



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

TOPOGRAPHIC PLAN OF SURVEY
**LOTS 1635, 1636, 1637
AND 1638**
REGISTERED PLAN 375
CITY OF OTTAWA

SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10 metres

GEOVERRA (ON) LTD.
ONTARIO LAND SURVEYORS
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METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- NOTES**
- PROJECTION IS 3° MTM ZONE 9 (CENTRAL MERIDIAN 76°30' WEST LONGITUDE).
 - COORDINATES SHOWN ON THIS PLAN ARE GRID AND ARE REFERRED TO NAD83 (CSRS)(2010) DATUM.
 - THE COMBINED SCALE FACTOR FOR THE AREA COVERED BY THIS PLAN IS 0.99993.
 - THIS PLAN REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF SURVEY. GEOVERRA CANADA AND ITS EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND PIPES, CONDUITS, CABLES OR FACILITIES, WHETHER SHOWN ON OR OMITTED FROM THIS PLAN.
 - TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS DERIVED FROM TOTAL STATION MEASUREMENTS AND RTN GNSS OBSERVATIONS.
 - ALL BUILDING TIES ARE TAKEN TO THE FOUNDATION UNLESS OTHERWISE NOTED.
 - FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED:
P1 - 0°16'45" CLOCKWISE
P2 - 0°00'15" COUNTER CLOCK WISE
P3 - 0°00'15" COUNTER CLOCK WISE
P4 - 0°00'15" COUNTER CLOCK WISE

BENCHMARK:
ELEVATIONS ARE ORTHOMETRIC AND ARE REFERRED TO THE CGVD-1928:1978 VERTICAL DATUM, BEING DERIVED FROM THE VERTICAL BENCHMARK 00119653015 HAVING A PUBLISHED ELEVATION OF 83.635m.

- LEGEND**
- | | | |
|------|---------|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT PLANTED |
| CC | DENOTES | CUT CROSS |
| CP | DENOTES | CONCRETE PIN |
| PB | DENOTES | PLASTIC BAR |
| IB | DENOTES | IRON BAR |
| RIB | DENOTES | ROCK BAR |
| RIB | DENOTES | ROUND IRON BAR |
| HP | DENOTES | ROCK PILE |
| RPL | DENOTES | ROCK PILE |
| SSIB | DENOTES | STANDARD IRON BAR |
| MS | DENOTES | SHORT STANDARD IRON BAR |
| MS | DENOTES | MEASURED |
| OU | DENOTES | ORIGIN UNKNOWN |
| WIT | DENOTES | WITNESS |
| MS | DENOTES | MEASURE |
| RWA | DENOTES | R.W. ARNETT, O.L.S. |
| 725 | DENOTES | PAUL RIDDELL, O.L.S. |
| 647 | DENOTES | FARLEY, SMITH & DENNIS SURVEYING LTD. |
| P1 | DENOTES | REGISTERED PLAN 375 |
| P2 | DENOTES | PLAN BY PAUL RIDDELL, O.L.S. DATED JUNE 8, 1990 |
| P3 | DENOTES | SURVEYORS REAL PROPERTY REPORT BY FARLEY, SMITH & DENNIS SURVEYING LTD. DATED JULY 13, 2000 |
| P4 | DENOTES | SURVEYORS REAL PROPERTY REPORT BY FARLEY, SMITH & DENNIS SURVEYING LTD. DATED OCTOBER 2, 2017 |
| P5 | DENOTES | R.W. ARNETT LTD. PLAN DATED SEPTEMBER 8, 1982 |

- TOPOGRAPHIC LEGEND**
- | | | |
|---|---------|----------------------|
| (| DENOTES | CULVERT |
| (| DENOTES | CONIFEROUS TREE |
| (| DENOTES | DECIDUOUS TREE |
| (| DENOTES | FIRE HYDRANT |
| (| DENOTES | SIGN |
| (| DENOTES | UTILITY POLE |
| (| DENOTES | ANCHOR |
| (| DENOTES | CHAIN LINK FENCE |
| (| DENOTES | BOARD FENCE |
| (| DENOTES | CENTER LINE OF DITCH |
| (| DENOTES | FENCE |
| (| DENOTES | OVERHEAD CABLE |
| (| DENOTES | VEGETATION |

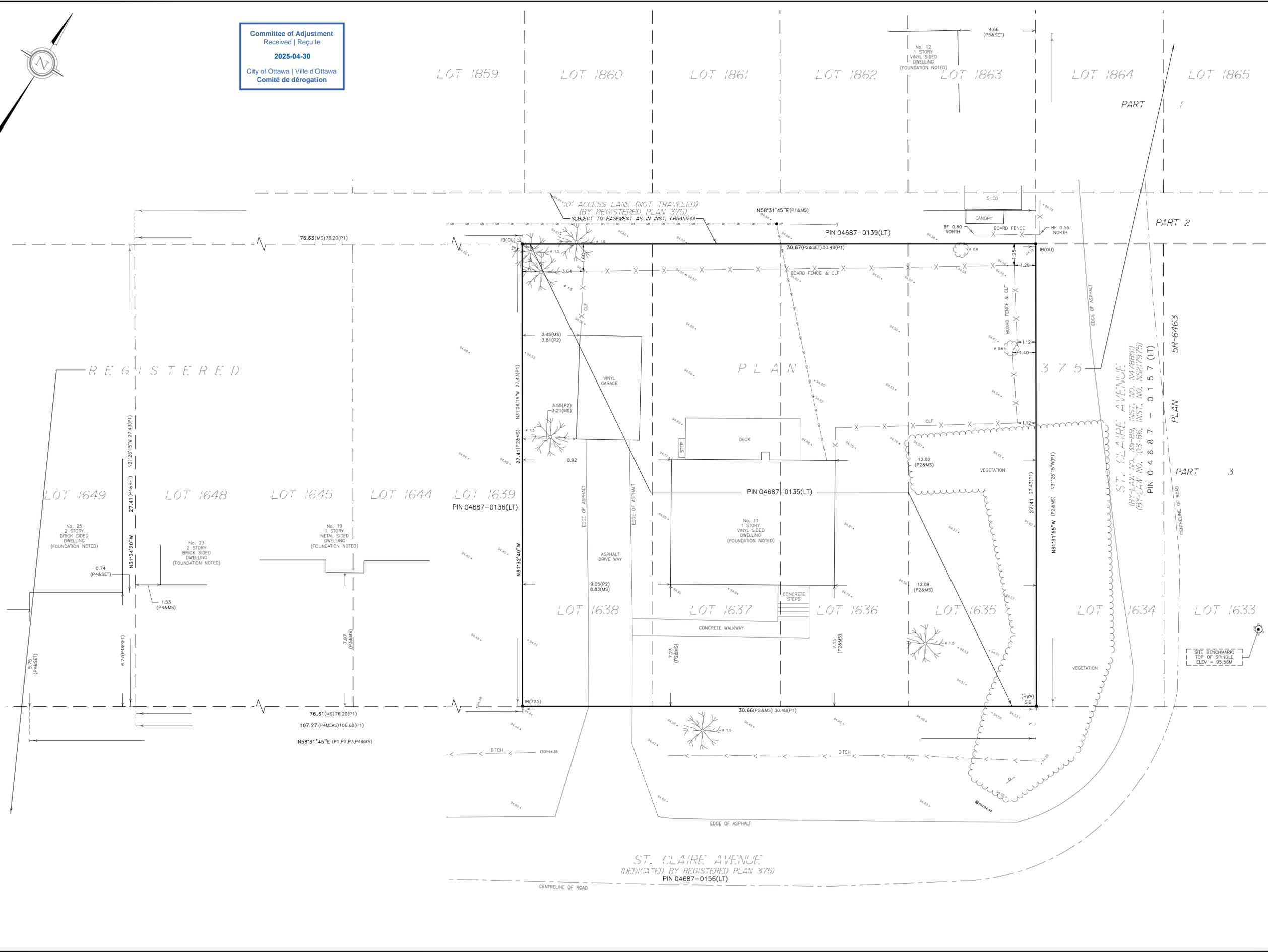
SURVEYOR'S CERTIFICATE
I CERTIFY THAT :

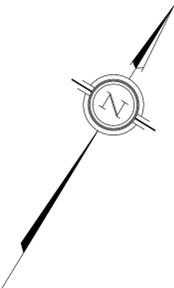
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 20th DAY OF FEBRUARY, 2025.

MARCH 4, 2025
DATE
J. CODY ANDERSON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-85595

GeoVerra (ON) Ltd. Ontario Land Surveyors	DRAWING NUMBER: 25-00332-001
SUITE 100, 150 ISABELLA STREET, OTTAWA, ONTARIO, CANADA, K1S 1V7 T: 647-905-8887 WEBSITE: WWW.GEOVERRA.COM	
P.CHIEF: M.H.	CHK'D BY: C.A.
DWG. BY: Z.F.	TAB NAME: A1-1090-BRRY
JOB NUMBER: 25-00332-001	
DWG FILE NAME: [GEOVERRA] 11 SAINT CLAIR TOPOGRAPHIC SURVEY 2025-03-04.DWG	





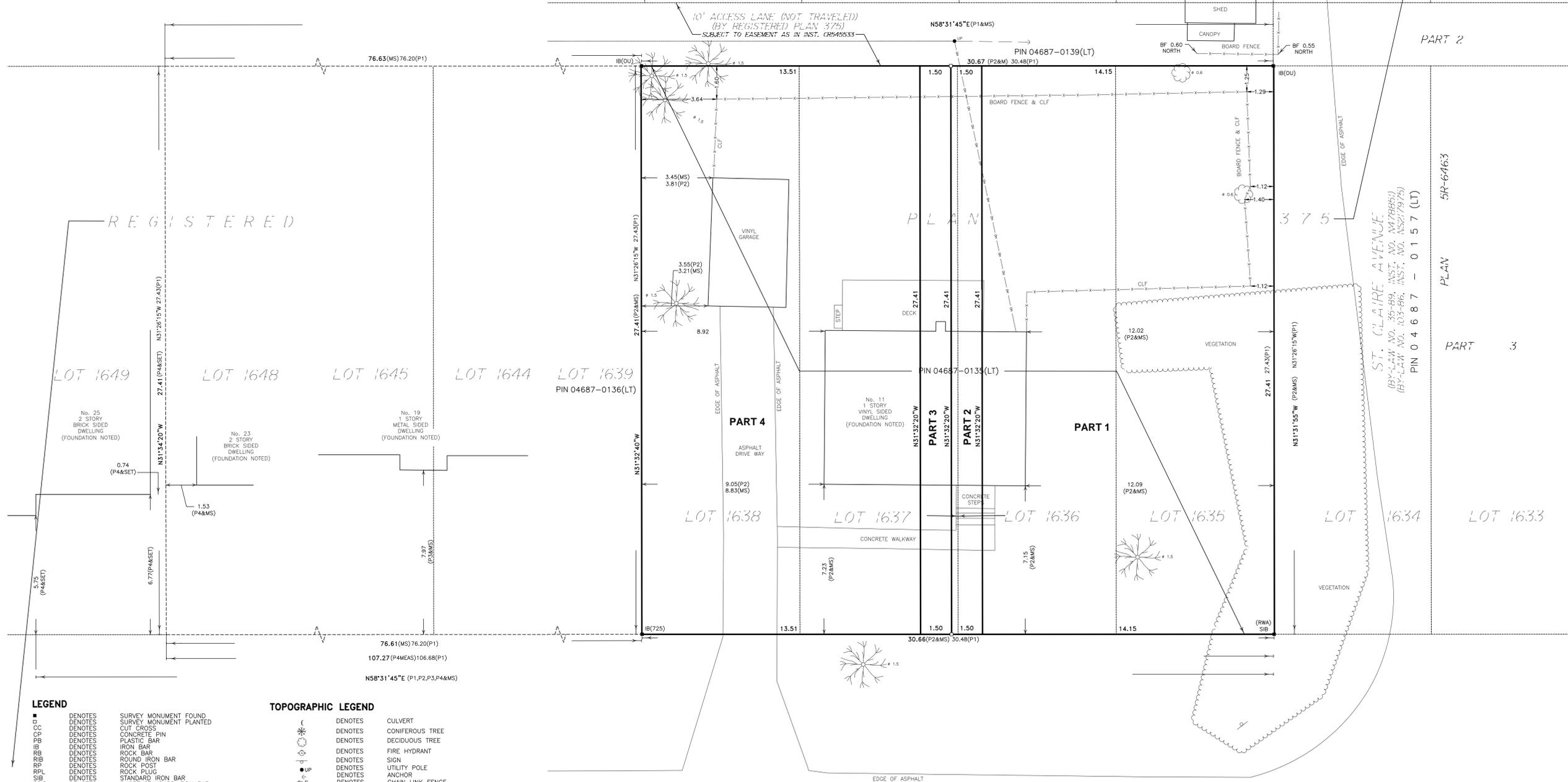
Committee of Adjustment
Received | Reçu le

2025-04-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE				
PART	LOTS	PLAN	PIN	AREA
1	ALL OF 1635 PART OF 1636			388.0 m ²
2	PART OF 1636 & 1637	375		41.1 m ²
3	PART OF 1637		ALL OF 04687-0135(LT)	41.1 m ²
4	ALL OF 1638 PART OF 1637			370.3 m ²

LOT 1859 LOT 1860 LOT 1861 LOT 1862 LOT 1863 LOT 1864 LOT 1865



PLAN OF SURVEY
LOTS 1635, 1636, 1637
AND 1638
REGISTERED PLAN 375
CITY OF OTTAWA

SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10 metres

GEOVERRA (ON) LTD.
ONTARIO LAND SURVEYORS
2025

THE INTENDED PLOT SIZE OF THIS PLAN IS 950mm IN WIDTH BY 594mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.

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

NOTE
ALL BUILDING TIES ARE TAKEN TO THE FOUNDATION UNLESS OTHERWISE NOTED.
FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED
P1 - 0°16'45" CLOCKWISE
P2 - 0°00'15" COUNTER CLOCK WISE
P3 - 0°00'15" COUNTER CLOCK WISE
P4 - 0°00'15" COUNTER CLOCK WISE

BEARINGS AND COORDINATES ARE MTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) GPS OBSERVATIONS, MTM ZONE 9 (CENTRAL MERIDIAN 76°30' WEST LONGITUDE), NAD83 (CSRS)(2010). DISTANCES HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR 0.99993396

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs) MTM ZONE 9 NAD83 (CSRS)(2010). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
A	5024518.74	364360.20
B	5024558.08	364371.99

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

SSIB/PB MONUMENTS WERE SET DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

ALL SURVEYED BOUNDARIES ARE NOT FENCED UNLESS NOTED OTHERWISE.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - CC DENOTES CUT CROSS
 - CP DENOTES CONCRETE PIN
 - PB DENOTES PLASTIC BAR
 - IB DENOTES IRON BAR
 - RB DENOTES ROCK BAR
 - RIB DENOTES ROUND IRON BAR
 - RP DENOTES ROCK POST
 - RPL DENOTES ROCK PLUG
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - MS DENOTES MEASURED ORIGIN UNKNOWN
 - WIT DENOTES WITNESS MEASURE
 - MS DENOTES MEASURE
 - RWA DENOTES R.W. ARNETT, O.L.S.
 - 725 DENOTES PAUL RIDDELL, O.L.S.
 - 647 DENOTES FARLEY, SMITH & DENNIS SURVEYING LTD.
 - P1 DENOTES REGISTERED PLAN 375
 - P2 DENOTES PLAN BY PAUL RIDDELL, O.L.S.
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 - P5 DENOTES R.W. ARNETT LTD. PLAN DATED SEPTEMBER 8, 1982

- TOPOGRAPHIC LEGEND**
- DENOTES CULVERT
 - DENOTES CONIFEROUS TREE
 - DENOTES DECIDUOUS TREE
 - DENOTES FIRE HYDRANT
 - DENOTES SIGN
 - DENOTES UTILITY POLE
 - DENOTES ANCHOR
 - DENOTES CHAIN LINK FENCE
 - DENOTES BOARD FENCE
 - DENOTES CENTER LINE OF DITCH
 - DENOTES FENCE
 - DENOTES OVERHEAD CABLE
 - DENOTES VEGETATION

ST. CLAIRE AVENUE
(DEDICATED BY REGISTERED PLAN 375)
PIN 04687-0156(LT)

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 20TH DAY OF FEBRUARY, 2025.

DATE: XXX XX, 2025 _____ XXX _____
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-85595

GeoVerra (ON) Ltd. Ontario Land Surveyors SUITE 101, 1875 BUCKHORN GATE, MISSISSAUGA, ONTARIO, CANADA, L4W 5P1 T: 647-905-8887 WEBSITE: WWW.GEOVERRA.COM	DRAWING NUMBER:	25-00332-002
	P.CHIEF: M.H.	DWG. BY: Z.F./M.J.
JOB NUMBER: 25-00332-002		TAB NAME: A1-RP
DWG FILE NAME:		11 SAINT CLAIR - DRAFT RP 2025-03-31.DWG

100' - 7 1/8"
30.66 m

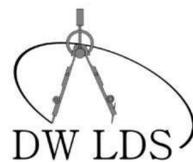
ZONE: R1FF[632]

*LOT WIDTH	19.5
*LOT AREA	600
BUILDING HEIGHT	8.5
FRONT YARD	6
CORNER YARD	4.5
REAR	28% OF LOT DEPTH
INTERIOR	TOTAL 2.1 w/ ONE NO LESS THEN 0.9
LOT COVERAGE	45%

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-05-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Area = 429.1 sq.m.

Area = 411.4 sq.m.



CLIENT:
Janaklis Development Ltd.

965 Stewart Lee Ave, Mississippi Mills, ON K0A 1A0

PROJECT:
11 ST CLAIRE

DRAWING TITLE:
SITE PLAN

APPLICATION: NEW BUILD
SCALE: 1/8" = 1'-0"
DATE: 2025
DRAWN BY: MD
CHECKED BY: MD

NO.	DESCRIPTION	DD/MM/YYYY	NO.	DESCRIPTION	DD/MM/YYYY
01	ISSUED FOR PERMIT				

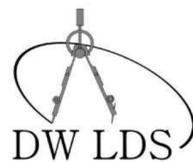
COPY WRITE OF DRAWINGS:
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THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION

SHEET NO.

SK-1



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



CLIENT:
 Janaklis Development Ltd.

965 Stewart Lee Ave, Mississippi Mills, ON K0A 1A0

PROJECT:
 11 ST CLAIRE

DRAWING TITLE:
 LEFT & RIGHT ELEVATION

APPLICATION: NEW BUILD

SCALE: 3/16" = 1'-0"

DATE: 2025

DRAWN BY: MD

CHECKED BY: MD

NO.	DESCRIPTION	DD/MM/YYYY	NO.	DESCRIPTION	DD/MM/YYYY
01	ISSUED FOR PERMIT				

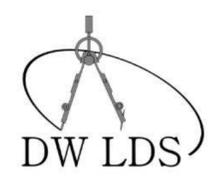
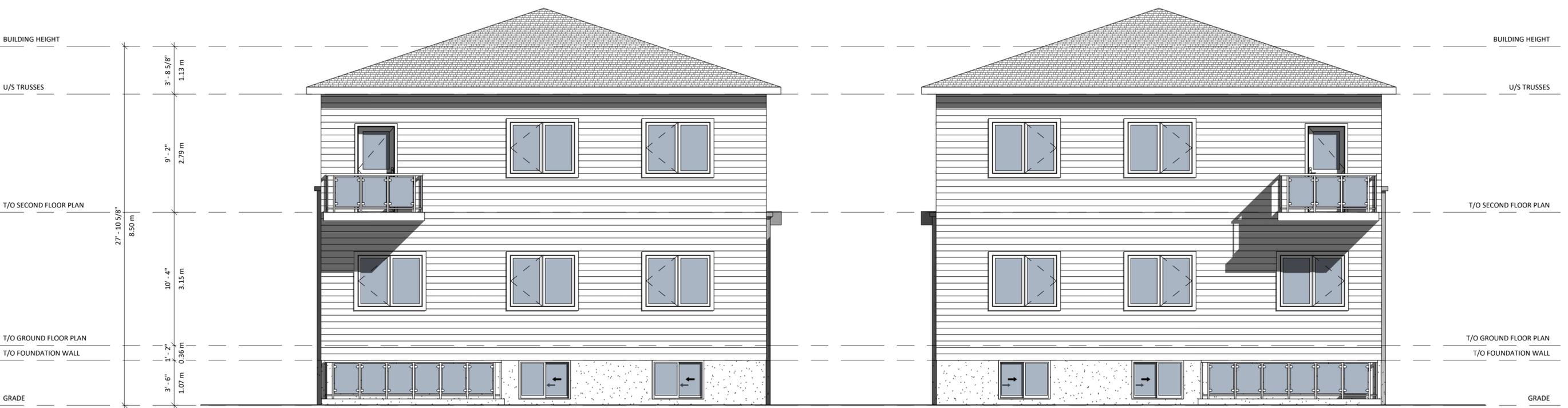
COPY WRITE OF DRAWINGS:

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THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION

SHEET NO.

SK-3



CLIENT:
 Janaklis Development Ltd.
 965 Stewart Lee Ave, Mississippi Mills, ON K0A 1A0

PROJECT:
 11 ST CLAIRE
DRAWING TITLE:
 FRONT & REAR ELEVATION

APPLICATION: NEW BUILD
SCALE: 3/16" = 1'-0"
DATE: 2025
DRAWN BY: MD
CHECKED BY: MD

NO.	DESCRIPTION	DD/MM/YYYY	NO.	DESCRIPTION	DD/MM/YYYY
01	ISSUED FOR PERMIT				

COPY WRITE OF DRAWINGS:
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SHEET NO.
SK-2