

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: _____
 DANIEL ROBINSON
 ONTARIO LAND SURVEYOR
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				2674.2
2	Part of 16	462	ALL OF 04377-0185	2736.2

PLAN OF SURVEY OF
PART OF LOT 16 REGISTERED PLAN 462 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2020
 Scale 1: 400
 0 5 10 15 20 30 40 metres
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 Can-Net 3.0 Real Time Network GPS observations on observed reference points A and B, shown hereon, having a bearing of N18°59'20"W and are referred to Specified Control Points: 01919680184 and 019196434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 For bearing comparisons, a rotation of 0°35'20" counter-clockwise was applied to bearings on P1, P2, P3 & P4.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIS Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - CP Concrete Pin
 - IP Iron Pipe
 - (WIT) Witness
 - Meas Measured
 - Acc. Accept
 - (P1) Plan SR-9341
 - (P2) Plan 4R-17077
 - (P3) Plan 4R-24925
 - (P4) Registered Plan 462
 - CLF Chain Link Fence
 - BF Board Fence
 - O.R.P. Observed Reference Point
 - C/W Anchor
 - C/L Centreline

Surveyor's Certificate
 I certify that:
 1. The survey and plan are correct and in accordance with the Surveys Act, the Regulations and the Rules and the Regulations made under them.
 2. The survey and plan are correct and in accordance with the Surveys Act, the Regulations and the Rules and the Regulations made under them.

Committee of Adjustment

Date: _____ Daniel Robinson
 Ontario Land Surveyor

DEC 16 2020

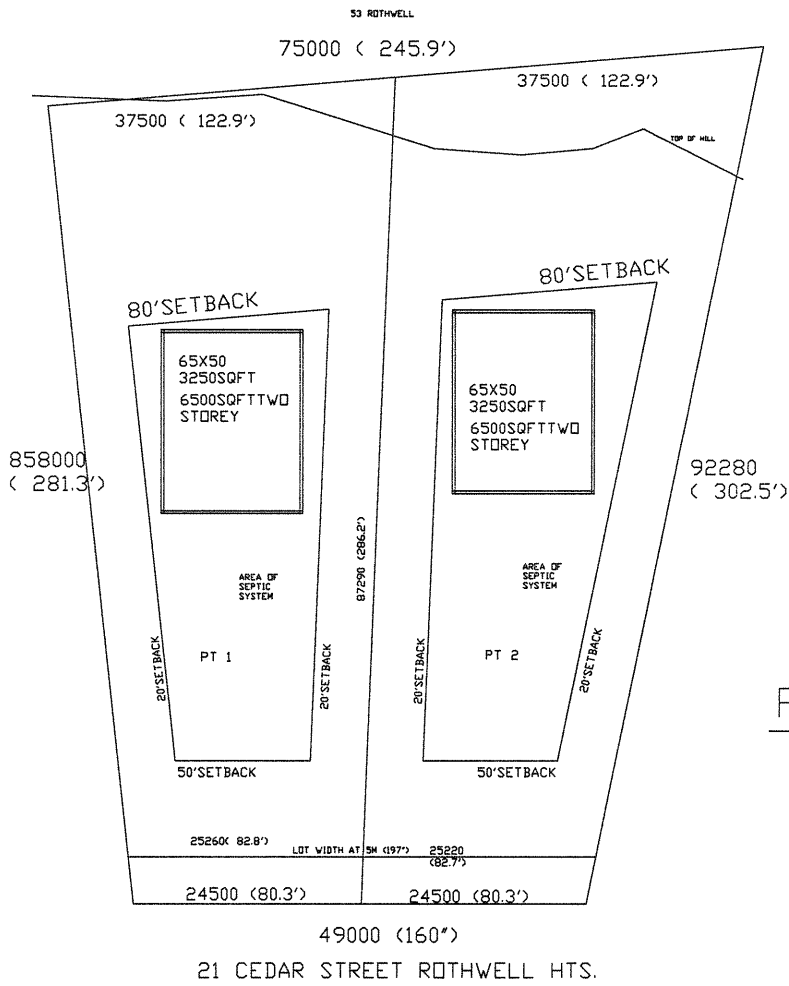
City of Ottawa

CO-ORDINATES WERE DERIVED FROM SMART-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

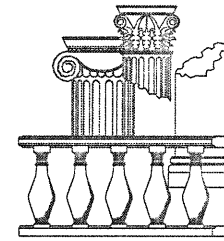
POINT ID	NORTHING	EASTING
O.R.P. (A)	5034666.54	374654.38
O.R.P. (B)	5034775.56	374691.89
01919680184	5040610.16	384736.56
019196434761	5036178.12	372436.11

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FARLEY, SMITH & DENIS SURVEYING LTD.
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 CANADA LAND SURVEYORS
 190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
 TEL: (613) 727-8226 FAX: (613) 727-1826



any errors or omissions if work commences before building permit is issued.



ewald zieger
design consultants

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PROPOSED LOT SEVERANCE

ZONING MATRIX			
21 CEDAR ROAD ROTHWELL HTS.			
OFFICIAL PLAN LANDUSE DESIGNATION:			
ZONE :	R1 AA		
DESCRIPTION:	REQ'D	PROVIDED	
MIN. LOT WIDTH:	30M	24.5M	
MIN. LOT AREA:	1390M	PT1 2074sqm PT2 2123sqm	
MIN. FRONT YARD SETBACK :		30.5M	
MIN. REAR YARD SETBACK:		24.4M	
MIN. INT. SIDEYARD SETBACK:		6.1M	
MAX. BLDG. HT.		10.6M	
MAX. LOT COVERAGE:		11%	
PARKING REQ'D.			