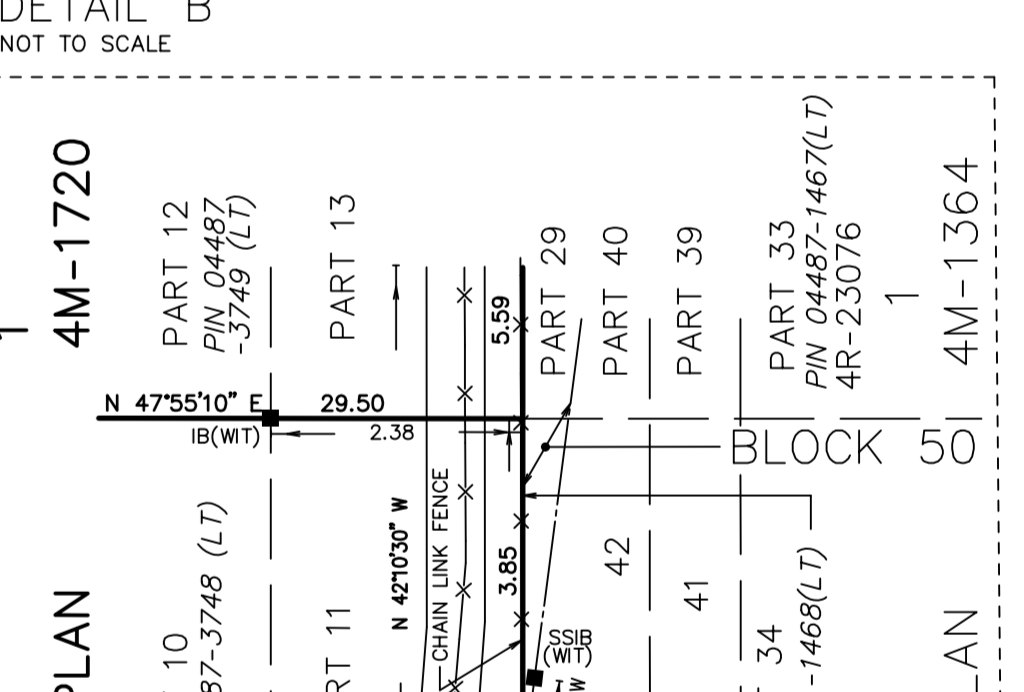
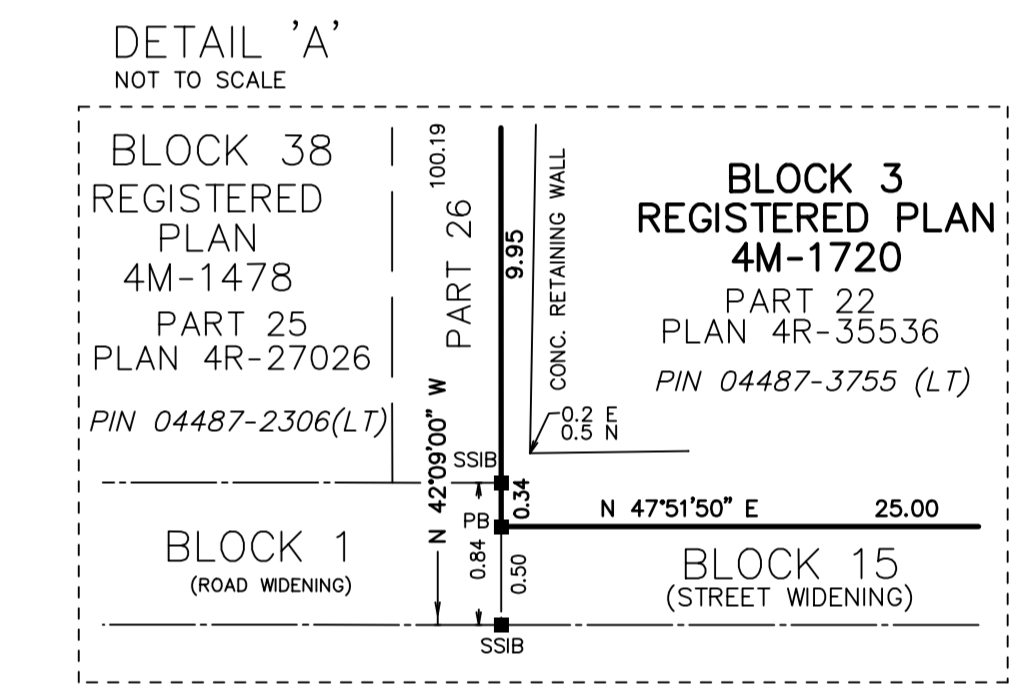
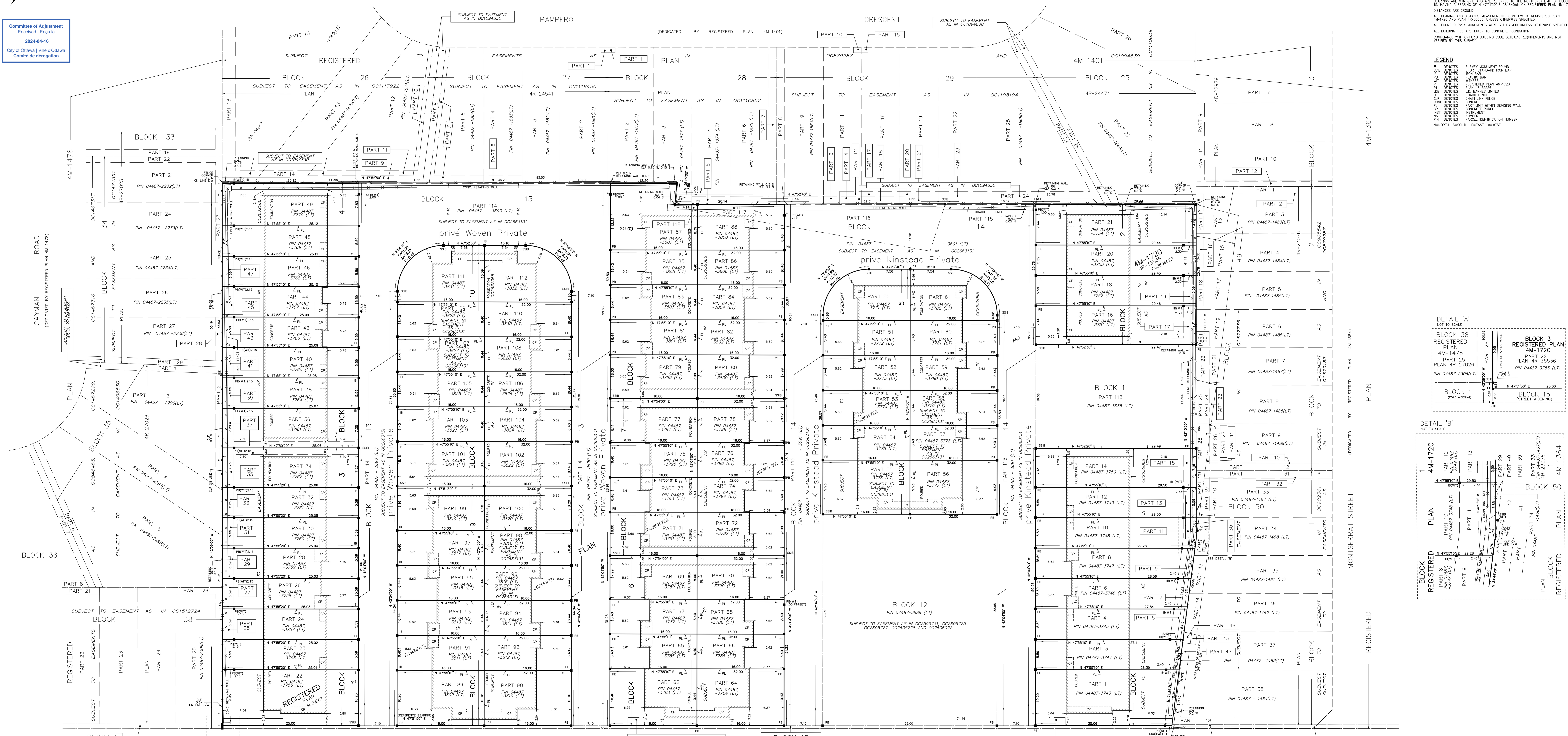


Committee of Adjustment
Received 11/03/24
2024-04-16
City of Ottawa / Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF
BLOCKS 1 TO 10 (INCLUSIVE)
REGISTERED PLAN 4M-1720
CITY OF OTTAWA
SCALE 1 : 200
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVING BY 0.3048.

NOTES
BEARINGS ARE IN MIN. ANG. AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK
15, HAVING A BEARING OF N 47°50'0" E AS SHOWN ON REGISTERED PLAN 4M-1720.
DISTANCES ARE GROUND.
ALL BEARINGS AND DISTANCE MEASUREMENTS CONFORM TO REGISTERED PLAN
4M-1720 AND PLAN 4R-35536, UNLESS OTHERWISE SPECIFIED.
ALL FOUND SURVEY MONUMENTS WERE SET BY JOB UNLESS OTHERWISE SPECIFIED.
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT
VERIFIED BY THIS SURVEY.

LEGEND
 ■ SURVEY MONUMENT FOUND
 ■ 888 DENOTES SHORT STANDARD IRON BAR
 ■ 11 DENOTES PLASTIC BAR
 ■ 11 DENOTES BOARD IRON
 ■ 11 DENOTES REGISTERED PLAN 4M-1720
 ■ 11 DENOTES BOARD IRON
 ■ 11 DENOTES J.S. BARNES LIMITED
 ■ 11 DENOTES BOARD IRON
 ■ 11 DENOTES PART LINE WITH DIMENSION WALL
 ■ 11 DENOTES CONCRETE
 ■ 11 DENOTES CONCRETE POND
 ■ 11 DENOTES IRON
 ■ 11 DENOTES NUMBER
 ■ 11 DENOTES PANEL IDENTIFICATION NUMBER
 N-NORTH S-SOUTH E-EAST W-WEST



ROAD ALLOWANCE BETWEEN TOWNSHIPS OF HUNTLEY AND GOULBOURN
KNOWN AS MAPLE GROVE ROAD

BLOCK 1 (ROAD WIDENING)
PART 1, PLAN 4R-35461
SUBJECT TO EASEMENT AS IN OC2606021

BLOCK 3 (REGISTERED PLAN 4M-1720)
PART 22, PLAN 4R-35536
SUBJECT TO EASEMENT AS IN OC2606021

BLOCK 11 (REGISTERED PLAN 4M-1720)
PART 113, PLAN 4M-1720

BLOCK 12 (REGISTERED PLAN 4M-1720)
PART 1, PLAN 4M-1720
SUBJECT TO EASEMENT AS IN OC2599731, OC2605725,
OC2605727, OC2605728 AND OC2606022

BLOCK 15 (STREET WIDENING)
PART 1, PLAN 4R-35461
SUBJECT TO EASEMENT AS IN OC2606021

BLOCK 26 (REGISTERED PLAN 4M-1720)
PART 1, PLAN 4M-1720

BLOCK 27 (REGISTERED PLAN 4M-1720)
PART 1, PLAN 4M-1720

BLOCK 28 (REGISTERED PLAN 4M-1720)
PART 1, PLAN 4M-1720

BLOCK 29 (REGISTERED PLAN 4M-1720)
PART 1, PLAN 4M-1720

BLOCK 33 (REGISTERED PLAN 4M-1720)
PART 1, PLAN 4M-1720

BLOCK 35 (REGISTERED PLAN 4M-1720)
PART 1, PLAN 4M-1720

BLOCK 36 (REGISTERED PLAN 4M-1720)
PART 1, PLAN 4M-1720

BLOCK 38 (REGISTERED PLAN 4M-1720)
PART 1, PLAN 4M-1720

BLOCK 46 (ROAD WIDENING)
PART 1, PLAN 4R-35461
SUBJECT TO EASEMENT AS IN OC2606021

BLOCK 47 (0.01 RESERVE)
PART 2, PLAN 4R-35536
SUBJECT TO EASEMENT AS IN OC2606021

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 10, 2023.

DATE: FEBRUARY 22, 2024
SIGNATURE: J. D. BARNES
TITLE: SURVEYOR
ONTARIO LAND SURVEYOR

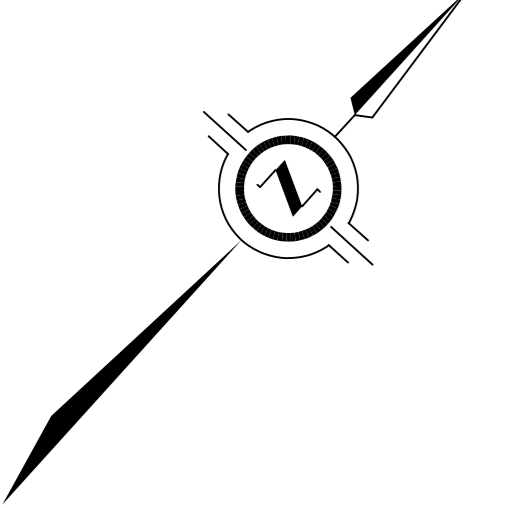
THIS PLAN OF SURVEY RELATES TO A DLN PLAN SUBMISSION FORM NUMBER 6-58138

J.D. BARNES SURVEYING & MAPPING
LAND INFORMATION SPECIALISTS
1515 HURON STREET, SUITE 100, OTTAWA, ONTARIO
K1N 1C8
TEL: 613-733-7888 FAX: 613-733-7889 WWW.JDBARNES.COM

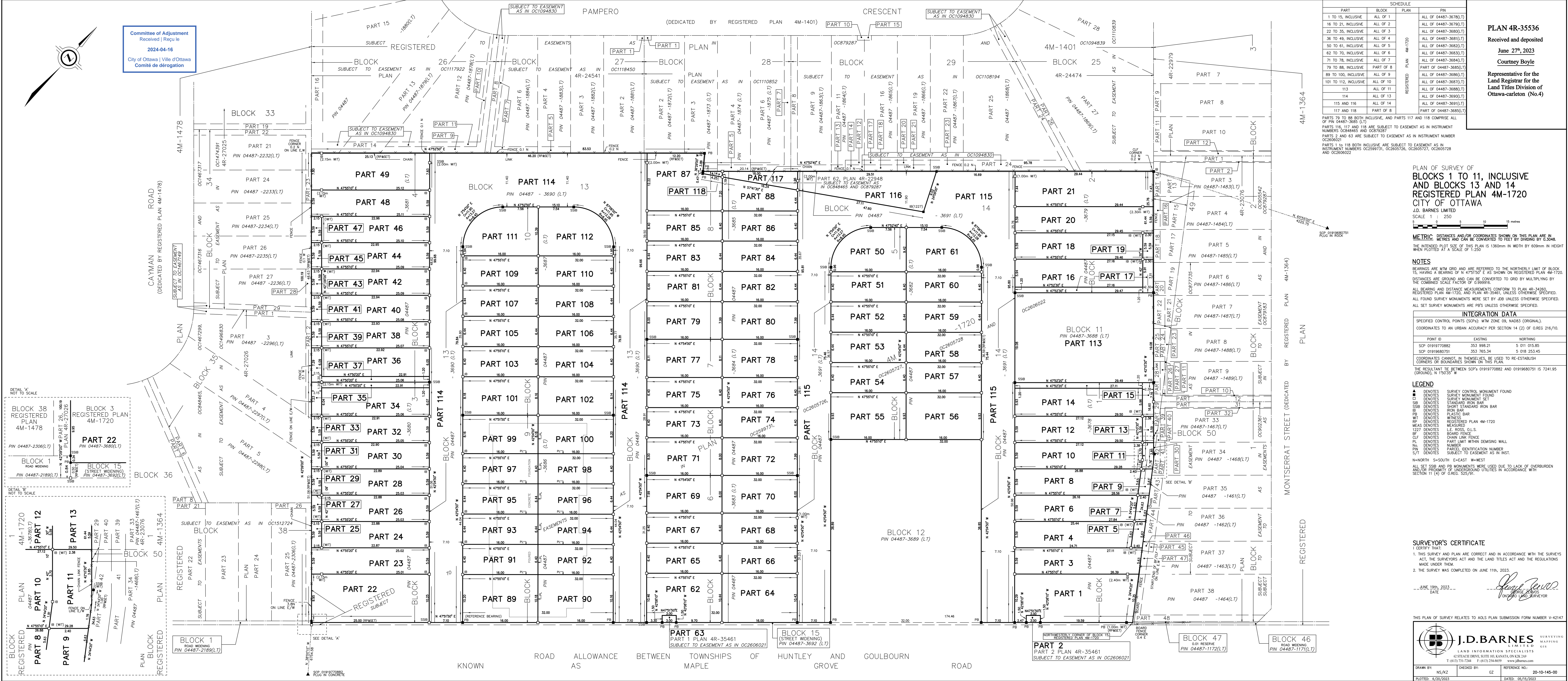
DRAWN BY: SA/MS/JM CHECKED BY: MS/JC REFERENCE NO.: 22-10-119-00
PLOTTED: 2/22/2024 DATED: 1/27/2023

PREPARED FOR: MATTHEW HOMES

FILE: G:\22-10-119\00\Drawings\PLAN OF SURVEY FOR OCCUPANCY\22-10-119-00_2024 PLAN OF SURVEY.dwg



Committee of Adjustment
Received / Reçu le
2024-04-16
City of Ottawa / Ville d'Ottawa
Comité de dérogation



PART	BLOCK	PIN
1 TO 15, INCLUSIVE	ALL OF 1	ALL OF 04487-3678(LT)
16 TO 21, INCLUSIVE	ALL OF 2	ALL OF 04487-3679(LT)
22 TO 35, INCLUSIVE	ALL OF 3	ALL OF 04487-3680(LT)
36 TO 49, INCLUSIVE	ALL OF 4	ALL OF 04487-3681(LT)
50 TO 61, INCLUSIVE	ALL OF 5	ALL OF 04487-3682(LT)
62 TO 70, INCLUSIVE	ALL OF 6	ALL OF 04487-3683(LT)
71 TO 78, INCLUSIVE	ALL OF 7	ALL OF 04487-3684(LT)
79 TO 88, INCLUSIVE	PART OF 8	PART OF 04487-3685(LT)
89 TO 100, INCLUSIVE	ALL OF 9	ALL OF 04487-3686(LT)
101 TO 112, INCLUSIVE	ALL OF 10	ALL OF 04487-3687(LT)
113	ALL OF 11	ALL OF 04487-3688(LT)
114	ALL OF 13	ALL OF 04487-3690(LT)
115 AND 116	ALL OF 14	ALL OF 04487-3691(LT)
117 AND 118	PART OF 8	PART OF 04487-3685(LT)

PLAN 4R-35536
Received and deposited
June 27th, 2023
Courtney Boyle
Representative for the
Land Registrar for the
Land Titles Division of
Ottawa-carleton (No.4)

PARTS 79 TO 88 BOTH INCLUSIVE, AND PARTS 117 AND 118 COMPRISE ALL OF PIN 04487-3685 (LT)
PARTS 116, 117 AND 118 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBERS OC2605726 AND OC2605727
PARTS 2 AND 63 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBER OC2606021
PARTS 1 TO 118 BOTH INCLUSIVE ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBERS OC2599731, OC2605726, OC2605727, OC2605728 AND OC2606022

**PLAN OF SURVEY OF
BLOCKS 1 TO 11, INCLUSIVE
AND BLOCKS 13 AND 14
REGISTERED PLAN 4M-1720
CITY OF OTTAWA**

J.D. BARNES LIMITED
SCALE 1 : 250

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
THE INTENDED PLOT SIZE OF THIS PLAN IS 1360mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

NOTES
BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK 15, HAVING A BEARING OF N 47°51'00" E AS SHOWN ON REGISTERED PLAN 4M-1720.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999916.
ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO PLAN 4R-35460, REGISTERED PLAN 4M-1720, AND PLAN 4R-35461, UNLESS OTHERWISE SPECIFIED.
ALL SURVEY MONUMENTS WERE SET BY JOB UNLESS OTHERWISE SPECIFIED.
ALL SET SURVEY MONUMENTS ARE P.B.S. UNLESS OTHERWISE SPECIFIED.

INTEGRATION DATA			
SPECIFIED CONTROL POINTS (SCP's): MTM ZONE 09, NAD83 (ORIGINAL).			
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING	NORTHING	
SCP 01919770882	353 998.21	5 011 015.85	
SCP 01919680751	353 765.34	5 018 253.45	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE DISTANCE BETWEEN SCP'S 01919770882 AND 01919680751 IS 7241.95 (ORIGINAL) N 150°03' W			

LEGEND	
▲	DENOTES SURVEY CONTROL MONUMENT FOUND
□	DENOTES SURVEY MONUMENT FOUND
○	DENOTES SURVEY MONUMENT SET
■	DENOTES STANDARD IRON BAR
▣	DENOTES SHORT STANDARD IRON BAR
▤	DENOTES PLASTIC BAR
▥	DENOTES WITNESS
▦	DENOTES REGISTERED PLAN 4M-1720
▧	DENOTES MEASURED
▨	DENOTES LE ROSS D.L.S.
▩	DENOTES BOARD FENCE
▪	DENOTES CHAIN LINK FENCE
▫	DENOTES PART LIMIT WITHIN DEMISING WALL
▬	DENOTES NUMBER
▭	DENOTES PARCEL IDENTIFICATION NUMBER
▮	DENOTES SUBJECT TO EASEMENT AS IN INST.

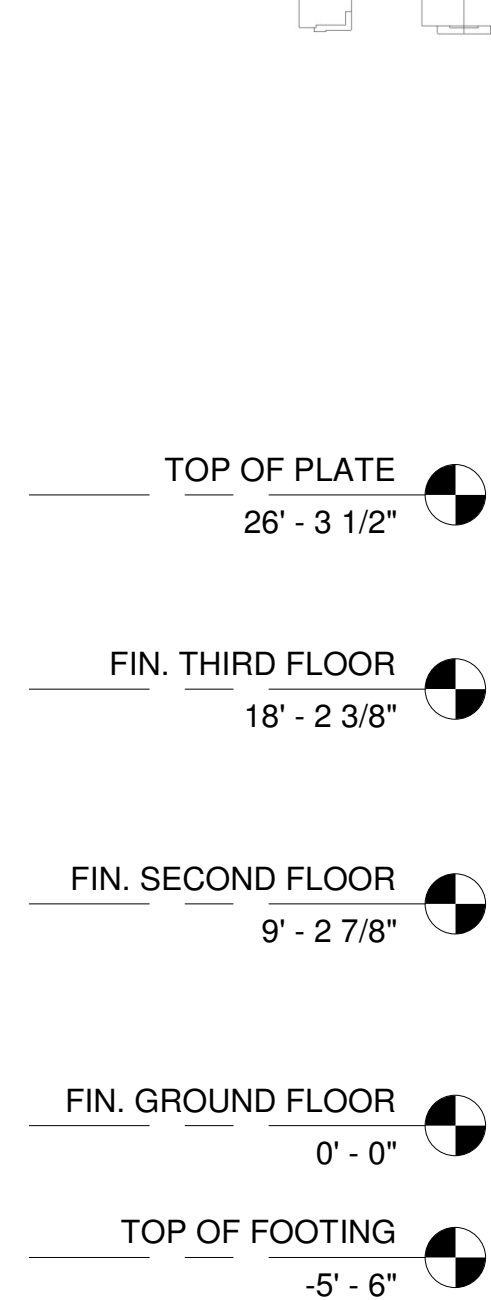
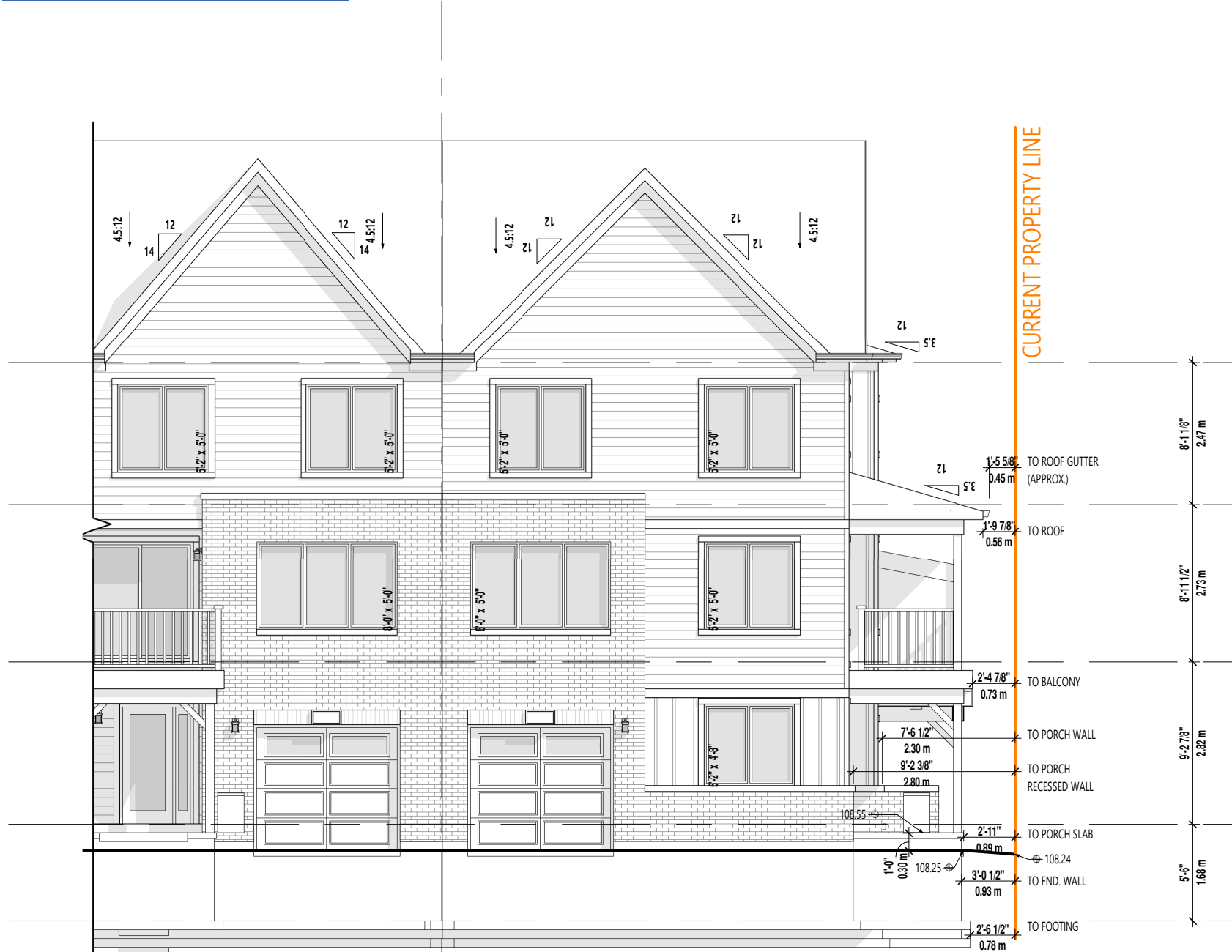
SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JUNE 11th, 2023.
DATE: JUNE 19th, 2023
SIGNATURE: [Signature]
J.D. BARNES LIMITED
ONTOARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42147

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

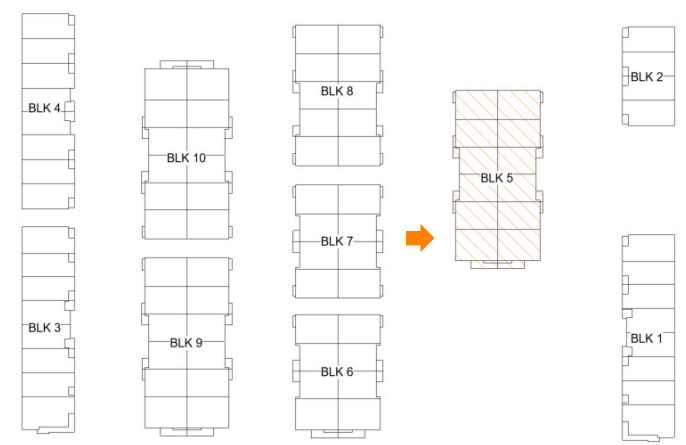
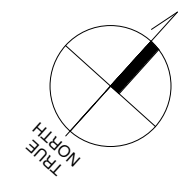
DRAWN BY: NS/KZ CHECKED BY: GZ REFERENCE NO.: 20-10-145-00
ROUTED: 6/20/2023 DATED: 05/15/2023

Committee of Adjustment
Received | Reçu le
2024-04-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation



GVHB - STD
ELEV. 'FM'
HARMAN
JDE LOT 1539
803 KINSTEAD PRIVATE

GVHC - Rev
ELEV. 'FM'
PALMSEN CORNER
JDE LOT 1540
805 KINSTEAD PRIVATE



ISSUED / REVISION CHART

NO.	DATE	DESCRIPTION
1	2024.04.05	ISSUED FOR REVIEW

ARCHITECT STAMP

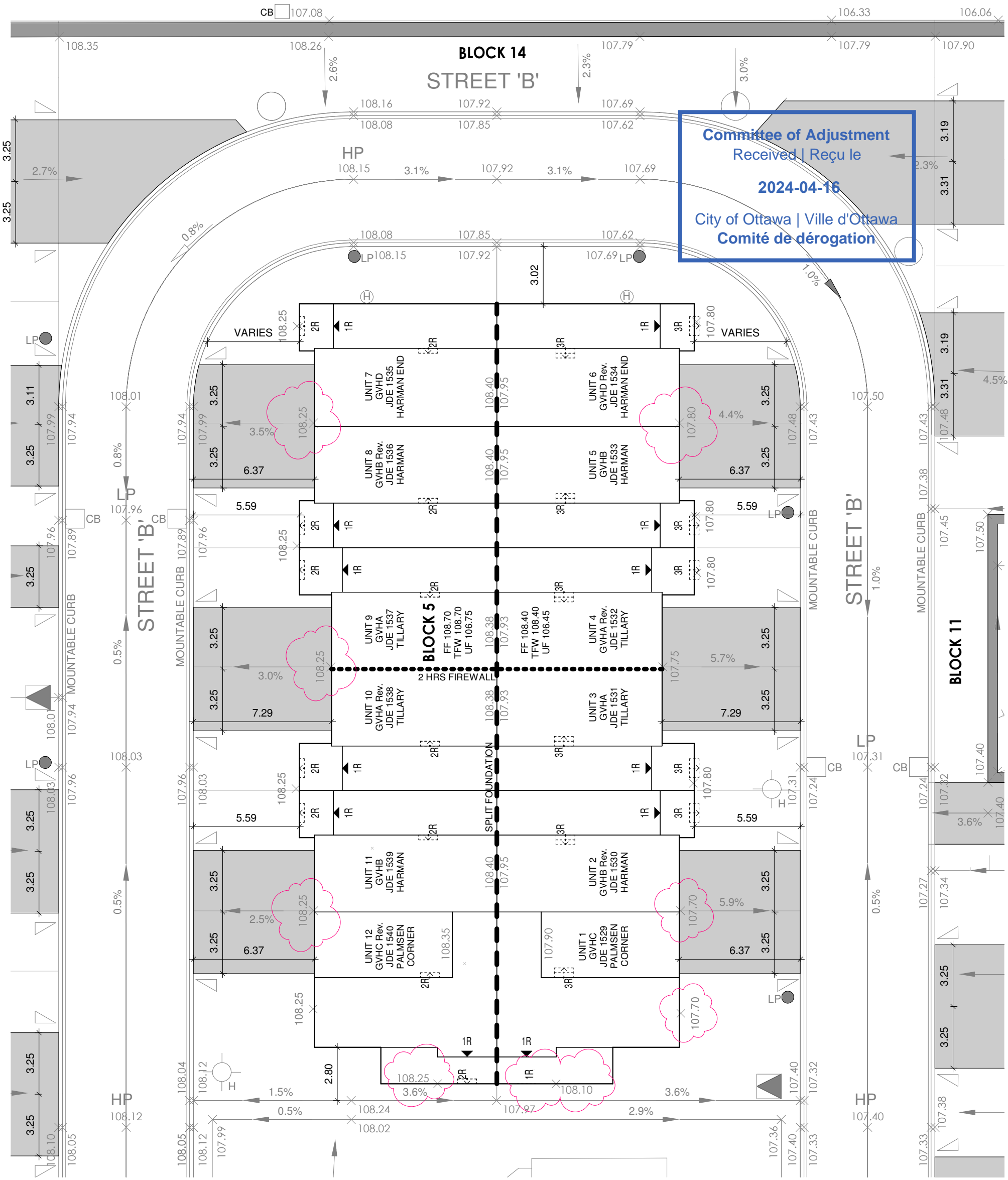
ENGINEER STAMP

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organica studio + inc.

7-145 BIRWINGHAM STREET,
ETOBICOKE, ON
M9W 1Y7
416-291-8800
416-291-8802



PLAN NOTES:
 THE BUILDER MUST MEASURE THE INVERT ELEVATIONS AND VERIFY THAT ADEQUATE FALL IS AVAILABLE FOR THE STORM AND SANITY SEWER PIPES PRIOR TO THE POURING OF FOOTINGS.
 BUILDER TO VERIFY ADEQUACY OF FOUNDING SOILS WITH PROJECT GEOTECHNICAL CONSULTANT ADJACENT TO REAR LOT CATCHBASIN AND LEAD PRIOR TO POURING FOOTINGS.
 EXTENDED FOOTINGS FOR RAISED UNITS: UNDERSIDE OF FOOTING TO BE EXTENDED TO ENGINEER FILL OR SUITABLE NATIVE MATERIAL TO BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
 ENGINEERED FILL SYMBOLS SHOWN ON SITING ARE BASED ON THEORETICAL FILL LOCATIONS. BUILDER TO CONFIRM ENGINEERED FILL FOR ALL LOTS / BLOCKS WITH THE ENGINEERED FILL CERTIFICATE PROVIDED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO EXCAVATING AND POURING FOOTINGS. BUILDER TO LOWER FOOTINGS TO ENGINEERED FILL PAD ELEVATIONS WHERE REQUIRED.

Block 5 Siting Plan
 1 : 200

SITING LEGEND		NOTES: DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES & HYDRANTS. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.	
○ SIDE WINDOW	→ SWALE DIRECTION	⊗ PROPOSED VALUE	▬ RETAINING WALL
● LIGHT POLE	● BELL PEDESTAL	⊠ SUPER MAIL BOX	▬ SUMP PUMP DISCHARGE
○ HYDRANT	⊠ CABLE TELEVISION PEDESTAL	⊕ HYDRO METER	▬ ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
▲ TRANSFORMER	FF FINISHED GROUND FLOOR ELEVATION	—H— HYDRO SERVICE LATERAL	▬ PRIVACY FENCE (SEE LANDSCAPE PLAN)
● WATER SERVICE	UF UNDERSIDE FOOTING ELEVATION	—x— CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	▬ METAL FENCE (SEE LANDSCAPE PLAN)
△ DOUBLE SANITARY + STORM CONNECTION	BF FIN. BASEMENT SLAB	REV REVERSE PLAN	
	TFW TOP OF FOUNDATION WALL	■ RAIN WATER DOWNSPOUT	
		W.O.B WALK OUT BASEMENT	
		AC AIR CONDITIONER	
		EMBANKMENT 3:1 SLOPE	

organica studio
 7-145 BRIMMINGHAM STREET, OTTAWA, ON M9V2Z8
 info@organicastudio.ca
 T: 905 832 5758

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SITE STATISTICS
 LOT AREA - 14165 m²
 BUILDING AREA - 7174 m²
 LOT COVERAGE % - 50.9%

ZONING REQUIREMENTS
 FRONT SETBACK - 5.2m
 SIDE SETBACK - 1.2m
 REAR SETBACK - 1.0m
 CORNER SETBACK - 2.5m
 SETBACK TO GARAGE - 5.2m

JOB LOT NUMBERS
 LOT 1 - 1539 LOT 2 - 1530 LOT 3 - 1531
 LOT 4 - 1532 LOT 5 - 1533 LOT 6 - 1534
 LOT 7 - 1535 LOT 8 - 1536 LOT 9 - 1537
 LOT 10 - 1538 LOT 11 - 1539 LOT 12 - 1540

ISSUED / REVISION CHART

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	2022-07-26
02	REVISED AS PER COMMENT	2022-08-24
03	REVISED AS PER COMMENT	2022-10-13