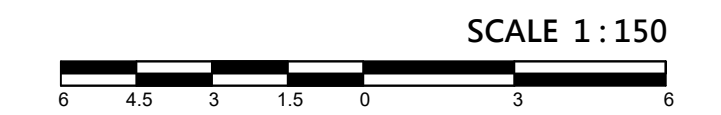


TOPOGRAPHIC PLAN OF SURVEY OF
LOT 444
REGISTERED PLAN M-23
CITY OF OTTAWA
 MONUMENT-URSO SURVEYING LTD.



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 28TH DAY OF OCTOBER, 2025.

NOV 5, 2025
 DATE

Cl
 COEL STOREY
 ONTARIO LAND SURVEYOR

Committee of Adjustment
 Received | Reçu le
2025-12-30
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

LEGEND

DENOTES	
■	FOUND SURVEY MONUMENT
□	PLANTED SURVEY MONUMENT
IB	IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
(WT)	WITNESS
ACC	ACCEPTED
MEAS.	MEASURED
(1476)	MONUMENT-URSO SURVEYING LTD.
(P1)	REGISTERED PLAN M-23
(P2)	(AOG) PLAN DATED MARCH 10, 1997
(P3)	(1474) PLAN DATED AUGUST 23, 1984
(P4)	PLAN 4R-321
MH-S	MAINTENANCE HOLE - SANITARY
MH-ST	MAINTENANCE HOLE - STORMWATER
VC	VALVE CHAMBER
OH	OVERHEAD WIRES
CLF	CHAIN-LINK FENCE
BF	BOARD FENCE
EOA	EDGE OF ASPHALT
SRW	STONE RETAINING WALL
WRW	WOOD RETAINING WALL
SF	SOUTH FACE
T/G	TOP OF GRATE
± 88.00	EXISTING ELEVATIONS
± 88.00	TOP OF WALL/CURB ELEVATIONS
Ø	DIAMETER
G	GATE
UP	UTILITY POLE
FH	FIRE HYDRANT
●	DECIDUOUS TREE
●	CONIFEROUS TREE
●	SHRUB
—G—	UNDERGROUND GAS
—ST—	UNDERGROUND STORM SEWER
—S—	UNDERGROUND SANITARY SEWER
—W—	UNDERGROUND WATERMAIN
—B—	UNDERGROUND BELL
INV	INVERT

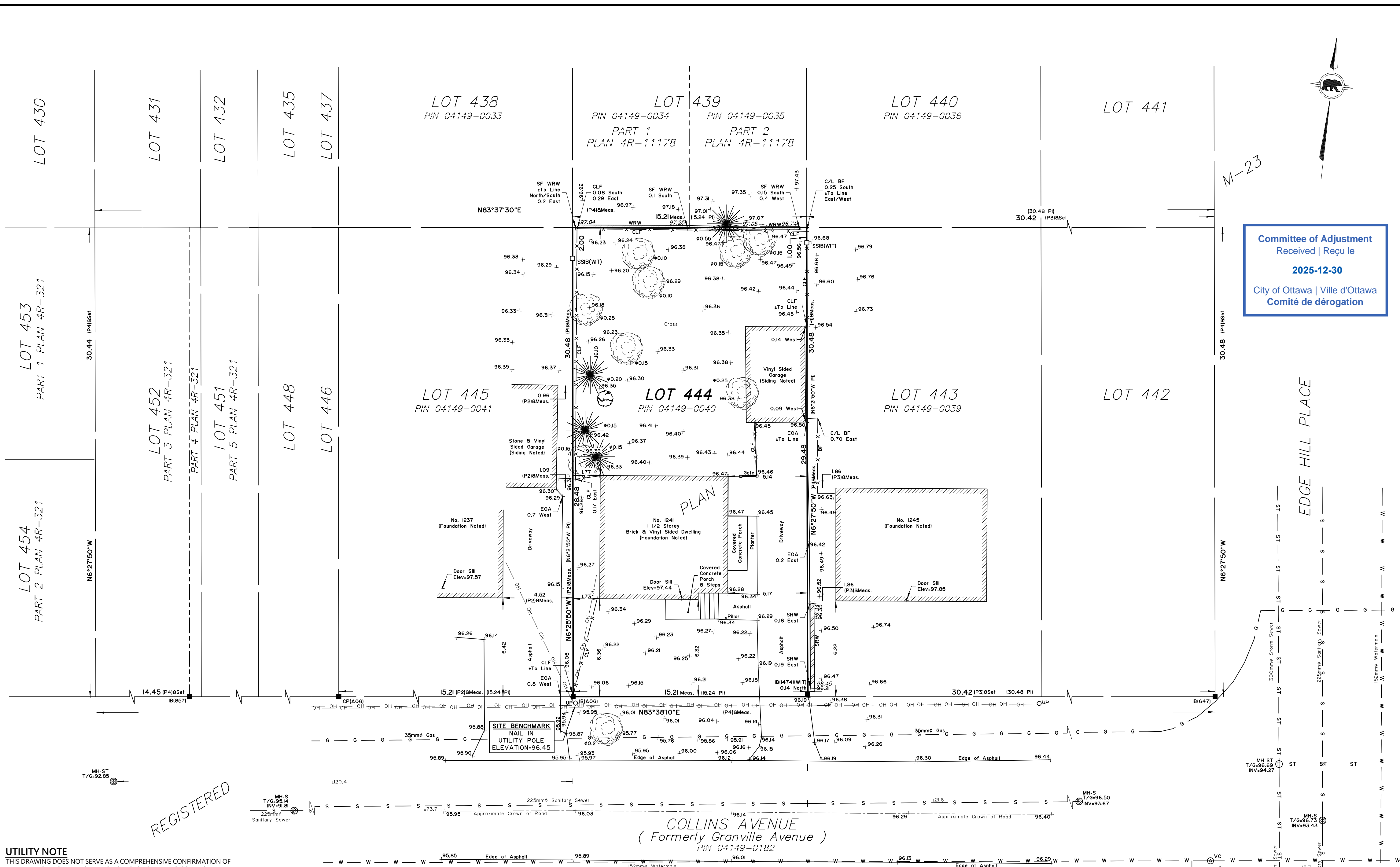
BEARING NOTES

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°36'50" COUNTER-CLOCKWISE WAS APPLIED TO PLANS P1 & P2 AND A ROTATION OF 00°41'30" COUNTER-CLOCKWISE WAS APPLIED TO PLANS P3 & P4 TO CONVERT TO GRID BEARINGS.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-110008

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



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 INVERTS DERIVED FROM CITY OF OTTAWA PLAN NO. 1389 (SHEET 2 OF 4).
 UNDERGROUND UTILITY INFORMATION IS DERIVED FROM CITY OF OTTAWA DRAWING NO. 527.

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

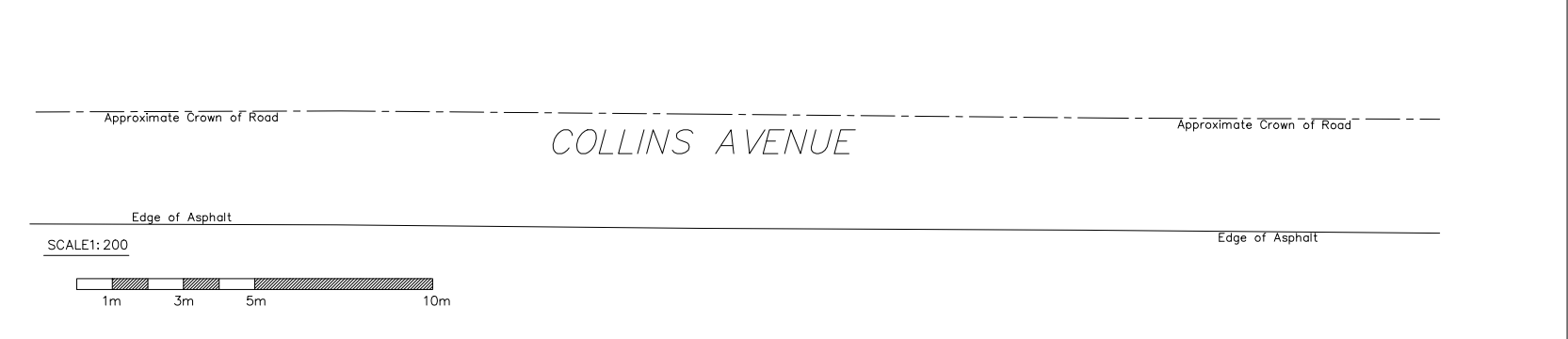
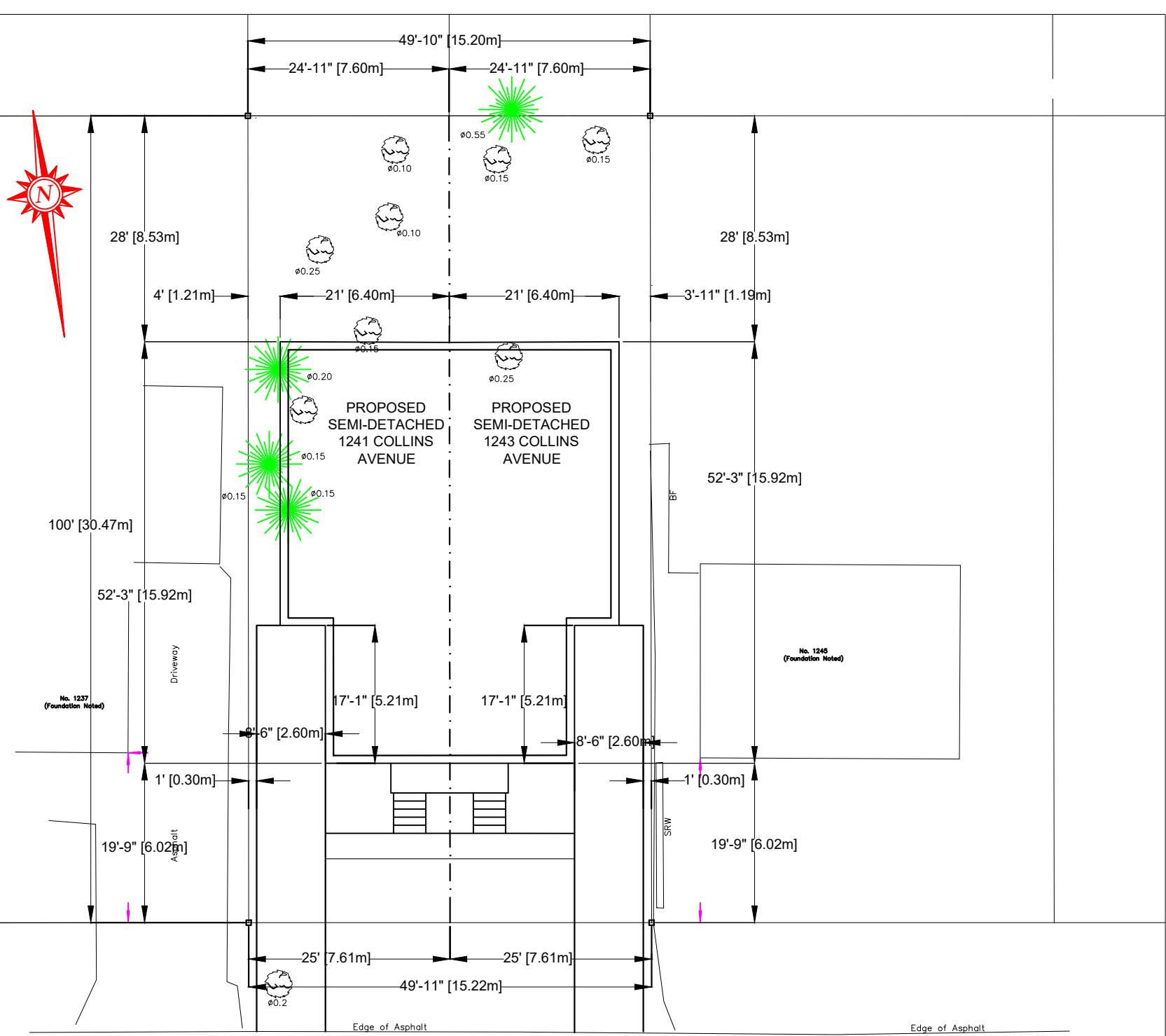
THE USER OF THIS INFORMATION BEARS THE RESPONSIBILITY TO CONFIRM THAT THE JOB BENCHMARK REMAINS UNALTERED AND UNDISTURBED, AND THAT ITS RELATIVE HEIGHT AND DESCRIPTION ALIGN WITH THE DETAILS PRESENTED IN THIS PLAN.

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
 336 C FOURTH LINE EAST
 SAULT STE. MARIE ON, P6A 6J8 TEL: (705) 254-7851
 FAX: (705) 254-5571

DRAWN: DG FIELD: AC/MM FILE NO:
 PROCESSED: CS CHECKED: CS 25-09-2025 12:00:00 PM PST



ZONING INFO (PIN 04149-0040, 1241 COLLINS AVE, LOT 444 PLAN M-23)		
PRINCIPAL DWELLING TYPE	LONG SEMI-DETACHED DWELLING	PROPOSED
MINIMUM LOT WIDTH	9m	7.60m
MINIMUM LOT AREA	270 sq.m	231.80 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 30.48m = 8.53m	8.53m

General Notes

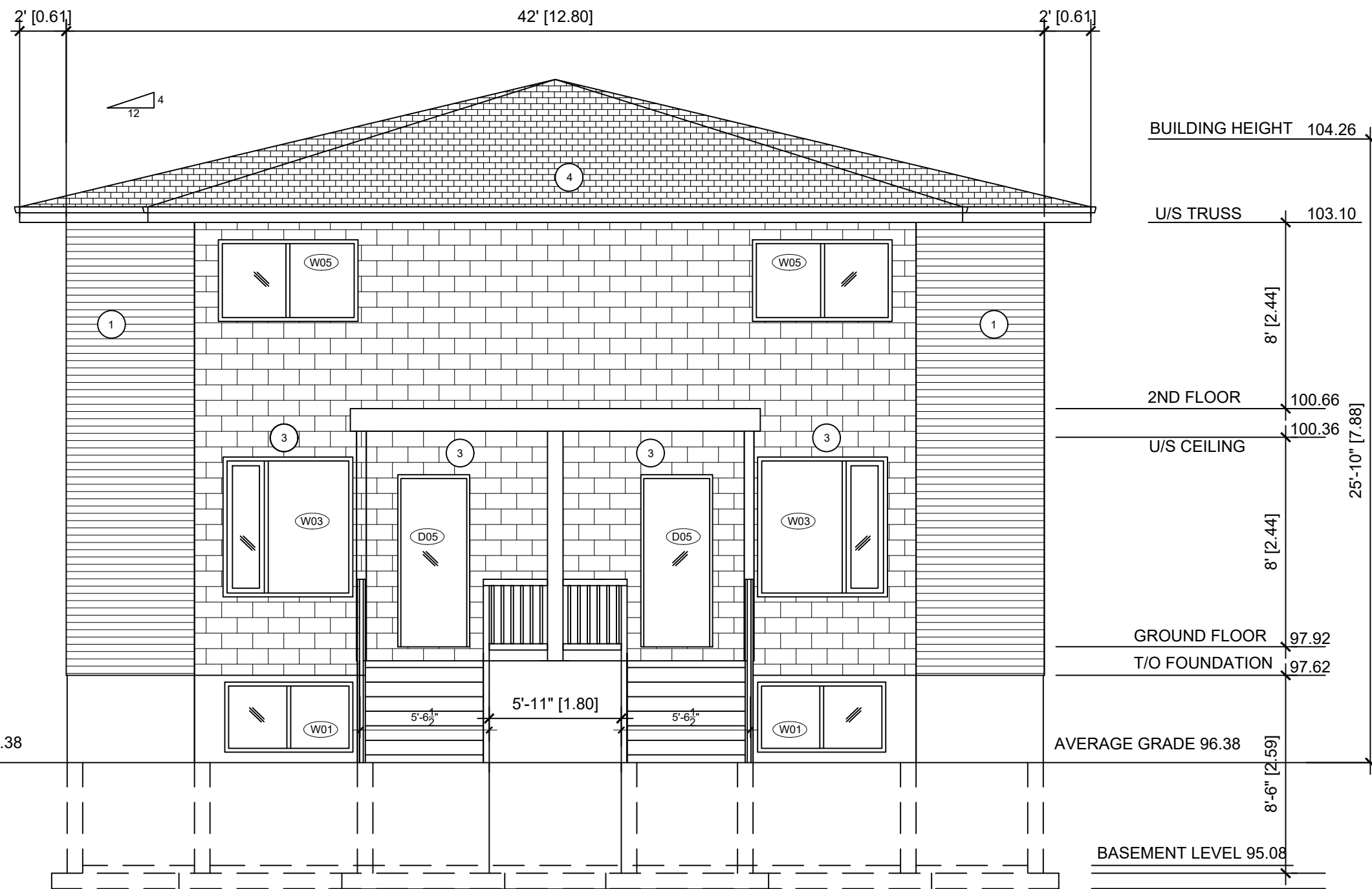
No.	Revision/Issue	Date
1	Client's Review	11/11/2025

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

Project Address
1241-1243 Collins Avenue
 Ottawa, ON
 K1V 6C9

Project	CA 001-25	Drawing No.	SP1 of SP1
Date	11/11/2025		
Scale	As Shown		

General Notes



AVERAGE GRADE 96.38

AVERAGE GRADE 96.38

BASEMENT LEVEL 95.08

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

BUILDING HEIGHT 104.26

U/S TRUSS 103.10

2ND FLOOR 100.66

U/S CEILING 100.36

GROUND FLOOR 97.92

T/O FOUNDATION 97.62

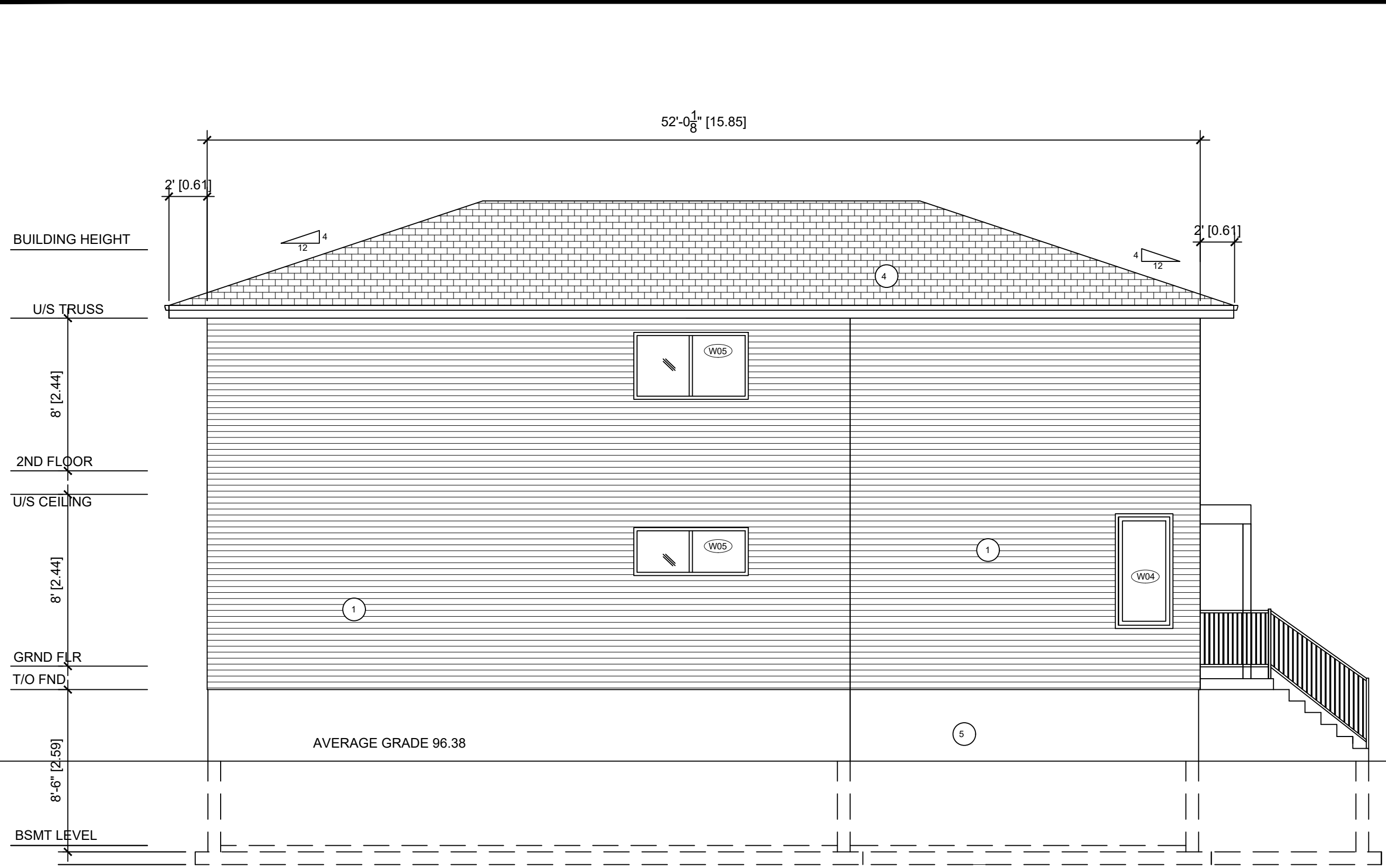
No.	Revision / Issue	Date
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Project Address

1241-1243 Collins Avenue
 Ottawa, ON
 K1V 6C9

Project	CA 001-25	Drawing No.
Date	11/11/2025	A4 of A10
Scale	As Shown	



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

General Notes

No.	Revision / Issue	Date
1	Client's Review	11/11/2025

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

Project Address
 1241-1243 Collins Avenue
 Ottawa, ON
 K1V 6C9

Project	CA 001-25	Drawing No.	A5 of A10
Date	11/11/2025		
Scale	As Shown		

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

2' [0.61]

$\frac{4}{12}$

2' [0.61]

$\frac{4}{12}$

BUILDING HEIGHT

U/S TRUSS

8' [2.44]

2ND FLOOR

U/S CEILING

8' [2.44]

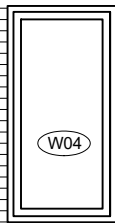
GRND FLR

T/O FND

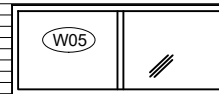
8'-6" [2.59]

BSMT LEVEL

AVERAGE GRADE 96.38



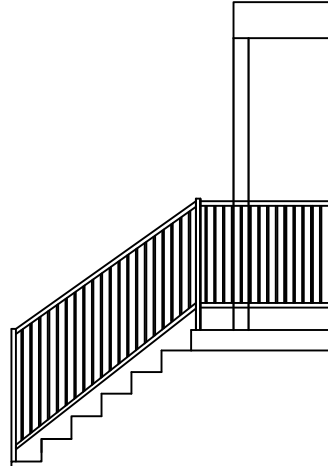
1



1

4

5



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

General Notes

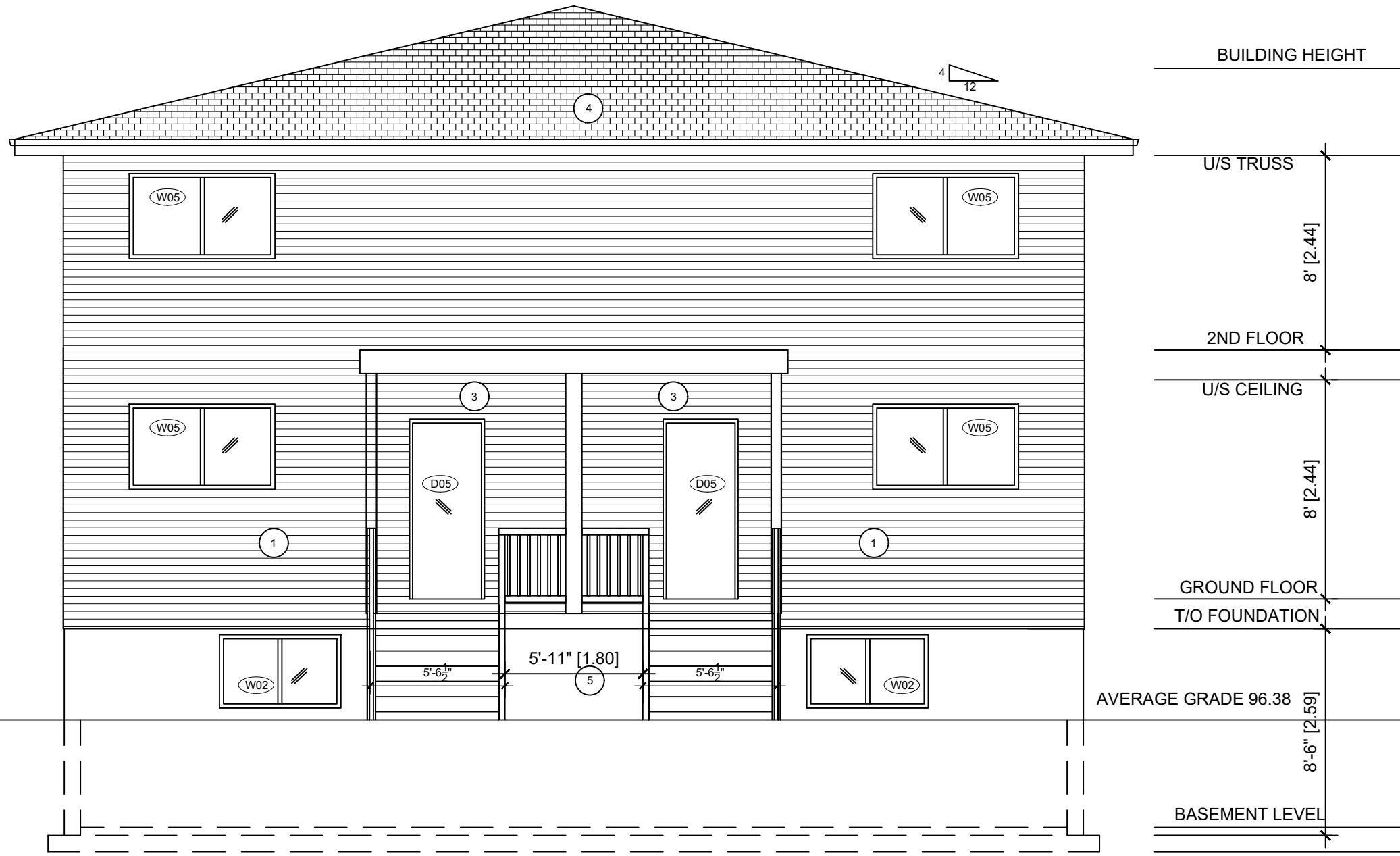
No.	Revision / Issue	Date
1	Client's Review	11/11/2025

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 Ottawa, ON K1V 7T5
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Project Address

1241-1243 Collins Avenue
 Ottawa, ON
 K1V 6C9

Project	CA 001-25	Drawing No.
Date	11/11/2025	A6 of A10
Scale	As Shown	



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
 5 - PARGED FOUNDATION WALL

General Notes

No.	Revision/Issue	Date
1	Client's Review	11/11/2025

Altira Construction
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 Ottawa, ON K1V 7T5
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Project Address

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 Ottawa, ON
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Project	CA 001-25	Drawing No.
Date	11/11/2025	A7 of A10
Scale	As Shown	