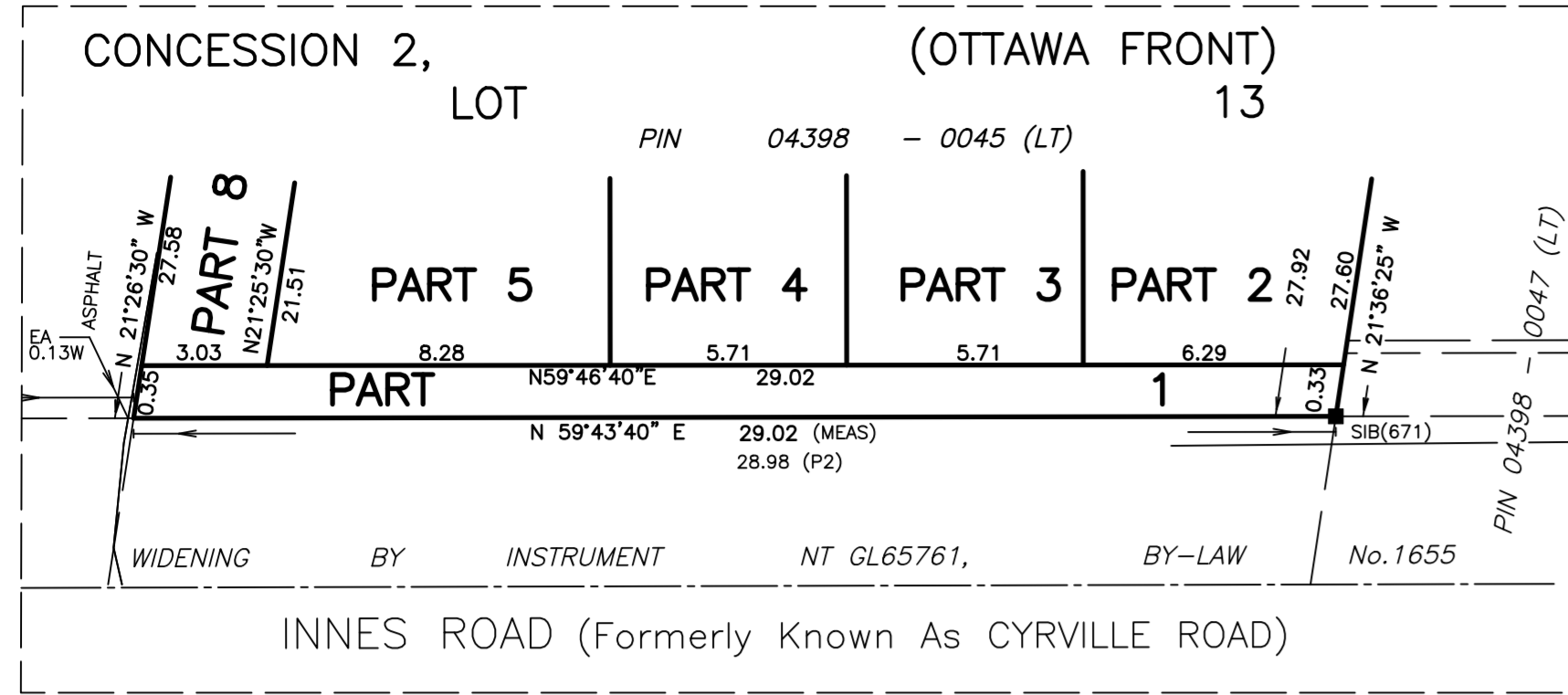


DETAIL "A" (not to scale)



Committee of Adjustment  
Received | Reçu le  
2025-03-03  
City of Ottawa | Ville d'Ottawa  
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SCHEDULE				
PART	LOT	CON	PIN	AREA (sq.m)
1				9.8
2				206.2
3				121.6
4	PART OF LOT 13	2 OTTAWA FRONT	ALL OF 04398-0045 (LT)	121.4
5				140.9
6				117.4
7				792.3
8				82.7

PLAN OF SURVEY OF  
**CONCESSION 2 (OTTAWA FRONT)**  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
NOW IN THE  
**CITY OF OTTAWA**



THE INTENDED PLOT SIZE OF THIS PLAN IS 919mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250  
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, NAD 83, (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999930.  
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.  
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°39'40" WAS APPLIED TO P.  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°38'35" WAS APPLIED TO P2.

**INTEGRATION DATA**

SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 9, NAD83 (ORIGINAL).  
COORDINATES VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 01919680217	XXX XXX.XX	4 XXX XXX.XX
SCP 01919680216	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 SCP 01919680216 AND SCP 01919680217 IS XXX.XX N XXXXX"XX" E

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - IB# DENOTES ROUND IRON BAR
  - CC DENOTES CUT CROSS
  - MEAS DENOTES MEASURED
  - OU DENOTES ORIGIN UNKNOWN
  - WIT DENOTES WITNESS
  - No. DENOTES NUMBER
  - P DENOTES CARLETON CONDOMINIUM PLAN No. 414
  - P1 DENOTES PLAN 4R-5898
  - P2 DENOTES PLAN 5R-1738
  - P3 DENOTES PLAN 5R-3330
  - P4 DENOTES PLAN 5R-368
  - P5 DENOTES INSTRUMENT No. GL65761
  - 647 DENOTES H.R. FARLEY, O.L.S.
  - 671 DENOTES F.H. GOOCH, O.L.S.
  - 857 DENOTES FAIRHALL, MOFFATT & WOODLAND LIMITED
  - TEL PED DENOTES TELEPHONE PEDESTAL
  - EA DENOTES EDGE OF ASPHALT
  - DENOTES PROPERTY LINE
- N=NORTH / S=SOUTH / E=EAST / W=WEST

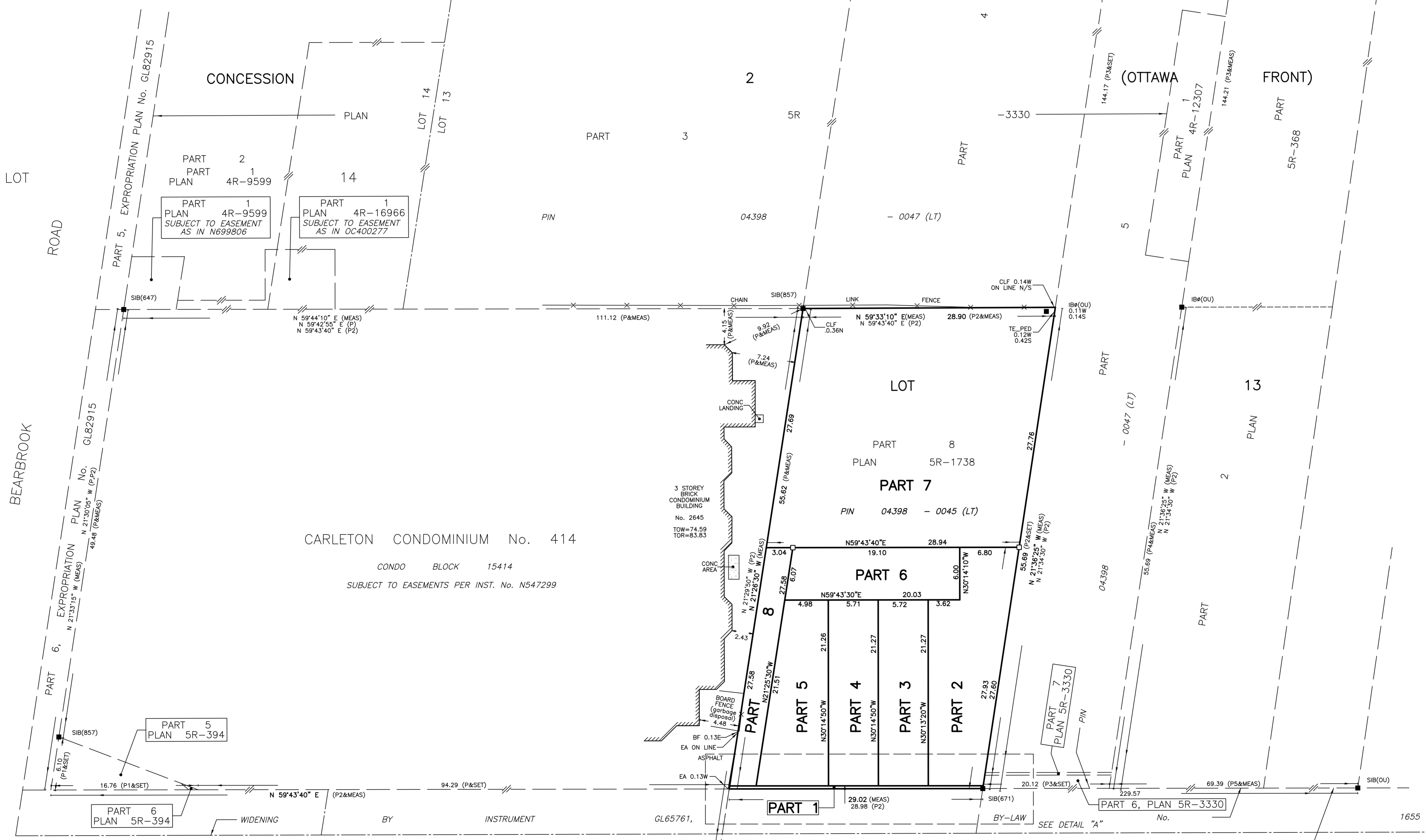
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON DECEMBER 7, 2024.

DRAFT  
DATE \_\_\_\_\_  
GEORGE ZERVOS  
ONTARIO LAND SURVEYOR

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

DRAWN BY: KZ	CHECKED BY: GZ	REFERENCE NO.: 24-10-126-00
		DATED: 26/11/24



Known As ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 (OTTAWA FRONT) ROAD (Formerly Known As CYRVILLE ROAD)  
PIN ESTABLISHED CENTRE LINE OF ROAD USED BIKE LANES 04398 - 0062 (LT)

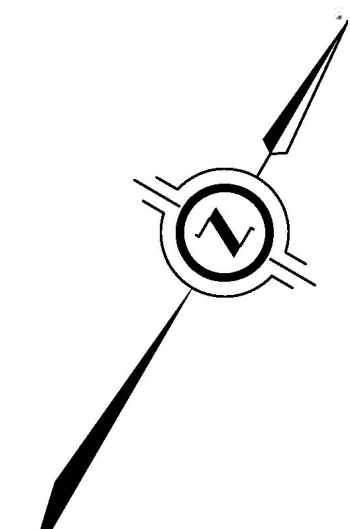
FILE: C:\34-10-126-00\_2683\_Innes\_Road\Drawing\DRAWING\BARNES\24-10-126-00-Draft\_RPLAN.dwg

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.6	7	1.1 E, 2.6 S
T2	0.3	3	0.9 W
T3	0.2	3	0.8 W
T4	0.25	3	0.9 W
T5	0.5	4.5	1.0 W
T6	0.4	4	0.8 W, 0.8 S
T7	0.5	5	4.5 E, 0.1 S
T8	1.0	0	8.3 E, 0.2 N

TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE  
TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE

### PART 2 - SURVEY REPORT

- DESCRIPTION  
PART OF LOT 13 CONCESSION 2 (OTTAWA FRONT), BEING ALL OF PIN 04398-0045 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
NONE
- BOUNDARY FEATURES  
NOTE LOCATION OF THE BOARD FENCE AND THE EDGE OF ASPHALT ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE OVERHEAD CABLES AND THE SIGN ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE CHAIN LINK FENCE AND THE TELEPHONE PEDESTAL ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY



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

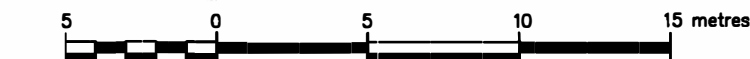
## PART OF LOT 13 CONCESSION 2 (OTTAWA FRONT)

GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
NOW IN THE  
CITY OF OTTAWA

J.D. BARNES LIMITED

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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.

### NOTES

BEARINGS ARE WITH GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).

DISTANCES ARE GROUND.  
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FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°38'35" WAS APPLIED TO P2.

### LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB#(OU) DENOTES ROUND IRON BAR
- CC DENOTES CUT CROSS
- MEAS DENOTES MEASURED
- CU DENOTES CURVE UNKNOWN
- WT DENOTES WITNESS
- No. DENOTES NUMBER
- P1 DENOTES CARLETON CONDOMINIUM PLAN No. 414
- P2 DENOTES PLAN 4R-5899
- P3 DENOTES PLAN 5R-1738
- P4 DENOTES PLAN 5R-3330
- P5 DENOTES PLAN 5R-368
- 647 DENOTES INSTRUMENT No. GL65761
- 671 DENOTES H.R. FARLEY O.L.S.
- 857 DENOTES F.H. GOOCH, O.L.S.
- DENOTES FAIRHALL, MOFFATT & WOODLAND LIMITED
- DENOTES PROPERTY LINE

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

### TOPOGRAPHIC LEGEND

- CONC DENOTES CONCRETE
- C/L DENOTES CENTERLINE
- TOW DENOTES TOP OF WALL
- TOR DENOTES TOP OF ROOF
- D\_SILL DENOTES DOOR SILL
- EA DENOTES EDGE OF ASPHALT
- INT BR DENOTES INTERLOCK BRICK
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- HP DENOTES HYDRO POLE
- ANC DENOTES ANCHOR
- GM DENOTES GAS METER
- CB DENOTES CATCH BASIN
- E\_JB DENOTES HYDRO JUNCTION BOX
- E\_TRANS DENOTES TELEPHONE TRANSFORMER
- TE\_PED DENOTES TELEPHONE PEDESTAL
- MH\_SAN DENOTES SANITARY MANHOLE
- E DENOTES OVERHEAD HYDRO CABLE
- OC DENOTES OVERHEAD CABLE
- SAN DENOTES UNDERGROUND SANITARY SEWER
- DENOTES TREE (UNKNOWN TYPE)
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

### ELEVATION NOTE:

- 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.
- ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 001196530216 HAVING A PUBLISHED ELEVATION OF 74.56 METRES (CGVD-1928 DATUM).

### 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 JULY 27, 2022.

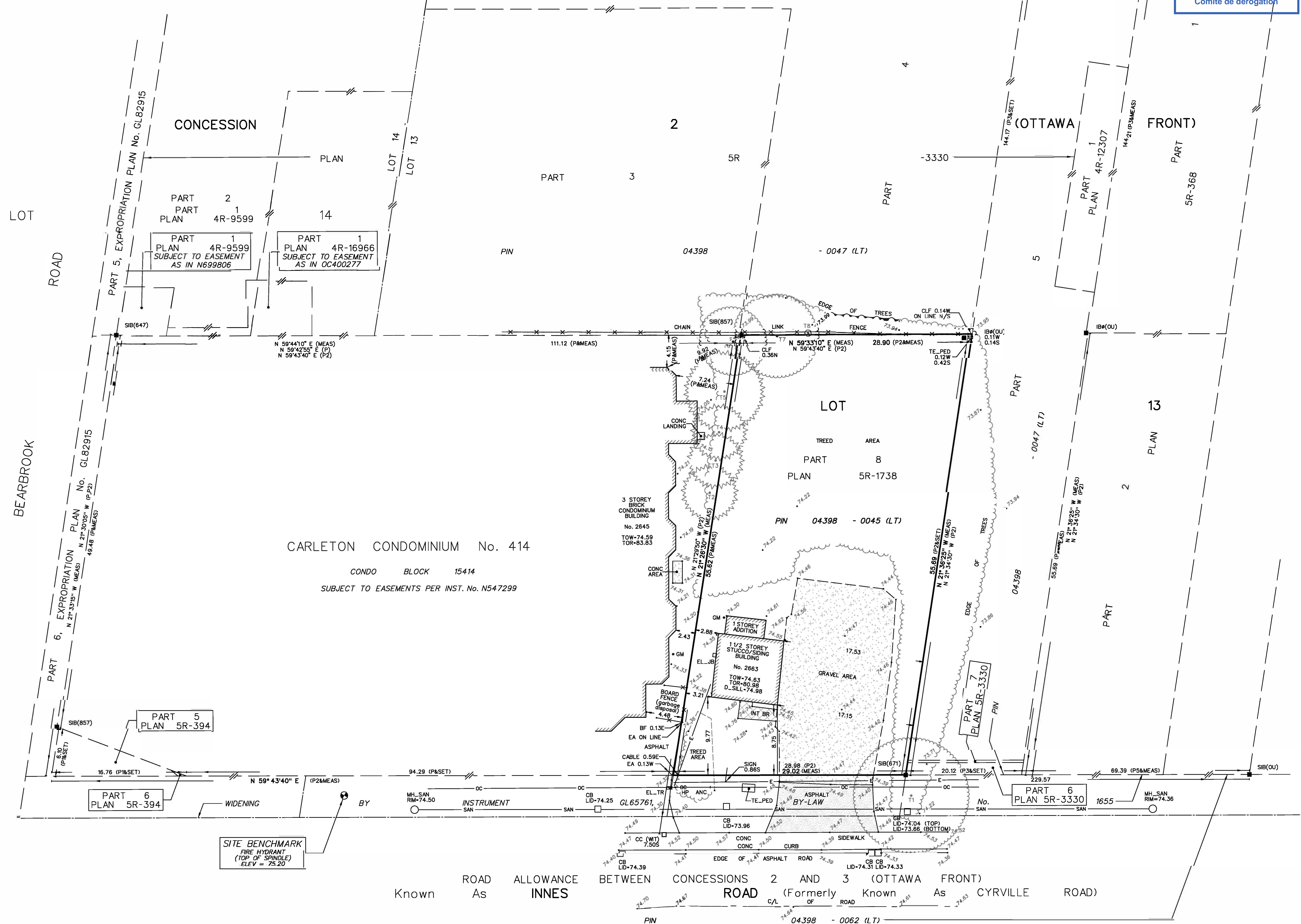
AUGUST 10, 2022  
DATE

*George J. Barnes*  
SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2160895

**J.D. BARNES** SURVEYING MAPPING GIS  
LIMITED  
LAND INFORMATION SPECIALISTS  
62 ST. JACQUES 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.: 22-10-082-00
PLOTTED: 12/21/2022		DATED: 08/10/22



Committee of Adjustment  
Received | Reçu le  
**2023-06-30**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

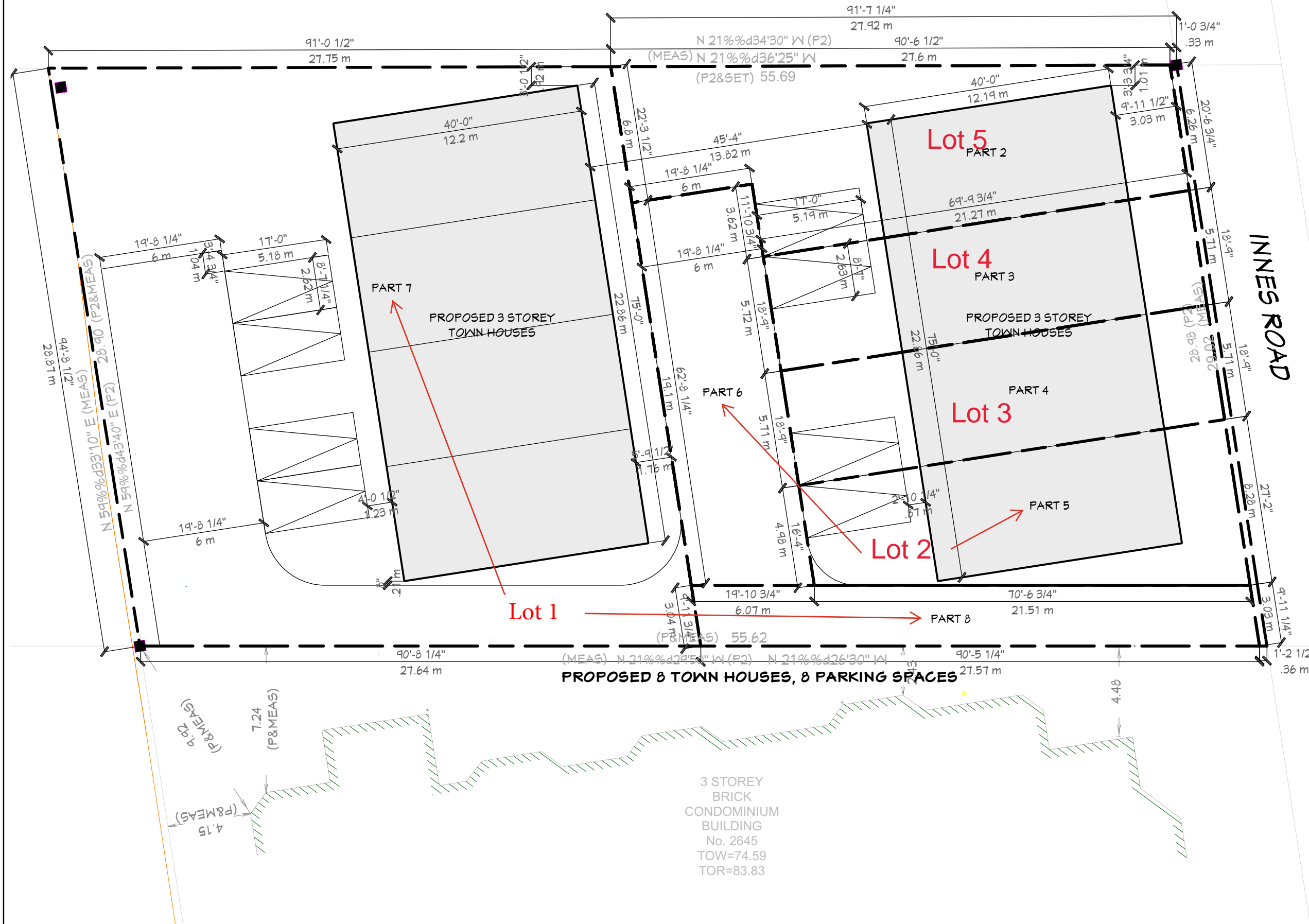


ROCAHOMES

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2025-03-21

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



#	DESCRIPTION	mm/dd/yyyy
05	SENT FOR SEVERANCE APPLICATION	02/06/25
04	SENT FOR REFERENCE PLAN	01/29/25
03	SENT FOR COORDINATION	01/21/25
02	SENT FOR COORDINATION	01/17/25
01	SENT FOR COORDINATION	10/16/24

PROJECT		2663 INNES RD	
NEW BUILD DRAWING		OTTAWA ONTARIO	
SITE PLAN			
TYPE	DESIGNED BY	SCALE	SHEET
DEVELOPMENT	TM	AS SHOWN	SP-01
DATE	FEB 6, 2025		



**ROCAHOMES**



**GLAZING CALCULATION  
AS PER BYLAW**  
 TOTAL GLAZING AND DOORS=  
 210.26 SQ FT (19.53 SQ M)  
 TOTAL SURFACE AREA 4.5M FROM GRADE=  
 1094.9 SQ FT (101.72 SQ M)  
 GLAZING RATIO OF 19.2%



#	DESCRIPTION	mm/dd/yy
05	SENT FOR SEVERANCE APPLICATION	02/06/25
04	SENT FOR REFERENCE PLAN	01/29/25
03	SENT FOR COORDINATION	01/21/25
02	SENT FOR COORDINATION	01/17/25
01	SENT FOR COORDINATION	10/16/24

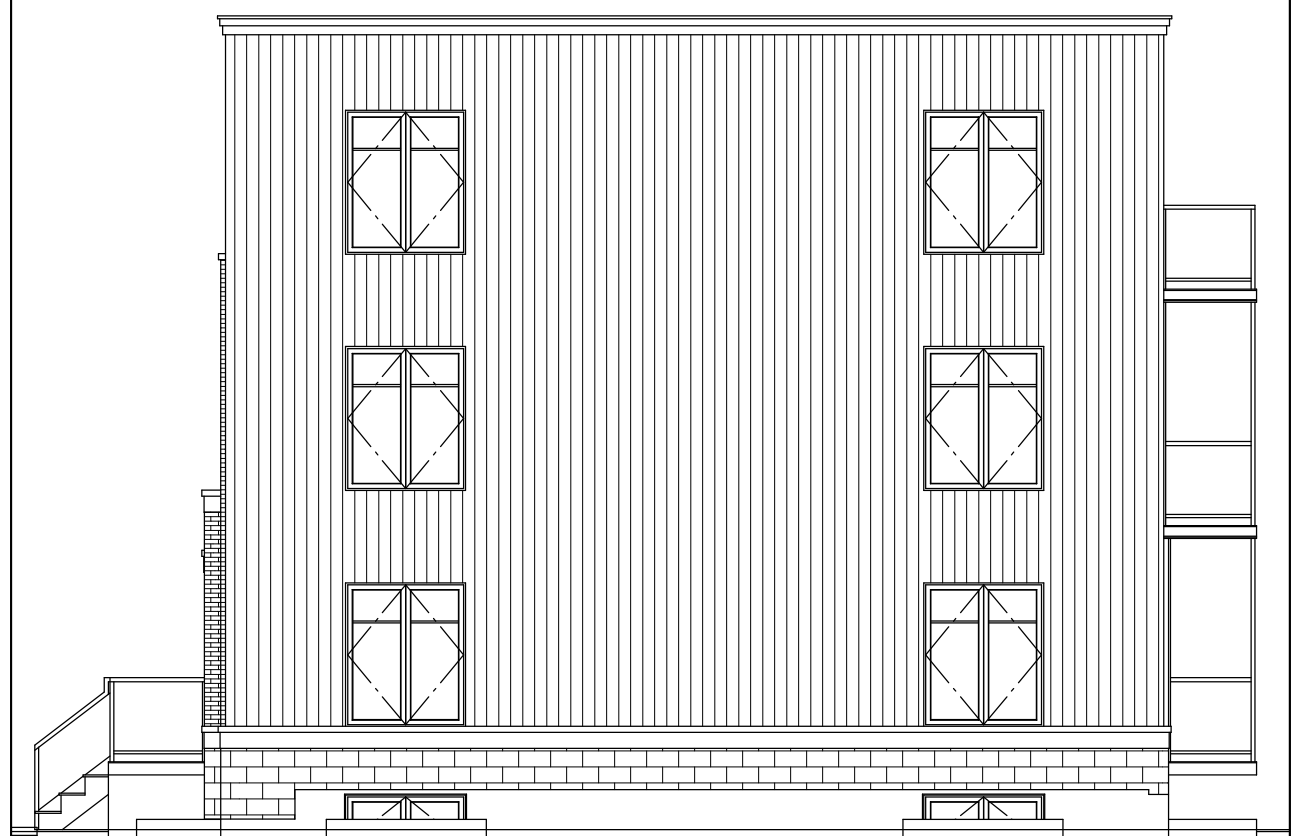
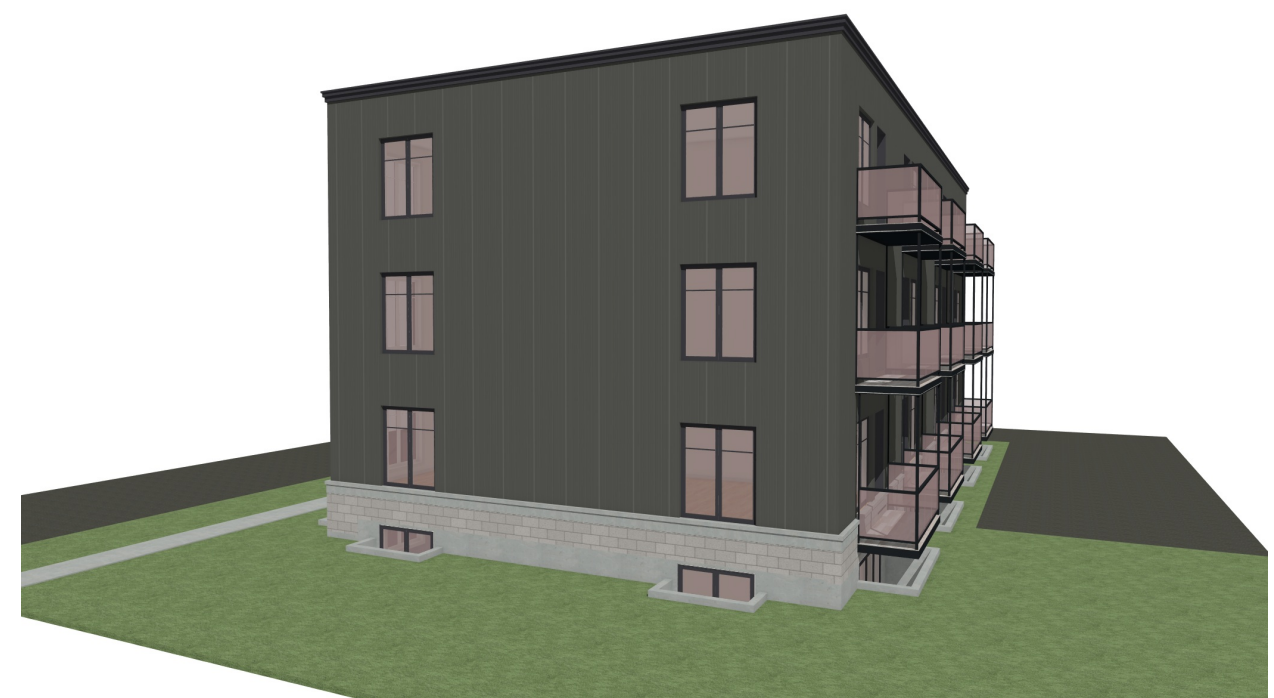
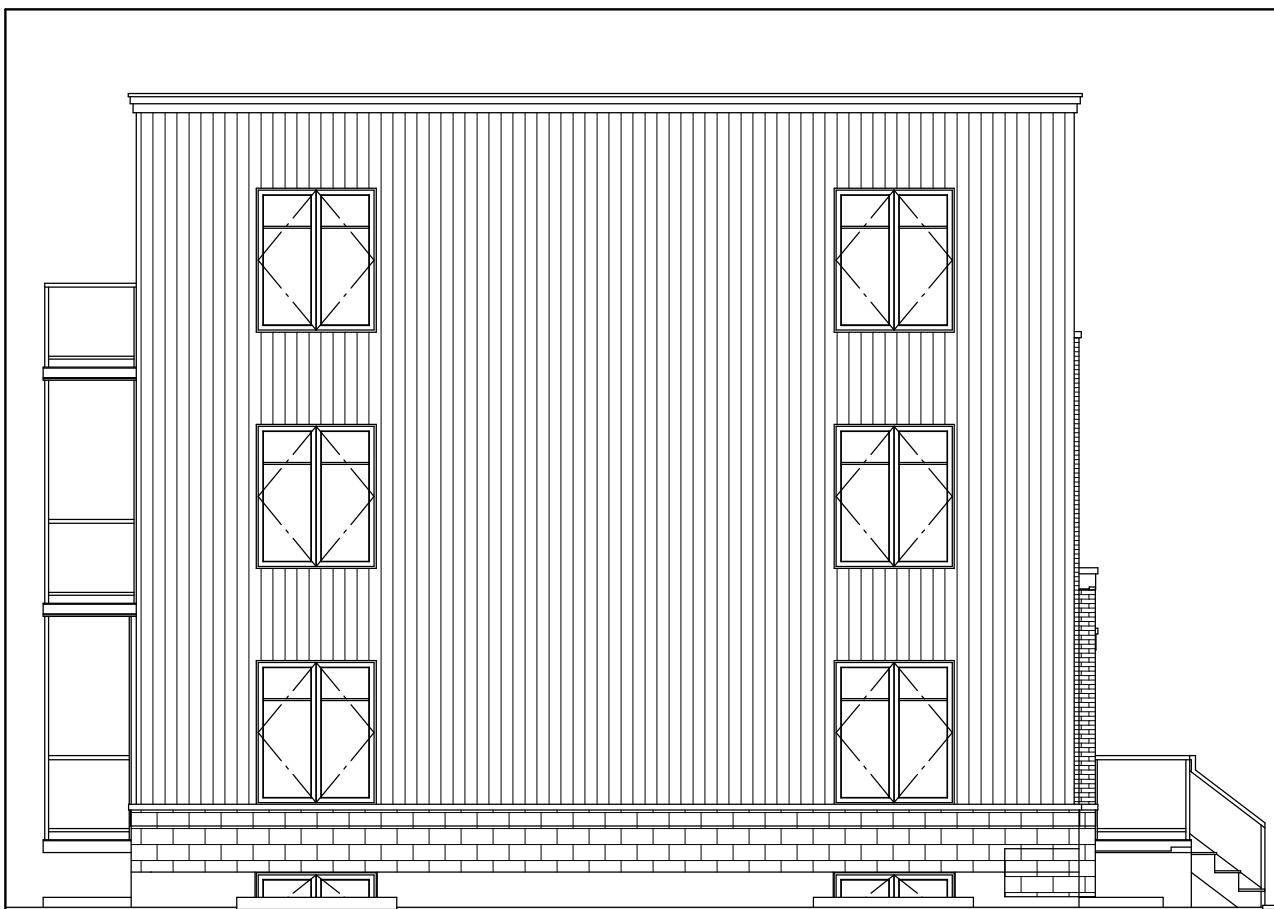
PROJECT  
**2663 INNES RD**  
 NEW BUILD  
 DRAWING  
 OTTAWA ONTARIO

**SOUTH ELEVATION**

TYPE <b>DEVELOPMENT</b>	SCALE <b>AS SHOWN</b>
DESIGNED BY	DRAWN BY <b>TM</b>
DATE <b>FEB 6, 2025</b>	<b>SP-02</b>



**ROCAHOMES**



#	DESCRIPTION	mm/dd/yy
05	SENT FOR SEVERANCE APPLICATION	02/06/25
04	SENT FOR REFERENCE PLAN	01/29/25
03	SENT FOR COORDINATION	01/21/25
02	SENT FOR COORDINATION	01/17/25
01	SENT FOR COORDINATION	10/16/24

PROJECT		2663 INNES RD	
NEW BUILD DRAWING		OTTAWA ONTARIO	
EAST & WEST ELEVATIONS			
TYPE	DESIGNED BY	SCALE	SHEET
DEVELOPMENT	TM	AS SHOWN	SP-03
DATE	3 OF 4		
FEB 6, 2025			



**ROCAHOMES**



#	DESCRIPTION	mm/dd/yy
05	SENT FOR SEVERANCE APPLICATION	02/06/25
04	SENT FOR REFERENCE PLAN	01/29/25
03	SENT FOR COORDINATION	01/21/25
02	SENT FOR COORDINATION	01/17/25
01	SENT FOR COORDINATION	10/16/24

PROJECT

**2663 INNES RD**

NEW BUILD DRAWING OTTAWA ONTARIO

**NORTH ELEVATION**

TYPE **DEVELOPMENT** SCALE **AS SHOWN**

DESIGNED BY DRAWN BY **TM** SHEET **SP-04**

DATE **FEB 6, 2025**