

Requested minor variances:

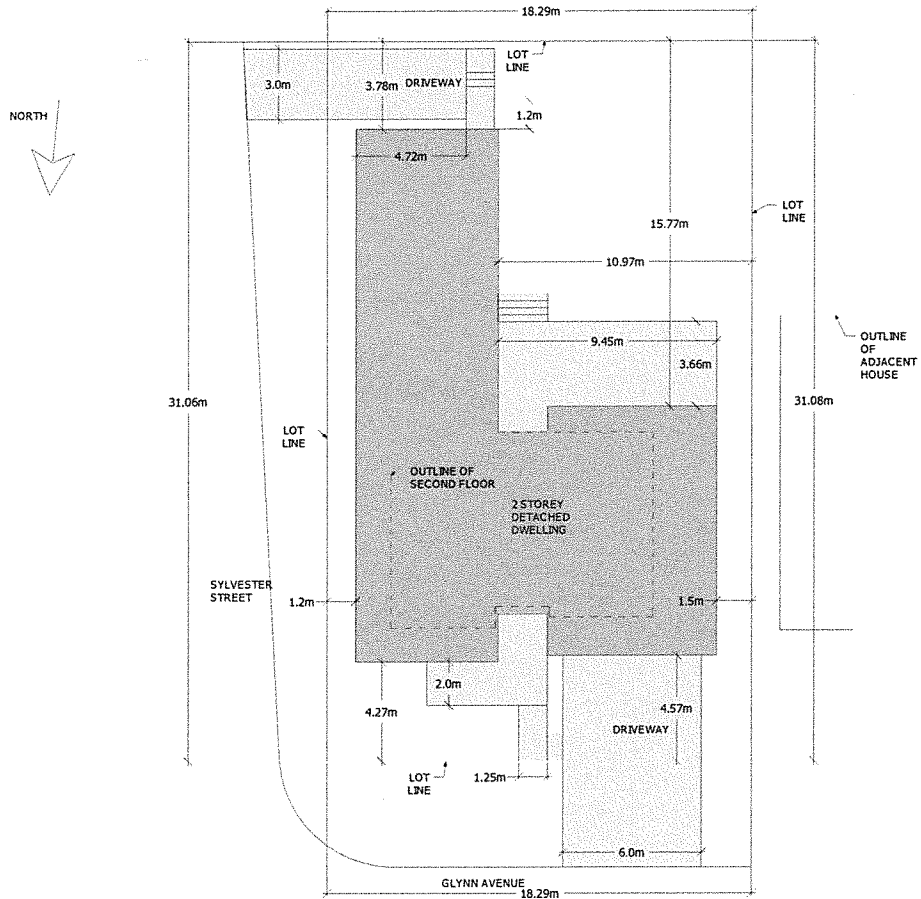
a) To permit a reduced corner side yard setback of 1.2 m; whereas the By-law requires a minimum corner side yard setback of 4.5 metres (Section 160, Table 160A, Subzone M, Column VIII).

b) To permit a motor vehicle parking space to have a minimum length of 4.7 m; whereas the By-law requires a motor vehicle parking space to have a minimum length of 5.2 m (Section 106, 1, b).

**120 GLYNN AVE
ART HOUSE DESIGN
SCALE: 1:100**

**SITE PLAN
613-252-5931
JANUARY 18 2020**

Committee of Adjustment
JAN 28 2020
City of Ottawa



120 GLYNN AVE
 ART HOUSE DESIGN
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37268, 5032165

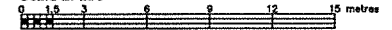


TOPOGRAPHIC PLAN OF SURVEY OF

LOT 69 AND PART OF LOT 68
REGISTERED PLAN 291
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2019

Scale 1: 150



Metric Note

Distances and 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 0.99995.

Bearing Note

Bearings are grid, derived from the southerly limit of Glynn Avenue having a bearing of N 83° 33' 40" E as shown on Plan SR-4805 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (FSD Ref. No. S29-15)
- 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 City of Ottawa utility sheet reference: E-16-03, E-16-04, E-16-10 and drawings No. 734 and No. 10145 p & p7 (Sheet1).
- Sanitary and storm sewer grades and inverts were derived from field measurement.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

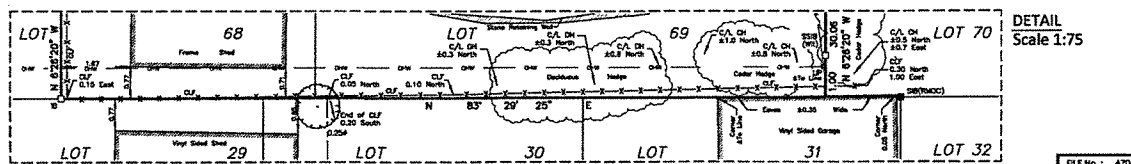
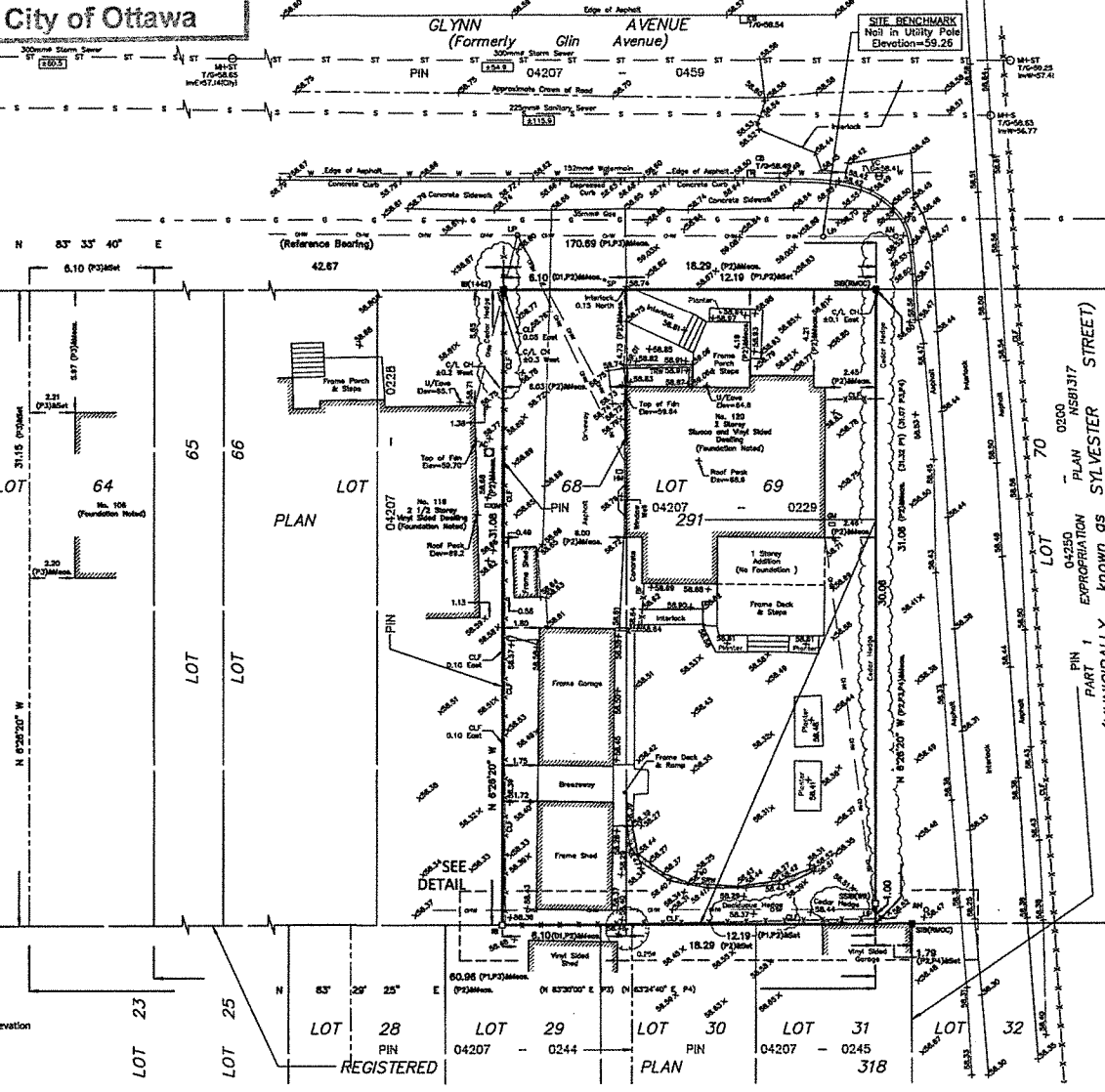
Denotes

- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- Witness
- Measured
- Registered Plan 291
- Plan by (1442) dated Nov. 5, 1991 (Ref. No. 91-25-234)
- Plan by (ADG) dated Oct. 27, 2009 (Job No. 10438-09)
- Expropriation Plan Inst. NS81317
- Inst. NS98515
- Maintenance Hole (Storm)
- Maintenance Hole (Sanitary)
- Valve Chamber (Watermain)
- Underground Storm Sewer
- Underground Sanitary Sewer
- Underground Water
- Underground Gas
- Underground Bell
- Overhead Wires

Notes & Legend

Denotes

- Utility Pole
- Anchor
- Catch Basin
- Water Stand Post
- Air Conditioner
- Gas Meter
- Hydro Meter
- Diameter
- Wood Gate
- Location of Elevations
- Top of Concrete Curb/Wall Elevation
- Chain Link Fence
- Board Fence
- Cedar Hedge
- Deciduous Hedge
- Timber Retaining Wall
- Stone Retaining Wall
- Invert
- Top of Grate
- Underseite of Eave
- Foundation
- Centreline
- Property Line
- Deciduous Tree
- Coniferous Tree
- Shrub



Surveyor's Certificate

I certify that:
1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 4th day of October, 2019.

Signature of Jaimie Leslie, Ontario Land Surveyor, dated Oct 4, 2019.

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2104259



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