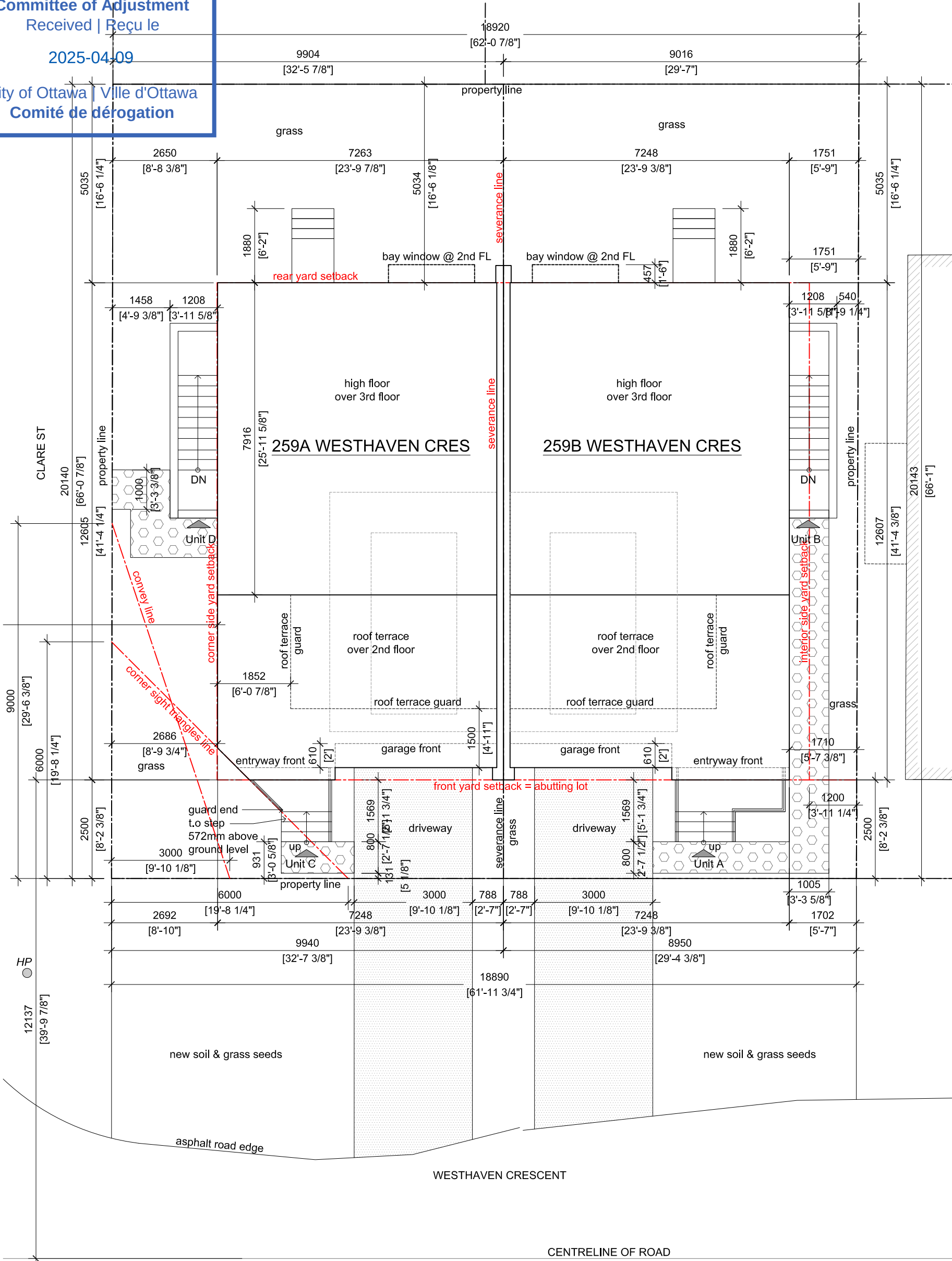


Committee of Adjustment
Received | Reçu le
2025-04-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1
A0.1

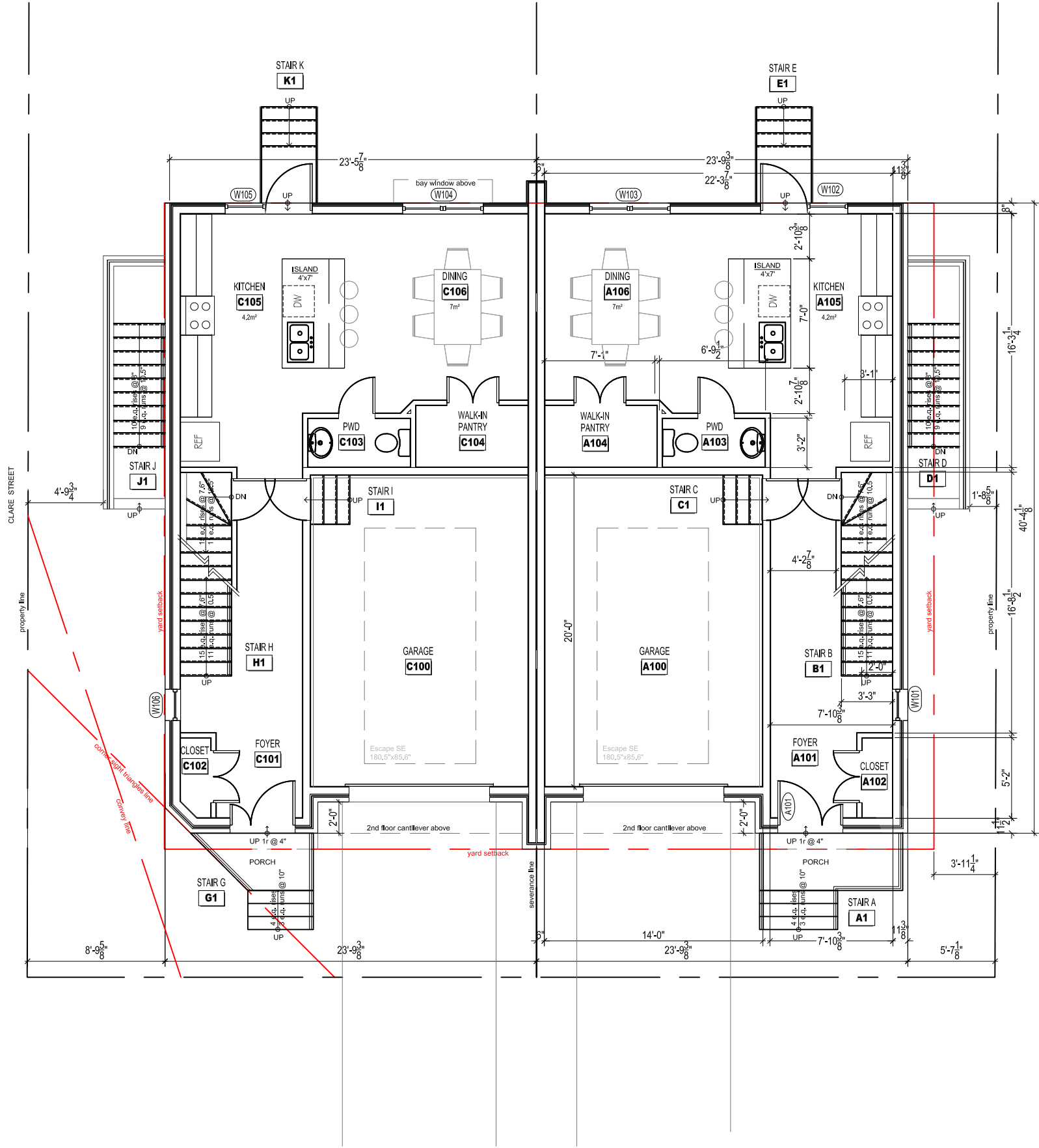
SITE PLAN
SCALE: 1:100

N

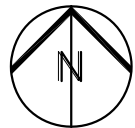
N

PROJECT NORTH TRUE NORTH

01005001000



Committee of Adjustment
Received | Reçu le
2025-04-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 GROUND FLOOR PLAN

SCALE: 1/8" = 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

GROUND FLOOR PLAN

DATE: 2024-11-11

REV. No.

DATE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

REFER:

DRAWN: CHS

REV. No.

DATE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

REFER:

DRAWING No.

REV. No.

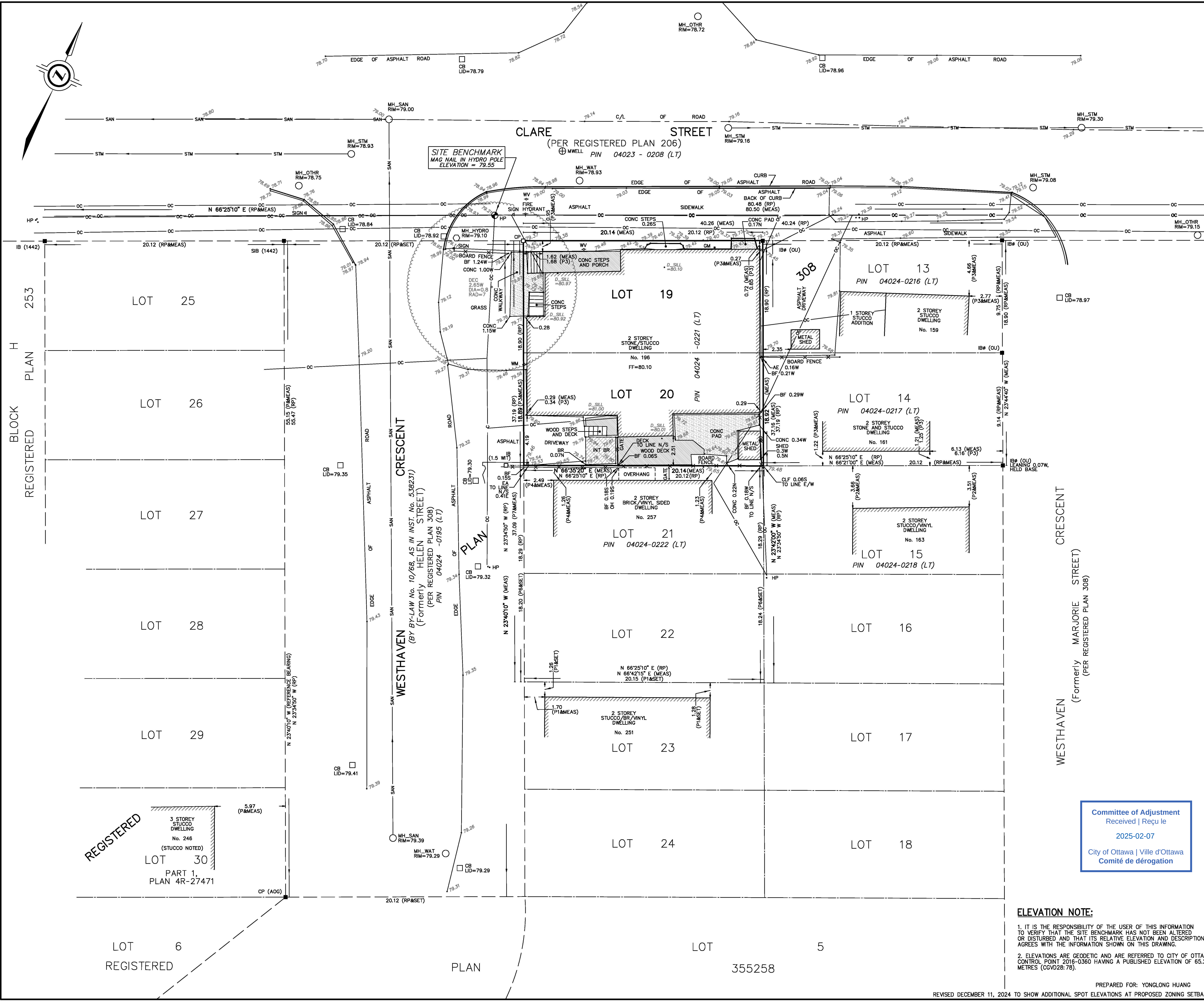
DATE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

REFER:

MV2.1

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
2.5 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.
AOG	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_OTH	DENOTES MANHOLE
MH_HYDRO	DENOTES HYDRO MANHOLE
OC	DENOTES OVERHEAD CABLE
STM	DENOTES UNDERGROUND STORM 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

George Zervos
GEORGE ZERVOS
ONTOARIO LAND SURVEYOR

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

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).

PREPARED FOR: YONGLONG HUANG

REVISED DECEMBER 11, 2024 TO SHOW ADDITIONAL SPOT ELEVATIONS AT PROPOSED ZONING SETBACKS

FILE: G:\24-10-097-00 196 Clare St\Drawing\TOPO\241009700-TOP0.dgn

Committee of Adjustment
Received | Reçu le
2025-02-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DRAWN BY: RP	CHECKED BY: JL/GZ	REFERENCE NO.: 24-10-097-00
PLOTTED: 12/11/2024	DATED: 10/08/24	

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

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

”DRAFT PLAN FOR SEVERANCE”

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

Committee of Adjustment
Received | Reçu le
2025-02-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

SCALE 1 : 150
2.5 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 (ORP _s): 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 N XX°XX'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.

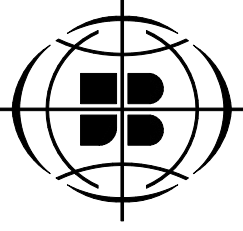
LEGEND

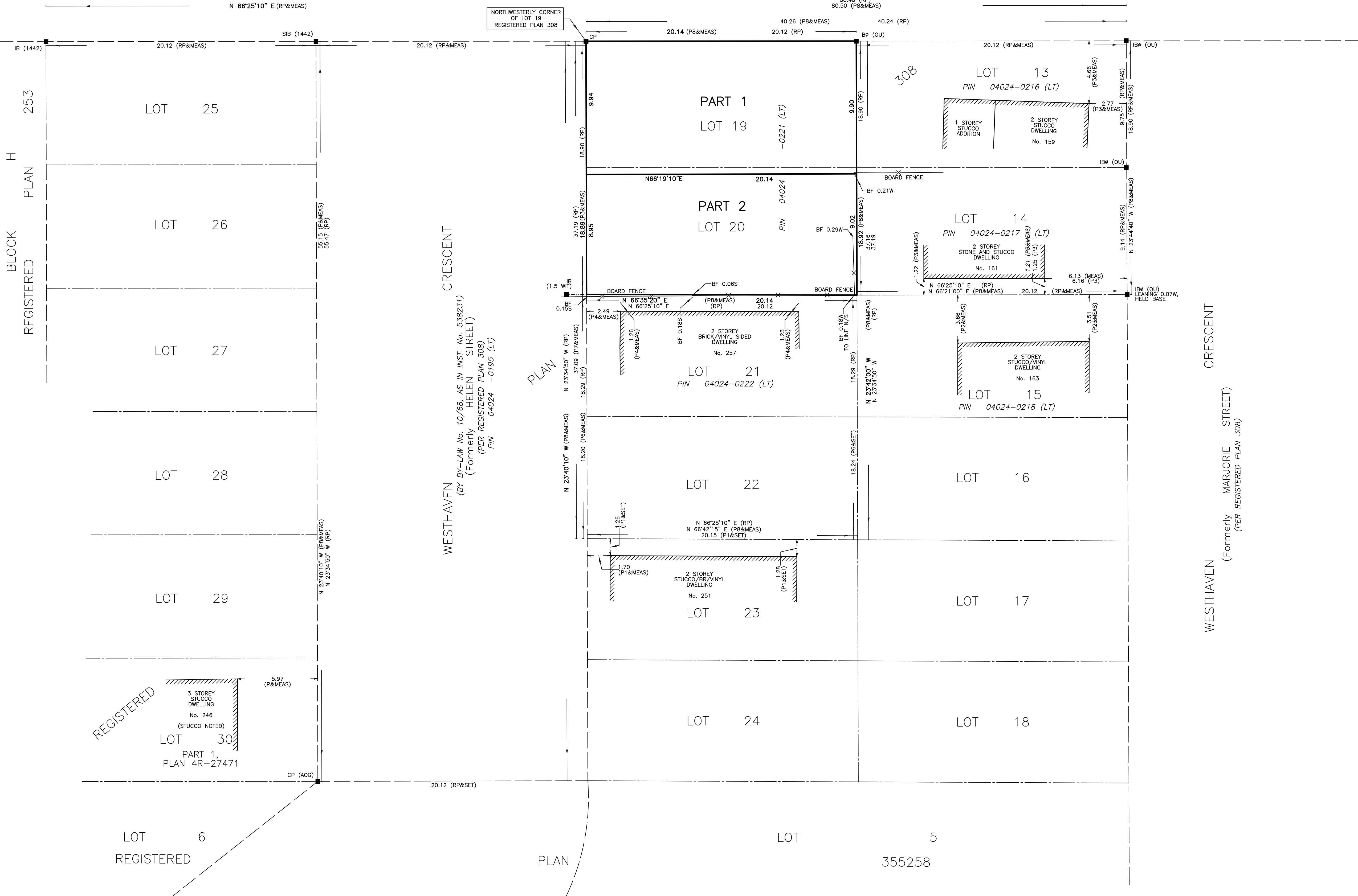
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB#	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN
MEAS	DENOTES	MEASURED
OU	DENOTES	ORIGIN UNKNOWN
RP	DENOTES	REGISTERED PLAN 308
P	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK 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 & SIMMONDS 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
P8	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED OCTOBER 17, 2024
1442	DENOTES	JOHN H. KENNEDY LTD.
AOG	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 SURVEYS 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 NUMBER XXXXXXX		
 J.D. BARNES LIMITED SURVEYING MAPPING GIS		
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: JM	CHECKED BY: NS/GZ	REFERENCE NO.: 24-10-097-00
PLOT DATE: 2/3/2025 8:00 AM		DATED: 01/31/2025





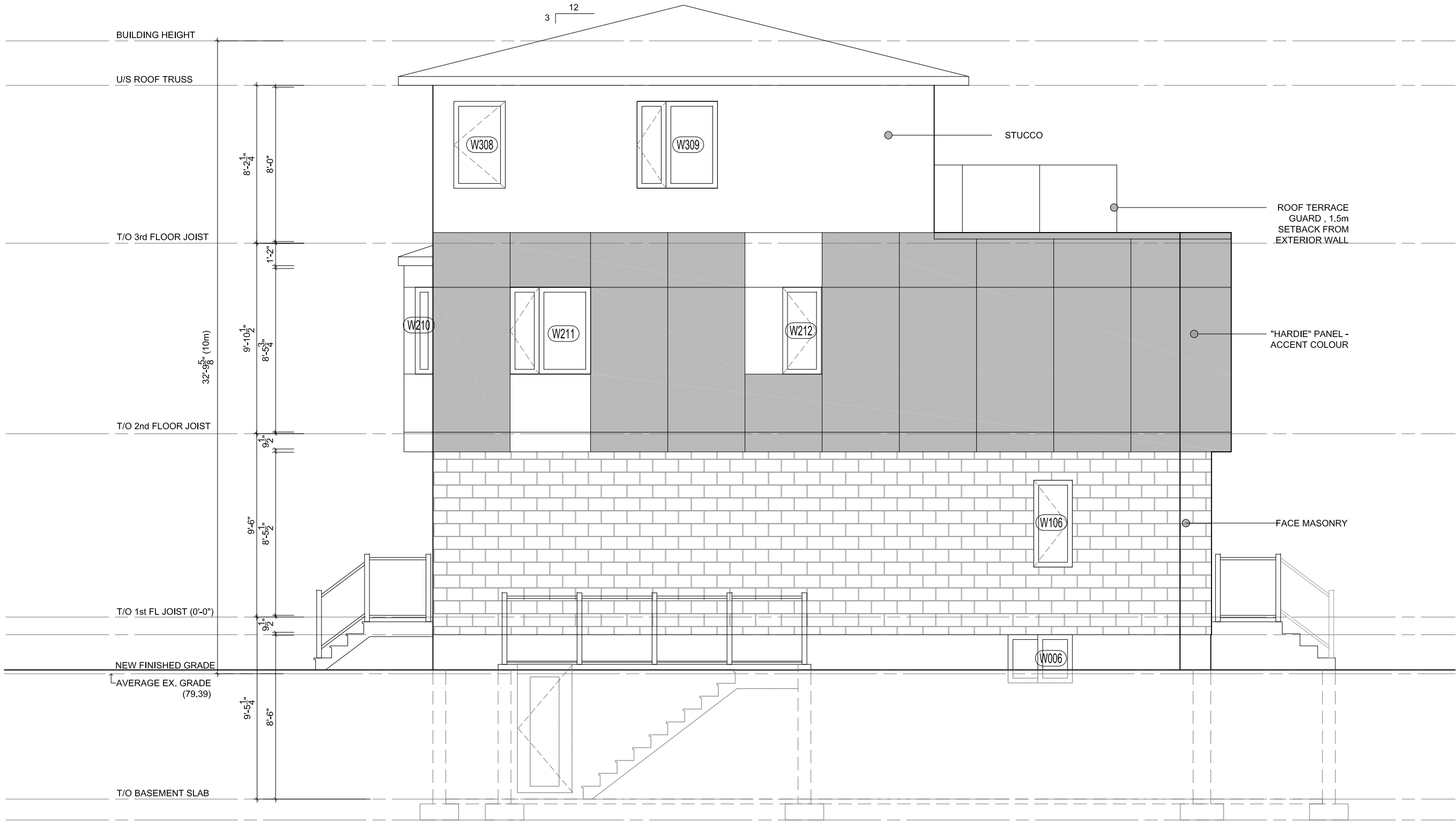
1
MV3.0

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	DRAWING No. MV3.0 FILE.DWG
	REV DATE:	REV. No:	
	SCALE: AS NOTED	PART OF:	
	REFER:	PROJ. No: O-24-GEN-45	



1 LEFT BUILDING ELEVATION
MV3.1 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

REV DATE:

SCALE: AS NOTED

REFER:

DRAWN: CHS

REV. No:

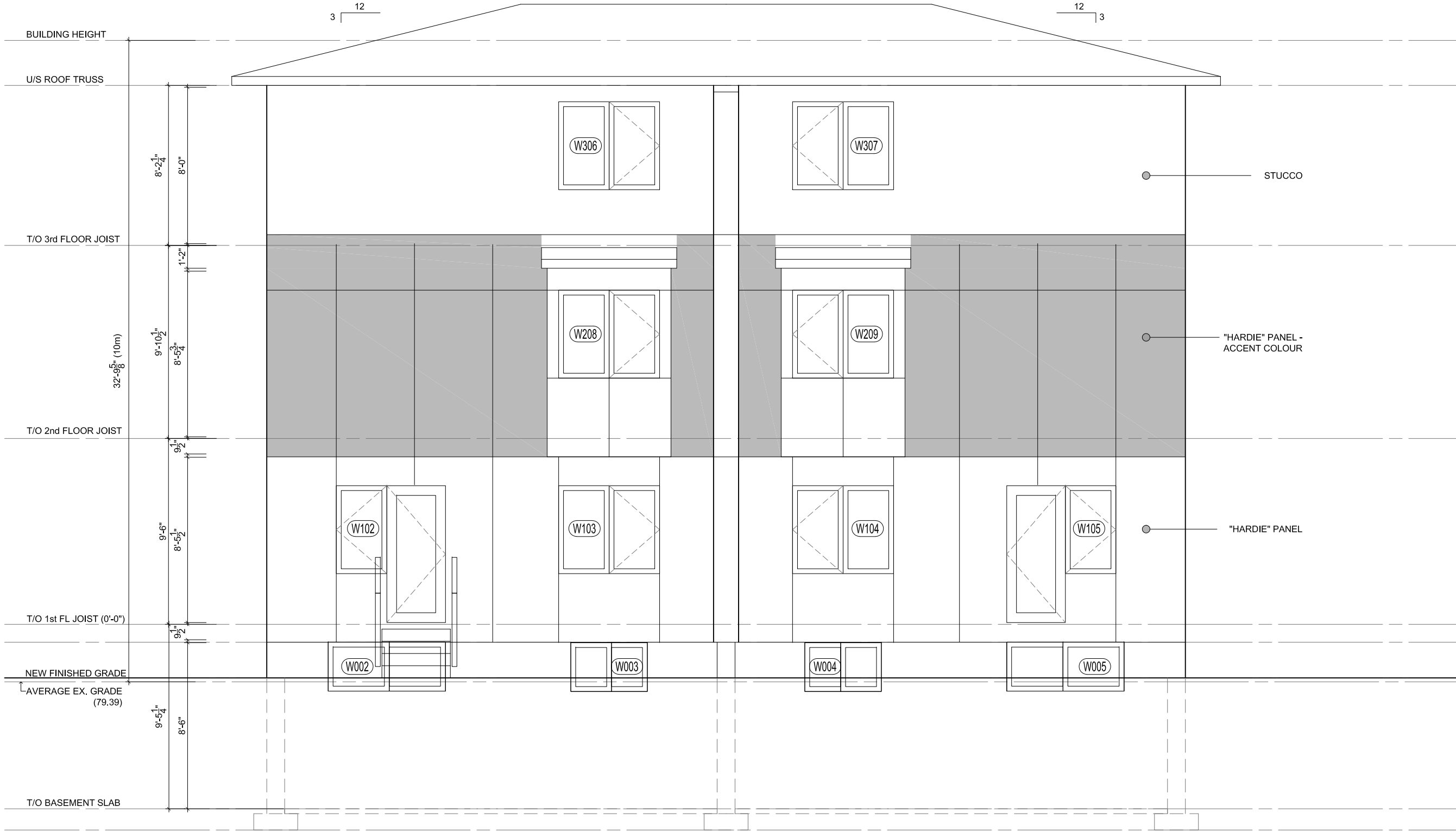
PART OF:

PROJ. No: O-24-GEN-45

DRAWING No.

MV3.1

FILE.DWG



1
MV3.2

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

DRAWING
REAR BUILDING ELEVATION

DATE: 2025-01-17

REV DATE:

SCALE: AS NOTED

REFER:

DRAWN: CHS

REV. No:

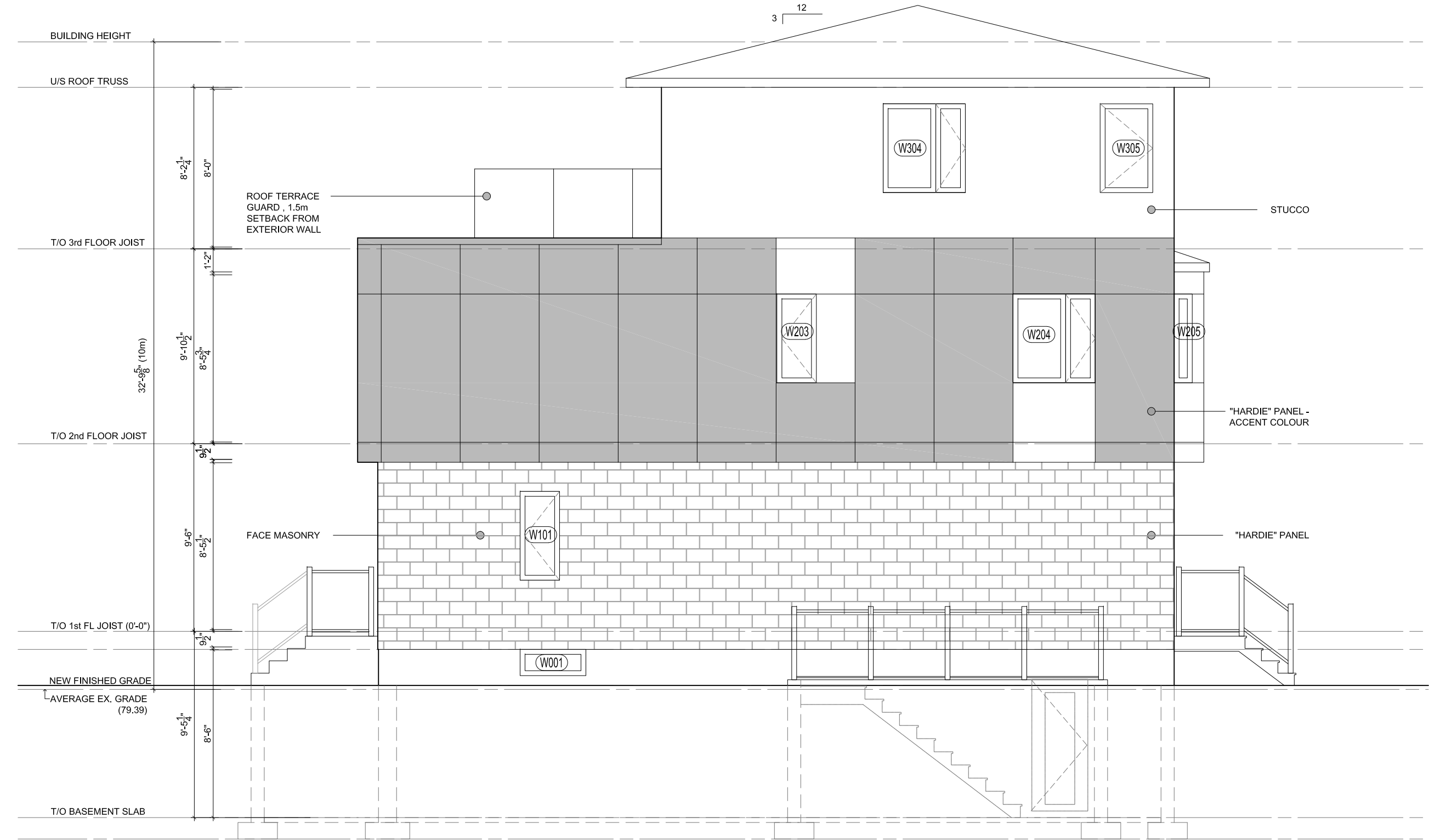
PART OF:

PROJ. No: O-24-GEN-45

DRAWING No.

MV3.2

FILE.DWG



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
DRAWING RIGHT 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.
MV3.3
FILE.DWG