

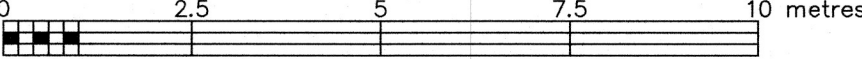
Committee of Adjustment
Received | Reçu le
2025-07-31
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF

**PART OF LOT 65
REGISTERED PLAN 101
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 0.99995.

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).

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978. (Monument No. 198434761)
- 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 agrees with the information shown on this drawing.

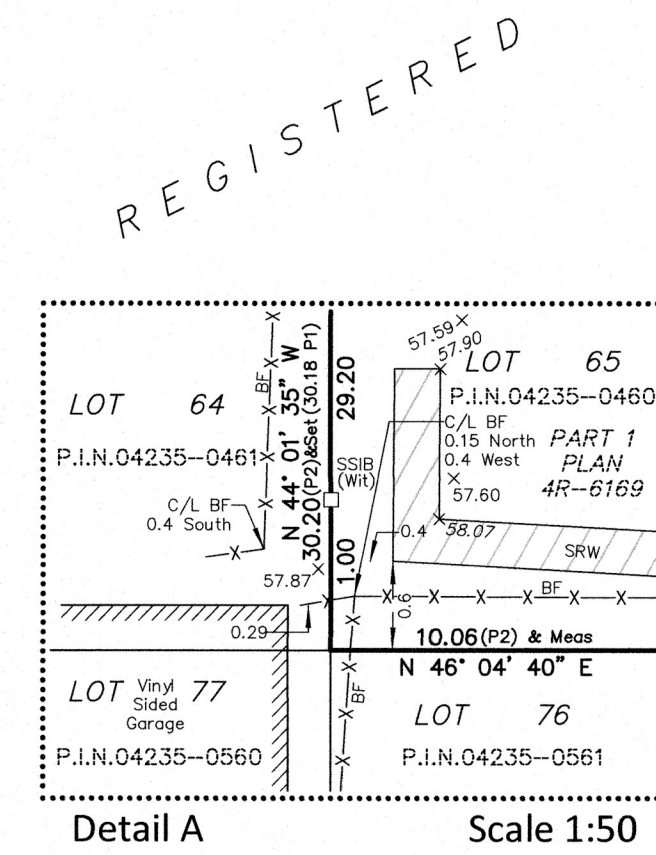
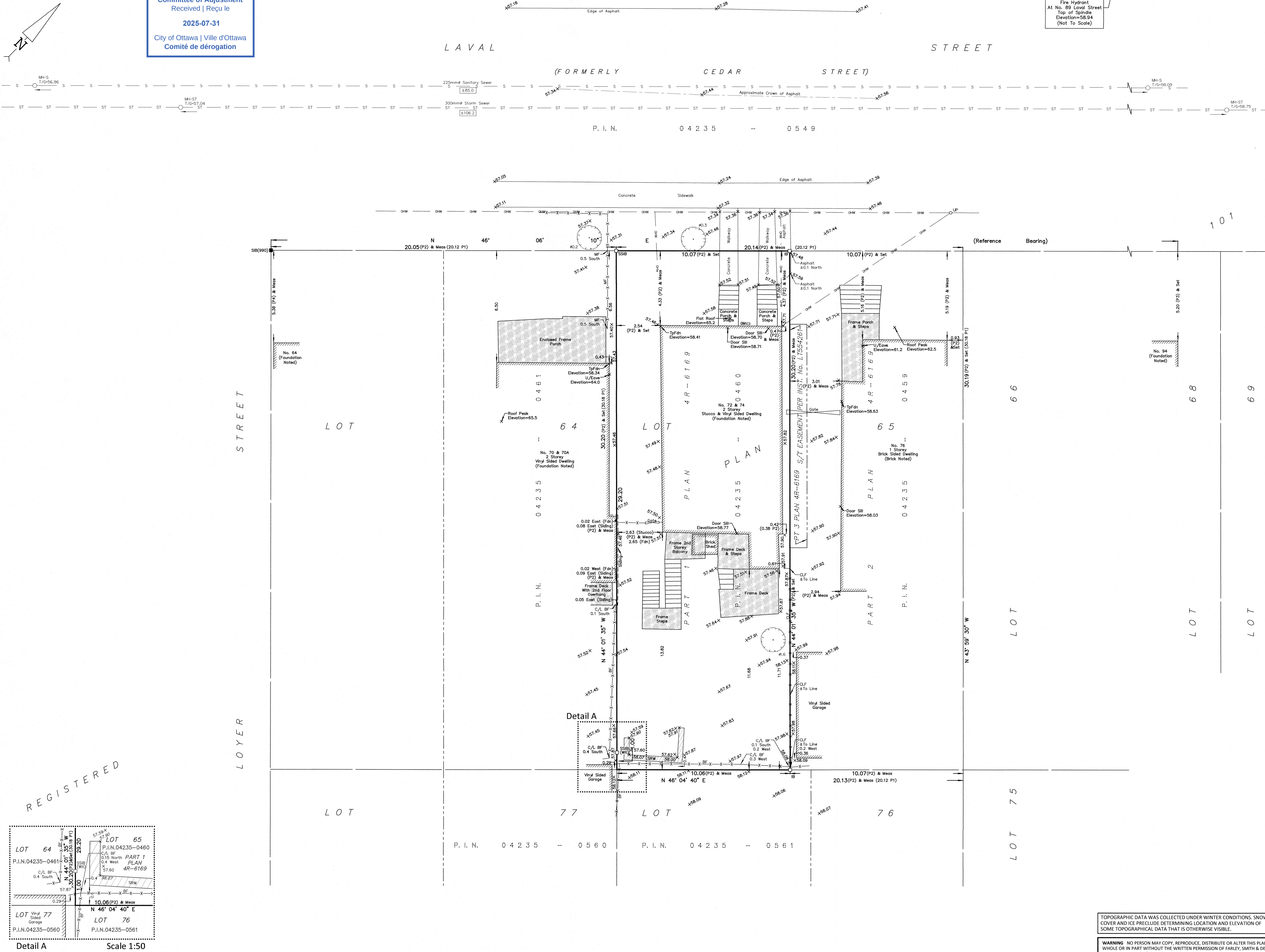
Utility Notes

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
- Not all overhead wires/transformers adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

Notes & Legend

—□—	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
Meas	"	Measured
(P1)	"	Registered Plan 101
(P2)	"	Plan by (990) dated January 29, 1988
(P3)	"	Plan by (1175) dated December 10, 2007 (File No. 07-8-8908)
(P4)	"	Plan by (990) dated March 19, 1987
○ M+ST	"	Maintenance Hole (Storm)
○ M+S	"	Maintenance Hole (Sanitary)
—ST—	"	Underground Storm Sewer
—S—	"	Underground Sanitary Sewer
—OW—	"	Overhead Wires
○ UP	"	Utility Pole
○ FH	"	Fire Hydrant
□ SM	"	Gas Meter
Ø	"	Diameter
CLF	"	Chain Link Fence
MF	"	Metal Fence
BF	"	Board Fence
SRW	"	Stone Retaining Wall
T/G	"	Top of Grate
U/Eave	"	Underside of Eave
Tpfdn	"	Top of Foundation
C/L	"	Centreline
S/T	"	Subject To
+ 65.00	"	Location of Elevations
+ 65.00	"	Top of Retaining Wall Elevation
"	"	Property Line
○	"	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.

Site Area=304.1 sq.m.



TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

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. © FARLEY, SMITH & DENIS SURVEYING LTD., 2025.

Surveyor's Certificate

- 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 26th day of February, 2025.

Feb 27/2025
Date

Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-98735

FARLEY, SMITH & DENIS SURVEYING LTD.

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FILE NO.: 19-25

J:\2025\19-25_72 - 74 Laval St_topo\Final\19-25_72-74 Laval St_Prt165 RP101_T_F.dwg

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS DIVISIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. GRADE SHALL BE CONSTRUCTED WITH GRANULAR MATERIAL AND COMPACTED TO 95% OF STANDARD PROPERTIES. SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	
REVISIONS	

JOB TITLE:
PROPOSED TWO 3-STOREY
8-UNIT LOW RISE DWELLING
72 LAVAL STREET
OTTAWA, ON.

SHEET TITLE:

ELEVATIONS

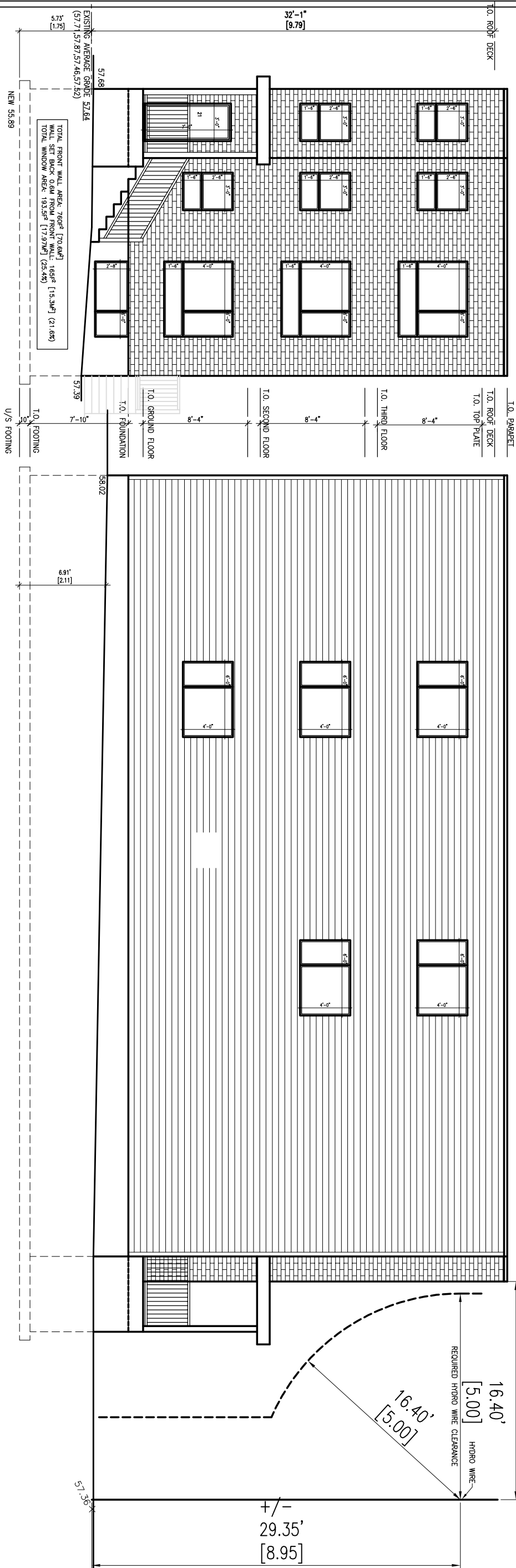
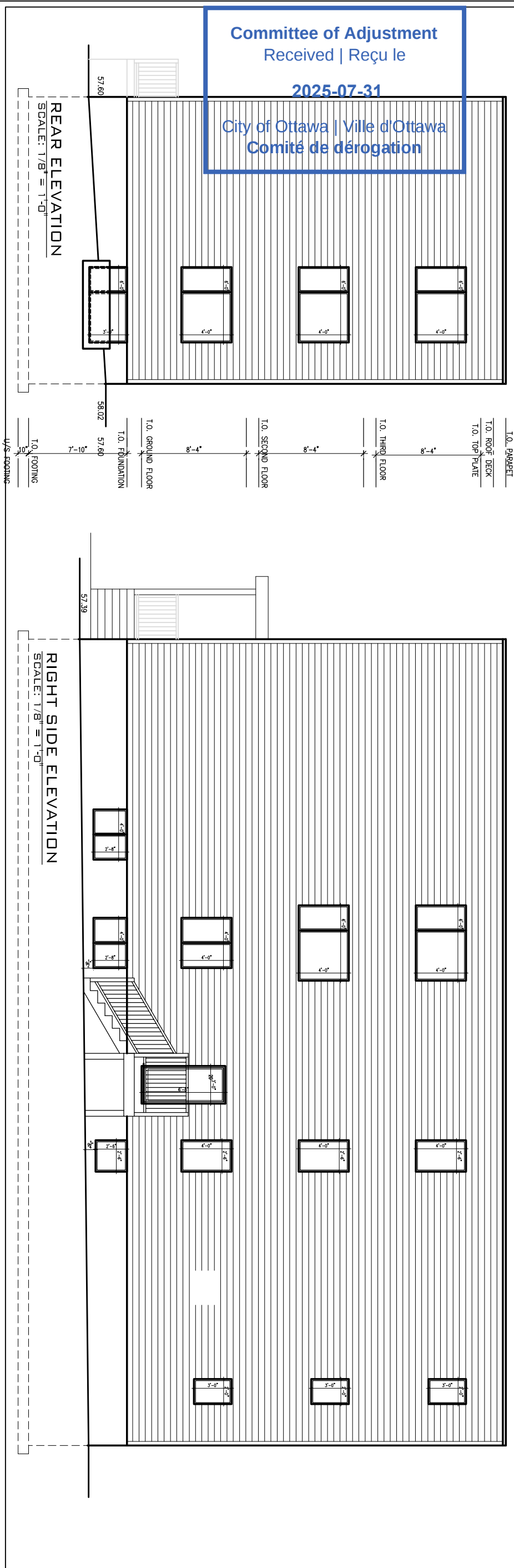
SCALE: AS SHOWN DWG NO.

DRAWN: D.S.

CHECKED:

DATE:

A1.1

17.36'
[5.29] PROVIDED HYDRO WIRE CLEARANCE16.40'
[5.00] HYDRO WIRE
REQUIRED HYDRO WIRE CLEARANCE16.40'
[5.00]+/-
29.35'
[8.95]LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"Committee of Adjustment
Received | Reçu le

2025-07-31

City of Ottawa | Ville d'Ottawa
Comité de dérogationREAR ELEVATION
SCALE: 1/8" = 1'-0"