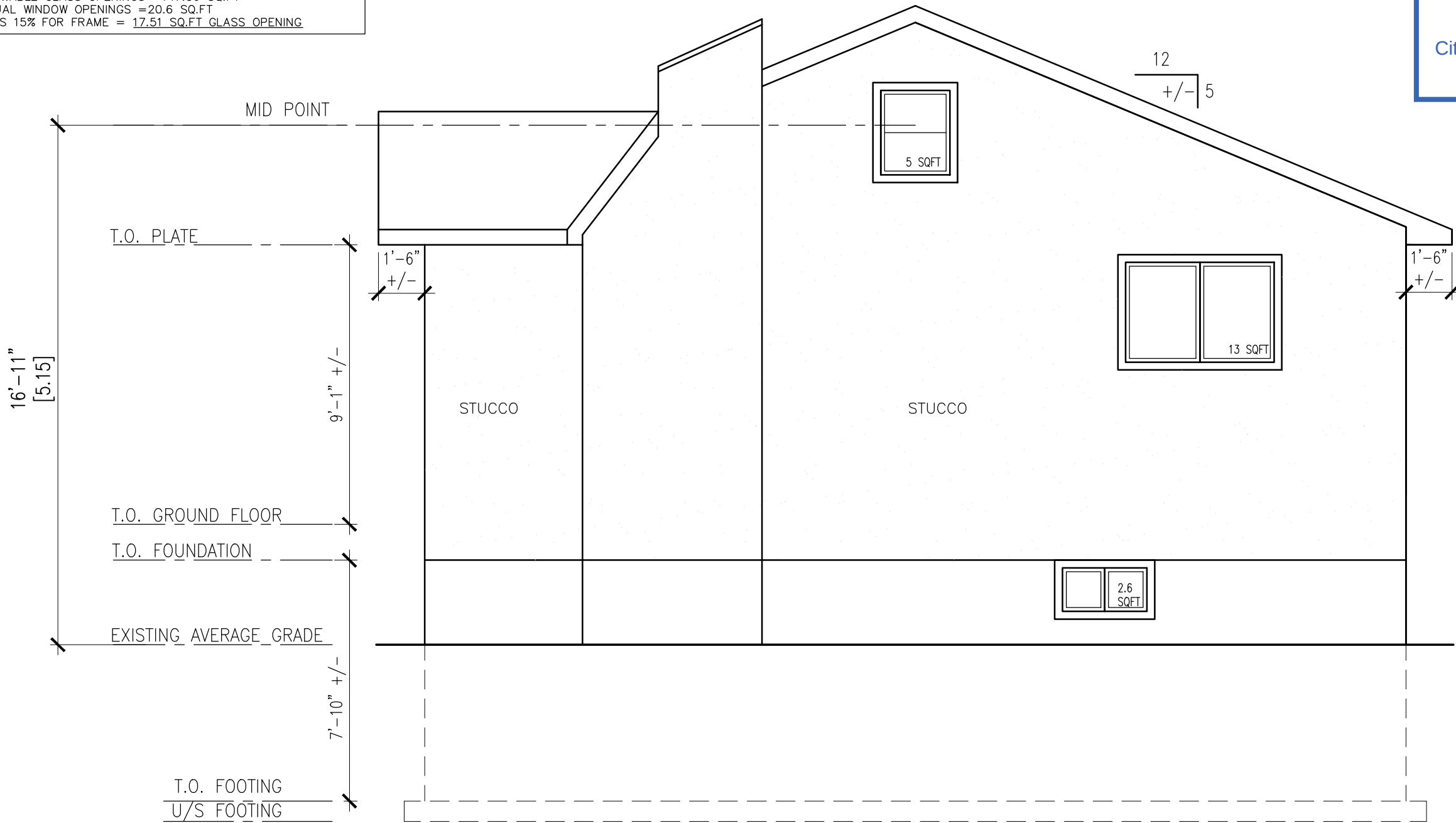
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fddsurveys.ca

L.D. = 4m
527 SQ.FT [48.95m²] OF WALL X 28% ALLOWABLE OPENINGS
ALLOWABLE GLASS OPENINGS =147.56 SQ.FT
ACTUAL WINDOW OPENINGS =20.6 SQ.FT
MINUS 15% FOR FRAME = 17.51 SQ.FT GLASS OPENING

Committee of Adjustment
Received | Reçu le

2025-04-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation



EAST SIDE ELEVATION
15 CLETO AVENUE
SCALE 1/4" =1'-0"

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

1	
NO.	DESCRIPTION & DATE
REVISIONS	

JOB TITLE:

COMMITTEE OF ADJUSTMENT
APPLICATION FOR
11 - 15 CLETO AVENUE
OTTAWA, ON.

SHEET TITLE:

EAST SIDE ELEVATION
15 CLETO AVENUE

SCALE: AS SHOWN

DRAWN: S.S.

CHECKED: M.D.

DATE: APRIL 2025

PRINT DATE:

DWG NO.

A2.2

MD

MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2653
FAX: 613-274-7085

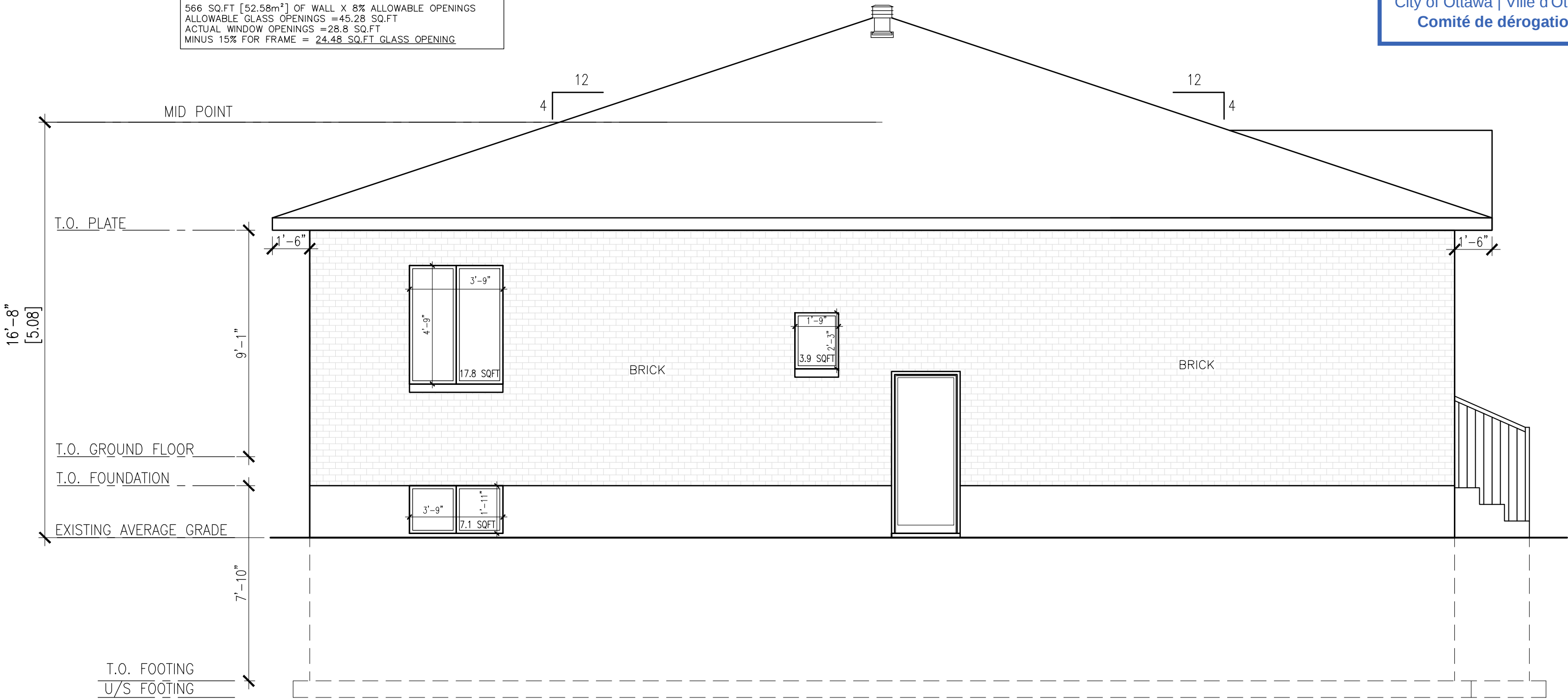
CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

Committee of Adjustment
Received | Reçu le

2025-04-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation

L.D. = 1.5m
566 SQ.FT [52.58m²] OF WALL X 8% ALLOWABLE OPENINGS
ALLOWABLE GLASS OPENINGS =45.28 SQ.FT
ACTUAL WINDOW OPENINGS =28.8 SQ.FT
MINUS 15% FOR FRAME = 24.48 SQ.FT GLASS OPENING



WEST SIDE ELEVATION
11 CLETO AVENUE
SCALE 1/4" =1'-0"

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

1	
NO.	DESCRIPTION & DATE
REVISIONS	

JOB TITLE:

COMMITTEE OF ADJUSTMENT
APPLICATION FOR
11 - 15 CLETO AVENUE
OTTAWA, ON.

SHEET TITLE:

WEST SIDE ELEVATION
11 CLETO AVENUE

SCALE: AS SHOWN

DRAWN: S.S.

CHECKED: M.D.

DATE: APRIL 2025

PRINT DATE:

DWG NO.

A1.2

MD

MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2653
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

EXISTING SUBJECT PROPERTY

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



MIROCA DESIGN
INCORPORATED SINCE 1989

11-15 CLETO AVENUE

APPLICATION FOR CONSENT AND MINOR VARIANCE | 2025

LOT FABRIC

Lots less 50'

Lots 50'-60'



MIROCA DESIGN
INCORPORATED SINCE 1989

11-15 CLETO AVENUE

APPLICATION FOR CONSENT AND MINOR VARIANCE | 2025