

SHAKESPEARE STREET  
(Formerly FIRST STREET PER REGISTERED PLAN 246)

SURVEYOR'S REAL PROPERTY REPORT  
WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN SHOWING  
**LOT 262**  
**REGISTERED PLAN 246**  
CITY OF OTTAWA  
J.D. BARNES LIMITED  
© CSP/HRIGHT 2024  
SCALE 1 : 100

**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 WTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, WTM ZONE 9, NAD 83, (ORIGINAL).

FOR BEARING COMPASSIONS, A COUNTER-CLOCKWISE ROTATION OF 0780° WAS APPLIED TO REGISTERED PLAN 246.

DISTANCES ARE ROUND.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

ALL SET SBM MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11.4 (4) OF OREG. 525/91.

**PART 2 - SURVEY REPORT**

**DESCRIPTION**  
LOT 262 REGISTERED PLAN 246 BEING ALL OF PIN 04232-0203 (LT), IN THE CITY OF OTTAWA.

**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**  
NONE

**BOUNDARY FEATURES**  
NOTE LOCATION OF THE BOARD FENCES, THE TIMBER RETAINING WALL, THE EDGE OF ASPHALT AND THE TREES ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.

**NOTE LOCATION OF THE OVERHEAD TELEPHONE CABLE, CONCRETE RETAINING WALL AND THE ASPHALT DRIVEWAY ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.**

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- SB# DENOTES SHORT STANDARD IRON BAR
- SB# DENOTES ROUND IRON BAR
- SB# DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- MEAS DENOTES MEASURED
- CU DENOTES CURB UNKNOWN
- P1 DENOTES REGISTERED PLAN 246
- P1 DENOTES BUILDING LOCATION SURVEY BY J.G. PAYETTE LTD., DATED SEPTEMBER 13, 1984
- P2 DENOTES BUILDING LOCATION SURVEY BY ANNIS, O'SULLIVAN, VOLLEBERK LTD., DATED MAY 4, 1984
- P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBERK LTD., DATED APRIL 22, 2022
- P5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBERK LTD., DATED JULY 31, 2023
- P6 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.G. PAYETTE LTD., DATED FEBRUARY 25, 1994
- HRF DENOTES H.R. FARLEY, O.L.S. (REF. PLAN OF SURVEY OF No. 301 MONTFORT STREET DATED JULY 20, 1984
- 01 DENOTES INSTRUMENT NUMBER C1116499
- AGG DENOTES ANNIS, O'SULLIVAN, VOLLEBERK LTD.
- 990 DENOTES J.G. PAYETTE, O.L.S.

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

**TOPOGRAPHIC LEGEND**

- CC DENOTES OVERHEAD CABLE
- EA DENOTES EDGE OF ASPHALT
- CONC DENOTES CONCRETE
- C/L DENOTES CENTERLINE
- BF DENOTES BOARD FENCE
- TP DENOTES TELEPHONE POLE
- + WV DENOTES WATER VALVE
- + WK DENOTES WATER KEY
- CB DENOTES CATCH BASIN
- MH\_STM DENOTES STORM MANHOLE
- MH\_SAN DENOTES SANITARY MANHOLE
- T DENOTES OVERHEAD TELEPHONE CABLE
- STM DENOTES UNDERGROUND STORM SEWER
- SAN DENOTES UNDERGROUND SANITARY SEWER

**ELEVATION NOTE:**

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALIENED 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 BENCHMARK NUMBER 001196203465 HAVING A PUBLISHED ELEVATION OF 62.838 METRES (CGVD28.76).

Committee of Adjustment  
Received / Reçu le  
2024-07-08  
City of Ottawa / Ville d'Ottawa  
Comité de dérogation

SITE BENCHMARK  
MAG. WAIL IN HYDRO SCALE  
ELEVATION = 60.57

MONTFORT STREET (BY BY-LAW No. V48677)  
(Formerly OVERTON STREET PER REGISTERED PLAN 246)  
PIN 04232-0264 (LT)

REGISTERED

**SURVEYOR'S CERTIFICATE**

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 MARCH 20, 2024.

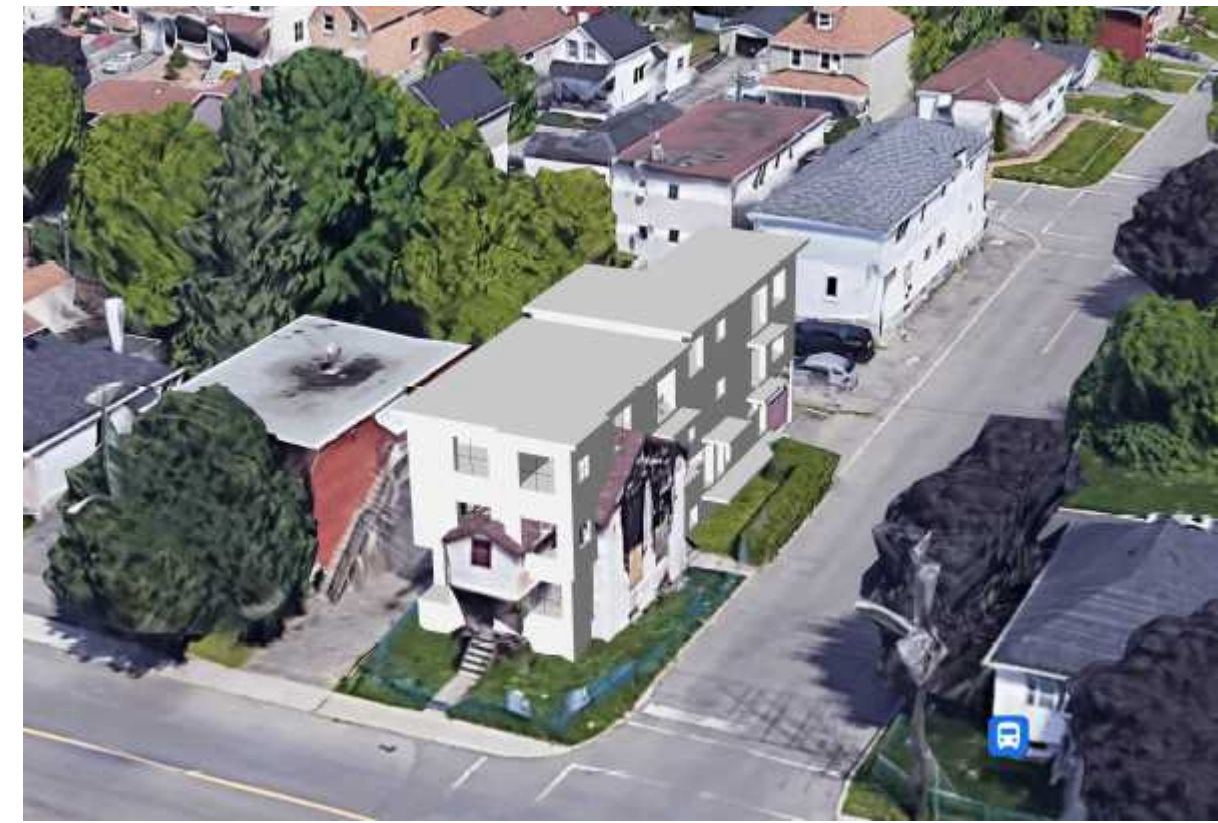
APRIL 2, 2024  
DATE

SHAMU LEROUX  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER V-58124

**J.D. BARNES** SURVEYING MAPPING  
LAND INFORMATION SPECIALISTS  
45 STEEACRE DRIVE, SUITE 100, KANATA, ON K2K 2A9  
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: SL REFERENCE NO.: 24-10-025-00  
PLOTTED: 4/2/2024 DATED: 03/26/24



corner bay window

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309 Montfort St  
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Design & Planning



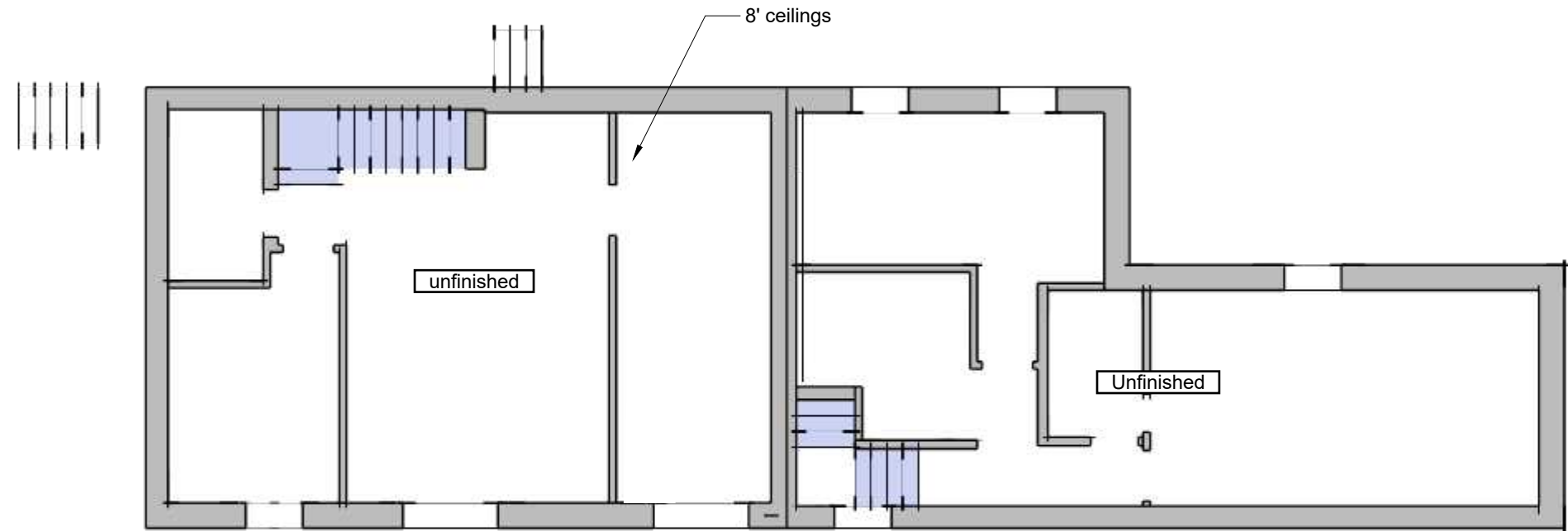




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1 : 100

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CJ

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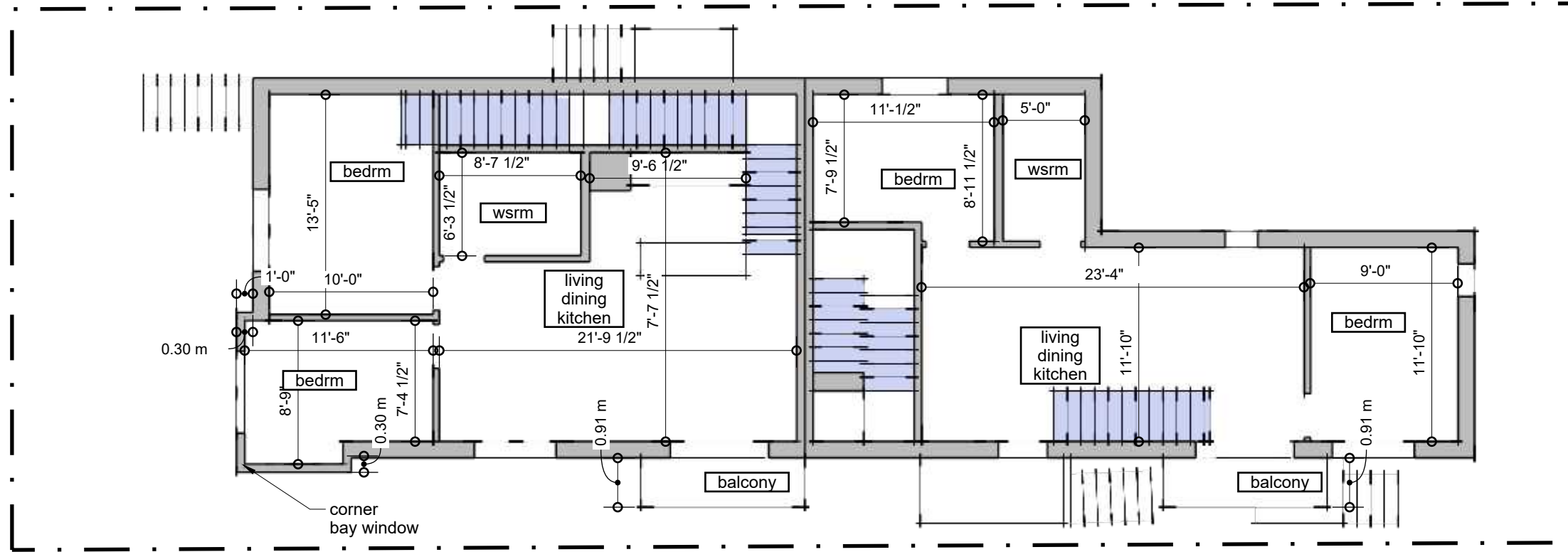




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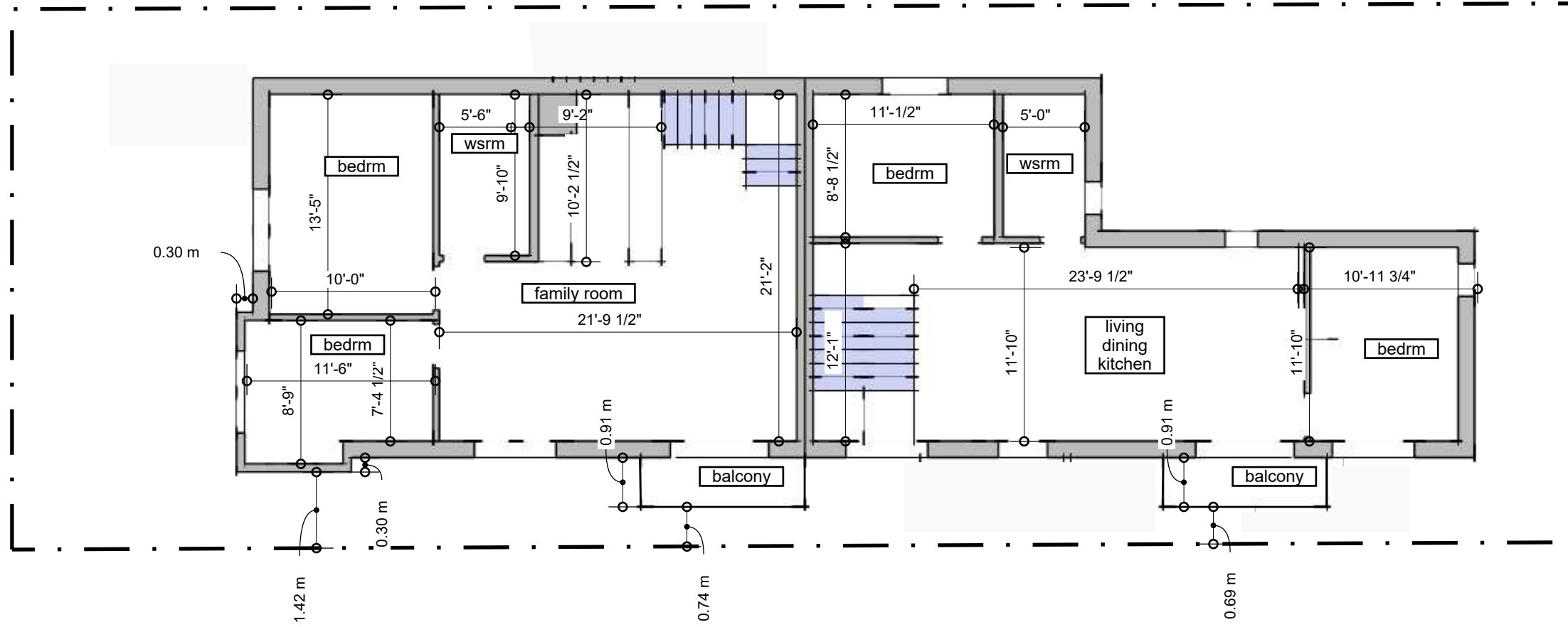
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Elevations

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South d)

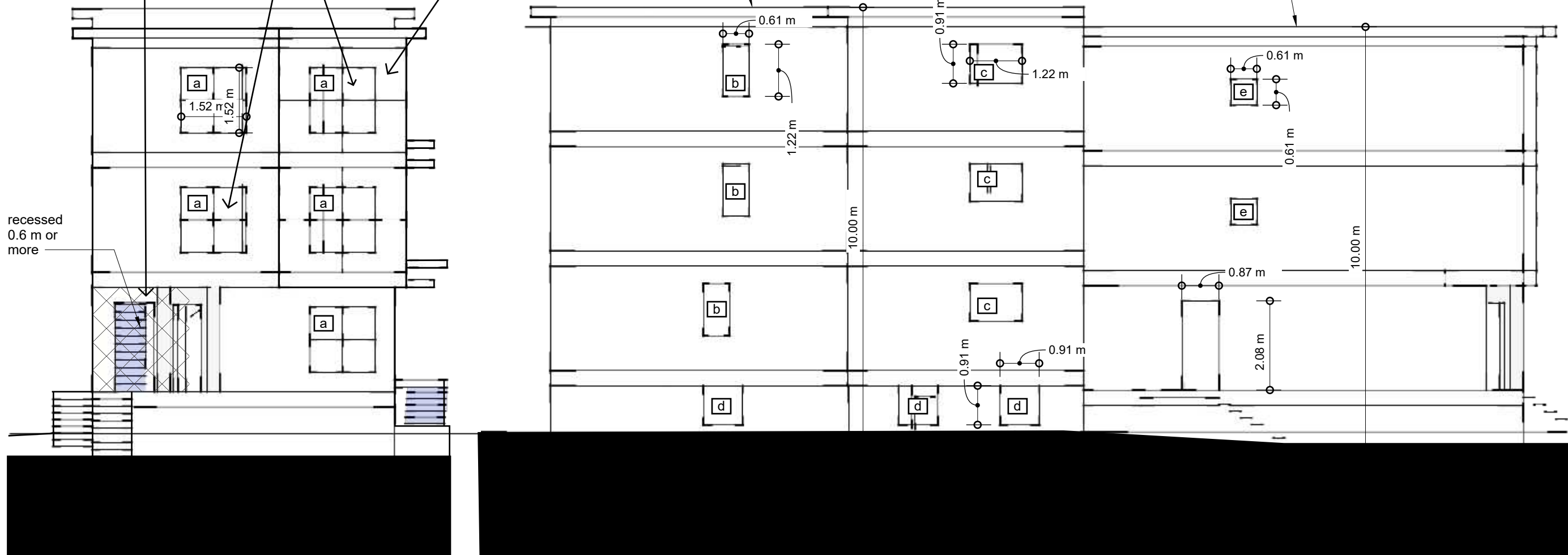
South Elevation 62 sqm  
recessed 0.6m 5.5 sqm  
9.0% of facade

South Elevation 62 sqm  
glazed 15,5 sqm  
25% of facade

South Elevation 62 sqm  
bay window 17.4 sqm  
25% of facade

max H 69.56

Max H 69.13



South Elevation

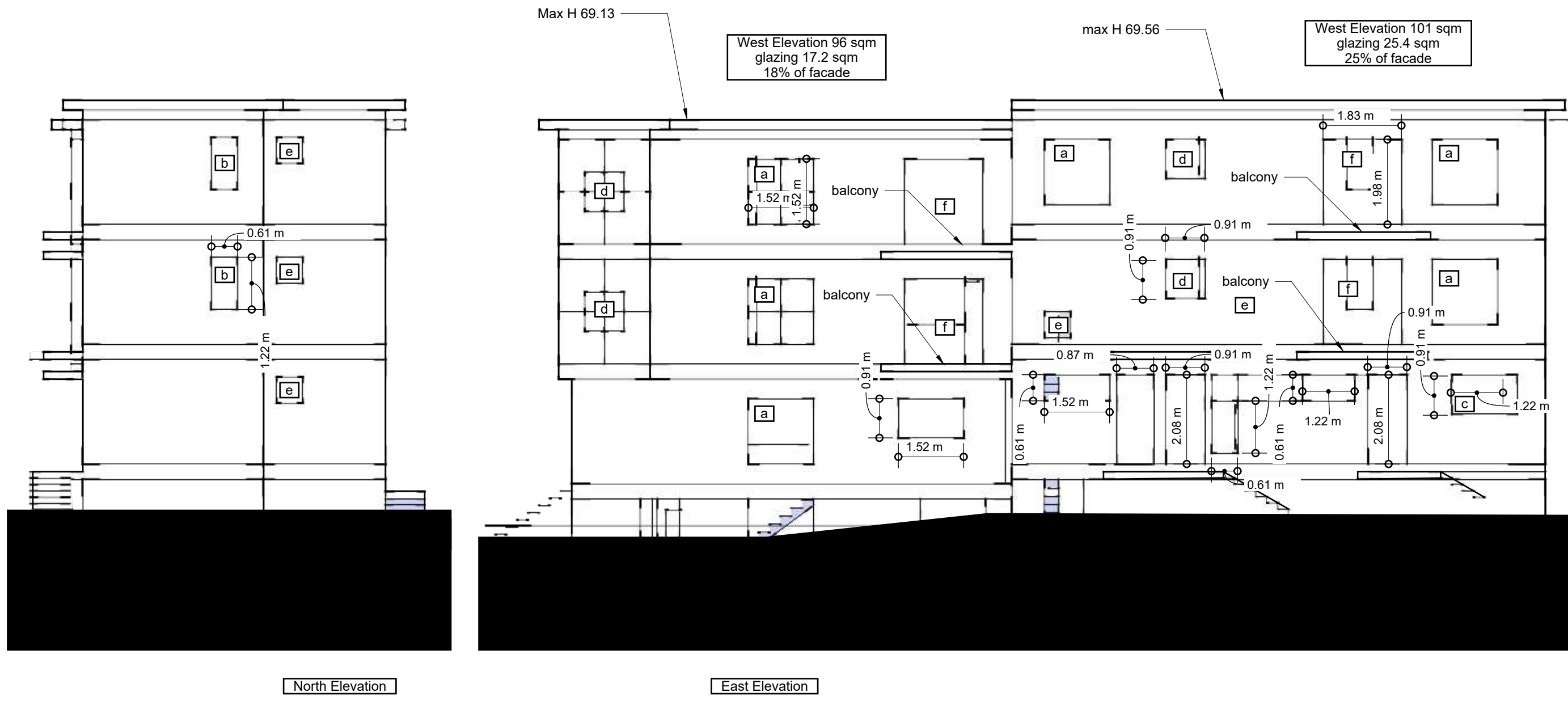
West Elevation



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Elevations