

Committee of Adjustment  
Received | Reçu le  
  
2025-03-27  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT  
WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN OF SURVEY OF  
**PART OF LOTS 5 AND 6**  
**REGISTERED PLAN 525**  
**CITY OF OTTAWA**

SCALE 1 : 250  
0 5 10 15 metres

J.D. BARNES LIMITED  
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**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).  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 2°04'40" WAS APPLIED TO REGISTERED PLAN 525.  
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.  
ALL SET 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.

**PART 2 - SURVEY REPORT**

**- DESCRIPTION**  
PART OF LOTS 5 AND 6 ON REGISTERED PLAN 525, BEING ALL OF PIN 04150-0004 (LT), IN THE CITY OF OTTAWA  
**- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**  
NONE  
**- BOUNDARY FEATURES**  
NOTE LOCATION OF THE OVERHEAD CABLES, THE FENCE POSTS, THE BOARD FENCE, THE ALUMINUM SHED AND THE CEDAR HEDGE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.  
NOTE LOCATION OF THE BOARD FENCE, THE ROW OF TREES, THE VINYL GARAGE AND THE ANCHOR ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE FRAME SHED, THE ALUMINUM SHED AND THE ROW OF TREES ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE ASPHALT DRIVEWAY AND THE ANCHOR ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
PB	DENOTES	PLASTIC BAR
IB#	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
MEAS	DENOTES	MEASURED
Acc	DENOTES	ACCEPTED
PROP	DENOTES	PROPORTION
RP	DENOTES	REGISTERED PLAN 525
P1	DENOTES	BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED AUGUST 4, 1988
P2	DENOTES	SURVEY BY FARLEY & MARTIN LTD., DATED AUGUST 29, 1983
P3	DENOTES	SURVEY BY Wm. J. WEBSTER LTD., DATED AUGUST 15, 1985
P4	DENOTES	SURVEY BY FARLEY, MARTIN & ASSOCIATES LIMITED, DATED JUNE 16, 1975
647	DENOTES	H.R. FARLEY, O.L.S.
725	DENOTES	ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD.
NI	DENOTES	NO IDENTIFICATION
No	DENOTES	NUMBER
MAG	DENOTES	MAGNETIC
D1	DENOTES	INSTRUMENT NUMBER OT6164
D2	DENOTES	INSTRUMENT NUMBER CT246599
D3	DENOTES	INSTRUMENT NUMBER OT4422
D4	DENOTES	INSTRUMENT NUMBER CT195799
DENOTES	DENOTES	PROPERTY LINE

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

**TOPOGRAPHIC LEGEND**

ALUM	DENOTES	ALUMINUM
CONC	DENOTES	CONCRETE
C/L	DENOTES	CENTERLINE
RET	DENOTES	RETAINING
TOW	DENOTES	TOP OF WALL
TOR	DENOTES	TOP OF ROOF
D-SILL	DENOTES	DOOR SILL
G-SILL	DENOTES	GARAGE SILL
BF	DENOTES	BOARD FENCE
ANC	DENOTES	ANCHOR
TP	DENOTES	TELEPHONE POLE
HP	DENOTES	HYDRO POLE
FP	DENOTES	FENCE POST
GM	DENOTES	GAS METER
CB	DENOTES	CATCH BASIN
MH_STM	DENOTES	STORM MANHOLE
MH_SAN	DENOTES	SANITARY MANHOLE
E	DENOTES	OVERHEAD HYDRO CABLE
T	DENOTES	OVERHEAD TELEPHONE CABLE
OC	DENOTES	OVERHEAD CABLE
STM	DENOTES	UNDERGROUND STORM SEWER
SAN	DENOTES	UNDERGROUND SANITARY SEWER
•	DENOTES	DECIDUOUS TREE

**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 NOVEMBER 28, 2024.  
DATE  
J.D. BARNES  
ONTOARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-76741

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

SURVEYING  
MAPPING  
GIS

DRAWN BY: RP  
CHECKED BY: JL/GZ  
REFERENCE NO.: 24-10-106-00  
DATED: 11/26/24

**ELEVATION NOTE:**

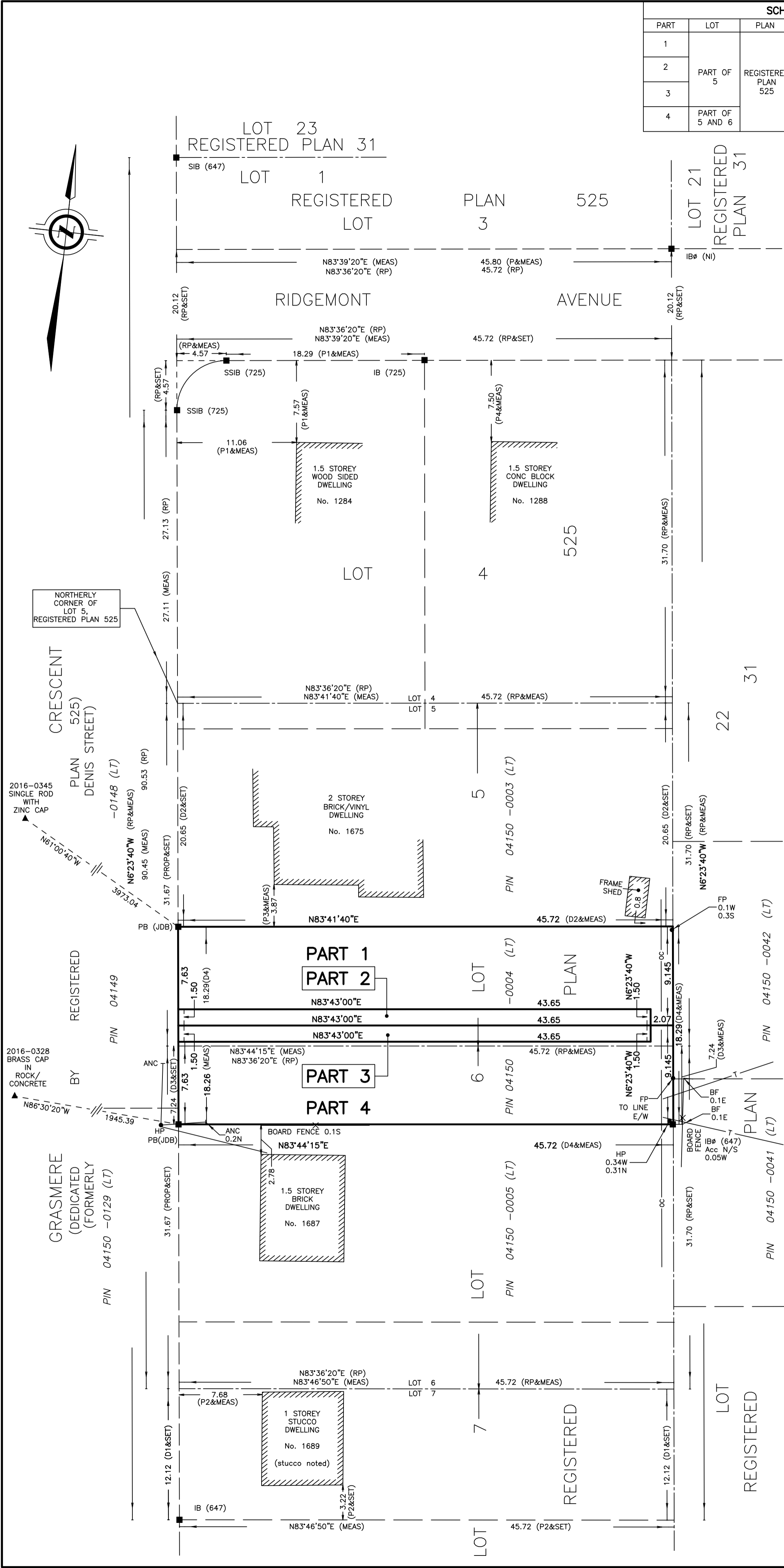
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.  
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0329 HAVING A PUBLISHED ELEVATION OF 82.47 METRES (CGVD28:78).

TREE SCHEDULE			
TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.5	5	0.1 S, 1.9 E
T2	0.3	4	0.2 S
T3	0.6	6	0.6 N
T4	0.3	4	0.2 S
T5	0.4	5	0.15 S, 2.3 W
T6	1.0	9	6.8 N
T7	0.2	3	0.1 S
T8	0.2	3	0.2 S
T9	0.2	3	0.1 S
T10	0.3	5	± ON LINE
T11	0.2	2	3.8 W

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

**NOTE:**

THE SURVEY WAS COMPLETED ON FEBRUARY 19, 2025 TO SHOWN ADDITIONAL TREES (RADIUS VARIES)



SCHEDULE				
PART	LOT	PLAN	PIN	AREA [sq m.]
1	PART OF 5	REGISTERED PLAN 525	ALL OF 04150-0004 (LT)	352.3
2				65.5
3				65.5
4	PART OF 5 AND 6			352.3

Committee of Adjustment  
Received | Reçu le  
  
Revised | Modifié le : 2025-04-03  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

PLAN OF SURVEY OF  
PART OF LOTS 5 AND 6  
REGISTERED PLAN 525  
CITY OF OTTAWA

SCALE 1 : 250



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 609mm 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.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 9, NAD83 (CSRS) (2010.0).

COORDINATES VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 2016-0328	368 493.904	5 026 699.855
SCP 2016-0345	366 958.423	5 028 524.767

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

THE RESULTANT TIE BETWEEN SCP 2016-0328 AND SCP 2016-0345 IS 2,384.95 (GROUND) N 40°04'40" W

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM SPECIFIED CONTROL POINTS 2016-0328 AND 2016-0345, MTM ZONE 9, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999943

FOR BEARING COMPARISONS, A ROTATION OF 2°04'40" WAS APPLIED TO REGISTERED PLAN 525.

LEGEND

▲	DENOTES	CONTROL MONUMENT FOUND
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
PB	DENOTES	PLASTIC BAR
IBØ	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
MEAS	DENOTES	MEASURED
Acc	DENOTES	ACCEPTED
PROP	DENOTES	PROPORTION
RP	DENOTES	REGISTERED PLAN 525
P	DENOTES	BUILDING LOCATION SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK DATED JUNE 6, 1986
P1	DENOTES	BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED AUGUST 4, 1988
P2	DENOTES	SURVEY BY FARLEY & MARTIN LTD., DATED AUGUST 29, 1983
P3	DENOTES	SURVEY BY Wm. J. WEBSTER LTD., DATED AUGUST 15, 1985
P4	DENOTES	SURVEY BY FARLEY, MARTIN & ASSOCIATES LIMITED, DATED JUNE 16, 1975
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725	DENOTES	ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD.
NI	DENOTES	NO IDENTIFICATION
No.	DENOTES	NUMBER
JDB	DENOTES	J.D. BARNES LIMITED
D1	DENOTES	INSTRUMENT NUMBER OT6164
D2	DENOTES	INSTRUMENT NUMBER CT246599
D3	DENOTES	INSTRUMENT NUMBER OT4422
D4	DENOTES	INSTRUMENT NUMBER CT195799
BF	DENOTES	BOARD FENCE
ANC	DENOTES	ANCHOR
HP	DENOTES	HYDRO POLE
FP	DENOTES	FENCE POST
—	DENOTES	PROPERTY LINE
—E—	DENOTES	OVERHEAD HYDRO CABLE
—T—	DENOTES	OVERHEAD TELEPHONE CABLE
—OC—	DENOTES	OVERHEAD CABLE

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

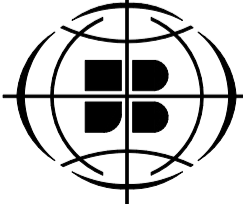
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON XXXX

DRAFT

DATE

GEORGE ZERVOS  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-100218



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

SURVEYING  
MAPPING  
GIS

DRAWN BY:	KZ	CHECKED BY:	GZ	REFERENCE NO.:	24-10-106-00
				DATED:	03/24/25

PLT DATE: 4/3/2025 9:36 AM

1679 GRASMERE HOLDINGS INC.

PROPOSED LONG-SEMI W/ 2 ADUs

SITE PLAN

DRAWING LEGEND

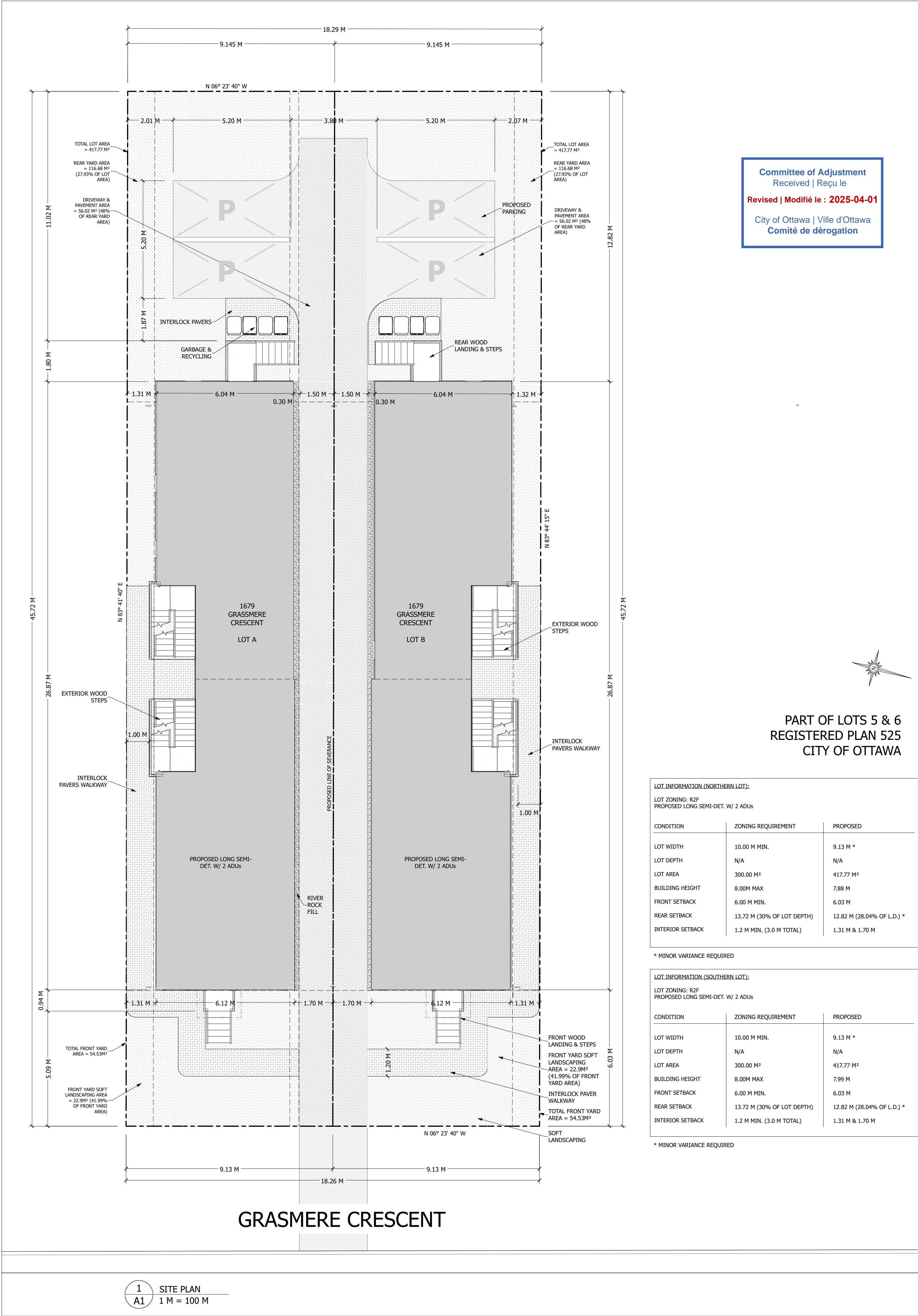
LABEL	TITLE
A1	SITE PLAN
A2	SIDE ELEVATIONS



PROPOSED FACADE



PROPOSED FACADE



I KASIAN ELISABETH REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE 2024 O.B.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORY.  
DESIGNER BCIN: 37385 FIRM BCIN: 40889  
SIGNATURE OF MEMBER:

PROJECT TITLE:  
**1679 GRASMERE HOLDINGS INC.**  
OTTAWA, ONTARIO

PROJECT NUMBER:  
**2502**

SQUARE FOOTAGE:	EXISTING	NEW
BASEMENT/FDN:	--- ft <sup>2</sup>	1,535 ft <sup>2</sup>
GROUND FLOOR:	--- ft <sup>2</sup>	1,542 ft <sup>2</sup>
SECOND FLOOR:	--- ft <sup>2</sup>	1,542 ft <sup>2</sup>
THIRD FLOOR:	--- ft <sup>2</sup>	--- ft <sup>2</sup>
ROOF-TOP:	--- ft <sup>2</sup>	--- ft <sup>2</sup>

REVISION TABLE		
NO.	DESCRIPTION	DATE

DRAWING TITLE:  
**SITE PLAN**

GENERAL NOTES:

- DO NOT SCALE DIMENSIONS. READ DIMENSIONS ONLY.
- GENERAL CONTRACTORS SHALL CONSTRUCT ALL WORK IN ACCORDANCE WITH THE 2018 ONTARIO BUILDING CODE, MUNICIPAL BYLAWS, AND ALL OTHER APPLICABLE BUILDING CODES.
- THE OWNER/BUILDER MAY NEED TO PROVIDE AN ENGINEER'S REPORT AT HIS/HER EXPENSE.
- CONSULT YOUR LOCAL BUILDING AUTHORITIES.
- PLEASE NOTIFY DESIGNER FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.
- TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE CLIENT'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER SUBMISSION ARE MADE AT THE OWNER'S AND/OR CONTRACTOR'S EXPENSE AND RESPONSIBILITY.

KEYPLAN:



SCALE:  
**AS SHOWN**

DESIGNED BY:  
**B.E.**

DRAWN BY:  
**B.E.**

DATE:  
**APRIL 1, 2025**

DRAWING NUMBER:  
**A1**

SQUARE FOOTAGE:	EXISTING	NEW
BASEMENT/FDN:	--- ft <sup>2</sup>	1,535 ft <sup>2</sup>
GROUND FLOOR:	--- ft <sup>2</sup>	1,542 ft <sup>2</sup>
SECOND FLOOR:	--- ft <sup>2</sup>	1,542 ft <sup>2</sup>
THIRD FLOOR:	--- ft <sup>2</sup>	--- ft <sup>2</sup>
ROOF-TOP:	--- ft <sup>2</sup>	--- ft <sup>2</sup>

REVISION TABLE		
NO.	DESCRIPTION	DATE

DRAWING TITLE:  
**SIDE ELEVATIONS**

- GENERAL NOTES:
- DO NOT SCALE DIMENSIONS, READ DIMENSIONS ONLY.
  - GENERAL CONTRACTORS SHALL CONSTRUCT ALL WORK IN ACCORDANCE WITH THE 2024 ONTARIO BUILDING CODE, MUNICIPAL BYLAWS, AND ALL OTHER APPLICABLE BUILDING CODES.
  - THE OWNER/BUILDER MAY NEED TO PROVIDE AN ENGINEER'S REPORT AT HIS/HER EXPENSE.
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KEYPLAN:

SCALE:  
**AS SHOWN**

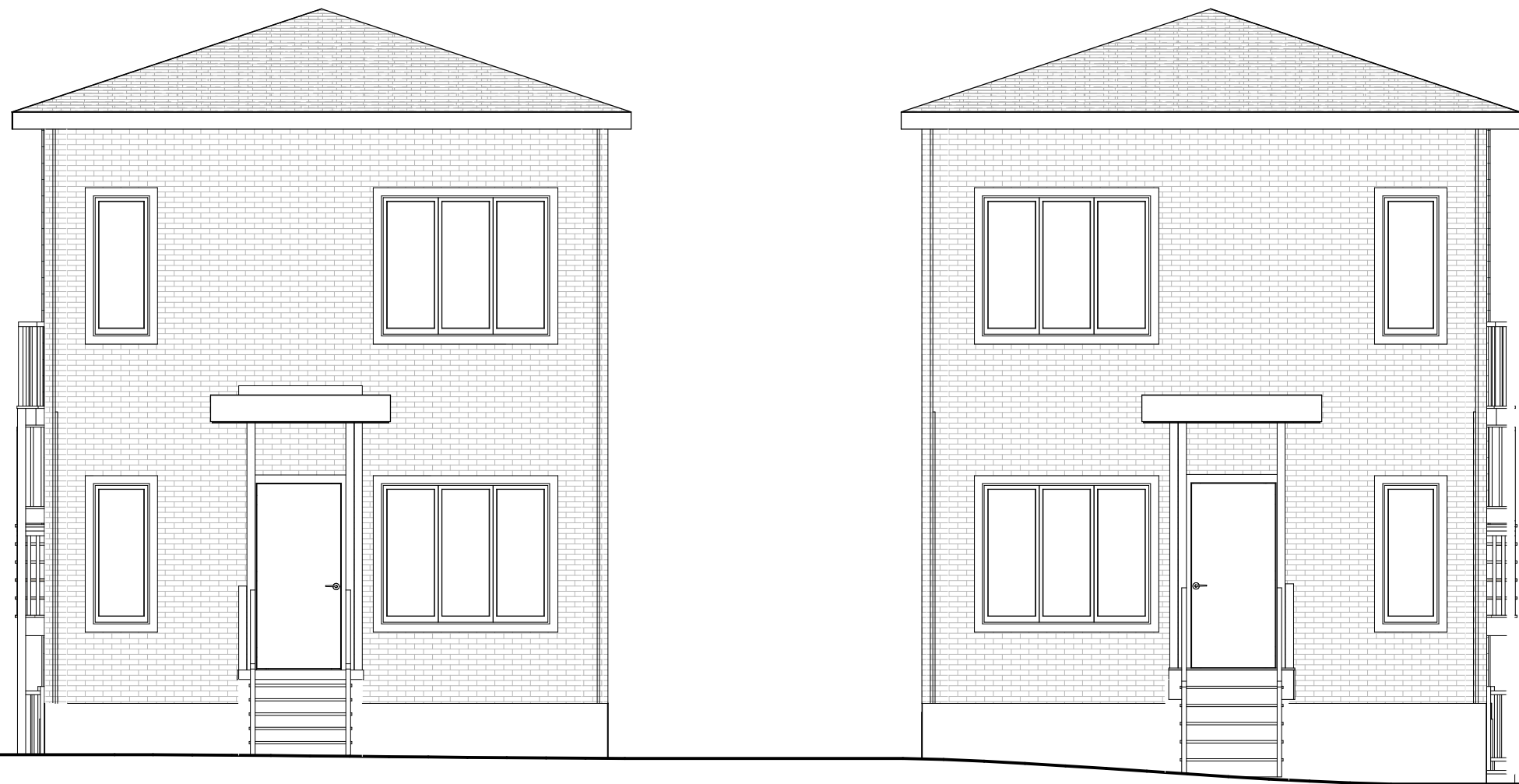
DESIGNED BY:  
**B.E.**

DRAWN BY:  
**B.E.**

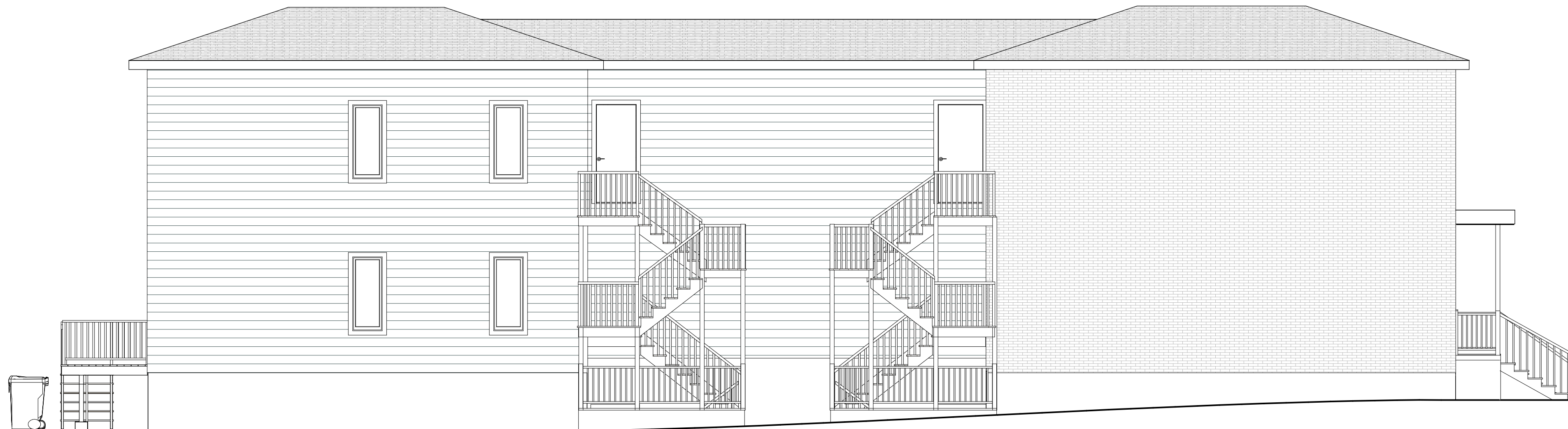
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**APRIL 1, 2025**

DRAWING NUMBER:

**A2**



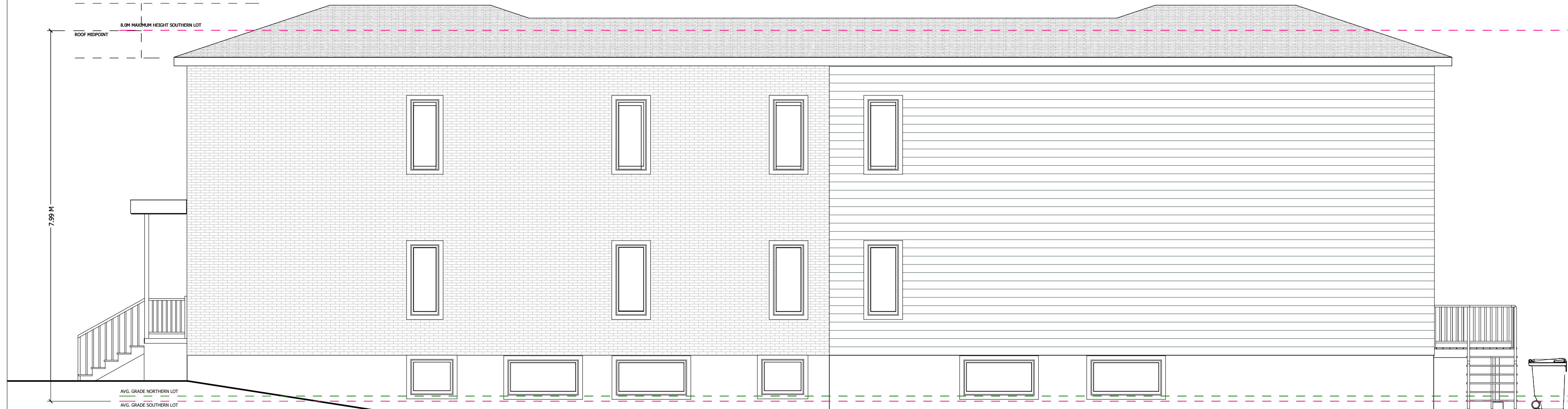
**2**  
**A2** FRONT ELEVATION  
3/16 IN = 1 FT



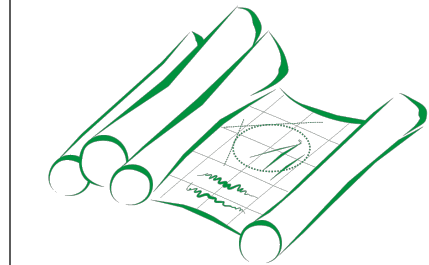
**1**  
**A2** LEFT ELEVATION  
3/16 IN = 1 FT



**3**  
**A2** REAR ELEVATION  
3/16 IN = 1 FT



**2**  
**A2** RIGHT ELEVATION  
3/16 IN = 1 FT



**CLEAR DRAFTING**  
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211-1390 PRINCE OF WALES DRIVE  
OTTAWA, ONTARIO K2C 3N6  
613-255-3425 | SERVICES@CLEARDRAFTING.COM

I, BAKSAN EL-SARAI, REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE 2024 O.B.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.  
DESIGNER BCIN: 37385 FIRM BCIN: 40889  
SIGNATURE OF MEMBER:

PROJECT TITLE:  
**1679 GRASMERE HOLDINGS INC.**  
OTTAWA, ONTARIO

PROJECT NUMBER:  
**2502**

SQUARE FOOTAGE:	EXISTING	NEW
BASEMENT/FDN:	--- ft <sup>2</sup>	1,535 ft <sup>2</sup>
GROUND FLOOR:	--- ft <sup>2</sup>	1,542 ft <sup>2</sup>
SECOND FLOOR:	--- ft <sup>2</sup>	1,542 ft <sup>2</sup>
THIRD FLOOR:	--- ft <sup>2</sup>	--- ft <sup>2</sup>
ROOF-TOP:	--- ft <sup>2</sup>	--- ft <sup>2</sup>

REVISION TABLE		
NO.	DESCRIPTION	DATE

#### DRAWING TITLE: SIDE ELEVATIONS

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KEYPLAN:

SCALE:  
**AS SHOWN**

DESIGNED BY:  
**B.E.**

DRAWN BY:  
**B.E.**

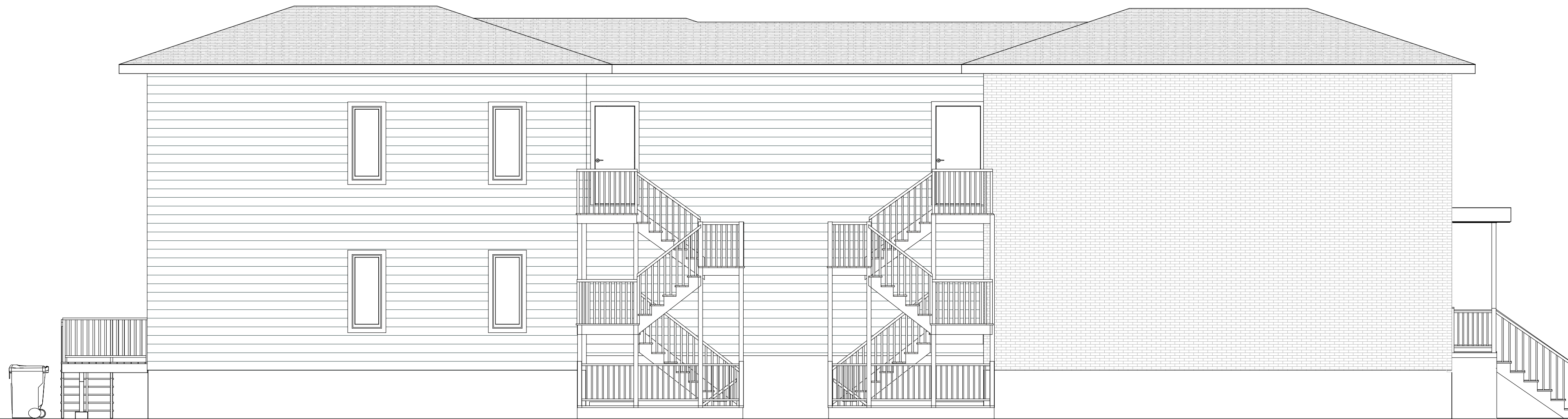
DATE:  
**MARCH 26, 2025**

DRAWING NUMBER:

**A2**



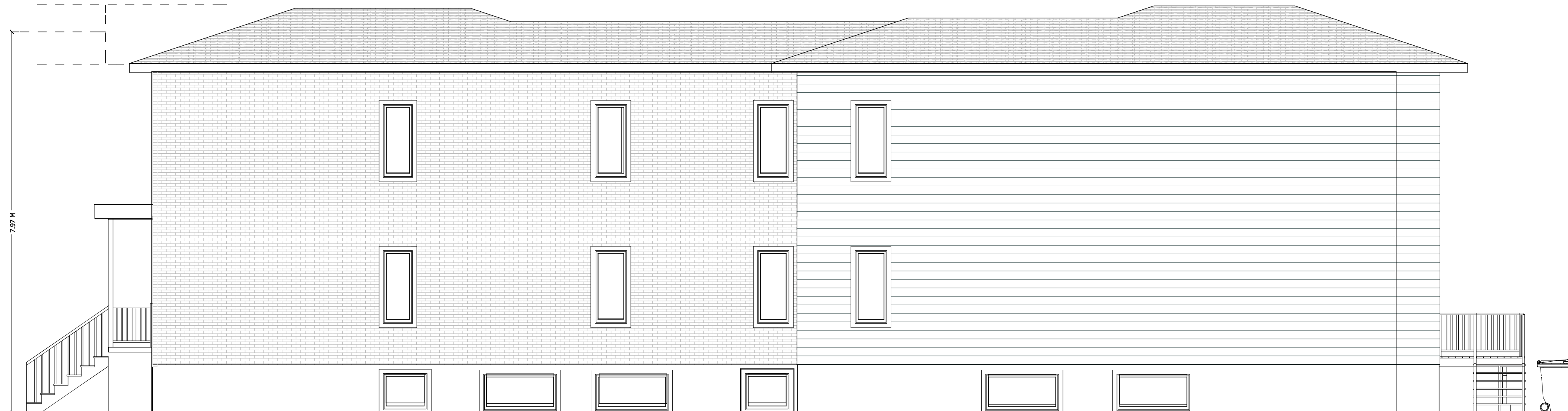
**2** FRONT ELEVATION  
**A2** 3/16 IN = 1 FT



**1** LEFT ELEVATION  
**A2** 3/16 IN = 1 FT



**3** REAR ELEVATION  
**A2** 3/16 IN = 1 FT



**2** RIGHT ELEVATION  
**A2** 3/16 IN = 1 FT



Committee of Adjustment  
Received | Reçu le  
  
2025-03-27  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation





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