

Committee of Adjustment

Received | Reçu le

2023-06-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

PART 2 - SURVEY REPORT

- DESCRIPTION
LOTS 58, 59 AND 60 ON REGISTERED PLAN
4M-1657 BEING PIN 03902-1437 (LT),
03902-1438 (LT) AND 03902-1439 (LT),
IN THE CITY OF OTTAWA.
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOTS 58, 59 AND 60
REGISTERED PLAN 4M-1657
CITY OF OTTAWA

SCALE 1 : 250



J.D. BARNES LIMITED

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

NOTES

BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF
cercle COAST CIRCLE, HAVING A BEARING OF N 60°24'20" E
AS SHOWN ON REGISTERED PLAN 4M-1657.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
CADASTRAL POINTS SUCH AS LOT CORNERS HAVE BEEN RE-ESTABLISHED
AT THEIR COORDINATE POSITION PER RECORDS OF J.D. BARNES LTD.
REFERENCE No. 18-10-157-00.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT
VERIFIED BY THIS SURVEY.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- PB DENOTES PLASTIC BAR
- ▲ DENOTES CONTROL POINT
- MEAS DENOTES MEASURED
- JDB DENOTES J.D. BARNES LIMITED
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- RP DENOTES REGISTERED PLAN 4M-1657
- MAG DENOTES MAGNETIC
- INST. DENOTES INSTRUMENT
- Nos. DENOTES NUMBERS
- CP DENOTES CONCRETE PORCH

N=NORTH S=SOUTH E=EAST W=WEST

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 28, 2020.

JULY 8, 2020

DATE

Shawn Leroux
SHAWN LEROUX
ONTARIO LAND SURVEYOR



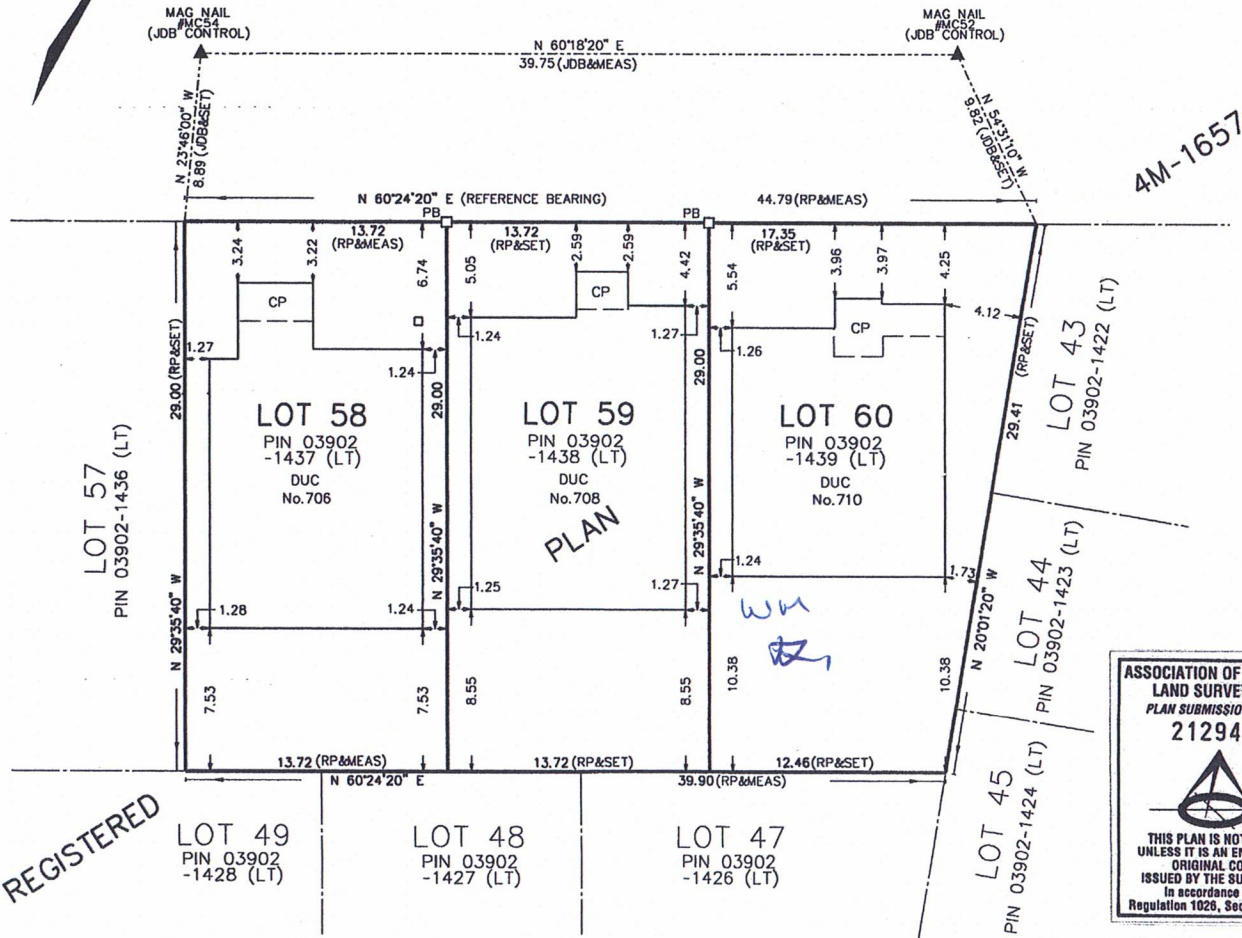
PREPARED FOR: MINTO COMMUNITIES INC.



J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
2419 DON RUID DRIVE, SUITE 204, OTTAWA, ON K1H 1E1
T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

SM	DRAWN
SL	CHECKED
DATE:	07/08/2020
Ref. No.	18-10-157-00
	(LOTS 58, 59 AND 60)

cercle COAST CIRCLE
(DEDICATED BY REGISTERED PLAN 4M-1657)
PIN 03902-1522 (LT)



REGISTERED

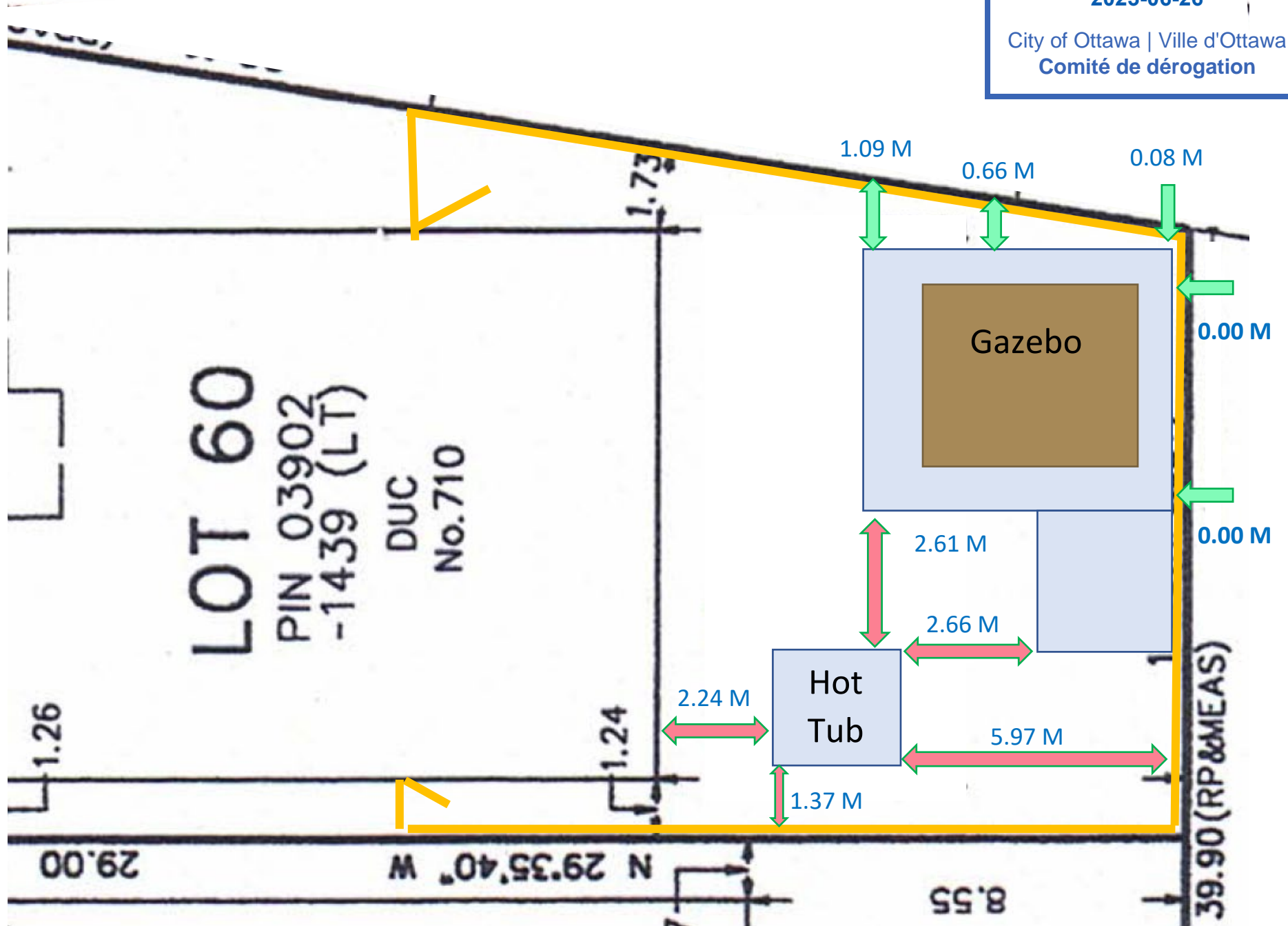
C:\18-10-157\00\SRPP\CAD In Progress\LOTS 58,59,60.dgn

7/8/2020 PLOTTED

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2023-06-26

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2023-06-09

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1 Roof

-> Aluminum

2 Exterior Wall

-> Aluminum

-> Wood

3 Composite Decking

4 Footing

-> 12x12 concrete
deck block

Cross Section

1

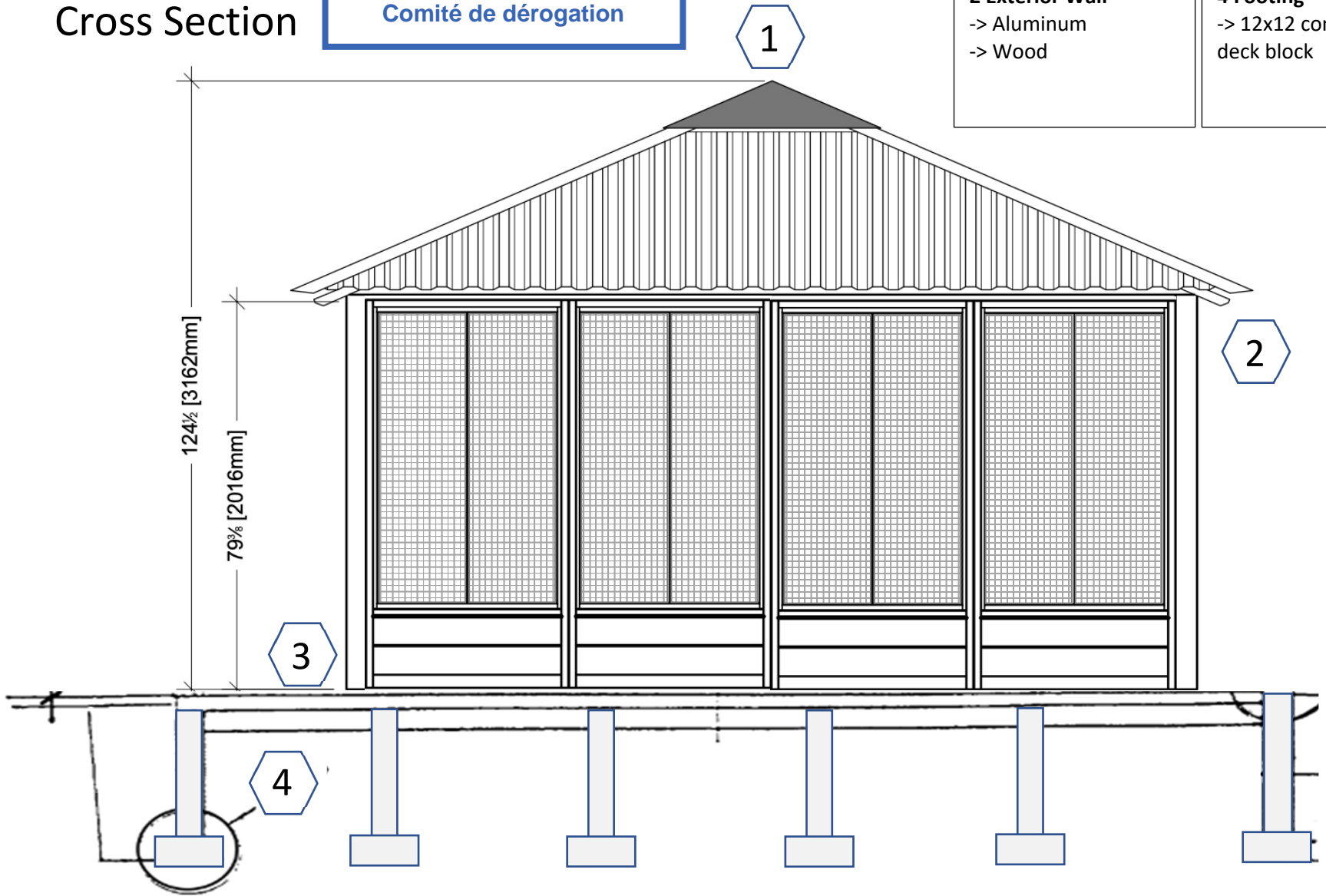
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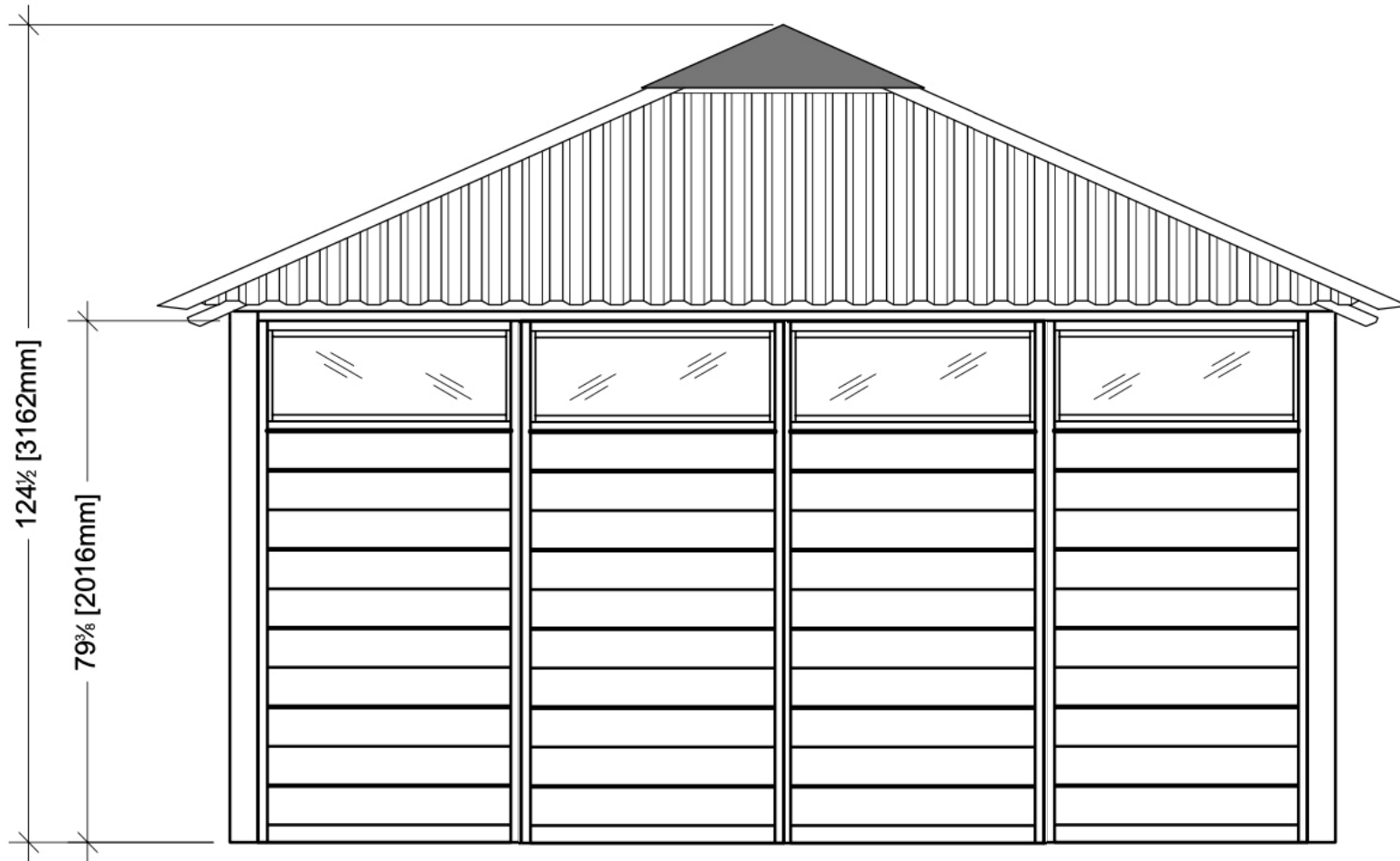
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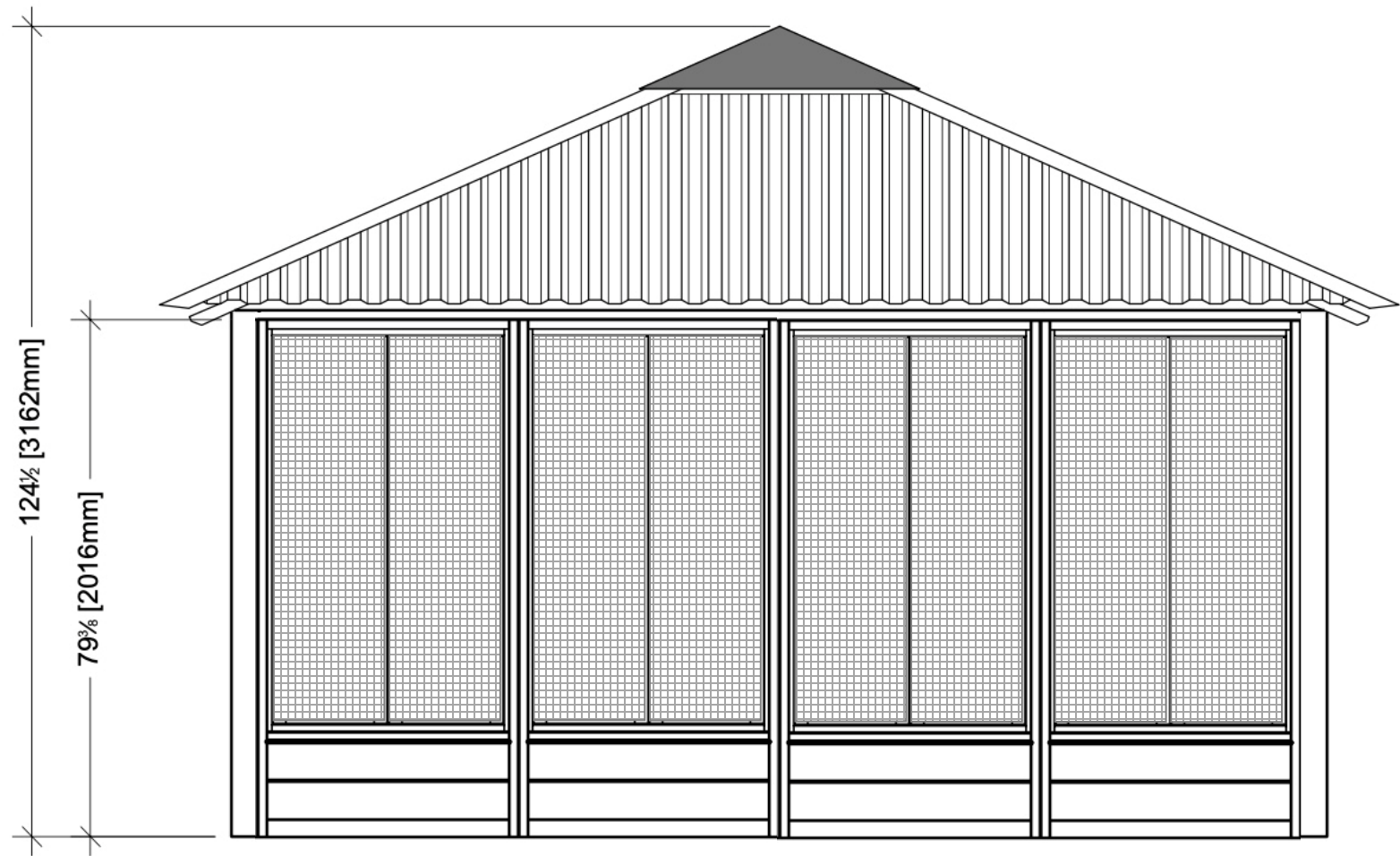
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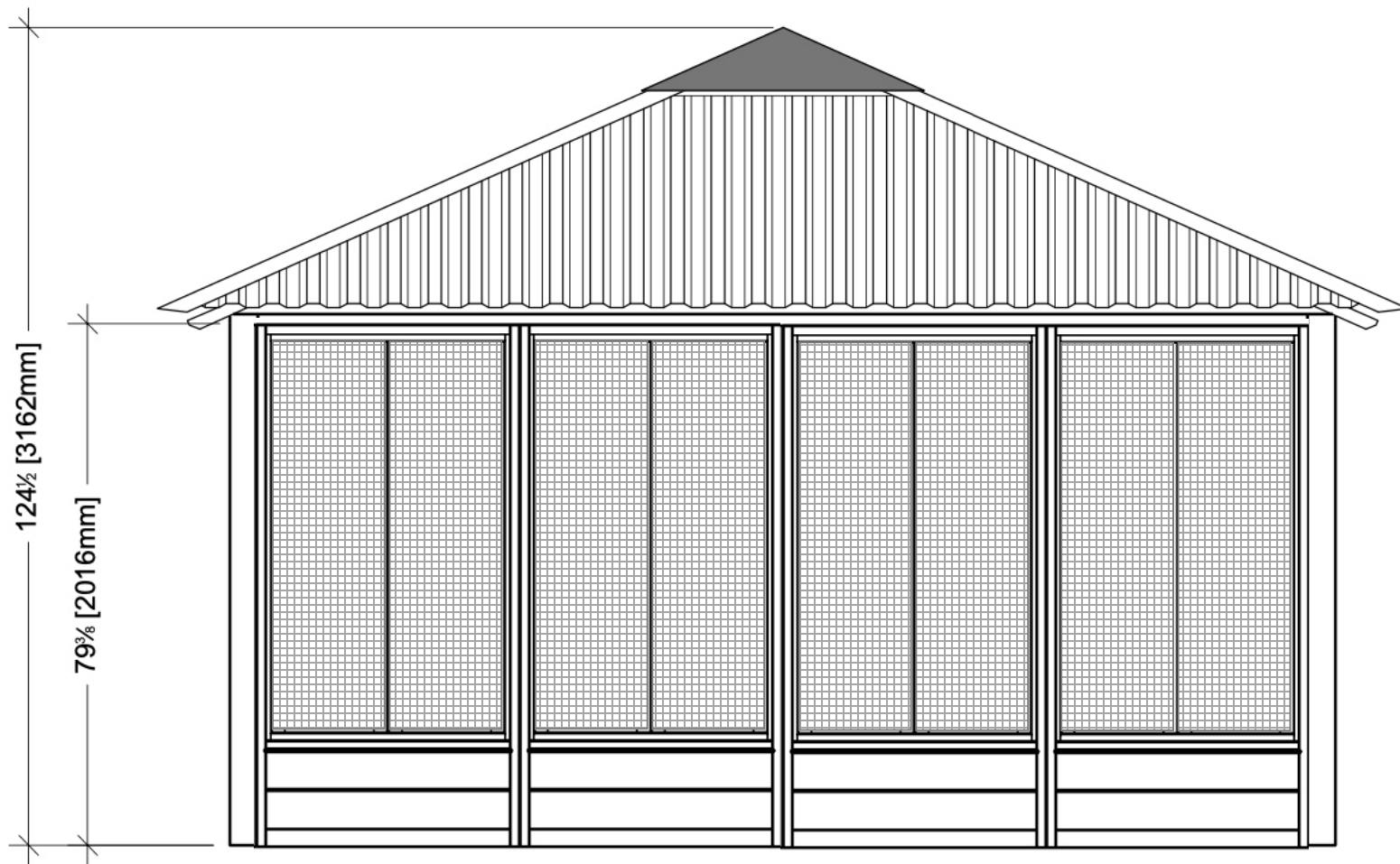
East Facing



North Facing



South Facing



West Facing

