

ACCESS TABLE		
PARTS	TOGETHER WITH	SUBJECT TO
1&2	PARTS 4 & 5	-
3&4	PART 5	PARTS 1,2,3,4,7,8
5&6	PART 4	PARTS 1,2,3,4,7,6
6&7	PARTS 4 & 5	-

SCHEDULE				
PART	PART OF LOT	PLAN	PIN	AREA (sq. m.)
1	LOT 34 AND 33			140.9
2	LOT 34 AND 33			67.6
3	LOT 34 AND 33			140.4
4	LOT 34 AND 33			68.7
5	LOT 33	REGISTERED PLAN 317	PART OF 03975-0017(LT)	72.6
6	LOT 33			164.7
7	LOT 33			75.3
8	LOT 33			164.1
9	LOT 33			12.5
10	LOT 34			10.7

**Committee of Adjustment**  
 Received | Reçu le  
 2023-07-20  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

PLAN OF SURVEY OF  
**PART OF LOTS 33 AND 34**  
**REGISTERED PLAN 317**  
 CITY OF OTTAWA

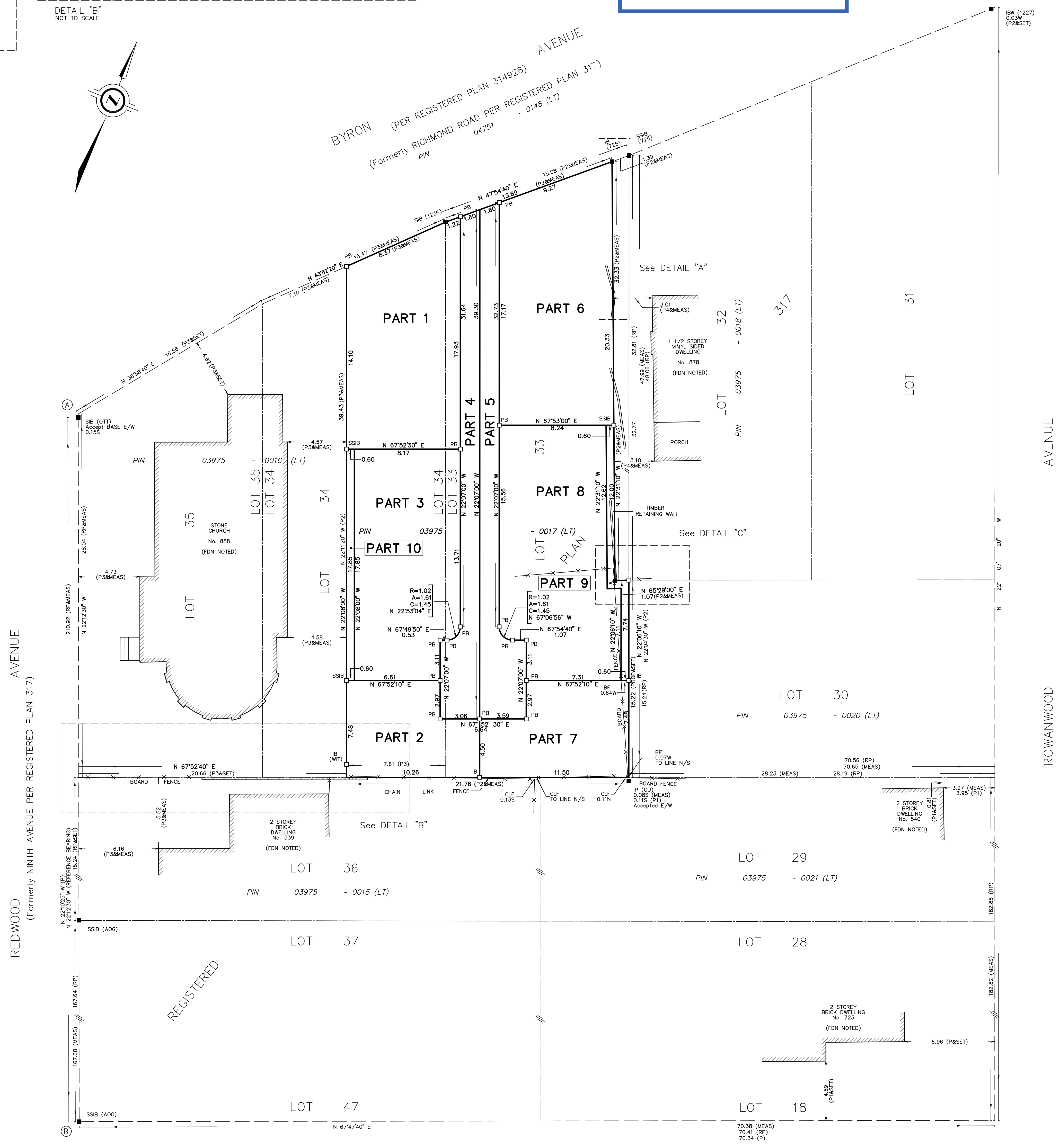
J.D. BARNES LIMITED  
 SCALE 1 : 150

THE INTENDED PLOT SIZE OF THIS PLAN IS 838 mm IN WIDTH BY 762 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150  
**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**  
 BEARINGS ARE MTM GRID, AND ARE REFERRED TO THE EASTERLY LIMIT OF REDWOOD AVENUE, AS SHOWN ON P.3, HAVING A BEARING OF N 22°12'30" W. WAS APPLIED TO P.2.  
 DISTANCES ARE GROUND.  
 COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.Reg 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	362 008.94	5 027 178.98	
ORP (B)	362 029.58	5 027 128.43	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - SSB DENOTES STANDARD IRON BAR
  - IB# DENOTES ROUND IRON BAR
  - IB DENOTES IRON BAR
  - SSB# DENOTES SHORT STANDARD IRON BAR
  - PB DENOTES PLASTIC BAR
  - IP DENOTES IRON PIPE
  - MEAS DENOTES MEASURED
  - OU DENOTES ORIGIN UNKNOWN
  - PROP DENOTES PROPORTION
  - REG DENOTES REGISTERED
  - RP DENOTES REGISTERED PLAN 137
  - P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED JANUARY 5, 2011
  - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND SURVEYING LTD., DATED APRIL 16, 1999
  - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY PAUL A. RIDDELL LTD., DATED JUNE 23, 1993
  - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED OCTOBER 7, 2021
  - P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED APRIL 29, 1991
  - A0G DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
  - 725 DENOTES R.W. ARNETT, O.L.S.
  - 1227 DENOTES L.E. ROSS, O.L.S.
  - 1236 DENOTES PAUL A. RIDDELL LTD.
  - JDB DENOTES J.D. BARNES LTD.
  - OTT DENOTES CITY OF OTTAWA
  - DENOTES PROPERTY LINE
  - FDN DENOTES FOUNDATION
  - CONC DENOTES CONCRETE
  - BF DENOTES BOARD FENCE
  - CLF DENOTES CHAIN LINK FENCE
- N=North / S=South / E=East / W=West



**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 12, 2022.

JANUARY 23, 2023 DRAFT  
 DATE GEORGE ZERVOS  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

**J.D. BARNES** SURVEYING & MAPPING LIMITED  
 LAND INFORMATION SPECIALISTS  
 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP/MC	CHECKED BY: GZ	REFERENCE NO: 22-10-066-01	PLOTTED: 6/22/2023
		DATED: 01/23/23	

**Subject Property**

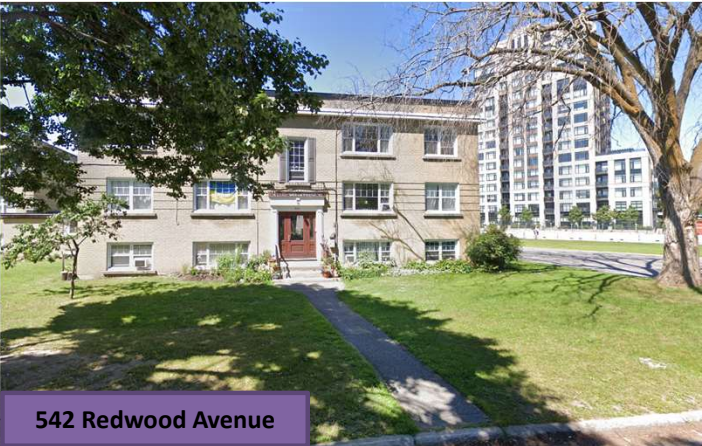
884 Byron Avenue



# Lot Fabric Map

Subject Property

Apartments



542 Redwood Avenue



890 Byron Avenue



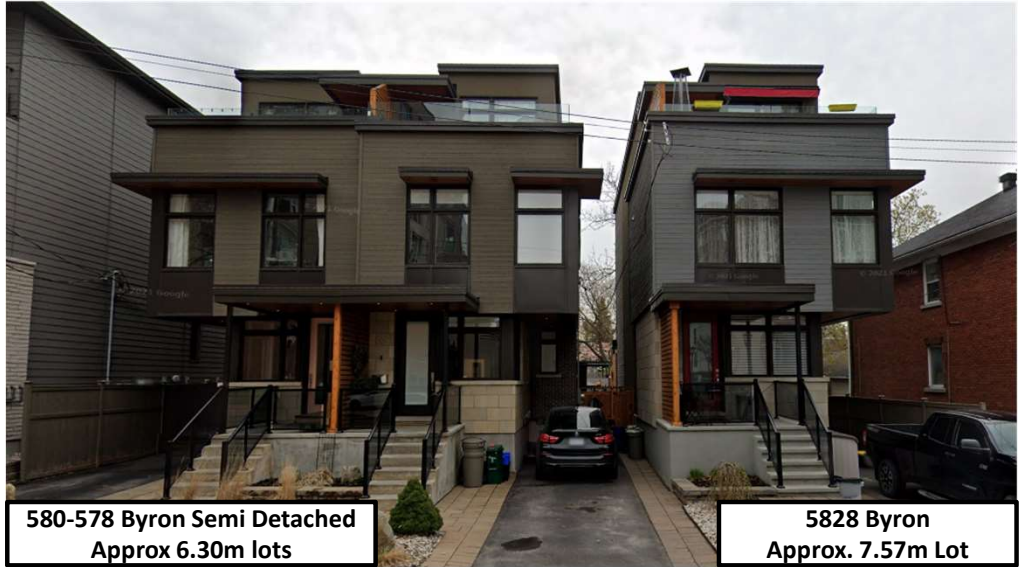
900 Byron Avenue

**Similar Lots on Byron Avenue**



**574 Byron  
Approx 10.05m lot**

**576 Byron  
Approx 10.05m lot**

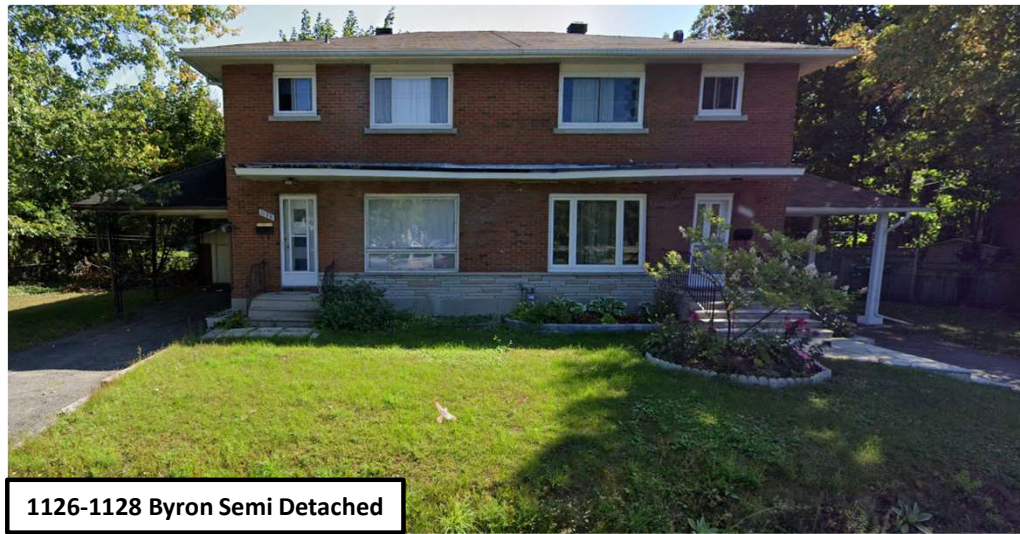


**580-578 Byron Semi Detached  
Approx 6.30m lots**

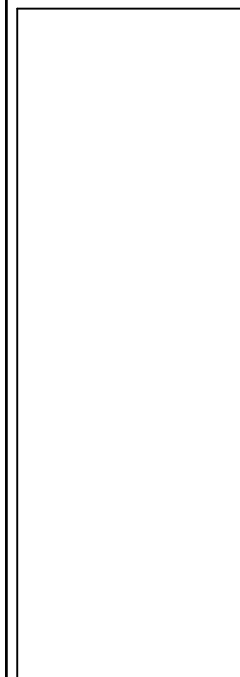
**5828 Byron  
Approx. 7.57m Lot**



**1106-1108 Byron Semi Detached  
9.28m Lots**



**1126-1128 Byron Semi Detached**



**GENERAL NOTES:**

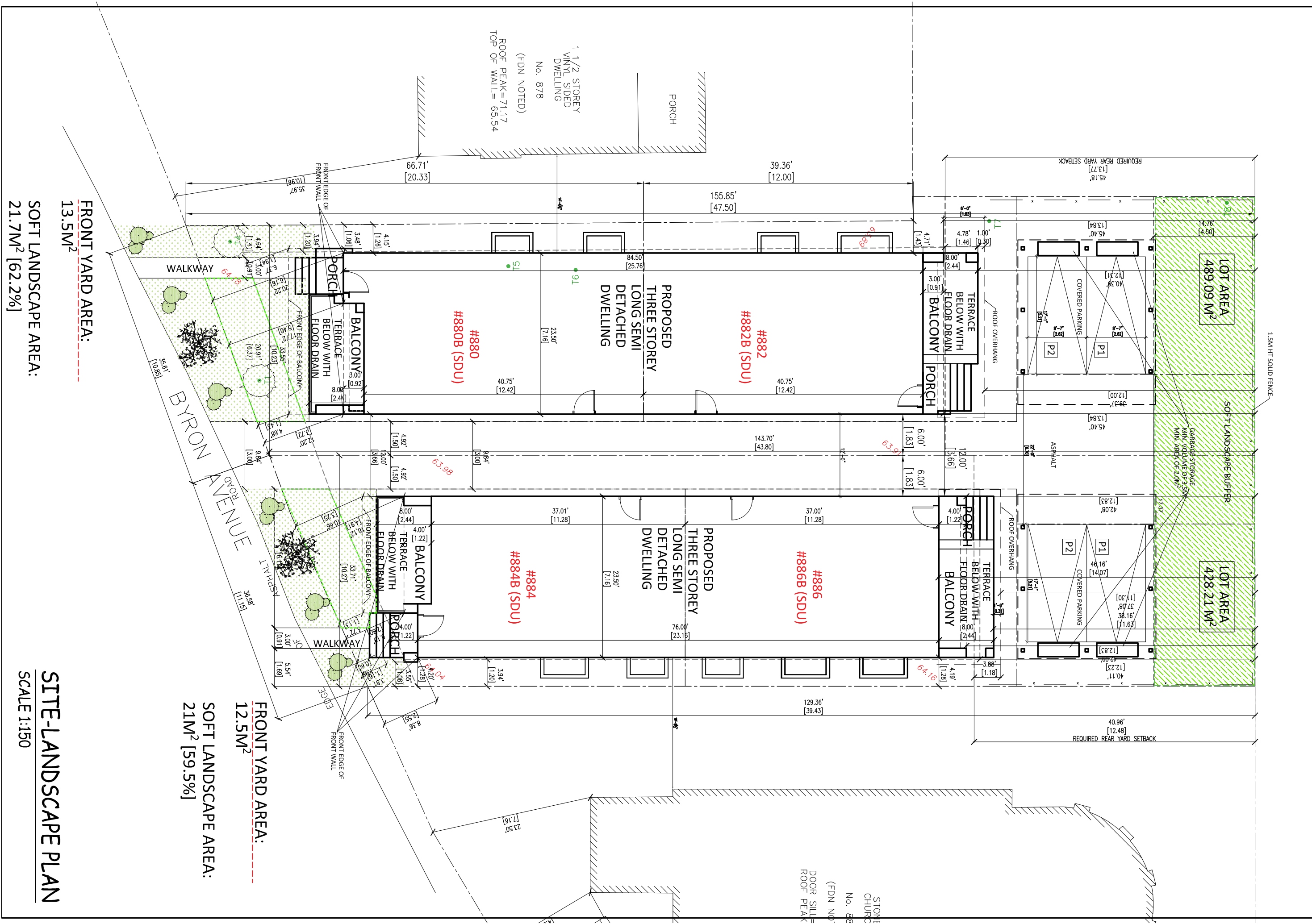
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND CONSTRUCTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:  
PROPOSED THREE STOREY LONG SEMI-DETACHED DWELLING  
880-882 & 884-886  
BYRON  
CITY OF OTTAWA

SHEET TITLE:  
SITE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	S1.1
CHECKED:	
DATE: OCT 2022	
PRINT DATE:	



FRONT YARD AREA: 13.5M<sup>2</sup>

SOFT LANDSCAPE AREA: 21.7M<sup>2</sup> [62.2%]

SITE-LANDSCAPE PLAN

SCALE 1:150

FRONT YARD AREA: 12.5M<sup>2</sup>

SOFT LANDSCAPE AREA: 21M<sup>2</sup> [59.5%]



**Proposed Elevations**  
 880-882 Byron Avenue



**Proposed Elevations**  
884-886 Byron Avenue





**Proposed Elevations**  
884-886 Byron Avenue

