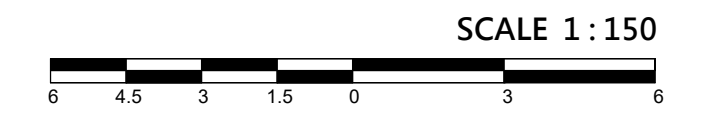


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**2025-12-29**  
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Comité de dérogation

LOT 458      LOT 459      LOT 460      LOT 461  
PIN 04149-0057      LOT 462  
PIN 04149-0058      LOT 463  
PIN 04149-0059      LOT 467

COLLINS AVENUE  
( Formerly Granville Avenue )

TOPOGRAPHIC PLAN OF SURVEY OF  
**LOT 471**  
**REGISTERED PLAN 4M-23**  
**CITY OF OTTAWA**  
MONUMENT-URSO SURVEYING LTD.



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

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- 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 1ST DAY OF DECEMBER, 2025.

Dec 9th 2025  
DATE

COEL STOREY  
ONTARIO LAND SURVEYOR

**LEGEND**

■	DENOTES	FOUND SURVEY MONUMENT
□		PLANTED SURVEY MONUMENT
IB		IRON BAR
SSIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
IB0		ROUND IRON BAR
CP		CONCRETE PIN
PROP.		PROPORTIONED
(WIT)		WITNESS
MEAS.		MEASURED
(1476)		MONUMENT-URSO SURVEYING LTD.
(P1)		REGISTERED PLAN M-23
(P2)		PLAN 4R-34758
88.00		EXISTING ELEVATIONS
BB, CC		TOP OF WALL/CURB ELEVATIONS
MH-S		MAINTENANCE HOLE - SANITARY
MH-ST		MAINTENANCE HOLE - STORMWATER
ST		UNDERGROUND STORM SEWER
S		UNDERGROUND SANITARY SEWER
GM		GAS METER
AC		AIR CONDITIONER
CB		CATCH BASIN
WRW		WOOD RETAINING WALL
EOI		EDGE OF INTERLOCK
CLF		CHAIN-LINK FENCE
C/L		CENTRELINE
CLF		CHAIN-LINK FENCE
BF		BOARD FENCE
FDN		FOUNDATION
T/G		TOP OF GRATE
INV		INVERT
DT		DECIDUOUS TREE
CT		CONIFEROUS TREE
DT		DECIDUOUS TREE
UP		UTILITY POLE
Ø		DIAMETER
OH		OVERHEAD WIRES

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-123217

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN ACCORDANCE WITH  
REGULATION 1026, SECTION 29(3).

**BEARING NOTES**

BEARINGS ARE MTM GRID, DERIVED FROM SMART-NET GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' WEST LONGITUDE OF MTM ZONE 9 NAD83 (CSRS)(2010.0).

FOR BEARING COMPARISONS A ROTATION OF 00°33'50" COUNTER-CLOCKWISE WAS APPLIED TO PLAN P1 TO CONVERT TO GRID BEARINGS.

**UTILITY NOTE**

THIS DRAWING DOES NOT SERVE AS A COMPREHENSIVE CONFIRMATION OF ALL UTILITIES PRESENT. IT IS THE USER'S RESPONSIBILITY TO CONTACT THE RELEVANT UTILITY AUTHORITIES FOR VERIFICATION.

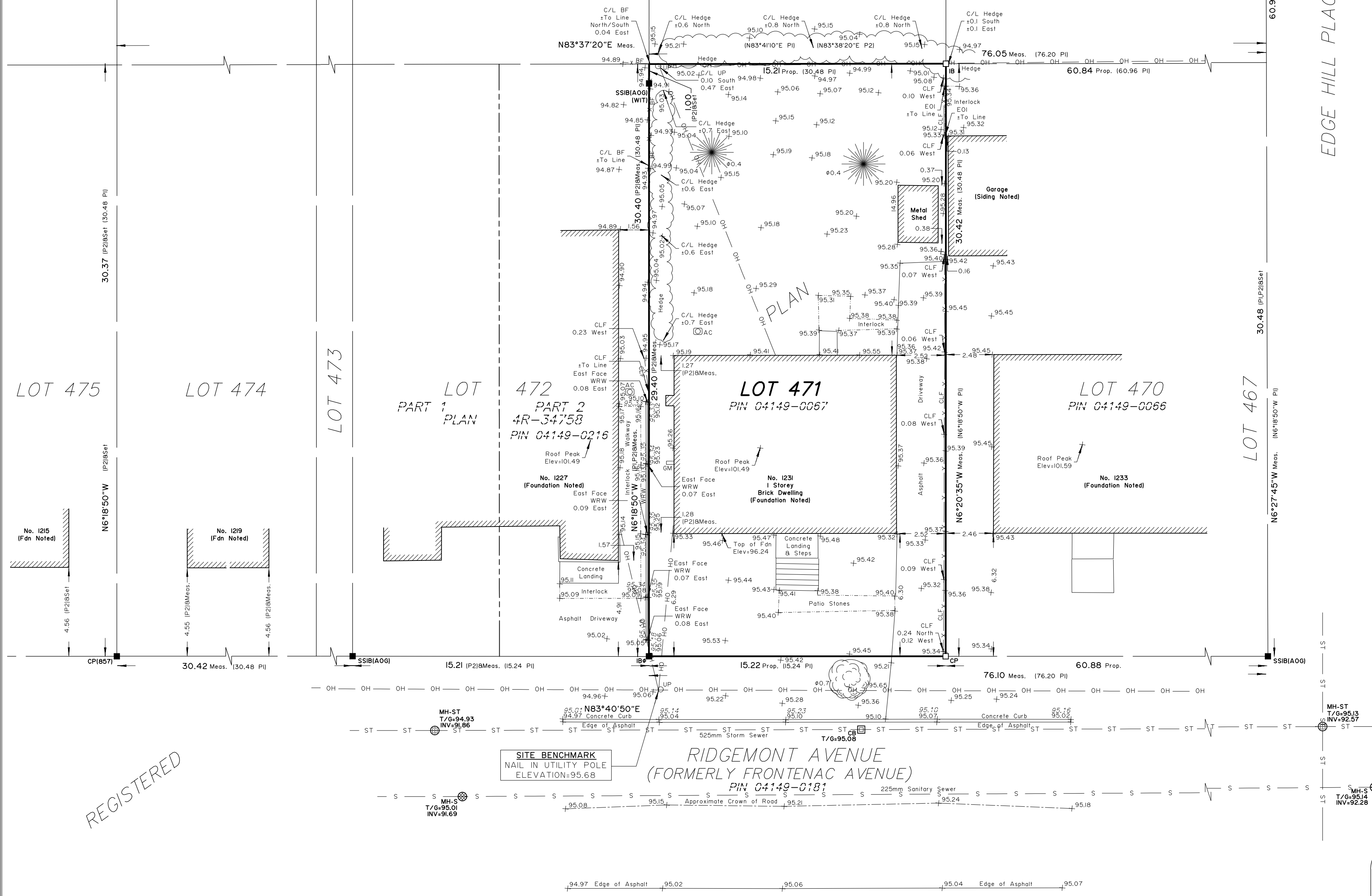
ONLY UTILITIES VISIBLE ON THE SURFACE HAVE BEEN IDENTIFIED PRIOR TO ANY ACTIVITIES SUCH AS DIGGING. IT IS MANDATORY TO OBTAIN A FIELD LOCATION OF UNDERGROUND UTILITIES FROM THE APPROPRIATE AUTHORITY.

UNDERGROUND UTILITY INFORMATION IS DERIVED FROM CITY OF OTTAWA RECORDS AND CITY OF OTTAWA ENGINEERING DEPARTMENT SEWER BRANCH DRAWING NUMBER A1c-1.

**ELEVATION NOTE**

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28:78) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

THE USER OF THIS INFORMATION BEARS THE RESPONSIBILITY TO CONFIRM THAT THE JOB BENCHMARK REMAINS UNALTERED AND UNDISTURBED, AND THAT ITS RELATIVE HEIGHT AND DESCRIPTION ALIGN WITH THE DETAILS PRESENTED IN THIS PLAN.



REGISTERED

© MONUMENT-URSO SURVEYING LTD., 2025. "THIS PLAN IS PROTECTED BY COPYRIGHT"

**Monument-Urso Surveying Ltd.**  
Ontario Land Surveyors | Canada Land Surveyors  
1755 WOODWARD DRIVE, SUITE 200 TEL: (613) 800-1583  
OTTAWA, ON K2C 0P9  
536 C FOURTH LINE EAST  
SAULT STE. MARIE, ON, P6A 6J8 TEL: (705) 254-7851  
FAX: (705) 254-5571

DRAWN: DG	FILE NO:
PROCESSED: CS	25-0487-12318RidgemontAve PGS F

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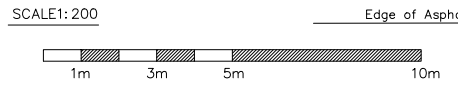
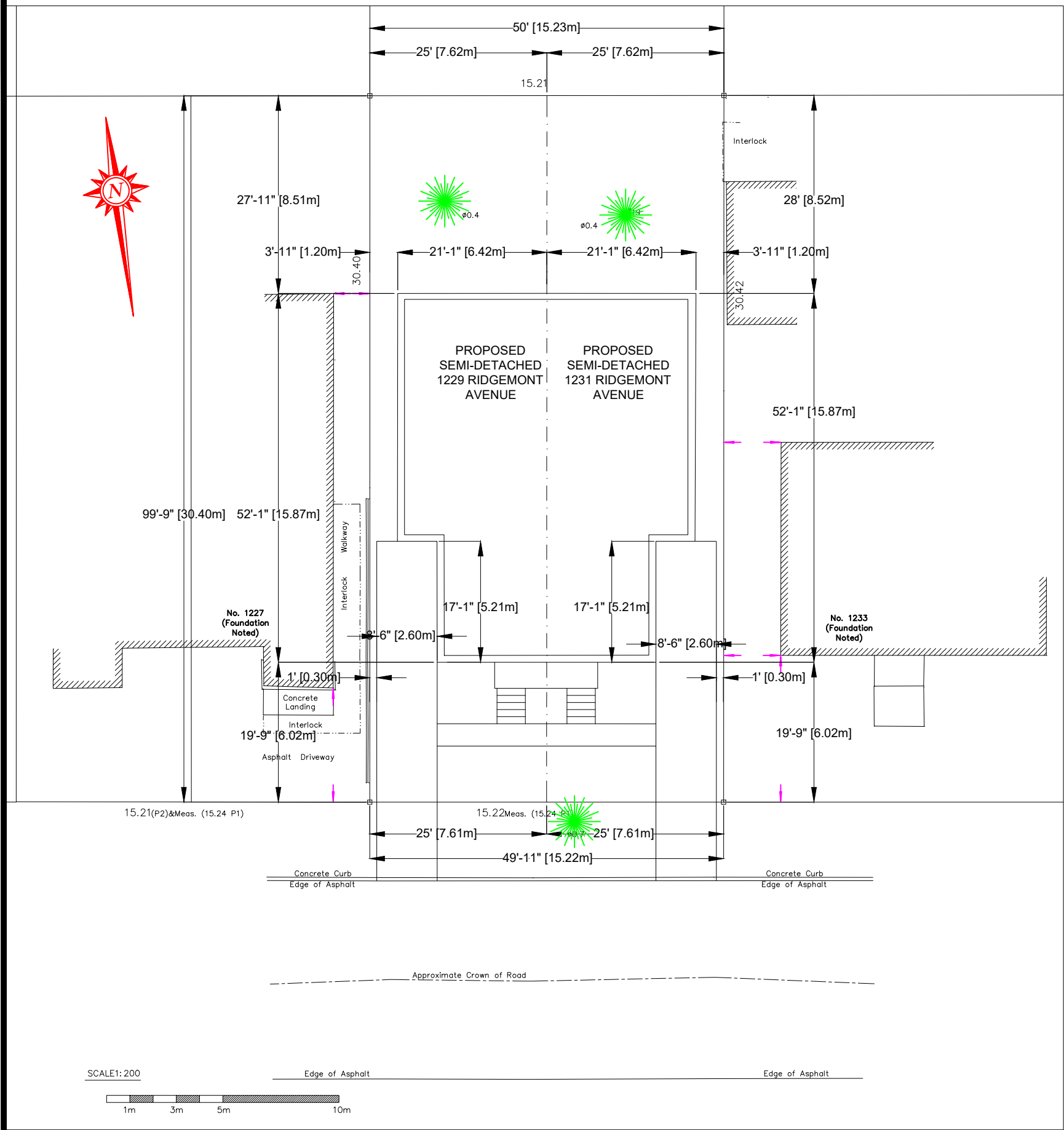
**General Notes**

No.	Revision / Issue	Date
1	Client's Review	03/12/2025

**Altira Construction**  
 509-2647 Alta Vista Drive  
 Ottawa, ON K1V 7T5  
 Tel (613) 697 6974

**Project Address**  
**1229-1231 Ridgemont Avenue**  
 Ottawa, ON  
 K1V 6E7

<b>Project</b>	AA 001-25	<b>Drawing No.</b>	SP1 of SP1
<b>Date</b>	03/12/2025		
<b>Scale</b>	As Shown		

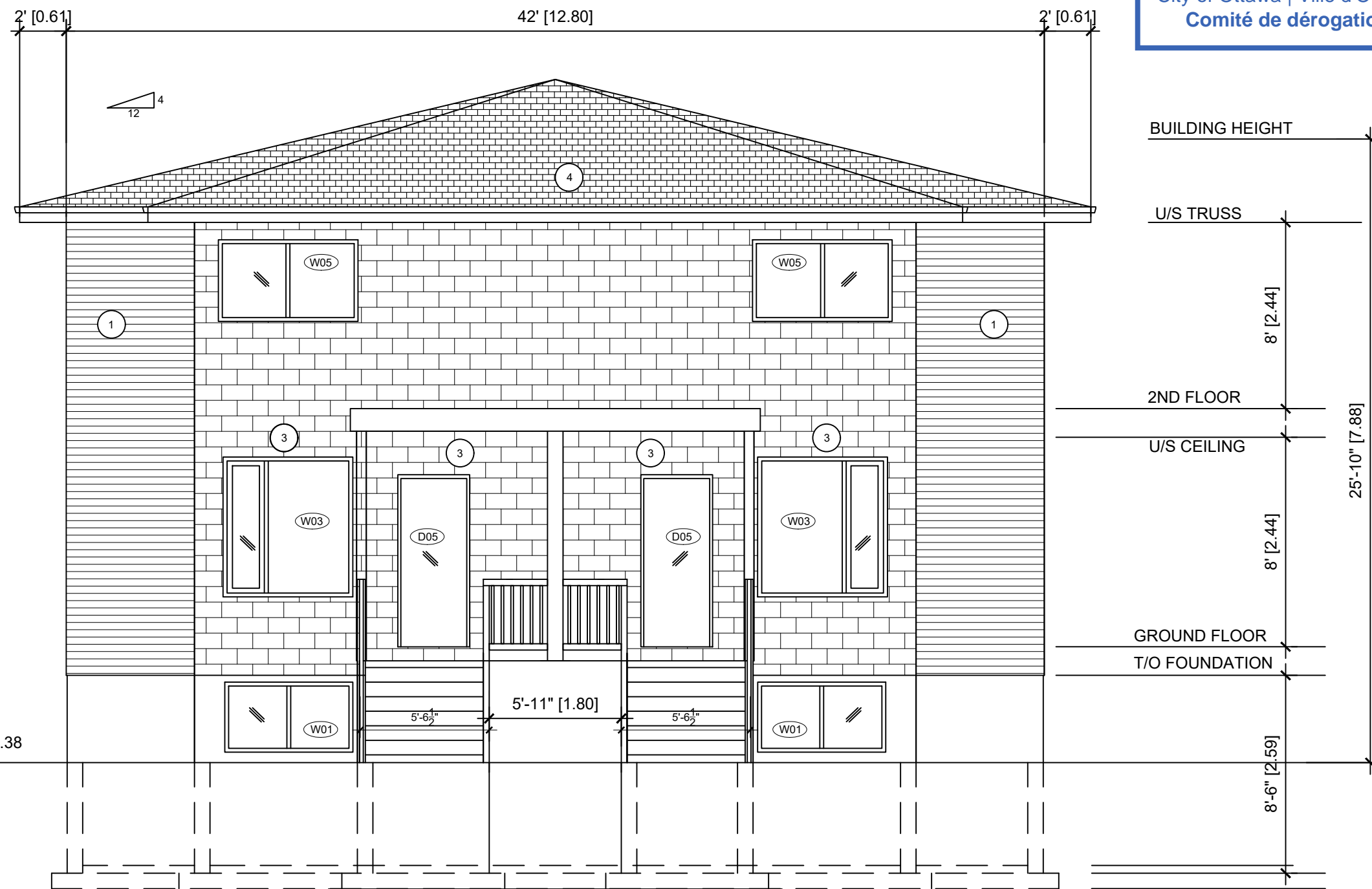


ZONING INFO (PIN 04149-0067, 1231 COLLINS AVE, LOT 471 PLAN M-23)		
PRINCIPAL DWELLING TYPE	SEMI-DETACHED DWELLING	PROPOSED
MINIMUM LOT WIDTH	9m	7.61m *
MINIMUM LOT AREA	270 sq.m	231.3 sq.m *
MAXIMUM BUILDING HEIGHT	8m	7.9m
MINIMUM FRONT YARD SETBACK	6m	6m
MINIMUM CORNER SIDE YARD SETBACK	N/A	N/A
MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.2m
DRIVEWAY WIDTH	2.60m	2.60m
REAR SETBACK	28% x 30.40m = 8.51m	8.51m

\* MINOR VARIANCE REQUIRED

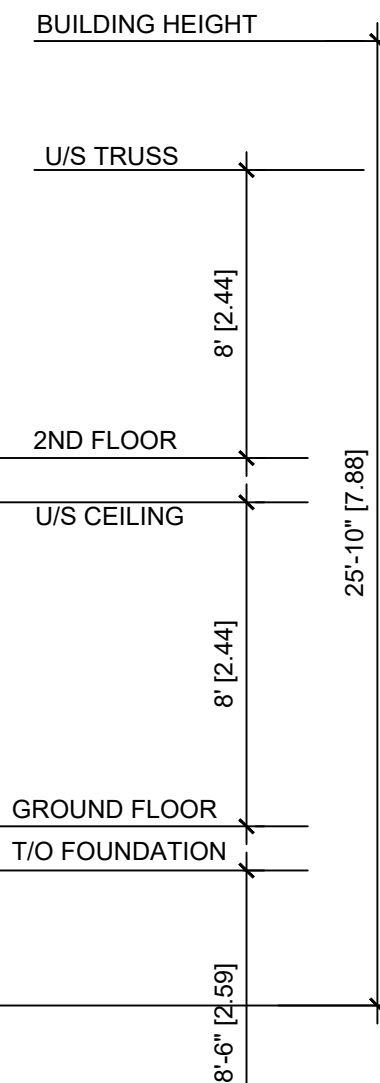
**SITE PLAN**  
 SP1  
 SCALE 1:200

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**PROPOSED FRONT (EAST) ELEVATION**  
 3/16"=1'-0"

- MATERIAL LIST
- 1 - VINYL SIDING
  - 2 - HARDIE BOARD SIDING
  - 3 - MASONRY VENEER
  - 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
  - 5 - PARGED FOUNDATION WALL



AVERAGE GRADE 96.38

No.	Revision / Issue	Date
1	Client's Review	12/12/2025

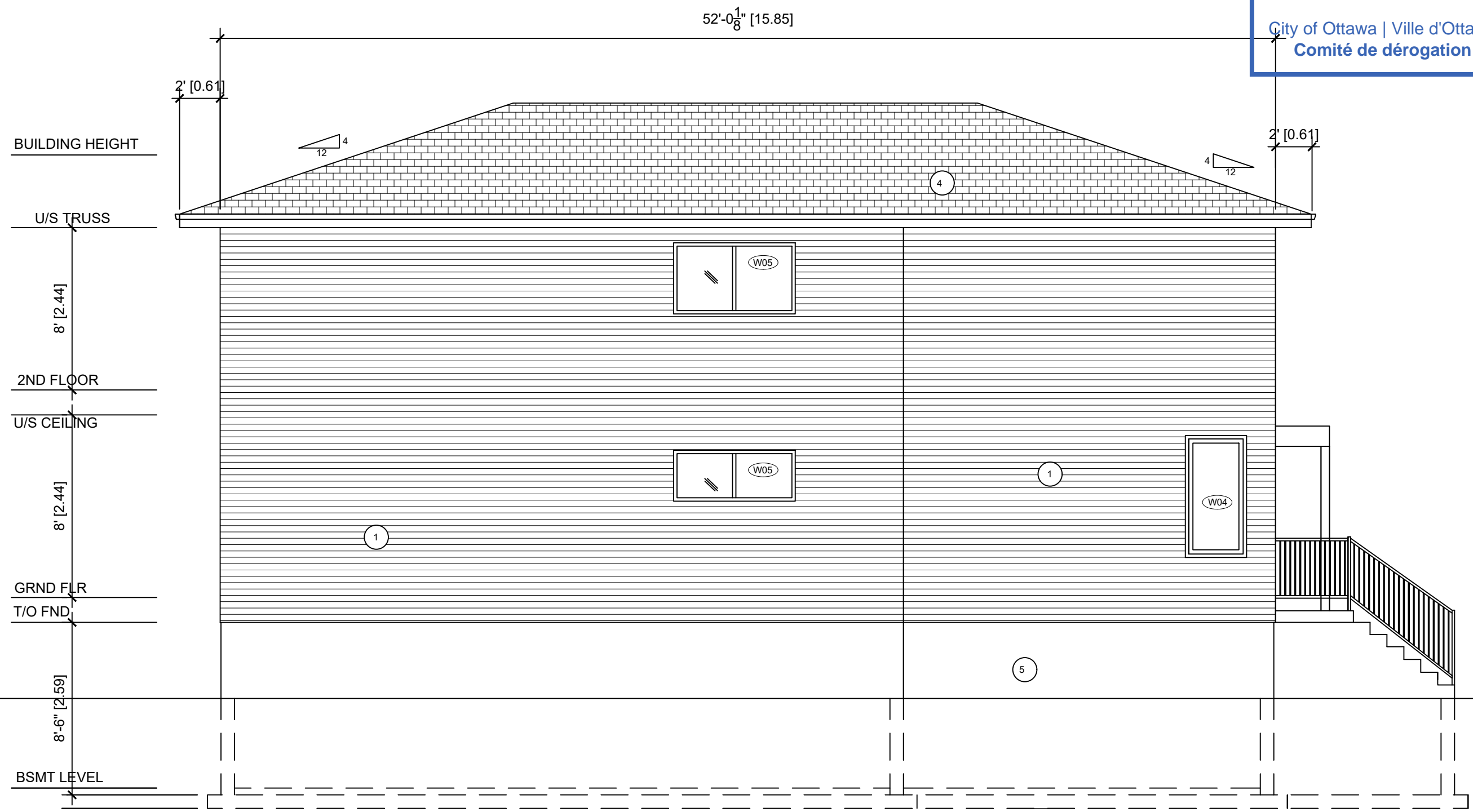
Altira Construction  
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**Project Address**

**1229-1231 Ridgemont Avenue**  
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 K1V 6E7

<b>Project</b>	AA 001-25	<b>Drawing No.</b>
<b>Date</b>	12/12/2025	A4 of A10
<b>Scale</b>	As Shown	

**Committee of Adjustment**  
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**2025-12-29**  
 City of Ottawa | Ville d'Ottawa  
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**PROPOSED LEFT (SOUTH) ELEVATION**  
 3/16"=1'-0"

- MATERIAL LIST**
- 1 - VINYL SIDING
  - 2 - HARDIE BOARD SIDING
  - 3 - MASONRY VENEER
  - 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
  - 5 - PARGED FOUNDATION WALL

No.	Revision / Issue	Date
1	Client's Review	12/12/2025

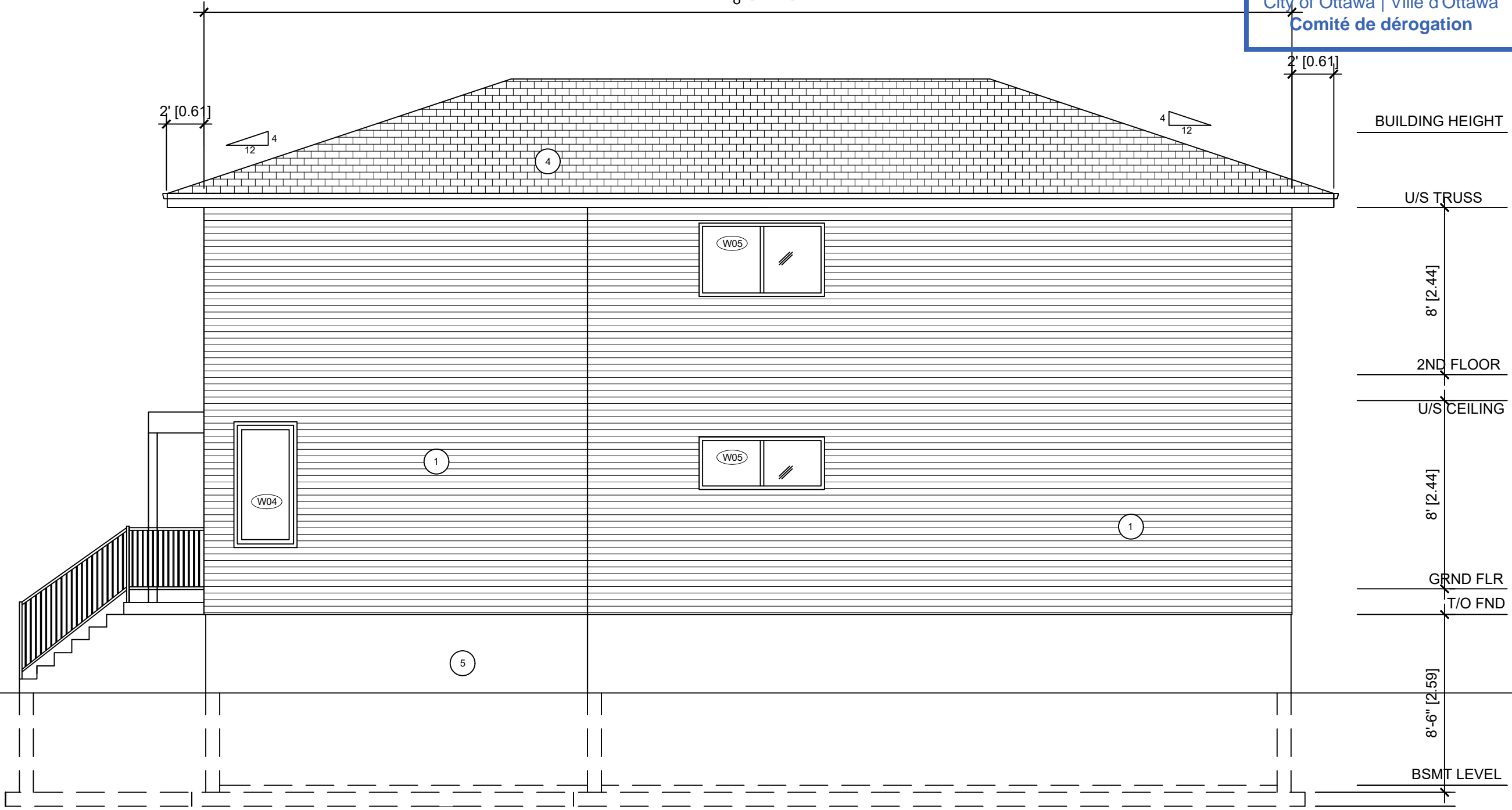
Altira Construction  
 509-2647 Alta Vista Drive  
 Ottawa, ON K1V 7T5  
 Tel (613) 697 6974

**Project Address**  
**1229-1231 Ridgemont Avenue**  
 Ottawa, ON  
 K1V 6E7

<b>Project</b>	AA 001-25	<b>Drawing No.</b>
<b>Date</b>	12/12/2025	A5 of A10
<b>Scale</b>	As Shown	

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52'-0 $\frac{1}{8}$ " [15.85]



BUILDING HEIGHT

U/S TRUSS

8' [2.44]

2ND FLOOR

U/S CEILING

8' [2.44]

GRND FLR

T/O FND

8'-6" [2.59]

BSMT LEVEL

General Notes

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1	Client's Review	12/12/2025

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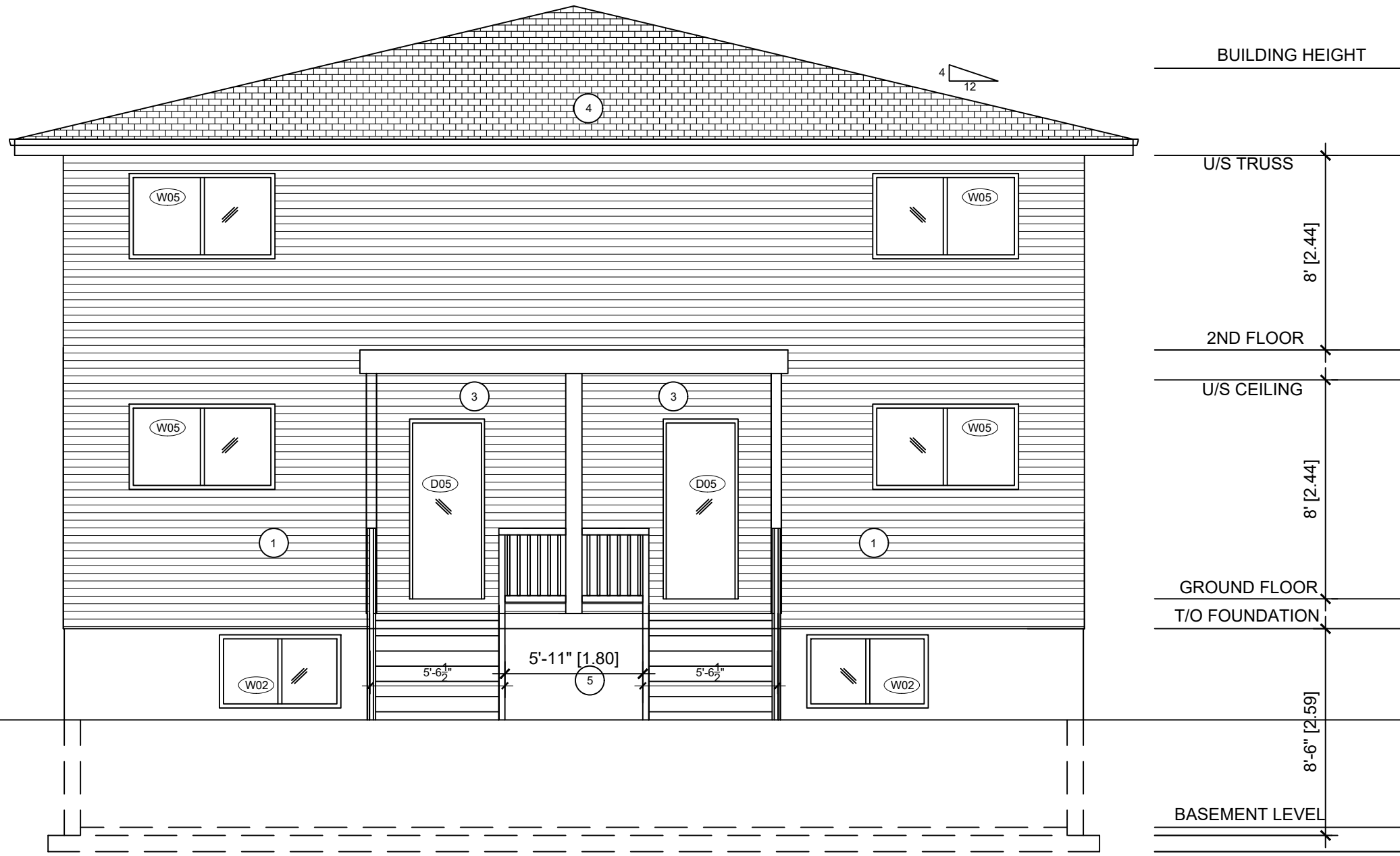
<b>Project</b>	AA 001-25	<b>Drawing No.</b>	A6 of A10
<b>Date</b>	12/12/2025		
<b>Scale</b>	As Shown		

PROPOSED RIGHT (NORTH) ELEVATION  
 3/16"=1'-0"

- MATERIAL LIST
- 1 - VINYL SIDING
  - 2 - HARDIE BOARD SIDING
  - 3 - MASONRY VENEER
  - 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
  - 5 - PARGED FOUNDATION WALL

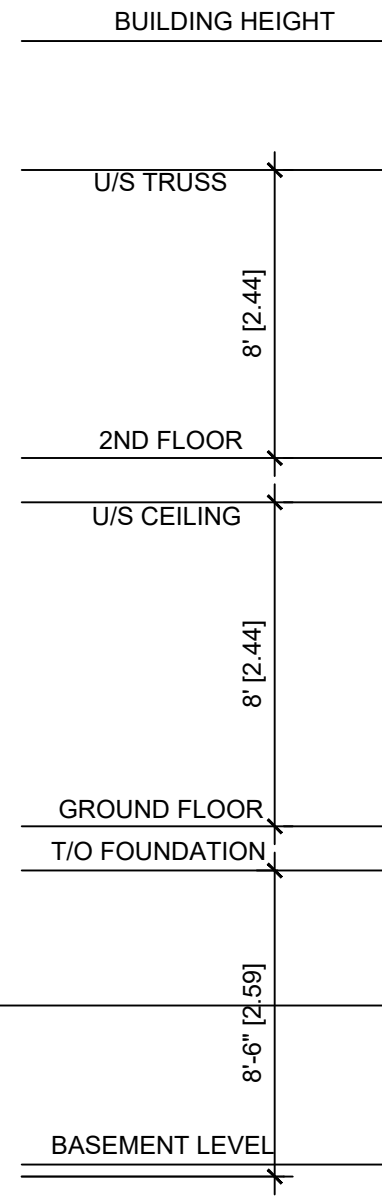
**Committee of Adjustment**  
 Received | Reçu le  
**2025-12-29**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

General Notes



**PROPOSED REAR (WEST) ELEVATION**  
 3/16"=1'-0"

- MATERIAL LIST
- 1 - VINYL SIDING
  - 2 - HARDIE BOARD SIDING
  - 3 - MASONRY VENEER
  - 4 - 35 YEAR ASPHALT SHINGLES OR BETTER
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No.	Revision / Issue	Date
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<b>Project</b>	AA 001-25	<b>Drawing No.</b>	A7 of A10
<b>Date</b>	12/12/2025		
<b>Scale</b>	As Shown		