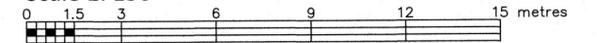


SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of

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.

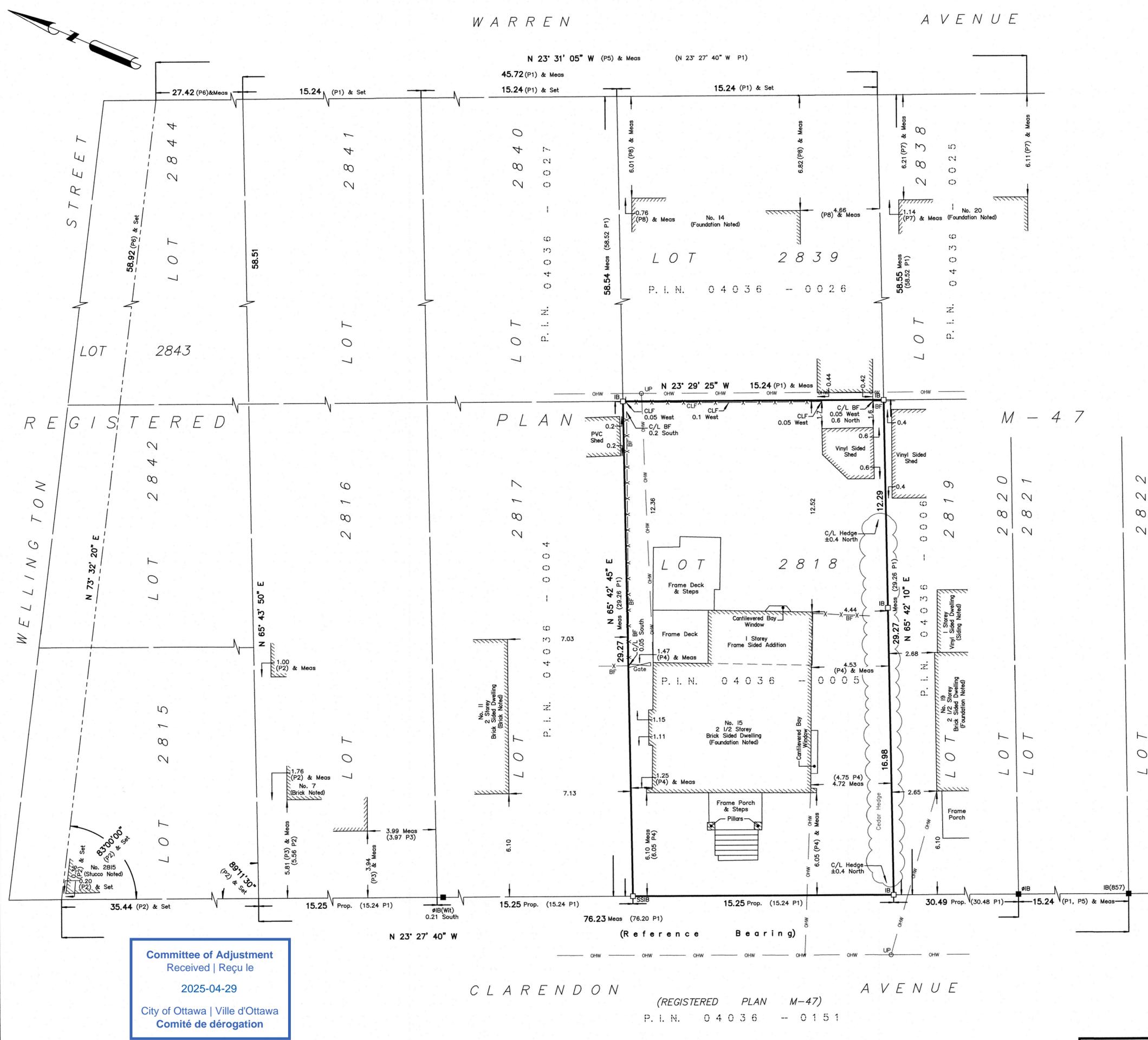
Bearing Note

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
OUP	"	Utility Pole
CLF	"	Chain Link Fence
BF	"	Board Fence
C/L	"	Centreline
—	"	Property Line



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

**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:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.  
2. The survey was completed on the 8th day of April, 2025.

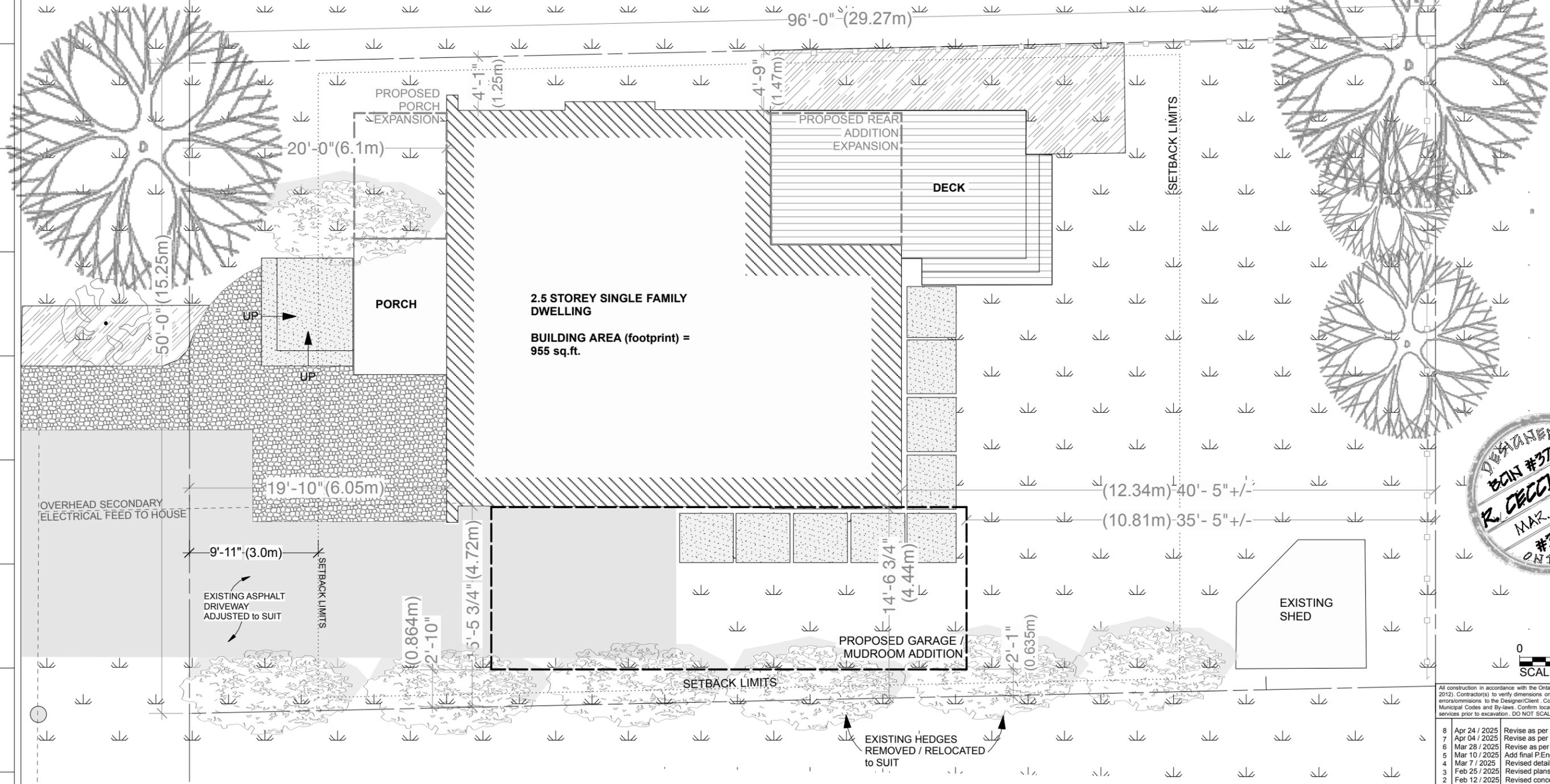
April 14/2025  
Date  
Emad Alrefaai  
Ontario Land Surveyor

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@fstdsurveys.ca

FILE No.: 87-25

CONCORD AVE



**2.5 STOREY SINGLE FAMILY DWELLING**  
**BUILDING AREA (footprint) = 955 sq.ft.**



All construction in accordance with the Ontario Building Code (OBC 2012). Contractors 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
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

**Committee of Adjustment**  
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 2025-04-29  
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**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 = 385.0m<sup>2</sup>

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

- LEGEND:**
- PEA-STONE GROUND COVER
  - MULCH GROUND COVER
  - GRASS
  - ASPHALT
  - CONCRETE STEPS/LANDINGS
  - STONE PAVERS
  - WALKWAY PAVERS - 24" DIA.
  - FENCE

**funktional design**

1454 Tedder Ave  
 OTTAWA ON K1H 6A6  
 613-863-7369

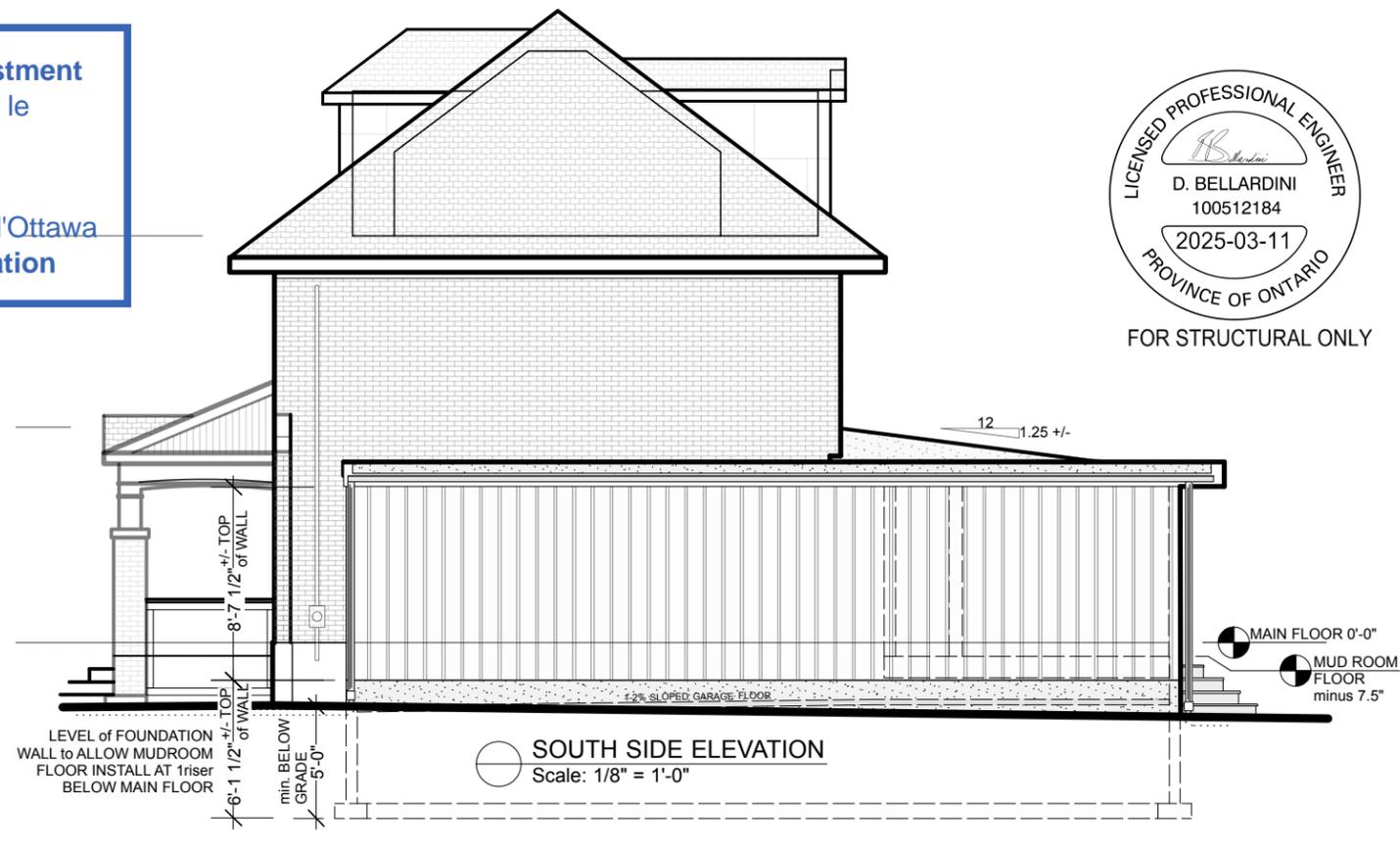
Project Title: **15 CLARENDON K1Y 0P3**

Drawing Title: **SITE PLAN**

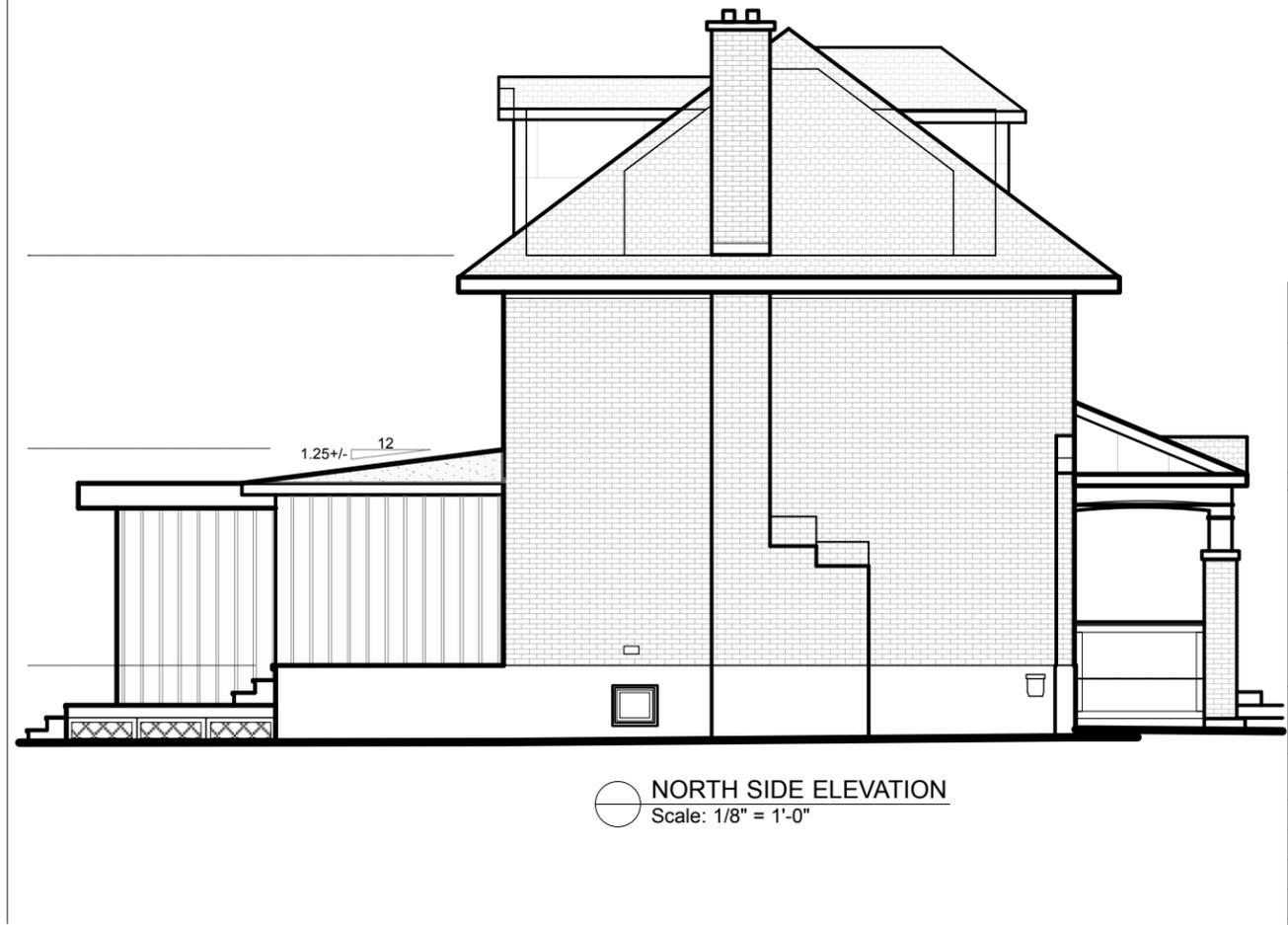
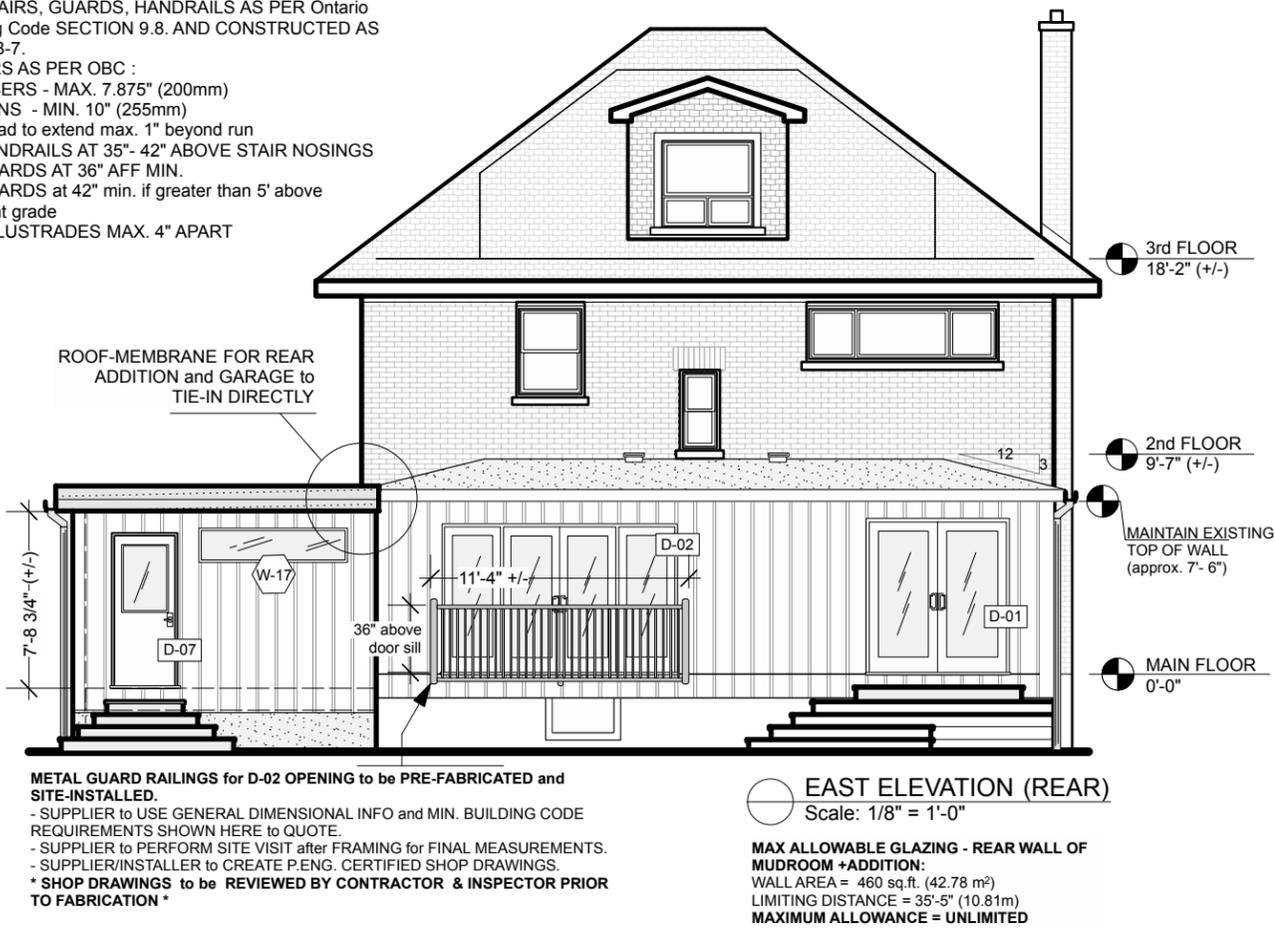
Project Manager	RJC	Project ID	Scale
Reviewed By	Client	Drawing No.	1/8" = 1'-0"
CAD File Name	15 Clarendon / Residential		

**Drawing No. 1**  
 of 9

Committee of Adjustment  
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**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
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**funktional 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.	<b>Drawing No. 8</b>
CAD File Name	Feb 3 / 2025		of 9