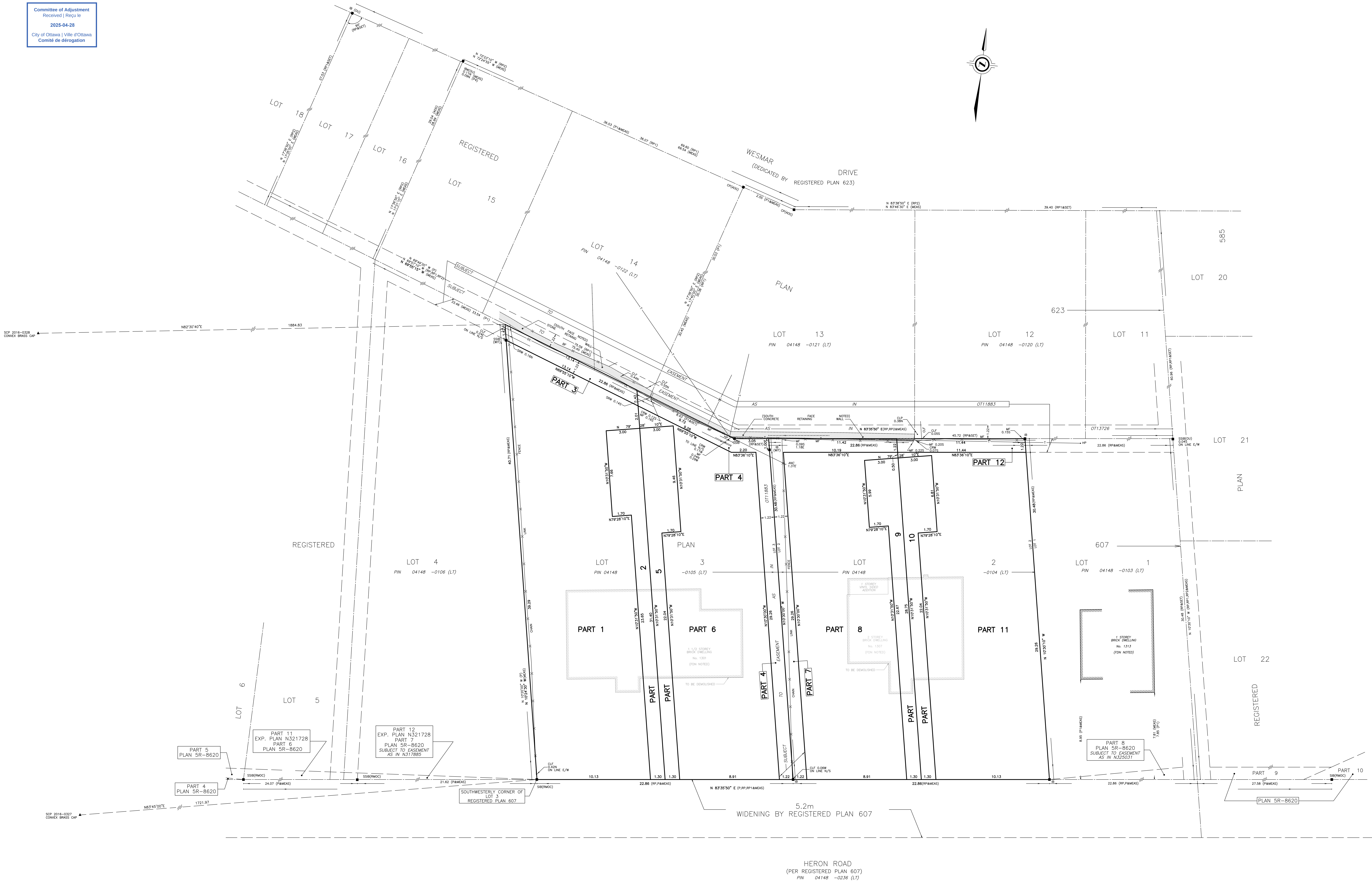


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SCHEDULE			
PART	LOT	PLAN	AREA [sq. m.]
1	ALL OF 3	ALL OF 04148-0105 (LT)	399.2
2			53.7
3			16.1
4			51.3
5			56.9
6	REGISTERED PLAN 607		293.7
7			49.6
8			250.2
9			47.4
10			49.0
11	ALL OF 2	ALL OF 04148-0104 (LT)	284.7
12			13.9

PARTS 3, 4, 7 AND 12 ARE SUBJECT TO EASEMENT AS IN OT11883

PLAN OF SURVEY OF
LOTS 2 AND 3
REGISTERED PLAN 607
CITY OF OTTAWA

SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 1500mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100
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 WITH GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GROSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, WITH ZONE 8, NAD 83, (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999943.
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 2°11'10" WAS APPLIED TO BEARINGS ON RP1, RP1 AND RP2.
ALL FOUND SURVEY MONUMENTS ARE J.D. BARNES LIMITED UNLESS OTHERWISE NOTED.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING		NORTHING
SCP 2016-0327	368 658.26	5 026 718.05	
SCP 2016-0328	368 493.90	5 026 699.86	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN SCP 2016-0327 AND SCP 2016-0328 IS 165.37 (GROUND) N 83°41'00" E			

LEGEND

▲ DENOTES CONTROL MONUMENT FOUND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SB DENOTES STANDARD IRON BAR
IB DENOTES SHORT STANDARD IRON BAR
IBW DENOTES ROUND IRON BAR
CP DENOTES CONCRETE PIN
WIT DENOTES WITNESS
MEAS DENOTES MEASURED
OU DENOTES ORIGIN UNKNOWN
RP1 DENOTES REGISTERED PLAN 607
RP2 DENOTES REGISTERED PLAN 633
P DENOTES PLAIN IRON HEAD
P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY H.A. FAIRLEY SHIPMAN SURVEYING LTD., DATED MAY 14, 2014
P2 DENOTES BUILDING LOCATION SURVEY BY R.W. ARNETT, O.L.S., DATED SEPTEMBER 18, 1979
P3 DENOTES BUILDING LOCATION SURVEY BY H.A. FAIRLEY SURVEYING LTD., DATED OCTOBER 18, 1984
P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNE, O'SULLIVAN, VOLLEBOEK LTD., DATED NOVEMBER 10, 2021
EXP DENOTES EXPROPRIATION
AGS DENOTES ANNE, O'SULLIVAN, VOLLEBOEK LTD.
RMDC DENOTES REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MF DENOTES METAL FENCE
CLF DENOTES CLOTHES LINE POLE
CF DENOTES CHAIN LINK FENCE
BP DENOTES BOARD FENCE
SPW DENOTES STONE RETAINING WALL
CRW DENOTES CONCRETE RETAINING WALL
ANC DENOTES ANCHOR
HWP DENOTES HYDRO POLE
OC DENOTES OVERHEAD CABLE
T DENOTES TELEPHONE CABLE
P 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 SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON XX, 2025

DRAFT
DATE
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-10003

J.D. BARNES
LAND INFORMATION SPECIALISTS
4150 KENNEDY DRIVE, SUITE 100, LAMARCA, ON L3R 9V9
T: (416) 751-7254 F: (416) 254-8459 www.jdbarnes.com

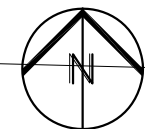
DRAWN BY: KZ CHECKED BY: GP REFERENCE NO.: 24-10-007-00
DATED: 03/10/2025

PLT DATE: 5/25/2025 10:55 AM

1
MV0.1

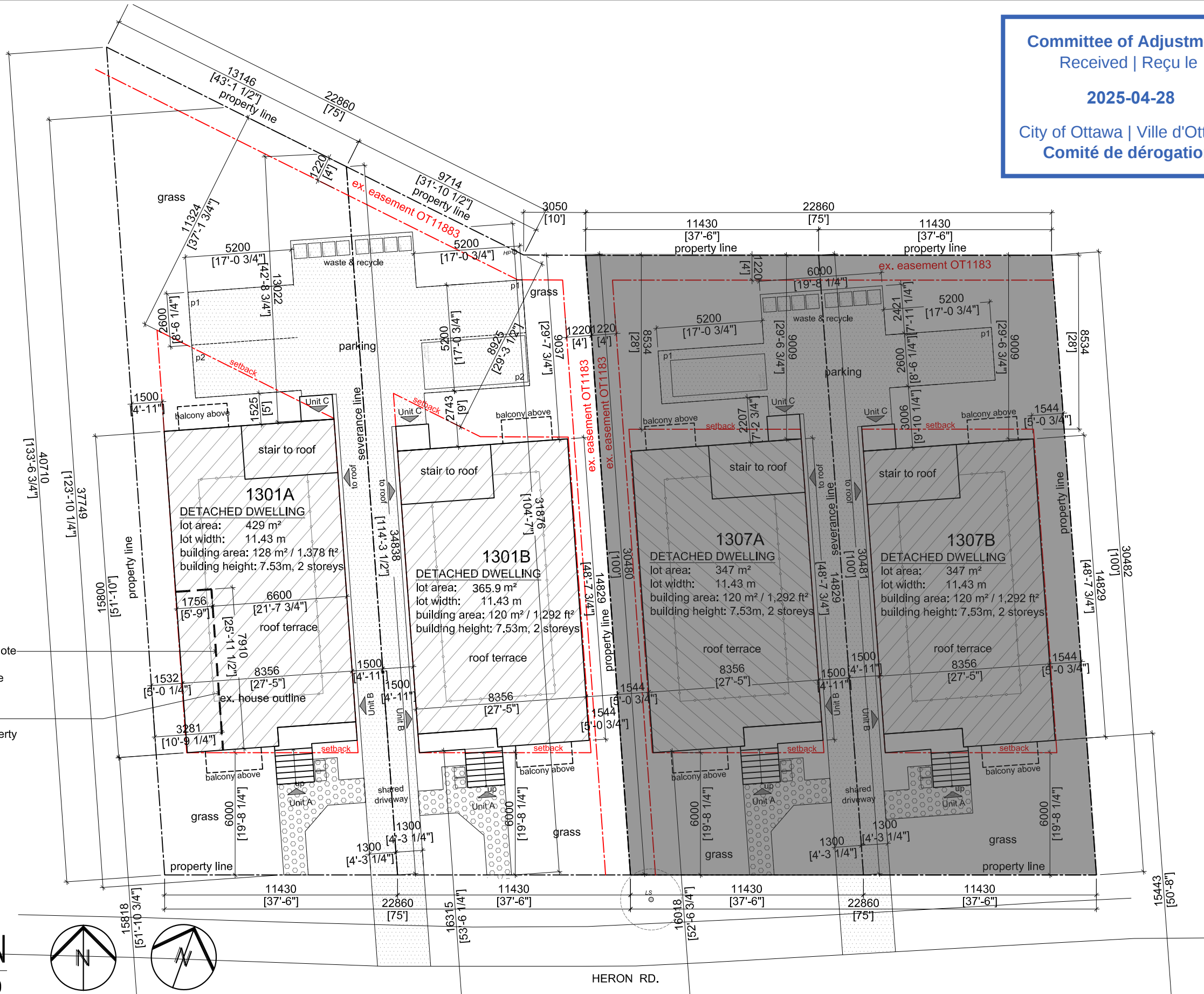
SITE PLAN

SCALE: 1:200



bold dashed line to denote
outline of basement -
recess to accommodate
ex. neighbour's trees

nearest point of ex.
foundation wall to property
line



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**BING PROFESSIONAL
ENGINEERING INC.**

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

FOUR NEW DETACHED HOUSES WITH ADDITIONAL DWELLING UNITS

1301 & 1307 Heron Road, Ottawa, ON K1V 6A7

DRAWING

SITE PLAN

DATE:	DRAWN:	DRAWING No.
2024-10-17	CHS	
REV:	REV. No.	
DATE:	SCALE:	PART OF:
	1:200	
REFER:	PROJ. No	FILE.DWG
	O-24-GEN-24	

MV0.1

TREE SCHEDULE							
TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE	TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.2	3	0.2 S, 2.2 E	T23	0.3	5	0.1 N
T2	0.4	4	0.7 W	T24	0.1	3	0.2 W
T3	0.4	4	0.4 W	T25	0.2	3	0.3 W
T4	0.4	4	0.4 W	T26	0.2	3	0.2 W
T5	0.3	4	0.7 W	T27	0.2	3	0.2 W
T6	0.3	4	0.9 W	T28	0.2	3	0.2 W
T7	0.3	4	0.9 W	T29	0.2	3	± ON LINE
T8	0.6	6	1.8 W	T30	0.2	3	0.2 W
T9	0.5	6	2.2 S, 0.8 W	T31	0.2	3	0.2 W
T10	1.6 (multi-trunk)	5	0.7 S	T32	0.2	2	0.6 W
				T33	0.2	2	0.1 W
T11	0.2	3	-	T34	0.2	3	0.3 W
T12	0.3	4	-	T35	0.2	2	0.3 W
T13	0.2	4	-	T36	0.2	2	0.1 W
T14	0.3	4	-	T37	0.1	2	0.3 W
T15	0.2	4	-	T38	0.4	6	0.3 W
T16	0.2	4	-	T39	0.4	4	0.3 S, 1.9 W
T17	0.2	4	-	T40	0.2	4	0.1 N
T18	0.2	4	2.5 N	T41	0.2	4	0.5 N
T19	0.5	4	2.0 N	T42	0.4	4	2.5 N
T20	0.1	3	0.2 S	T43	0.2	4	0.5 S
T21	0.1	3	0.3 S	T44	0.2	2	0.3 W
T22	0.3	4	0.7 N				

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

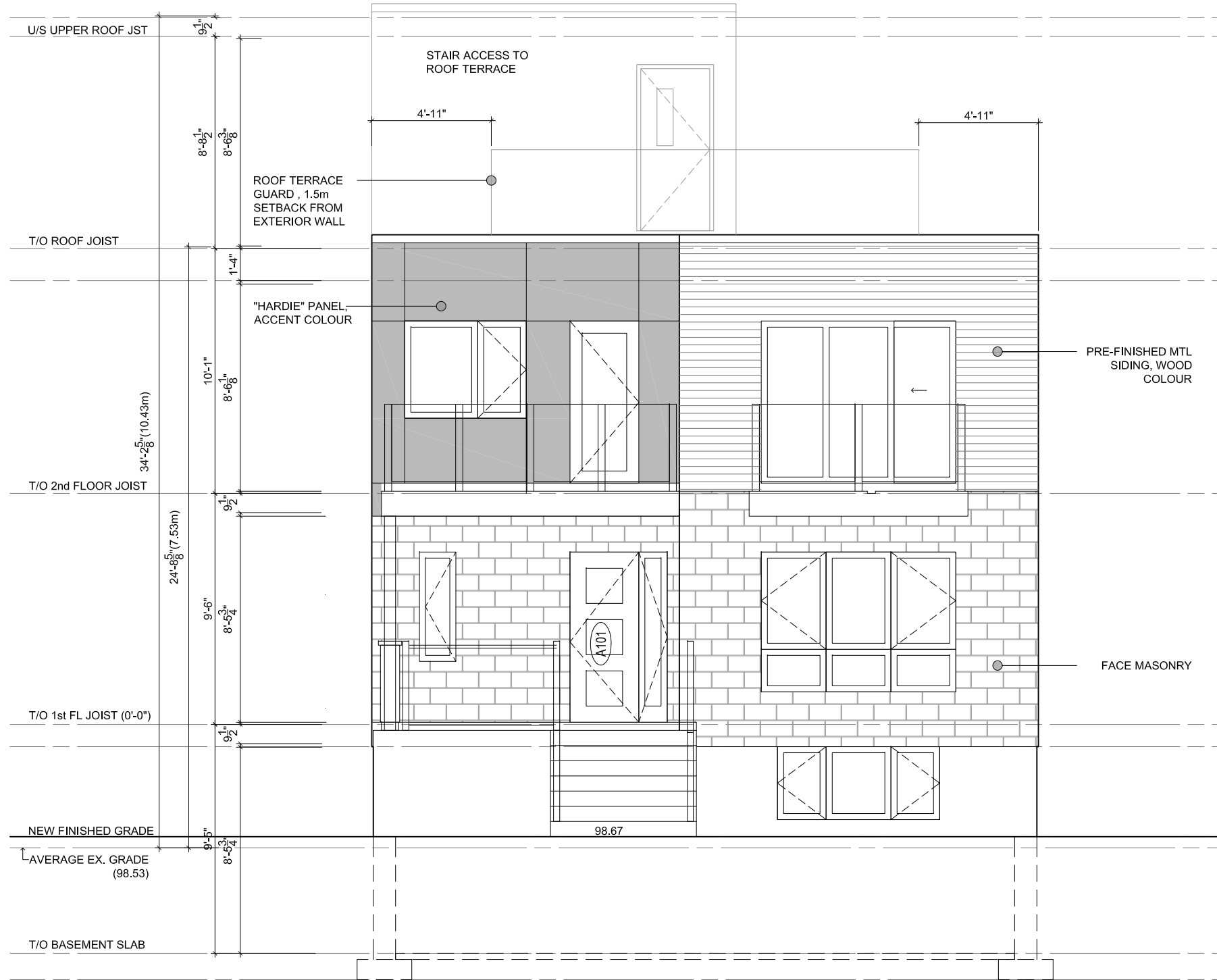
- LEGEND**
- SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - RP DENOTES REGISTERED PLAN 607
 - RP1 DENOTES REGISTERED PLAN 623
 - RP2 DENOTES REGISTERED PLAN 607
 - P DENOTES PLAN SR-8620
 - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY H.A. KENNEDY, D.L.S., DATED SEPTEMBER 10, 1979
 - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY H.R. FARLEY SURVEYING LTD., DATED OCTOBER 18, 1984
 - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED NOVEMBER 15, 2021
 - EXP DENOTES EXPANSION
 - INST. DENOTES INSTRUMENT
 - ANC DENOTES ANCHOR
 - PMWC DENOTES REGIONAL MUNICIPALITY OF OTTAWA-CARLETON PROPERTY LINE
 - DENOTES
- N=North / S=South / E=East / W=West

- TOPOGRAPHIC LEGEND**
- FON DENOTES FOUNDATION
 - CONC DENOTES CONCRETE
 - C/L DENOTES CENTERLINE
 - RET DENOTES RETAINING
 - TOW DENOTES TOP OF WALL
 - EA DENOTES CONCRETE
 - CRW DENOTES CONCRETE RETAINING WALL
| SRW | DENOTES STONE RETAINING WALL |
| ED | DENOTES CENTERLINE |
| (t) | DENOTES TOP OF RETAINING WALL ELEVATION |
| (b) | DENOTES BOTTOM OF RETAINING WALL ELEVATION |
| CLF | DENOTES CHAIN LINK FENCE |
| BF | DENOTES BOARD FENCE |
| MF | DENOTES METAL FENCE |
| CLP | DENOTES CLOTHES LINE POLE |
| LS | DENOTES LIGHT STANDARD |
| HP | DENOTES HYDRO POLE |
| ANC | DENOTES ANCHOR |
| GM | DENOTES GAS METER |
| E-TR | DENOTES HYDRO TRANSFORMER |
| MH-STW | DENOTES STORM MANHOLE |
| MH-SAN | DENOTES SANITARY MANHOLE |
| MH-WAT | DENOTES WATER MANHOLE |
| MH-HYDRO | DENOTES HYDRO MANHOLE |
| CB | DENOTES CATCH BASIN |
| OC | DENOTES OVERHEAD CABLE |
| STW | DENOTES UNDERGROUND STORM SEWER |
| SAN | DENOTES UNDERGROUND SANITARY SEWER |
| ○ | DENOTES DECIDUOUS TREE |
| ● | DENOTES CONIFEROUS TREE |

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 LOCATION COINCIDES WITH THE INFORMATION SHOWN ON THIS DRAWING.
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0328 HAVING A PUBLISHED ELEVATION OF 82.47 METRES (CGVD28-78).

SURVEYOR'S CERTIFICATE
I, J.D. BARNES, LIMITED, 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 3, 2024.
DATE: JULY 4, 2024
J.D. BARNES LIMITED
REGISTERED PROFESSIONAL SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER V-76553
J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
65 STURGEON DRIVE, SUITE 100, KANATA, ON K2M 6Z6
T: (613) 731-7241 F: (613) 254-8639 www.jdbarnes.com
DRAWN BY: RP CHECKED BY: GE REFERENCE NO.:
PLOTTED: 7/4/2024 DATED: 07/04/24
PREPARED FOR: MELMAR GROUP
FILE: G:\24-10-057-00 1301-1307 Heron Road\Drawing\TOP\24-10-057-00_TOP.dwg
24-10-057-00



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2025-04-28

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1
MV3.0

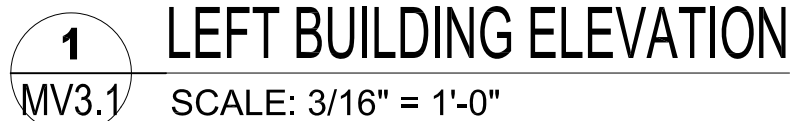
FRONT BUILDING ELEVATION

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

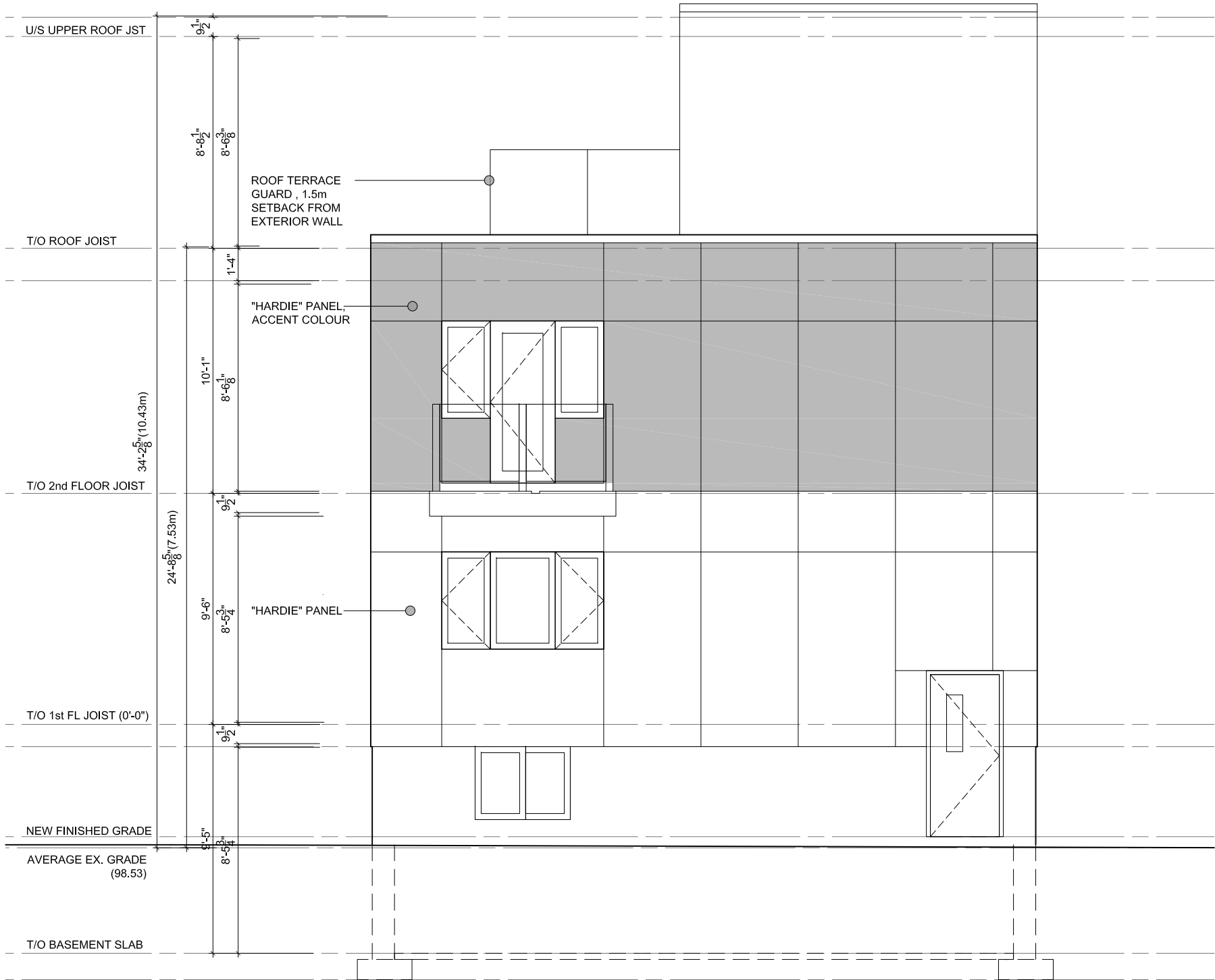
**BING PROFESSIONAL
ENGINEERING INC.**

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

JOB FOUR NEW DETACHED HOUSES WITH ADDITIONAL DWELLING UNITS 1301 & 1307 Heron Road, Ottawa, ON K1V 6A7 DRAWING FRONT BUILDING ELEVATION	DATE: 2025-01-28	DRAWN: CHS	DRAWING No. MV3.0 FILE.DWG
	REV DATE:	REV. No:	
	SCALE: AS NOTED	PART OF:	
	REFER:	PROJ. No: O-24-GEN-24	



MV3.1
FILE.DWG



1
MV3.2

REAR BUILDING ELEVATION

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

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JOB FOUR NEW DETACHED HOUSES WITH
ADDITIONAL DWELLING UNITS
1301 & 1307 Heron Road, Ottawa, ON K1V 6A7

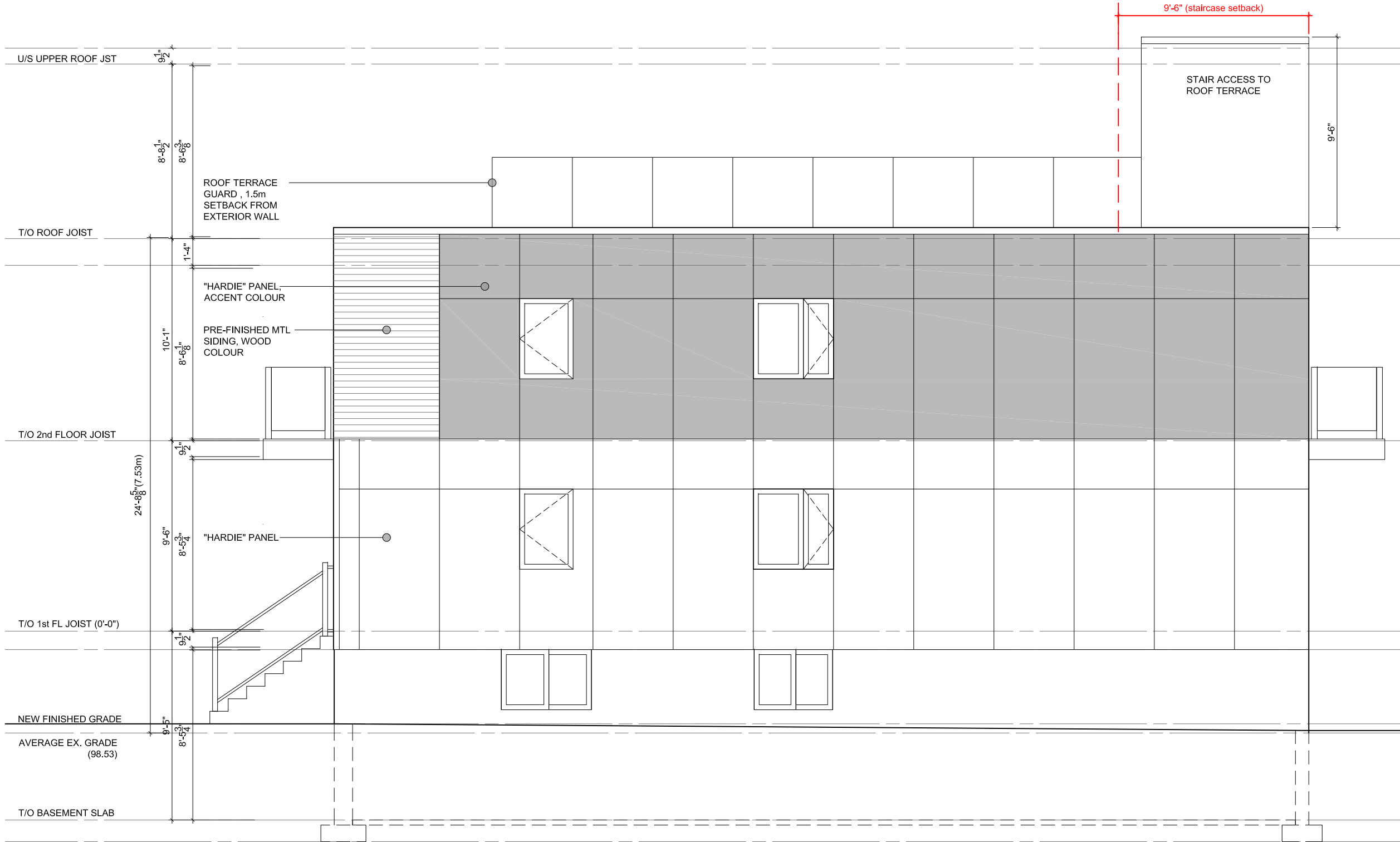
DRAWING
REAR BUILDING ELEVATION

DATE: 2025-01-28
REV. No:
SCALE: AS NOTED
REFER:

DRAWN: CHS
REV. No:
PART OF:
PROJ. No: O-24-GEN-24

DRAWING No.

MV3.2
FILE.DWG



1
MV3.3

RIGHT BUILDING ELEVATION

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

**BING PROFESSIONAL
ENGINEERING INC.**

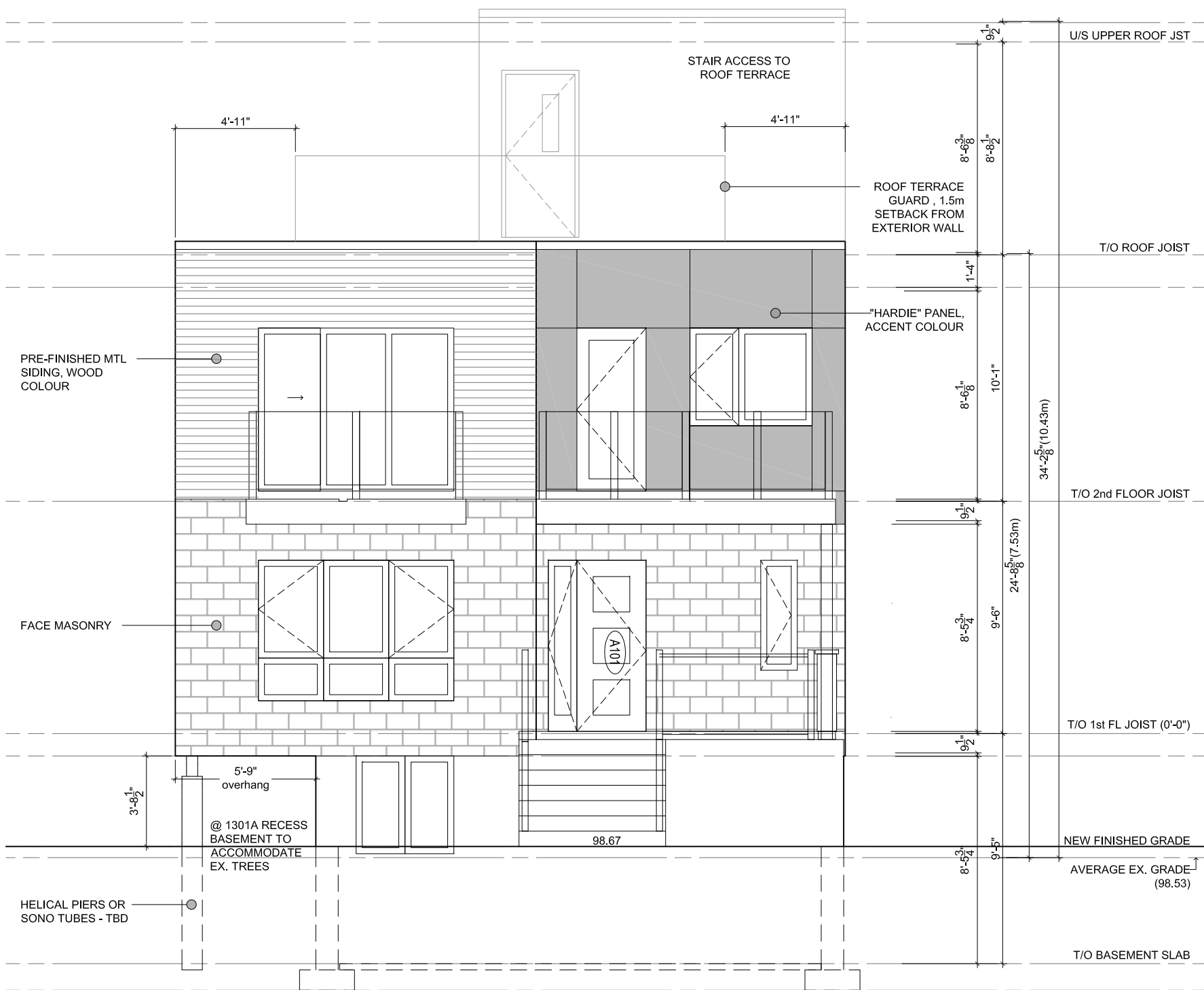
Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9
Phone: (613) 608 - 1324, E-mail: welcome@bingpro.ca

JOB FOUR NEW DETACHED HOUSES WITH
ADDITIONAL DWELLING UNITS
1301 & 1307 Heron Road, Ottawa, ON K1V 6A7
DRAWING
RIGHT BUILDING ELEVATION

DATE: 2025-01-28	DRAWN: CHS
REV DATE:	REV. No:
SCALE: AS NOTED	PART OF:
REFER:	PROJ. No: O-24-GEN-24

DRAWING No.

MV3.3
FILE.DWG



1
MV3.0

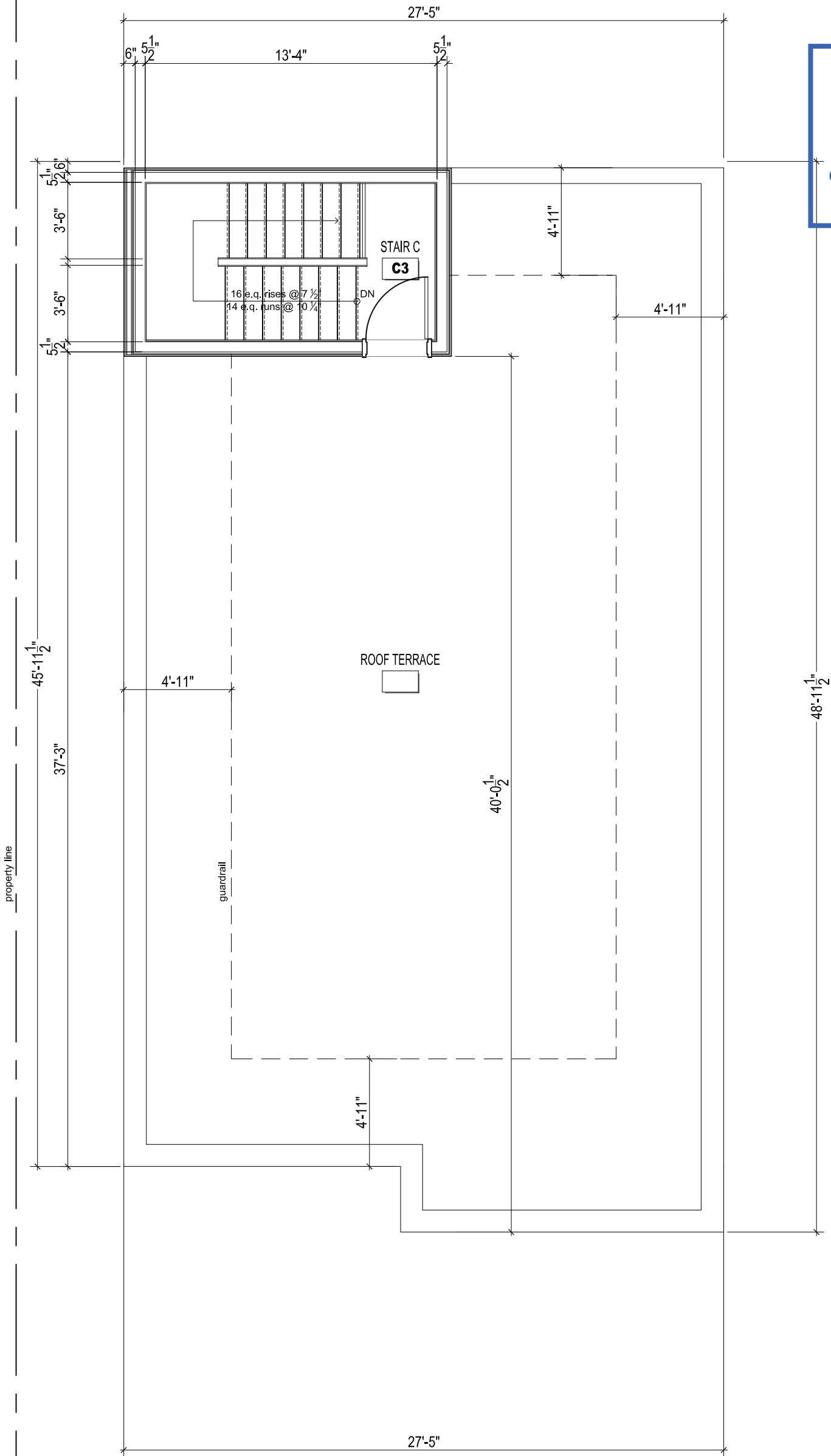
FRONT BUILDING ELEVATION

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 FOUR NEW DETACHED HOUSES WITH ADDITIONAL DWELLING UNITS 1301 & 1307 Heron Road, Ottawa, ON K1V 6A7 DRAWING FRONT BUILDING ELEVATION	DATE: 2025-01-28	DRAWN: CHS	DRAWING No. MV3.0 FILE.DWG
	REV DATE:	REV. No:	
	SCALE: AS NOTED	PART OF:	
	REFER:	PROJ. No: O-24-GEN-24	



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1
MV2.3

ROOF PLAN

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



PROJECT NORTH TRUE NORTH

**BING PROFESSIONAL
ENGINEERING INC.**

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

JOB FOUR NEW DETACHED HOUSES WITH ADDITIONAL DWELLING UNITS

1301 & 1307 Heron Road, Ottawa, ON K1V 6A7

DRAWING

ROOF PLAN

DATE:
2024-10-22

REV.
DATE:

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

REFER:

DRAWN: CHS

REV.
No:

PART
OF:

PROJ.
No:O-24-GEN-24

DRAWING No.

MV2.3

FILE.DWG