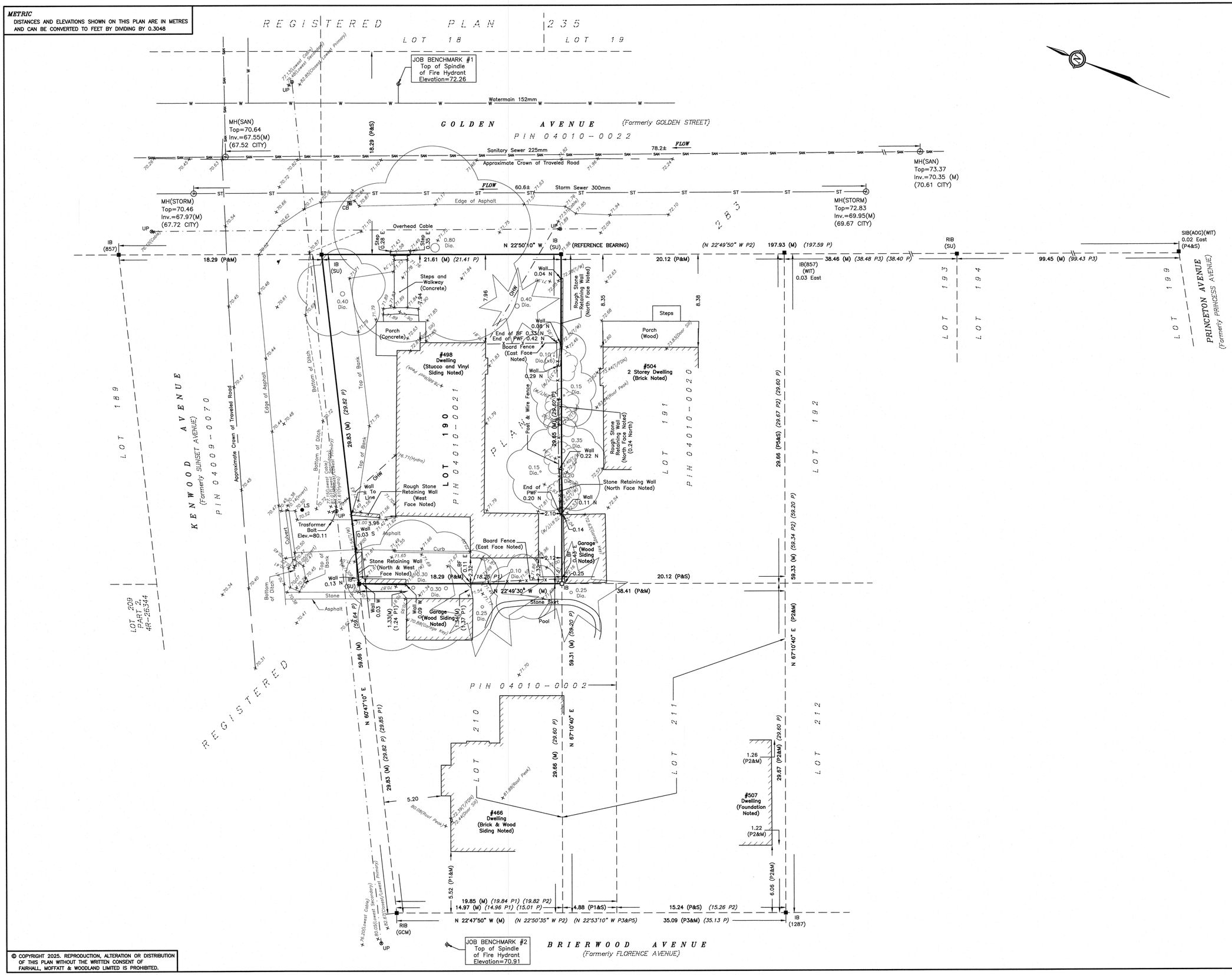
METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



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SURVEYOR'S REAL PROPERTY REPORT – PART 1

TOPOGRAPHIC SURVEY OF

LOT 190
REGISTERED PLAN 283
CITY OF OTTAWA

SCALE 1 : 150

0 1 2 5 10 15 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED

ONTARIO LAND SURVEYORS

ELEVATION NOTES

1. ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
2. ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
2. UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
   a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
3. BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

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LEGEND

□ – SURVEY MONUMENT SET
■ – SURVEY MONUMENT FOUND
SIB – STANDARD IRON BAR
RIB – ROUND IRON BAR
IB – IRON BAR
(P) – REGISTERED PLAN 283
(P1) – PLAN BY (GCM) DATED JUNE 12, 1956 (REF. 13–NP 283)
(P2) – PLAN BY (1287) DATED DEC. 18, 1987 (JOB. 641/87)
(P3) – PLAN BY PAYETTE, HIMMA, DELORME LTD., O.L.S. (REF. 126–98)
(P4) – PLAN BY (857) DATED APRIL 17, 1990 (REF. 32(a)–283NP)
(P5) – PLAN BY (857) DATED SEPT. 24, 1982 (REF. 43–283NP)
(S) – SET
(M) – MEASURED
(857) – FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
(1287) – FARLEY, SMITH & MURRAY SURVEYING LIMITED, O.L.S.
(AOG) – ANNIS, O'SULLIVAN, VOLLEBEKK LIMITED, O.L.S.
(GCM) – G. C. McROSTIE, O.L.S.
(SU) – SOURCE UNKNOWN
(WIT) – WITNESS
DIA. – DIAMETER
INV. – INVERT
T/FDN – TOP OF FOUNDATION
T/W – TOP OF RETAINING WALL ELEVATION
BF – BOARD FENCE
PWF – POST & WIRE FENCE
PWF – POST & WIRE FENCE
N – NORTH
S – SOUTH
E – EAST
W – WEST
MH – MANHOLE
CB – CATCH BASIN
UP – UTILITY POLE
FH – FIRE HYDRANT
LS – LAMP STANDARD
UP – UTILITY POLE
– DECIDUOUS TREE
– CONIFEROUS TREE
—W— – WATERMAIN
OHW – OVERHEAD UTILITY WIRES
– – – – OVERHEAD UTILITY WIRES
—G— – GAS MAIN
—ST— – STORM SEWER
—SAN— – SANITARY SEWER
– SIGN
– SHRUB

SURVEYOR'S REAL PROPERTY REPORT – PART 2
REPORT SUMMARY

DESCRIPTION OF LAND

LOT 190, REGISTERED PLAN 283, CITY OF OTTAWA AS IN ALL OF PIN 04010–0021.

REGISTERED EASEMENTS

NONE REGISTERED.

ZONING

COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR
LIAM KEALY & MARY KORIN KEALY
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V–96364

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 APRIL, 24, 2025.

2025/04/25
DATE

JOHN H. GUTRI
ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

Fairhall Moffatt & Woodland
LIMITED
ONTARIO LAND SURVEYORS
OTTAWA
Surveying and Land Information Services
100–600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591–2580 FAX: (613) 591–1495
www.fmw.on.ca

JOB No. AF12200

E 362972, N 5027727

REFERENCE No. 60 – 283NP

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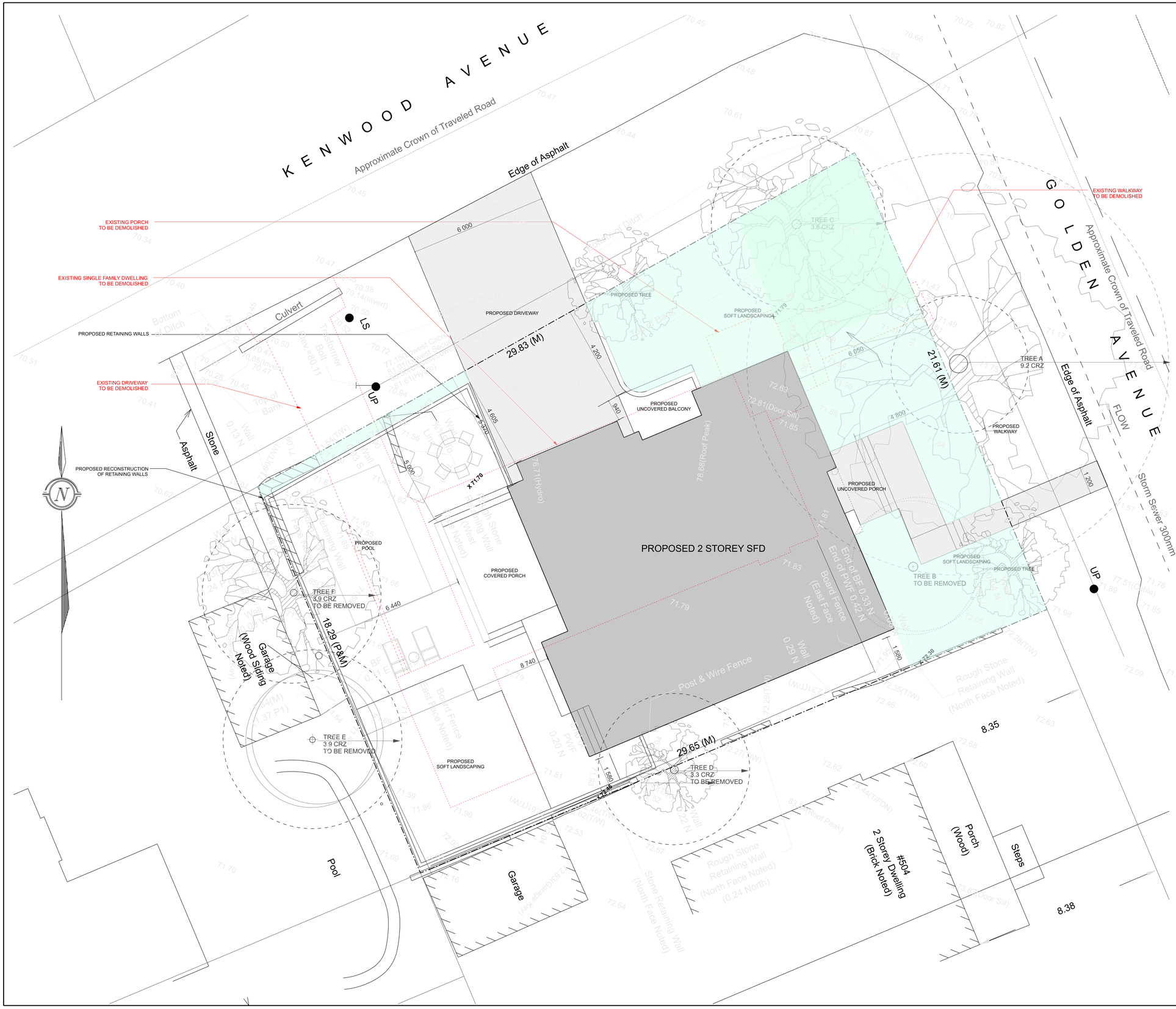

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	- OVERHEAD UTILITY WIRES
	- GAS MAIN
ST	- STORM SEWER
SAN	- SANITARY SEWER
	- SIGN
	- SHROB

EXISTING ZONING BY-LAW R1K	Requirement	Provided	Section
Minimum Lot Width	18 m	21.61 m	Section 156, Table 156A
Minimum Lot Area	500 m2	560.73 m2	Section 156, Table 156A
Max Building Height	8.0 m	**9.76 m**	Section 156, Table 156A
Minimum Front Yard Setback	6 m or average of abutting front yard setbacks	6.05 m	Section 156, Table 156A; Section 144(1)(a)
Corner Side Yard Setback	4.5 m	4.82 m	Section 156, Table 156A
Minimum Rear Yard Setback	25% of lot depth (7.45 m)	8.7 m	Section 156, Table 156A
Minimum Rear Yard Area	25% of lot area	N/A	Section 144(3)(a)
Minimum Interior Yard Setback	Total is 3.6 m, with one yard no less than 1.2 m, 50% of total=1.8 m	1.8 m	Section 156, Table 156A, Section 144(2)
Minimum Aggregate Front Yard/Corner Side Yard Soft Landscaped Area	For lot width >/= 12 m where FYS is > 3m: 40% Front Yard Area: 132 sq/m Aggregate Landscaping Required: (40%) Corner Side Yard: 153 sq/m	Front Yard: Area of landscaping in the front yard = 111 sq/m or 84% Corner Side Yard: Area of landscaping in corner side yard = 83.4 sq/m or 55%	Section 144, Table 144A
Maximum Driveway Width	Lot width is 18 m or greater=6 m	6 m	Section 139, Table 139(3)(iii)
Minimum Garage Setback	0.6 m	>0.6 m	Section 139(3)(a)

EXISTING ZONING BY-LAW R1K	Requirement	Provided	Section
Maximum Walkway	1.2 m, separated by 0.6 m of soft landscaping	1.2 m	Section 139(4)(c)(ii)
Maximum Front Porch	3 m, not closer than 1 m to any lot line (depending on height of front porch above adjacent grade)	1.2 m, > 1 m	Section 65(6)(c)
Maximum Rear Patio	Where walking surface is at or below 0.6 m above adjacent grade: no limit	1.0 m and 6.44 m from rear lot line	Section 65(6)(a)
Maximum Balcony Projection (Exterior Side Yard)	2 m, not closer than 1 m to any lot line	0.3 m and 4.2 from lot line	S65, Table 65(6)(b)

DESIGN FIRM

AR DING TON + ASSOCIATES DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C | OTTAWA, ONTARIO
E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35954

GENERAL NOTES

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DRAWING NOTES

THIS PLAN HAS BEEN DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY FAIRHALL MOFFATT WOODLAND LIMITED DATED APRIL 25 2025

EXISTING AVERAGE GRADE = 72.06

MIN. AGGREGATE FRONT YARD/ CORNER SIDE YARD SOFT LANDSCAPING AREAS

AREA OF CORNER SIDE YARD = 153 SQ/M
AREA OF LANDSCAPING IN CORNER SIDE YARD (IDENTIFIED IN GREEN ON PLAN) = 83.4 SQ/M

PERCENTAGE OF SOFT LANDSCAPING IN CORNER SIDE YARD = 55%

AREA OF FRONT YARD = 132 SQ/M
AREA OF LANDSCAPING IN FRONT YARD (INDENTIFIED AS GREEN ON PLAN) = 111 SQ/M

PERCENTAGE OF SOFT LANDSCAPING IN FRONT YARD = 84%

REVISIONS

NO.	DESCRIPTION	DATE
06	ISSUED FOR MINOR VARIANCE	16 DEC 2025
05	ISSUED FOR GRADING PLAN	2 DEC 2025
04	ISSUED FOR PRICING	24 OCT 2025
03	DESIGN 3	8 OCT 2025
02	DESIGN 2	19 SEPT 2025
01	DESIGN 1	24 JULY 2025

CIVIL ENGINEER

BUILDER

PROJECT

GOEL / GUPTA RESIDENCE

498 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-10]

DRAWING

ARCHITECTURAL SITE PLAN

SCALE: 1:75

A1

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ARDINGTON AND ASSOCIATES DE
43 ECCLES STREET UNIT C | OTTAW
E: steve@ardington.ca | T: 613.882.342

DESIGNER

The undersigned has reviewed and takes responsibility activities as described in Ontario Building Code 1.4.1.2 has the qualifications and meets the requirements set Ontario Building Code

Stephen Ardington, BCIN # 35954

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DRAWING NOTES

REVISIONS

NO.	DESCRIPTION
06	ISSUED FOR MINOR VARIANCE
05	ISSUED FOR GRADING PLAN
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03	DESIGN 3
02	DESIGN 2
01	DESIGN 1

STRUCTURAL ENGINEER

BUILDER

PROJECT

GOEL / GUPTA RESID

498 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-15]

DRAWING

FRONT ELEVATION
SCALE: 3/8" = 1'-0"

A6

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ARDINGTON AND ASSOCIATES DE
43 ECCLES STREET UNIT C | OTTAW
E: steve@ardington.ca | T: 613.882.342

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Ontario Building Code

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DRAWING NOTES

REVISIONS

NO.	DESCRIPTION
06	ISSUED FOR MINOR VARIANCE
05	ISSUED FOR GRADING PLAN
04	ISSUED FOR PRICING
03	DESIGN 3
02	DESIGN 2
01	DESIGN 1

STRUCTURAL ENGINEER

BUILDER

PROJECT
GOEL / GUPTA RESID

498 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-10]

DRAWING

REAR ELEVATION
SCALE: 3/8" = 1'-0"

A7

ARDINGTON AND ASSOCIATES DESIGN
43 ECCLES STREET UNIT C | OTTAWA
E: steve@ardington.ca | T: 613.882.3428

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DRAWING NOTES

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STRUCTURAL ENGINEER

BUILDER

PROJECT
GOEL / GUPTA RESID

498 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-10]

DRAWING

RIGHT ELEVATION
SCALE: 3/8" = 1'-0"

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STRUCTURAL ENGINEER

BUILDER

PROJECT
GOEL / GUPTA RESID

498 GOLDEN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2025-10]

DRAWING

LEFT ELEVATION
SCALE: 3/8" = 1'-0"

A9

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DESIGN

498 Golden Ave
Conceptual drawing only

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