



FERNDALE AVENUE

Bylaw 569/63
(Formerly Fourth Avenue)

P.I.N. 04752 - 0020

257

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE FEBRUARY 27, 2009

Ronald A. Denis
RONALD A. DENIS
ONTARIO LAND SURVEYOR

SCHEDULE

Part	Lot	Plan	P.I.N.
1&2	69	Reg'd. Plan 267	ALL of P.I.N. 04752-0034

PLAN 4R-23542

RECEIVED AND DEPOSITED

DATE Feb. 27, 2009

D. Douglas Asst. Dep

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No.4

PLAN OF SURVEY OF LOT 69 REGISTERED PLAN 267 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2009

SCALE 1 : 200



BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE SOUTHERLY LIMIT OF FERNDALE AVENUE, AS SHOWN ON PLAN 4R-9960 AS HAVING A BEARING OF N 67°36'50"E.

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- SSIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- CC CUT CROSS
- CP CONCRETE PIN
- IB IRON BAR
- # ROUND
- WT WITNESS
- x FENCE
- 1287/FSD FARLEY, SMITH & DENIS SURVEYING LTD.
- CITY CITY OF OTTAWA
- 1152/JEK J.E. KIRIL O.L.S. JULY 15, 1974
- JHK J.H. KENNEDY LTD. MAY 12, 1994
- PLAN REGISTERED PLAN 267
- P1 PLAN 4R-9860
- UP* UTILITY POLE

SURVEYOR'S CERTIFICATE:

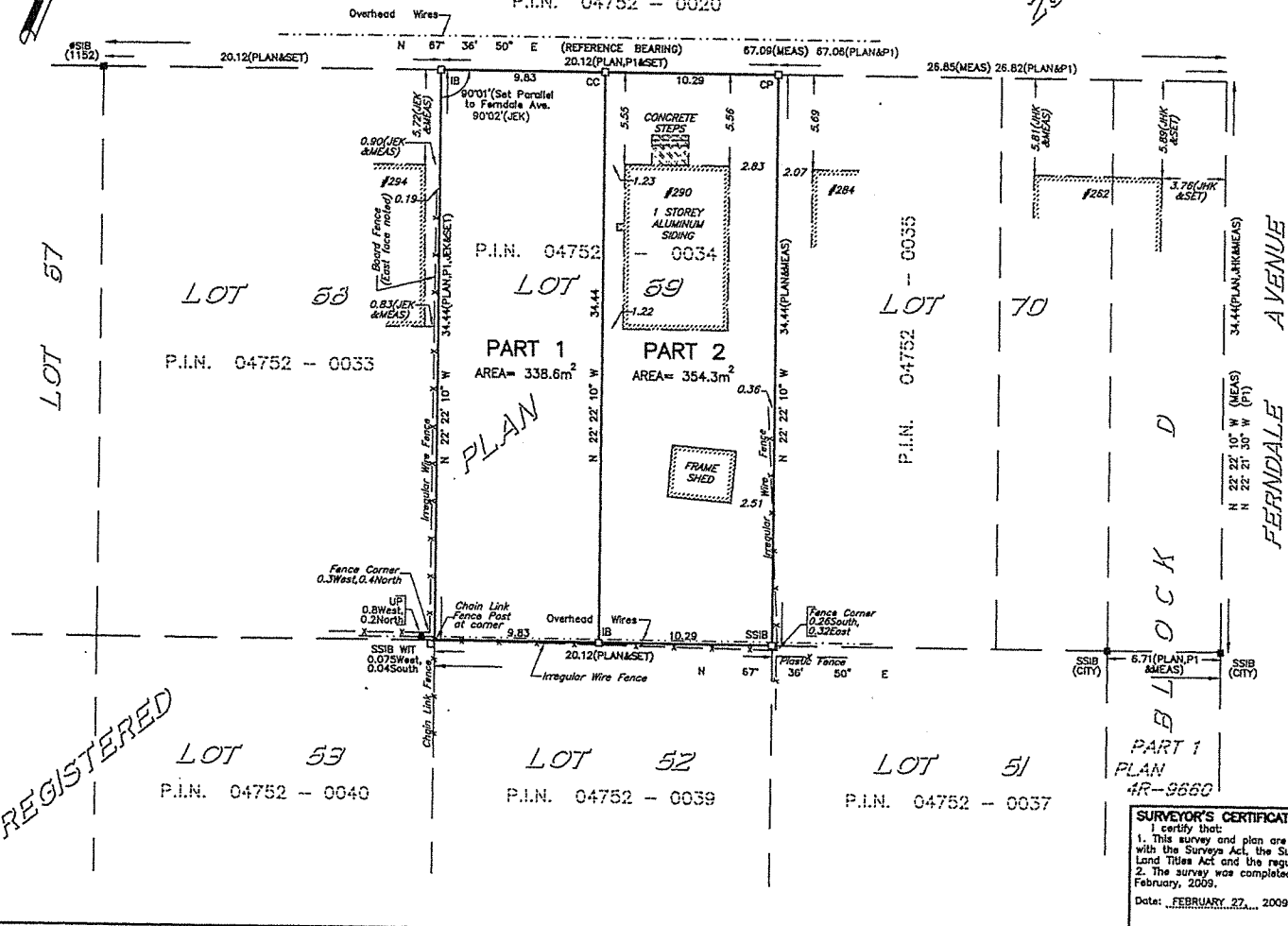
I certify that:
1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act, and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 24th day of February, 2009.

Date: FEBRUARY 27, 2009
Ronald A. Denis
RONALD A. DENIS
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
(613) 727-8226 FAX (613) 727-1823

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

FILE No. : 21-08 INDEX : 2845



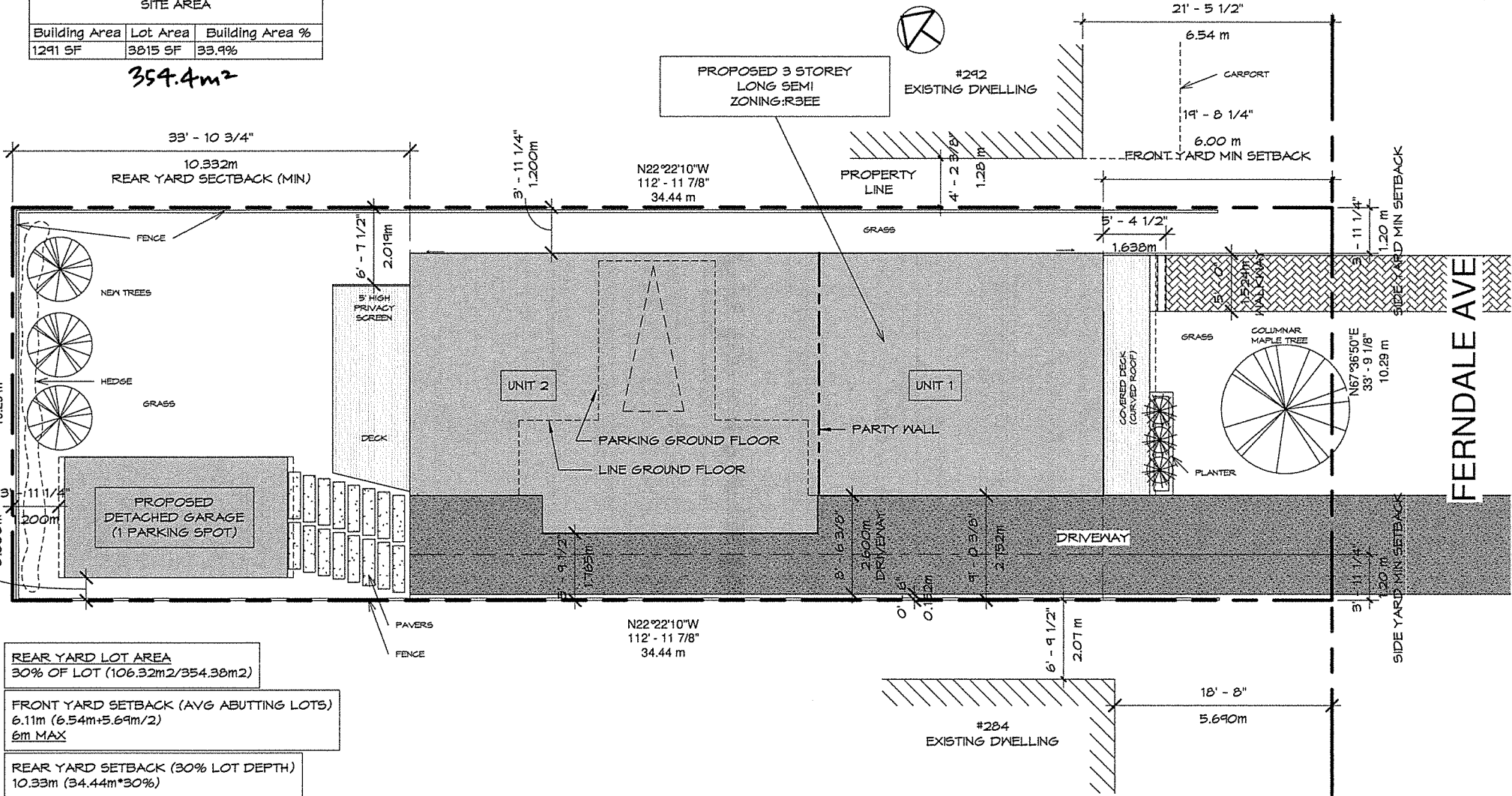
REGISTERED

Committee of Adjustment
DEC 30 2019
City of Ottawa

SITE AREA		
Building Area	Lot Area	Building Area %
1291 SF	3815 SF	33.9%

354.4m²

PROPOSED 3 STOREY
 LONG SEMI
 ZONING: R3EE



REAR YARD LOT AREA
 30% OF LOT (106.32m²/354.38m²)

FRONT YARD SETBACK (AVG ABUTTING LOTS)
 6.11m (6.54m+5.69m/2)
 6m MAX

REAR YARD SETBACK (30% LOT DEPTH)
 10.33m (34.44m*30%)

SITE PLAN

PROPOSED 3 STOREY LONG SEMI
 PROPOSAL FOR VARIANCE APPLICATION

1/8" = 1'-0"

290 FERNDALE AVE

DEC 2019
 PRELIMINARY- NOT FOR CONSTRUCTION

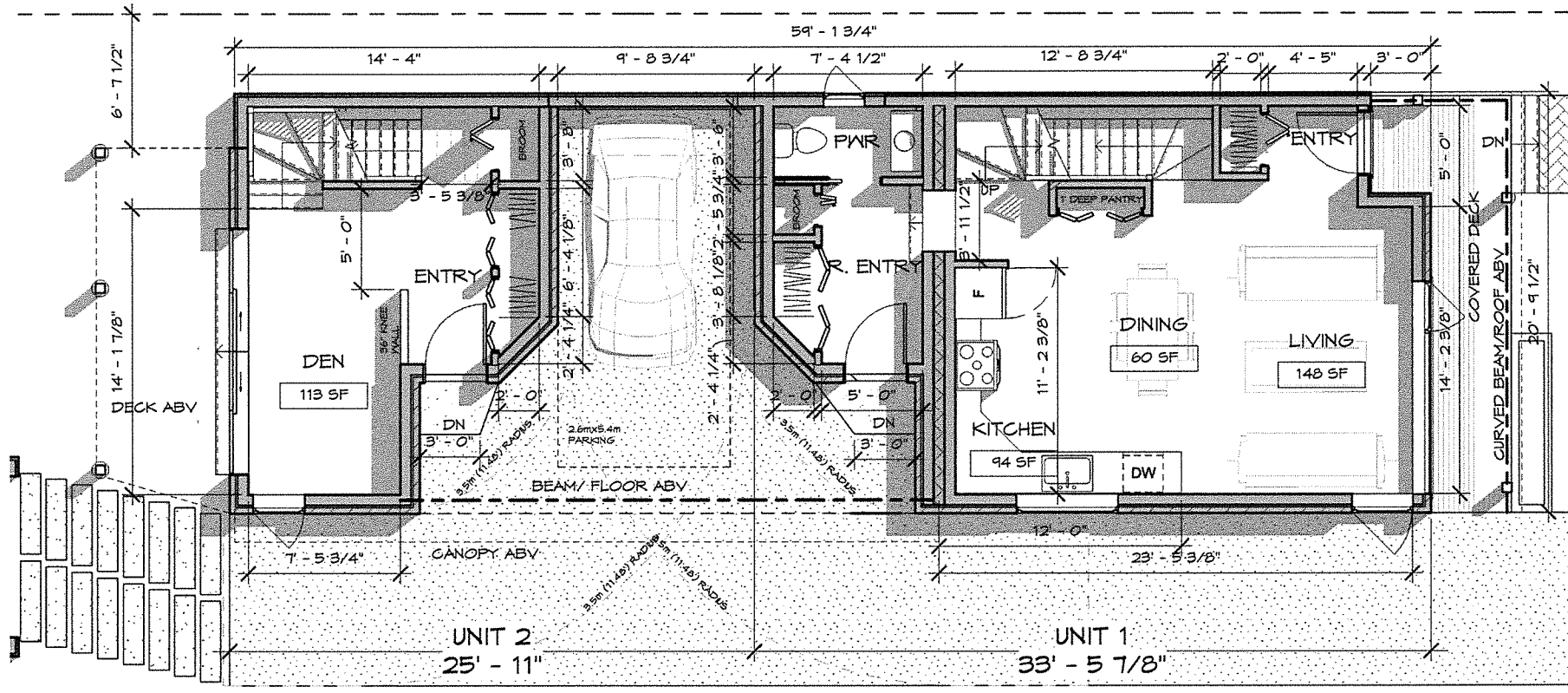
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GRANT+HENLEY
 DESIGN GROUP

Floor Area	
Name	Area
BUILDING AREA	
Area	1291 SF

Floor Area	
Name	Area
UNIT 1	
BASEMENT	616 SF
1ST FLOOR	626 SF
2ND FLOOR	495 SF
3RD FLOOR	396 SF
	2133 SF

Floor Area	
Name	Area
UNIT 2	
BASEMENT	282 SF
1ST FLOOR	287 SF
2ND FLOOR	717 SF
3RD FLOOR	796 SF
	2082 SF



GROUND FLOOR PLAN

PROPOSED 3 STOREY LONG SEMI
PROPOSAL FOR VARIANCE APPLICATION

Committee of Adjustment
DEC 30 2019
City of Ottawa

3/16" = 1'-0"

290 FERNDAL AVE

DEC 2019
PRELIMINARY- NOT FOR CONSTRUCTION

D1.1

GRANT+HENLEY
DESIGN GROUP