

**Committee of Adjustment
Received | Reçu le**

2025-09-15

**City of Ottawa | Ville d'Ottawa
Comité de dérogation**

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

SCHEDULE				
PART	LOT	REGISTRAR'S COMPILED PLAN	PIN	AREA (Sq.m.)
1				472.3
2	All of 17		ALL OF 04420-0857	89.8
3				89.8
4				470.6
5				326.1
6		906		144.6
7				89.8
8	All of 18		ALL OF 04420-0858	89.8
9				470.7
10				661.7

PLAN OF SURVEY OF
LOTS 17 AND 18
REGISTRAR'S COMPILED PLAN 906
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2025
Scale 1: 200

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 0.99997.

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°36'10" counter-clockwise was applied to bearings on P1, P3, P4, P7.
For bearing comparisons, a rotation of 0°22'15" counter-clockwise was applied to bearings on P2.
For bearing comparisons, a rotation of 0°21'05" counter-clockwise was applied to bearings on P5, P6.
For bearing comparisons, a rotation of 0°54'05" counter-clockwise was applied to bearings on D1, D2.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5037117.91	381387.32
(B)	5037067.07	381407.81
01919680184	5040610.16	384736.56
019198434761	5036178.12	372436.11

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.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - Meas Measured
 - (P1) Registered Plan 617
 - (P2) Registered Plan 4M-802
 - (P3) Plan SR-13569
 - (P4) Plan SR-8037
 - (P5) Plan SR-1985
 - (P6) Plan SR-3189
 - (P7) Plan SR-8448
 - (P8) Plan by (1990) dated June 24, 1993
 - (P9) Plan by (1287) dated October 16, 1995 (Job No. 229-95)
 - (P10) Plan by (990) dated October 5, 1994
 - (P11) Plan by (1692) dated September 24, 2024 (File No. 290-24)
 - (N1) Notes by (647) dated August 20, 1964
 - (D1) Inst. No. GL61032
 - (D2) Inst. No. GL61823
 - OWH Overhead Wires
 - UP Utility Pole
 - BF Board Fence
 - CLF Chain Link Fence
 - SRW Stone Retaining Wall
 - C/L Centreline
 - Property Line
 - Diameter
 - 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.
 - Coniferous 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.

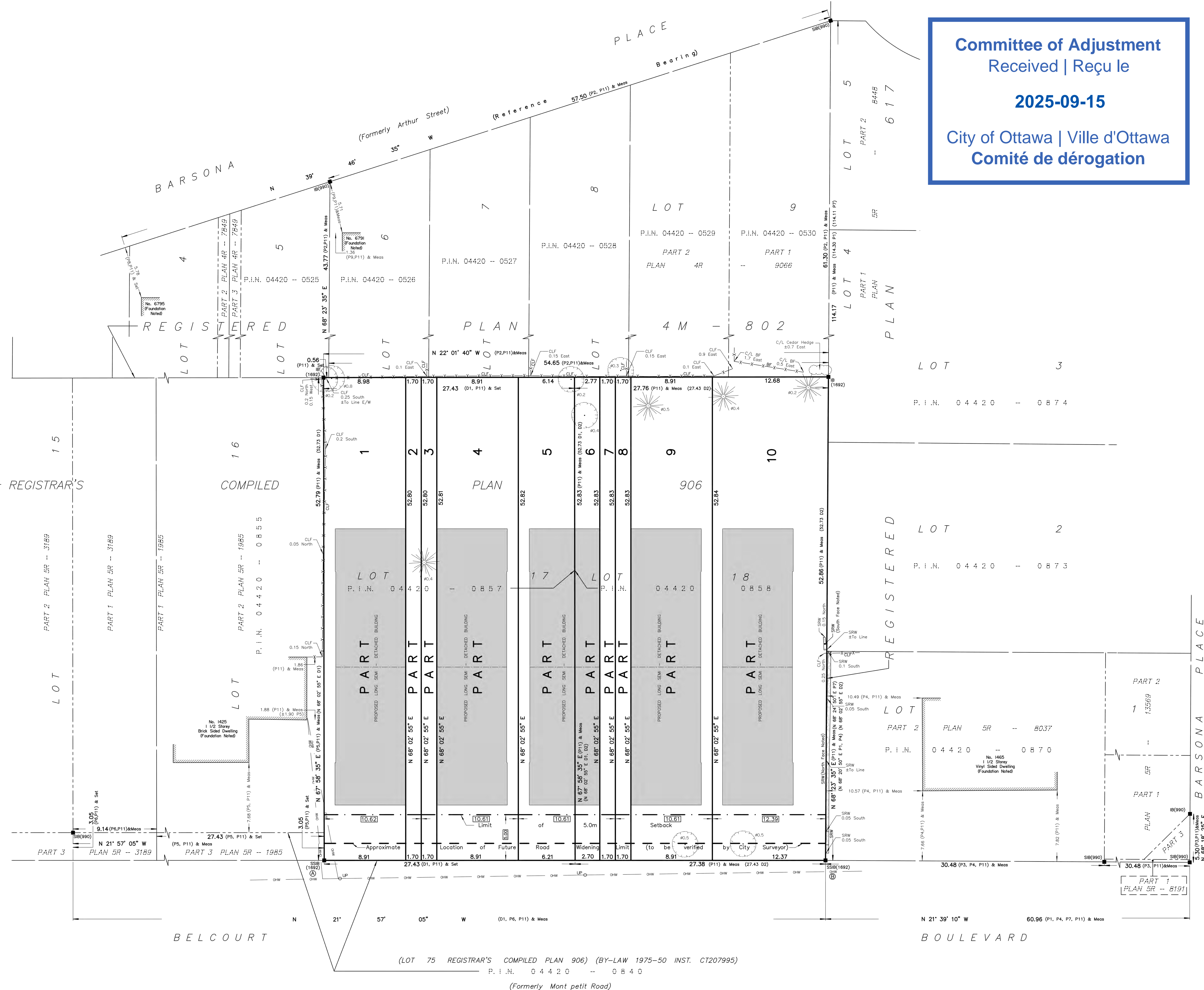
Surveyor's Certificate

I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
2. 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

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



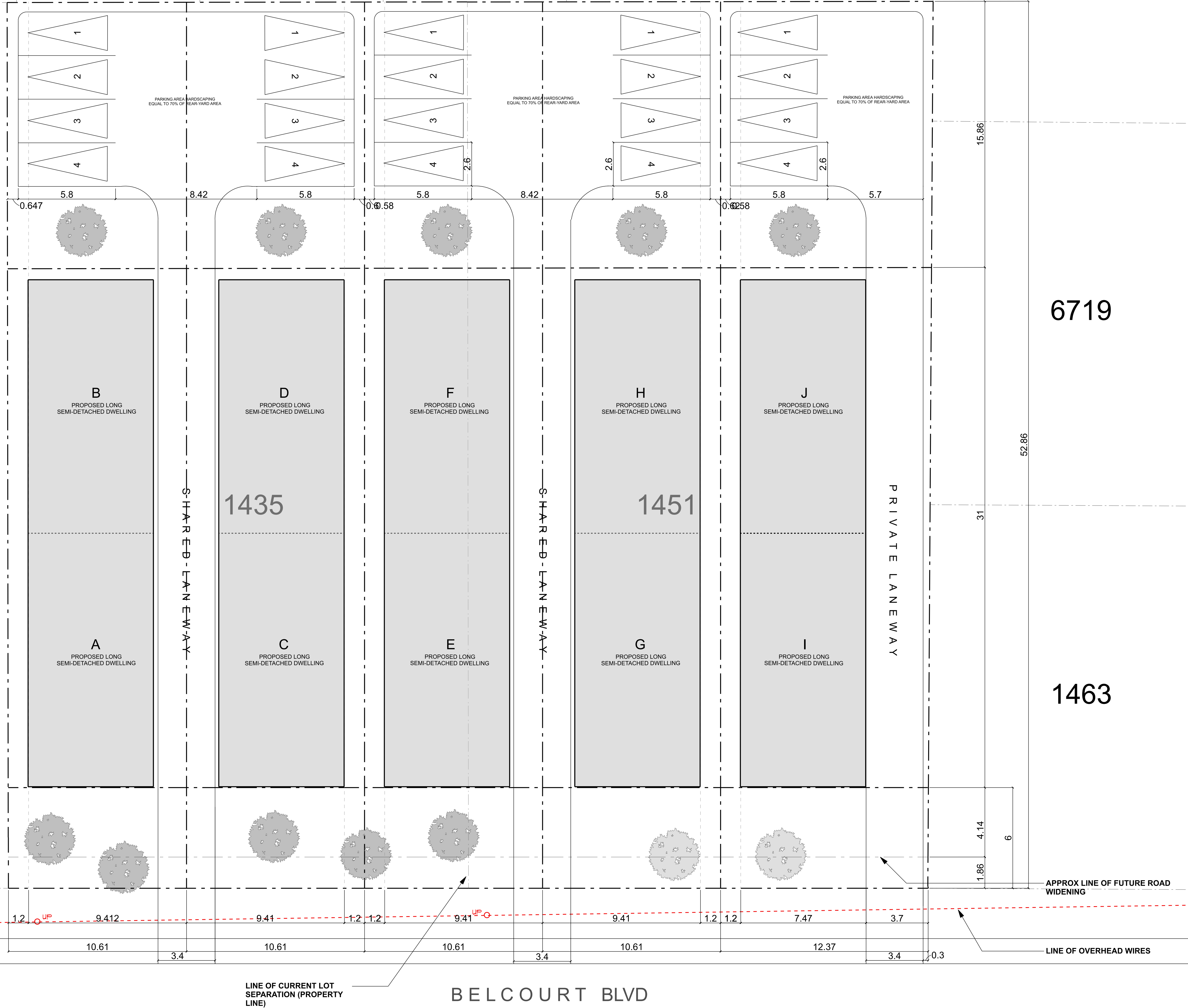
(LOT 75 REGISTRAR'S COMPILED PLAN 906) (BY-LAW 1975-50 INST. CT207995)
P. I. N. 0 4 4 2 0 - 0 8 4 0
(Formerly Mont petit Road)

FILE No.: 49-25

Committee of Adjustment
Received | Reçu le

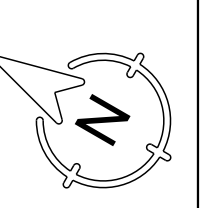
2025-09-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation



THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

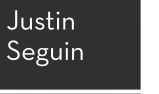
LOCATION



1435 and 1451
belcourt blvd
OTTAWA ONTARIO
CANADA

DISCLAIMER

THIS DRAWING IS EXCLUSIVE PROPERTY OF JUSTIN SEGUIN ARCHITECTURE AND INTERIORS. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED.



DRAWING NOTES

- NEW TREE - REFER TO PLANTING PLAN
- EXISTING TREE TO BE RETAINED
- PROPOSED DWELLING FOOTPRINT

no.	description	date
4		
3		
2	revised	august 28 2025
1	issued for client review	feb 21 2025

DEVELOPER / BUILDER
BEARBROOK PROPERTIES INC.
1435 AND 1453 BELCOURT BLVD.
+1 (613) 406-4018

PLANNING FIRM

FOTENN PLANNING
420 O'Connor Street
Ottawa, ON K2P 1W4
613.730.5709



DRAWING INFORMATION
PROPOSED SITE PLAN
SCALE = 1:150

drawn by	checked by	drawing no.
J.S.	J.S.	A1
project no.		2024 - 20