

ELEVATION NOTES

- ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 001196J03639 HAVING A PUBLISHED ELEVATION OF 60.990 m. (CGVD2011)
- 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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITIES 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.
- A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

Committee of Adjustment
Received | Reçu le

2025-05-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOT 2
REGISTERED PLAN 224416
CITY OF OTTAWA
SCALE 1:150



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

NOTES

BEARINGS HEREON ARE ASTRONOMIC, DERIVED FROM THE BEARING OF
NEPSEY AS SHOWN FOR THE SOUTHERLY LIMIT OF MASON TERRACE
ON REGISTERED PLAN 244295.

FOR BEARING COMPARISONS, A CLOCKWISE ROTATION OF 0°39'00"
WAS APPLIED TO BEARINGS ON P2 TO P6.

- S.I.B. DENOTES 0.025 SQ. 1.2 LONG, STANDARD IRON BAR
S.S.I.B. DENOTES 0.025 SQ. 0.6 LONG, SHORT STANDARD IRON BAR
I.B. DENOTES 0.018 SQ. 0.6 LONG, IRON BAR
S.S.I.B. DENOTES 0.025 SQ. 0.3 LONG, SHORT STANDARD IRON BAR
I.B. DENOTES 0.018 SQ. 0.3 LONG, IRON BAR
R.I.B. DENOTES ROUND IRON BAR
DENOTES SURVEY MONUMENT FOUND
D DENOTES SURVEY MONUMENT PLANTED
W.T. DENOTES WITNESS
S.U. DENOTES SOURCE UNKNOWN
N.T. DENOTES NON TANGENTIAL
1692 DENOTES FARLEY, SMITH & DENNIS SURVEYING LTD.
RP1 DENOTES REGISTERED PLAN 224416
RP2 DENOTES REGISTERED PLAN 244295
P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY (AOG) ON LOT 4,
REGISTERED PLAN 224416, DATED DECEMBER 16, 1999 (JOB NO. 699-99)
P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY (AOG) ON LOT 7,
REGISTERED PLAN 24, DATED AUGUST 29, 2018 (JOB NO. 17451-18)
P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY (AOG) ON LOT 117,
REGISTERED PLAN 244295, DATED JULY 9, 2013 (JOB NO. 12849-12)
P4 DENOTES PLAN 4R-31674
P5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY (1692) ON LOT 4,
REGISTERED PLAN 244416, DATED MARCH 17, 2020 (FILE NO. 494-19)
P6 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY (657) ON LOT 116,
REGISTERED PLAN 244295, DATED SEPTEMBER 11, 1999 (JOB NO. 443300)
N1 DENOTES FIELD NOTES BY (RWA) ON LOT 1, REGISTERED PLAN 244416,
DATED AUGUST 4, 1965
PROP DENOTES PROPORTIONED
M DENOTES MEASURED
S DENOTES SET
U.P. DENOTES UTILITIES POLE
U.S.W. DENOTES UTILITIES SERVICE WIRE
U.P.L. DENOTES UTILITIES POLE LINE
B.F. DENOTES BOARD FENCE
M.F. DENOTES METAL FENCE
E.O.A. DENOTES EDGE OF ASPHALT
T.O.B. DENOTES TOP OF BANK
W.V. DENOTES WATER VALVE
E.O.S. DENOTES EDGE OF SIDEWALK
C.B. DENOTES CATCH BASIN
M.H. DENOTES MANHOLE
T/G DENOTES TOP OF GRATE

SURVEYOR'S REAL PROPERTY REPORT
PART 2) REPORT SUMMARY

DESCRIPTION OF LAND
LOT 1, REGISTERED PLAN 224416, CITY OF OTTAWA, P.L.N. 04128-0273
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS
NONE
FEATURES
NOTE FENCES, UTILITIES SERVICE WIRES, GUY WIRE ANCHOR.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYOR'S ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28th
DAY OF AUGUST, 2024.

SEPTEMBER 5, 2024

DATE

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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2 2 1 8 8 0 3



THIS PLAN IS NOT VALID
UNLESS IT IS AN APPROVED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with
Regulation 1228, Section 26(2)

NOTE: THIS REPORT WAS PREPARED FOR STEVE ARDINGTON
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.



ANNIS, O'SULLIVAN, VOLLEBAKK LTD.

113 Prescott Street, Box 1340

Kemptville, Ontario K0G 1J0

Phone: (813) 258-1717

Email: Kemptville@anniss.com

Ontario
Land Surveyors

Job No. K-13811-24

Committee of Adjustment
MAY 01 2025
City of Ottawa

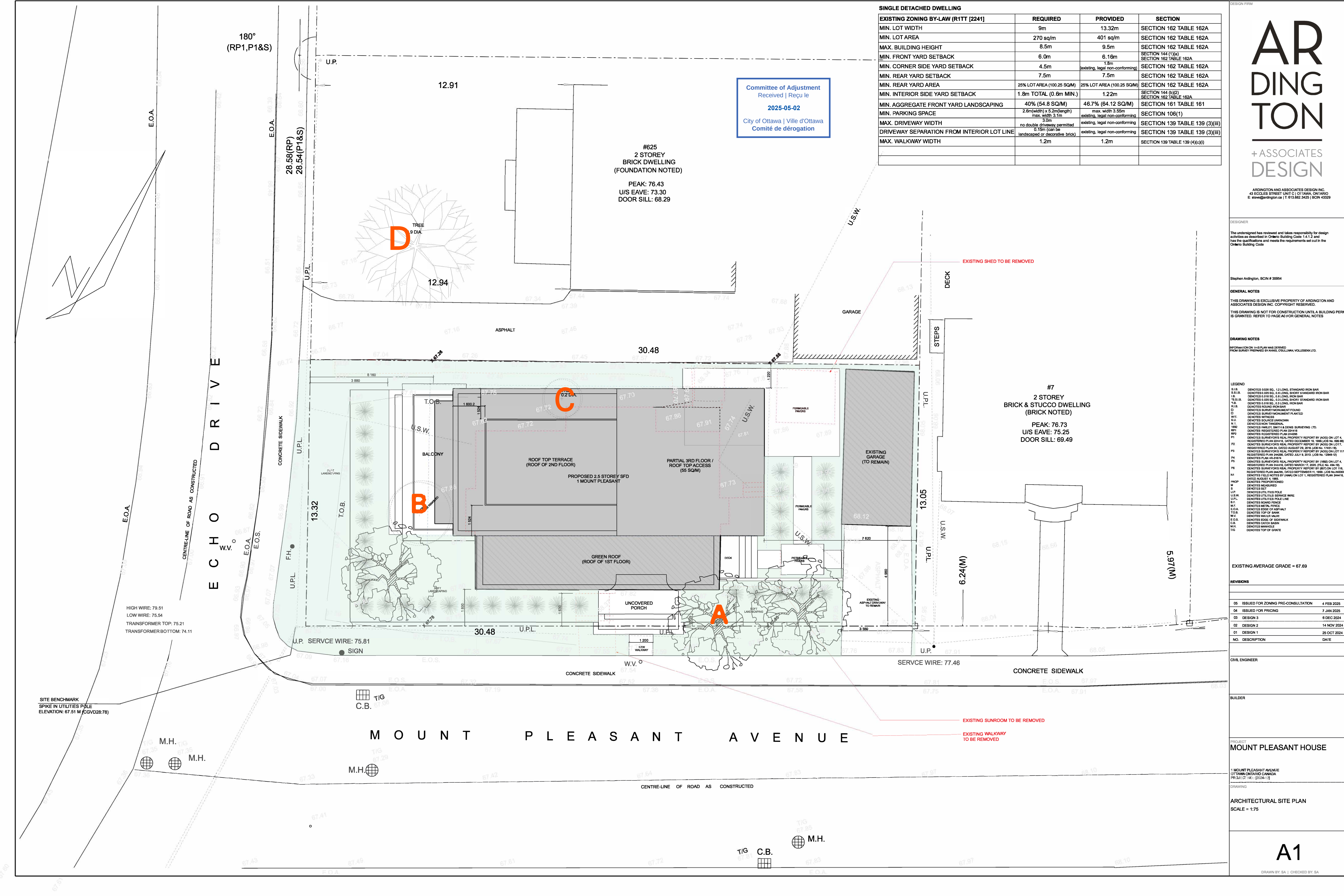
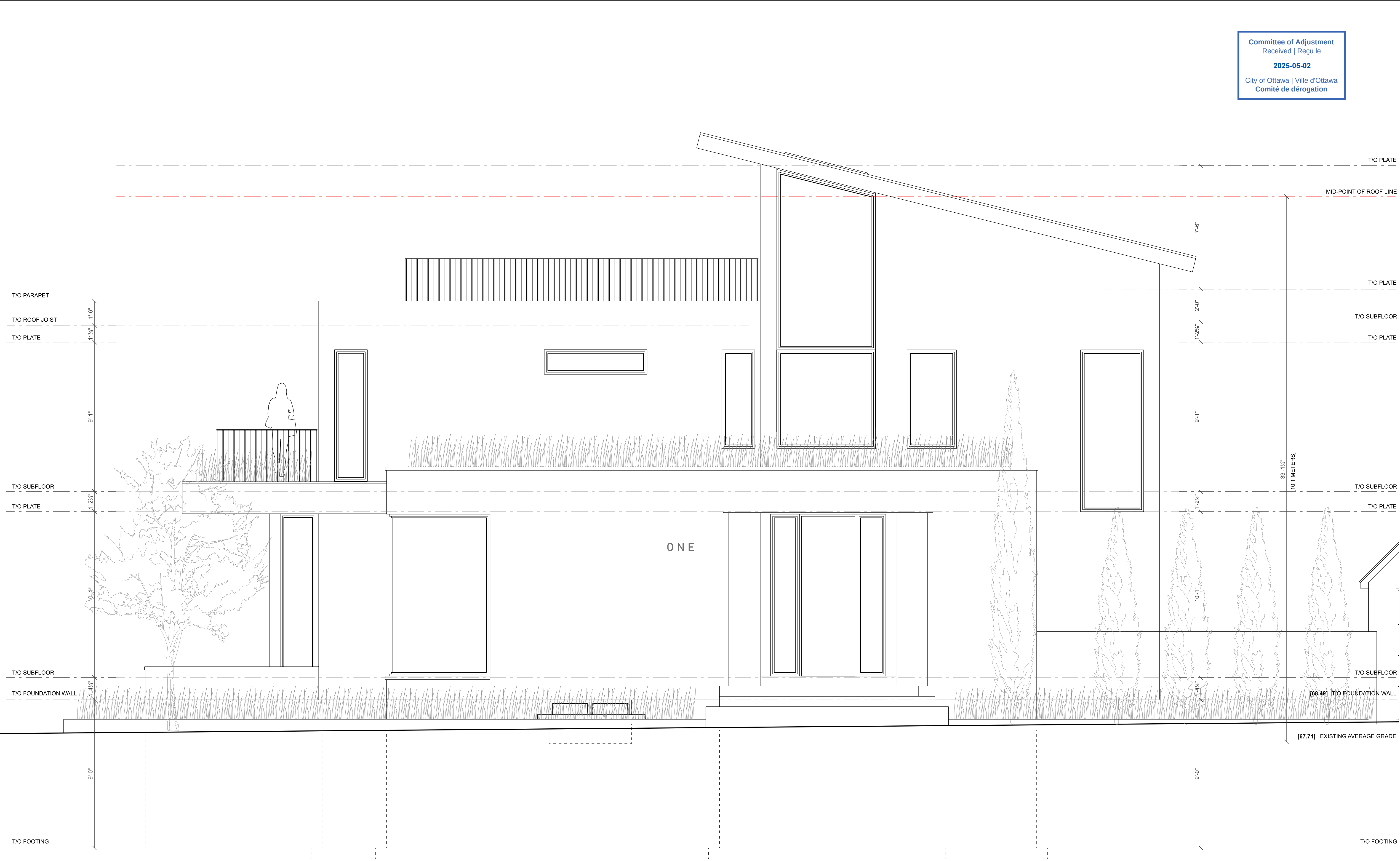


Table with 4 columns: EXISTING ZONING BY-LAW (R1TT [2241]), REQUIRED, PROVIDED, and SECTION. It lists various zoning requirements such as MIN. LOT WIDTH, MAX. BUILDING HEIGHT, and MIN. FRONT YARD SETBACK.

Right margin containing: ARDINGTON DESIGN + ASSOCIATES logo, contact information, designer details, general notes, drawing notes, legend, and a list of revisions.



DESIGN FIRM

ARDINGTON

+ ASSOCIATES
DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C1 OTTAWA, ONTARIO
E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

GENERAL NOTES

THIS DRAWING IS EXCLUSIVE PROPERTY OF ARDINGTON AND ASSOCIATES DESIGN INC. COPYRIGHT RESERVED.

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED. REFER TO PAGE A0 FOR GENERAL NOTES

DRAWING NOTES

REVISIONS		
06	ISSUED FOR MINOR VARIANCE	18 APRIL 2025
05	ISSUED FOR ZONING PRE-CONSULTATION	4 FEB 2025
04	ISSUED FOR PRICING	7 JAN 2025
03	DESIGN 3	6 DEC 2024
02	DESIGN 2	14 NOV 2024
01	DESIGN 1	25 OCT 2024
NO.	DESCRIPTION	DATE

STRUCTURAL ENGINEER

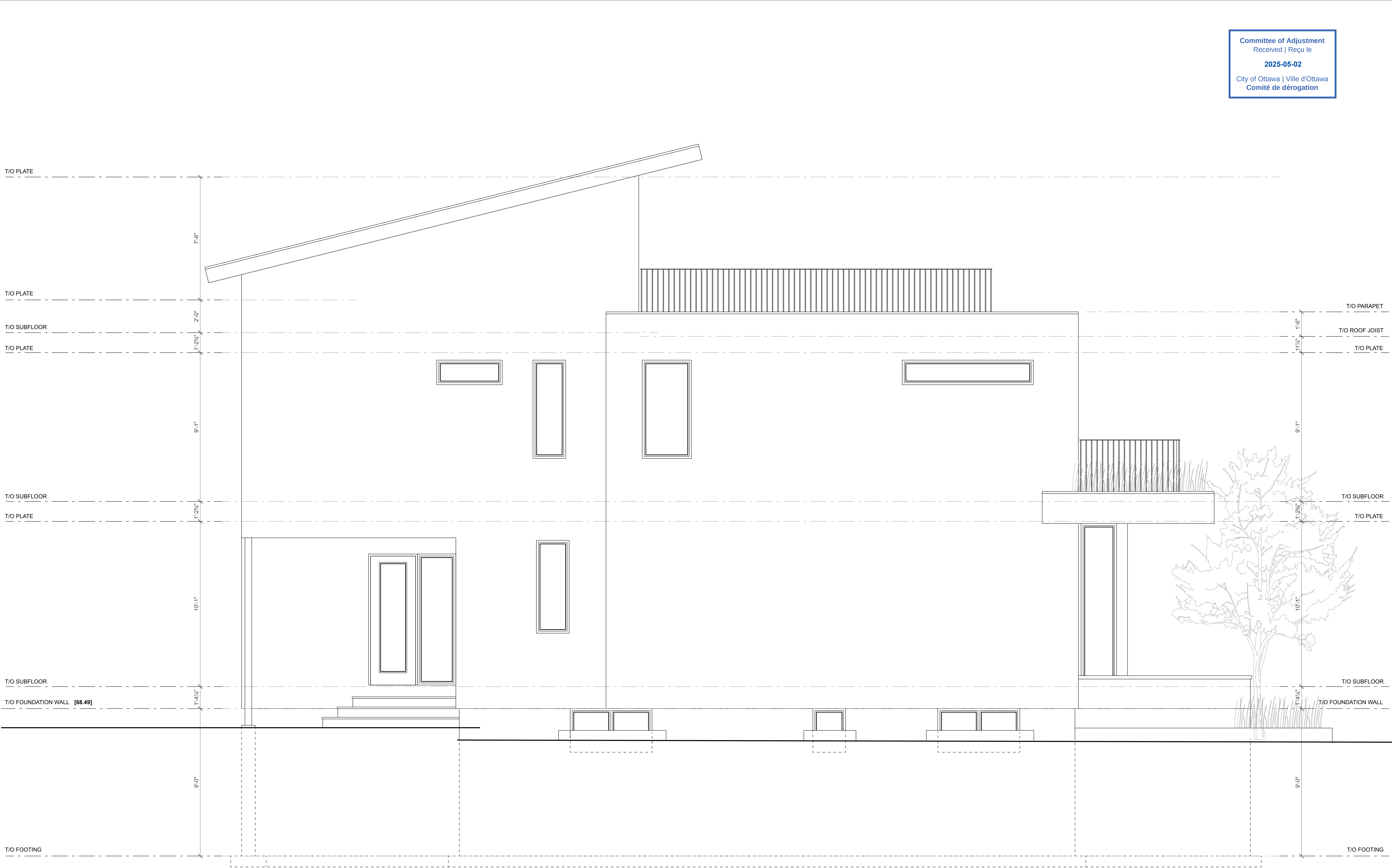
BUILDER

PROJECT
MOUNT PLEASANT HOUSE

1 MOUNT PLEASANT AVENUE
OTTAWA, ONTARIO CANADA
PROJECT NO.: [2024-12]

DRAWING

FRONT ELEVATION



Committee of Adjustment
Received | Reçu le

2025-05-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

DESIGN FIRM

ARDINGTON

+ ASSOCIATES
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Stephen Ardington, BCIN # 35954

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STRUCTURAL ENGINEER

BUILDER

PROJECT:
MOUNT PLEASANT HOUSE

1 MOUNT PLEASANT AVENUE
OTTAWA, ONTARIO CANADA
PROJECT NO.: [2024-12]

DRAWING

REAR ELEVATION

A8

DRAWN BY: SA | CHECKED BY: SA

Committee of Adjustment
Received | Reçu le

2025-05-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

ARDINGTON
+ ASSOCIATES
DESIGN

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DRAWING NOTES

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STRUCTURAL ENGINEER

BUILDER

PROJECT
MOUNT PLEASANT HOUSE

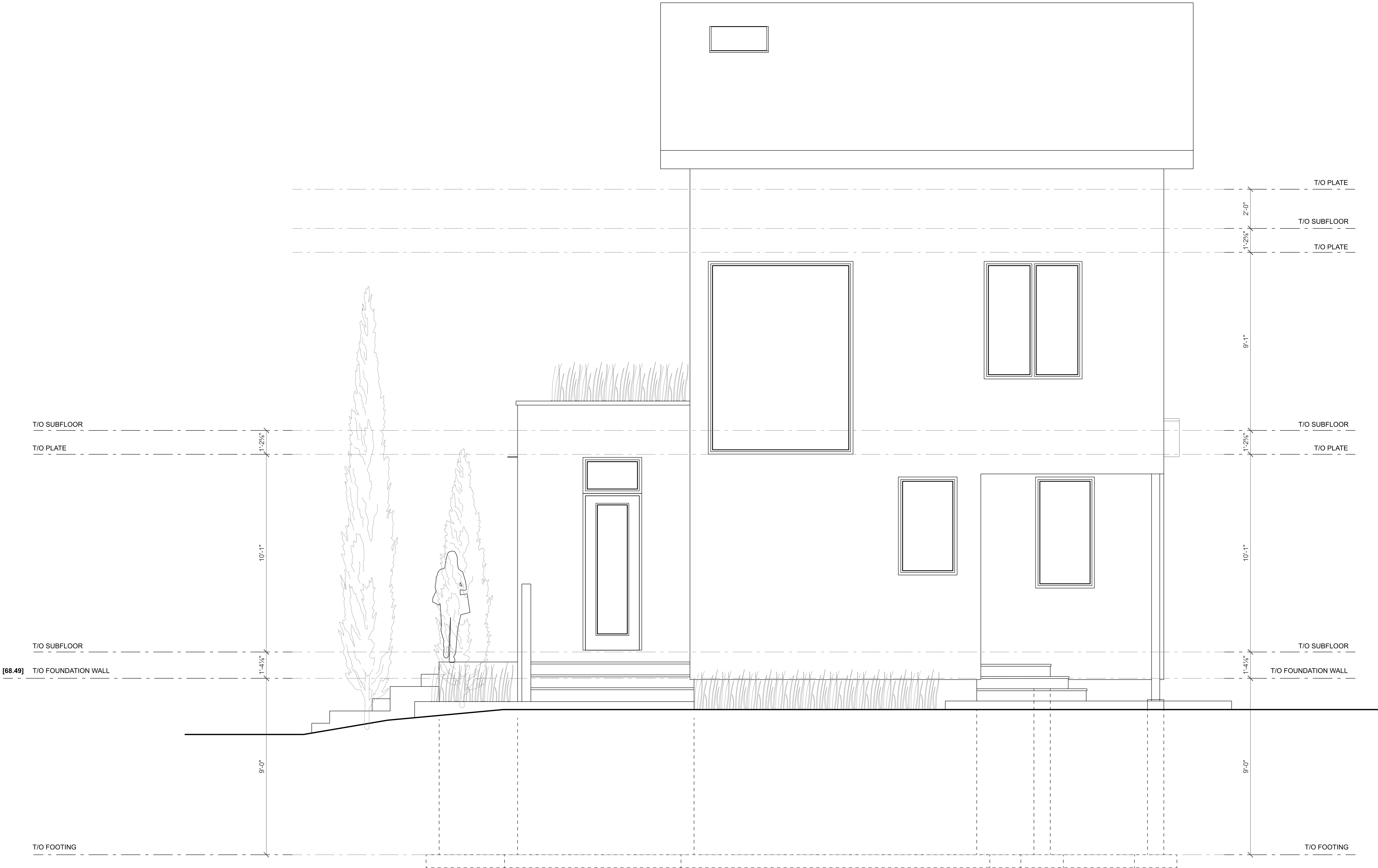
1 MOUNT PLEASANT AVENUE
OTTAWA, ONTARIO, CANADA
PROJECT NO.: 2024-12

DRAWING

RIGHT ELEVATION

A9

DRAWN BY: SA | CHECKED BY: SA





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DESIGN FIRM

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+ ASSOCIATES
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STRUCTURAL ENGINEER

BUILDER

PROJECT
MOUNT PLEASANT HOUSE

1 MOUNT PLEASANT AVENUE
OTTAWA, ONTARIO CANADA
PROJECT NO.: [2024-12]

DRAWING

LEFT ELEVATION

A10

DRAWN BY: SA | CHECKED BY: SA