

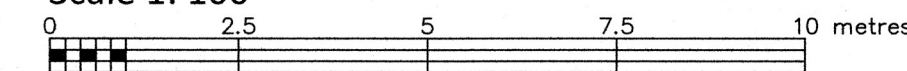
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2025-12-16
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Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF

**LOT 8
REGISTERED PLAN 272
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 0.99994.

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°35'30" counter-clockwise was applied to bearings on P3, P4.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978.
- 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.
- Underground utility data derived from City of Ottawa utility sheet reference: 250488, 15430, 2659 P&P4 & 2659 P&P5.
- Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa's Geographic Information Database.
- 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

Symbol	Denotes	Survey Monument Planted
—	Survey Monument Found	
SSIB	Short Standard Iron Bar	
IB	Iron Bar	
CC	Cut Cross	
(Wt)	Witness	
Meas	Measured	
(P1)	Registered Plan 272	
(P2)	Plan by (1692) dated February 23, 2024 (File No. 253-23)	
(P3)	Plan 4R-24130	
(P4)	Plan 4R-1927	
MH-ST	Maintenance Hole (Storm)	
MH-S	Maintenance Hole (Sanitary)	
ST	Underground Storm Sewer	
S	Underground Sanitary Sewer	
W	Underground Water	
OW	Underground Gas	
UP	Utility Pole	
DI	Ditch Inlet	
CB	Catch Basin	
WV	Water Valve	
GM	Gas Meter	
AC	Air Conditioner	
D	Diameter	
CLF	Chain Link Fence	
BF	Board Fence	
IRW	Interlock Retaining Wall	
Inv.	Invert	
Inv. City	Invert City	
T/G	Top of Grate	
B/G	Bottom of Grate	
T/P	Top of Pipe	
U/Eave	Underside of Eave	
TopFdn	Top of Foundation	
CL	Centreline	
+65.00	Location of Elevations	
+65.00	Top of Concrete Curb/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.	

Overhead Wire Information		
Overhead Wire Elevations at SAC 'A'	Overhead Wire Elevations at Utility Pole A	Overhead Wire Elevations at Utility Pole B
Top Wire = 75.7	Top Wire = 75.6	Top Wire = 76.4
Bottom Wire = 75.2	Bottom Wire = 74.3	Bottom Wire = 75.8

Site Area=718.2 sq.m.

REVISION NOTE:

This plan has been revised to show amended invert elevations.

Date: 16.01.2025
Daniel Robinson
Ontario Land Surveyor

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.
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Surveyor's Certificate

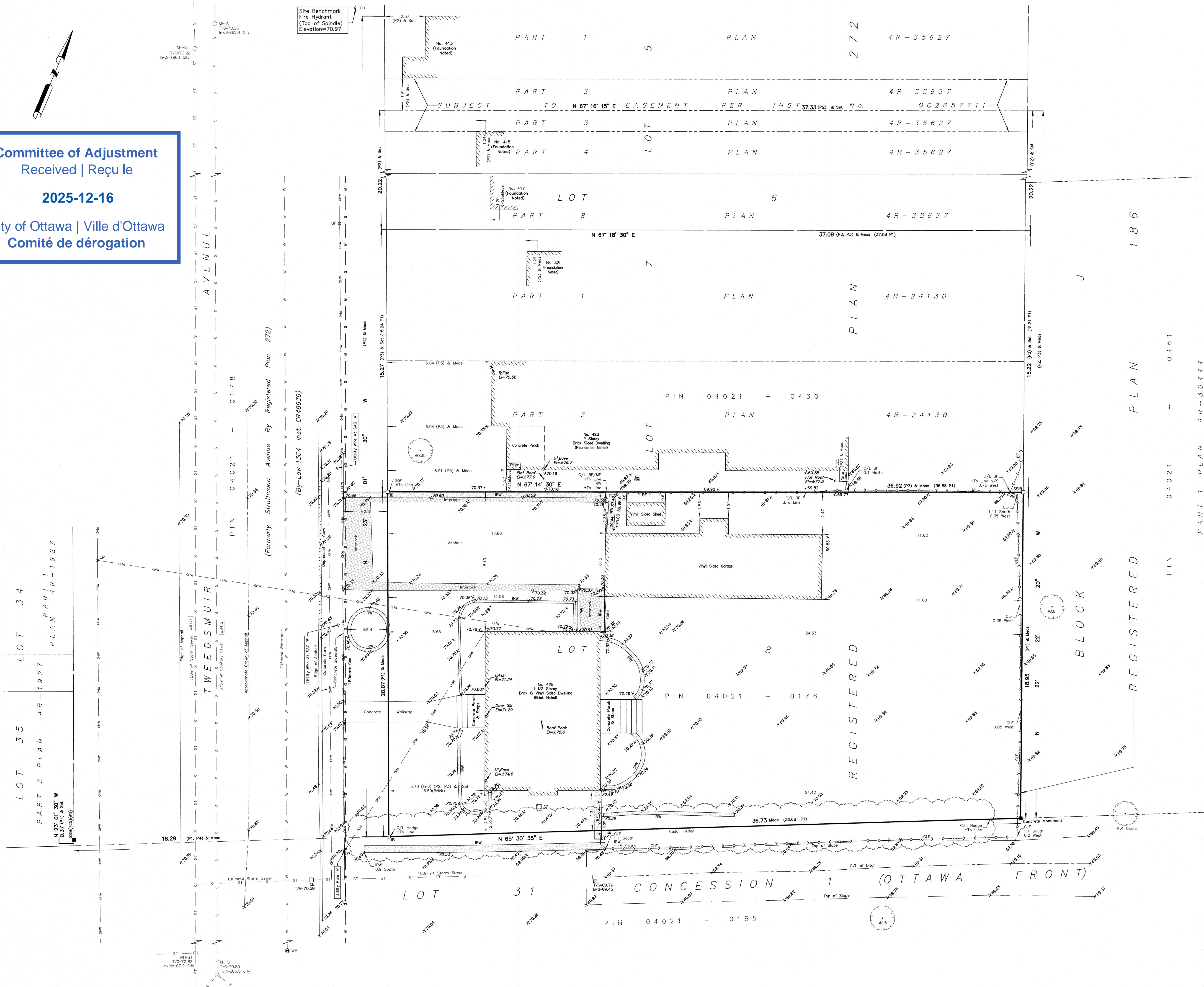
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
- The survey was completed on the 3rd day of September, 2025.

September 8, 2025
Date: Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-109489

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@fstdsurveys.ca



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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
DANIEL ROBINSON
ONTARIO LAND SURVEYOR
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				290.4
2	ALL OF 8	272	ALL OF 04021 - 0176	69.2
3				69.1
4				289.8

PLAN OF SURVEY OF
LOT 8
REGISTERED PLAN 272
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2025
Scale 1: 100
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Distance Note
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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°35'30" counter-clockwise was applied to bearings on P3, P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5028335.75	363592.74
(B)	5028350.97	363626.18
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Surveyor's Certificate

I certify that:

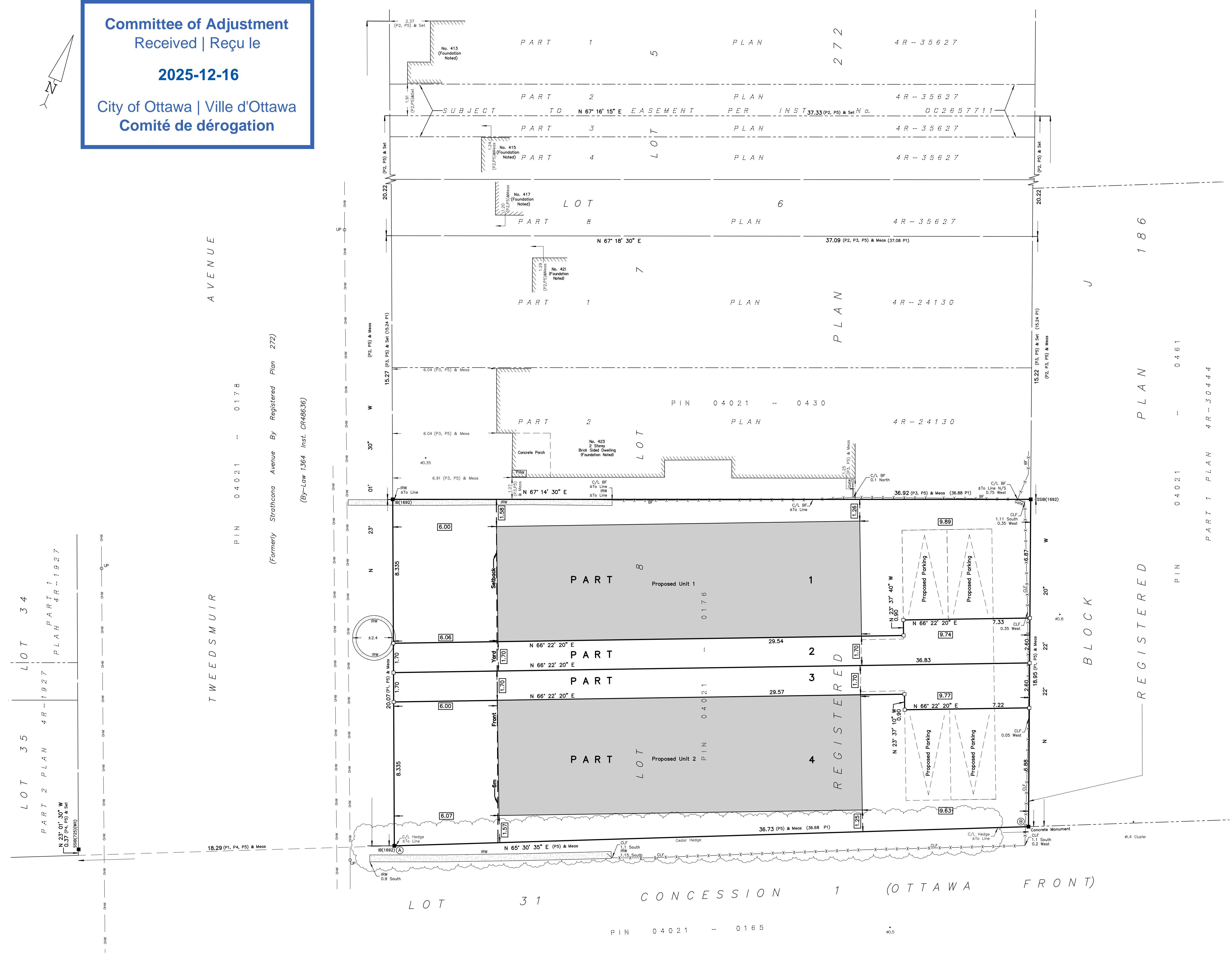
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the ___ day of _____ 2025.

Date: _____ Daniel Robinson
Ontario Land Surveyor

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

Notes & Legend

- Denotes Survey Monument Planted
- SSIB = Short Standard Iron Bar
- IB = Iron Bar
- CC = Cut Cross
- (WH) = Witness
- Meas = Measured
- (P1) = Registered Plan 272
- (P2) = Plan by (1692) dated February 23, 2024 (File No. 253-23)
- (P3) = Plan 4R-24130
- (P4) = Plan 4R-1927
- (P5) = Plan by (1692) dated September 8, 2025 (File No. 245-25)
- OW = Overhead Wires
- OLP = Utility Pole
- D = Diameter
- CLF = Chain Link Fence
- BF = Board Fence
- IRW = Interlock Retaining Wall
- C/L = Centreline
- 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.



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R3R ZONING DESIGNATION
 AREA X AS PER SCHEDULE 1A
 MATURE NEIGHBOURHOODS OVERLAY

LONG SEMIS

PERFORMANCE STANDARD	REQUIRED	UNIT 1	VAR. (Y/N)	UNIT 2	VAR. (Y/N)
MIN. LOT WIDTH	10m	9.94m	Y	9.94m	Y
MIN. LOT AREA	300m ²	359.7m ²	N	358.7m ²	N
MAX. HEIGHT	8m	10.85m	Y	10.85m	Y
MIN. SIDE YARD SETBACK	1.2m	1.2m, 1.7m	N	1.2m, 1.7m	N
MIN. FRONT YARD SETBACK	6m	6m	N	6m	N
MIN. REAR YARD SETBACK [ENDNOTE 2]	25% OF LOT DEPTH, NEED NOT EXCEED 7.5m	9.6m	N	9.6m	N
MIN. PARKING SPACES [S.101(3)(a)]	NONE FOR 1ST 12 UNITS	2	N	2	N
MIN. POLE WIDTH OF FLAG LOT WHEN ABUTTING ANOTHER FLAG [S.145(4)(a)]	1.7m	1.7m	N	1.7m	N
MIN. SOFT LANDSCAPING IN THE REAR YARD [S.109(11)(b)]	15%	19.6%	N	19.6%	N

EXISTING:

- ONE SINGLE-FAMILY DETACHED HOME

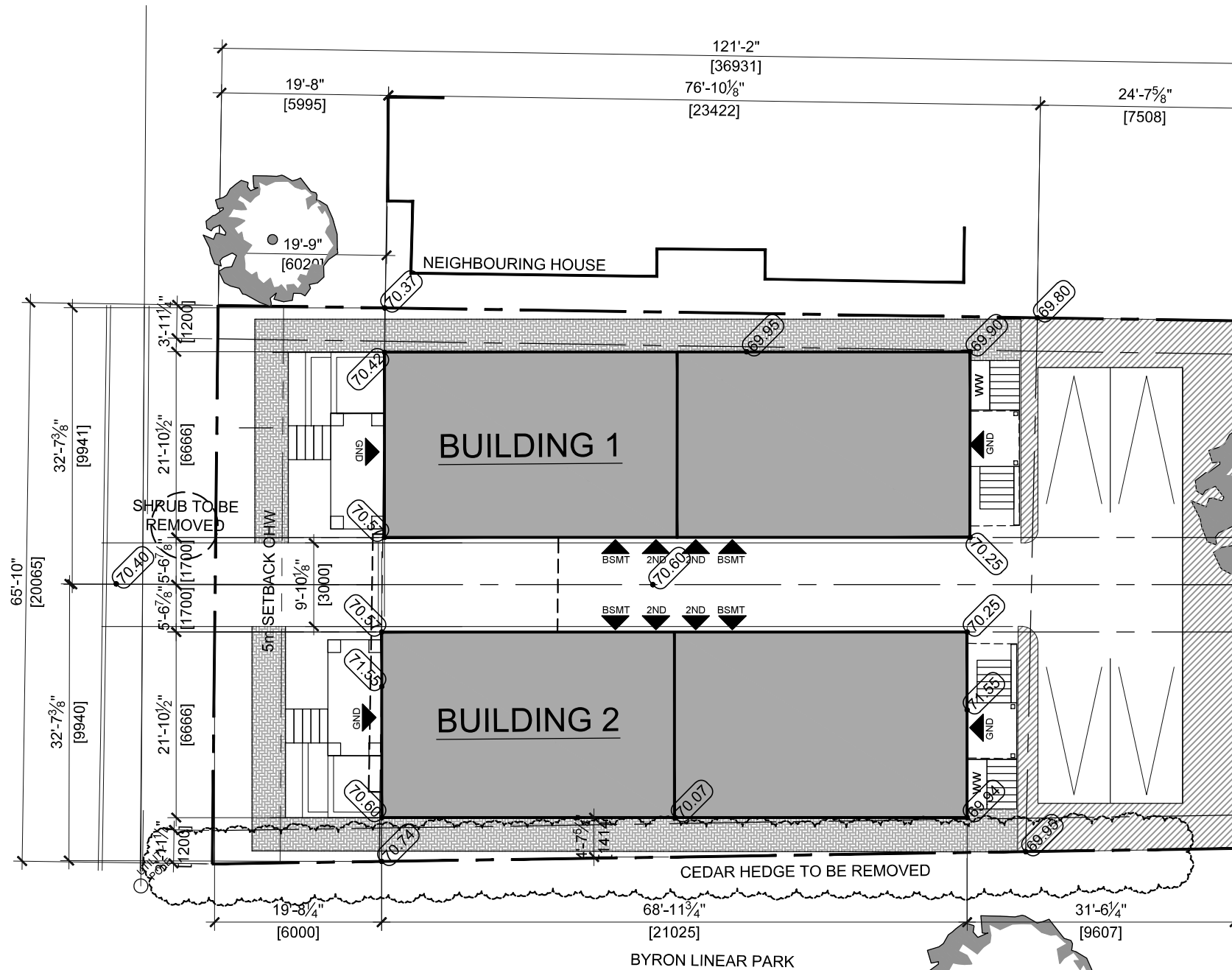
PROPOSED DEVELOPMENT:

- PAIR OF LONG SEMIS WITH REAR YARD PARKING

NOTE: TREE CANOPY SIZES ARE ESTIMATED

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TWEEDSMUIR AVENUE

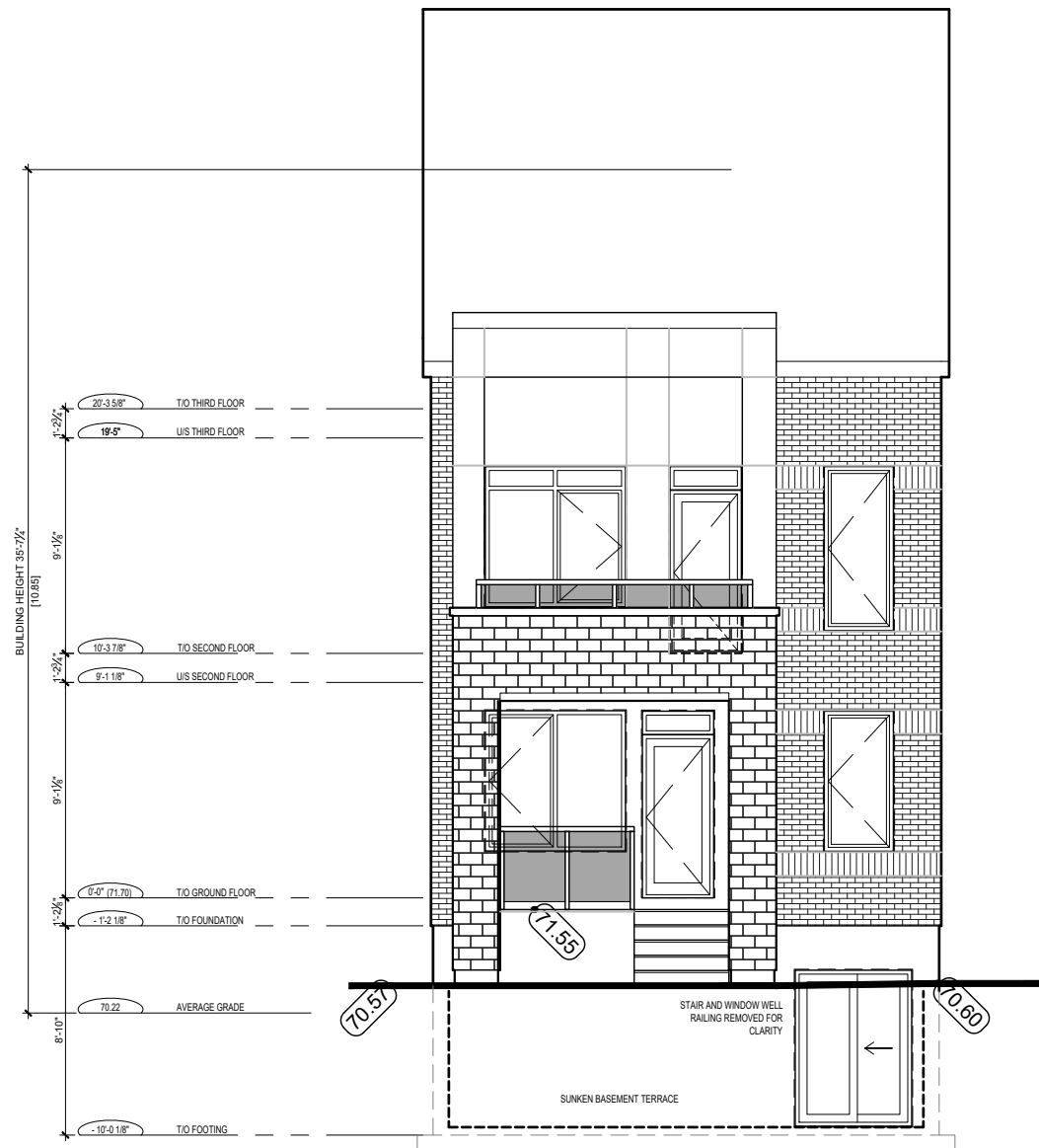


RJH ARCHITECTURE + PLANNING

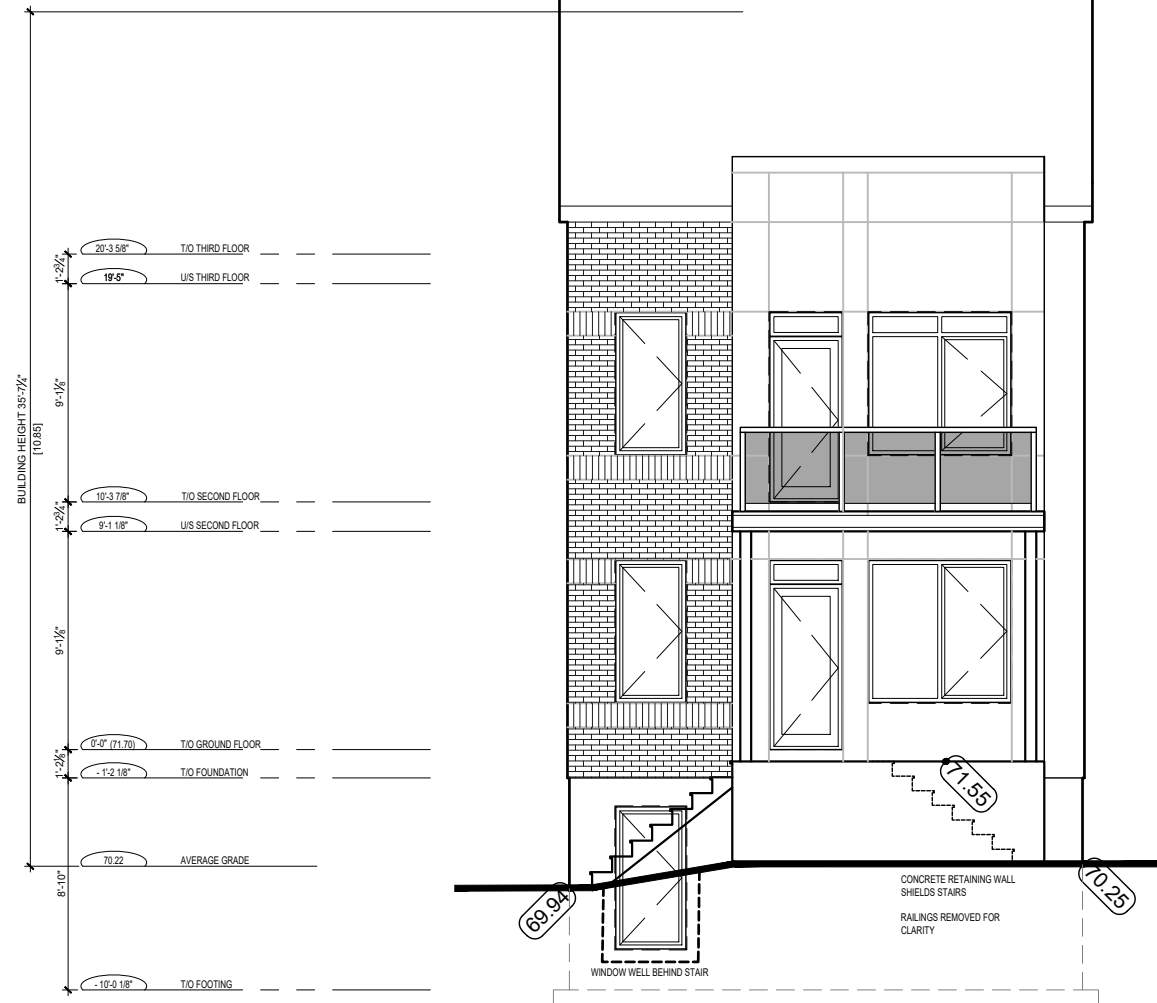
414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
 613-262-5480 info@rjhill.ca rjhill.ca

TWEEDSMUIR PAIR
 425 Tweedsmuir Avenue, Ottawa, Ontario
 DEC 2025 SCALE: 1:200
SITE PLAN

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FRONT ELEVATION



REAR ELEVATION

RJH ARCHITECTURE
 +
 PLANNING

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TWEEDSMUIR PAIR
 425 Tweedsmuir Avenue, Ottawa, Ontario
 DEC 2025 SCALE: 1/8" = 1'-0"
FRONT/BACK ELEVATIONS

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LEFT ELEVATION

RJH ARCHITECTURE
 +
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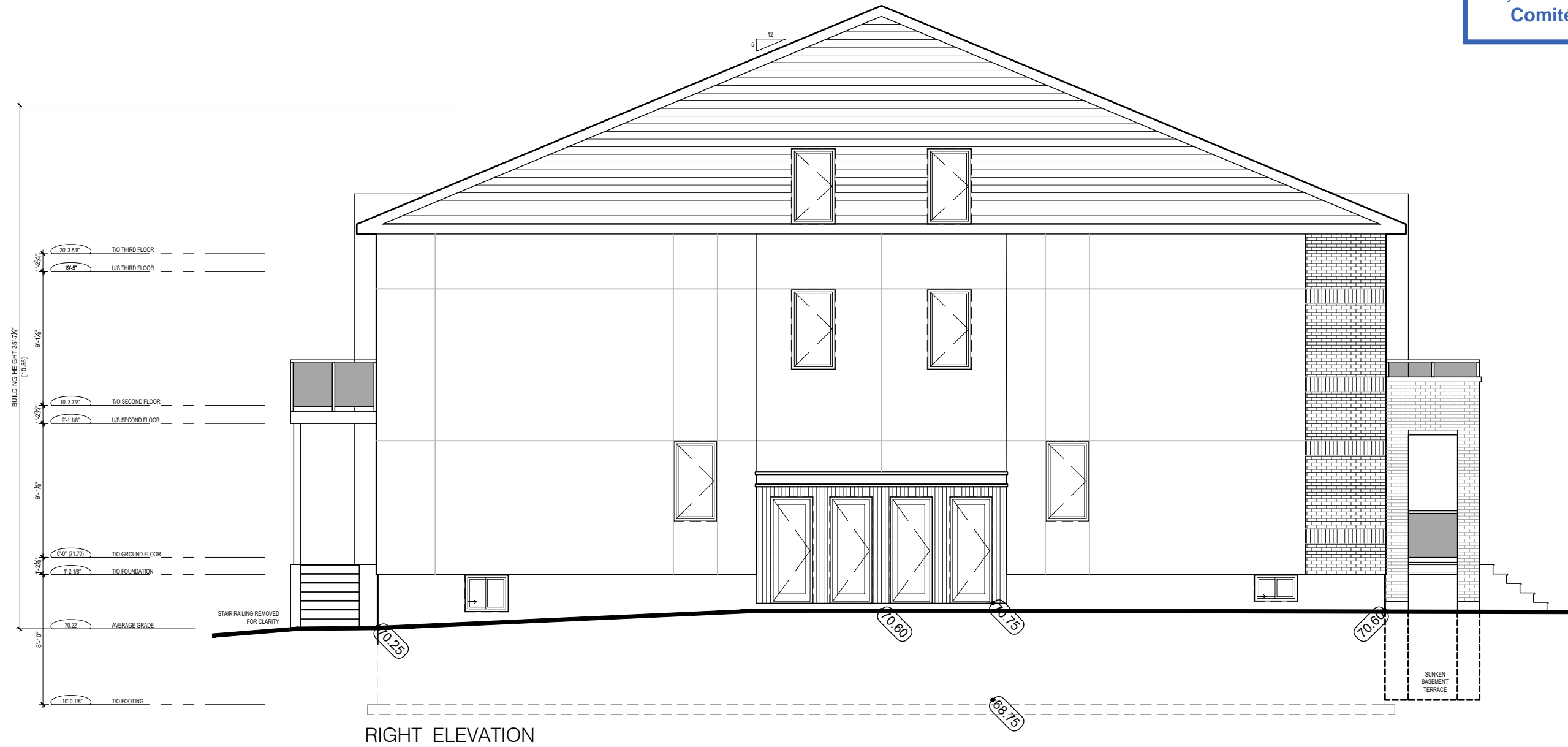
TWEEDSMUIR PAIR
 425 Tweedsmuir Avenue, Ottawa, Ontario
 DEC 2025 SCALE: 1/8" = 1'-0"
LEFT ELEVATION

Drawing name: C:\Users\Marcos\AppData\Local\Temp\AcPublish_9367612508_ELO1 Elev-Sect-Det.dwg

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RJH ARCHITECTURE
+
PLANNING

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TWEEDSMUIR PAIR

425 Tweedsmuir Avenue, Ottawa, Ontario

DEC 2025

SCALE: 1/8" = 1'-0"

RIGHT ELEVATION