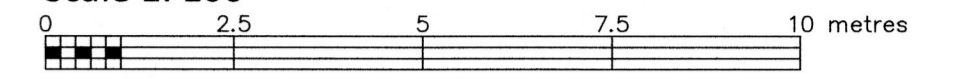


LOT 274
REGISTERED PLAN M-28
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2026

Scale 1: 100



Metric Note

Distances and elevations 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 0.99994.

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 11°09'00" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 0°01'40" counter-clockwise was applied to bearings on P2, P3.

For bearing comparisons, a rotation of 00°02'55" counter-clockwise was applied to bearings on P4.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-1978.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes

- 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.
- Only visible surface utilities were located.
- Underground utility data derived from GeoOttawa.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
- Not all overhead wires/transformers adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- Round Iron Bar
- Witness
- Measured
- Registered Plan M-28
- Plan by (1287) dated June 4, 2007 (Job No. 182-07)
- Plan by (1287) dated June 4, 2007 (Job No. 182-07)
- Plan by (1692) dated October 17, 2022 (File No. 454-22)
- Plan by (1319) dated December 17, 1998
- Maintenance Hole (Sanitary)
- Underground Sanitary Sewer
- Underground Water
- Overhead Wires
- Utility Pole
- Light Standard
- Fire Hydrant
- Gas Meter
- Diameter
- Chain Link Fence
- Post and Wire Fence
- Board Fence
- Top of Grate
- Invert derived from GeoOttawa
- Underside of Eave
- Top of Foundation
- Centreline
- Not to Scale
- Location of Elevations
- Property Line
- 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.

Site Area=464.3 sq.m.

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 18th day of March, 2026.

March 24/2026
Date

Andre Roy
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-130941

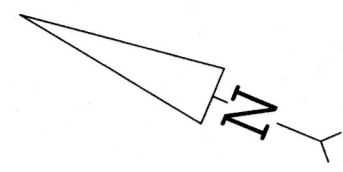
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fdsurveys.ca

FILE No.: F-00034

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.
WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2026.



Site Benchmark
Fire Hydrant
Top of Slat
Elevation=65.78

ROYAL AVENUE

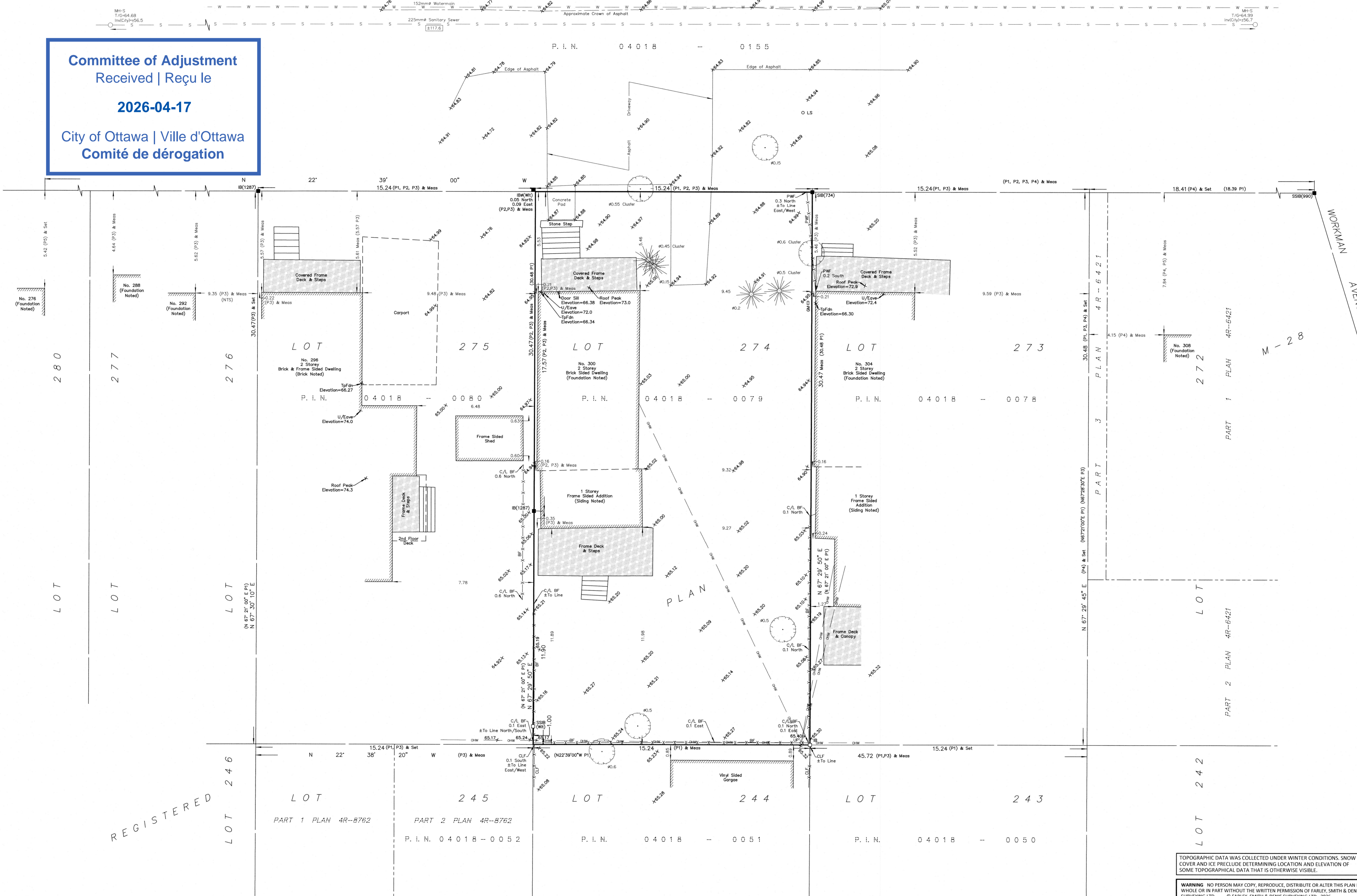
(REGISTERED PLAN M-28)

P. I. N. 04018 - 0155

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REGISTERED

PART 1 PLAN 4R-8762

PART 2 PLAN 4R-8762

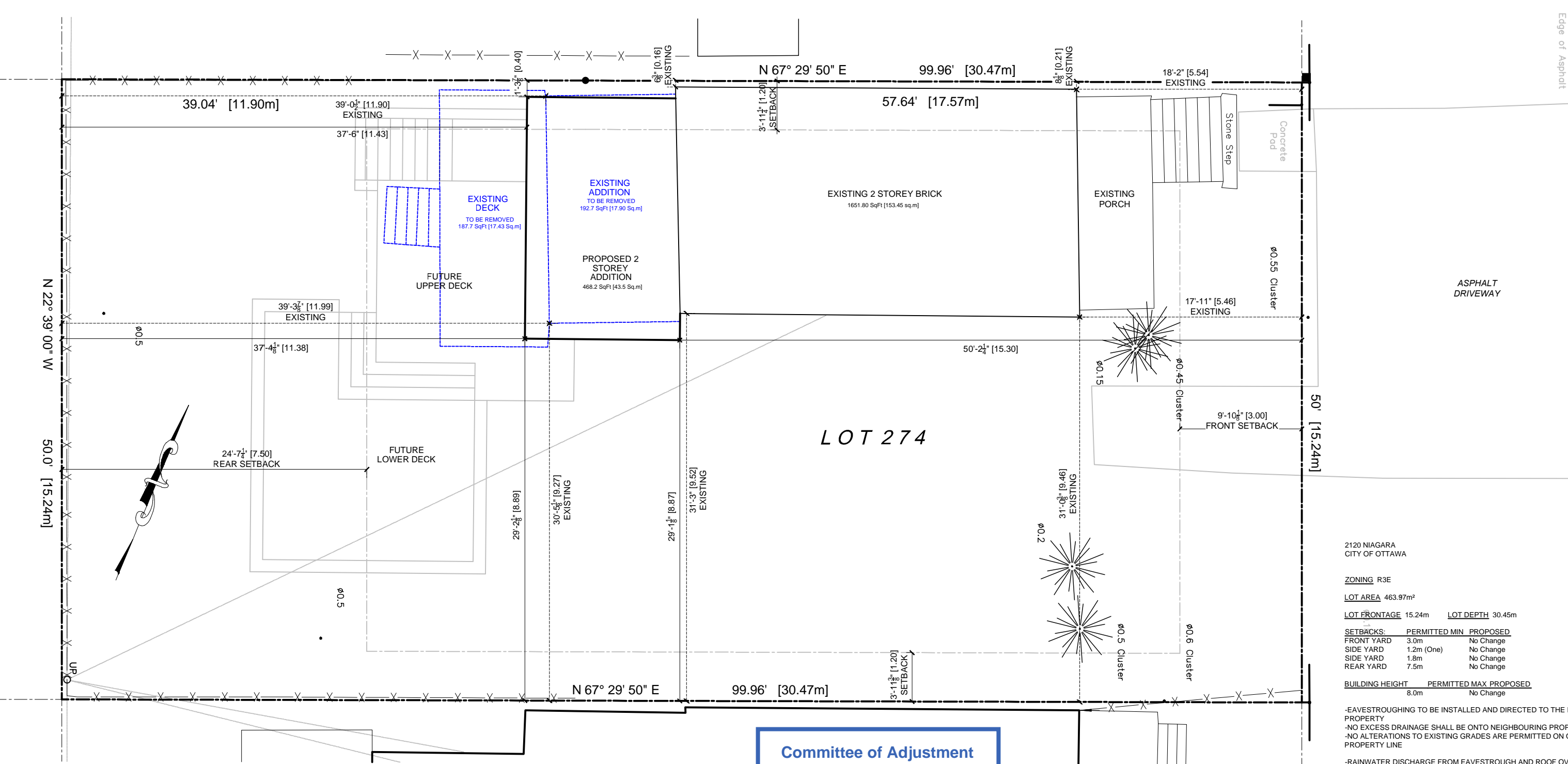
P. I. N. 04018 - 0052

P. I. N. 04018 - 0051

P. I. N. 04018 - 0050

LOT 242

ROYAL AVENUE



LOT 274

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2120 NIAGARA
CITY OF OTTAWA

ZONING R3E

LOT AREA 463.97m²

LOT FRONTAGE 15.24m LOT DEPTH 30.45m

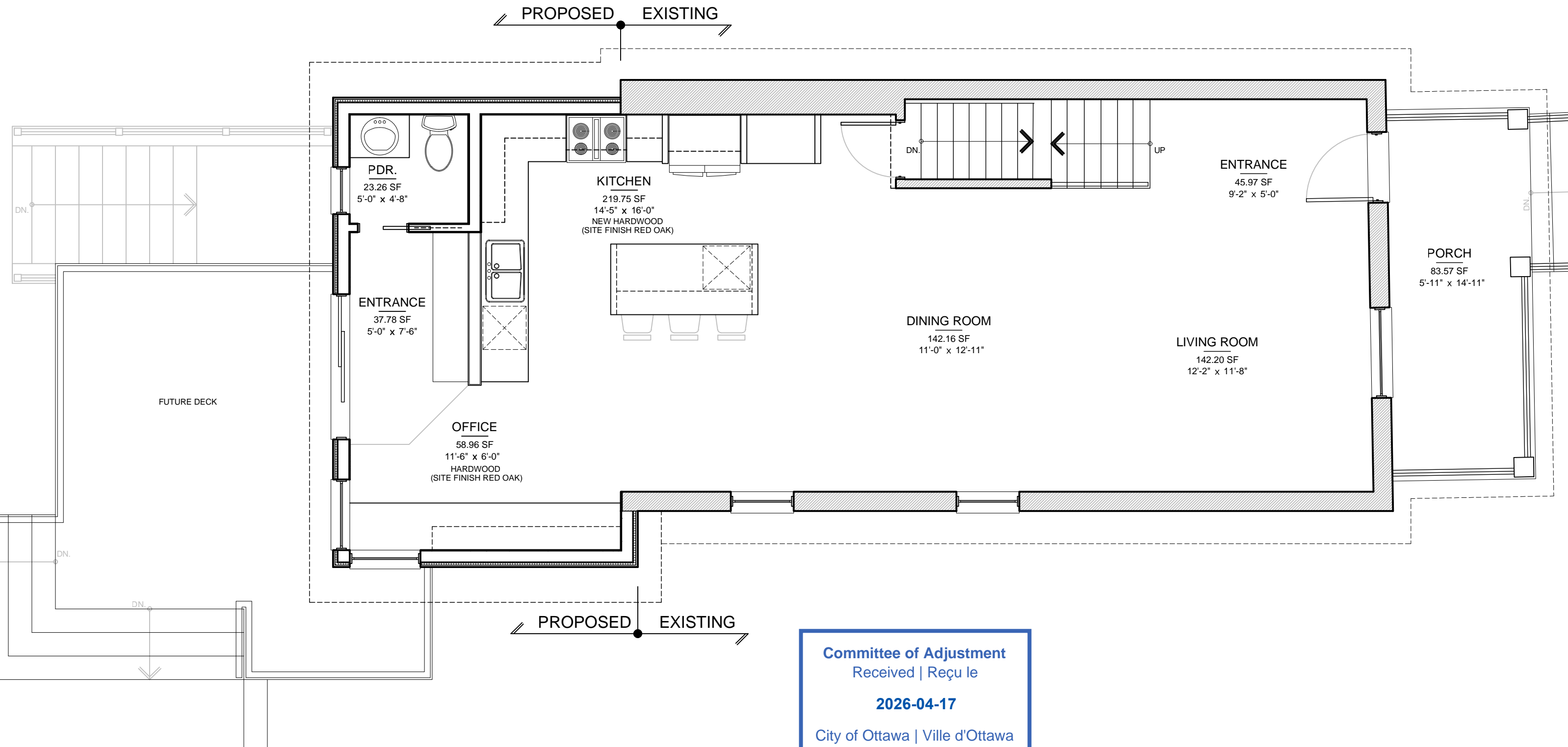
SETBACKS:	PERMITTED MIN	PROPOSED
FRONT YARD	3.0m	No Change
SIDE YARD	1.2m (One)	No Change
SIDE YARD	1.8m	No Change
REAR YARD	7.5m	No Change

BUILDING HEIGHT	PERMITTED MAX	PROPOSED
	8.0m	No Change

- EAVESTROUGHING TO BE INSTALLED AND DIRECTED TO THE FRONT OF THE PROPERTY
- NO EXCESS DRAINAGE SHALL BE ONTO NEIGHBOURING PROPERTY
- NO ALTERATIONS TO EXISTING GRADES ARE PERMITTED ON OR BEYOND THE PROPERTY LINE
- RAINWATER DISCHARGE FROM EAVESTROUGH AND ROOF OVERFLOW (SCUPPERS) SHALL BE 1.5M FROM ALL PROPERTY LINES AND NOT DIRECTED TOWARDS ADJACENT PROPERTIES. ALL ROOF RUNOFF TO BE DIRECTED TOWARDS THE STREET
- EXISTING GRADING & DRAINAGE PATTERNS MUST NOT BE ALTERED
- GRADING AROUND THE FOUNDATION SHOULD BE 6" Min. (0.15m) BELOW TOP OF FOUNDATION GRADE
- SLOPE FROM SPECIFIED HOUSE GRADE TO FRONT OR REAR OF LOT SHALL BE 2% Min. & 7% Max.
- GRADING OVER 7% SHALL BE TERRACED

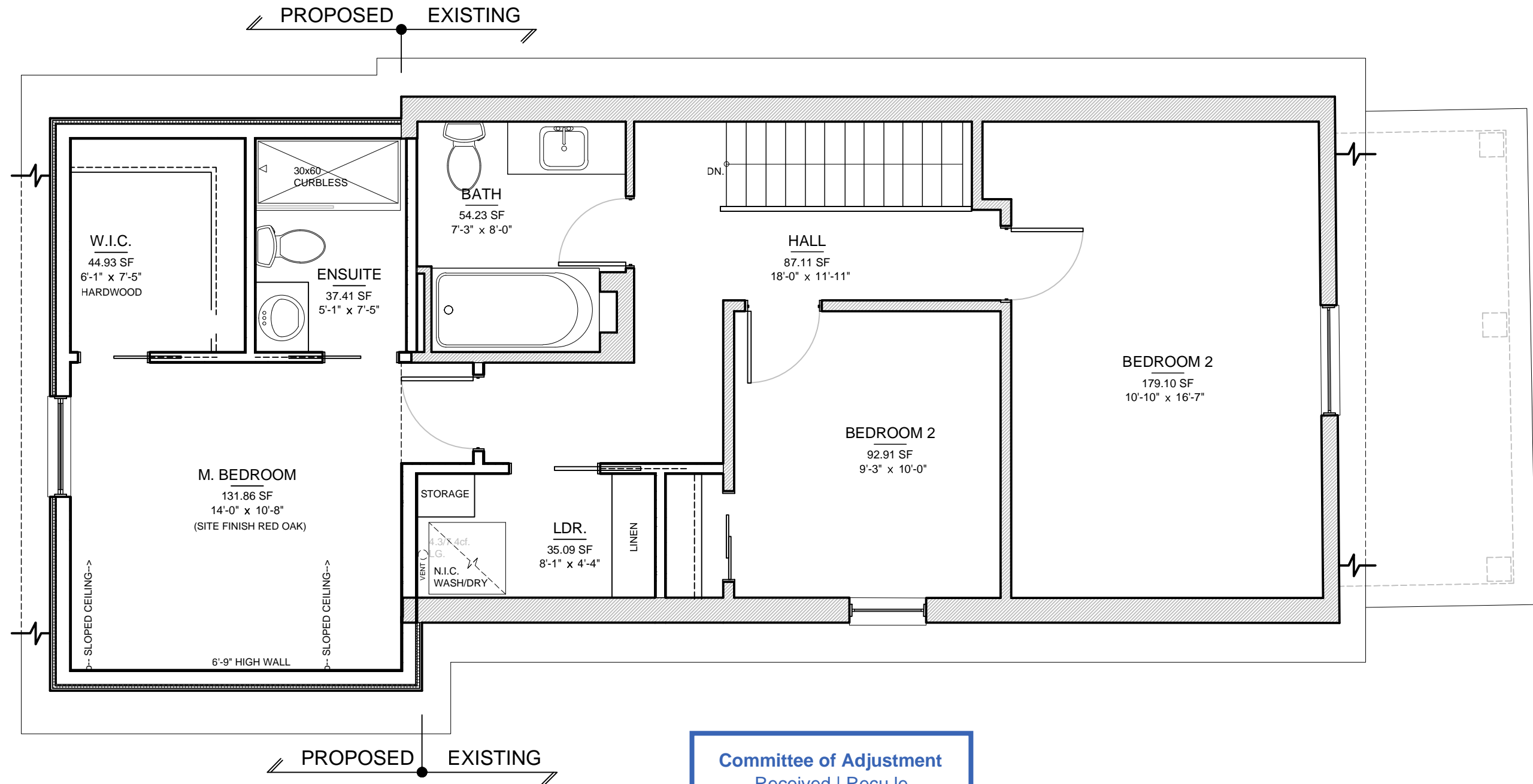
LOCATION PLAN

1/8" = 1'-0"



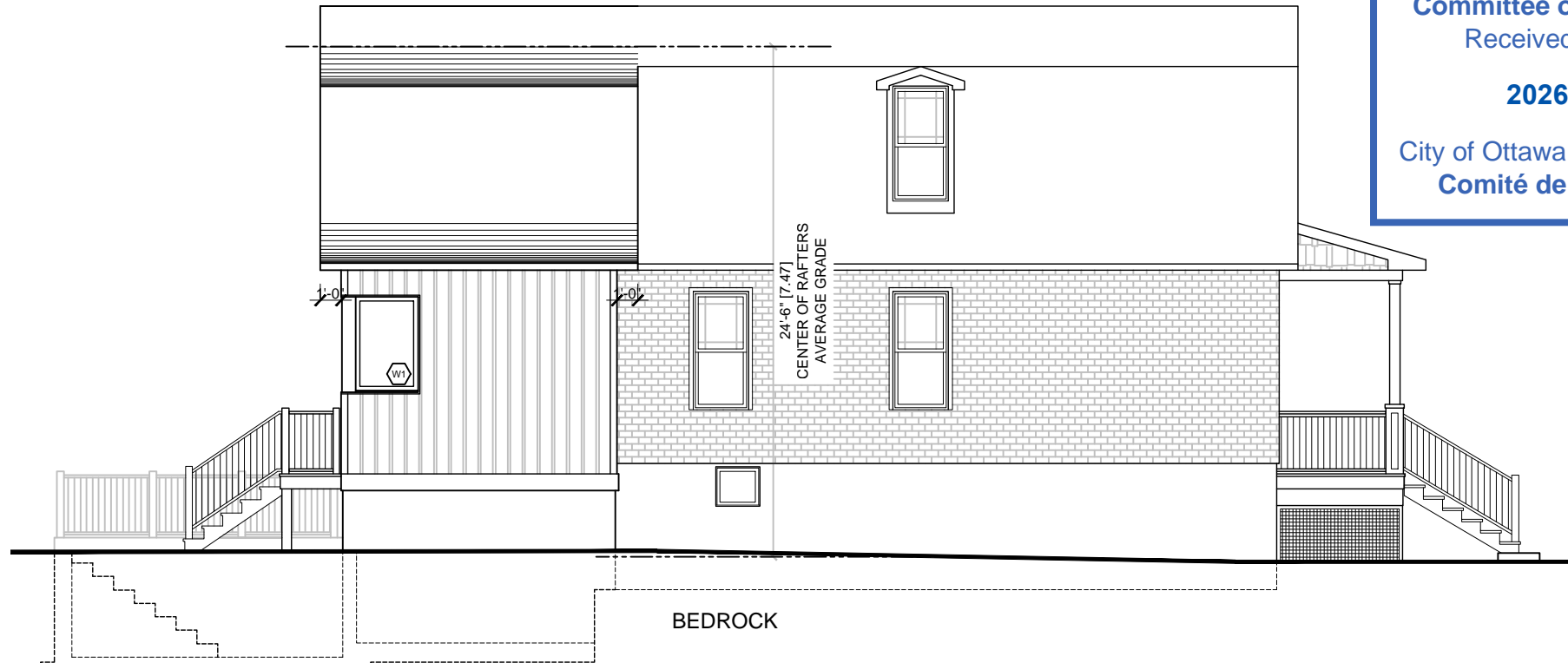
PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"



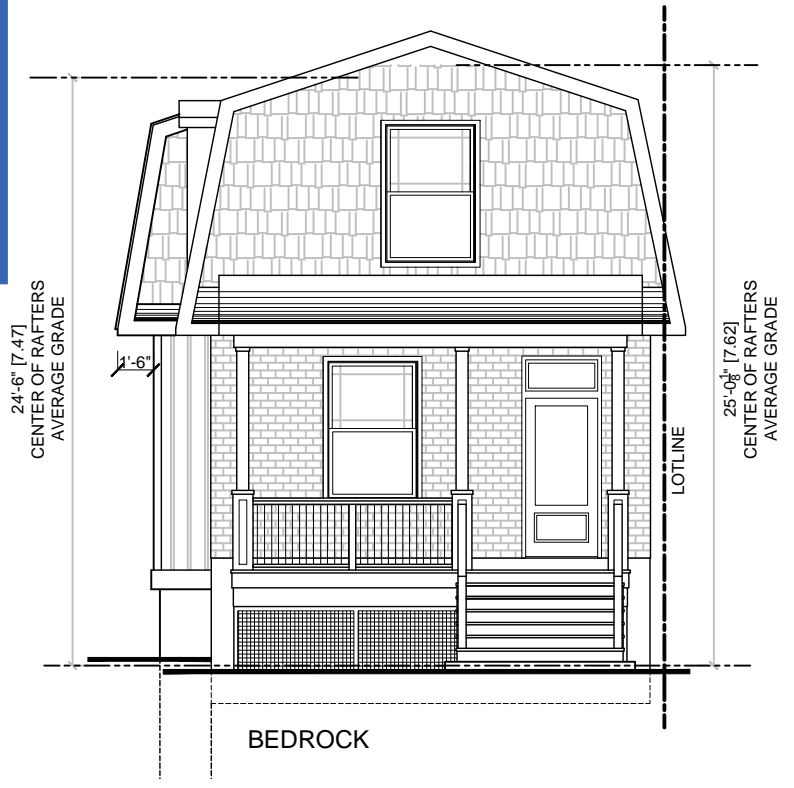
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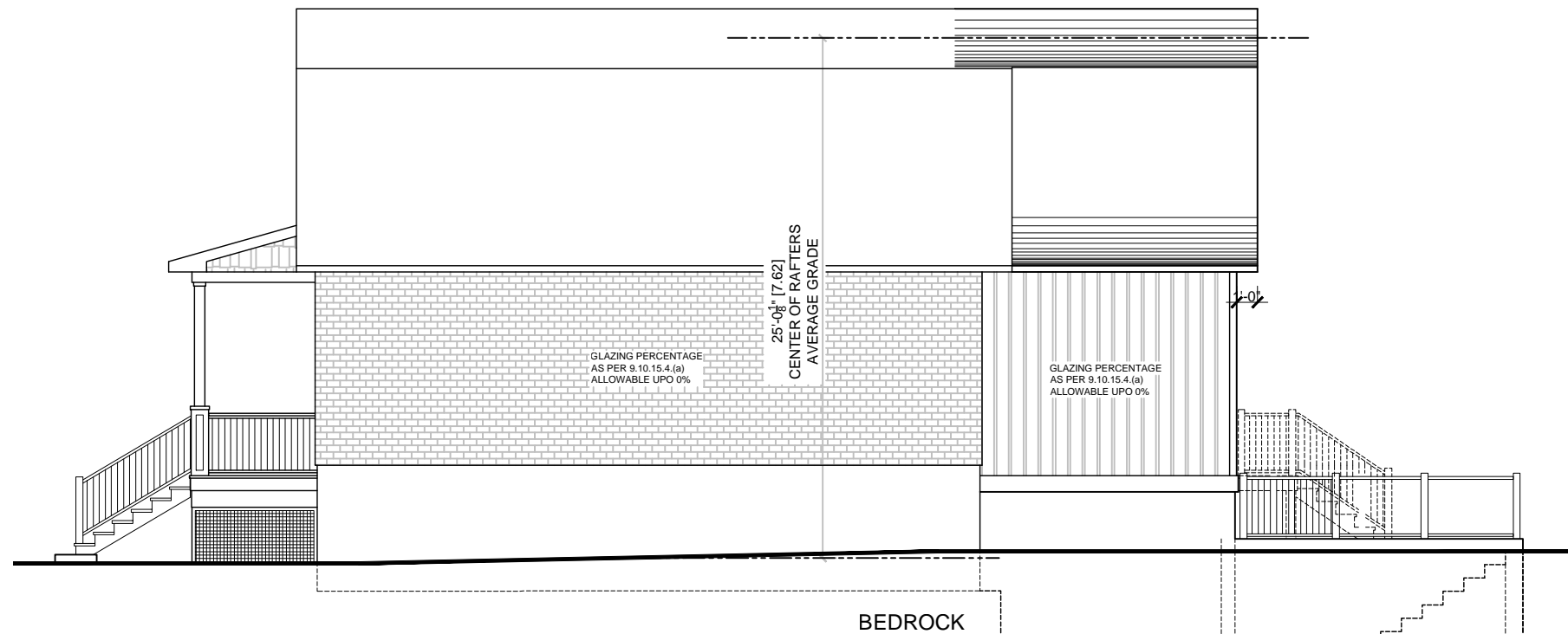
PROPOSED LEFT ELEVATION

1/8" = 1'-0"



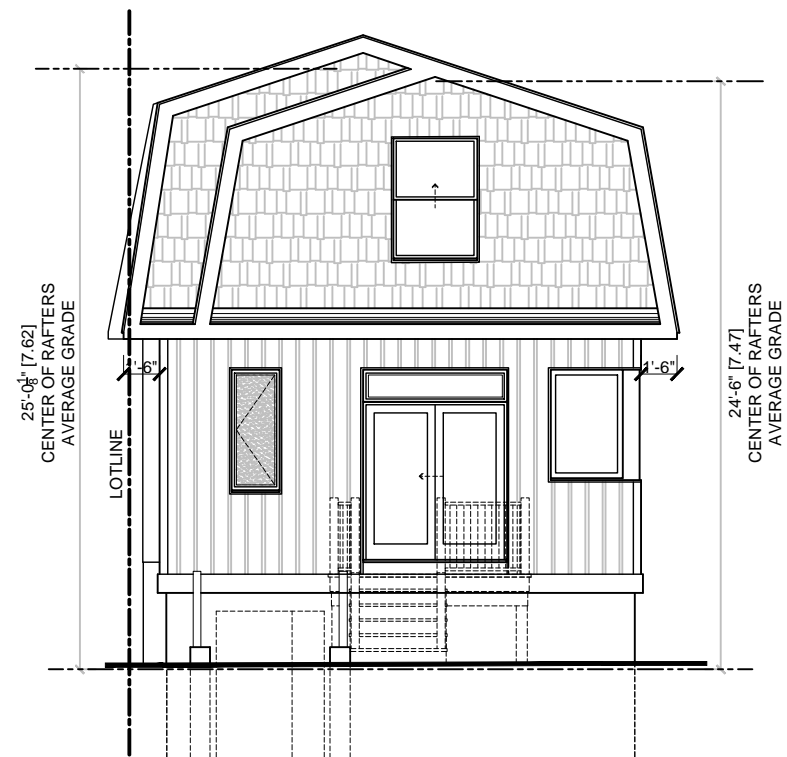
PROPOSED FRONT ELEVATION

1/8" = 1'-0"



PROPOSED RIGHT ELEVATION

1/8" = 1'-0"



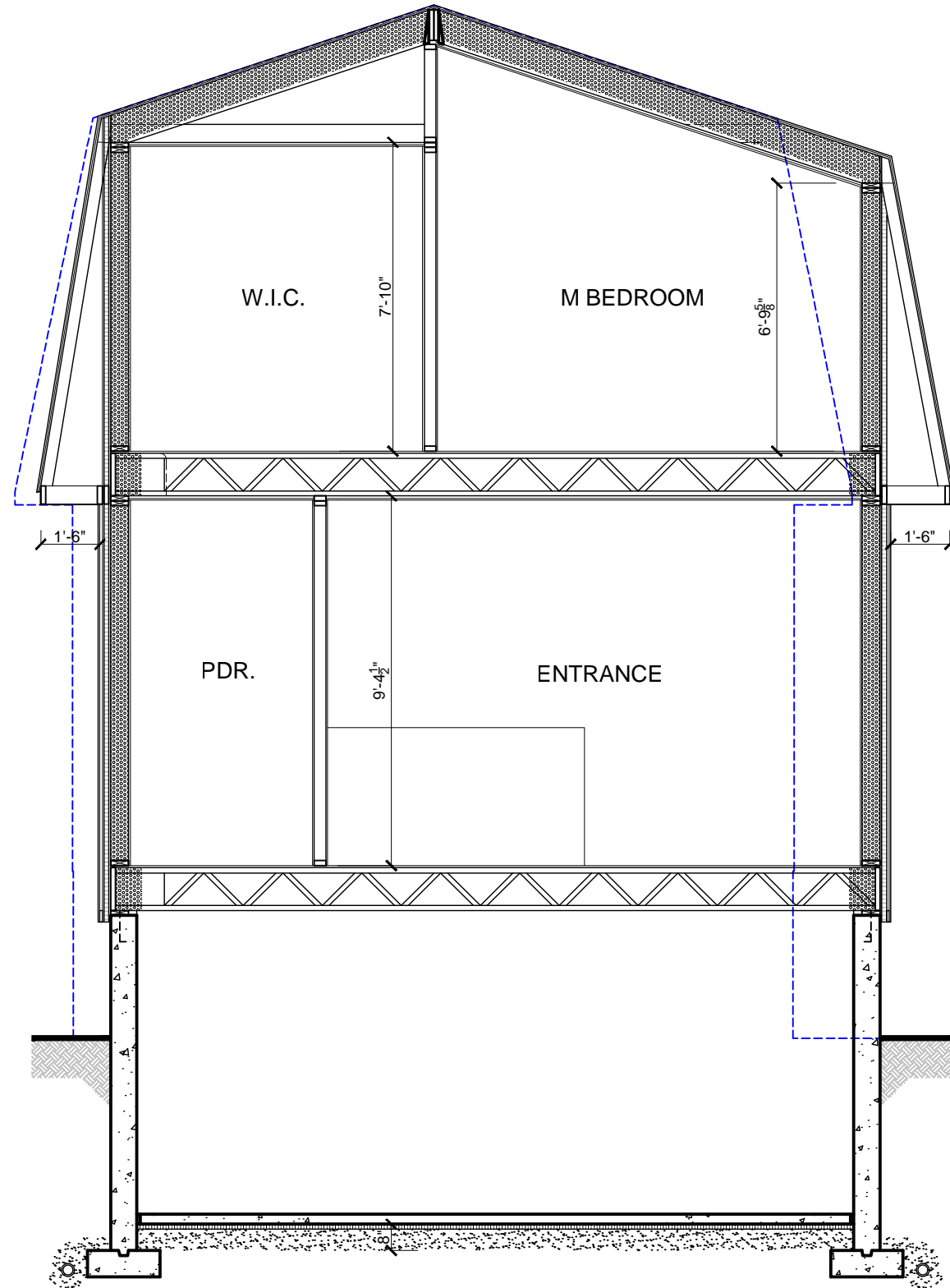
PROPOSED REAR ELEVATION

1/8" = 1'-0"

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PROPOSED SECTION

1/4" = 1'-0"