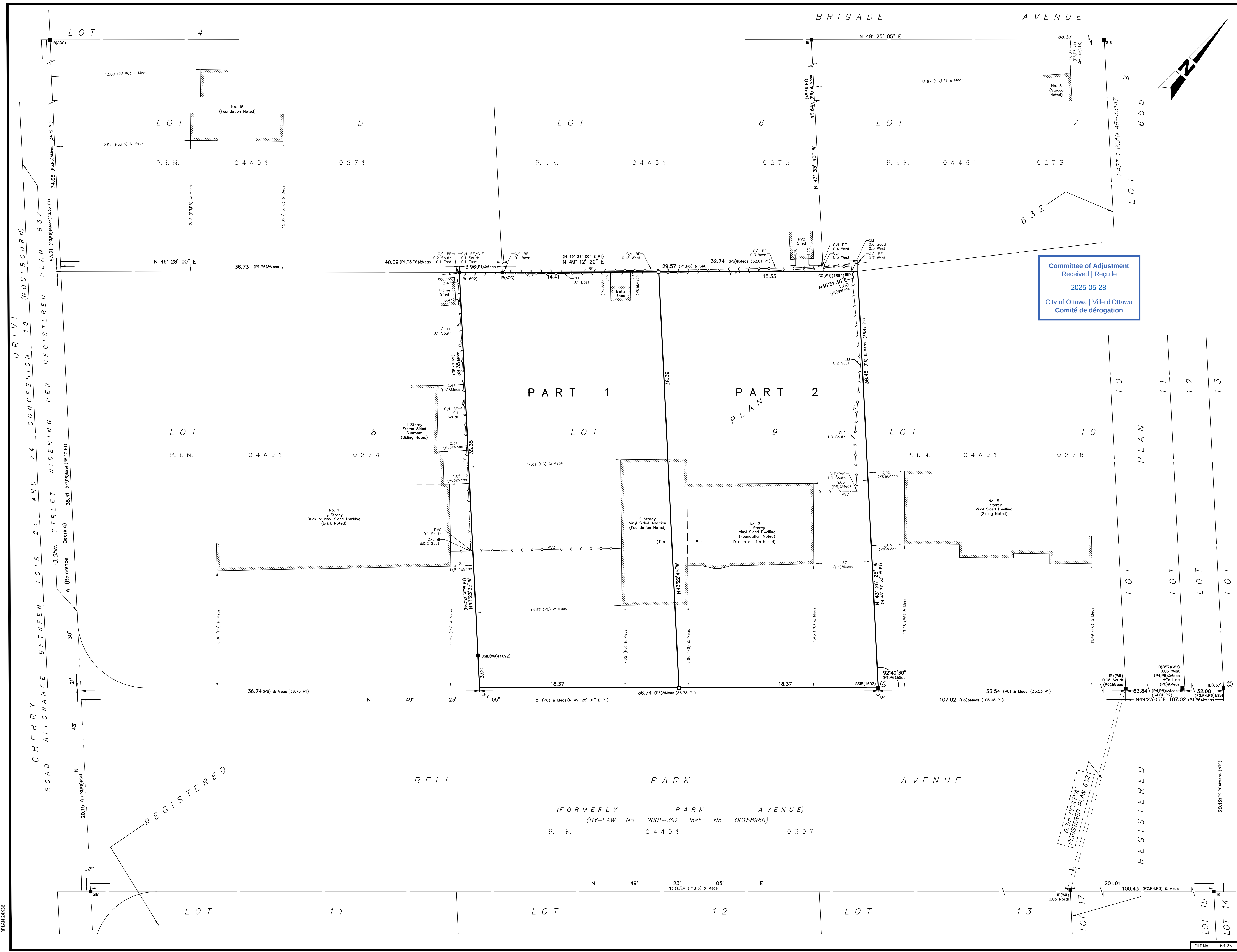




I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____

EMAD ALREFAAI
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

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 LOT 9	632	ALL OF 04451 - 0275	704.1
2				704.1

PLAN OF SURVEY OF

LOT 9
REGISTERED PLAN 632
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.

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 0.99991.

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°24'30" counter-clockwise was applied to bearings on P1.

Notes & Legend

—+—	Denotes	Survey Monument Planted
—■—		Survey Monument Found
SSIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
IBØ		Round Iron Bar
CC		Cut Cross
(Wit)		Witness
Meas		Measured
(P1)		Registered Plan 632
(P2)		Registered Plan 655
(P3)		Plan by (AOG) dated March 20, 2024 (Job No. 24760-24)
(P4)		Plan by (857) dated March 4, 2022 (Ref. No. 13-655 GOULBOURN)
(P5)		Plan by (647) dated May 16, 1969
(P6)		Plan by (1692) dated February 18, 2025
(N1)		Notes by (647) dated May 13, 1969
o/p		Utility Pole
CLF		Chain Link Fence
BF		Board Fence
PVC		Plastic \ Vinyl Fence
SRW		Stone Retaining Wall

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5012477.16	351130.37
(B)	5012561.39	351228.59
01919750705	5016816.93	360806.84
01919770923	5013536.21	346275.92
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.		

Surveyor's Certificate

I certify that :

- 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.
- The survey was completed on the ____ day of _____, 2025.

Date: _____ Emad Alrefaai
Ontario Land Surveyor

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

FARLEY, SMITH & DENIS SURVEYING LTD.

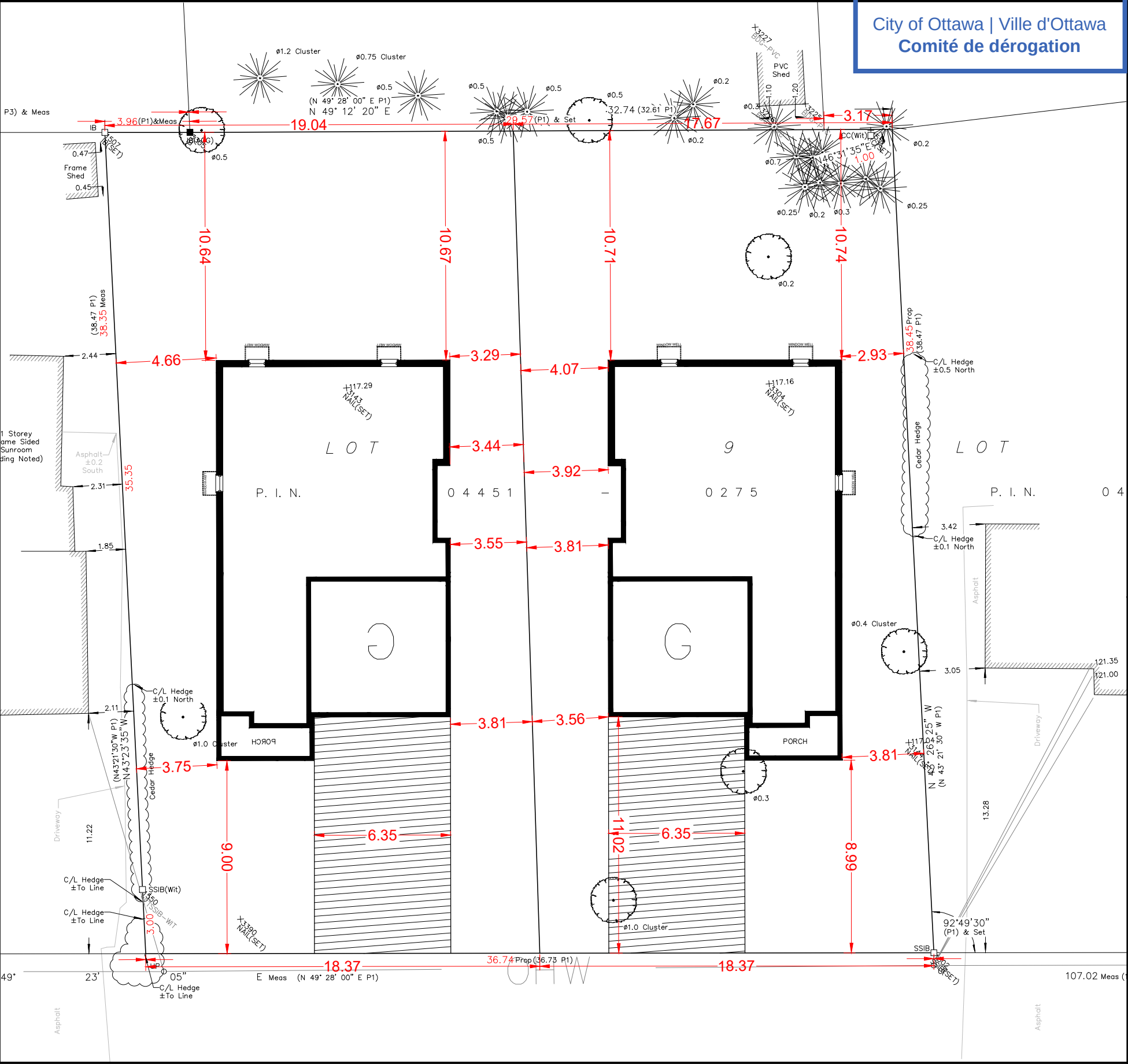
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fsdsurveys.ca

Committee of Adjustment
Received | Reçu le

2025-06-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation



LEGEND	
	CABLE VAULT/PEDESTAL
	FIRE HYDRANT
	TACTILE WALKING SURFACE INDICATOR (TWSI)
	SERVICE LOCATION (ST, SAN & WM)
	BELL PEDESTAL
	EQUIPPED WITH SUMP PUMP
	REQUIRING WATER PRESSURE REDUCING VALVES
	HYDRO TRANSFORMER
	GRADE AND DIRECTION
	PROPOSED TERRACE ELEVATION
	FINISHED FLOOR ELEVATION
	TOP OF FOUNDATION ELEVATION
	TOP OF FOUNDATION ELEVATION
	UNIT BASEMENT STYLE (CONVENTIONAL / LOOKOUT / WALKOUT)
	PRESSURE REDUCING VALVE
	TEST PIT LOCATION
	SURVEY BENCHMARK (TOP OF SPINDLE ON HYDRANT)
	EMERGENCY OVERLAND FLOW
	PROPOSED TERRACING
	PROPOSED SWALES WITH PERFORATED DRAIN PIPE
	PROPOSED SANITARY MH
	PROPOSED STORM MH
	PROPOSED LANDSCAPE TEE CATCH BASIN
	PROPOSED LANDSCAPE ELBOW CATCH BASIN
	PROPOSED REAR YARD CATCH BASIN MANHOLE
	PROPOSED REAR YARD CATCH BASIN
	PROPOSED ROAD CATCH BASIN
	EXISTING TREE TO REMAIN IF POSSIBLE
	1.8m CONCRETE SIDEWALK
	PROPOSED OVERLAY
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	STATIC PONDING LIMITS
	PROPOSED ELEVATION EXISTING ELEVATION
	PROPOSED SWALE ELEVATION
	PROPOSED TOP OF GRATE ELEVATION
	PROPOSED VERTICAL POINT OF INTERSECTION ELEVATION
	PROPOSED TOP OF NOISE WALL ELEVATION
	PROPOSED BOTTOM OF NOISE WALL ELEVATION
	PROPOSED ELEVATION BY OTHERS (CAIVAN ORLEANS VILLAGE)

ZONING INFO:

ZONE: 00000 [0000]

FRONT YARD SETBACK: =>0 m
F.Y.SETBACK @GARAGE: =>0 m
REAR YARD SETBACK: =>0 m
INTERIOR YARD SETBACK TOTAL: =>0 m

LOT WIDTH: m > min. m
LOT AREA: sq.m > min. sq.m
MAX HEIGHT: m < min. m
LOT COVERAGE: N/A
FRONT YARD AREA: sq.m
DRIVEWAY AREA: sq.m
PERCENTAGE: % < max. 50%

EXERCISE/TEST
OWNER GRADING & PLATON MEMBRANE
ADDRESS: XXXX
PROPOSED CORNER GRADINGS
PLATON MEMBRANE AROUND THE HOUSE 30" BELOW TF & 42" BELOW TF @GARAGE

REVISION			
1	FOR SERVICING-DRAFT	09/04/2025	ER
2			
3			
4			
5			
6			
7			
8			

3 BELL PARK STREET
Stittsville, ON K2S 1J1

REGISTERED PLAN NUMBER

BUILDER'S LOT NUMBER	TBD	MODEL NAME	TBD
CIVIC ADDRESS	LOT 9_P.I.N 04451-0275		
DRAWING	PROPOSED SITE PLAN-DRAFT		
DRAWN BY	ER	DATE	APRIL, 2025