

March 19, 2026

Committee of Adjustment  
101 CentrepoinTE Drive  
Ottawa, Ontario  
K2G 5K7

Dear Committee Members,

**RE: Application for Consent  
84 / 86 Fifth Avenue  
PCL C-1, SEC 4M-10 ; LT C, PL 4M-10 , S SIDE OF FIFTH AV, OTTAWA/NEPEAN  
City of Ottawa  
Owner: MELIAMBRO, SILVANA; MELIAMBRO, ROCCO**

HP Urban Inc and The Stirling Group have been retained by the Property Owner to assist with a consent application for the property located at 84 Fifth Avenue, described as PCL C-1, SEC 4M-10 ; LT C, PL 4M-10 , S SIDE OF FIFTH AV, OTTAWA/NEPEAN.

The property is rectangular in shape and resides within Capital Ward, Ward 17. The property contains an recently renovated semidetached dwelling that the Owner wishes to sever to allow each side of the semidetached to be sold to different owners. No new construction is proposed.

The subject property is located within the Inner Urban Transect and is identified as Neighbourhood with an Evolving Neighbourhood Overlay on Schedule B2 of the Official Plan. The subject property is zoned Residential Third Density, subzone Q, exception 1474 (R3Q [1474]) in the City of Ottawa Zoning By-Law (2020-288). Zoning By-law 2026-250 was enacted on March 11<sup>th</sup>, 2026.

It is understood that the most restrictive provisions in Zoning By-law 2008-250 and the new Zoning By-law 2026-50 apply currently. As such, a review of Zoning By-law 2026-250 is provided below as well. Under bylaw 2026-250, the subject property is zoned N4B [1474] H(11).

To proceed with the development as proposed, a consent application is required.

Attached with this letter are copies of the following documents:

- Committee of Adjustment Consent Application
- Site Plan and Elevations
- Draft Reference Plan
- Building Permit, Zoning Review Letters, Aerial Photo (1928)

## SITE LOCATION

The subject property is a rectangular-shaped lot located on Fifth Avenue between Bank Street and Howick Place. The lot is approximately 362 m<sup>2</sup> and currently contains a two and a half story semidetached dwelling.

Figure 1 shows an aerial view of the subject property outlined in Orange. As shown in the aerial image, the surrounding land uses are predominantly residential.

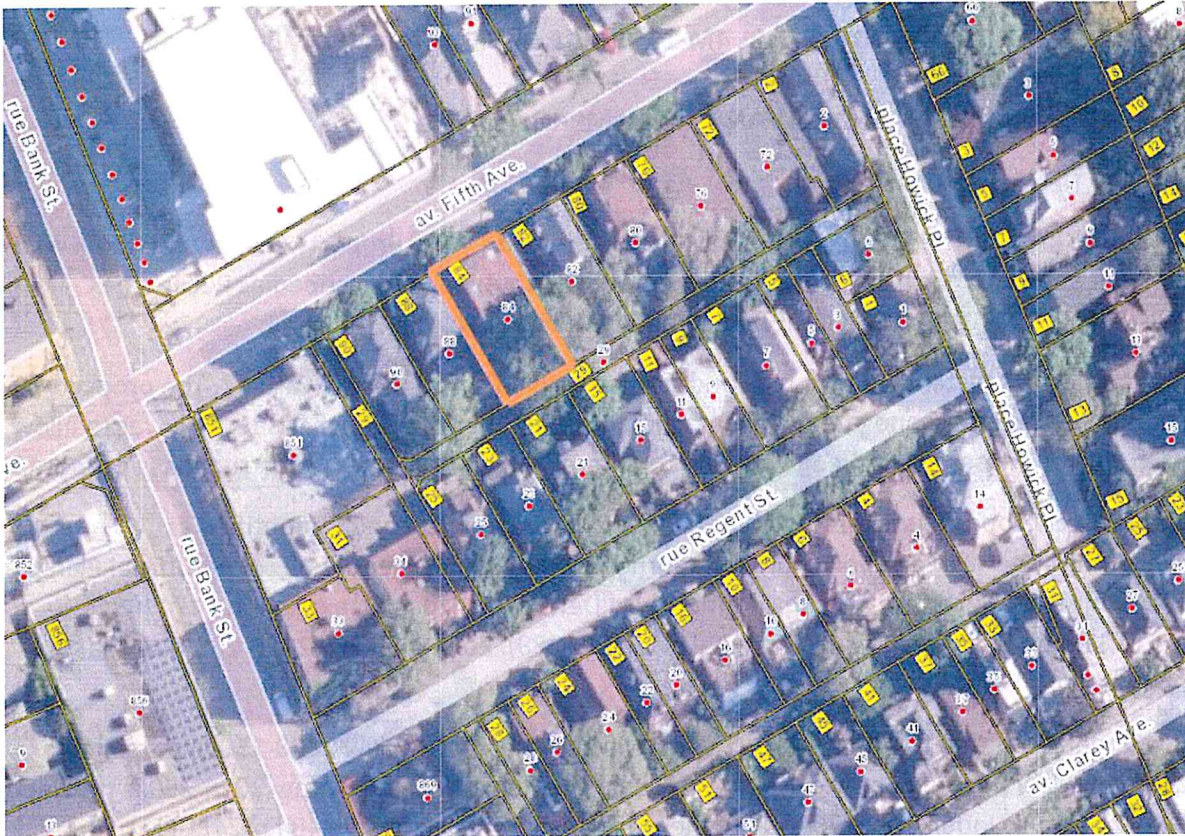


Figure 1 – Aerial view of the subject property, 84 Fifth Avenue

## PROVINCIAL POLICY STATEMENT, 2024

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. The PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

**Section 2.2** notes that “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market by:

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
  - *The property contains a semidetached dwelling. The Owner is looking to sever the dwelling to allow either side of the semi to be sold to a different party. New density or housing is not proposed under this application. That said, the property is well positioned within the City for residents to use active transportation modes; the property is located in close proximity to a Major Corridor in Bank Street.*
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.
  - *As noted, no development is proposed. The consent application would allow either side of the semidetached unit to be sold to a separate party. The subject property is in close proximity to transit and major Corridors.*

**Section 3.1** speaks to General Policies for Infrastructure and Public Service Facilities and Policy

2. a) notes “the use of existing infrastructure and public service facilities should be optimized”

- *The proposed development presently utilizes existing services along Fifth Avenue.*

**Section 4.1** discussed Natural Heritage and Policy 1. Says “Natural features and areas shall be protected for the long term.

- *The subject property does not have any Natural Features on site.*

As demonstrated above, the proposed consent application aligns with the Provincial Policy Statement (2024).

## CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B2 – Inner Urban Transect – of the Official Plan identifies the land designation for the subject property as Neighbourhood.

The City of Ottawa’s Growth Management Framework is set out in Section 3 of the Official Plan. It focuses on the goal of providing sufficient development opportunities to increase sustainable transportation mode shares and use of existing and planned infrastructure, while reducing greenhouse gas emissions.

The intent of the City’s Growth Management Framework is:

- To provide an appropriate range and mix of housing that considered the geographic distribution of new dwelling types and/or sizes to 2046;
  - To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;
  - To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and,
  - To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.
- 
- **Policy 3 in Section 3.2** states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors, and adjacent Neighbourhoods.
    - *The subject property is designated Neighbourhood and is within walking distance to both Minor and Major Corridors.*
  - **Policy 4 in Section 3.2** states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.
    - *The subject property utilizes municipal water and sewer services along Fifth Avenue*

As defined in the Official Plan... *“Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities.”*

- *As noted, the proposed consent application is to sever an existing dwelling to allow for either half of the semi to be sold to a separate party.*

As demonstrated above, the consent application for an existing dwelling complies with and are supported by the policies found within the City of Ottawa Official Plan (2022).

**CITY OF OTTAWA ZONING BY-LAW, 2020-288**

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted on Page 1, the subject site is zoned Residential Third Density, subzone Q, exception 1474 (R3Q [1474]).

A draft reference plan has been submitted with this application and is shown on the subsequent page.

The below table outlines how the existing semidetached unit meets the R3Q zoning provisions as provided by Table 160A in the City of Ottawa Zoning By-Law, 2020-288.

R3Q – Semi Detached	Required	Lot 1	Lot 2
Minimum Lot Width	4.5m	6.705m	6.705m
Minimum Lot Area	110m <sup>2</sup>	182.9m <sup>2</sup>	181.0 m <sup>2</sup>
Building Height	10m	10m	10m
Minimum Front Yard Exception [1474]	The minimum front yard setback is 1.5 m and the maximum front yard setback is 3 m	4.96m	4.98m
Minimum Rear Yard	30% of the lot depth (8.139m)	9.98m	9.97m
Minimum Interior Side Yard	1.2m	0.64m	0.54m

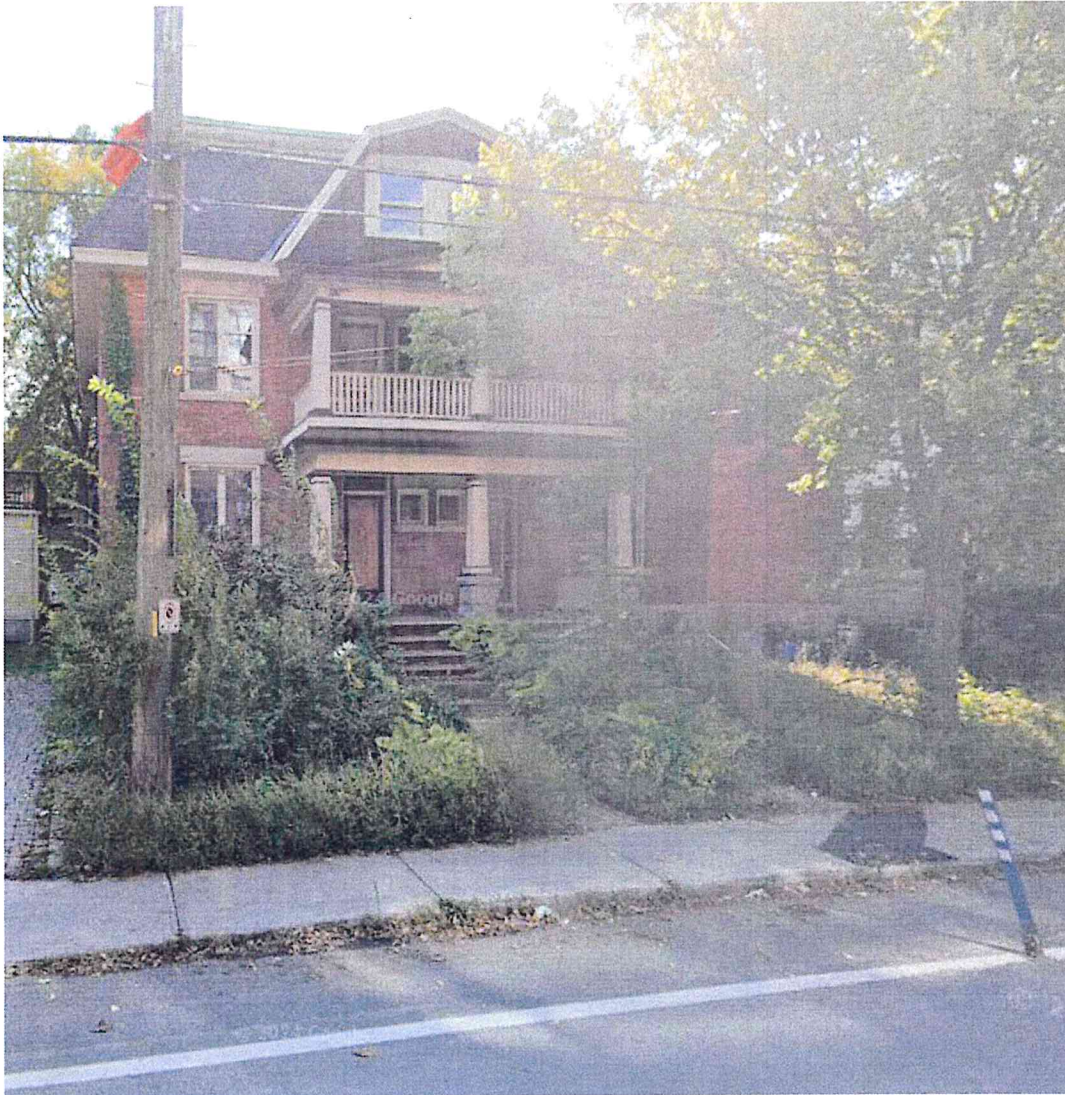
Zoning By-law 2026-250 was enacted on March 11<sup>th</sup>, 2026. It is understood that the most restrictive provisions in Zoning By-law 2008-250 and the new Zoning By-law 2026-50 apply at this time, given statutory processes under the *Planning Act* which all municipalities are required to adhere to. As such, a review of Zoning By-law 2026-250 is provided below as well. Under bylaw 2026-250, the subject property is zoned N4B [1474] H(11).

N4B [1474] H(11)	Required	Lot 1	Lot 2
Maximum Number of Dwelling Units	N/A	1	1
Maximum Building Height	11m	10m	10m
Minimum Lot Width	4.5m	6.705m	6.705m
Minimum Front Yard Exception [1474]	The minimum front yard setback is 1.5 m and the maximum front yard setback is 3 m	4.96m	4.98m
Minimum Rear Yard	35% of the lot depth (6.7825m)	9.98m	9.97m
Minimum Total Interior Side Yard	1.8m	$0 + .64/.67 = .64/.67$	$0 + .54/.57 = .54/.57$

The subdivision creating this lot was approved in 1908 (see attached) and aerial photo from 1928 (attached) clearly shows 84 / 86 Fifth Avenue as being constructed. As this building was constructed before the zoning bylaw AZ-64 and all subsequent zoning bylaws any zoning parameters not meeting current (2008-250) and future zoning (2026-250) requirements enjoy a nonconforming right and as a result do not require any variances to the zoning bylaw to be considered as complying.

The nonconforming right was further confirmed during a recent building code review. The property has recently been renovated under building permit CON-2025-012380 and the associated zoning standards were reviewed by Building Code Services and conformance issues were not raised during the review as the property enjoys nonconforming rights.





View of the subject property from Fifth Avenue

Planning Act Section 51 – Part 25 Compliance

Provision	Applicability	Application Compliance
(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2.	Yes	The Provincial Policy Statement (PPS) provides direction on matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to accommodate a full range of current and future needs taking advantage of existing infrastructure. The proposed consent is to an existing dwelling that conforms to the overall objectives and intent of the PPS.
(b) Whether the proposed subdivision is premature or in the public interest;	Yes	The consent application is to sever an existing semi detached dwelling. The consent is in the public interest as it allows for either side of the semi to be sold to separate owners.
(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The parcel conforms to both the appropriate OP and Secondary Plan policies.
(d) The suitability of the land for the purposes for which it is to be subdivided;	Yes	The consent application is meant to allow the Owner to sell either side of the existing semidetached unit to a separate party.
(e) If any affordable housing is being proposed the suitability of the	No	

proposed units for affordable housing;		
(f) The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;	No	
(g) The dimensions and shapes of the proposed lots;	Yes	The retained and severed parcel is of an appropriate size to continue to function in the same manner as it does today.
(h) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on the adjoining land;	No	
(i) Conservation of natural resources and flood control;	No	
(j) The adequacy of utilities and municipal services;	Yes	Full Municipal Services exist on Fifth Avenue that presently service the semi detached unit in accordance with City of Ottawa servicing standards.
(k) The adequacy of school sites;	No	
(l) The area of land, if any, within the proposed subdivision that, exclusive of highways is to be conveyed or dedicated for public purposes;	No	
(m) The extend to which the plan's design optimized the available supply, means of supplying,	No	

efficient use and conservation of energy; and	
(n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31(2); 2006, c.23, s. 22 (3,4); 2016, c. 25, Sched. 4, s. 8 (2).	No



## CONCLUSION

The Owner of 84 Fifth Avenue is applying to sever their existing semi-detached dwelling so that either side of the semi can be sold to separate parties. The dwelling is an existing dwelling. The proposed consent application aligns with the Provincial Policy Statement (2024), the City of Ottawa's Official Plan (2022), Zoning By-law 2020-288 and Zoning By-law 2026-250.

As a result, it is our opinion that the requested consent represents good planning.

Sincerely,

Peter Hume  
HP Urban Inc.

Alison Clarke  
The Stirling Group



# BUILDING PERMIT

## PERMIS DE CONSTRUCTION

Date of Issuance: **17-Oct-2025**  
Date d'émission:

Permit No: **CON-2025-012380**  
Numéro de permis:

**Permission is Hereby Given To / Le présent permis est délivré à**

Property Owner(s) / Propriétaire(s): **Rocco Meliambro, Serafino Meliambro**

Location / Emplacement:

- **84 FIFTH AVE, Ottawa, ON**  
Unit/Lot / Unité ou lot #:
- **86 FIFTH AVE, Ottawa, ON**  
Unit/Lot / Unité ou lot #:

Permit Type / Type de permis: **Construction Permit / Permis de construire**

Project Description / Description du projet: **Alterations to increase the third storey floor area and interior alterations throughout a 3 storey semi-detached dwelling.**

Project Conditions / Conditions du projet:

Please contact the Inspector noted below prior to commencing construction /  
Veuillez communiquer avec l'inspecteur mentionné ci-dessous avant de commencer les travaux

Inspector(s) / Inspecteur(s) ou inspectrice(s): **Building, Plumbing, Mechanical / Bâtiment, Plomberie, Mécanique: Sauve, Alexander (613-580-2400 Ext./Poste 24704)**

*Issued under the authority of:  
Délivré sur autorisation de:*

**John Buck**

Chief Building Official /  
Chef du service du bâtiment:

The owner hereby, covenants and agrees with the Corporation of the City of Ottawa, that the owner will abide by and conform to the conditions and stipulations, in consideration of the above Permit. The owner hereby agrees to indemnify and save harmless the said Corporation of the City of Ottawa, and all the Officers, Servants and Agents thereof, from all claims, demands and damages, arising out of or incurred by reason of the execution of the work above referred to, or by reason of Permit above granted.

Le propriétaire soussigné, arrête et conviens avec la Ville d'Ottawa de se conformer aux conditions et aux clauses du permis ci-dessus, en contrepartie de sa délivrance. Le propriétaire conviens également d'indemniser la Ville d'Ottawa et ses dirigeants, employés et mandataires des réclamations, exigences et poursuites en dommages-intérêts liés à l'exécution des travaux mentionnés ci-dessus ou à la délivrance dudit permis.

Issued To: **Rocco Meliambro, Serafino Meliambro**  
Délivré à:

**POST THIS PERMIT IN A CONSPICUOUS PLACE**  
**PRIÈRE D'AFFICHER EN UN ENDROIT BIEN EN VUE**



September 16, 2025

Attention: Serafino Meliambro

To whom it may concern:

**Re: Building Application for 84 FIFTH AVE, Ottawa, ON**

The following comments are the results of a review of documents received to date for the referenced permit application at the subject address.

**Deficiencies**

**Zoning**

- 1 Please demonstrate compliance to Zoning By-law Section 139 Low-Rise Residential Development in All Neighbourhoods within the Greenbelt  
  
(4) Walkways  
(c) The width of a walkway may not exceed 1.2 m;  
(f) A maximum of one walkway per yard is permitted to extend to the right-of-way in the case of a detached, semi-detached, long semi-detached or townhouse dwelling.  
  
(6) No more than 70 per cent of the rear yard area may be occupied by parking spaces and driveways and aisles accessing parking.  
  
(7) At least 15 per cent of the rear yard area must be provided as soft landscaping.  
  
[https://documents.ottawa.ca/sites/default/files/zoning\\_bylaw\\_part5\\_section139\\_en.pdf](https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part5_section139_en.pdf)
  
- 2 Please demonstrate compliance to Zoning By-law Section 65 Permitted Projections Into Yards for the rear balcony  
  
Table 65 (6)(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342:  
(i) (6)(a) applies, and  
(ii) On a lot with a depth of between 23.5m and 30.5 m, where the rear lot line abuts an R1, R2, R3 or R4 zone, the maximum rear yard projection (By-law 2024-563) is:  
(iii) 1.2 m above the first floor.  
(iv) In all other cases, the maximum projection is 2 m, but no closer than 1 m from any lot line.  
(v) Where a deck or balcony occurs above the first floor and is within 1.5 metres of an exterior side wall or interior side lot line of a residential-zoned lot, a 1.5 metre high opaque screen is to be provided facing the interior side lot line.  
  
[https://documents.ottawa.ca/sites/default/files/zoning\\_bylaw\\_part2\\_section%2065\\_en.pdf](https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part2_section%2065_en.pdf)

**Please revise, or seek approval from the Committee of Adjustment through a minor variance.**

**If a building permit is deferred and pending approval of the Committee, it is up to the applicant to notify Building Code Services once the Final and Binding decision has been issued.**

To ensure a timely review of your re-submission, please provide responses to all outstanding items at the same time. If you have any questions with respect to the foregoing matters, please contact the undersigned.

Alexandra Birtwistle (she/her-elle)  
Zoning Plan Examiner | Examineur, Plans de zonage  
Building Code Services | Service du code du bâtiment  
City of Ottawa | Ville d'Ottawa  
613.580.2424 ext./poste 13114

September 24, 2025

Attention: Serafino Meliambro

To whom it may concern:

**Re: Building Application for 84 FIFTH AVE, Ottawa, ON**

The following comments are the results of a review of documents received to date for the referenced permit application at the subject address.

**Deficiencies****Resolved Date**

- |   | <b>Zoning</b>   |              |
|---|---|--------------|
| 1 | <p>Please demonstrate compliance to Zoning By-law Section 139 Low-Rise Residential Development in All Neighbourhoods within the Greenbelt</p> <p>(4) Walkways<br/>(c) The width of a walkway may not exceed 1.2 m;<br/>(f) A maximum of one walkway per yard is permitted to extend to the right-of-way in the case of a detached, semi-detached, long semi-detached or townhouse dwelling.</p> <p><a href="https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part5_section139_en.pdf">https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part5_section139_en.pdf</a></p>  |              |
| 2 | <p>Please demonstrate compliance to Zoning By-law Section 65 Permitted Projections Into Yards for the rear balcony</p> <p>Table 65 (6)(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342:<br/>(i) (6)(a) applies, and<br/>(ii) On a lot with a depth of between 23.5m and 30.5 m, where the rear lot line abuts an R1, R2, R3 or R4 zone, the maximum rear yard projection (By-law 2024-563) is:<br/>(iii) 1.2 m above the first floor.<br/>(iv) In all other cases, the maximum projection is 2 m, but no closer than 1 m from any lot line.<br/>(v) Where a deck or balcony occurs above the first floor and is within 1.5 metres of an exterior side wall or interior side lot line of a residential-zoned lot, a 1.5 metre high opaque screen is to be provided facing the interior side lot line.</p> <p><a href="https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part2_section%2065_en.pdf">https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part2_section%2065_en.pdf</a></p> |              |
| 3 | <p>Please demonstrate compliance to Zoning By-law Section 139 Low-Rise Residential Development in All Neighbourhoods within the Greenbelt</p> <p>(6) No more than 70 per cent of the rear yard area may be occupied by parking spaces and driveways and aisles accessing parking.</p>   | Sep 24, 2025 |



Resolved Date

(7) At least 15 per cent of the rear yard area must be provided as soft landscaping.

[https://documents.ottawa.ca/sites/default/files/zoning\\_bylaw\\_part5\\_section139\\_en.pdf](https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part5_section139_en.pdf)

If you need to discuss this application over the phone or in-person, please email me at [alex.birtwistle@ottawa.ca](mailto:alex.birtwistle@ottawa.ca) to set up a meeting.

Please revise, or seek approval from the Committee of Adjustment through a minor variance.

If a building permit is deferred and pending approval of the Committee, it is up to the applicant to notify Building Code Services once the Final and Binding decision has been issued.

To ensure a timely review of your re-submission, please provide responses to all outstanding items at the same time. If you have any questions with respect to the foregoing matters, please contact the undersigned.

Alexandra Birtwistle (she/her-elle)  
Zoning Plan Examiner | Examineur, Plans de zonage  
Building Code Services | Service du code du bâtiment  
City of Ottawa | Ville d'Ottawa  
613.580.2424 ext./poste 13114

September 25, 2025

Attention: Serafino Meliambro

To whom it may concern:

**Re: Building Application for 84 FIFTH AVE, Ottawa, ON**

The following comments are the results of a review of documents received to date for the referenced permit application at the subject address.

**Deficiencies**

		<b>Resolved Date</b>
1	<p><b>Zoning</b></p> <p>Please demonstrate compliance to Zoning By-law Section 139 Low-Rise Residential Development in All Neighbourhoods within the Greenbelt</p> <p>(4) Walkways (c) The width of a walkway may not exceed 1.2 m; (f) A maximum of one walkway per yard is permitted to extend to the right-of-way in the case of a detached, semi-detached, long semi-detached or townhouse dwelling.</p> <p><a href="https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part5_section139_en.pdf">https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part5_section139_en.pdf</a></p>	Sep 25, 2025
2	<p>Please demonstrate compliance to Zoning By-law Section 65 Permitted Projections Into Yards for the rear balcony</p> <p>Table 65 (6)(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342: (i) (6)(a) applies, and (ii) On a lot with a depth of between 23.5m and 30.5 m, where the rear lot line abuts an R1, R2, R3 or R4 zone, the maximum rear yard projection (By-law 2024-563) is: (iii) 1.2 m above the first floor. (iv) In all other cases, the maximum projection is 2 m, but no closer than 1 m from any lot line. (v) Where a deck or balcony occurs above the first floor and is within 1.5 metres of an exterior side wall or interior side lot line of a residential-zoned lot, a 1.5 metre high opaque screen is to be provided facing the interior side lot line.</p> <p><a href="https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part2_section%2065_en.pdf">https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part2_section%2065_en.pdf</a></p>	

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Building Code Services | Service du code du bâtiment  
City of Ottawa | Ville d'Ottawa  
613.580.2424 ext./poste 13114

M10.

# PLAN

## OF THE SUB-DIVISION OF PARCEL No 133.

IN THE REGISTER OF LAND TITLES FOR THE CITY OF OTTAWA  
BEING ALL OF LOTS 18 AND 23 AND THOSE PARTS OF LOTS 17 AND 24  
BLOCK V NORTH CENTRE ST. LYING TO THE EAST OF BANK ST.

NOTE. Block V is shown on a plan prepared by Robert Sparks, P.L.S.  
dated 16<sup>th</sup> September 1864 and now of record in the Registry  
Office of the City of Ottawa.

Scale 40 Feet = One Inch.

Approved by the Council  
of the City of Ottawa by  
resolution passed on the  
13<sup>th</sup> Decr. 1906

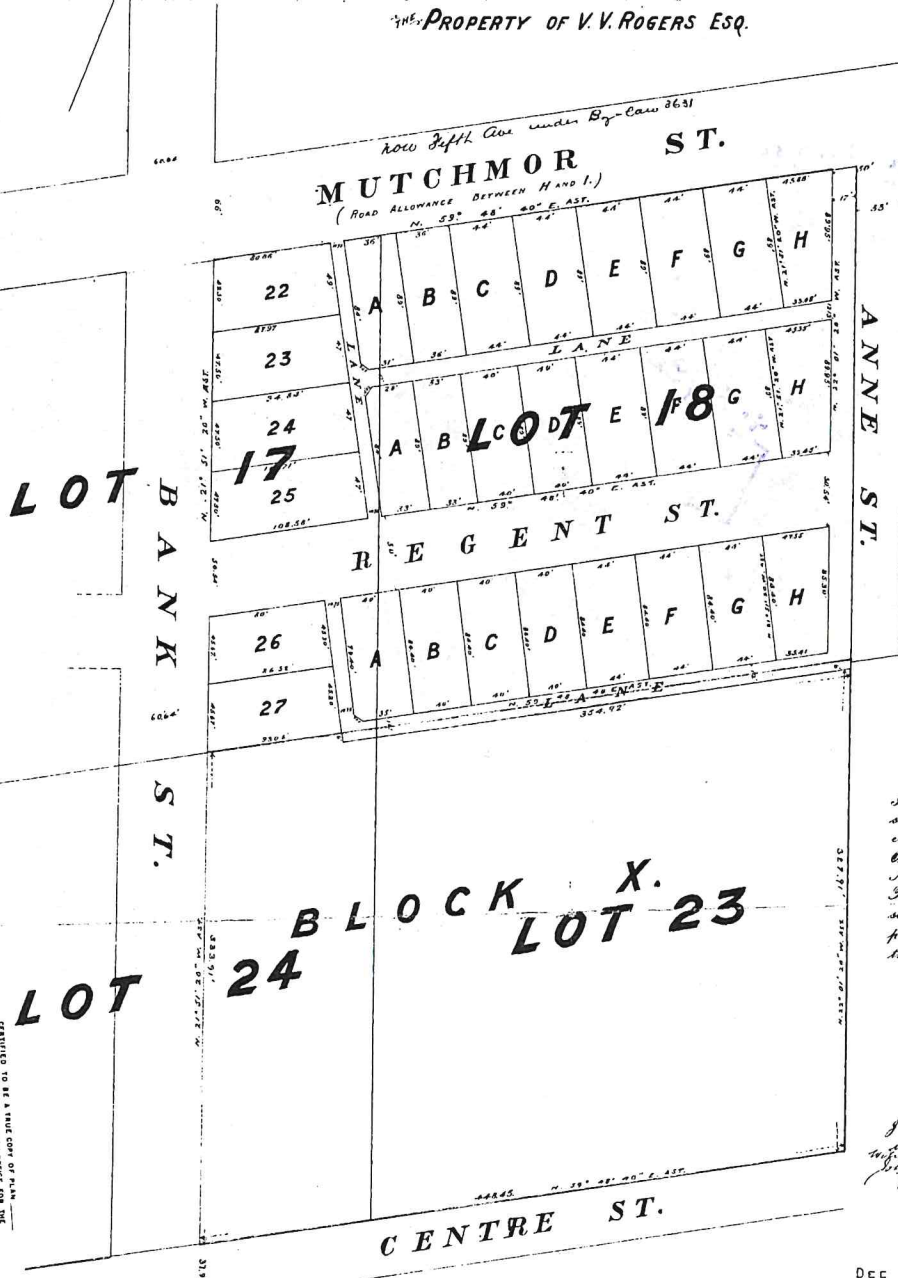
*Smith-Hudson*  
City Clerk

J. A. See  
Mayor



PROPERTY OF V. V. ROGERS ESQ.

Plan M-10



Note. The red lines and figures show  
the original sub-division of Block V.  
Block X shown colored "Pink."

County of Carlton }  
Province of Ontario }  
I, John Smith-Hudson  
Special Magistrate  
of the City of Ottawa  
do hereby certify and say  
1<sup>st</sup> That I was personally present  
and did see the within plan and  
duplicate thereof duly signed by  
Robert V. Rogers  
2<sup>nd</sup> That the said plan and duplicate  
were signed by the said Robert V. Rogers  
3<sup>rd</sup> That I know the said Robert V. Rogers  
4<sup>th</sup> That I am a subscribing witness  
to the said plan and duplicate  
shown before me  
at the City of Ottawa in the  
County of Carlton this  
13<sup>th</sup> day of Decr  
1906

I hereby certify that this Plan accurately  
shows the manner in which the Land  
entered in the Office of Deeds Files at  
Ottawa being that parts of Block V  
North Centre Street lying to the East of  
Bank Street, has been surveyed and  
subdivided by me and that the said  
plan is prepared in accordance with  
the provisions of the Land Titles Act.

J. B. Lewis  
O. S. Surveyor  
Ottawa 20<sup>th</sup> November 1906

This Plan was prepared by  
J. B. Lewis, Ontario Land Surveyor  
under my instructions  
APPROVED BY CITY COUNCIL  
*Herbert J. Lee*  
CITY ENGINEER

Dec 3 1906

Plan No 4710  
Recorded in the Office of Deeds Files  
at Ottawa at Book 270 of the  
1<sup>st</sup> day of December 1864 and  
entered in the L.S.M. & L.R. Book 133  
at Ottawa 16<sup>th</sup> Sept 1864

COPIES TO BE A TRUE COPY OF PLAN  
AS ENTERED IN THE REGISTRY OFFICE FOR THE  
REGISTERED DIVISION OF

Geo Ottawa 1928

