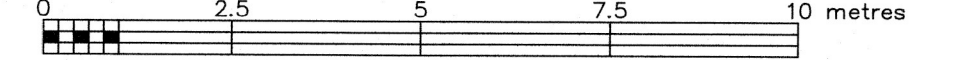


PART OF LOT 138 REGISTERED PLAN 311 CITY OF OTTAWA

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.

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°04'40" counter-clockwise was applied to bearings on P3, P5.

Elevation Notes

- 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No.1968092)
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Utility Notes

- 1. 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.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: G-A-20, G-A-21, 570-571p&p1 & 6140p&p05.
4. Sanitary and storm sewer grades and inverts were derived/compiled from: Field measurement \ City of Ottawa
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

Table with 2 columns: Symbol and Description. Includes symbols for Survey Monument Planted, Standard Iron Bar, Iron Bar, Witness, Measured, Registered Plan 311, Registered Plan 348, Plan 5R-4061, Plan by (1692) dated December 6, 2021 (File No. 582-21), Plan by (ADG) dated September 13, 1988 (Job No. 0-586-88), Plan by (1287) dated May 24, 1985 (Job No. 258), Maintenance Hole (Sanitary), Underground Sanitary Sewer, Underground Gas, Underground Water, Overhead Wires, Utility Pole, Light Standard, Concrete Pipe, Gas Meter, Diameter, Metal Pole, Chain Link Fence, Board Fence, Concrete Retaining Wall, Top of Slope, Invert, Top of Grate, Underside of Eave, Top of Foundation, Elevation, Centreline, Location of Elevations, Top of Retaining Wall Elevation, Property Line, Deciduous Tree, and Coniferous Tree.

Committee of Adjustment Received | Reçu le 2026-02-13 City of Ottawa | Ville d'Ottawa Comité de dérogation

Site Area=928.3 sq.m.

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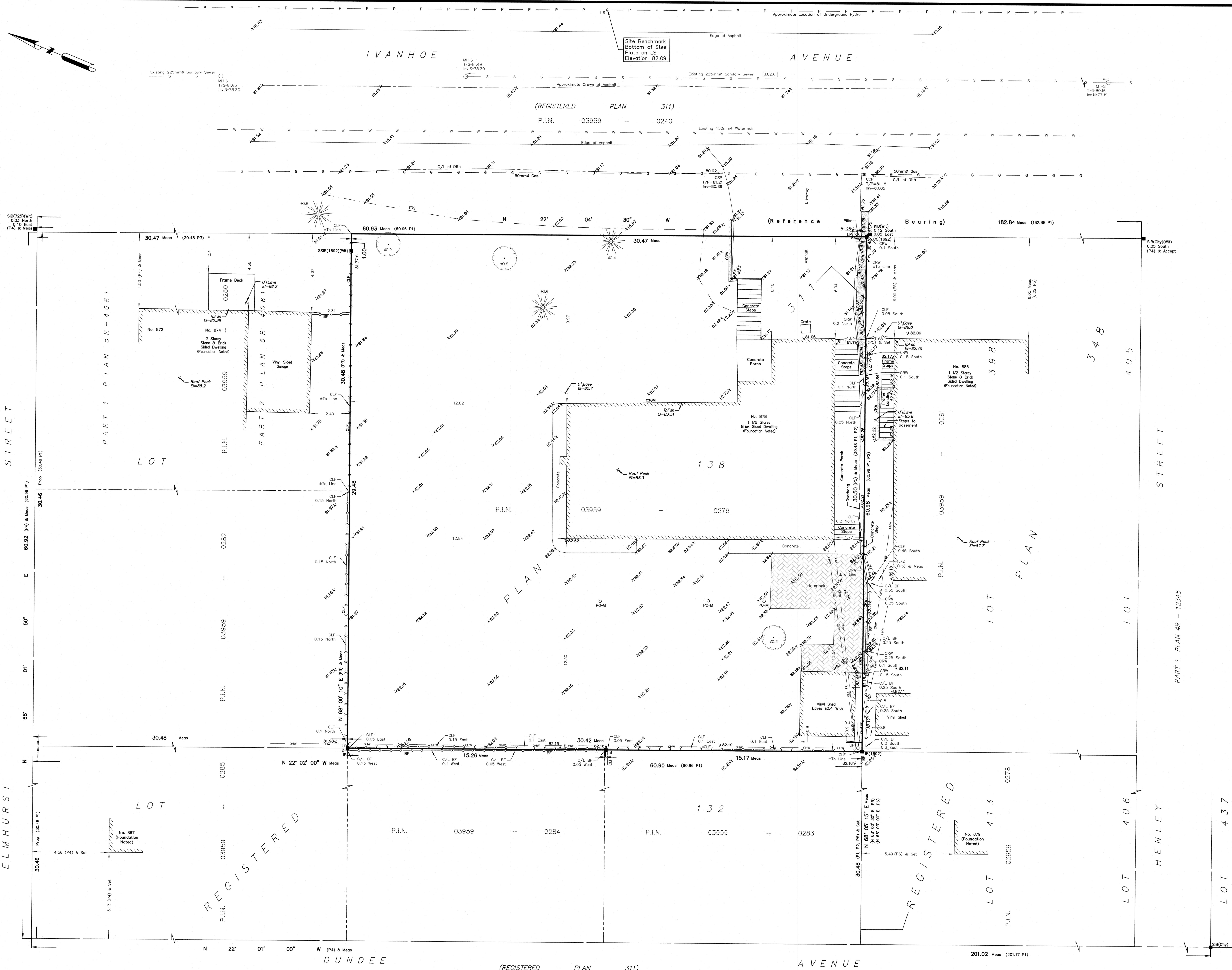
Surveyor's Certificate

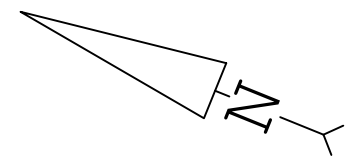
- I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 8th day of October, 2025.

Signature and name of Daniel Robinson, Ontario Land Surveyor.

This plan of survey relates to AOLS Plan Submission Form Number V-120451 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@fdsurveys.ca





IVANHOE AVENUE

(REGISTERED PLAN 311)
P.I.N. 03959 -- 0240

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.

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 138	311	ALL OF 03959 - 0279	354.5
2				573.9

PLAN OF SURVEY OF
PART OF LOT 138
REGISTERED PLAN 311
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2025
Scale 1: 100
0 2.5 5 7.5 10 metres
Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.
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°04'00" counter-clockwise was applied to bearings on P3, P5.

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

POINT ID	NORTHING	EASTING
(A)	5024583.12	360544.09
(B)	5024571.73	360515.79
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

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

Surveyor's Certificate
I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys 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

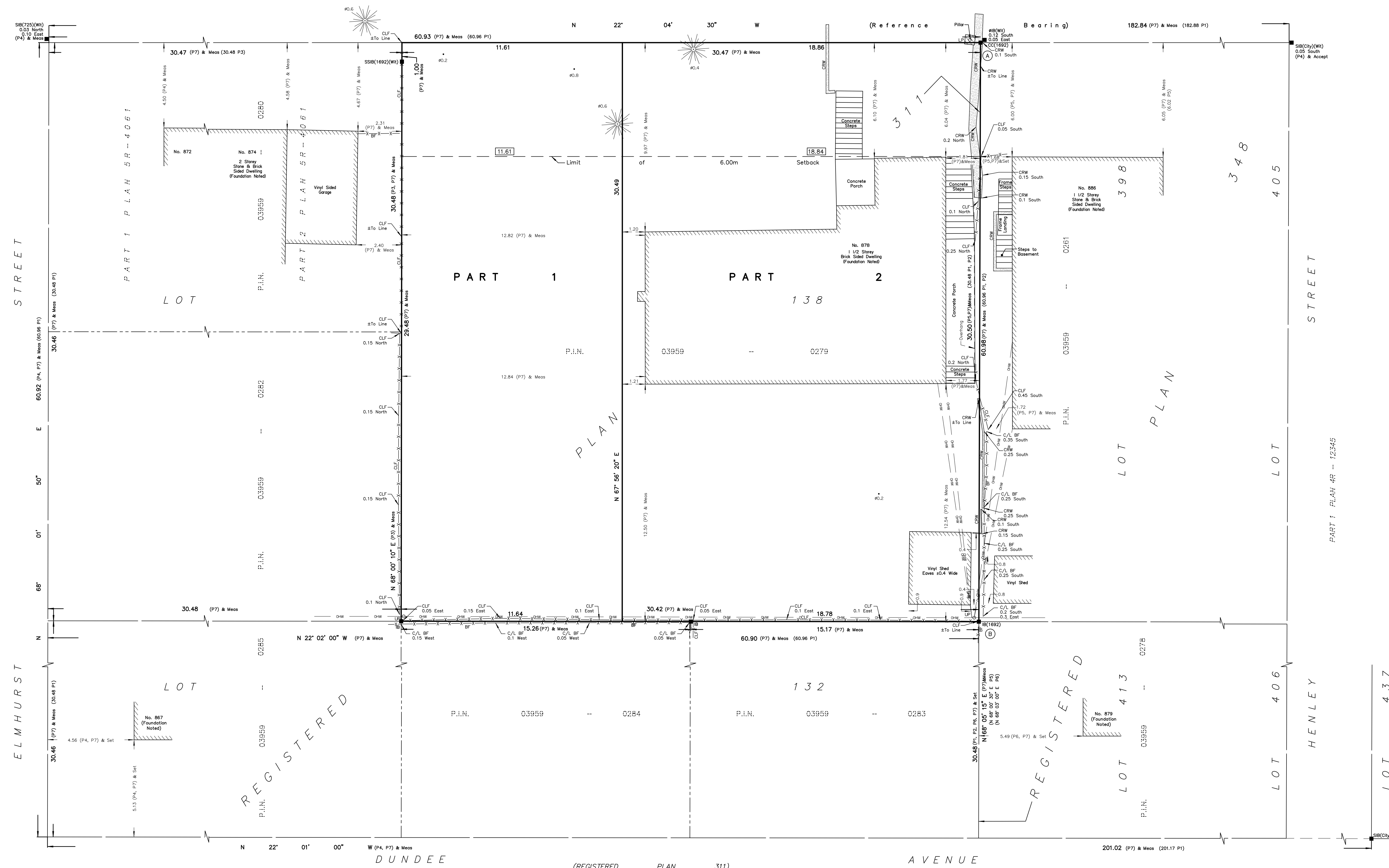
This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

- Notes & Legend
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - IB Iron Bar
 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 311
 - (P2) Registered Plan 348
 - (P3) Plan SR-4061
 - (P4) Plan by (1692) dated December 6, 2021 (File No. 582-21)
 - (P5) Plan by (AOC) dated September 13, 1988 (Job No. 0-586-88)
 - (P6) Plan by (1287) dated May 24, 1985 (Job No. 258)
 - (P7) Plan by (1692) dated October 29, 2025 (File No. 335-25)
 - OHV Overhead Wires
 - U Utility Pole
 - Ø Diameter
 - CLF Chain Link Fence
 - BF Board Fence
 - CRW Concrete 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.
 - 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.

Committee of Adjustment
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2026-02-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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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CLIENT

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Ottawa

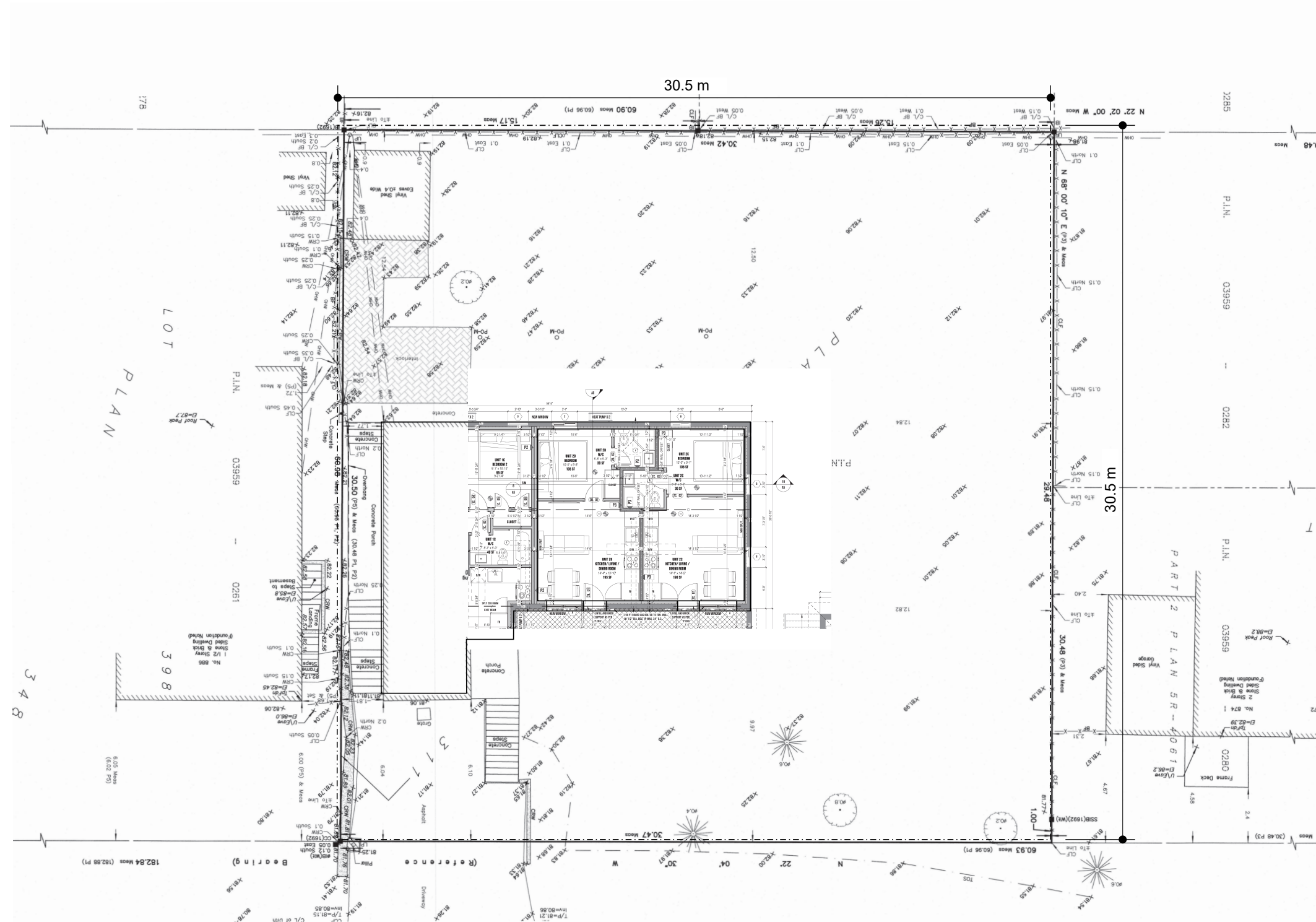
ISSUE
Feb 11, 26
existing grade

Scale
1:200

DRAWN BY
CJ

PROJECT NO.
2025 0000

A.01



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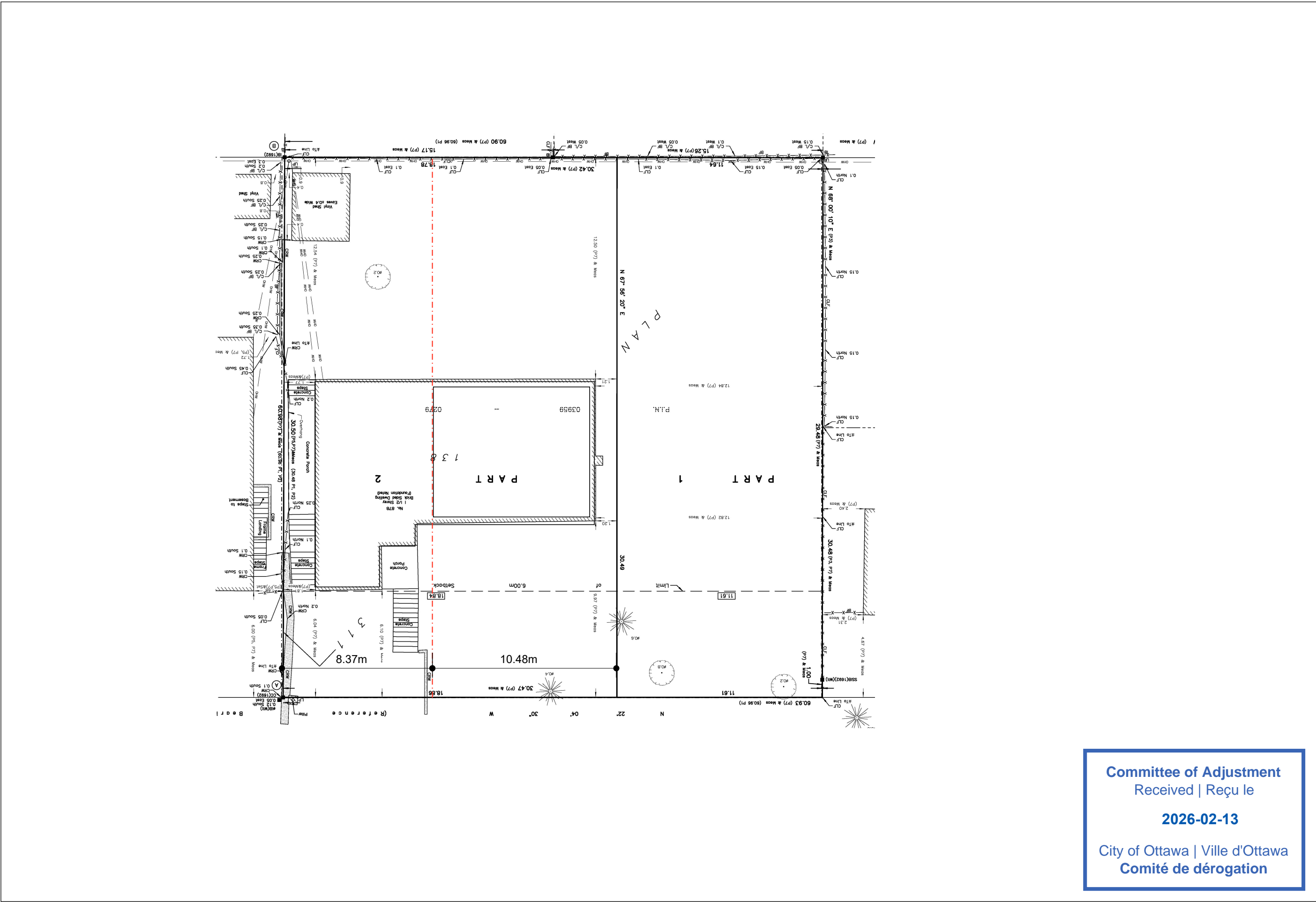
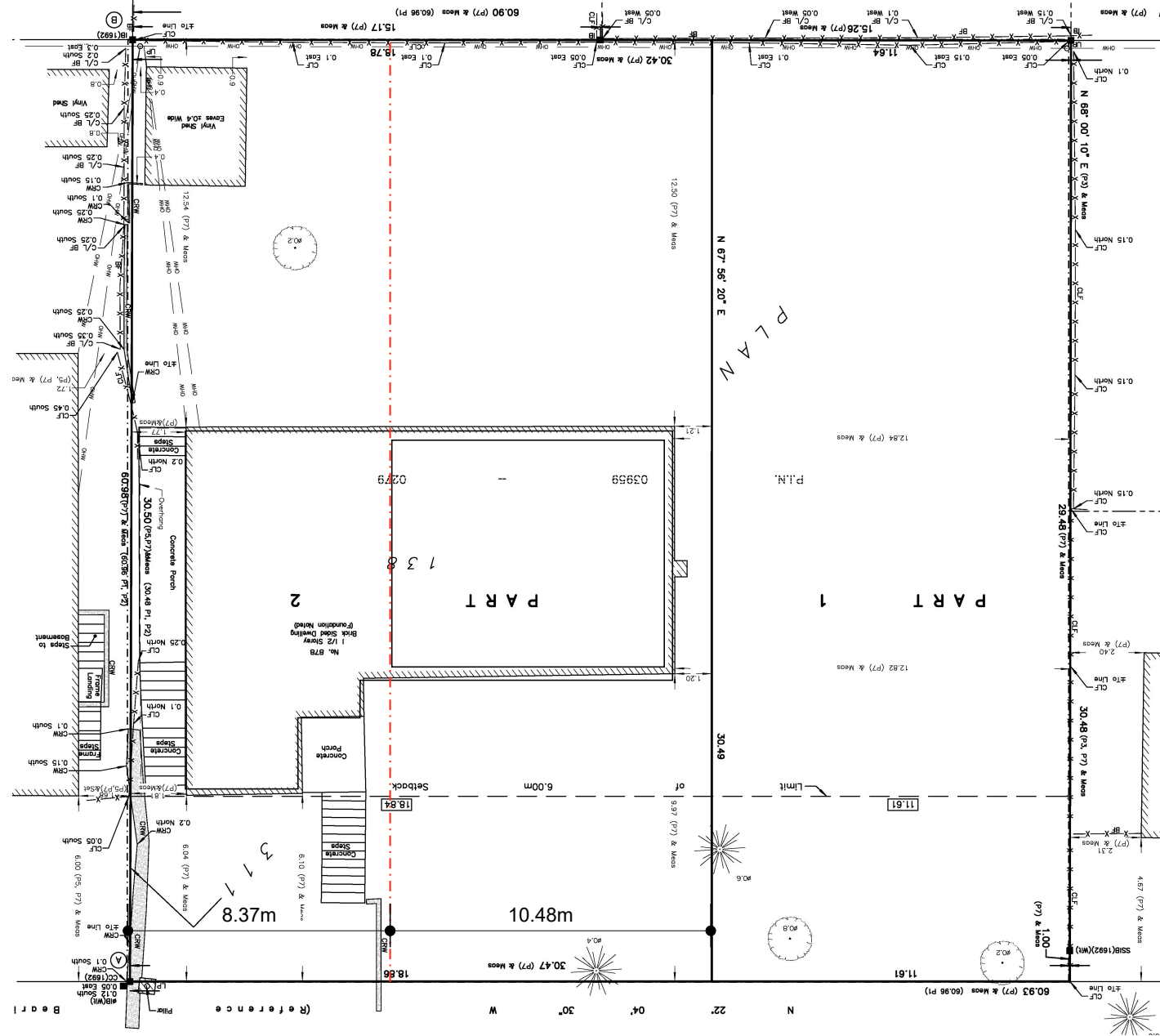
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2025 0000

Feb 11, 26
Severance

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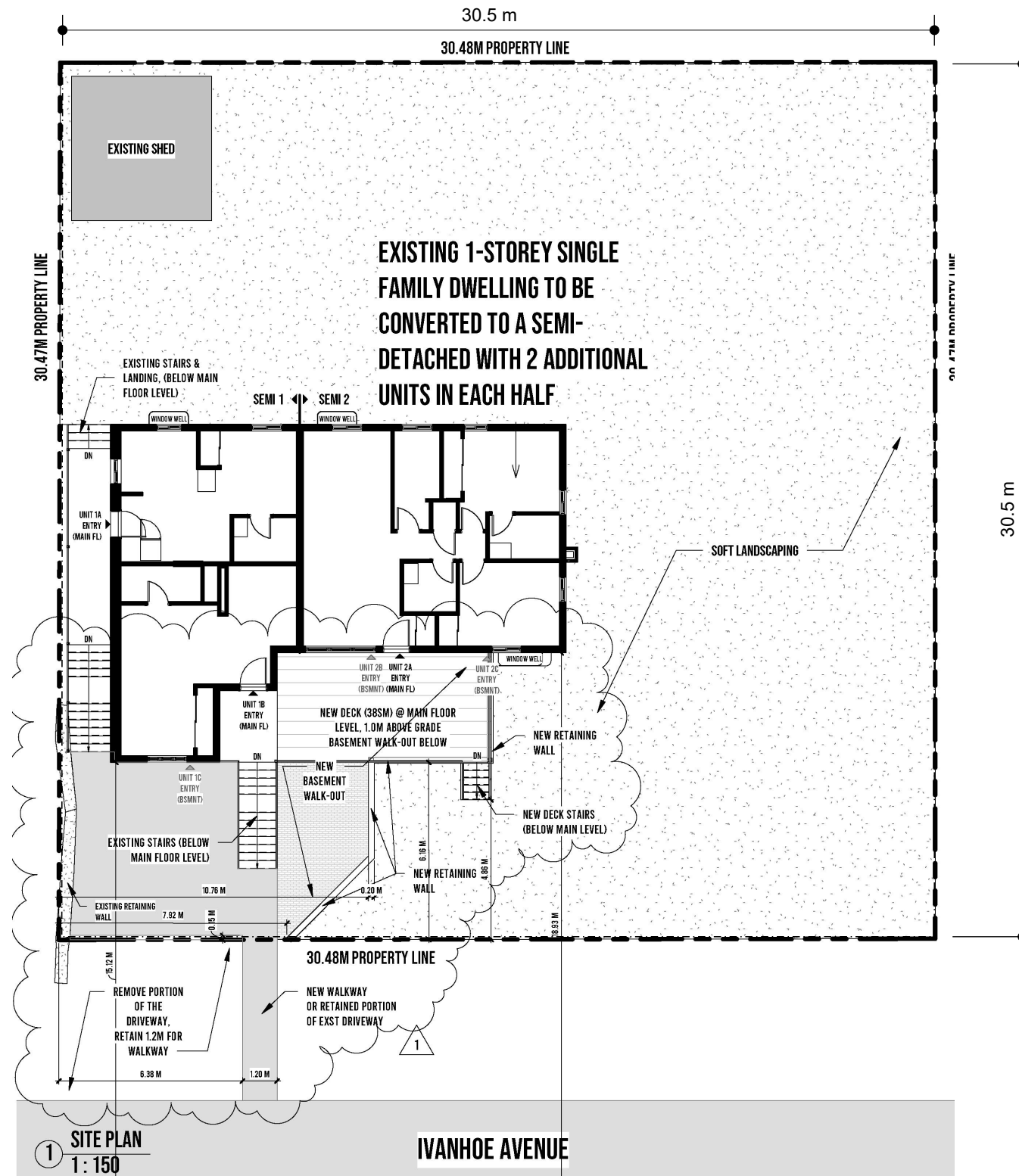
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① SITE PLAN
1: 150

IVANHOE AVENUE

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Feb 11, 26
Site Plan

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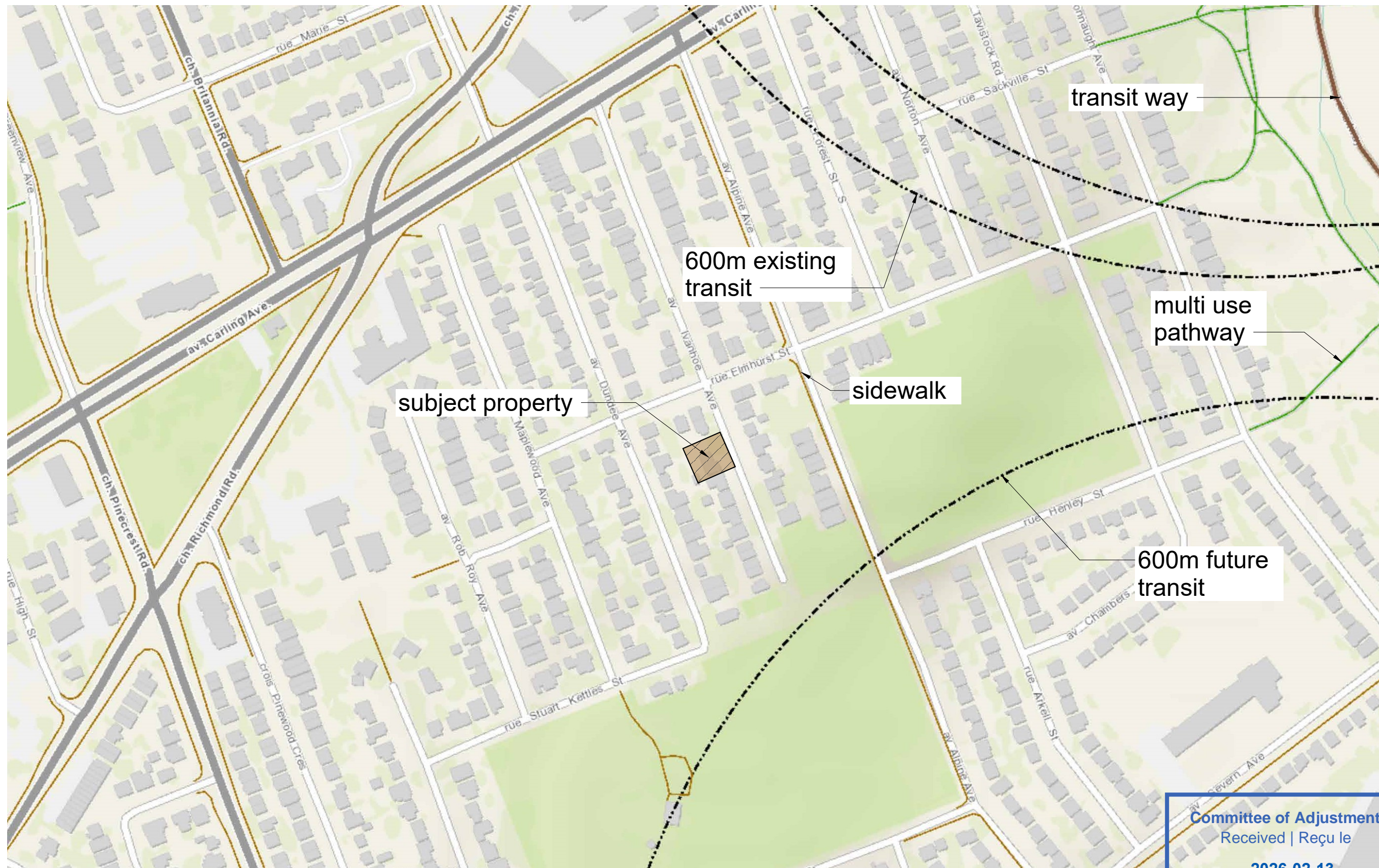
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Feb 11, 26
Neighbourhood



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30.48M PROPERTY LINE

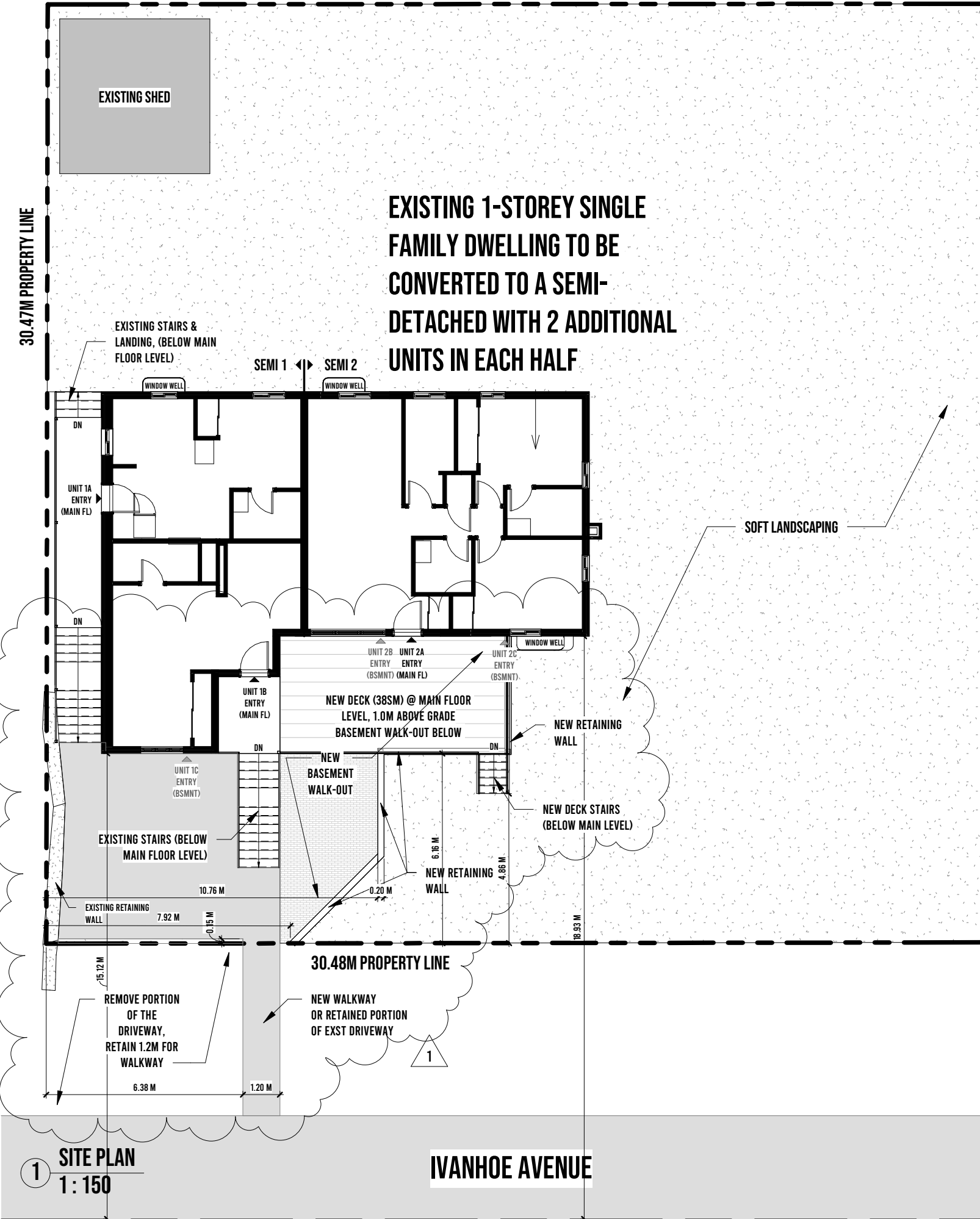
30.47M PROPERTY LINE

30.47M PROPERTY LINE

EXISTING SHED

EXISTING 1-STOREY SINGLE FAMILY DWELLING TO BE CONVERTED TO A SEMI-DETACHED WITH 2 ADDITIONAL UNITS IN EACH HALF

SOFT LANDSCAPING



1 SITE PLAN
1:150



2 3D VIEW - FRONT



3 3D VIEW - REAR

vdesignz
DESIGN THAT FEELS LIKE HOME

VIKTORIYA ZAMCHEVSKA
BCIN# 47 342
FIRM# 121 147

QUALIFICATION INFO:
SMALL/ LARGE BUILDINGS

1. THIS DRAWING MUST NOT BE SCALED
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK
3. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO CONSULTANT
4. VARIATIONS AND MODIFICATIONS TO WORK SHOWN IN THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
5. DIMENSIONS ARE TO:
 - C/L STUD FOR INTERIOR WOOD FRAMING
 - TO EXT FACE OF FRAMING FOR NEW WOOD FRAMING, TO FACE OF INT FINISH FOR EXISTING CONSTR.
 - F/O CONCRETE AND MASONRY
 - R/O OF WINDOWS
 - C/L DOORS

#	DATE	REVISION
1	15 JAN 26	REVISION 1
0	20 OCT 25	ISSUED FOR BUILDING PERMIT

SINGLE FAMILY TO SEMI WITH ADUS CONVERSION

878 IVANHOE AVE,
OTTAWA, K2B 5S5



SITE PLAN

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2026-02-13
City of Ottawa | Ville d'Ottawa
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AO