

**PART OF LOT D
CONCESSION GORE ON CHAUDIERE
LAKE**

GEOGRAPHIC TOWNSHIP OF FITZROY
NOW IN THE
CITY OF OTTAWA
J.D. BARNES LIMITED
© COPYRIGHT 2023
SCALE 1 : 150
2.5 0 2.5 5 10 metres

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-01-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).
DISTANCES ARE GROUND.
FOR BEARING COMPARISONS, A ROTATION OF 0°06'30" COUNTER-CLOCKWISE CAN BE APPLIED TO BEARINGS ON PLAN 4R-9605, AND A ROTATION OF 0°07'48" COUNTER-CLOCKWISE CAN BE APPLIED TO BEARINGS ON PLAN SR-5174.
ALL BUILDING TIES ARE TAKEN TO CONCRETE SLAB UNLESS OTHERWISE NOTED.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOT D, CONCESSION GORE ON CHAUDIERE LAKE, BEING ALL OF PIN 04559-0605 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
SUBJECT TO A RIGHT-OF-WAY OVER PART 2 ON PLAN SR-5174 AS IN N676778 SUBJECT TO A RIGHT-OF-WAY OVER PART 1 ON PLAN 4R-9605 AS IN N680139
- BOUNDARY FEATURES
NOTE LOCATION OF THE GRAVEL ROAD AND THE OVERHEAD WIRES ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.
NOTE LOCATION OF THE OVERHEAD WIRE CROSSING THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB# DENOTES FOUND IRON BAR
 - IB DENOTES IRON BAR
 - MEAS DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - Calc. DENOTES CALCULATED
 - P DENOTES PLAN BY A.C. BURNIE, O.L.S., DATED OCTOBER 31, 1956, ATTACHED TO INSTRUMENT No. CT225080
 - P1 DENOTES PLAN SR-5174
 - P2 DENOTES PLAN 4R-9605
 - 918 DENOTES A. GIBSON, O.L.S.
 - 1038 DENOTES A.J. SIMPSON, O.L.S.
 - DENOTES PROPERTY LINE
- N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

- FDN DENOTES FOUNDATION
- C/L DENOTES CENTERLINE
- HP DENOTES HYDRO POLE
- E DENOTES OVERHEAD HYDRO CABLE
- 72 DENOTES MAJOR CONTOUR
- 72 DENOTES MAJOR CONTOUR ELEVATION

ELEVATION NOTE:

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE VERTICAL CONTROL POINT 00119833001 HAVING A PUBLISHED ELEVATION OF 77.08 METRES (CGVD28:78).

WATER NOTE

1. THE OTTAWA RIVER IS REGULATED BY A HYDRO ELECTRIC DAM AT CHATS FALLS. THE WATER EDGE IS REPRESENTED BY THE CONTOUR ELEVATION 58.3 METRES CGVD-28 IN ACCORDANCE WITH THE MEAN ANNUAL ELEVATION AS DETERMINED BY THE OTTAWA RIVER REGULATION BOARD.
2. THE NORMAL WATER'S EDGE AND THE CONTOUR ELEVATION 58.3 METRES CGVD-28 WERE CONCURRENT AT THE TIME OF THE SURVEY.
3. ALL WATER LINE MEASUREMENTS ARE TAKEN PERPENDICULAR TO THE MEASURED TRAVERSE LINE AS SHOWN.

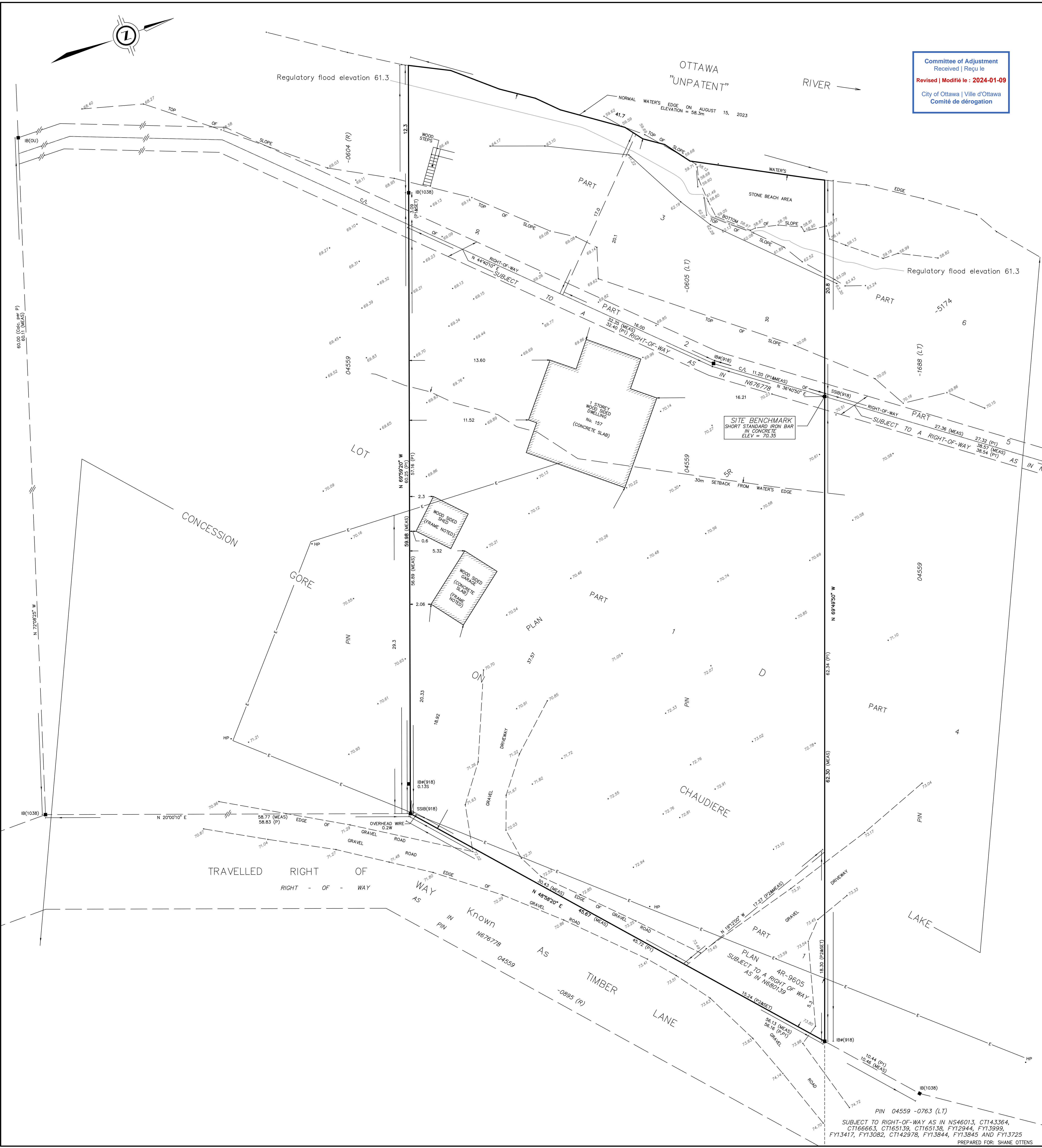
SURVEYOR'S CERTIFICATE

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 AUGUST 15, 2023.
AUGUST 21, 2023
DATE
J.D. Barnes
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42219

J.D. BARNES SURVEYING MAPPING GIS
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	CHECKED BY: KZ/GZ	REFERENCE NO.: 23-10-071-00
PLOTTED: 1/8/2024	DATE: 08/21/23	



Committee of Adjustment
 Received | Reçu le
 2024-01-05
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
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IB#	DENOTES	FOUND IRON BAR
IB	DENOTES	IRON BAR
MEAS	DENOTES	MEASURED
OU	DENOTES	ORIGIN UNKNOWN
Calc.	DENOTES	CALCULATED
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918	DENOTES	A. GIBSON, O.L.S.
1038	DENOTES	A.J. SIMPSON, O.L.S.
—	DENOTES	PROPERTY LINE

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

TOPOGRAPHIC LEGEND

FDN	DENOTES	FOUNDATION
C/L	DENOTES	CENTERLINE
HP	DENOTES	HYDRO POLE
—	DENOTES	OVERHEAD HYDRO CABLE
—	DENOTES	MAJOR CONTOUR
72	DENOTES	MAJOR CONTOUR ELEVATION

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 AUGUST 21, 2023
 DATE

 J.D. BARNES LIMITED
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42219

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 SURVEYING MAPPING GIS
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 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP	CHECKED BY: KZ/GZ	REFERENCE NO: 23-10-071-00
PLOTTED: 8/22/2023	DATE: 08/21/23	

PREPARED FOR: SHANE OTTENS
 FILE: G:\23-10-071\00\Drawings\SRPR-TOPO\2310071-SRPR.dgn

GENERAL NOTES

E. & O. E.

DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED.

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GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE WITH THE LATEST O.B.C., ANY MUNICIPAL BYLAWS & ALL BYLAWS & ALL OTHER APPLICABLE CODES.

LOT AREAS

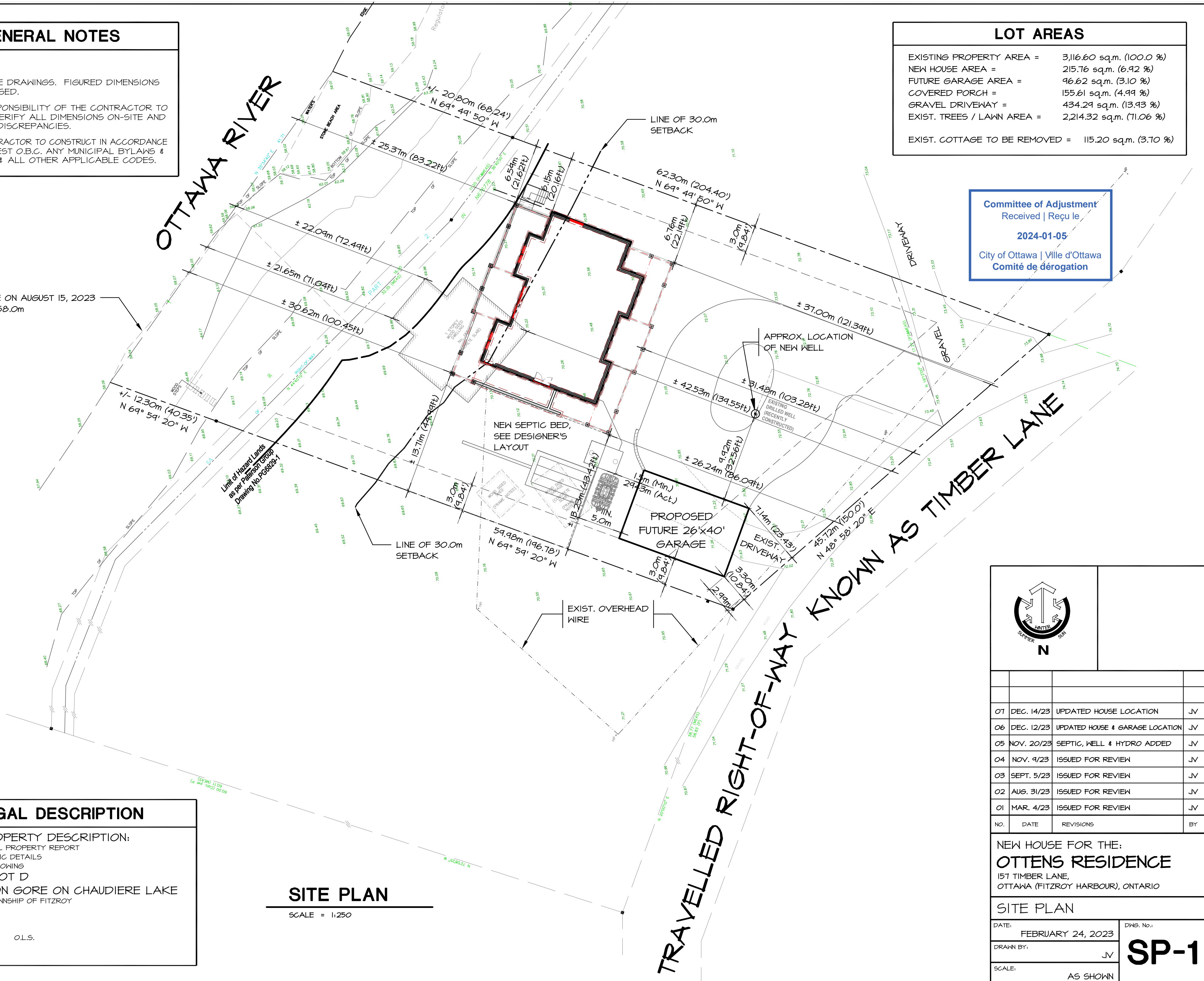
EXISTING PROPERTY AREA =	3,116.60 sq.m. (100.0 %)
NEW HOUSE AREA =	215.76 sq.m. (6.92 %)
FUTURE GARAGE AREA =	96.62 sq.m. (3.10 %)
COVERED PORCH =	155.61 sq.m. (4.99 %)
GRAVEL DRIVEWAY =	434.29 sq.m. (13.93 %)
EXIST. TREES / LAWN AREA =	2,214.32 sq.m. (71.06 %)
EXIST. COTTAGE TO BE REMOVED =	115.20 sq.m. (3.70 %)

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2024-01-05

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WATER'S EDGE ON AUGUST 15, 2023
ELEVATION = 58.0m



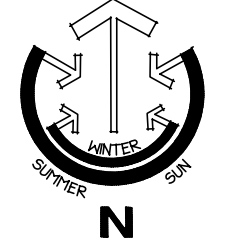
LEGAL DESCRIPTION

LEGAL PROPERTY DESCRIPTION:
SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING
PART OF LOT D
CONCESSION GORE ON CHAUDIERE LAKE
GEOGRAPHIC TOWNSHIP OF FITZROY
NOW IN THE
CITY OF OTTAWA

GEORGE ZERVOS O.L.S.
J.D. BARNES LTD.
AUGUST 21, 2023

SITE PLAN

SCALE = 1:250



No.	DATE	REVISIONS	BY
07	DEC. 14/23	UPDATED HOUSE LOCATION	JV
06	DEC. 12/23	UPDATED HOUSE & GARAGE LOCATION	JV
05	NOV. 20/23	SEPTIC, WELL & HYDRO ADDED	JV
04	NOV. 9/23	ISSUED FOR REVIEW	JV
03	SEPT. 5/23	ISSUED FOR REVIEW	JV
02	AUG. 31/23	ISSUED FOR REVIEW	JV
01	MAR. 4/23	ISSUED FOR REVIEW	JV

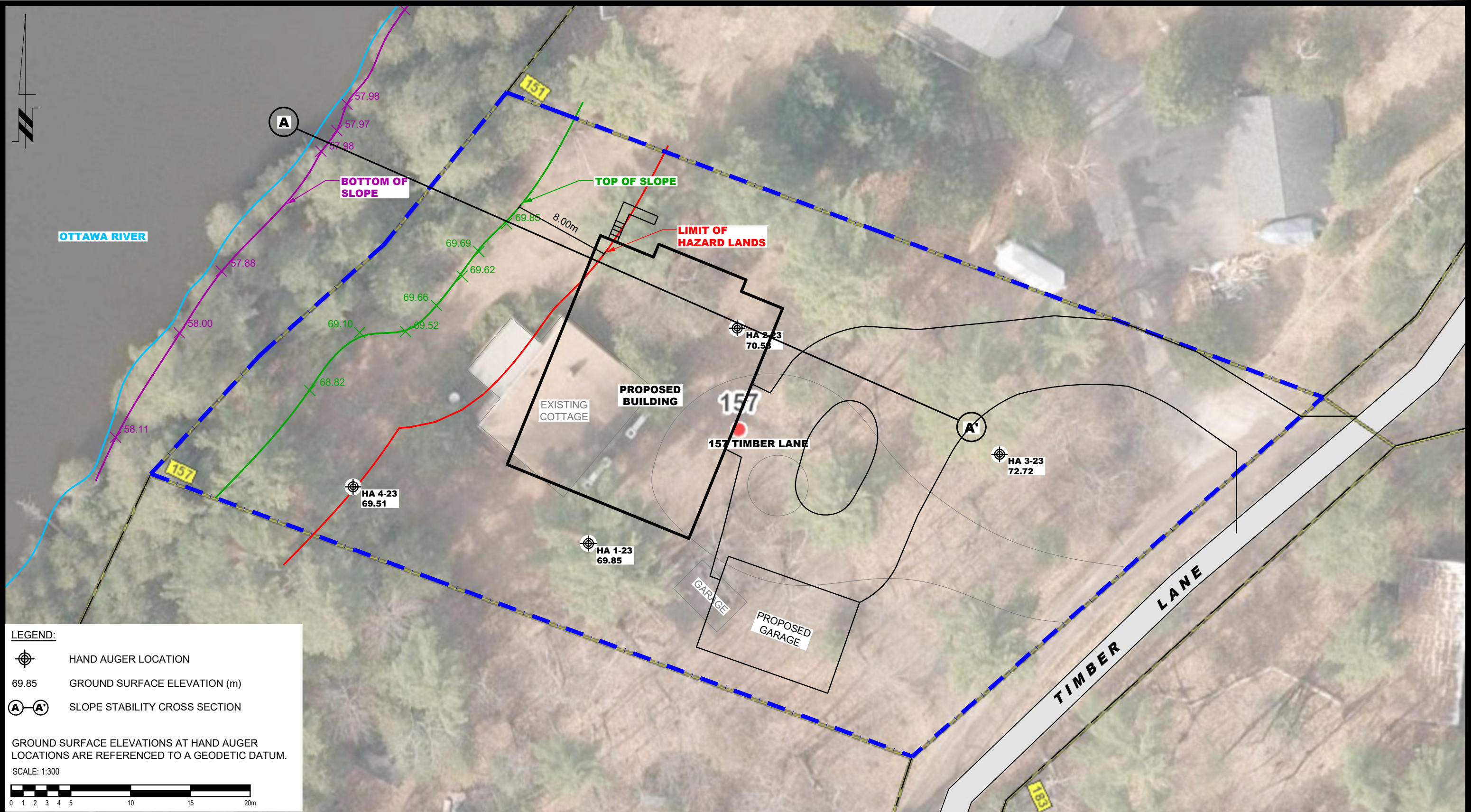
NEW HOUSE FOR THE:
OTTENS RESIDENCE
157 TIMBER LANE,
OTTAWA (FITZROY HARBOUR), ONTARIO

SITE PLAN	
DATE:	FEBRUARY 24, 2023
DRAWN BY:	JV
SCALE:	AS SHOWN
SP-1	





FIGURE 1

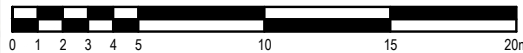
KEY PLAN



LEGEND:

-  HAND AUGER LOCATION
- 69.85 GROUND SURFACE ELEVATION (m)
-  SLOPE STABILITY CROSS SECTION

GROUND SURFACE ELEVATIONS AT HAND AUGER LOCATIONS ARE REFERENCED TO A GEODETIC DATUM.
SCALE: 1:300




9 AURIGA DRIVE
OTTAWA, ON
K2E 7T9
TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

MR. SHANE OTTENS
SLOPE STABILITY ASSESSMENT
PROPOSED SINGLE-FAMILY DWELLING
157 TIMBER LANE

OTTAWA, ONTARIO

Title: **TEST HOLE LOCATION PLAN**

Scale:	1:300	Date:	09/2023
Drawn by:	YA	Report No.:	PG6829-MEMO.01
Checked by:	DR	Dwg. No.:	PG6829-1
Approved by:	SD	Revision No.:	

Photo 1:



Photo 2:



Photo 3:



Photo 4:



Figure 2A - Section A - Existing Conditions - Static Analysis

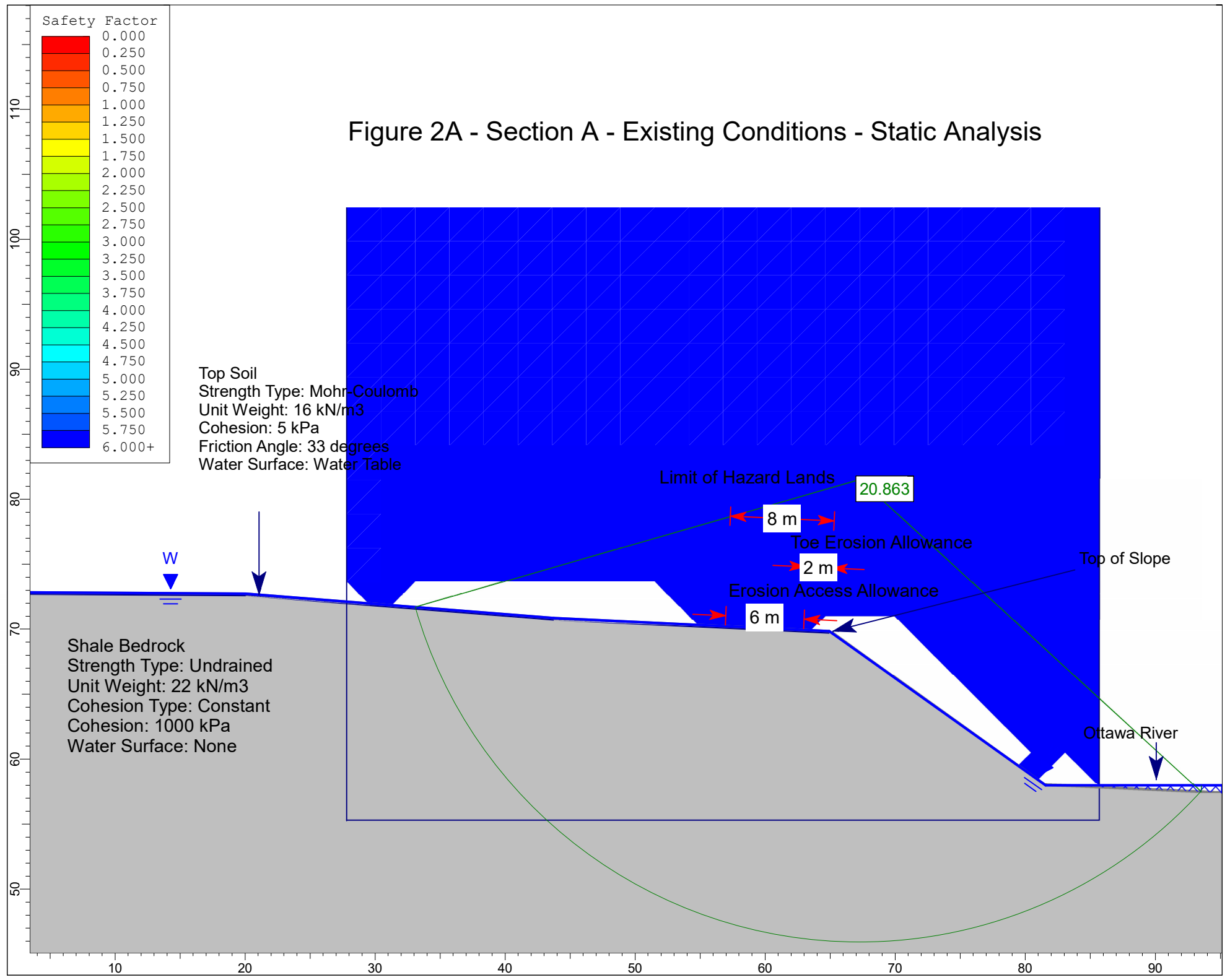
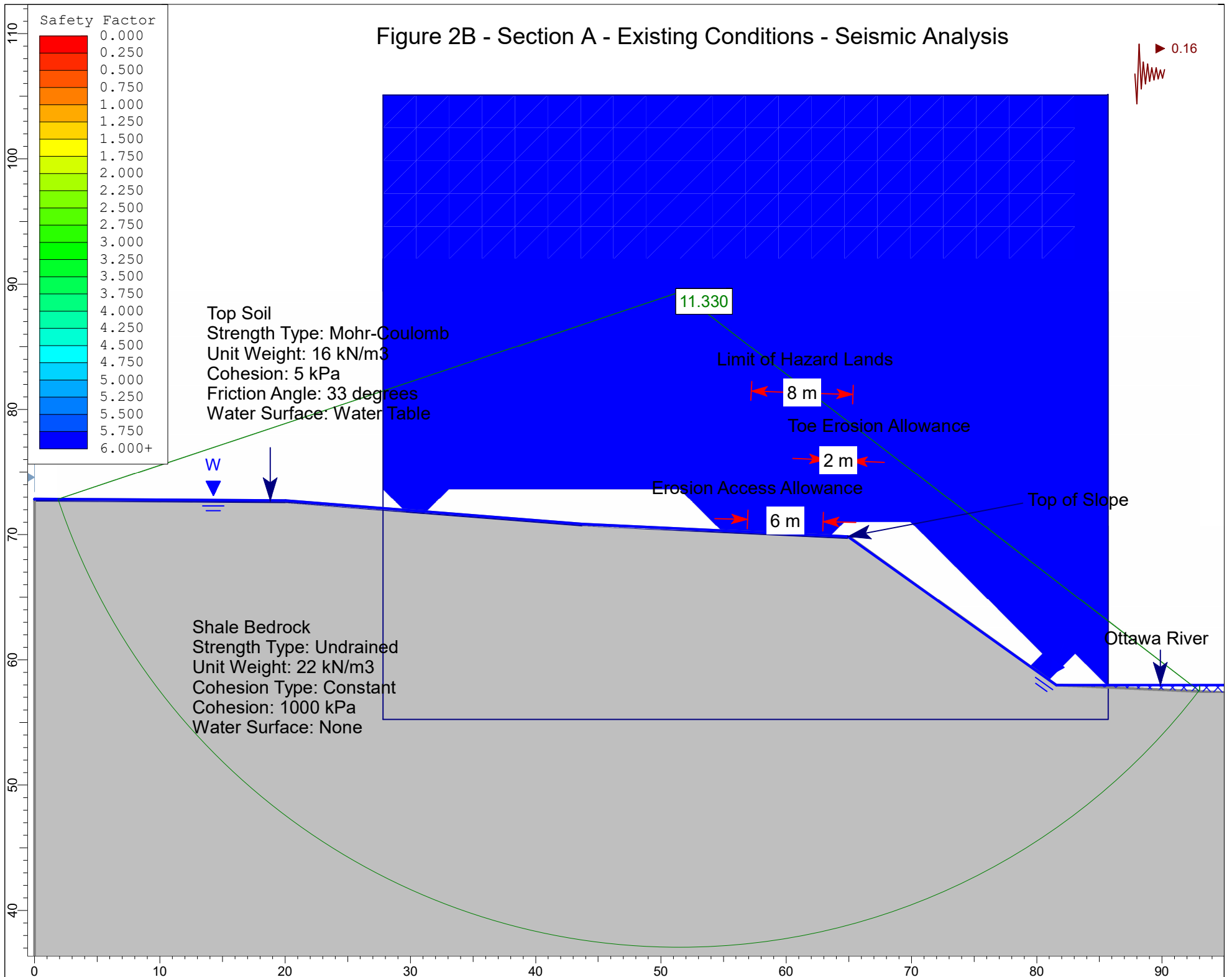
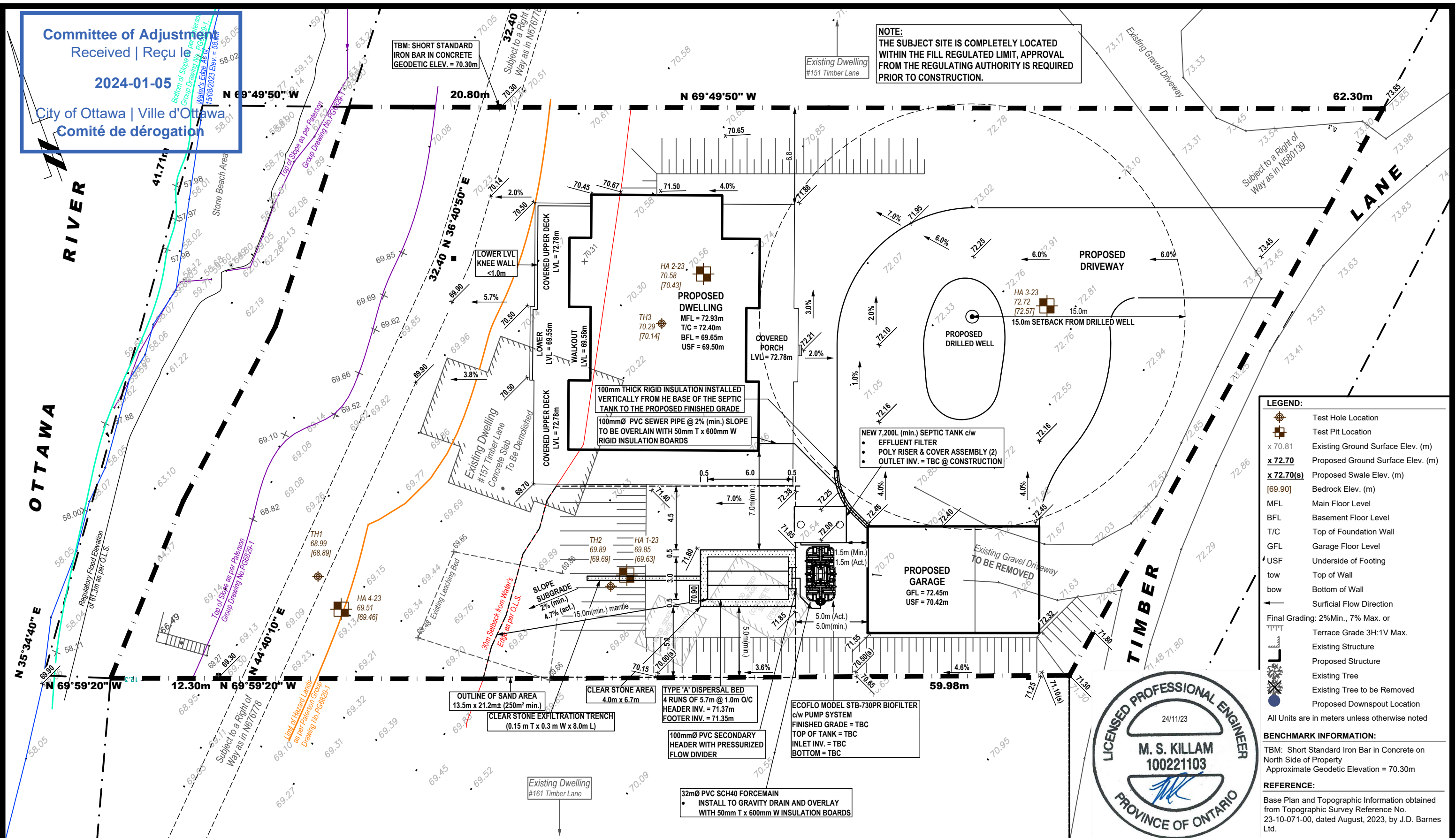


Figure 2B - Section A - Existing Conditions - Seismic Analysis



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NOTE:
THE SUBJECT SITE IS COMPLETELY LOCATED
WITHIN THE FILL REGULATED LIMIT, APPROVAL
FROM THE REGULATING AUTHORITY IS REQUIRED
PRIOR TO CONSTRUCTION.



LEGEND:

- Test Hole Location
- Test Pit Location
- Existing Ground Surface Elev. (m)
- Proposed Ground Surface Elev. (m)
- Proposed Swale Elev. (m)
- Bedrock Elev. (m)
- MFL
- BFL
- T/C
- GFL
- USF
- tow
- bow
- Surficial Flow Direction
- Final Grading: 2% Min., 7% Max. or Terrace Grade 3H:1V Max.
- Existing Structure
- Proposed Structure
- Existing Tree
- Existing Tree to be Removed
- Proposed Downspout Location

All Units are in meters unless otherwise noted

BENCHMARK INFORMATION:
TBM: Short Standard Iron Bar in Concrete on North Side of Property
Approximate Geodetic Elevation = 70.30m

REFERENCE:
Base Plan and Topographic Information obtained from Topographic Survey Reference No. 23-10-071-00, dated August, 2023, by J.D. Barnes Ltd.



Consultant

9 AURIGA DRIVE
OTTAWA, ON
K2E 3S9
TEL: (613) 226-7381

DD/MM/YY	Description	Rev.
24/11/23	Revised Garage Location	5
13/11/23	Revised & Issued for Septic Permit	4
24/10/23	Issued for Septic Permit	3
16/10/23	House Elevations Revised	2

Client

SHANE OTTENS

Project

PROPOSED SINGLE RESIDENTIAL DWELLING & GARAGE LOFT
157 TIMBER LANE
OTTAWA (FITZROY), ONTARIO

Drawing

SEWAGE SYSTEM LAYOUT PLAN

Scale:	1:250	Drawn by:	KB
Date:	11/2023	Checked by:	HV
Drawing no.:	PH4789-1(rev.4)		

p:\autocad\drawings\hydrology\p4789-1\p4789-1\157 timber lane, fitzroy harbour\November 2023\p4789-1(rev.5).dwg

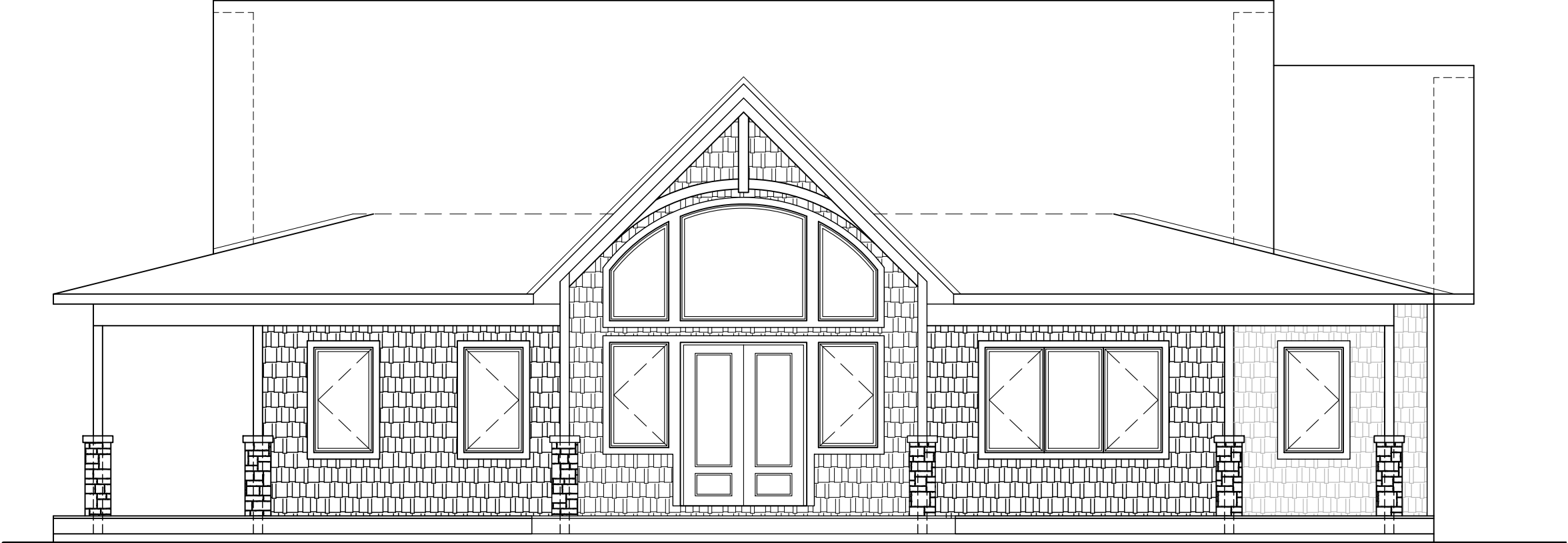
THE OTTENS RESIDENCE (2024)

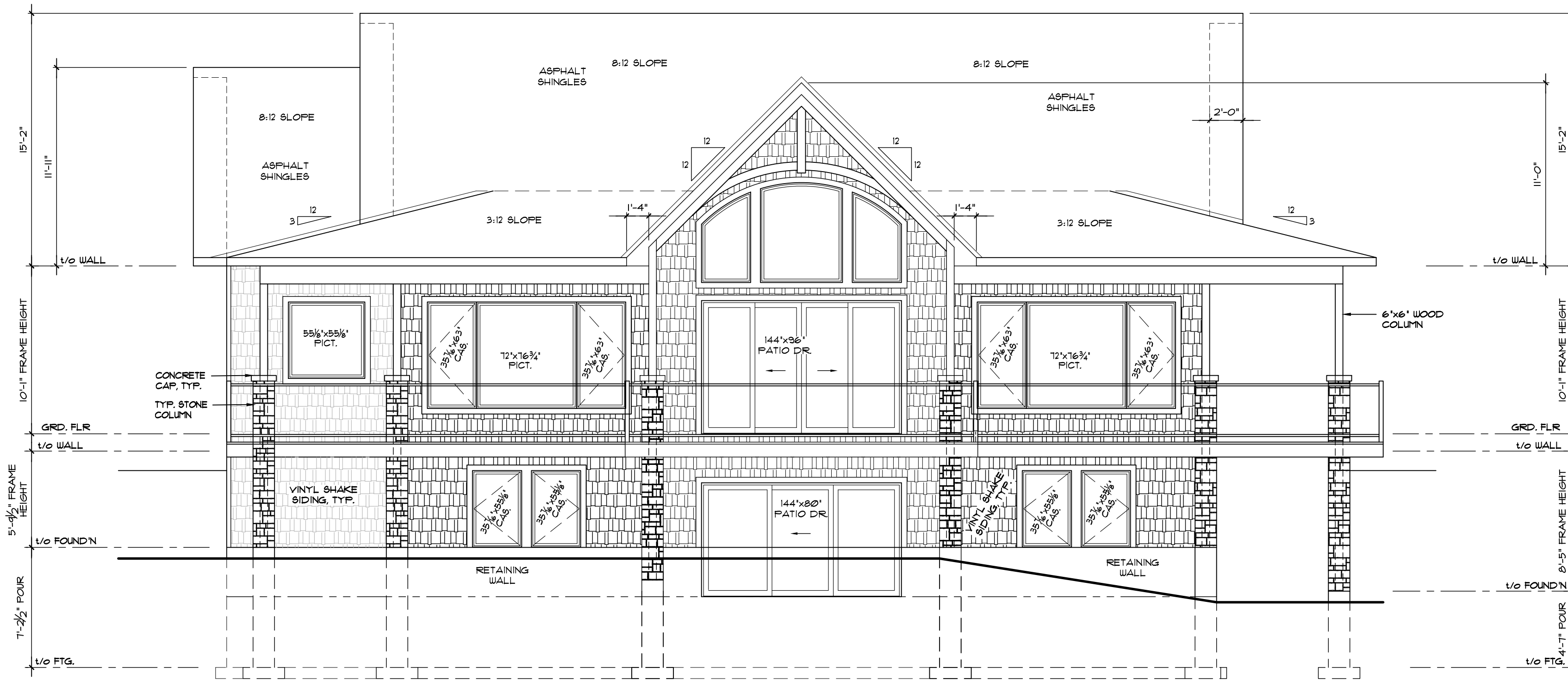
GROUND FLOOR AREA = 2,323 sq.ft.

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2024-01-05

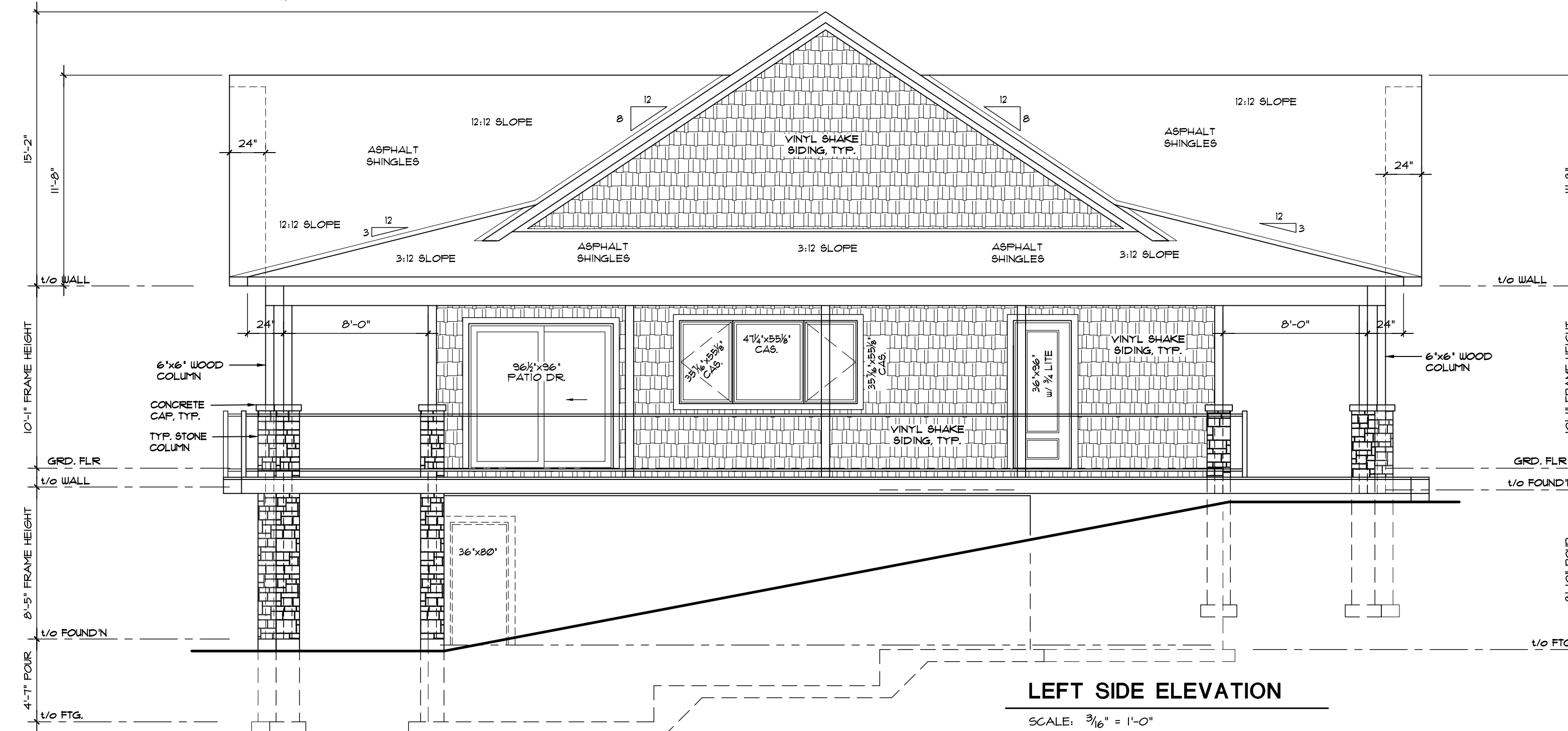
City of Ottawa | Ville d'Ottawa
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REAR (NORTH) ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$



LEFT SIDE ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

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GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE WITH THE LATEST O.B.C. ANY MUNICIPAL BYLAWS AND ALL BYLAWS AND ALL OTHER APPLICABLE CODES.

FACTORY BUILT FIREPLACES & THEIR INSTALLATION SHALL CONFORM TO U.L.C. 610 "STANDARD" FOR FACTORY BUILT FIREPLACES.

ALL HALF WALLS TO BE 42" HIGH UNLESS NOTED OTHERWISE.

ALL GUARDRAILS TO BE 36" HIGH UNLESS NOTED OTHERWISE.

CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.

PRINCIPAL EXHAUST IN ALL BATHROOMS TO BE VENTED TO THE OUTSIDE.

PROVIDE SUPPORT FOR WALLS PARALLEL TO FLOOR JOISTS AS PER O.B.C. 9.23.9.4

PROVIDE SUPPORT 2-2"x10" LINTEL w/ P3 POST @ ALL OPENINGS U.N.O. ON ALL PANS

NO.	DATE	REVISIONS	BY
06	DEC. 12/23	ISSUED FOR REVIEW	JV
05	DEC. 10/23	UPDATE WINDOW SIZES	JV
04	NOV. 27/23	ISSUED FOR REVIEW	JV
03	SEPT. 5/23	ISSUED FOR REVIEW	JV
02	AUG. 31/23	ISSUED FOR REVIEW	JV
01	MAR. 18/23	ISSUED FOR REVIEW	JV

NEW HOUSE FOR THE:
OTTENS FAMILY
157 TIMBER LANE,
OTTAWA (FITZROY HARBOUR), ONTARIO

ELEVATIONS

DATE: MARCH 5, 2023

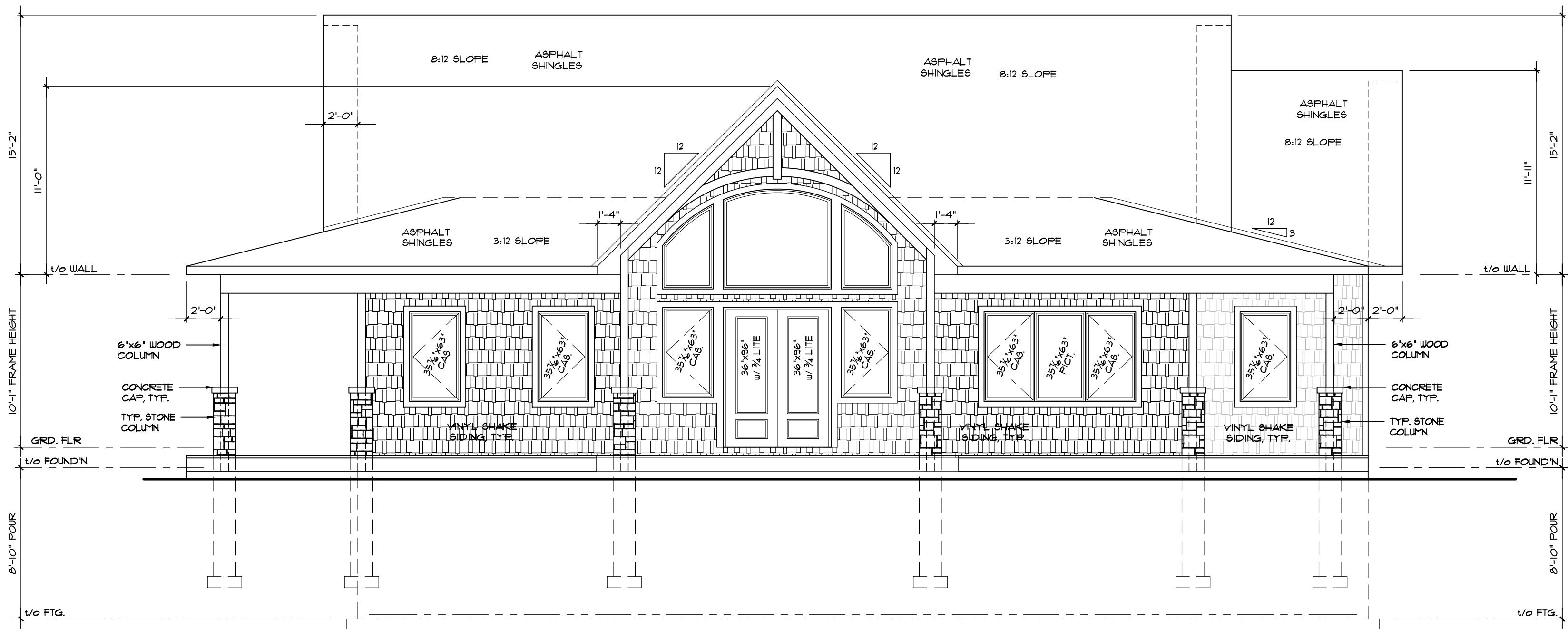
CHECKED BY:

DRAWN BY:

DWG. No.

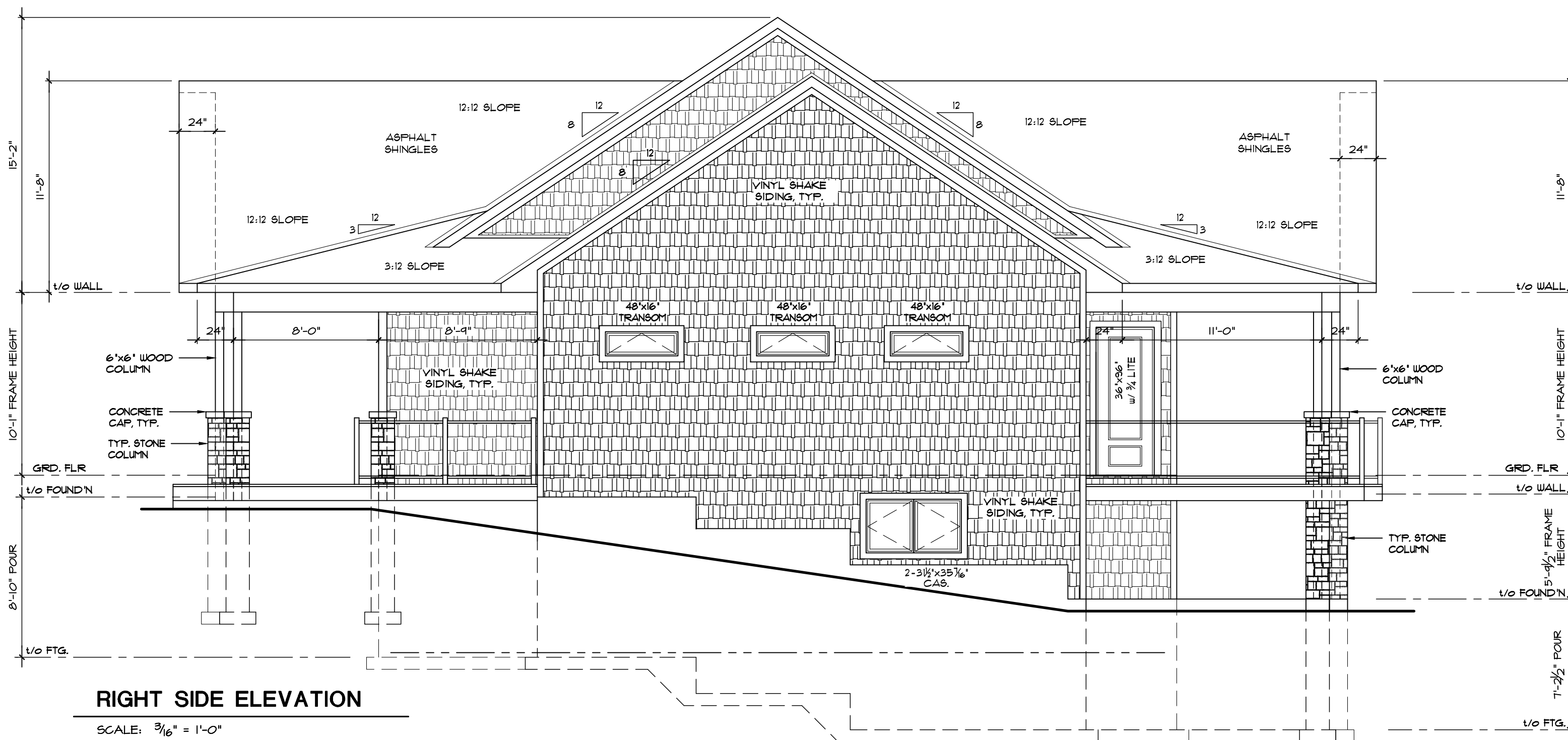
A-3

JV



SOUTH (FRONT) ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$



RIGHT SIDE ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

GENERAL NOTES:

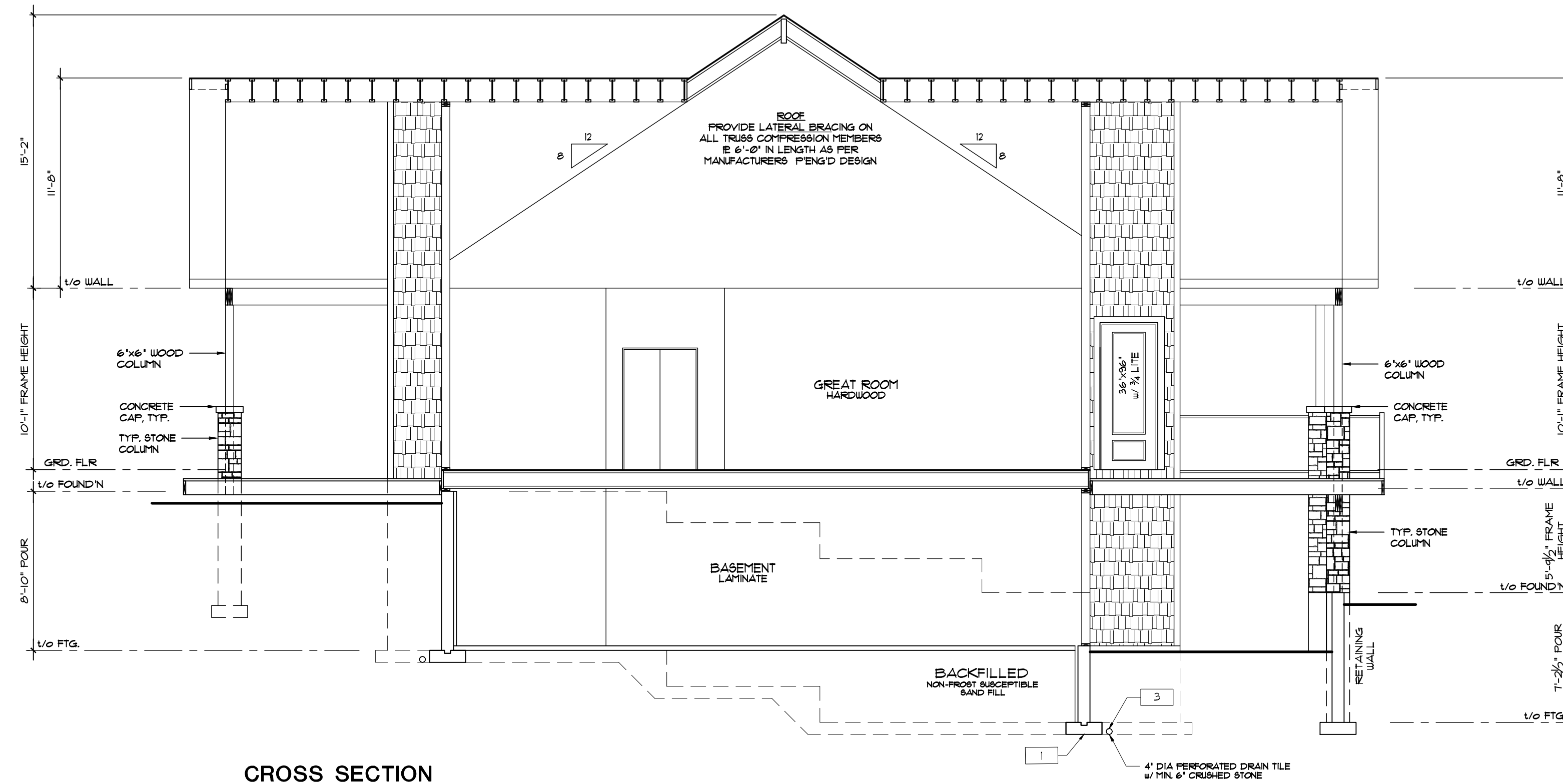
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- PROVIDE SUPPORT FOR WALLS PARALLEL TO FLOOR JOISTS AS PER O.B.C. 4.23.4.4
- PROVIDE SUPPORT 2-2"x10" LINTEL w/ P3 POST @ ALL OPENINGS U.N.O. ON ALL FANS

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NEW HOUSE FOR THE:
OTTENS FAMILY
 151 TIMBER LANE,
 OTTAWA (FITZROY HARBOUR), ONTARIO

ELEVATIONS

DATE:	MARCH 5, 2023	DWG. No.:	A-4
CHECKED BY:			
DRAWN BY:		JV	



CROSS SECTION

SCALE: 3/16" = 1'-0"

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03			
02	DEC. 12/23	ISSUED FOR REVIEW	JV
01	MAR. 18/23	ISSUED FOR REVIEW	JV
No.	DATE	REVISIONS	BY

NEW HOUSE FOR THE:
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 151 TIMBER LANE,
 OTTAWA (FITZROY HARBOUR), ONTARIO

CROSS SECTION

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CHECKED BY:			
DRAWN BY:		JV	