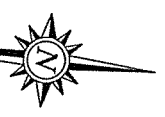


**Committee of Adjustment**  
**MAR 13 2020**  
 City of Ottawa  
 City of Ottawa  
 City of Ottawa



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**PART OF LOT 1**  
**REGISTERED PLAN 549**  
**CITY OF OTTAWA**

FARLEY, SMITH & DENNIS SURVEYING LTD., 2020

Scale 1: 150  
 0 1 2 3 4 5 6 7 8 9 10 metres

**Metric Note**  
 Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Bearing Note**  
 Bearings are astronomic and are referred to the northern limit of Essex Street having a bearing of N 84° 21' 00" E as shown on Registered Plan 545.

**Notes & Legend**

- D — Ditches
- S — Survey Monument Flagged
- S1B — Standard Iron Bar
- S2B — Short Standard Iron Bar
- IB — Iron Bar
- R — Round Iron Bar
- CP — Concrete Pin
- P — Proprietary
- W — Witness
- M — Metal
- N — Nail
- P1 — Plan by (AOG) dated Sept. 15, 2015 (Job No. 16301-15)
- P2 — Plan by (AOG) dated Jan. 27, 2000 (Job No. 09-00)
- P3 — Plan by (AOG) dated Jan. 30, 1998 (Job No. 0-017-98)
- P4 — Plan by (AOG) dated Nov. 18, 1988 (Job No. 551-88)
- P5 — Plan by (AOG) dated Sept. 29, 1982 (Job No. 314-82)
- P6 — Plan by (AOG) dated Sept. 29, 1982 (Job No. 314-82)
- P7 — Plan by (AOG) dated Sept. 29, 1982 (Job No. 314-82)
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- P100 — Plan by (AOG) dated Sept. 29, 1982 (Job No. 314-82)

**PART 2**  
**REGISTERED RIGHTS-OF-WAY/EASEMENTS**  
 The northerly 1.27m of the property is subject to agreement in favour of the City of Ottawa and Hydro of Ottawa per int. no. 074978.

**PROPERTY IMPROVEMENTS**  
 1. Easement easement from the property line.  
 2. Easement easement from the property line.  
 3. Compliance with MUNICIPAL ZONING BY-LAWS  
 4. ADDITIONAL REMARKS

**THIS REPORT WAS PREPARED FOR:** [The Client], the Client's solicitors,  
 [Name], [Address], [City], [Province], [Postal Code].  
 The Client has acknowledged and accepted no responsibility for  
 use by other parties. See Part 2 of this report.

**Surveyor's Certificate**  
 I, the undersigned, certify that this report and the plan and map are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them.  
 The report and map were completed on the 11th day of February, 2020.

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
 PLAN SUBMISSION FORM  
 2113895

**THE PLAN IS NOT VALID UNLESS IT IS REGISTERED ON THE ONTARIO LAND SURVEYORS' REGISTRY OF PLANS AND MAPS.**

**TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS, SNOW COVER AND ICE PREVIOUSLY DETERMINING LOCATION OF SOME TOPOGRAPHICAL DATA THAT**

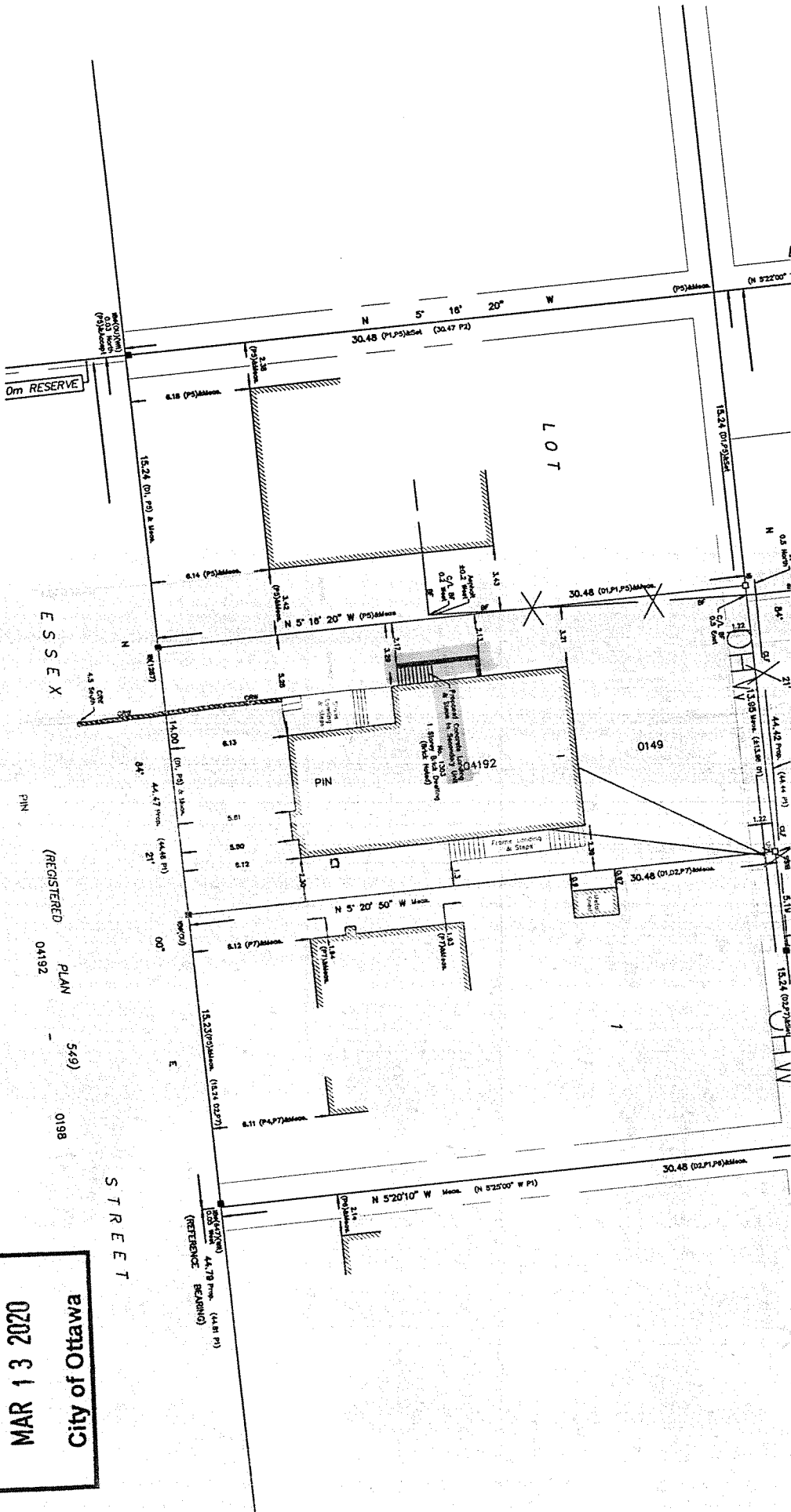
**WARNING - NO REPRESENTATIVE OF FARLEY, SMITH & DENNIS SURVEYING LTD. HAS BEEN IDENTIFIED AS THE SURVEYOR OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENNIS SURVEYING LTD.**

**FARLEY, SMITH & DENNIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 190 CONQUINOS ROAD, OTTAWA, ONTARIO K2E 7J5  
 TEL: (613) 727-2226 FAX: (613) 727-2826

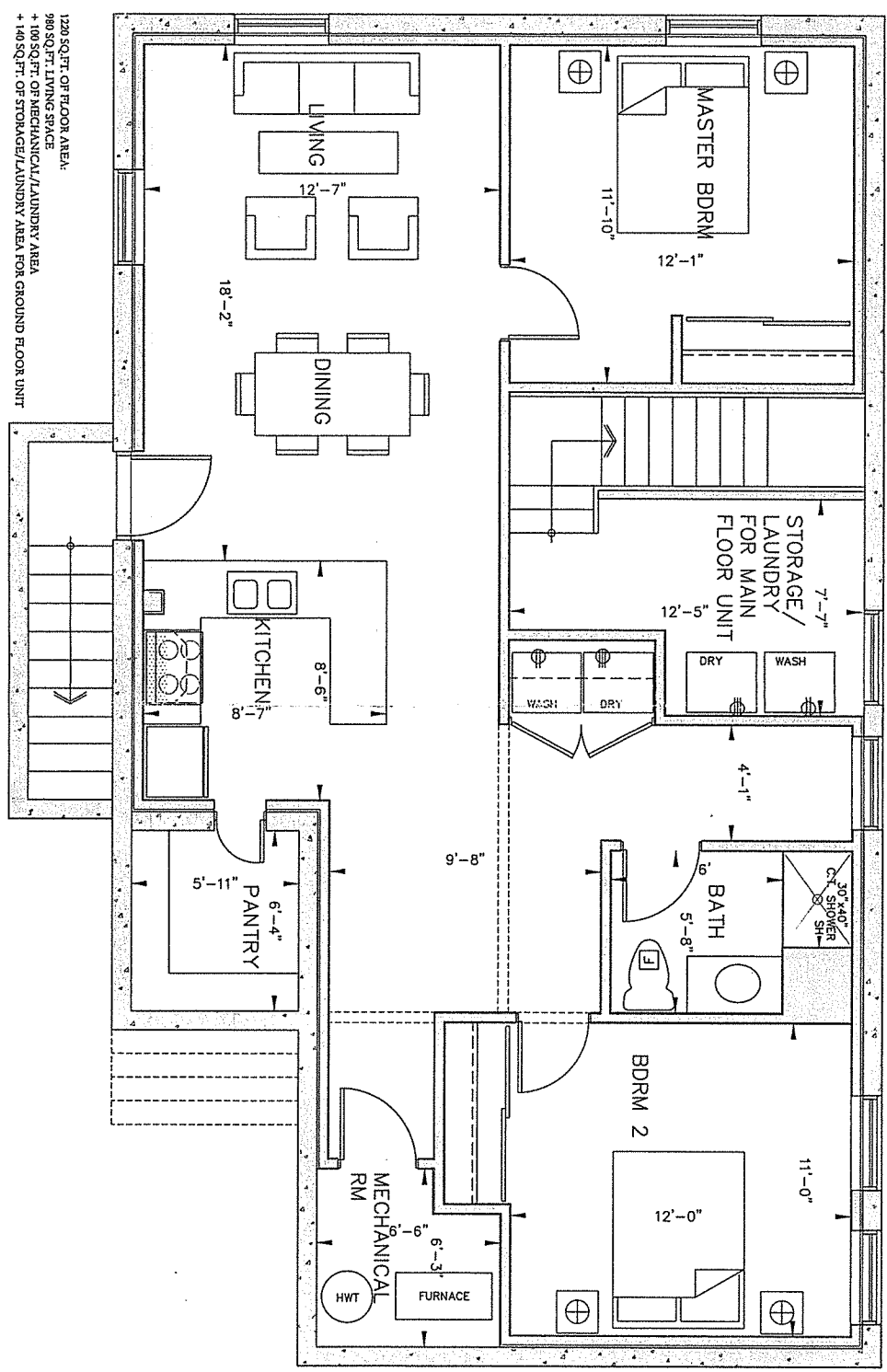
13/2010/09-20, 1303 Essex St., Upper/Far09-20 1303EssexSt/Ph1115-549 O.F.A.S.



1303 ESSEX STREET PROPOSED LOWER LEVEL SECONDARY SITE PLAN  
 1993 SCALE 1:5 05 MARCH 2020



Committee of Adjustment  
 MAR 13 2020  
 City of Ottawa



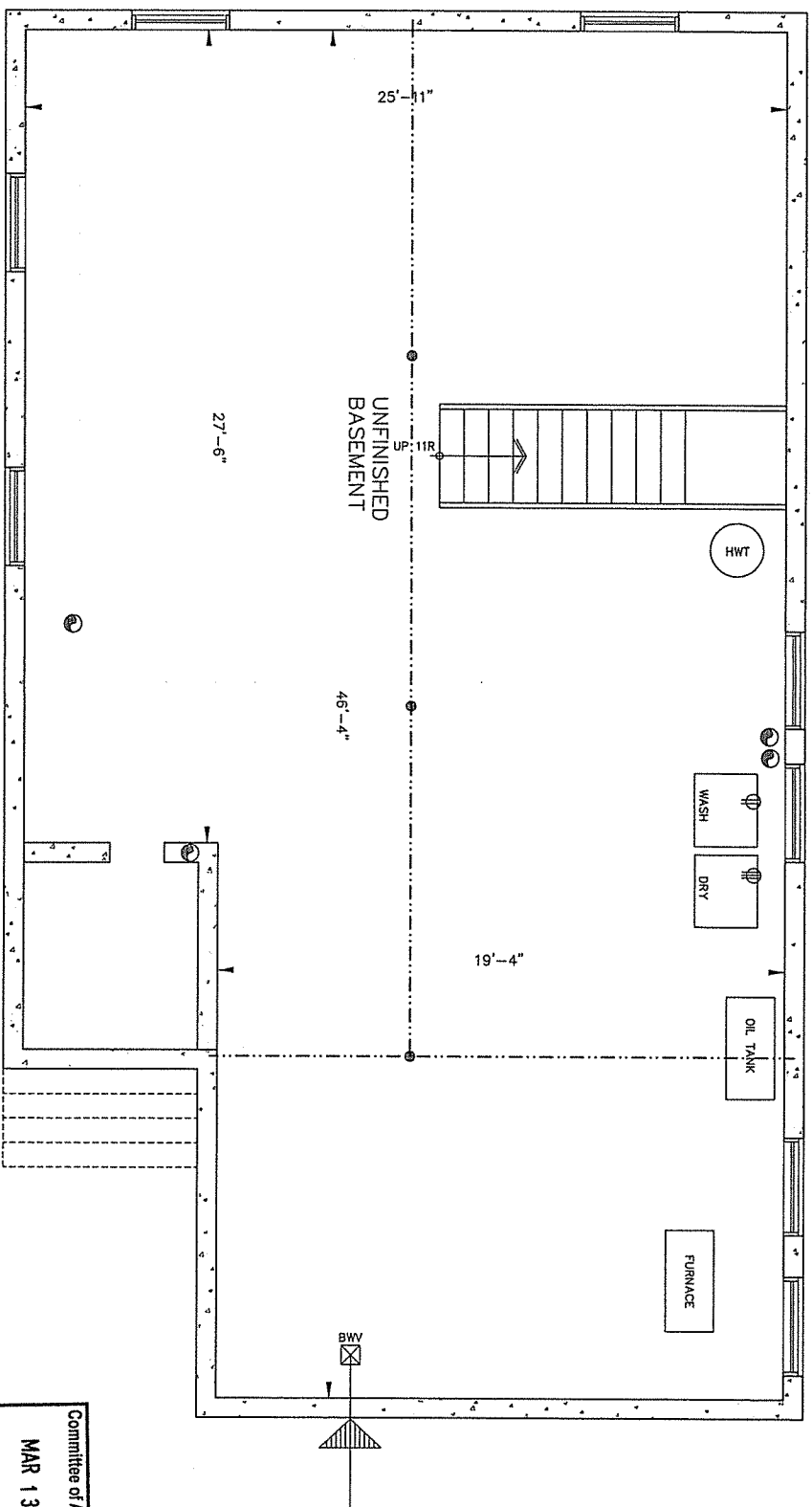
1220 SQ.FT. OF FLOOR AREA:  
 980 SQ.FT. LIVING SPACE  
 + 100 SQ.FT. OF MECHANICAL/LAUNDRY AREA  
 + 140 SQ.FT. OF STORAGE/LAUNDRY AREA FOR GROUND FLOOR UNIT

**1303 ESSEX STREET PROPOSED LOWER LEVEL SECONDARY UNIT FLOOR PLAN**  
 | 1303 | SCALE 1/4" = 1'-0" | 05 MARCH 2020

Committee of Adjustment  
 MAR 13 2020  
 City of Ottawa



1303 ESSEX STREET EXISTING BASEMENT PLAN  
13983 | SCALE 1/4" = 1'-0" | 05 MARCH 2020



Committee of Adjustment  
MAR 13 2020  
City of Ottawa