

DRAFT PLAN FOR SEVERANCE

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA sq.m.
1	PART OF	1	ALL OF	607.4
2	11	(OTTAWA FRONT)	04712-0260(LT)	1255.4

Committee of Adjustment
Received | Reçu le
2023-11-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF PART OF LOT 11 CONCESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA

SCALE 1 : 150
0 2.5 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 810mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

J.D. BARNES LIMITED

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, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 0119833001 AND 1919680751, BY REAL TIME NETWORK (RTN) OBSERVATIONS. MTM ZONE 9, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999928.

BEARING ROTATION TABLE	
PLAN	COUNTER-CLOCKWISE ROTATION
(P) 5R-10630	0°27'37"
(P1) 4R-30967	0°26'10"
(P4) 5R-10221	0°27'37"
(P6) 4R-33811	0°28'20"

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 9, NAD83 (ORIGINAL).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
SCP 0119833001	350 031.23	5 028 933.08	
SCP 1919680751	353 765.34	5 018 253.45	

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN SCPS 0119833001 AND 1919680751 IS 11,314.44m. (GROUND), N 19°16'20" W

LEGEND

- ▲ DENOTES CONTROL MONUMENT FOUND
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - MEAS DENOTES MEASURED
 - CU DENOTES ORIGIN UNKNOWN
 - N DENOTES NO IDENTIFICATION
 - WT DENOTES WITNESS
 - N/F DENOTES NORTH FACE
 - S/F DENOTES SOUTH FACE
 - P DENOTES PLAN SR-10630
 - P1 DENOTES PLAN 4R-30967
 - P2 DENOTES PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED MARCH 6, 2018
 - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBERG LTD., DATED JUNE 15, 1994
 - P4 DENOTES PLAN SR-10221
 - P5 DENOTES PLAN R-58 (P-1870-100)
 - P6 DENOTES PLAN 4R-33811
 - D1 DENOTES INSTRUMENT NUMBER N622182
 - D2 DENOTES INSTRUMENT NUMBER N622183
 - MTO DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - 1692 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
 - 725 DENOTES F.W. ARNETT, O.L.S.
 - 647 DENOTES H.R. FARLEY, O.L.S.
 - 632 DENOTES G.C. MROSTIE, O.L.S.
- N=NORTH / S=SOUTH / E=EAST / W=WEST
- ALL SET 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.

TOPOGRAPHIC LEGEND

- C/L DENOTES CENTERLINE
- OH DENOTES OVERHANG
- SP DENOTES STONE PILLAR
- MBOX DENOTES MAIL BOX
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- ANC DENOTES HYDRO ANCHOR
- HP DENOTES HYDRO POLE
- E DENOTES OVERHEAD HYDRO CABLE
- T DENOTES OVERHEAD TELEPHONE CABLE
- OC DENOTES OVERHEAD CABLE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

TREE SCHEDULE

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	1.2	8	0.9 S, 0.2 W
T2	0.4	4	1.3 E
T3	0.4	6.5	0.4 W
T4	0.2	2	2.9 E
T5	0.3	3	0.9 W

TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE. TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE.

SURVEYOR'S CERTIFICATE

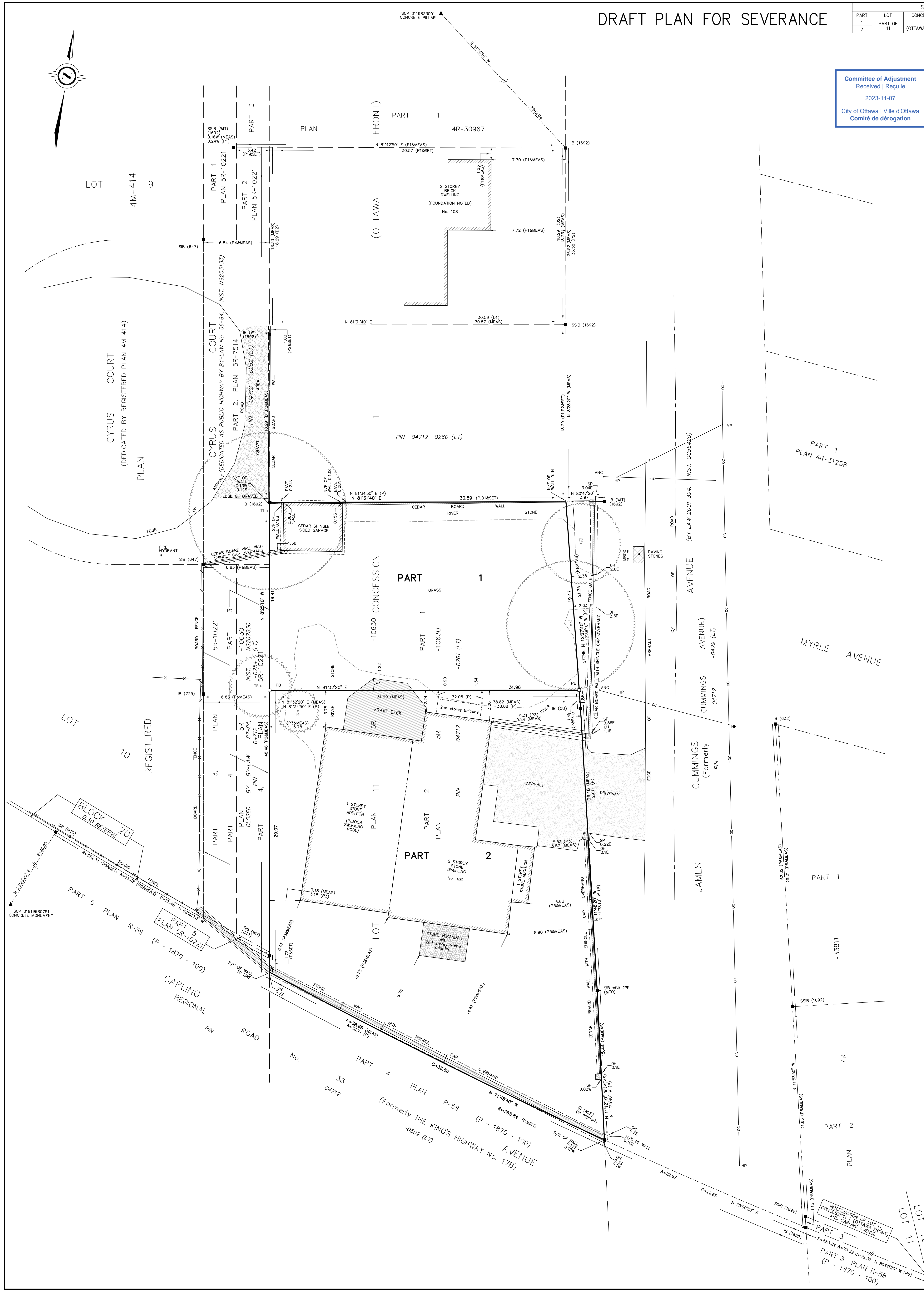
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 7, 2023.

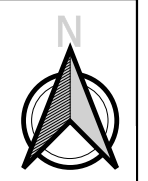
SEPTEMBER 14, 2023 DATE
SHAWN LEROUX ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXX

J.D. BARNES SURVEYING MAPPING GIS LIMITED
LAND INFORMATION SPECIALISTS
62 STACIE DRIVE, SUITE 103, OTTAWA, ON K2K 2A9
T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: SL REFERENCE NO.: 23-10-059-00
FILE: G:\23-10-059\001\Drawings\PLN\23-10-059-RPLN.dwg DATE: 14/09/2023
PLOTTER: 9/14/2023

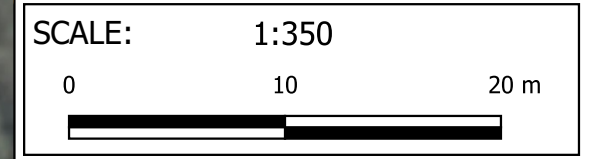




Legend

- Tree Locations
- Proposed Severance
- 100 James Cummings Avenue
- Existing Dwelling
- Parcels
- Conceptual Driveway
- Conceptual Parking Space (5.2 x 2.6 m)
- Developable Area

(Developable area considers Section 144 – Alternative Yard Setbacks for Low-rise Dwellings in the Greenbelt. (By-law 2020-288))



Timothy Sims

100 James Cummings Avenue

Site Plan

Committee of Adjustment
 Received | Reçu le
 2023-11-07
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PROJECT	2471-23
DRAWN	BT
DATE	October 2023