

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-06-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 68 & 69	375	ALL OF 04677-0003	455.1
2	All of 70 & 71			455.0

PLAN OF SURVEY OF
LOTS 68, 69, 70 & 71
REGISTERED PLAN 375
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2025
Scale 1: 100
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).

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
①	5023859.35	364217.54
②	5023939.00	364347.47
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
SIB Survey Monument Found
SIB Standard Iron Bar
SIB Short Standard Iron Bar
IS Iron Bar
CP Concrete Pin
(Wit) Witness
Meas Measured
(P1) Registered Plan 375
(P2) Plan by (AOG) dated April 30, 2021 (Job No. 20809-20)
(P3) Plan by (1692) dated January 8, 2025 (File No. 450-24)
OH Overhead Wires
UP Utility Pole
O AN Anchor
CLF Chain Link Fence
PWF Post and Wire Fence
BF Board Fence
PVC Plastic \ Vinyl Fence
SRW Stone Retaining Wall
TRW Timber Retaining Wall
C/L Centreline
D Diameter
D Deciduous 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.
C 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:
1. 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.
2. 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@fidsurveys.ca

ZONING RESOURCES									
TABLE 156A – R1 SUBZONE PROVISIONS									
(By-law 2009-164) (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288) (By-law 2021-111)									
I Sub- Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m²)	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (and Other Provisions)	X End Notes (see Table 156B)
FF²	19.5	600	8.5	6 ¹⁰	4.5	varies²	total is 2:1 with one yard, no less than 0.9²	45%	4,5,6,13



THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION



60 rossland ave.
OTTAWA ONTARIO
CANADA

DISCLAIMER

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DRAWING NOTES

Committee of Adjustment
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revisions

4		
3	revised as per t.i.r.	
2	issued to consultants	
1	issued for city review	feb 24 2025
no.	description	date

DEVELOPER / BUILDER

t.b.d.

DRAWING INFORMATION

PROPOSED SITE PLAN

SCALE= 1:75

drawn by

J.S.

designed by

D.B.

drawing no.

A1

project no.

2024 - 12

Committee of Adjustment

Received | Reçu le

2025-06-02

City of Ottawa | Ville d'Ottawa

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FRONT ELEVATION



REAR ELEVATION

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LOCATION

58 & 60 rossland.

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Justin
Seguin

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revisions

6		
5		
4		
3		
2		

1	issued for minor variance	may 4 2024
no.	description	date

DEVELOPER / BUILDER

PLANNING FIRM

DRAWING INFORMATION

FRONT AND REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

drawn by checked by drawing no.

J.S.

project no.

SK1

2024 - 09

LEFT ELEVATION



RIGHT ELEVATION



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LOCATION

58 & 60 rossland.

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PLANNING FIRM

DRAWING INFORMATION

LEFT AND RIGHT ELEVATIONS
SCALE: 1/4" = 1'-0"

drawn by checked by drawing no.

J.S.

project no.

SK2

2024 - 09



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J.S.

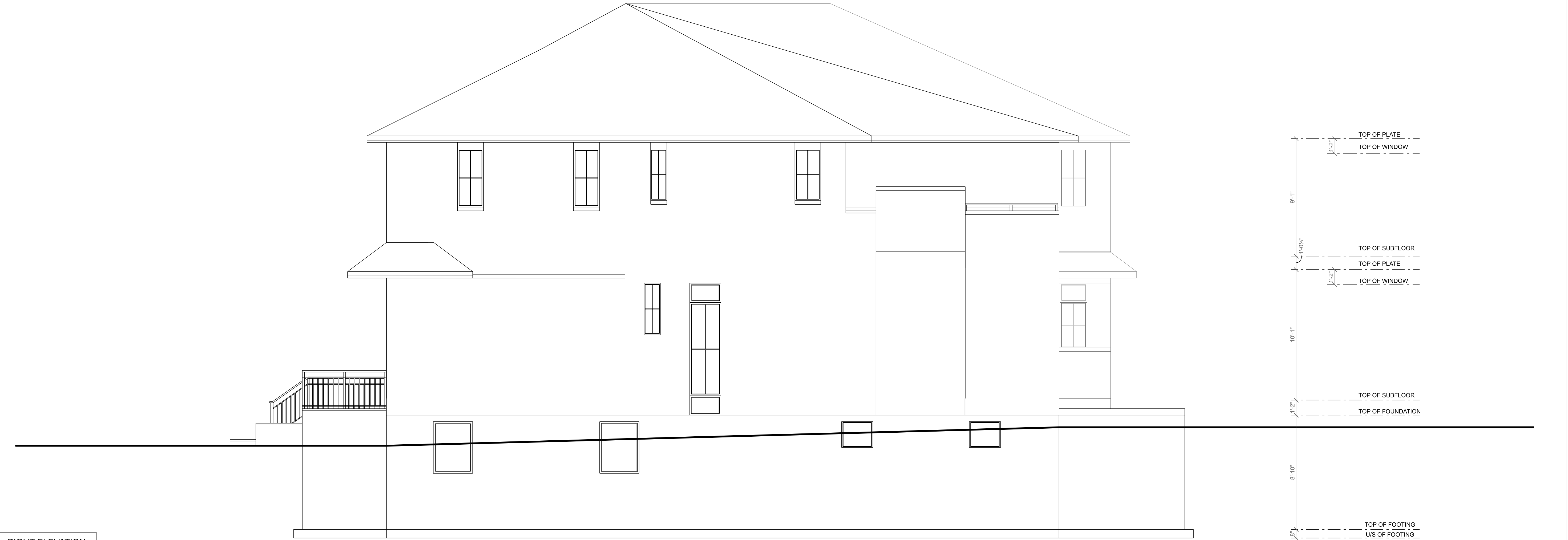
project no.

SK1

2024 - 09



LEFT ELEVATION



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2024 - 09