SCHEDULE			
PART	LOT	CONCESSION	P.I.N.
1	PART OF 21	8	PART OF 04447–0031(LT)

PART 1 COMPRISES PART OF P.I.N. 04447–0031(LT)

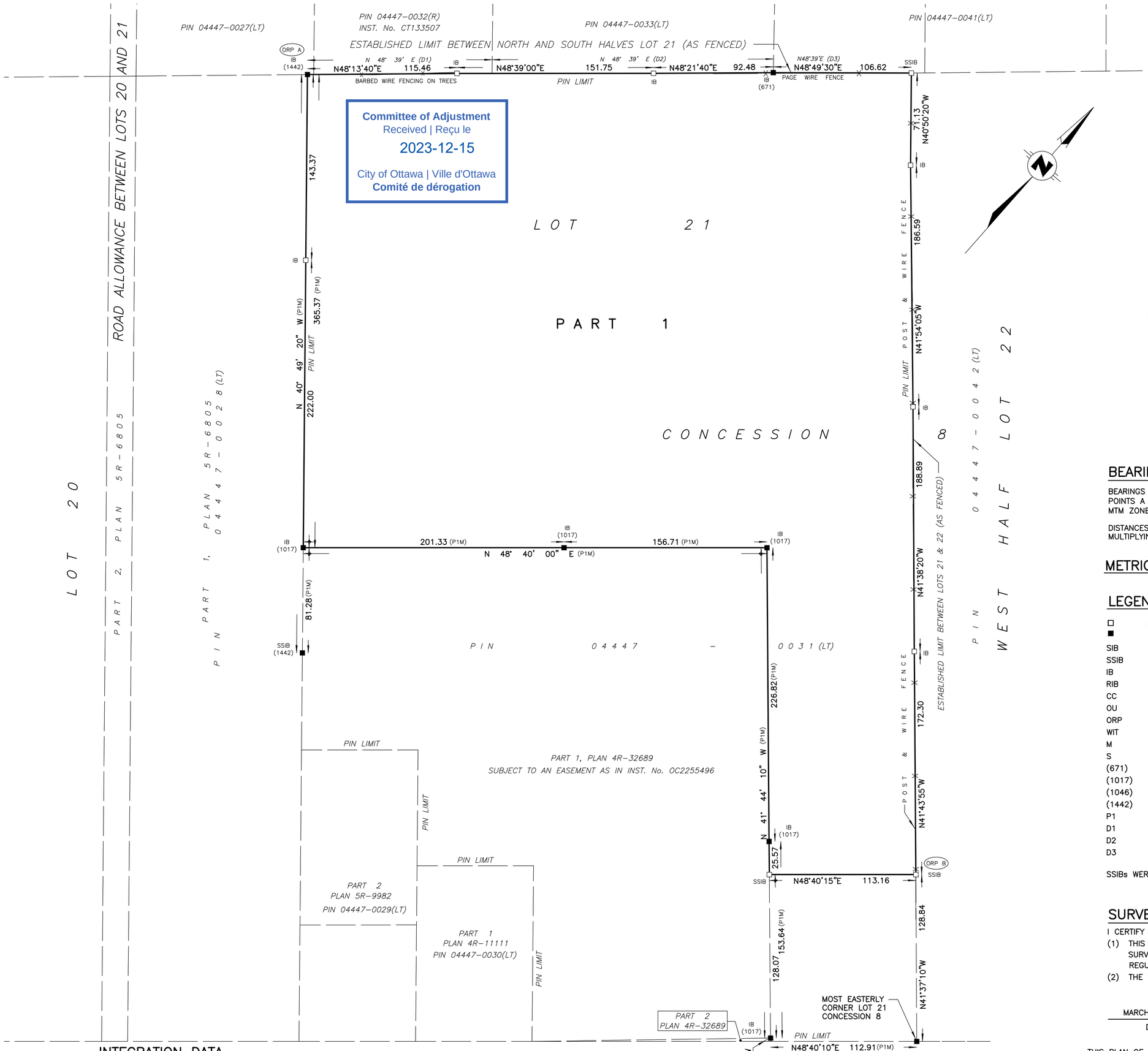
PLAN 4R-35344

Received and deposited

March 16th, 2023

Maya Fullerton

Representative for the Land Registrar for the Land Titles Division of Ottawa-carleton (No.4)



PLAN OF SURVEY
OF PART OF
LOT 21, CONCESSION 8
IN THE
GEOGRAPHIC TOWNSHIP OF GOULBOURN
NOW IN THE
CITY OF OTTAWA
SCALE 1:2000

80 60 40 20 0 40 80
(SCALE IN METRES)

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 508mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:2000

BENNETT J. FAULHAMMER
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, CENTRAL MERIDIAN 76°30'00"W, NAD83 (CSRS)(2010)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991

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

LEGEND:

□	DENOTES	SURVEY MONUMENT SET
■	"	SURVEY MONUMENT FOUND
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IB	"	IRON BAR
RIB	"	ROUND IRON BAR
CC	"	CUT CROSS
OU	"	ORIGIN UNKNOWN
ORP	"	OBSERVED REFERENCE POINT
WIT	"	WITNESS
M	"	MEASURED
S	"	SET
(671)	"	FRED H. GOOCH, O.L.S.
(1017)	"	CALLON DIETZ INCORPORATED
(1046)	"	R.T. McCURDY, O.L.S.
(1442)	"	JOHN H. KENNEDY, O.L.S.
P1	"	PLAN 4R–32689
D1	"	INST. No. CT133507
D2	"	INST. No. N417974
D3	"	INST. No. CT155991

SSIBs WERE SET DUE TO LACK OF OVERBURDEN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 19th DAY OF JANUARY, 2023

MARCH 7, 2023
DATE

BENNETT J. FAULHAMMER
BENNETT J. FAULHAMMER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2200604.

O:\jobs\1 JOBS CALLON DIETZ\2022\22–1829 Ottawa West Developments\Drawing\22–1829.dwg March 7, 2023

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM REAL TIME NETWORK OBSERVATIONS (RTN) AND ARE REFERRED TO MTM ZONE 9 NAD83 (CSRS)(2010) COORDINATES COMPLY WITH RURAL ACCURACY PER SEC.14 (2) OF O. REG. 216/10

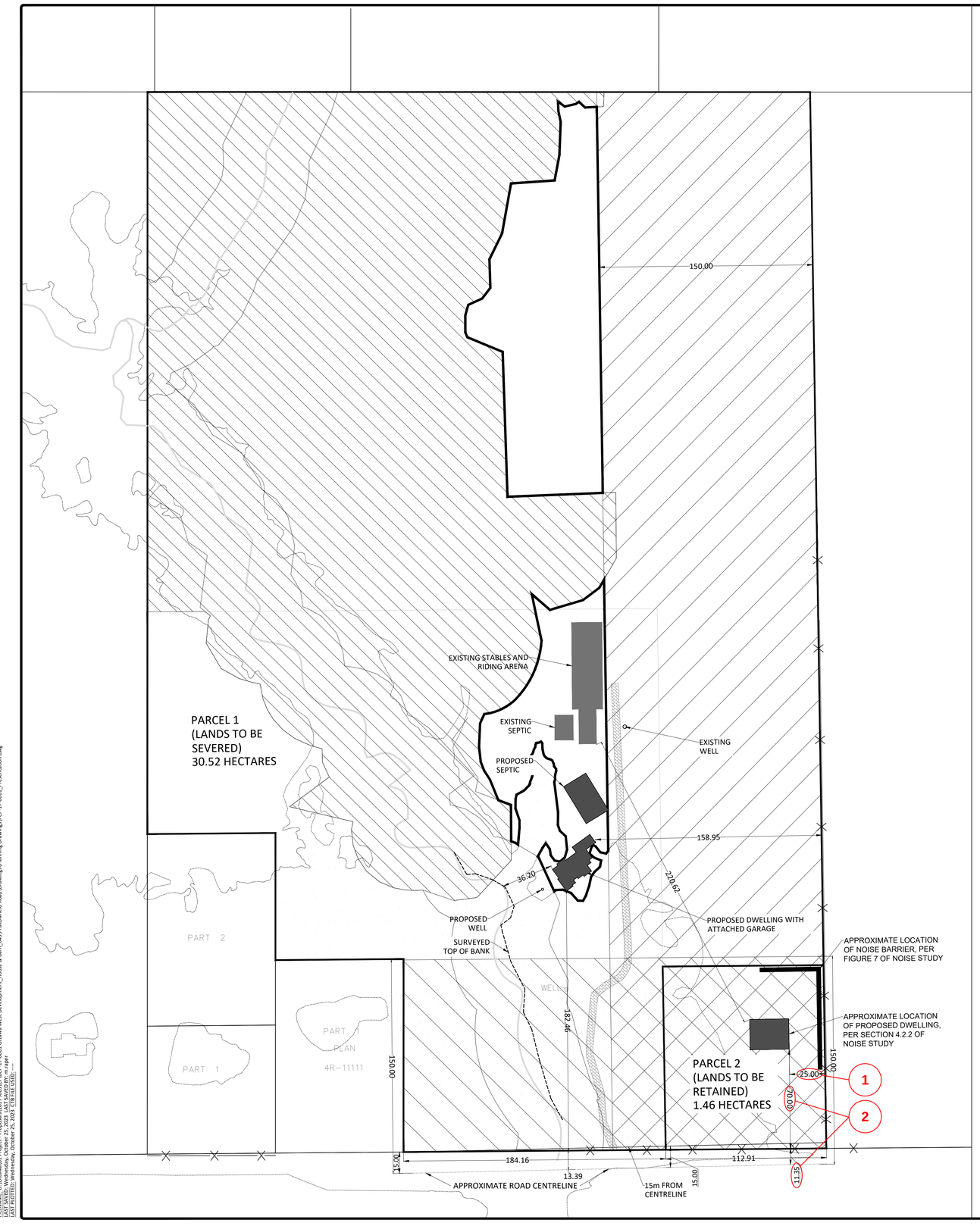
POINT ID	NORTHING	EASTING
ORP A	5009672.5	351326.6
ORP B	5009518.8	352087.3

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

Callon Dietz INCORPORATED
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com

ISO 9001 REGISTERED

SURVEY BY: RG	DRAWN BY: NJ	FILE No: 22–1829	PLAN No: X–3312



NOTE: DEVELOPMENT - AS SHOWN OR OTHERWISE - IS SUBJECT TO PERMITTING (INCL. CITY OF OTTAWA, RIDEAU VALLEY CONSERVATION AUTHORITY) AS APPLICABLE.

NOTE: DEVELOPMENT - AS SHOWN OR OTHERWISE - IS SUBJECT TO ALL APPLICABLE PROVISIONS OF CITY OF OTTAWA ZONING BY-LAW NO. 2008-250, INCLUDING 'RU' ZONE PROVISIONS. RELIEF FROM THE ZONING BY-LAW COULD BE REQUIRED.

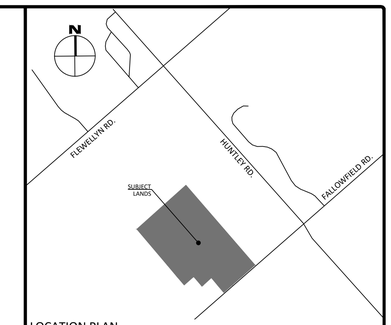
LEGEND

- UNCONSTRAINED
- WATERCOURSE
- NEW BUIDLINGS
- EXISTING BUIDLINGS
- ACCESS ROAD
- PROPERTY LINE
- SEPTIC BED
- ME 2 ZONE SETBACK
  (150 M SETBACK TO PROPERTY ZONED MINERAL EXTRACTION SUBZONE 2 - ME2, PER SECTION 67 OF BY-LAW NO. 2008-250)
- ME 3 ZONE SETBACK
  (150 M SETBACK TO PROPERTY ZONED MINERAL EXTRACTION SUBZONE 3 - ME3, PER SECTION 67 OF BY-LAW NO. 2008-250)
- 100-YEAR FLOODPLAIN
  (PER "FLOODPLAIN MAPPING UPDATES PHASE 3" - ACS2019-PIE-EDP-0036)
- EIS-RELATED SETBACK
  (PER FIGURE 1 AND RECOMMENDATIONS OF ENVIRONMENTAL IMPACT STATEMENT PREPARED BY MUNCASTER ENVIRONMENTAL PLANNING INC.

Table - Minor Variance Application — October 25, 2023

Item	Description	Required	Proposed	Relief Requested
1	Setback from ME2 Zone	150 m	25 m	125 m
2	Setback from ME3 Zone	150 m	81.35 m	68.65 m

Committee of Adjustment
Received | Reçu le
2023-12-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation



LOCATION PLAN

SCALE 1 : 1500
0 500 1000 1500 Metres

No.	Revision/Issue	Date
8	ISSUED FOR MINOR VARIANCE	OCT. 25, 2023
7	ISSUED FOR REVIEW	JUL. 24, 2023
6	UPDATED PER NEW R-PLAN	FEB. 28, 2023
5	ISSUED FOR REVIEW	AUG 26, 2022
4	ISSUED FOR REVIEW	APR. 19, 2021
3	REVISED AS PER STAFF COMMENTS	JAN. 29, 2020
2	REVISED PER STAFF COMMENTS	DEC. 02, 2019
1	ISSUED FOR SEVERANCE	NOV. 22, 2019

Check and verify all dimensions before proceeding with the work — Do not scale drawings

McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

Stamp:

Client:
OTTAWA WEST DEVELOPMENT INC.

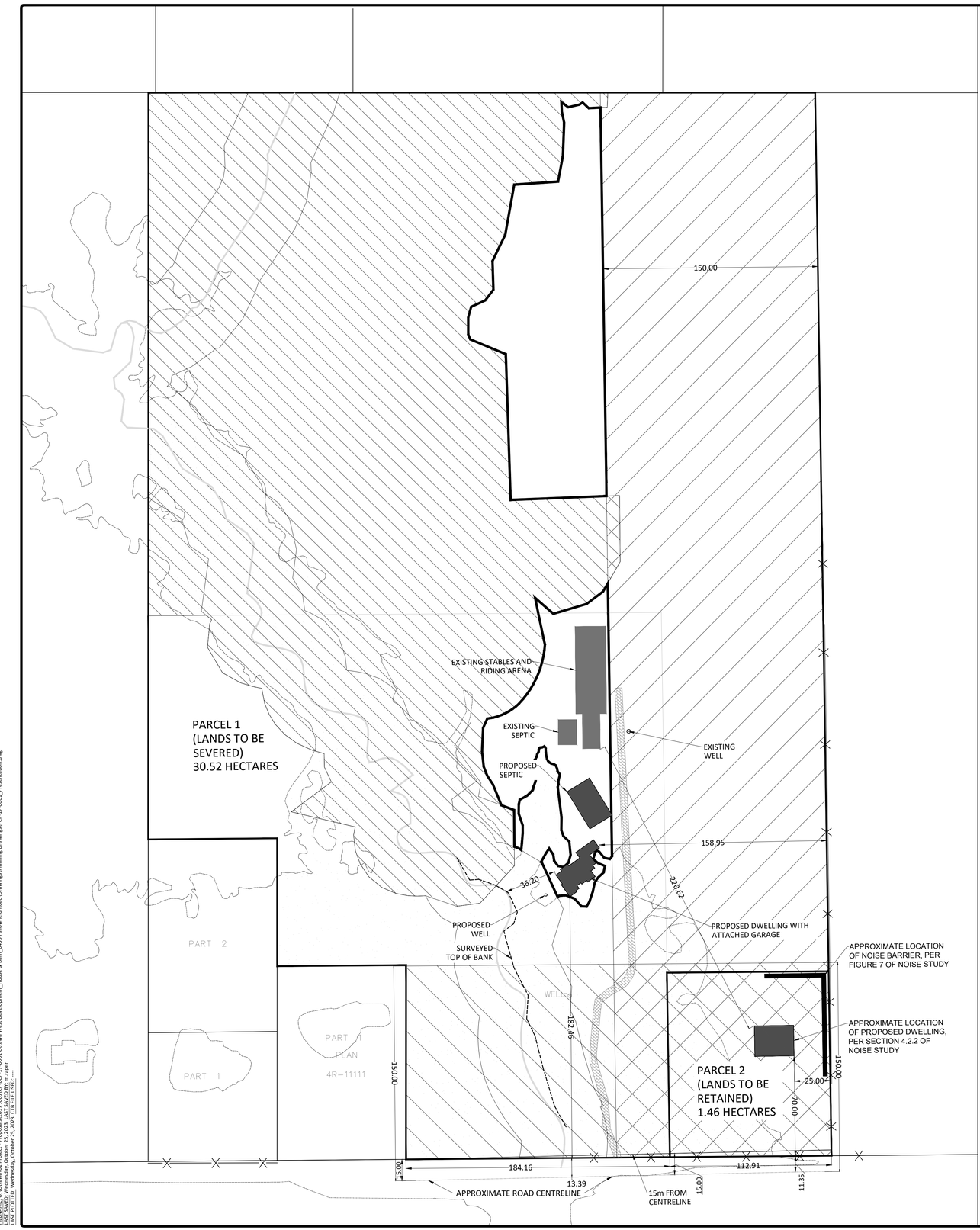
Project:
6435 FALLOWFIELD ROAD
OTTAWA ON

Drawing Title:
SKETCH FOR MINOR VARIANCE

Scale:	1:1000
Drawn by:	N.V.
Checked By:	B.C.
Designed By:	N.V.
Date:	JAN 10, 2019

Project Number: 0CP-17-0661
Drawing Number: SP-2

FILENAME: U:\Ottawa\01 Project - Proposals\2017 Jobs\CP\0CP-17-0661 Ottawa West Development_House & Barn_6435 Fallowfield Road\Drawings\Planning Drawing\9CP-17-0661_Presentation.dwg
LAST SAVED: Wednesday, October 25, 2023 LAST SAVED BY: m.raper
LAST PLOTTED: Wednesday, October 25, 2023 STB FILE USED: ---



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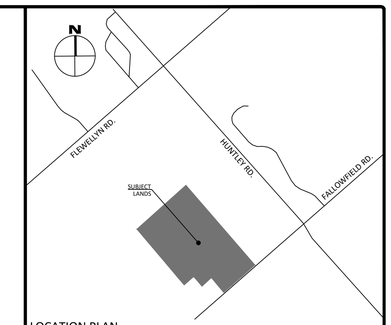
LEGEND

- UNCONSTRAINED
- WATERCOURSE
- NEW BUIDLINGS
- EXISTING BUIDLINGS
- ACCESS ROAD
- PROPERTY LINE
- SEPTIC BED
- ME 2 ZONE SETBACK
  (150 M SETBACK TO PROPERTY ZONED MINERAL EXTRACTION SUBZONE 2 - ME2, PER SECTION 67 OF BY-LAW NO. 2008-250)
- ME 3 ZONE SETBACK
  (150 M SETBACK TO PROPERTY ZONED MINERAL EXTRACTION SUBZONE 3 - ME3, PER SECTION 67 OF BY-LAW NO. 2008-250)
- 100-YEAR FLOODPLAIN
  (PER "FLOODPLAIN MAPPING UPDATES PHASE 3" - ACS2019-PIE-EDP-0036)
- EIS-RELATED SETBACK
  (PER FIGURE 1 AND RECOMMENDATIONS OF ENVIRONMENTAL IMPACT STATEMENT PREPARED BY MUNCASTER ENVIRONMENTAL PLANNING INC.

Committee of Adjustment
Received | Reçu le
2023-12-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation



LOCATION PLAN

SCALE 1 : 1500
0 500 1000 1500 Metres

No.	Revision/Issue	Date
8	ISSUED FOR SEVERANCE	OCT. 25, 2023
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Stamp:

Client:
OTTAWA WEST DEVELOPMENT INC.

Project:
6435 FALLOWFIELD ROAD
OTTAWA ON

Drawing Title:
LOT DEVELOPMENT PLAN

Scale:	1:1000
Drawn by:	N.V.
Checked By:	B.C.
Designed By:	N.V.
Date:	JAN 10, 2019

Project Number: 0CP-17-0661

Drawing Number: SP-2

FILENAME: U:\Ottawa\01 Project - Proposals\2017 Jobs\CP\0CP-17-0661 Ottawa West Development_House & Barn_6435 Fallowfield Road\Drawings\Planning Drawings\YCP-17-0661_Presentation.dwg
LAST SAVED: Wednesday, October 25, 2023 LAST SAVED BY: m.raper
LAST PLOTTED: Wednesday, October 25, 2023 STB FILE USED: ---

PLAN OF SURVEY
OF
PART LOT 21
CONCESSION 8
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

SCALE 1:2000 METERES

30 15 0 30 60 90 120 150

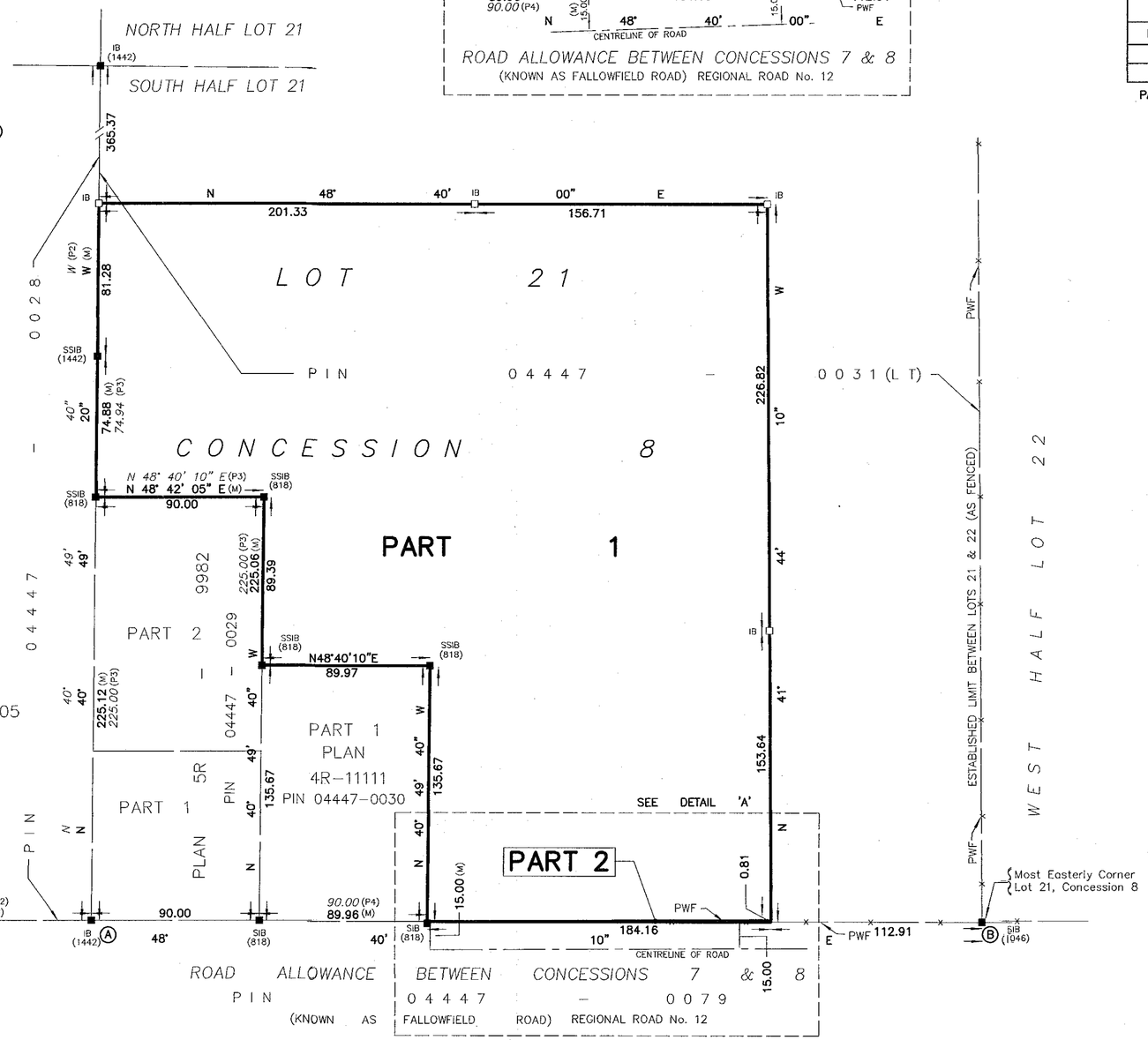
(SCALE IN METRES)

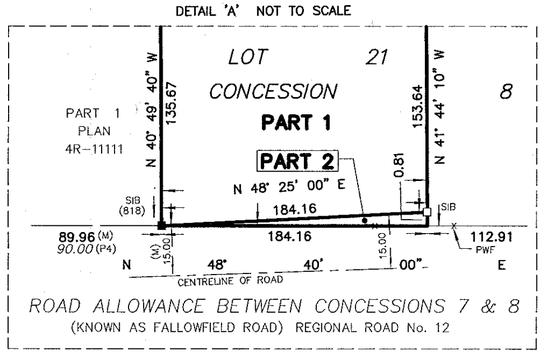
G.A. SMITH – ONTARIO LAND SURVEYOR

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, CENTRAL MERIDIAN 76°30'00"W, NAD83 (CSRS)(2010)

Committee of Adjustment
Received | Reçu le
2023-12-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATED DECEMBER 17, 2019

G. A. SMITH
ONTARIO LAND SURVEYOR

PLAN 4R-32689
RECEIVED AND DEPOSITED
DATE Feb. 25, 2020
"Guy Noel Nkurunziza"
REPRESENTATIVE FOR
LAND REGISTRAR FOR
THE LAND TITLES DIVISION
OF OTTAWA-CARLETON (4)

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA
1	PART OF 21	8	PART OF 04447-0031(LT)	10.5 HECTARES
2			PART OF 04447-0031(LT)	74.3 m²

PARTS 1 & 2 COMPRISE PART OF PIN 04447-0031(LT)

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM REAL TIME NETWORK OBSERVATIONS (RTN) AND ARE REFERRED TO MTM ZONE 9 NAD83 (CSRS) (2010) COORDINATES COMPLY WITH RURAL ACCURACY PER SEC.14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	5009107.5	351814.7
ORP B	5009422.5	352172.9

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

LEGEND:

- ■ – MONUMENT FOUND
- □ – MONUMENT SET
- IB – IRON BAR
- SIB – STANDARD IRON BAR
- SSIB – SHORT STANDARD IRON BAR
- RIB – ROUND IRON BAR
- CP – CONCRETE PIN
- (WIT) – WITNESS
- (OU) – ORIGIN UNKNOWN
- AN – ANCHOR
- UP – UTILITY POLE
- OHW – OVERHEAD WIRES
- PWF – POST AND WIRE FENCE
- (818) – JOHN R. HILEY O.L.S.
- (1046) – R.T. McCURDY O.L.S.
- (1442) – JOHN H. KENNEDY O.L.S.
- (RMOC) – REGIONAL MUNICIPALITY OTTAWA-CARLETON
- (P1) – PLAN 5R-6175
- (P2) – PLAN 5R-6805
- (P3) – PLAN 5R-9982
- (P4) – PLAN 4R-11111

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 DECEMBER 13, 2019

DECEMBER 17, 2019
DATE

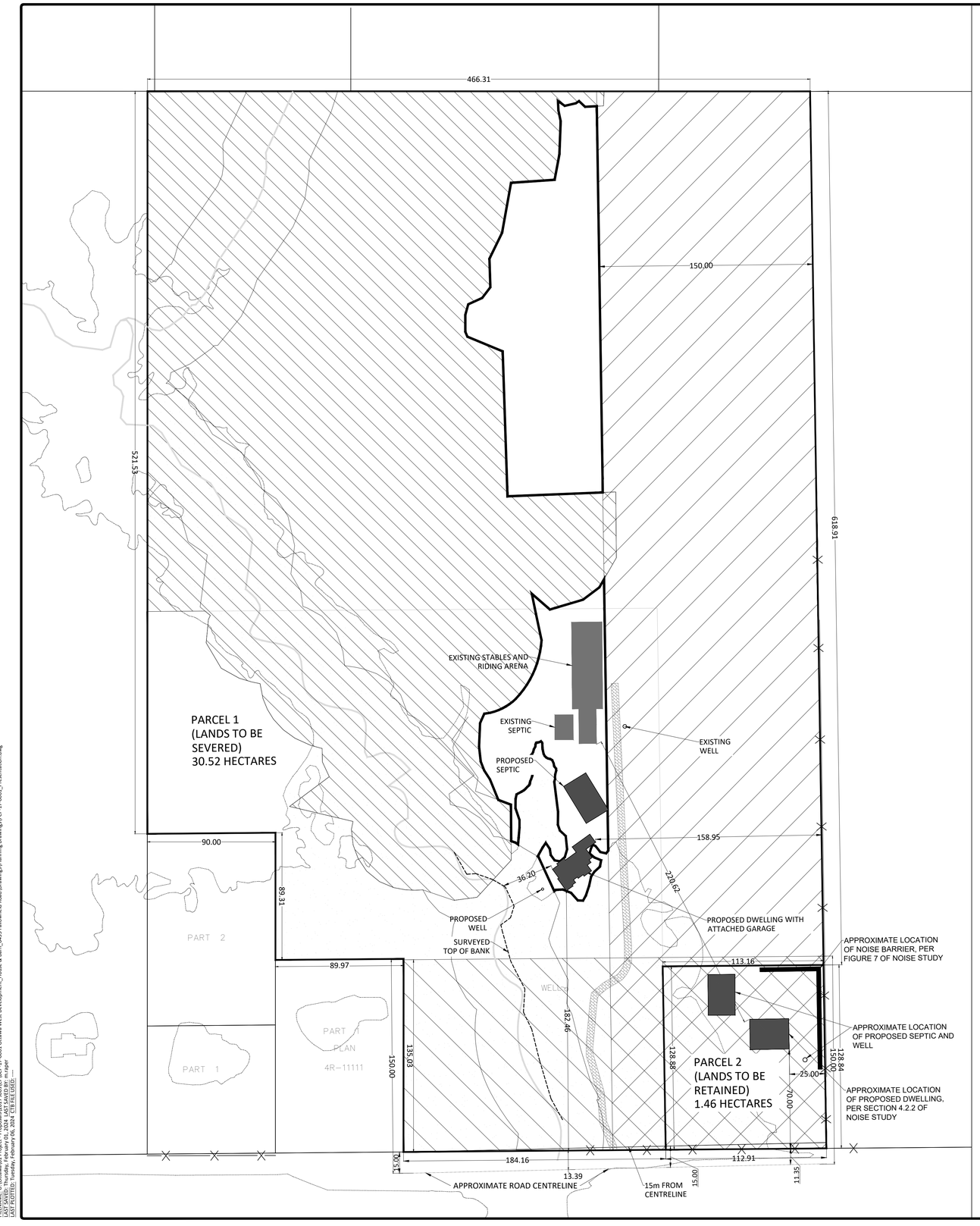
G.A. SMITH
ONTARIO LAND SURVEYOR

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

Callon Dietz INCORPORATED
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY ST. THOMAS
info@callondietz.com callondietz.com

ISO 9001 REGISTERED

SURVEY BY: R.G.	DRAWN BY: R.M.	FILE No: 19-0241	PLAN No: DDD-3539



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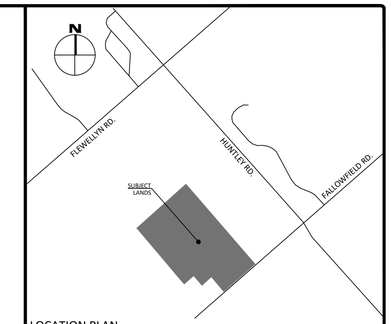

LOCATION PLAN

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-02-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCALE 1 : 1500
0 500 1000 1500 Metres

No.	Revision/Issue	Date
8	ISSUED FOR SEVERANCE	FEB. 06, 2024
7	ISSUED FOR REVIEW	JUL. 24, 2023
6	UPDATED PER NEW R-PLAN	FEB. 28, 2023
5	ISSUED FOR REVIEW	AUG 26, 2022
4	ISSUED FOR REVIEW	APR. 19, 2021
3	REVISED AS PER STAFF COMMENTS	JAN. 29, 2020
2	REVISED PER STAFF COMMENTS	DEC. 02, 2019
1	ISSUED FOR SEVERANCE	NOV. 22, 2019

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115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

Stamp:

Client: OTTAWA WEST DEVELOPMENT INC.

Project: 6435 FALLOWFIELD ROAD
OTTAWA ON

Drawing Title: LOT DEVELOPMENT PLAN

Scale:	1:1000
Drawn by:	N.V.
Checked By:	B.C.
Designed By:	N.V.
Date:	JAN 10, 2019

Project Number: 0CP-17-0661

Drawing Number: SP-2

FILENAME: U:\Ottawa\01 Project - Proposals\2017 Jobs\CP\0CP-17-0661 Ottawa West Development_House & Barn_6435 Fallowfield Road\Drawings\Planning Drawings\SP-17-0661_Presentation.dwg
LAST SAVED: Thursday, February 01, 2024 LAST SAVED BY: m.raper
LAST PLOTTED: Tuesday, February 06, 2024 CTB FILE USED: ---