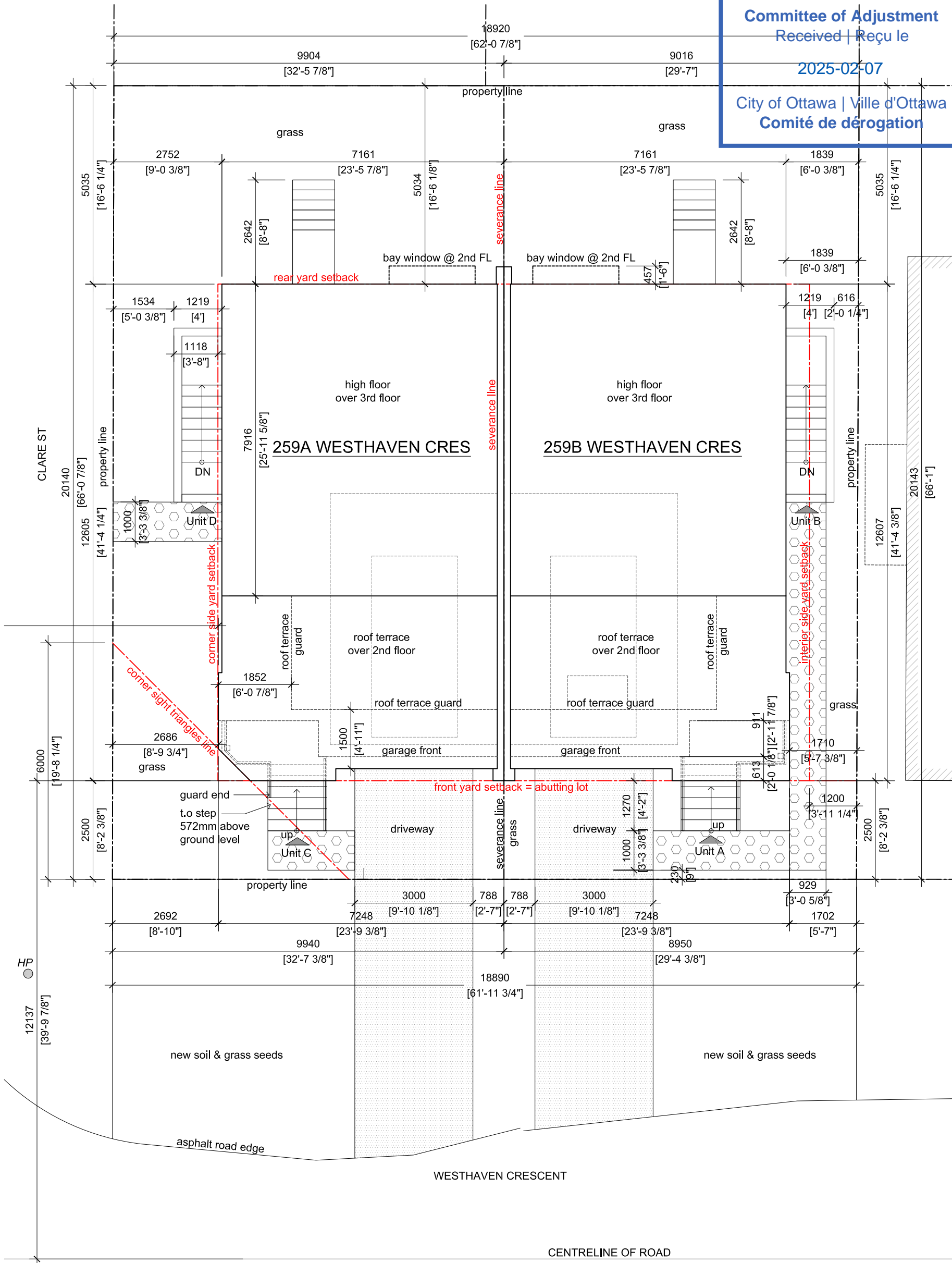
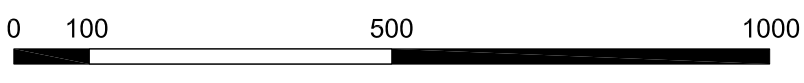
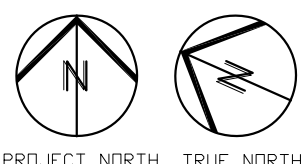


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1 **SITE PLAN**
 A0.1 **SCALE: 1:100**



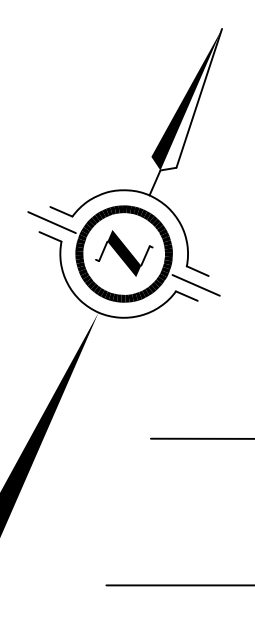
BING PROFESSIONAL ENGINEERING INC.
 Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9
 Phone: (613) 608 - 1324 E-mail: welcome@bingpro.ca

JOB: PROPOSED NEW SEMI-DETACHED DWELLING, 4 UNITS
 196 Clare St, Ottawa, ON K1Z 7C7
 DRAWING: SITE PLAN

DATE: 2024-11-11
 REV: [blank]
 DATE: [blank]
 SCALE: 1:100
 REFER: [blank]

DRAWN: CHS
 REV. No: [blank]
 PART OF: [blank]
 PROJ. No: O-24-GEN-45

DRAWING No.
A0.1
 FILE.DWG



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

LOTS 19 AND 20 REGISTERED PLAN 308 CITY OF OTTAWA

SCALE 1 : 150
0 2.5 5 10 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

BEARINGS ARE MTM GRID, AND ARE REFERRED TO THE WESTERLY LIMIT OF WESTHAVEN CRESCENT, HAVING A BEARING OF N 23°40'10" W, AS SHOWN ON P5. FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 10°44'50" WAS APPLIED TO BEARINGS ON REGISTERED PLAN 308.

DISTANCES ARE GROUND.
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT

- DESCRIPTION
LOTS 19 AND 20 OF REGISTERED PLAN 308, BEING ALL OF PIN 04024-0221 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
NOTE LOCATION OF THE OVERHEAD CABLES, THE CONCRETE WALKWAY, THE EDGE OF ASPHALT AND THE BOARD FENCE ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE BOARD FENCES, THE INTERLOCK BRICK AREA, THE CONCRETE PAD, THE WOOD DECK, THE OVERHANG AND THE METAL SHED ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE OVERHEAD CABLES, THE BOARD FENCE AND THE EDGE OF ASPHALT ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE OVERHEAD CABLES, THE CONCRETE STEPS AND THE CONCRETE PAD ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - IB# DENOTES ROUND IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - MEAS DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - RP DENOTES REGISTERED PLAN 308
 - P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED DECEMBER 8, 2016
 - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED JANUARY 26, 2008
 - P2 DENOTES PLAN BY S.E. & H.R. FARLEY, O.L.S., DATED SEPTEMBER 21, 1972
 - P3 DENOTES PLAN BY FARLEY, MARTIN & ASSOCIATES LIMITED DATED JULY 23, 1975
 - P4 DENOTES PLAN BY WEBSTER & SIMMONS SURVEYING LTD., DATED OCTOBER 22, 1993
 - P5 DENOTES PLAN 4R-27471
 - P6 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.G. PAYETTE LTD., DATED SEPTEMBER 3, 1991
 - P7 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY PAUL A. RIDDELL LTD., DATED OCTOBER 25, 1995
 - 1442 DENOTES JOHN H. KENNEDY LTD.
 - A0G DENOTES ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 - INST. DENOTES INSTRUMENT
 - No. DENOTES NUMBER
 - MAG DENOTES MAGNETIC
- N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

- FF DENOTES FINISHED FLOOR
- CONC DENOTES CONCRETE
- C/L DENOTES CENTERLINE
- INT DENOTES INTERLOCK
- BR DENOTES BRICK
- EA DENOTES EDGE OF ASPHALT
- OH DENOTES OVERHANG
- D_SILL DENOTES DOOR SILL
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- BOL DENOTES BOLLARD
- HP DENOTES HYDRO POLE
- GM DENOTES GAS METER
- WV DENOTES WATER VALVE
- WK DENOTES WATER KEY
- CB DENOTES CATCH BASIN
- MWELL DENOTES MONITORING WELL
- MH_STM DENOTES STORM MANHOLE
- MH_SAN DENOTES SANITARY MANHOLE
- MH_WAT DENOTES WATER MANHOLE
- MH_OTHR DENOTES MANHOLE
- MH_HYDRO DENOTES HYDRO MANHOLE
- OC DENOTES OVERHEAD CABLE
- STM DENOTES UNDERGROUND SANITARY SEWER
- SAN DENOTES UNDERGROUND SANITARY SEWER
- DEC DENOTES DECIDUOUS TREE
- DIA DENOTES DIAMETER OF TREE TRUNK(cm)
- RAD DENOTES RADIUS OF TREE CROWN(m)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON OCTOBER 15th, 2024.

OCTOBER 17th, 2024 DATE
GEOFF ZEVOS
REGISTERED LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-76669

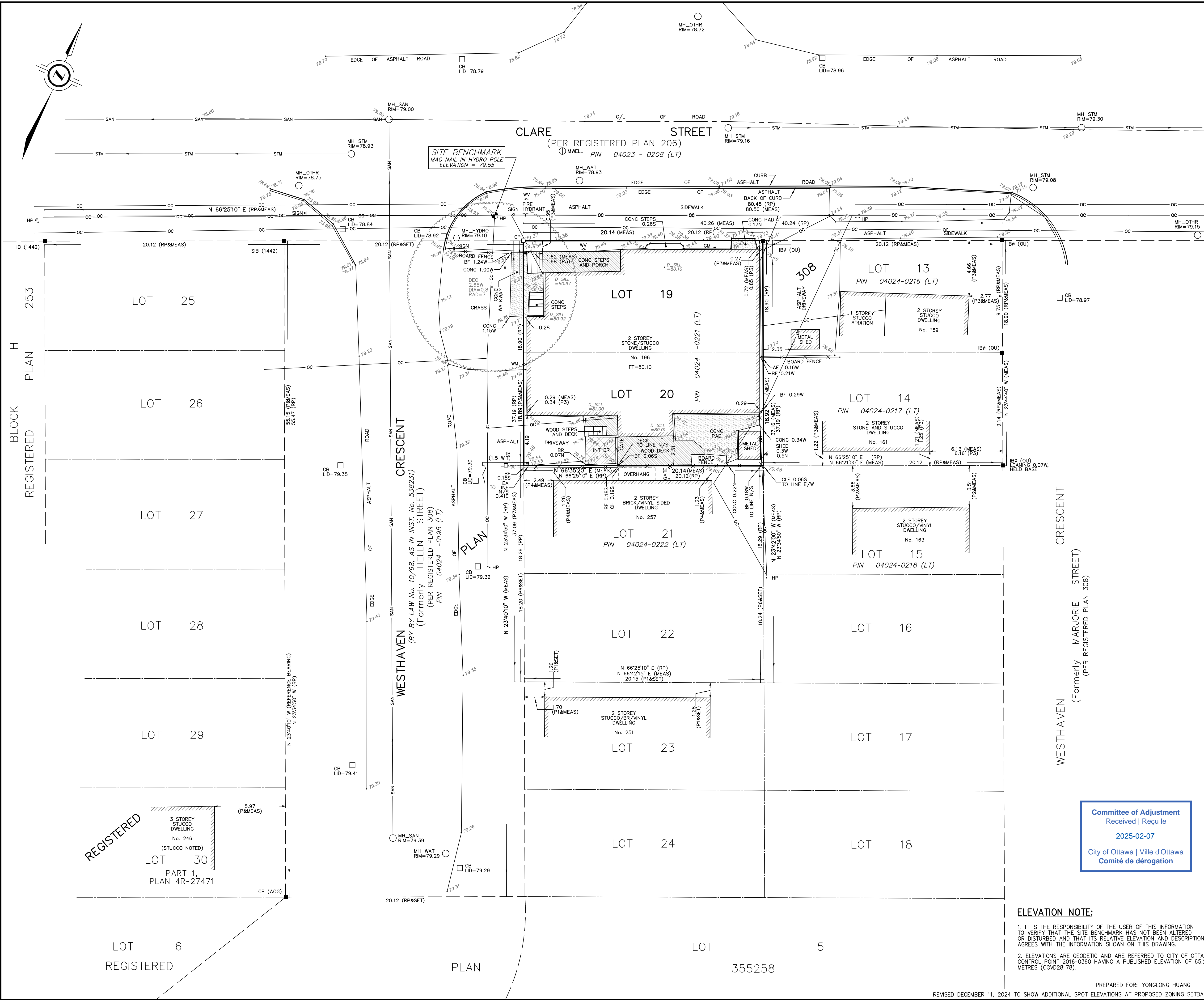
J.D. BARNES SURVEYING MAPPING GIS
LIMITED
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

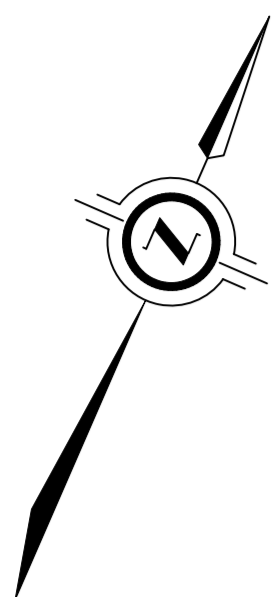
DRAWN BY: RP CHECKED BY: J.L./G.Z REFERENCE NO.: 24-10-097-00
PLOTTED: 12/11/2024 DATED: 10/08/24

ELEVATION NOTE:

- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0360 HAVING A PUBLISHED ELEVATION OF 65.27 METRES (CGVD28:78).

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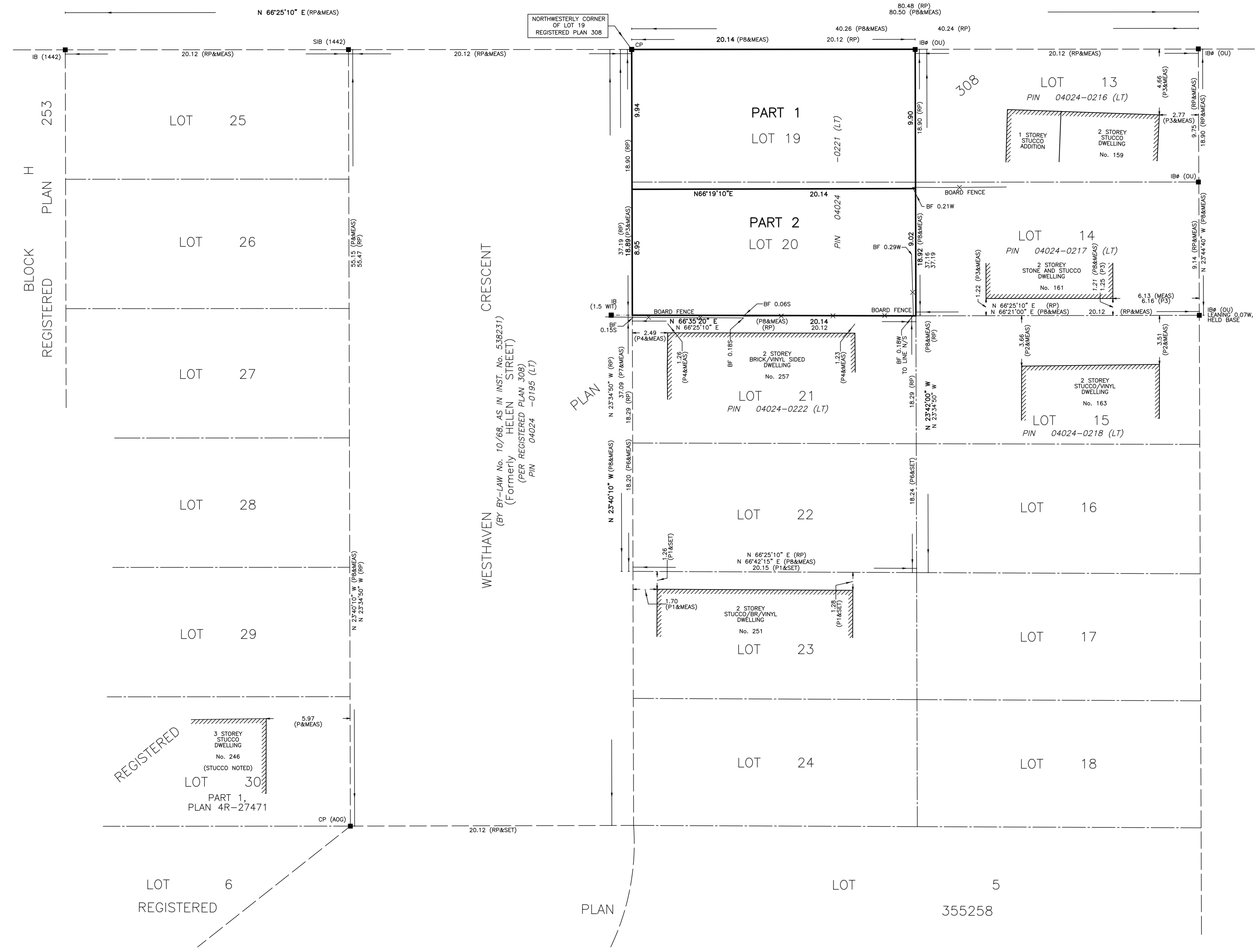


"DRAFT PLAN FOR SEVERANCE"

CLARE STREET
(PER REGISTERED PLAN 206)
PIN 04023 - 0208 (LT)

Committee of Adjustment
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Comité de dérogation

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (sq. m)
1	ALL OF 19, PART OF 20		PART OF 04024-0221(LT)	199.8
2	PART OF 20	308		181.0



PLAN OF SURVEY OF
LOTS 19 AND 20
REGISTERED PLAN 308
CITY OF OTTAWA

SCALE 1 : 150
0 2.5 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150
J.D. BARNES LIMITED
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 09, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	XXX XXX.XX	4 XXX XXX.XX
ORP (B)	XXX XXX.XX	4 XXX XXX.XX
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS XXX.XX X XXX.XX" E		

NOTES
BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 09, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999936.
FOR BEARING COMPARISONS, A ROTATION OF 10°44'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 308.


LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB#	DENOTES ROUND IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
MEAS	DENOTES MEASURED
OU	DENOTES ORIGIN UNKNOWN
RP	DENOTES REGISTERED PLAN 308
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P3	DENOTES PLAN BY FARLEY, MARTIN & ASSOCIATES LIMITED DATED JULY 23, 1975
P4	DENOTES PLAN BY WEBSTER & SIMMONDS SURVEYING LTD., DATED OCTOBER 22, 1993
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P7	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY PAUL A. RIDDELL LTD., DATED OCTOBER 25, 1995
P8	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED OCTOBER 17, 2024
1442	DENOTES JOHN H. KENNEDY LTD.
A0G	DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
INST.	DENOTES INSTRUMENT
No.	DENOTES NUMBER
MAG	DENOTES MAGNETIC
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 SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON XXXXXX XX, 2025.

DRAFT

DATE _____
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM XXXXXXX



J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 751-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: JM	CHECKED BY: NS/GZ	REFERENCE NO.: 24-10-097-00
		DATED: 01/31/2025

PLOT DATE: 2/5/2025 8:00 AM

FILE: C:\24-10-097-00_198 Date: 2/5/2025 8:00 AM

Plotter: Plot Time: Plot Date: Plot By: PLT STAMP FOR BPEI USE ONLY

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2025-02-07
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Comité de dérogation



1
MV3.0

FRONT BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

**BING PROFESSIONAL
ENGINEERING INC.**

Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9
Phone: (613) 608 - 1324, E-mail: welcome@bingpro.ca

JOB PROPOSED NEW SEMI-DETACHED DWELLING, 4 UNITS
196 Clare St, Ottawa, ON K1Z 7C7
DRAWING FRONT BUILDING ELEVATION

DATE: 2025-01-17	DRAWN: CHS
REV DATE:	REV. No:
SCALE: AS NOTED	PART OF:
REFER:	PROJ. No: O-24-GEN-45

DRAWING No.
MV3.0
FILE.DWG

PLLOT STAMP FOR BPEI USE ONLY

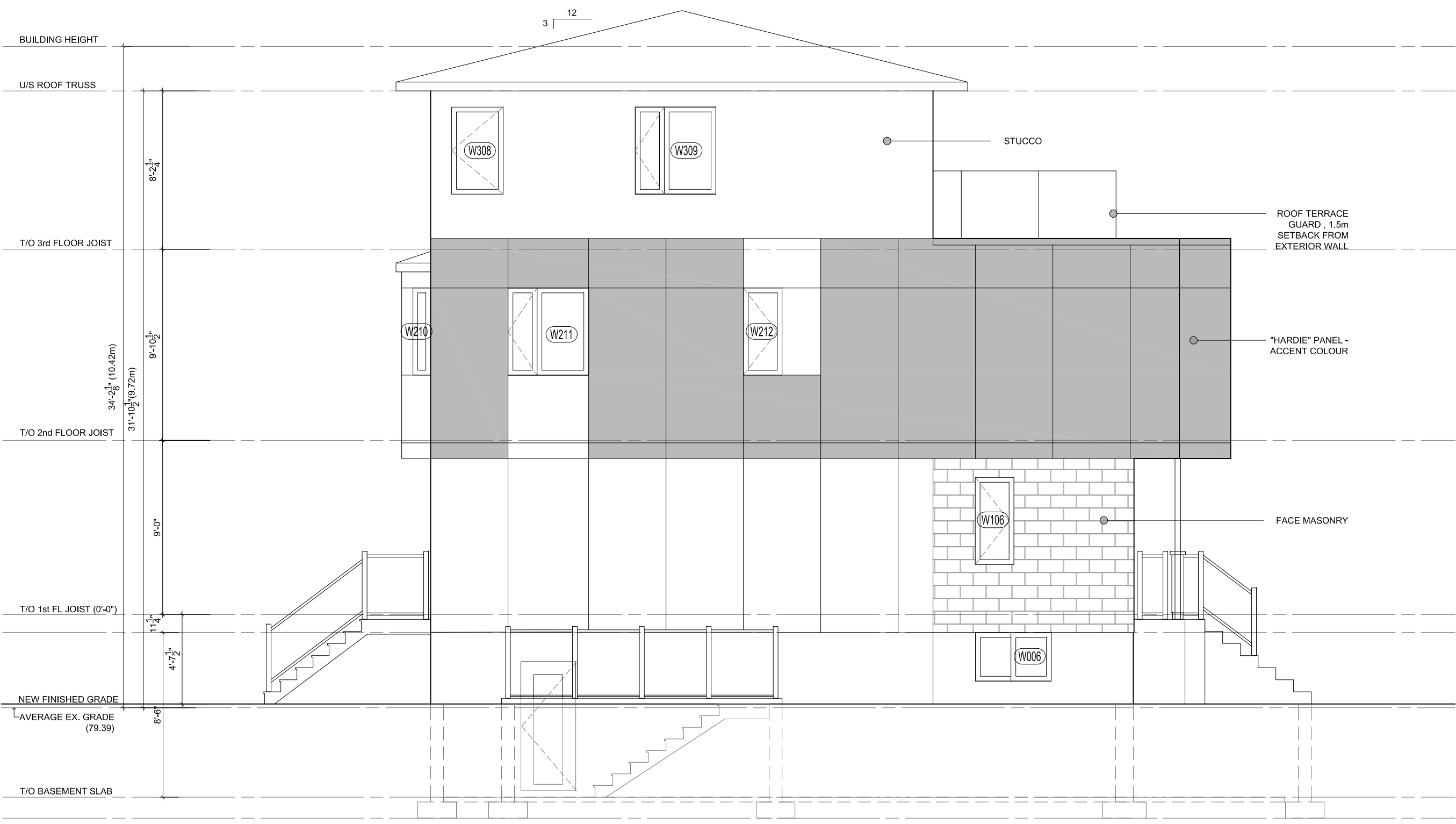
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Plot Time:

Plot Date:

Page Setup:

Plotter:



1 LEFT BUILDING ELEVATION
 SCALE: 3/16" = 1'-0"

BING PROFESSIONAL ENGINEERING INC.
 Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9
 Phone: (613) 608 - 1324, E-mail: welcome@bingpro.ca

JOB PROPOSED NEW SEMI-DETACHED DWELLING, 4 UNITS
 196 Clare St, Ottawa, ON K1Z 7C7
 DRAWING LEFT BUILDING ELEVATION

DATE: 2025-01-17	DRAWN: CHS	DRAWING No. MV3.1 FILE.DWG
REV DATE:	REV. No:	
SCALE: AS NOTED	PART OF:	
REFER:	PROJ. No: O-24-GEN-45	

PLLOT STAMP FOR BPEI USE ONLY

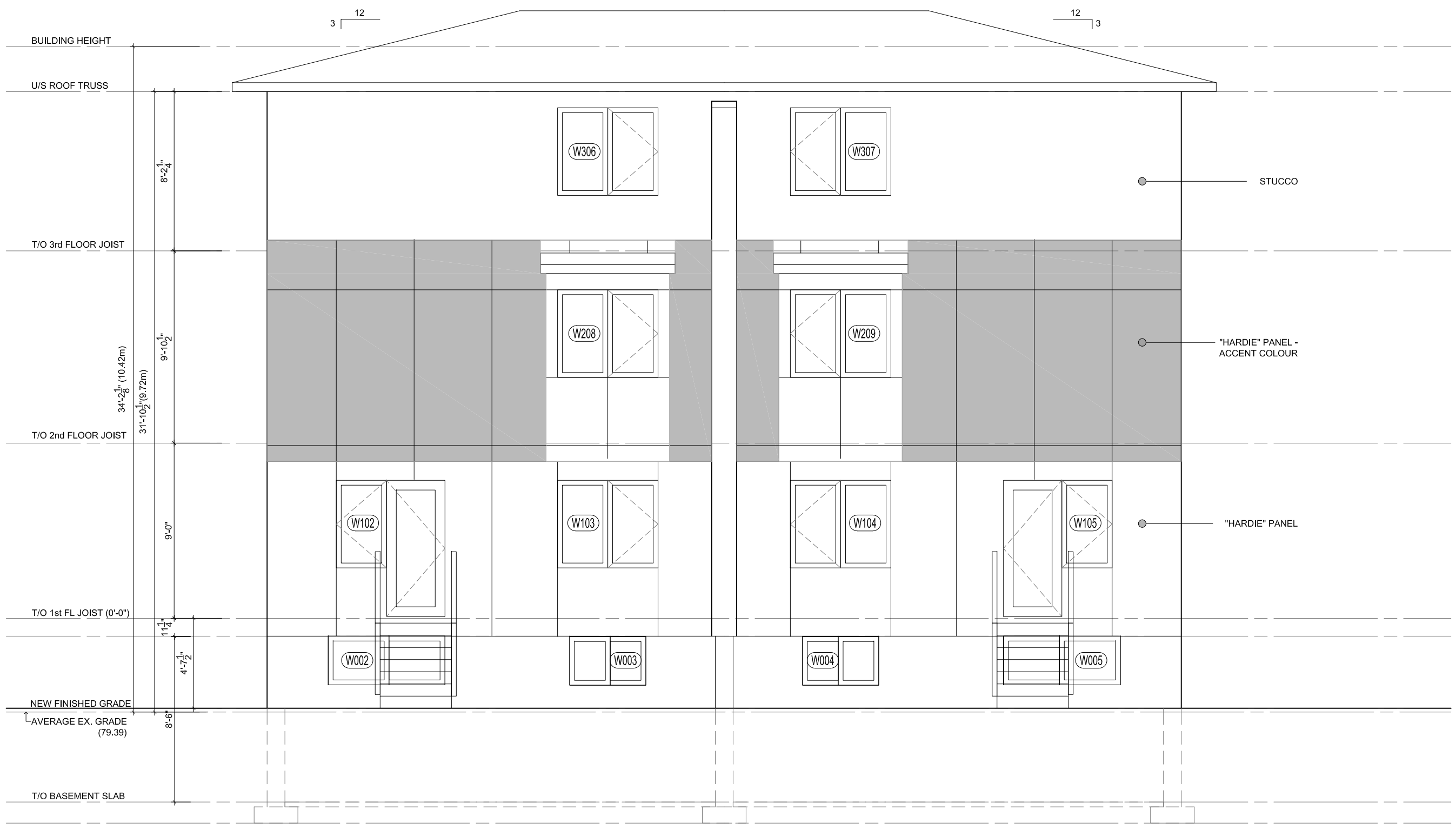
Plot By:

Plot Time:

Plot Date:

Page Setup:

Plotter:



1 REAR BUILDING ELEVATION
 SCALE: 3/16" = 1'-0"

BING PROFESSIONAL ENGINEERING INC. Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 608 - 1324, E-mail: welcome@bingpro.ca	JOB PROPOSED NEW SEMI-DETACHED DWELLING, 4 UNITS 196 Clare St, Ottawa, ON K1Z 7C7	DATE: 2025-01-17 REV. No: CHS	DRAWING No.	
	DRAWING REAR BUILDING ELEVATION	SCALE: AS NOTED REFER:	MV3.2 FILE.DWG	
			REV. No: CHS PART OF:	
			PROJ. No: O-24-GEN-45	

Plot Stamp For BPEI Use Only

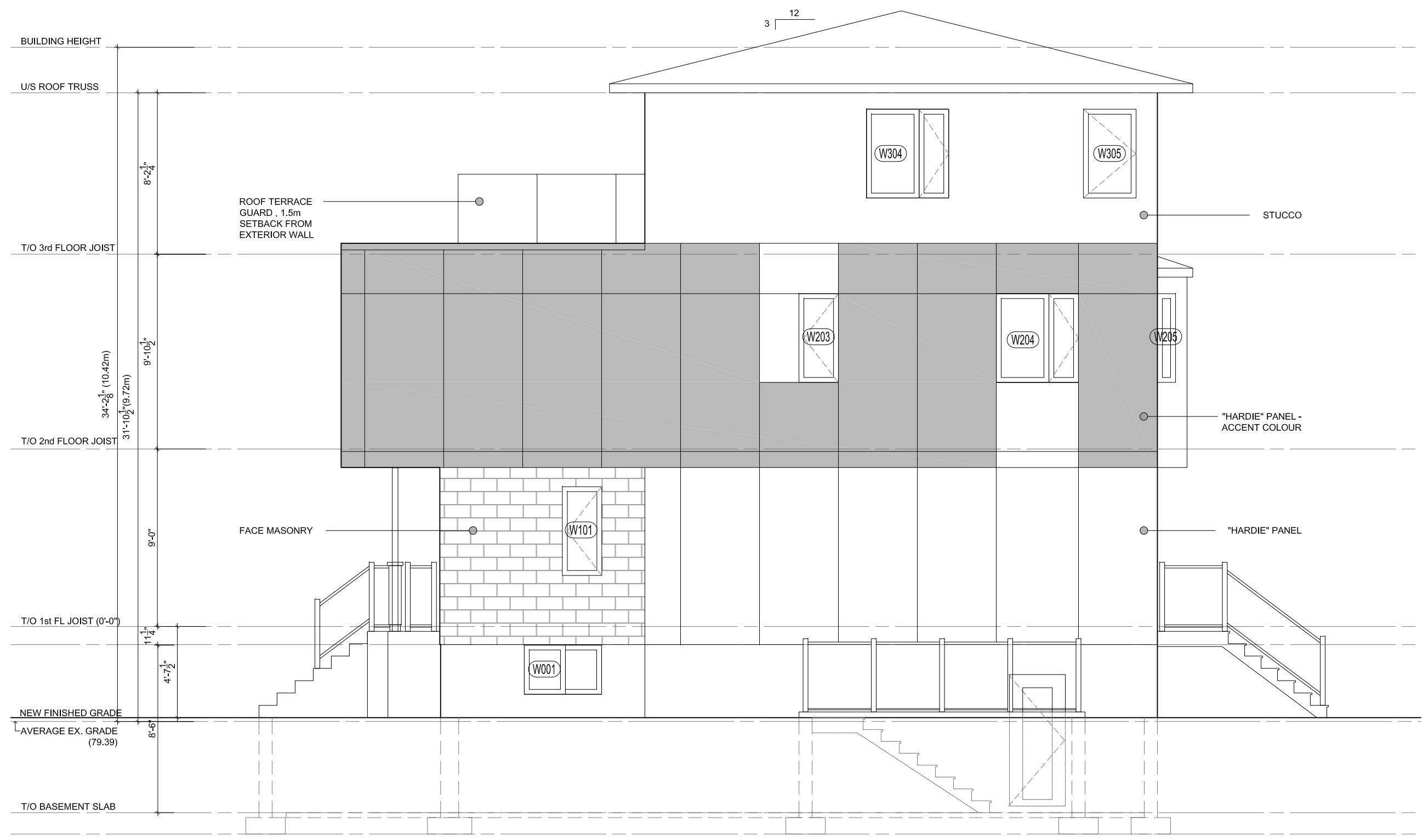
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Plotter:



1 RIGHT BUILDING ELEVATION
 MV3.3 SCALE: 3/16" = 1'-0"

BING PROFESSIONAL ENGINEERING INC. Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 608 - 1324, E-mail: welcome@bingpro.ca	JOB PROPOSED NEW SEMI-DETACHED DWELLING, 4 UNITS 196 Clare St, Ottawa, ON K1Z 7C7	DATE: 2025-01-17 REV. No: CHS	DRAWN: CHS REV. No:	DRAWING No. MV3.3 FILE.DWG	
	DRAWING RIGHT BUILDING ELEVATION	SCALE: AS NOTED	PART OF:		
		REFER:	PROJ. No: O-24-GEN-45		