Committee of Adjustment
Received | Reçu le
2024-11-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED..... THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS ..... DAY OF ..... 2024.

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT,
CITY OF OTTAWA

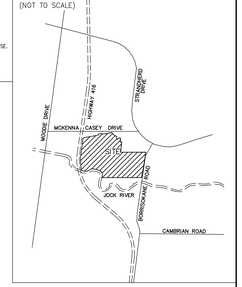
ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 2001

(A)(B)(D)(F)(G)(J) AND (L) - AS SHOWN ON THIS PLAN.
(C) - AS SHOWN ON THIS DRAFT AND KEY PLAN
(D) - LAND TO BE USED IN ACCORDANCE WITH THE SCHEDULE OF LAND USE.
(H)(K) - FULL MUNICIPAL SERVICES
(I) - SEE SOILS REPORT

SCHEDULE OF LAND USE

LAND USE	BLOCK(S)	AREA (Sq. m)
TOWNHOMES	1 TO 30 (BOTH INCLUSIVE)	79,229.95
REAR LANE TOWNHOMES	31 TO 34 (BOTH INCLUSIVE)	12,917.92
SINGLES (DETACHED)	35 TO 69 (BOTH INCLUSIVE)	94,168.23
STACKED CONDO	71, 73, 74 AND 76	100,944.20
FUTURE DEVELOPMENT	77	9,642.10
PARK	72 AND 75	29,750.42
PUMP STATION	78	508.50
MULTI-USE PATHWAY / SERVICE BLOCK	79 TO 86 (BOTH INCLUSIVE)	3,300.58
OPEN SPACE	87, 89 TO 92 (BOTH INCLUSIVE)	378,744.67
STREET WIDENNING	88	2,747.53
STREETS	1 TO 29 (BOTH INCLUSIVE)	149,861.30
LANES	1 AND 2	3,491.67
TOTAL:		865,307.07

KEY PLAN
(NOT TO SCALE)



DRAFT PLAN OF SUBDIVISION
PART OF LOTS 13, 14 AND 15 CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
SCALE 1 : 1250
25 0 25 50 75 metres

J.D. BARNES LIMITED
©COPYRIGHT 2024
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM PLAN 4R-34850.
TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM THE TOPOGRAPHIC SURVEY BY J.D. BARNES LTD. COMPLETED DECEMBER 15th, 2017.
DISTANCES ARE GROUND.
ALL DISTANCES ON CURVES ARE ARC DISTANCES UNLESS OTHERWISE SPECIFIED.

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM MINISTRY OF TRANSPORTATION CONTROL MONUMENT 00119BU000 HAVING A PUBLISHED ELEVATION OF 78.945 METRES.

LEGEND

CONTOUR INTERVALS ARE SHOWN AS 1.00m FOR MAJOR AND 0.25m FOR MINOR
DENOTES MAJOR CONTOUR
DENOTES MINOR CONTOUR

Severed lands are not within the floodplain.

Severance #1

Severance #2

Retained

Severed lands are not within the floodplain.

Severed lands are not within the floodplain.

OWNER'S CERTIFICATE
BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZES J. D. BARNES LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE — FRANK CARO, PRESIDENT
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

MAY 16, 2024 — DATE
SHAWN LEROUX
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
62 STEACIE DRIVE, SUITE 101, KANATA, ON K2E 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: J.M.	CHECKED BY: N.S. / S.L.	REFERENCE NO: 21-10-134-00 (Reference Cases)
PLOTTED: 5/16/2024		DATE: 10/15/2021

JDB V9

FILE: G:\21-10-134\00\Drawing\Draft Plan\21-10-134_DPMckennaCaseyEx.dgn

Severance #1 – Approximate Locations of Severed and Retained Lands

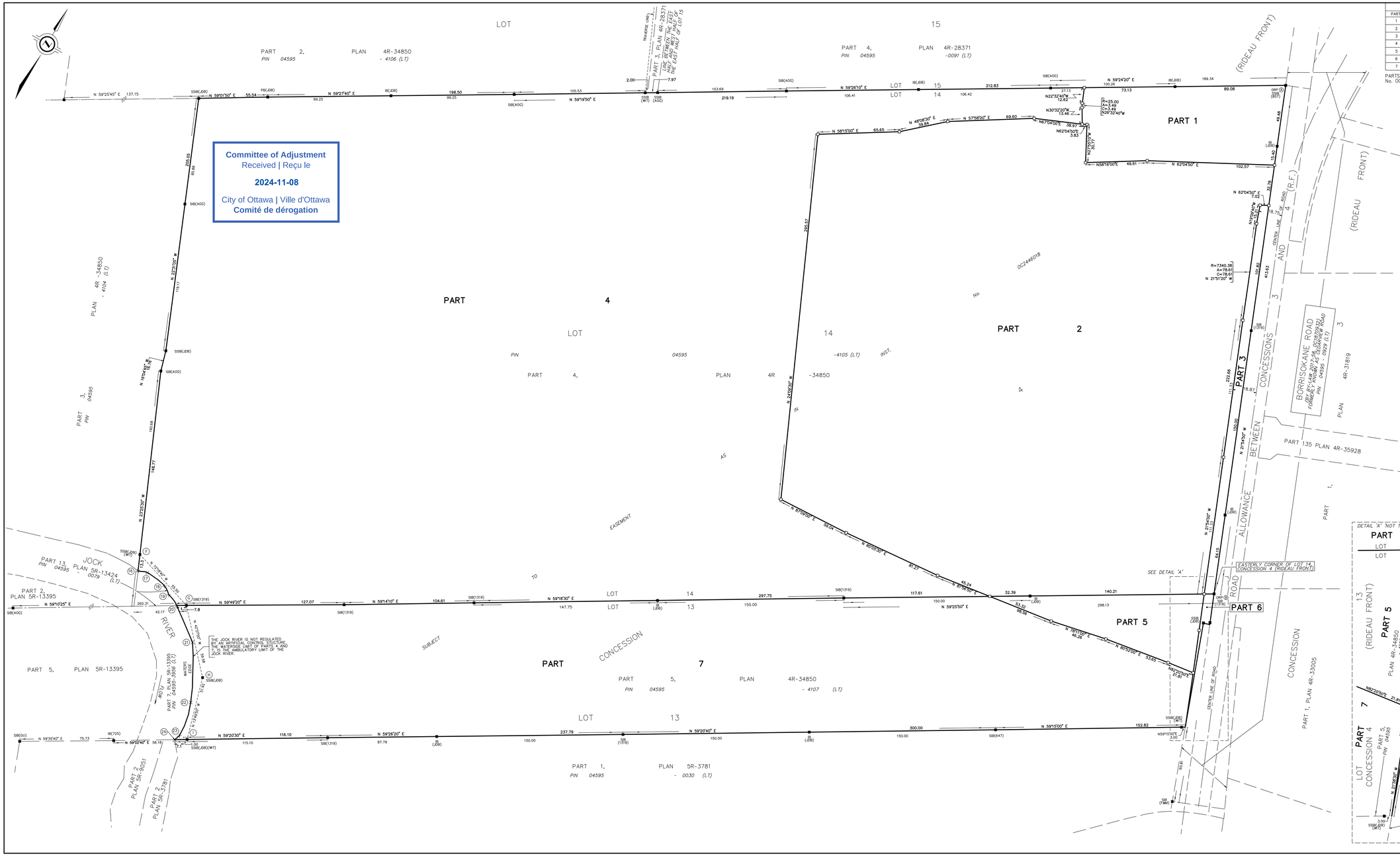
N

GOLDBERG GROUP

Severance #2 – Approximate Locations of Severed and Retained Lands

N

GOLDBERG GROUP



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (Sq. m)
1	PART OF LOT 14	4 (RIDEAU FRONT)	ALL OF 04595-4105	9641.5
2				124252.7
3				2457.9
4				220185.3
5	PART OF LOT 13		ALL OF 04595-4107	5467.3
6				296.3
7				81609.1

PARTS 1 TO 7 (INCLUSIVE) ARE SUBJECT TO AN EASEMENT AS IN INST. No. OC2446018

PLAN OF SURVEY OF

PART OF LOTS 13 AND 14 CONCESSION 4 (RIDEAU FRONT)

GEOGRAPHIC TOWNSHIP OF NEPEAN
NOW IN THE
CITY OF OTTAWA
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.

SCALE 1 : 1000
20 0 20 30 40 50 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1372mm IN WIDTH BY 715mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
J.D.B.	DENOTES	J.D. BARNES LTD.
1319	DENOTES	W.J. MEUSTER, O.L.S.
AOG	DENOTES	ANNIS, O'SULLIVAN VOLLEBEKK LTD.
857	DENOTES	FAIRHALL, MOFFATT & WOODLAND LTD.
F&M	DENOTES	FARLEY & MARTIN LTD.
P	DENOTES	PLAN 4R-34850

ALL SET MONUMENTS ARE SSIB'S UNLESS OTHERWISE NOTED

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

NOTES

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9X, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999934.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (ORIGINAL).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP Ⓐ	362 262.84	5 013 326.31
ORP Ⓑ	362 417.19	5 012 942.56

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

TABLE OF WATERS EDGE AND WATERS EDGE LINE COORDINATES
MTM ZONE 9 NAD83 (ORIGINAL)

POINT	NORTHING	EASTING
16	5 012 526.25	361 657.17
17	5 012 528.73	361 664.39
18	5 012 526.26	361 681.76
19	5 012 521.97	361 688.11
20	5 012 517.61	361 698.05
21	5 012 498.35	361 723.85
22	5 012 455.68	361 746.74
23	5 012 427.71	361 752.23
24	5 012 423.20	361 750.50
F	5 012 538.46	361 651.88
G	5 012 521.60	361 704.75
H	5 012 477.76	361 745.09
I	5 012 427.35	361 757.50

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 XXXXXXX XX, 2024.

AUGUST 29, 2024
DATE

DRAFT
SHAWN LEROUX
ONTARIO LAND SURVEYOR

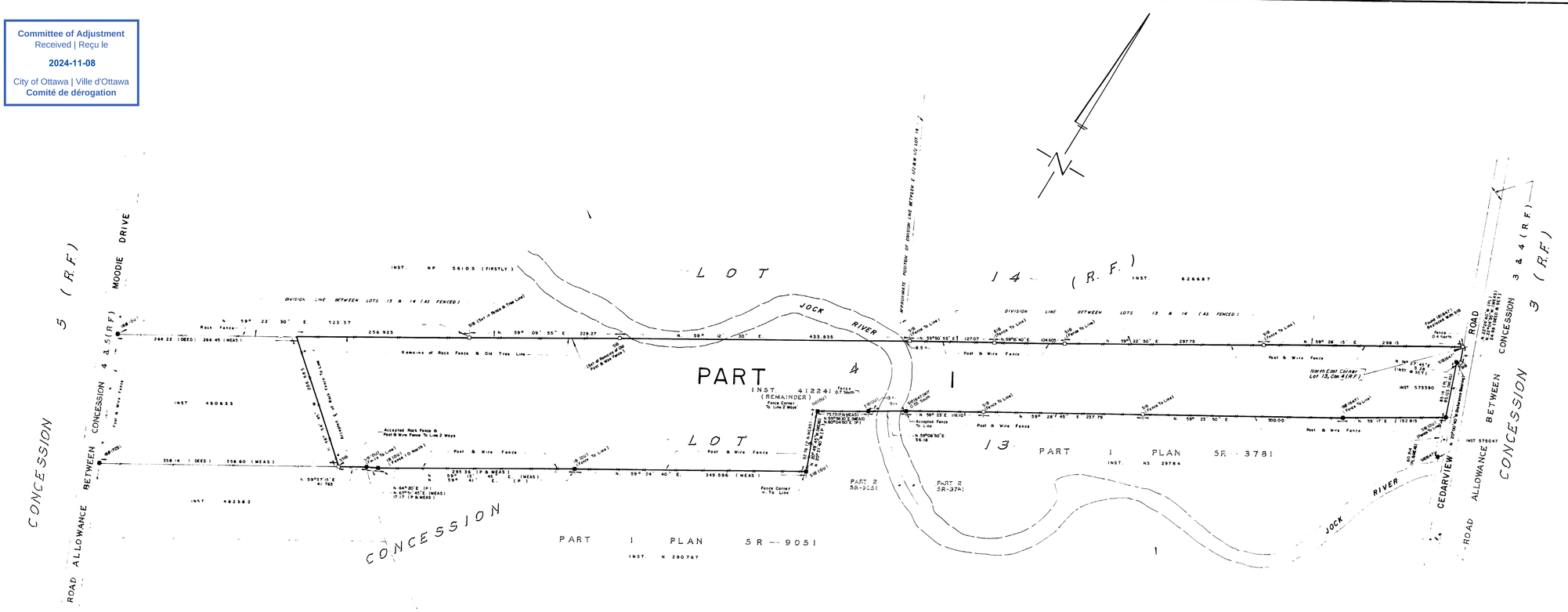
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXX

J. D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
300 SCHOLARS GREEN DRIVE, SUITE 304, OTTAWA, ON, K2J 0E1
T: (613) 721-7244 F: (613) 731-9955 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.: 21-10-134-00
JM	SL	DATE: 9/4/2024

FILE: G:\21-10-134\21\Drawing\21-Plan\Conservancy West Severance\21-10-134-00 - Severance R-Plan.dgn

Committee of Adjustment
Received | Reçu le
2024-11-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

Aug 24 1989

Wm. J. WEBSTER
ONTARIO LAND SURVEYOR

PLAN 5R-12999

RECEIVED & DEPOSITED

25 Aug 1989

LAND REGISTRAR FOR THE REGISTRY DIVISION OF OTTAWA - CARLETON No. 5

SCHEDULE

PART	LOT	CONCESSION	INST. No.	AREA
1	PART LOT 13	4 (R.F.)	412241 (Rem.)	25.0164 (ha.) 61.8 (acres)

PLAN OF SURVEY OF
PART OF LOT 13
CONCESSION 4 (RIDEAU FRONT)
FORMERLY TOWNSHIP OF NEPEAN
NOW IN THE CITY OF NEPEAN
Regional Municipality of Ottawa-Carleton

Surveyed by Wm. J. WEBSTER, O.L.S.
1989

SCALE = 1:2000

0 10 20 30 40 50 100 150 200 250 METRES

METRIC

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF CEDARVIEW ROAD (AS WIDENED), AS SHOWN ON PLAN 5R-3781, HAVING A BEARING OF N. 20° 00' 40" W.

LEGEND & NOTES

⊕	DENOTES	SET MONUMENT
⊕	DENOTES	FOUND MONUMENT
IB	DENOTES	IRON BAR
IB/P	DENOTES	ROUND IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
WIT	DENOTES	WITNESS
OU	DENOTES	OUTLINE UNSURVEYED
MEAS	DENOTES	MEASURED
PL	DENOTES	PLAN 5R-3781
PL	DENOTES	PLAN 5R-9051
INST	DENOTES	INST 573390
(DED)	DENOTES	INST 412241 (Rem.)
S&T	DENOTES	S. & T. ARNETT, O.L.S.
T.D.	DENOTES	T. D. ARNETT, O.L.S.

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT
1. This survey and plan are correct and in accordance with the Surveys Act and the Registry Act and the regulations made thereunder.
2. This survey was completed on the 1 day of July, 1989

DATE Aug 22, 1989

Wm. J. WEBSTER, Ontario Land Surveyor

WEBSTER & SIMMONDS SURVEYING LTD.
Ontario Land Surveyors
Ottawa, Ontario

FIELD	DRAWN	CHECKED	JOB No
J.P. W.O.	G.C.	K.J.	2913

36x

FILE No. 04FA2022P-326

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 15	(R.F.)	ALL OF 04595-0008 (LT)
2			ALL OF 04595-1742 (LT)
3	PART OF 14		ALL OF 04595-0021 (LT)
4			ALL OF 04595-0023 (LT)
5	PART OF 13		ALL OF 04595-3955 (LT)

PARTS 2, 4 AND 5 ARE SUBJECT TO AN EASEMENT AS IN INST. No. OC2446018

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

DATE AUGUST 4, 2022

SHAWN LEROUX
ONTARIO LAND SURVEYOR

PLAN 4R-34830

RECEIVED AND DEPOSITED

DATE Aug 19th 2022

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No. 4)

PLAN OF SURVEY OF
PART OF LOTS 13, 14 AND 15 CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
NOW IN THE
CITY OF OTTAWA

J.D. BARNES LIMITED

SCALE 1 : 1250

25 0 25 50 75 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1500mm IN WIDTH BY 914mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1250

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 (BN), DERIVED FROM OBSERVED REFERENCE POINTS A AND B (NAD83 (CSRS) 1997.0) MTM NETWORK (VTO) OBSERVATIONS MTM ZONE 9 (LAT. 76° W), NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 09, NAD83 (ORIGINAL).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP A	362 282.86	5 013 336.30
ORP B	362 417.21	5 012 942.58

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

TABLE OF WATERS EDGE AND HIGHWAY LINE COORDINATES
MTM ZONE 9 (NAD83 (ORIGINAL))

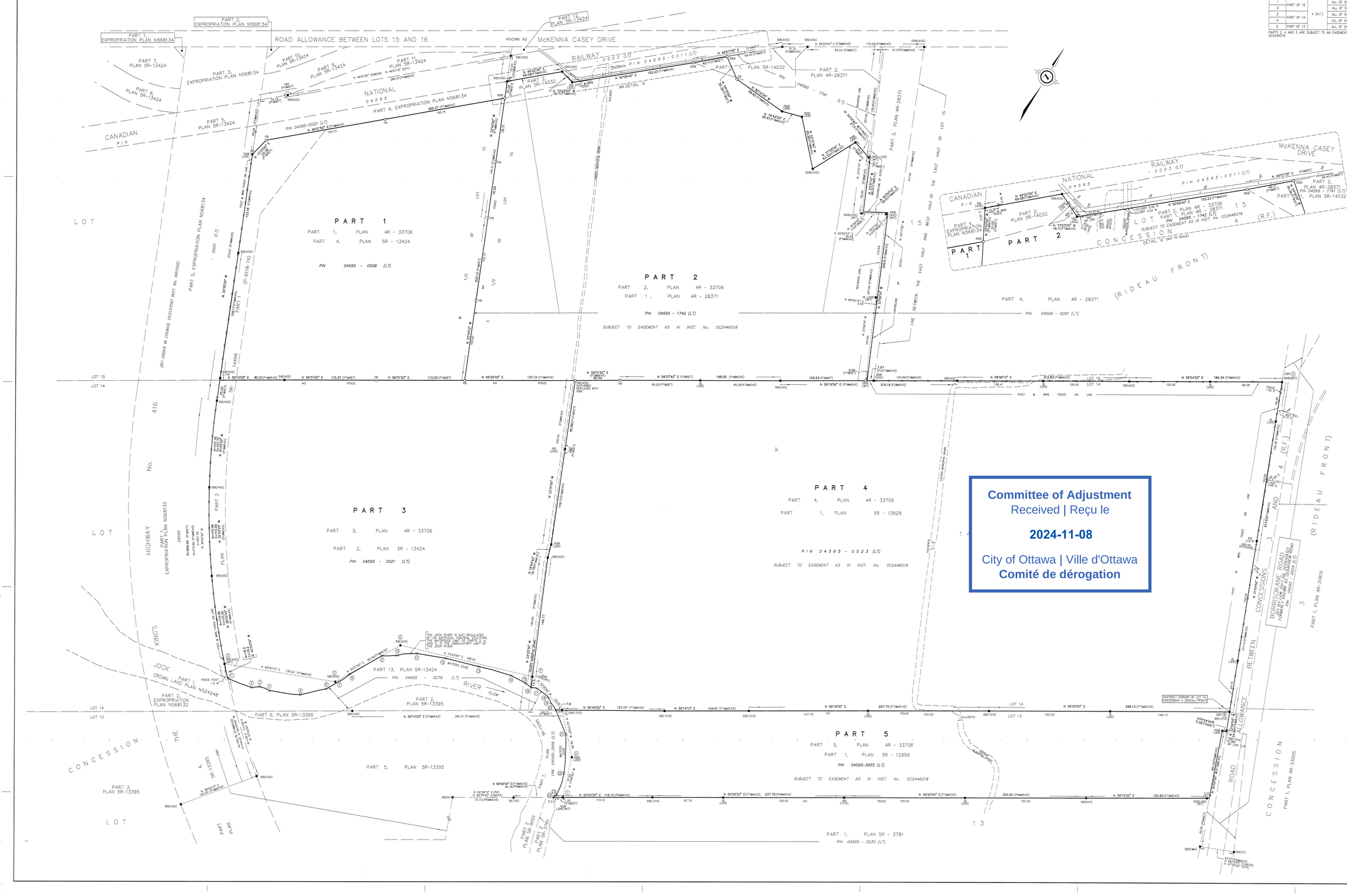
POINT	NORTHING	EASTING
1	5 012 344.15	361 327.58
2	5 012 348.43	361 336.93
3	5 012 355.63	361 361.20
4	5 012 357.32	361 379.80
5	5 012 372.56	361 415.50
6	5 012 395.35	361 439.56
7	5 012 411.54	361 448.78
8	5 012 425.68	361 455.27
9	5 012 465.47	361 477.75
10	5 012 475.67	361 484.09
11	5 012 490.14	361 513.72
12	5 012 503.26	361 547.82
13	5 012 515.48	361 588.51
14	5 012 526.19	361 626.65
15	5 012 527.23	361 648.81
16	5 012 528.25	361 657.17
17	5 012 528.73	361 664.39
18	5 012 528.26	361 681.78
19	5 012 521.97	361 688.11
20	5 012 517.61	361 698.05
21	5 012 498.35	361 723.85
22	5 012 455.68	361 746.74
23	5 012 427.71	361 753.23
24	5 012 423.20	361 750.50
C	5 012 257.50	361 315.16
D	5 012 408.51	361 444.66
E	5 012 488.47	361 491.06
F	5 012 538.46	361 657.88
G	5 012 521.60	361 704.75
H	5 012 477.76	361 745.09
I	5 012 427.35	361 757.50

LEGEND

■ DENOTES SURVEY MONUMENT FOUND
SIB DENOTES SURVEY MONUMENT SET
SSB DENOTES SHORT STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
PB DENOTES PLASTIC BAR
WIT DENOTES WITNESS
MEAS DENOTES MEASURED
R.F. DENOTES RIDEAU FRONT
HP DENOTES HYDRO POLE
HPA DENOTES HYDRO POLE ANCHOR
OHC DENOTES OVERHEAD HYDRO CABLE
OGC DENOTES OVERHEAD CABLE
AGC DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
FMC DENOTES FARLEY & MARTIN LTD.
FCC DENOTES FRED CHARLES
EAT DENOTES H.R. FARLEY, O.L.S.
TZS DENOTES R.W. ARNETT, O.L.S.
AST DENOTES FAIRHALL, MOFFATT & WOODLAND LTD.
TJW DENOTES W.J. MORTSER, O.L.S.
NE DENOTES NON-ENTRANCE
NI DENOTES NON-IDENTIFIABLE
PIN DENOTES PROPERTY IDENTIFICATION NUMBER
INST. DENOTES INSTRUMENT
No. DENOTES NUMBER
P1 DENOTES PLAN 5R-13424
P2 DENOTES PLAN 5068134
P3 DENOTES PLAN 4R-28371
P4 DENOTES PLAN 4R-33706
P5 DENOTES PLAN 5R-13921
P6 DENOTES PLAN 5R-12999
P7 DENOTES PLAN 4R-33705

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 522/91.

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



Committee of Adjustment
Received | Reçu le
2024-11-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 10th, 2022.

JUNE 10th, 2022
DATE

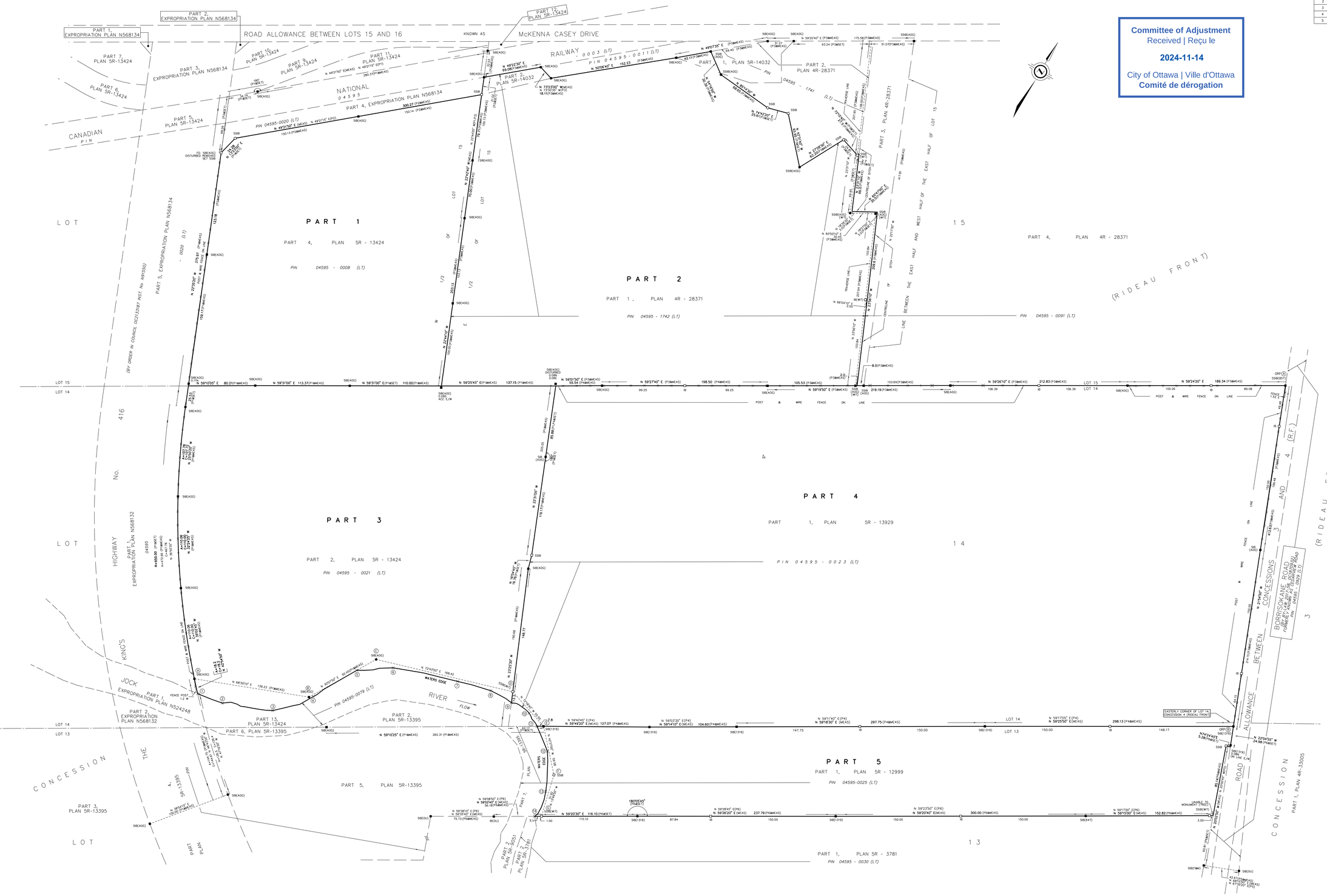
SHAWN LEROUX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER 2160888

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
42 STEVATE DRIVE, SUITE 101, KANATA, ON K2L 2A4
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.: 21-150-134-00 (FIRST APP.)
N.S.	S.L.	

FILE: S:\21-150-134-00\Drawing\Plan 4R\21-150-134-00_amended\part 3 Plan.dwg PLOTTED: 8-14-2022



Committee of Adjustment
Received | Reçu le
2024-11-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 15	4 (R.F.)	ALL OF 04595-0008 (LT)
2			ALL OF 04595-1742 (LT)
3	PART OF 14		ALL OF 04595-0021 (LT)
4			ALL OF 04595-0023 (LT)
5	PART OF 13		PART OF 04595-0025 (LT)

PLAN 4R-33706

Received and deposited

April 21st, 2021

Joanne Mason

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

PLAN OF SURVEY OF
PART OF LOTS 13, 14 AND 15 CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
NOW IN THE
CITY OF OTTAWA

J.D. BARNES LIMITED

SCALE 1 : 1250

75 0 25 50 75 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1500mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1250

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, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 09, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999934

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 09, NAD83 (ORIGINAL).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	362 262.86	5 013 326.30
ORP (B)	362 417.21	5 012 942.58

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

TABLE OF WATERS EDGE AND FLOW LINE COORDINATES MTM ZONE 9 NAD83 (ORIGINAL)

POINT	NORTHING	EASTING
1	5 012 344.15	361 327.56
2	5 012 349.43	361 358.92
3	5 012 372.56	361 415.50
4	5 012 411.54	361 448.78
5	5 012 465.47	361 477.75
6	5 012 490.14	361 513.72
7	5 012 515.48	361 588.51
8	5 012 526.19	361 628.65
9	5 012 526.25	361 657.17
10	5 012 526.26	361 681.76
11	5 012 517.61	361 698.05
12	5 012 498.35	361 723.85
13	5 012 455.68	361 746.74
14	5 012 423.20	361 750.50
A	5 012 357.49	361 315.10
B	5 012 408.51	361 444.66
C	5 012 488.47	361 491.06
D	5 012 538.46	361 651.88
E	5 012 521.60	361 704.75
F	5 012 477.76	361 745.08
G	5 012 427.35	361 757.50

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PIB	DENOTES	PLASTIC IB
MEAS	DENOTES	MEASURED
R.F.	DENOTES	RIDEAU FRONT
AOG	DENOTES	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
1519	DENOTES	W.J. WEBSTER, O.L.S.
1142	DENOTES	GEOMATICS INTERNATIONAL & WOODLAND LTD.
F&M	DENOTES	FARLEY & MARTIN LTD.
647	DENOTES	H.R. FARLEY, O.L.S.
OU	DENOTES	ORIGIN UNKNOWN
P1	DENOTES	PLAN 5R-13424
P2	DENOTES	PLAN 5R-13929
P3	DENOTES	PLAN 4R-28371
P4	DENOTES	PLAN 5R-13929
P5	DENOTES	PLAN 5R-3781
P6	DENOTES	PLAN 5R-12999

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AS PER THE PROVISIONS OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

I, DERIFF 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 FEBRUARY 3, 2021.

APRIL 7, 2021
DATE

SHAWN LUPSON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2160071

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
42 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7264 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.: 16-10-127-01
NS/CE	SL	PLOTTED 4/05/2021

FILE: G:\16-10-127\20\Drawing\4 Plan\McKenna Casey 3\16-10-127-20_McKennaCasey3_4_Plan.dgn

FILE No. 04FA2022P-326

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 15	(R.F.)	ALL OF 04595-0008 (LT)
2			ALL OF 04595-1742 (LT)
3	PART OF 14		ALL OF 04595-0021 (LT)
4			ALL OF 04595-0023 (LT)
5	PART OF 13		ALL OF 04595-3955 (LT)

PARTS 2, 4 AND 5 ARE SUBJECT TO AN EASEMENT AS IN INST. No. OC2446018

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

DATE AUGUST 4, 2022

SHAWN LEROUX
ONTARIO LAND SURVEYOR

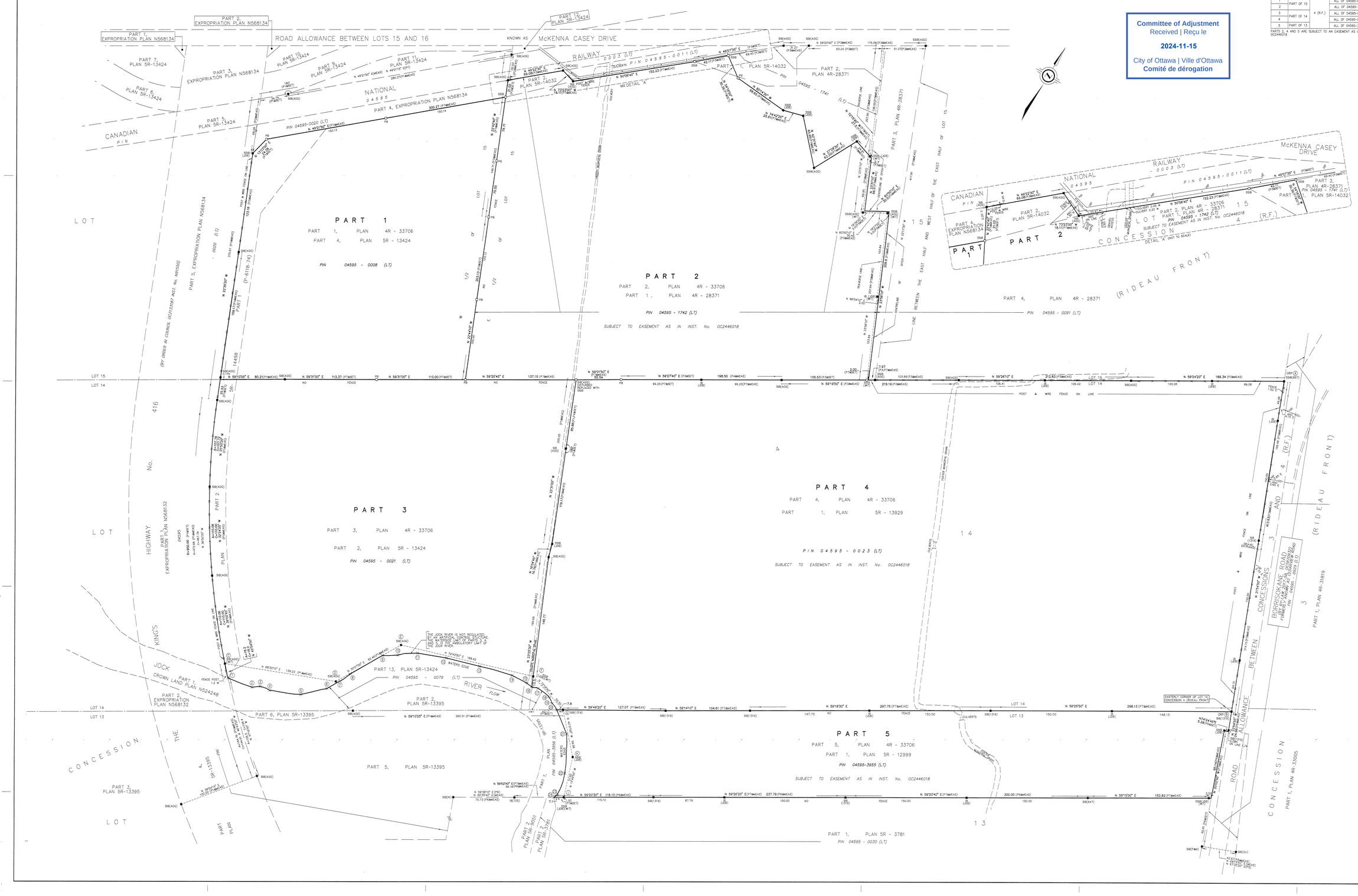
PLAN 4R-34830

RECEIVED AND DEPOSITED

DATE Aug 19th 2022

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No. 4)

Committee of Adjustment
Received | Reçu le
2024-11-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation



PLAN OF SURVEY OF
PART OF LOTS 13, 14 AND 15 CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
NOW IN THE
CITY OF OTTAWA

J.D. BARNES LIMITED

SCALE 1 : 1250

25 0 25 50 75 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1500mm IN WIDTH BY 914mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1250

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 (BN), DERIVED FROM OBSERVED REFERENCE POINTS A AND B (PLAN 5R-3005) MTM NETWORK (VTO) OBSERVATIONS WITH ZONE 9(NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 09, NAD83 (ORIGINAL).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	362 282.86	5 012 336.30
ORP (B)	362 417.21	5 012 942.58

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

TABLE OF WATERS EDGE AND HIGHWAY LINE COORDINATES
MTM ZONE 9 (NAD83 (ORIGINAL)

POINT	NORTHING	EASTING
1	5 012 344.15	361 327.58
2	5 012 348.43	361 336.93
3	5 012 355.63	361 361.20
4	5 012 357.32	361 379.80
5	5 012 372.56	361 415.50
6	5 012 395.35	361 439.56
7	5 012 411.54	361 448.78
8	5 012 425.68	361 455.27
9	5 012 465.47	361 477.75
10	5 012 475.67	361 484.09
11	5 012 490.14	361 513.72
12	5 012 503.26	361 547.82
13	5 012 515.48	361 588.51
14	5 012 526.19	361 626.65
15	5 012 527.23	361 648.81
16	5 012 528.25	361 657.17
17	5 012 528.73	361 664.39
18	5 012 528.26	361 681.78
19	5 012 521.97	361 688.11
20	5 012 517.61	361 698.05
21	5 012 498.35	361 723.85
22	5 012 455.68	361 746.74
23	5 012 427.71	361 752.23
24	5 012 423.20	361 750.50
C	5 012 257.50	361 315.18
D	5 012 408.51	361 444.66
E	5 012 488.47	361 491.06
F	5 012 538.46	361 657.88
G	5 012 521.60	361 704.75
H	5 012 477.76	361 745.09
I	5 012 427.35	361 757.50

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
○	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
R.F.	DENOTES	RIDEAU FRONT
HP	DENOTES	HYDRO POLE
HPA	DENOTES	HYDRO POLE ANCHOR
OHC	DENOTES	OVERHEAD HYDRO CABLE
OCC	DENOTES	OVERHEAD CABLE
AGC	DENOTES	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
FAM	DENOTES	FARLEY & MARTIN LTD.
EAL	DENOTES	E.A. LANKOT, O.L.S.
HF	DENOTES	H.R. FARLEY, O.L.S.
RA	DENOTES	R.W. ARNETT, O.L.S.
FMW	DENOTES	FAIRHALL, MOFFATT & WOODLAND LTD.
WL	DENOTES	W.J. MORSTER, O.L.S.
NP	DENOTES	NON-PLANTABLE
NI	DENOTES	NON-IDENTIFIABLE
PIN	DENOTES	PROPERTY IDENTIFICATION NUMBER
INST	DENOTES	INSTRUMENT
No	DENOTES	NUMBER
P1	DENOTES	PLAN 5R-13424
P2	DENOTES	PLAN 5068134
P3	DENOTES	PLAN 4R-28371
P4	DENOTES	PLAN 5R-13929
P5	DENOTES	PLAN 5R-12999
P6	DENOTES	PLAN 5R-3781
P7	DENOTES	PLAN 5R-12999
P8	DENOTES	PLAN 4R-33706

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 522/91.

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 JUNE 10th, 2022.

JUNE 10th, 2022
DATE

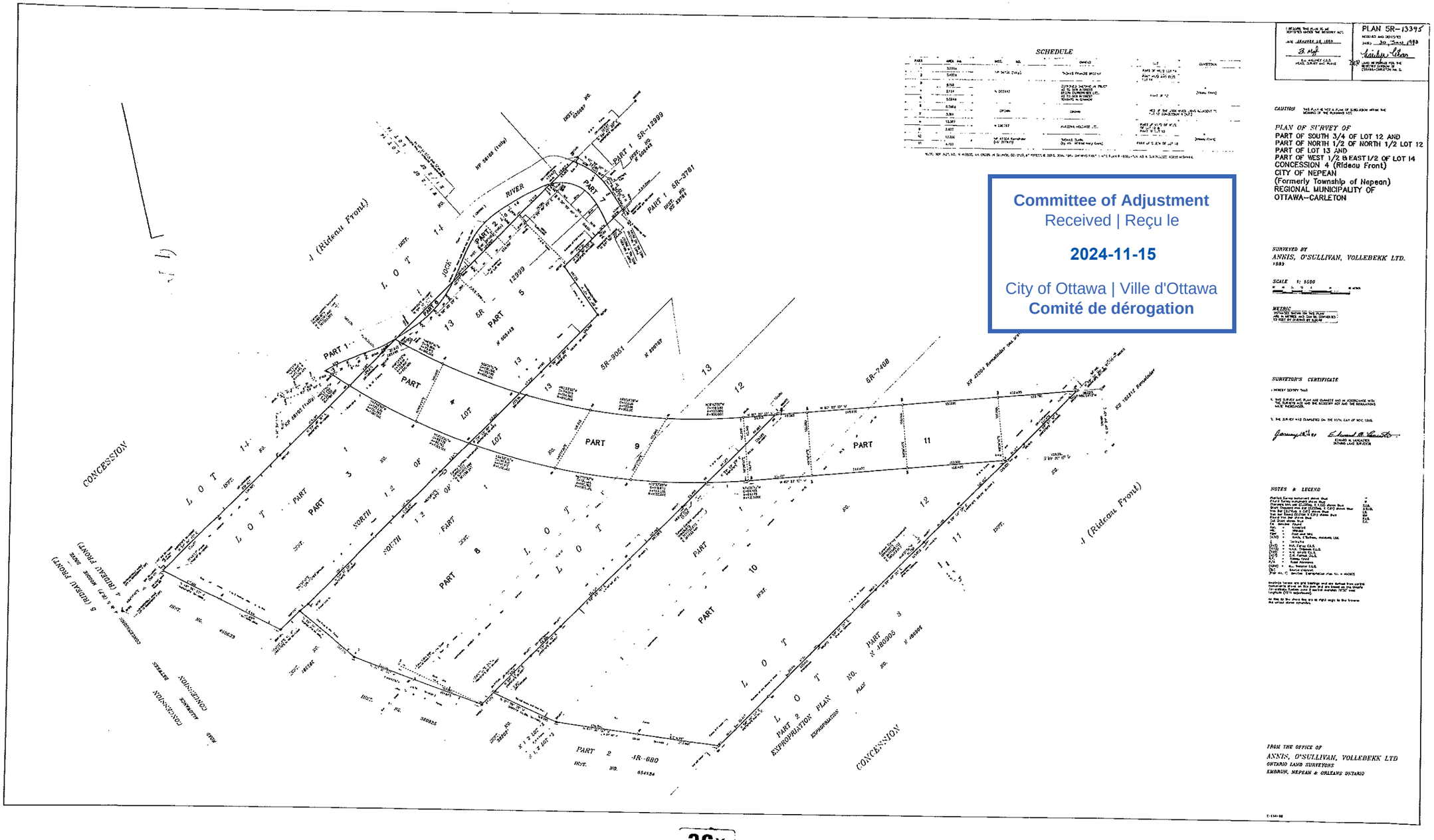
SHAWN LEROUX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER 2160888

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
42 STEVATE DRIVE, SUITE 101, KANATA, ON K2L 2A4
T: (613) 721-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.: 21-150-134-00
N.S.	S.L.	(FIRST APP.)

FILE: 21150134-00 Drawing Files\ 21150134-00 plan\Layout1_Plan.dwg PLOTTED: 8-14-2022


PLAN 5R-13395
SCHEDULE
Committee of Adjustment
Received | Reçu le
2024-11-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation
PLAN OF SURVEY OF
PART OF SOUTH 3/4 OF LOT 12 AND
PART OF NORTH 1/2 OF NORTH 1/2 LOT 12
PART OF LOT 13 AND
PART OF WEST 1/2 & EAST 1/2 OF LOT 14
CONCESSION 4 (Rideau Front)
CITY OF NEPEAN
(Formerly Township of Nepean)
REGIONAL MUNICIPALITY OF
OTTAWA-CARLETON
SURVEYED BY
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
1989
SCALE 1: 1000
METRIC
SURVEYOR'S CERTIFICATE
NOTES & LEGEND
FROM THE OFFICE OF
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
ONTARIO LAND SURVEYORS
EMBRUN, NEPEAN & ORLEANS ONTARIO
CONCESSION
LOT
PART
RIVER
5R-9051
5R-7408
5R-680
PART 2 EXPROPRIATION PLAN
PART N 180905

36x