

Committee of Adjustment  
Reçu | 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 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.

DECEMBER 3, 2024  
DATE  
George Zervos  
ONTARIO 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

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

**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 2016-0329 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 SHOW ADDITIONAL TREES (RADIUS VARIES)

SCHEDULE				
PART	LOT	PLAN	PIN	AREA [sq. m.]
1				352.3
2	PART OF 5	REGISTERED PLAN 525	ALL OF 04150-0004 (LT)	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
  - 647 DENOTES H.R. FARLEY, O.L.S.
  - 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:

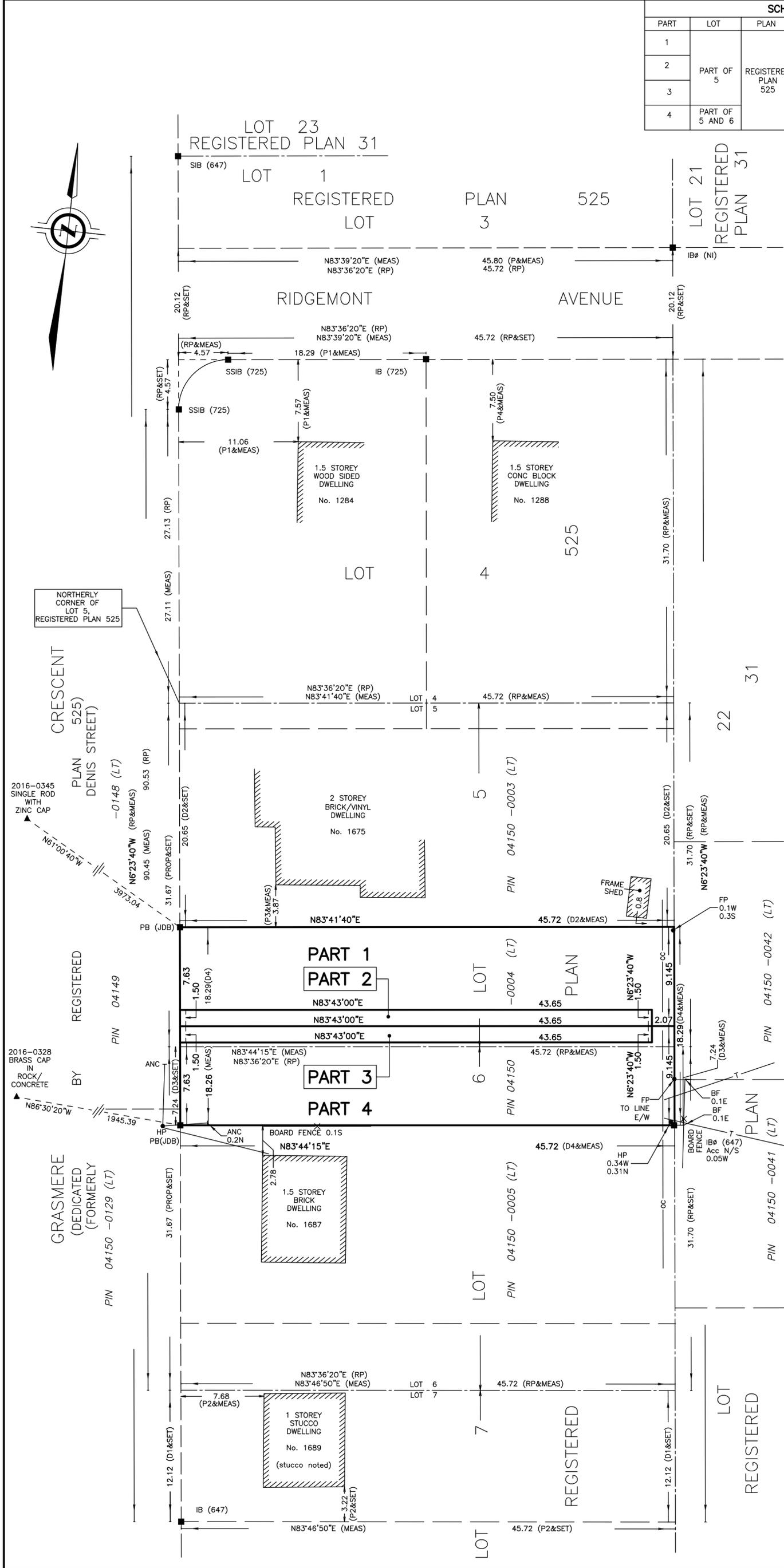
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON XXXX

**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

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



FILE: G:\24-10-106-00-1679-Grasmere\Drawing\Draft\RPLAN\24-10-106-00-Draft\_RPLAN.dwg

# 1679 GRASMERE HOLDINGS INC.

PROPOSED LONG-SEMI W/ 2 ADUs

## SITE PLAN

### DRAWING LEGEND

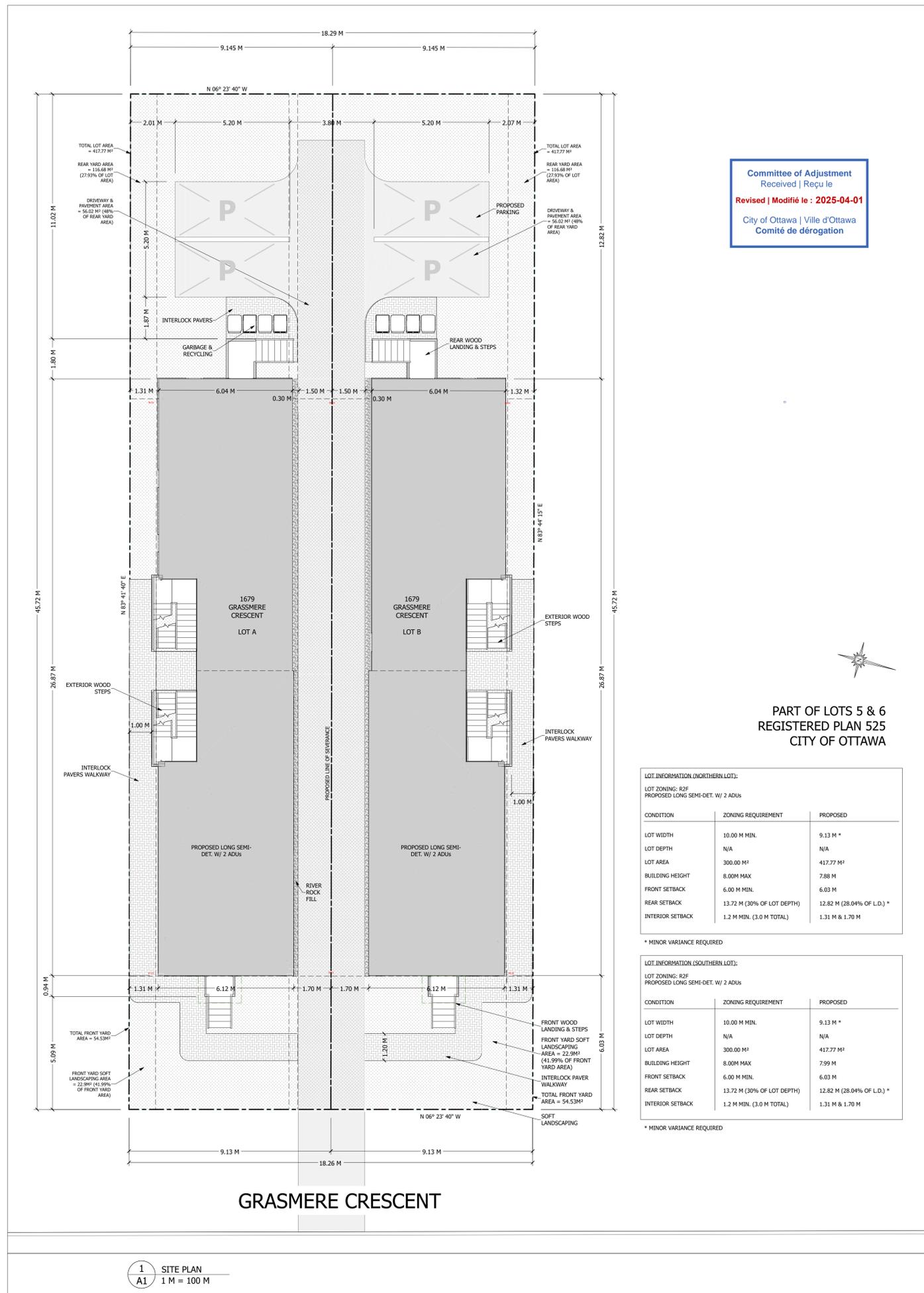
LABEL	TITLE
A1	SITE PLAN
A2	SIDE ELEVATIONS



PROPOSED FACADE



PROPOSED FACADE



**CLEAR DRAFTING**  
ENGINEERING & ARCHITECTURAL DRAFTING & DESIGN SERVICES  
OTTAWA, ONTARIO K1C 3N6  
613-255-3425 | SERVICES@CLEARDRAFTING.COM

I MASSAM ELBARAKI REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C PART 3, SUBSECTION 3.2 OF THE 2024 O.C.T.A. AN QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION.  
DESIGNER RCN: 37385 FIRM RCN: 40889  
SIGNATURE OF MEMBER:

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

PROJECT NUMBER: **2502**

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

REVISION TABLE

NO.	DESCRIPTION	DATE

### SITE PLAN

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. 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



**CLEAR DRAFTING**  
 ENGINEERING & ARCHITECTURAL DRAFTING & DESIGN SERVICES  
 211-1300 PRINCE OF WALES DRIVE  
 OTTAWA, ONTARIO K2C 3N6  
 613-255-3425 | SERVICES@CLEARDRAFTING.COM

I HEREBY EXERCISE REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2 OF THE 2024 O.B.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CODES.  
 DESIGNER RCN: 37385 FIRM RCN: 40889  
 SIGNATURE OF MEMBER:

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

PROJECT NUMBER: **2502**

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

REVISION TABLE		
NO.	DESCRIPTION	DATE

**SIDE ELEVATIONS**

- GENERAL NOTES:
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KEYPLAN:

SCALE: **AS SHOWN**

DESIGNED BY: **B.E.**

DRAWN BY: **B.E.**

DATE: **APRIL 1, 2025**

DRAWING NUMBER:

**A2**



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



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



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



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



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 OTTAWA, ONTARIO K1C 3N6  
 613-255-3425 | SERVICES@CLEARDRAFTING.COM

I HEREBY EXAMINE AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE 2024 O.C.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CODES.  
 DESIGNER RCN: 37385 FIRM RCN: 40889  
 SIGNATURE OF MEMBER:

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

PROJECT NUMBER: **2502**

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

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**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**



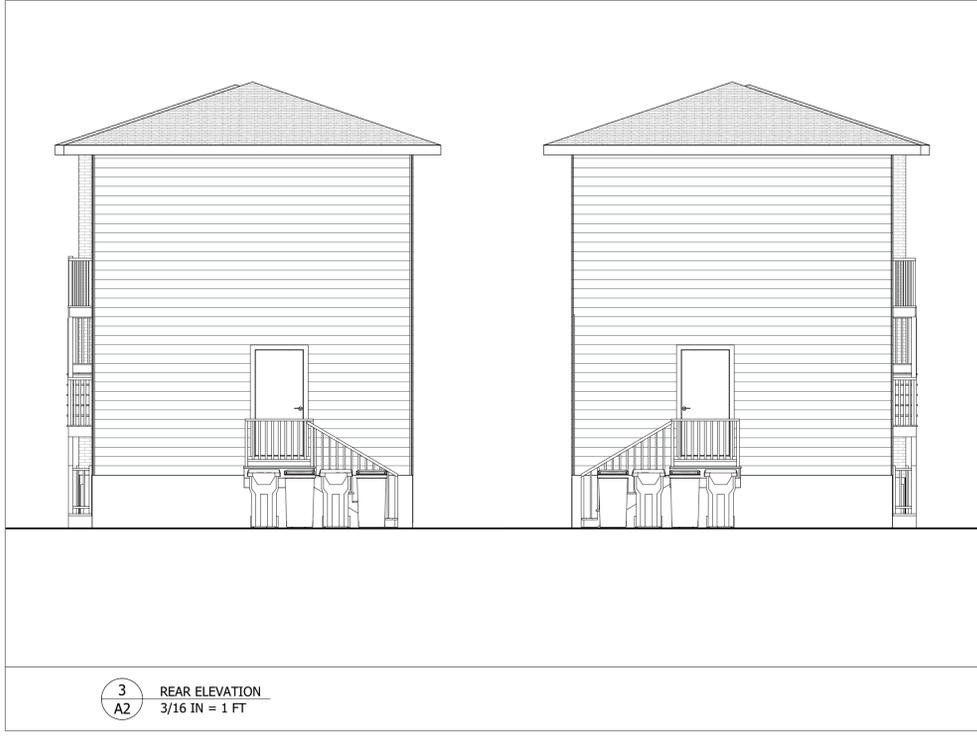
**1** LEFT ELEVATION  
**A2** 3/16 IN = 1 FT



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



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



**3** REAR 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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