

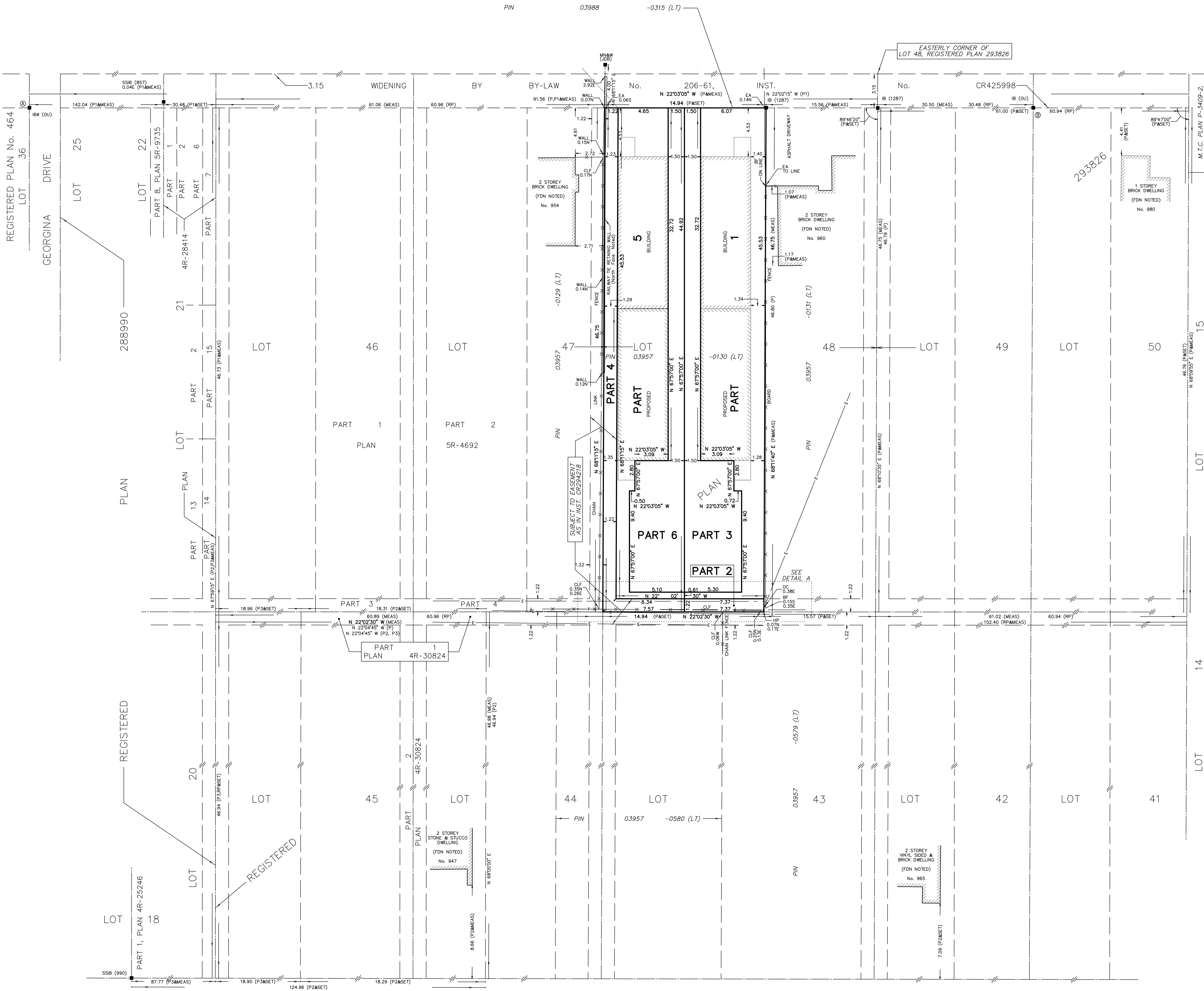
# DRAFT PLAN FOR SEVERANCE

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (sq.m.)
1				228.5
2				1.4
3	PART OF 48	REGISTERED PLAN 293826	ALL OF 03957-0130 (LT)	111.6
4				64.9
5				174.3
6				110.0

PARTS 2 AND 4 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBER CR294218.

Committee of Adjustment  
Received | Reçu le  
2024-02-29  
City of Ottawa | Ville d'Ottawa  
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WOODROFFE AVENUE  
(ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 2 (OTTAWA FRONT))



## PLAN OF SURVEY OF PART OF LOT 48 REGISTERED PLAN 293826 CITY OF OTTAWA

SCALE 1 : 150  
2.5 0 2.5 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 930mm IN WIDTH BY 914mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150  
J.D. BARNES LIMITED

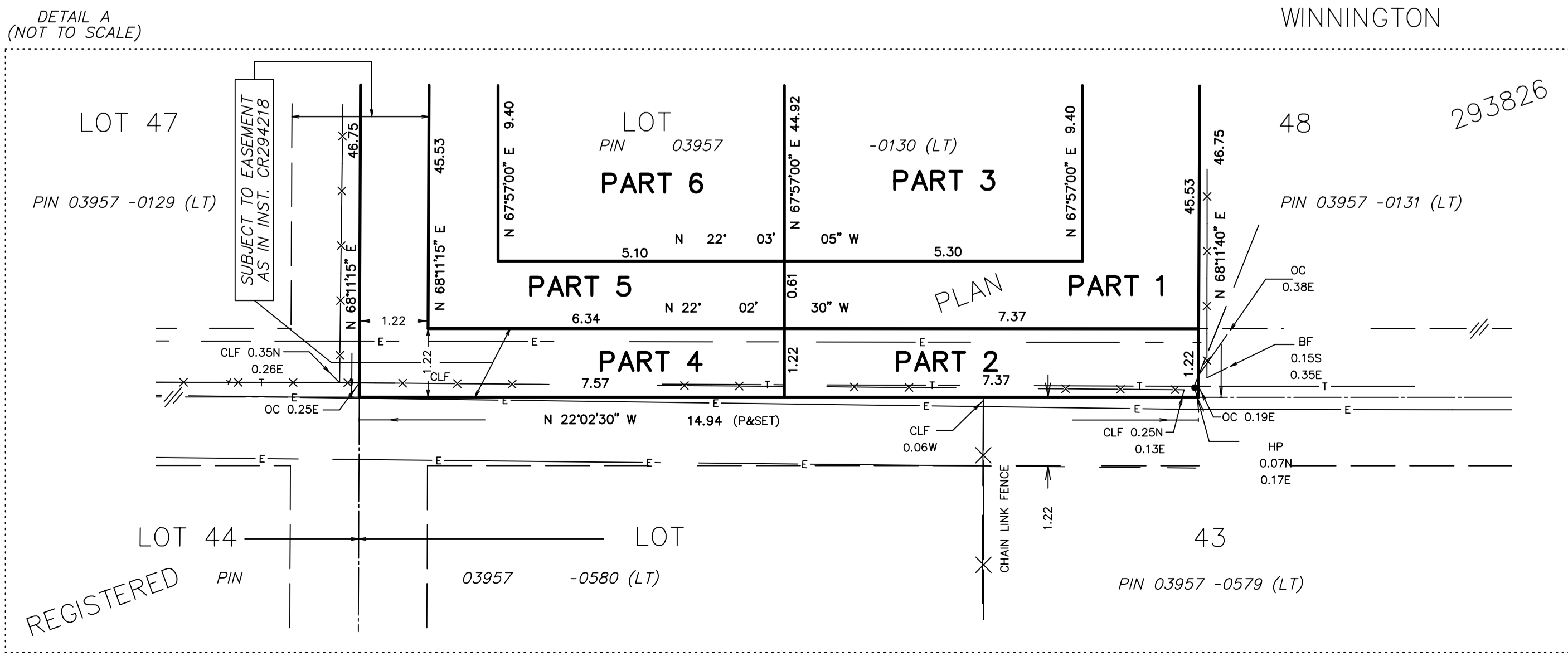
**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**  
BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, WAD 83, (CSRS) (2010.0).  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°34'55" WAS APPLIED TO PLANS P AND P1.  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°34'55" WAS APPLIED TO PLANS P2 AND P3.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999932.  
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. 523/91.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP) - XTM ZONE XX, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG. 216/10.		
POINT ID	EASTING	NORTHING
ORP (1)	361 893.95	5 025 374.53
ORP (2)	362 004.55	5 025 101.52
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN ORP (1) AND ORP (2) IS 294.58 N 22°03'05" W		

- LEGEND**
- ▲ DENOTES SURVEY CONTROL MONUMENT FOUND
  - DENOTES SURVEY MONUMENT FOUND
  - SSB DENOTES SHORT STANDARD IRON BAR
  - IBP DENOTES ROUND IRON BAR
  - IB DENOTES IRON BAR
  - MN&W DENOTES MAGNETIC NAIL & WASHER
  - MEAS DENOTES MEASURED
  - OU DENOTES ORIGIN UNKNOWN
  - RP DENOTES REGISTERED PLAN 293826
  - P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED AUGUST 24, 2000
  - P1 DENOTES PLAN 4R-28414
  - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED JUNE 26, 2018
  - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY H.A. KEN SHIPMAN SURVEYING LTD., DATED NOVEMBER 20, 2018
  - 1287 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
  - 990 DENOTES J.G. PATRICE, O.L.S.
  - JO8 DENOTES J.D. BARNES LIMITED
  - MTC DENOTES MINISTRY OF COMMUNICATION AND TRANSPORTATION OF ONTARIO
  - DENOTES PROPERTY LINE
  - RET DENOTES RETAINING
  - TOW DENOTES TOP OF WALL
  - EA DENOTES EDGE OF ASPHALT
  - OC DENOTES OVERHEAD CABLE
  - CLF DENOTES CHAIN LINK FENCE
  - BF DENOTES BOARD FENCE
  - HP DENOTES HYDRO POLE
  - E DENOTES OVERHEAD HYDRO CABLE
  - T DENOTES OVERHEAD TELEPHONE CABLE
- 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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON XXX, 2024.

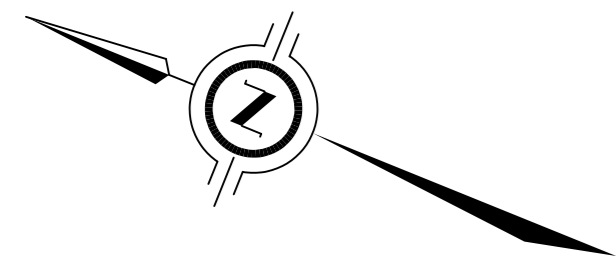
DATE: \_\_\_\_\_ REFERENCE NO.: \_\_\_\_\_  
DRAFT X  
ONTARIO LAND SURVEYOR

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

**J.D. BARNES LIMITED** SURVEYING MAPPING GIS  
LAND INFORMATION SPECIALISTS  
ASTORIC DRIVE, SUITE 105, KANATA, ON K2K 3J9  
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: KZ/TF CHECKED BY: GZ REFERENCE NO.: 23-10-076-01  
PLOTTED: 2/21/2024 DATED: 2/21/2024





Committee of Adjustment  
Received | Reçu le  
2024-02-29

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SURVEYOR'S REAL PROPERTY REPORT  
WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN SHOWING

PART OF LOT 48  
REGISTERED PLAN 293826  
CITY OF OTTAWA

J.D. BARNES LIMITED

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SCALE 1 : 150

2.5 0 2.5 5 10 metres

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).  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°35'05" WAS APPLIED TO PLANS SR-4692 AND SR-30824.  
DISTANCES ARE ROUND.  
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT

DESCRIPTION  
PART OF LOT 48 ON REGISTERED PLAN 293826, BEING ALL OF PIN 03957-0130 (LT), IN THE CITY OF OTTAWA  
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
SUBJECT TO AN EASEMENT AS IN INST. CR294218  
BOUNDARY FEATURES  
NOTE LOCATION OF THE CHAIN LINK FENCE, THE HYDRO POLE AND THE OVERHEAD CABLES ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE BOARD FENCE AND THE EDGE OF ASPHALT ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE RETAINING WALL ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE CHAIN LINK FENCE, THE RAILWAY TIE RETAINING WALL AND THE EDGE OF ASPHALT ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

■ DENOTES SURVEY MONUMENT FOUND  
SSIB DENOTES SHORT STANDARD IRON BAR  
IB DENOTES IRON BAR  
IB DENOTES IRON BAR  
M&W DENOTES MAGNETIC NAIL & WASHER  
MEAS DENOTES MEASURED  
OU DENOTES ORIGIN UNKNOWN  
P1 DENOTES REGISTERED PLAN 293826  
P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED AUGUST 24, 2000  
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1287 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.  
990 DENOTES J.G. PATEL, O.L.S.  
MTC DENOTES MINISTRY OF COMMUNICATION AND TRANSPORTATION OF ONTARIO PROPERTY LINE  
N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

FDN DENOTES FOUNDATION  
C/L DENOTES CENTERLINE  
RET DENOTES RETAINING  
TOW DENOTES TOP OF WALL  
EA DENOTES EDGE OF ASPHALT  
OC DENOTES OVERHEAD CABLE  
CLF DENOTES CHAIN LINK FENCE  
BF DENOTES BOARD FENCE  
CB DENOTES CATCH BASIN  
MH\_STM DENOTES STORM MANHOLE  
MH\_SAN DENOTES SANITARY MANHOLE  
E\_TRANS DENOTES HYDRO TRANSFORMER  
E DENOTES OVERHEAD HYDRO CABLE  
T DENOTES OVERHEAD TELEPHONE CABLE  
STM DENOTES UNDERGROUND STORM SEWER  
SAN DENOTES UNDERGROUND SANITARY SEWER  
DENOTES DECIDUOUS TREE  
DENOTES CONIFEROUS TREE

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 CITY OF OTTAWA CONTROL POINT N-74 (INDEX No. 37) HAVING A PUBLISHED ELEVATION OF 75.835 METRES.

TREE SCHEDULE			
TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.35	5	2.4 N, 2.6 E
T2	0.25	5	3.0 E
T3	0.5	6	0.4 N
T4	0.8	7	1.8 S
T5	1.1	8	1.5 S
T6	0.3	4	2.5 S
T7	0.3	4	2.6 S

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 REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON SEPTEMBER 18, 2023.

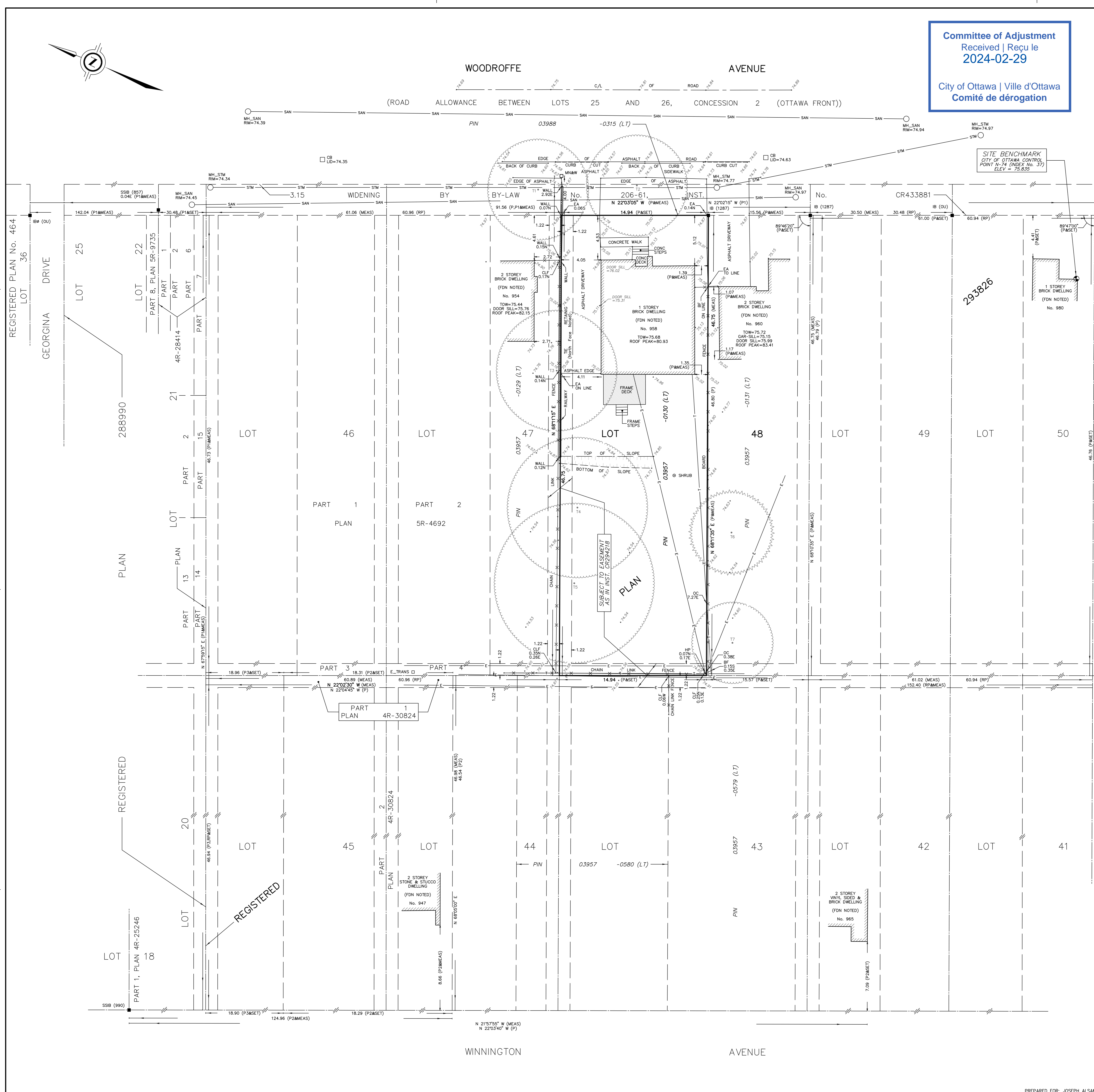
SEPTEMBER 18, 2023  
DATE

*George J. Barnes*  
SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42282

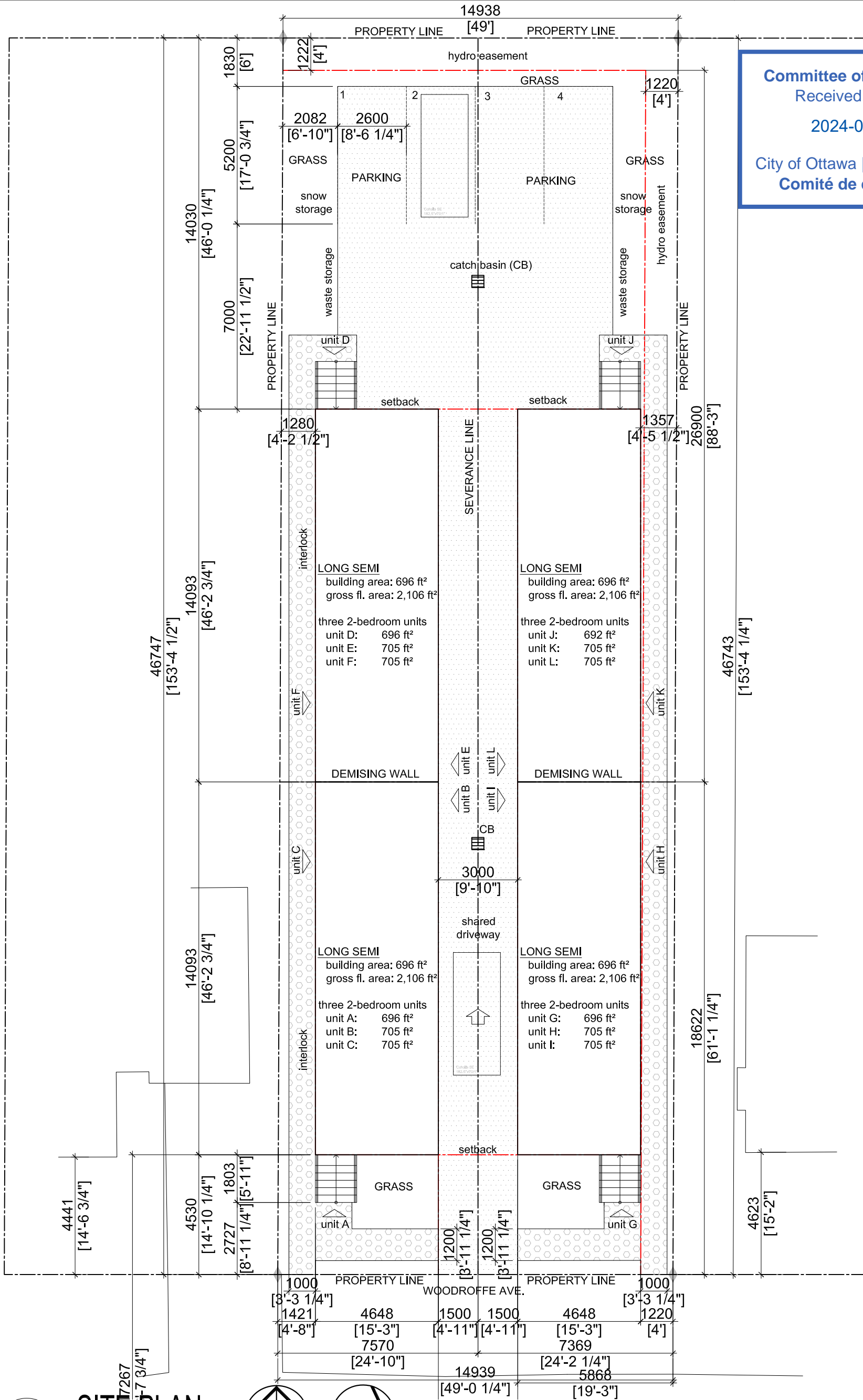
**J.D. BARNES LIMITED**  
LAND INFORMATION SPECIALISTS  
62 STACEE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: GZ REFERENCE NO.: 23-10-076-00  
PLOTTED: 9/18/2023 DATED: 09/18/23

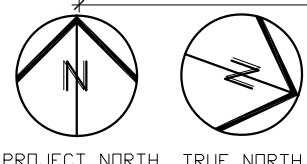




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 2024-02-29  
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**1** **SITE PLAN**  
 MV1.0 SCALE: 1:150

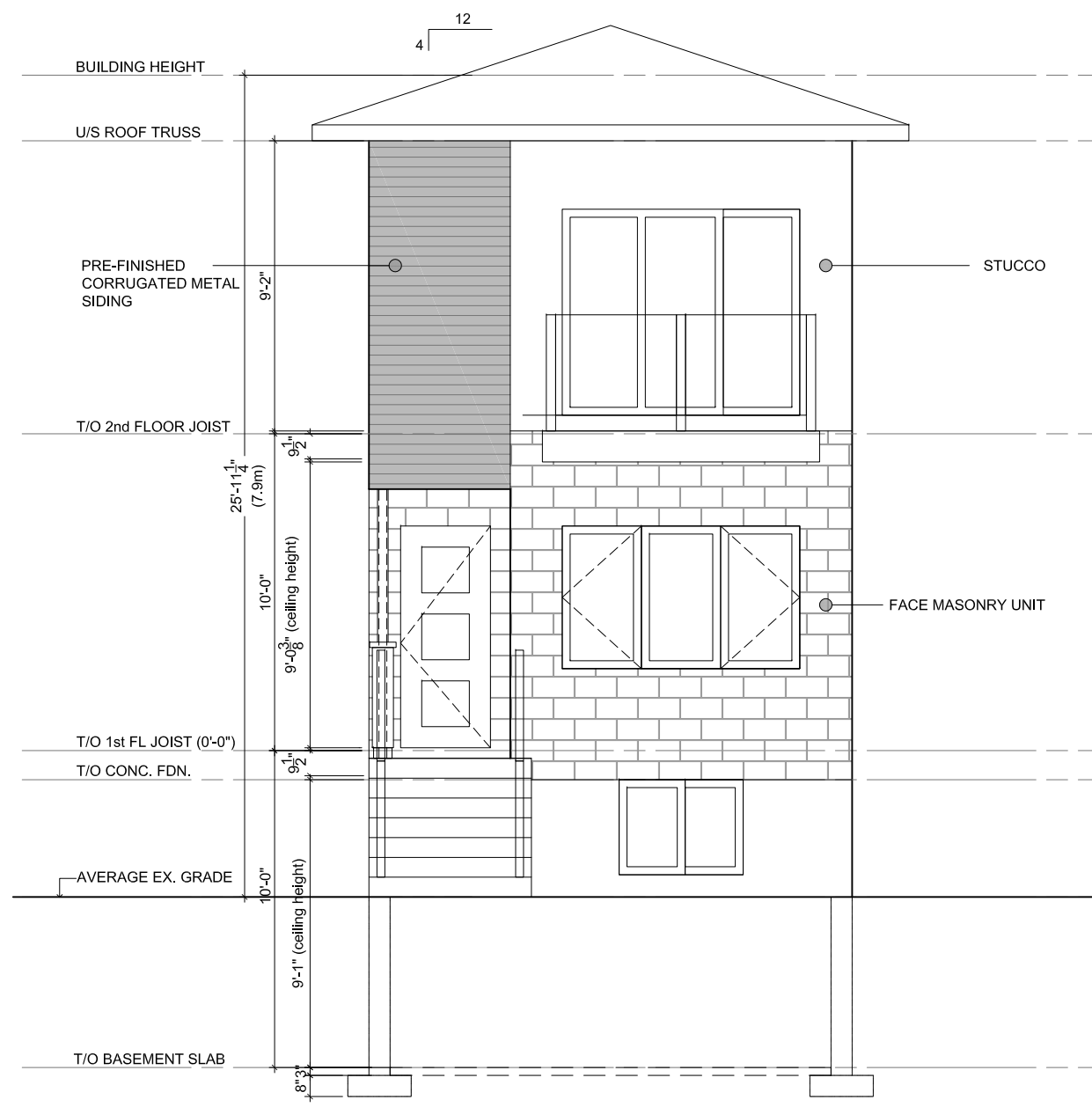


**BING PROFESSIONAL ENGINEERING INC.**  
 Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9  
 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca

JOB: MINOR VARIANCE  
 PROPOSED 2 LONG SEMI DETACHED WITH ADDITIONAL DWELLING UNITS  
 958 WOODROFFE AVE, OTTAWA, ON K2A 3R7

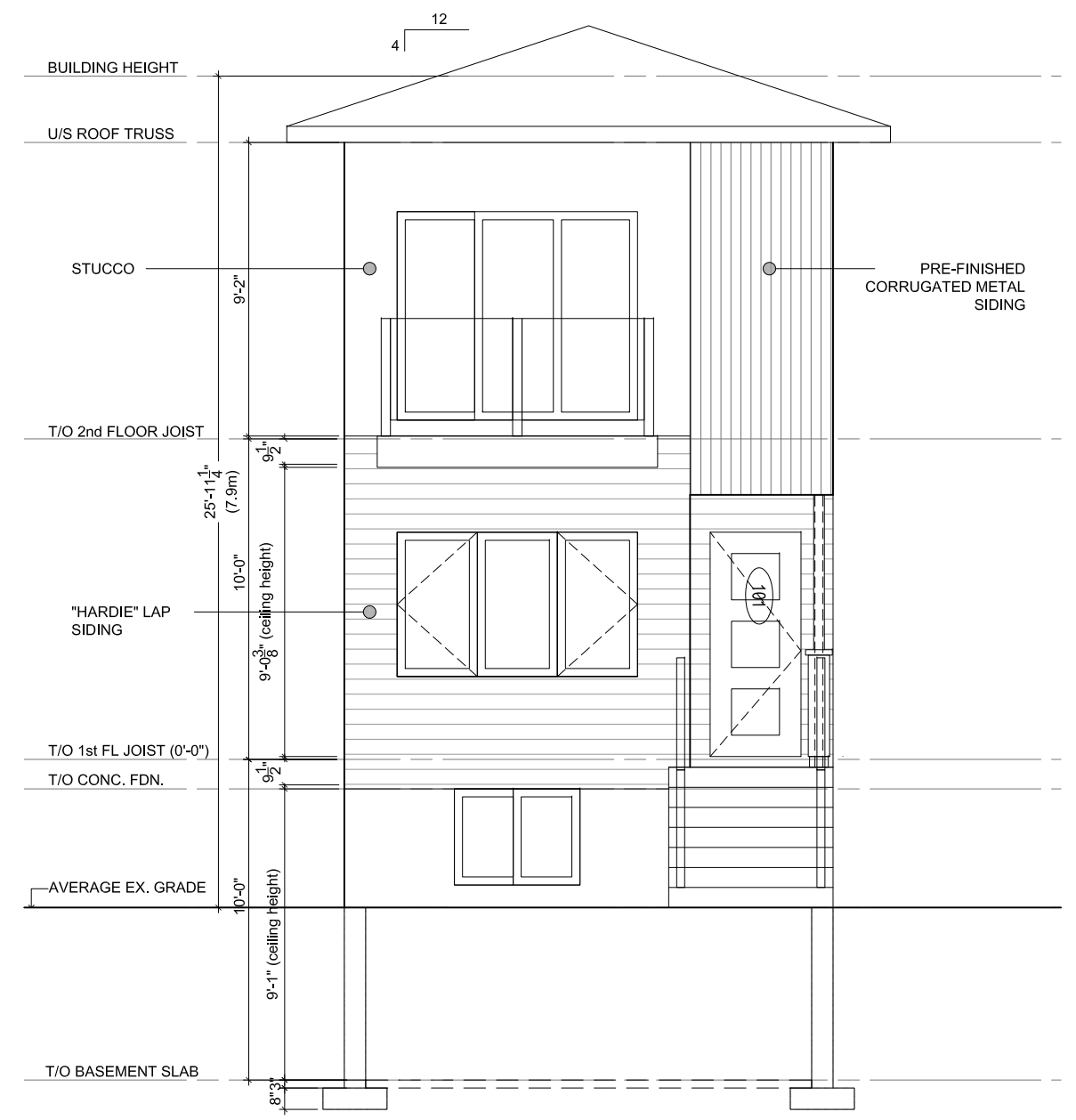
DRAWING: SITE PLAN

DATE: 2024-02-22	DRAWN: CHS	DRAWING No.  <b>A1.0</b> FILE.DWG
REV. DATE:	REV. No:	
SCALE: 1:150	PART OF:	
REFER:	PROJ. No: O-23-GEN-53	



**1** FRONT BUILDING ELEVATION  
 A3.0 SCALE: 3/16" = 1'-0"

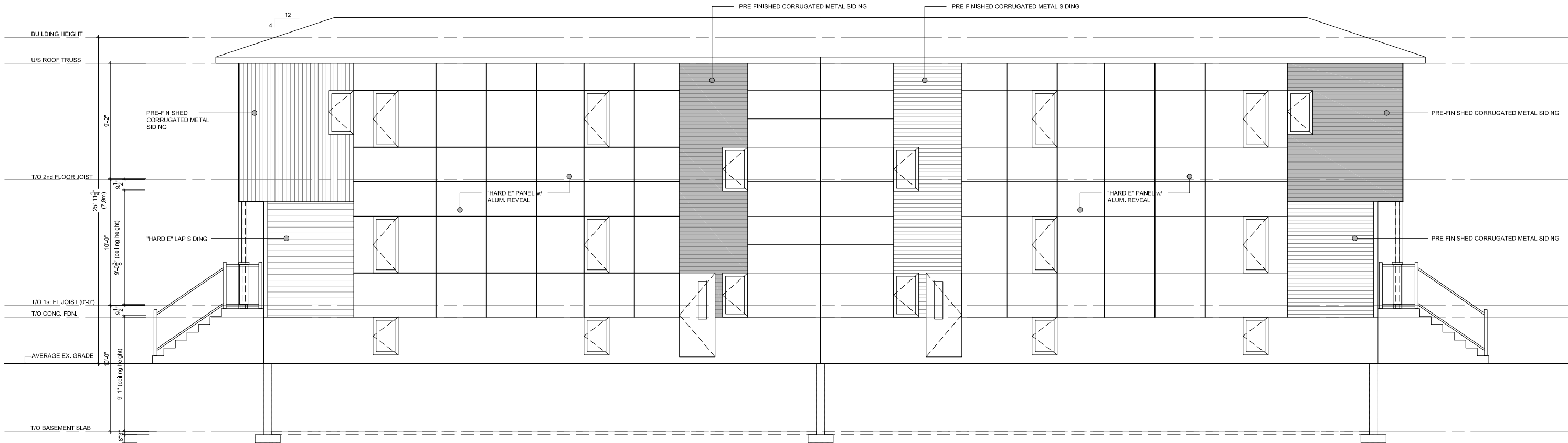
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 2024-02-29  
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**2** REAR BUILDING ELEVATION  
 A3.0 SCALE: 3/16" = 1'-0"

<b>BING PROFESSIONAL ENGINEERING INC.</b> Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB: Minor Variance Proposed Long Semi Detached With Additional Dwelling Units 958 Woodroffe Ave, Ottawa, ON K2A 3R7	DATE: 2024-02-22 REV. No: CHS	DRAWN: CHS DRAWING No. <b>A3.0</b> FILE.DWG
	DRAWING: FRONT AND REAR BUILDING ELEVATIONS	SCALE: AS NOTED PART OF:	PROJ. No: O-23-GEN-53
		REFER:	

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 2024-02-29  
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**1** LEFT BUILDING ELEVATION  
 A3.1 SCALE: 1/8" = 1'-0"

Plot Stamp For BPEI Use Only

Plot By:

Plot Time:

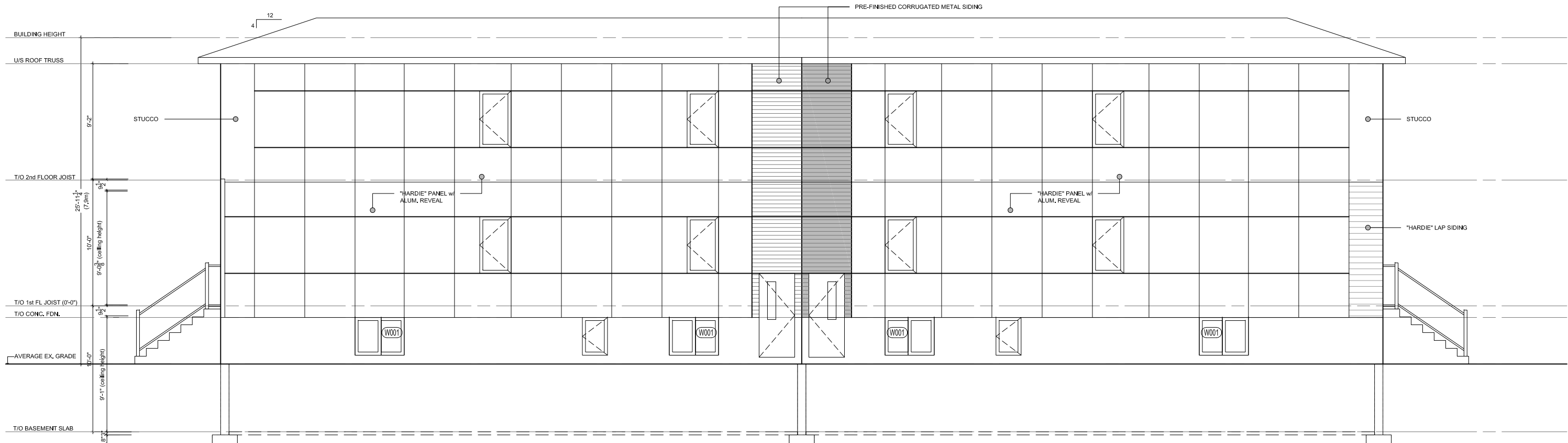
Plot Date:

Page Setup:

Plotter:

<b>BING PROFESSIONAL ENGINEERING INC.</b> Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB: Minor Variance Proposed Long Semi Detached With Additional Dwelling Units 958 Woodroffe Ave, Ottawa, ON K2A 3R7	DATE: 2024-02-22 REV: No: SCALE: AS NOTED REFER:	DRAWN: CHS REV: No: PART OF: PROJ. No: O-23-GEN-53	DRAWING No. <b>A3.1</b> FILE.DWG	
	DRAWING: LEFT BUILDING ELEVATION				

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**1** RIGHT BUILDING ELEVATION  
 A3.2 SCALE: 1/8" = 1'-0"

<b>BING PROFESSIONAL ENGINEERING INC.</b> Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB: Minor Variance Proposed Long Semi Detached With Additional Dwelling Units 958 Woodroffe Ave, Ottawa, ON K2A 3R7	DATE: 2024-02-22 REV: CHS	DRAWN: CHS	DRAWING No. <b>A3.2</b> FILE.DWG
	DRAWING: RIGHT BUILDING ELEVATION	REV DATE: SCALE: AS NOTED	REV. No: PART OF:	
		REFER:	PROJ. No: O-23-GEN-53	