

PLAN 4R-17168

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

Oct 16 2001

RECEIVED AND DEPOSITED  
OCTOBER 16 2001

D.A. SIMMONDS  
ONTARIO LAND SURVEYOR

M. Waddington  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA - CARLETON NO. 4

SCHEDULE

PART	DESCRIPTION	P.I.N.	AREA (m <sup>2</sup> )
1			14.4
2			139.0
3	ALL OF BLOCK 1 REGISTERED PLAN 4M-1094	ALL OF P.I.N. 04498-0122	25.1
4			259.5
5			22.1
6			245.1
7			32.4
8			28.2
9			312.9
10	ALL OF BLOCK 2 REGISTERED PLAN 4M-1094	ALL OF P.I.N. 04498-0123	43.5
11			28.2
12			307.2
13			42.4
14			28.2
15			318.5
16	ALL OF BLOCK 3 REGISTERED PLAN 4M-1094	ALL OF P.I.N. 04498-0124	44.2
17			28.4
18			318.5
19			42.6
20			23.4
21	ALL OF BLOCK 4 REGISTERED PLAN 4M-1094	ALL OF P.I.N. 04498-0125	301.4
22			23.4
23			304.9

PARTS 1 TO 23 INCLUSIVE ARE SUBJECT TO EASEMENTS PER INST. NO.'S LT1342153 & LT1344781.

PARTS 1, 3, 5, 8, 11, 14, 17, 20 AND 22 ARE SUBJECT TO EASEMENT PER INST. NO. LT1363476.

PARTS 1, 2, 7, 10, 13, 16 AND 19 ARE SUBJECT TO EASEMENT PER INST. NO. LT1342461.

PLAN OF SURVEY OF  
BLOCKS 1, 2, 3 AND 4  
REGISTERED PLAN 4M-1094  
CITY OF OTTAWA  
Formerly In The City of Kanata

WEBSTER & SIMMONDS SURVEYING LTD.  
2001

SCALE 1:200 METRES

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

BEARING NOTE  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH-WESTERLY LIMIT OF REGISTERED PLAN 4M-1094, HAVING A BEARING OF N42°37'10"W.

Committee of Adjustment  
Received | Reçu le  
2025-12-10  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

LEGEND & NOTES : (IF APPLICABLE)

■	DENOTES FOUND MONUMENTS	OU	DENOTES ORIGIN UNKNOWN
□	DENOTES SET MONUMENTS	MEAS.	DENOTES MEASURED
IB	DENOTES IRON BAR	PL	DENOTES REGISTERED PLAN 4M-1094
SIB	DENOTES STANDARD IRON BAR	PROP	DENOTES PROPORTIONED
SSIB	DENOTES SHORT STANDARD IRON BAR	DW	DENOTES DIVISION WALL
CC	DENOTES CUT CROSS	FW	DENOTES FACE OF EXTERIOR WALL
N&W	DENOTES NAIL & WASHER	(1473)W&S	DENOTES WEBSTER & SIMMONDS SURVEYING LTD.
WT	DENOTES WITNESS	NOTE:	ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT:

1. THIS PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF SEPTEMBER 2001.

DATED: Oct 15/01

D.A. SIMMONDS  
ONTARIO LAND SURVEYOR

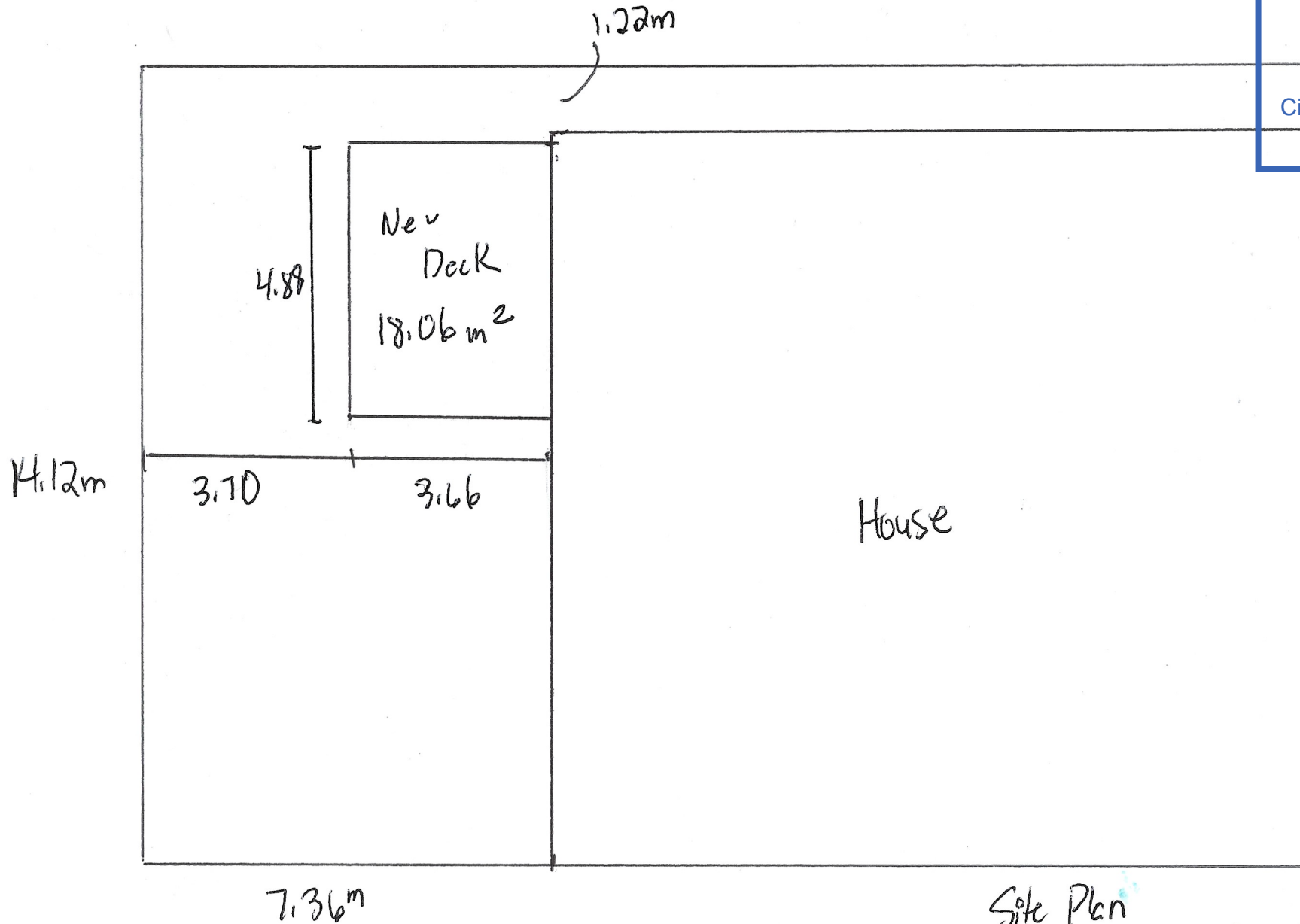
FROM THE OFFICE OF

Ontario Land Surveyors  
OTTAWA - ONTARIO  
(613)744-6477 FAX (613)744-5733  
E-MAIL INFO@WEBSTER-SIMMONDS.COM

WEBSTER & SIMMONDS  
SURVEYING  
LTD.

DRAWN: M.E. CHECKED: A.W. FIELD: S.M. JOB NO.: 6805-T

2025-12-10



Scale 1cm = 0.6m

Site Plan  
17 Foulis Crescent  
Dec 2, 2025

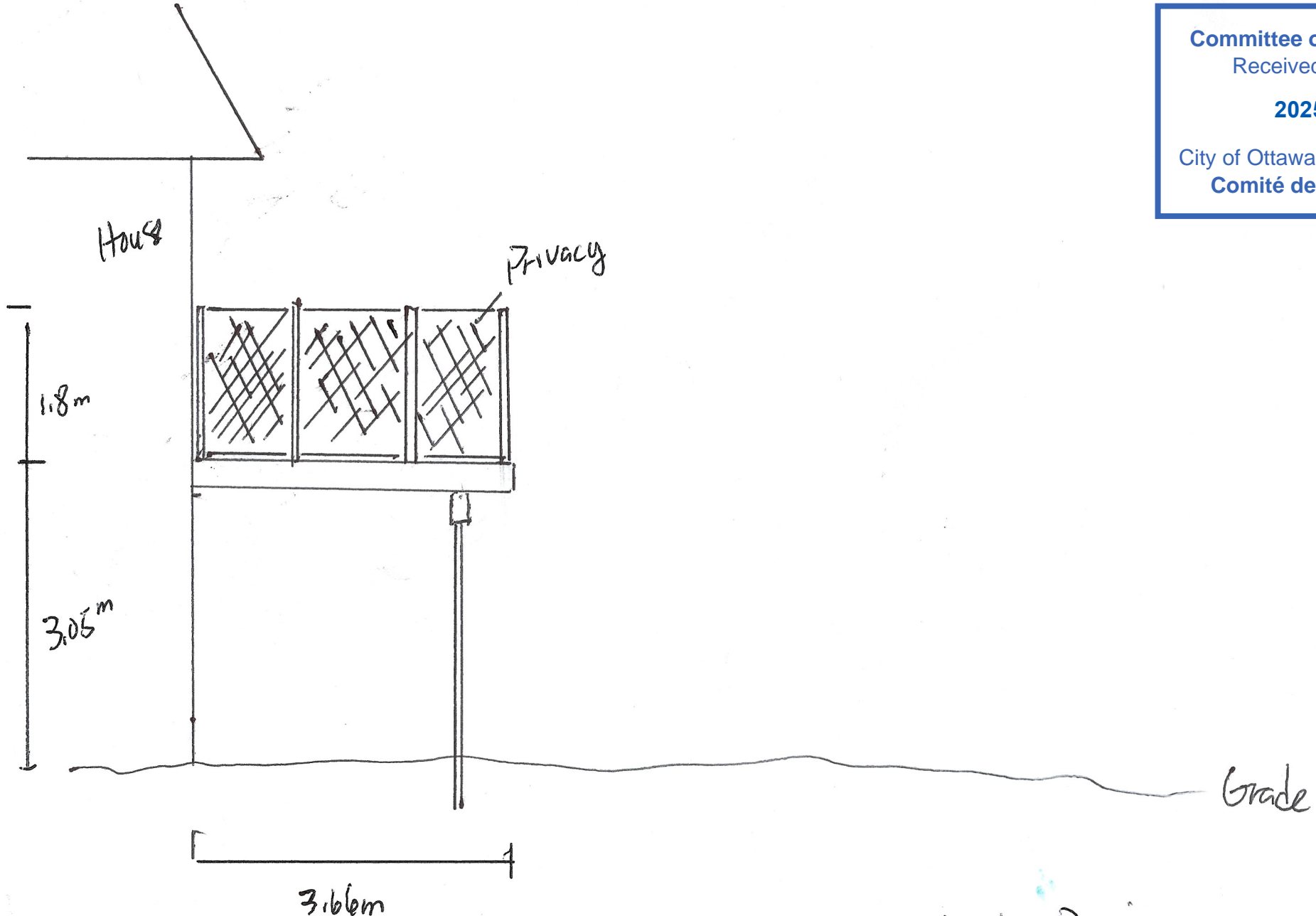
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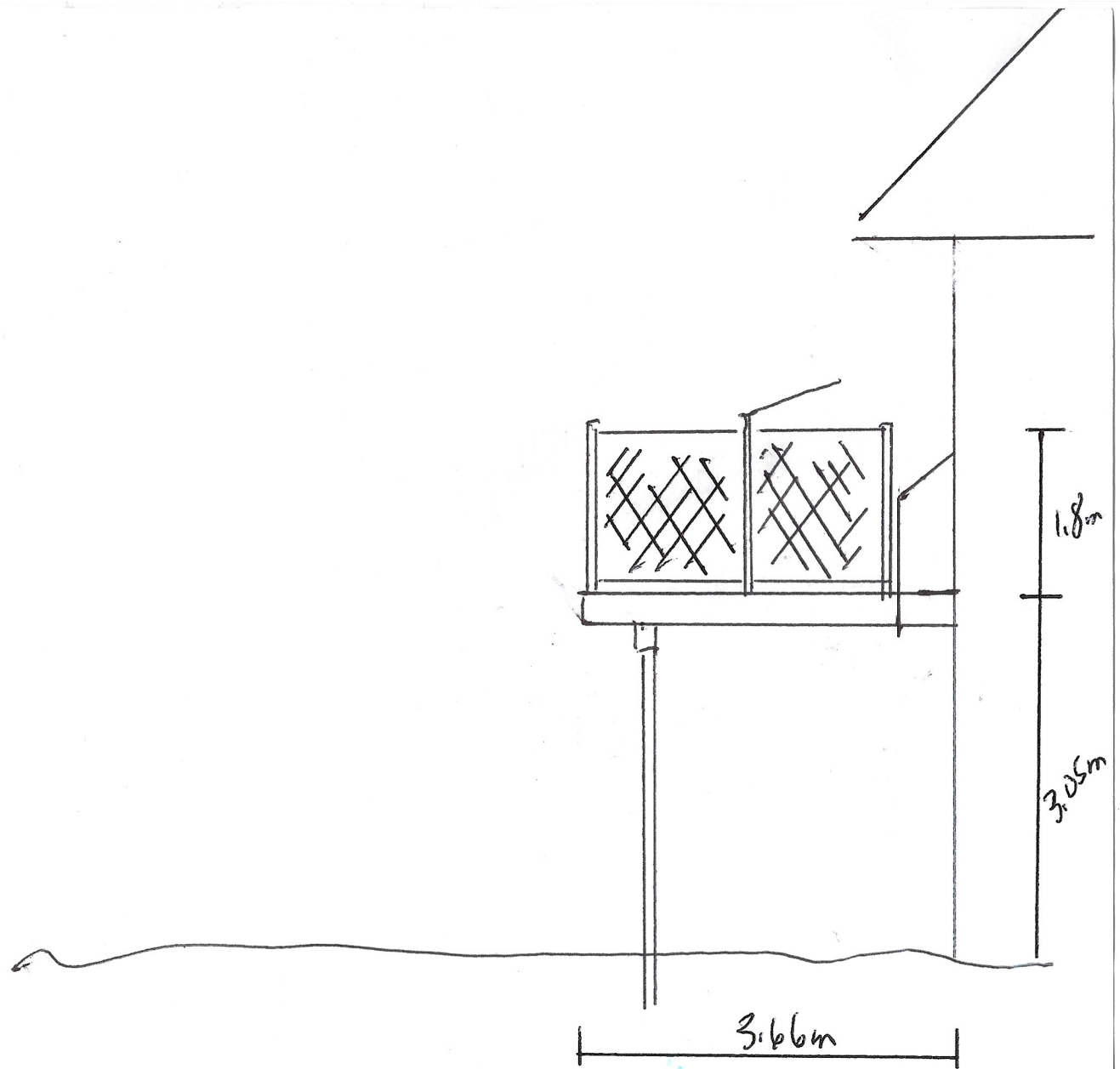
Scale  
1cm = 0.6m

Elevation Drawing

17 Foulis Cres

December 21, 2025

2025-12-10



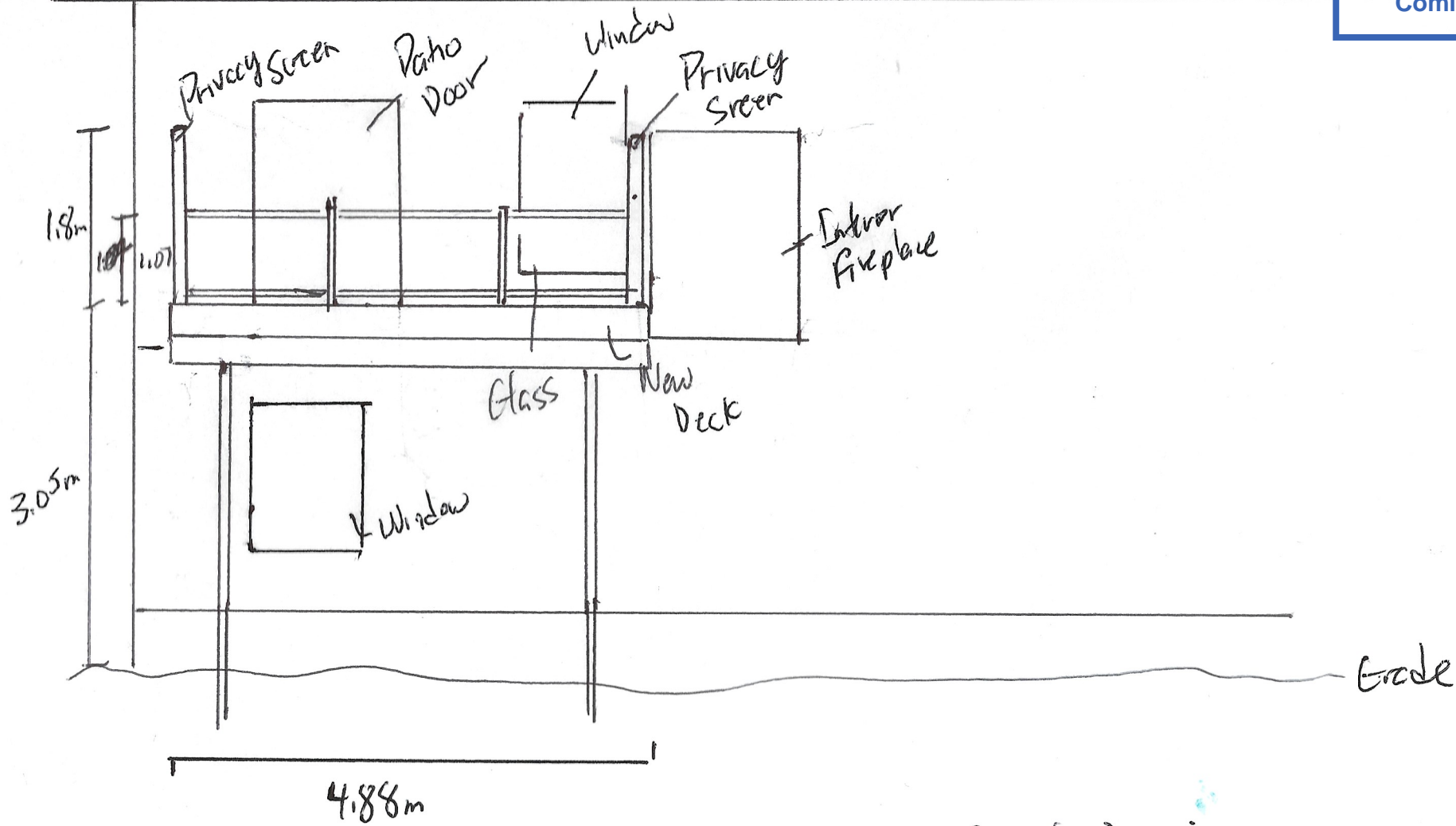
Elevation Drawing

Scale 1cm = 0.6m

17 Foudis Crescent

Dec 2, 2025

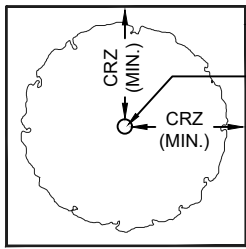
2025-12-10



Elevation Drawing

17 Foulis Crescent

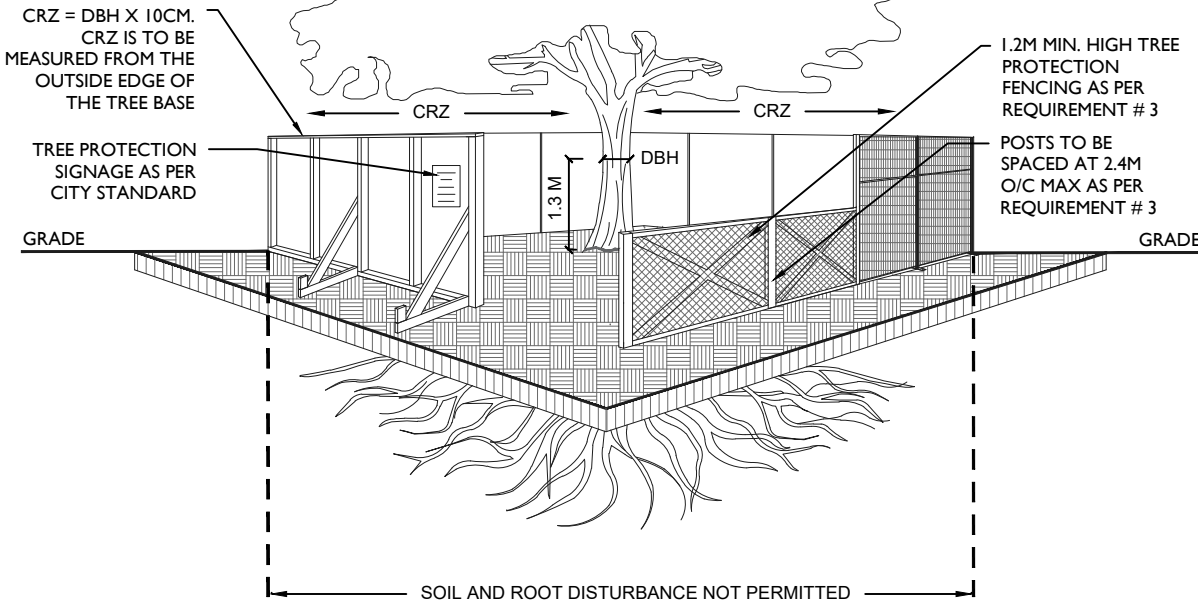
Scale 1cm = 0.6m Dec. 2, 2025



TREE PROTECTION FENCING

TREE TRUNK

PLAN VIEW



ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

**TREE PROTECTION REQUIREMENTS:**

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
  - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
  - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
  - DO NOT RAISE OR LOWER THE EXISTING GRADE;
  - TUNNEL OR BORE WHEN DIGGING;
  - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
  - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
  - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE ( E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO [WWW.OTTAWA.CA/TREEBYLAW](http://WWW.OTTAWA.CA/TREEBYLAW) FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

**Committee of Adjustment**  
Received | Reçu le

**2025-12-10**

City of Ottawa | Ville d'Ottawa  
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**TREE PROTECTION SPECIFICATION**

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1