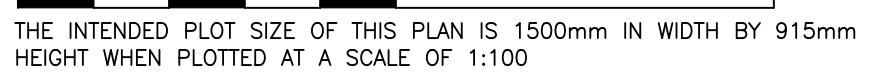


PARTS 3, 4, 7 AND 12 ARE SUBJECT TO EASEMENT AS IN OT11883

SCALE 1 : 100



## NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE

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

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY

ALL FOUND SURVEY MONUMENTS ARE J.D. BARNES LIMITED UNLESS OTHERWISE

OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (CSRS) (2010.0)  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREGON 218/10

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD83 (CSRS) (2010.0)  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.

|               |            |              |
|---------------|------------|--------------|
| SCP 2016-0327 | 368 658.26 | 5 026 718.05 |
| SCP 2016-0328 | 368 403.00 | 5 026 600.88 |

THE RESULTANT TIE BETWEEN SCP 2016-0327 AND SCP 2016-0328

▲ DENOTES CONTROL MONUMENT FOUND  
■ DENOTES BUREAU MONUMENT FOUND

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE

2. THE SURVEY WAS COMPLETED ON XX, 2025

DATE \_\_\_\_\_

GEORGE ZERVOS  
ONTARIO LAND SURVEYOR

**IGU**  
**INTERNATIONAL GEOGRAPHICAL UNION**  
**LAND INFORMATION SPECIALISTS**

|           |             |                |
|-----------|-------------|----------------|
| DRAWN BY: | CHECKED BY: | REFERENCE NO.: |
| 107       | 07          | 24.10.0        |

PLOT DATE: 3/25/2005 10

Committee of Adjustment  
Received | Reçu le

2025-04-28

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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

nearest point of ex.  
foundation wall to property  
line

1  
MV0.1

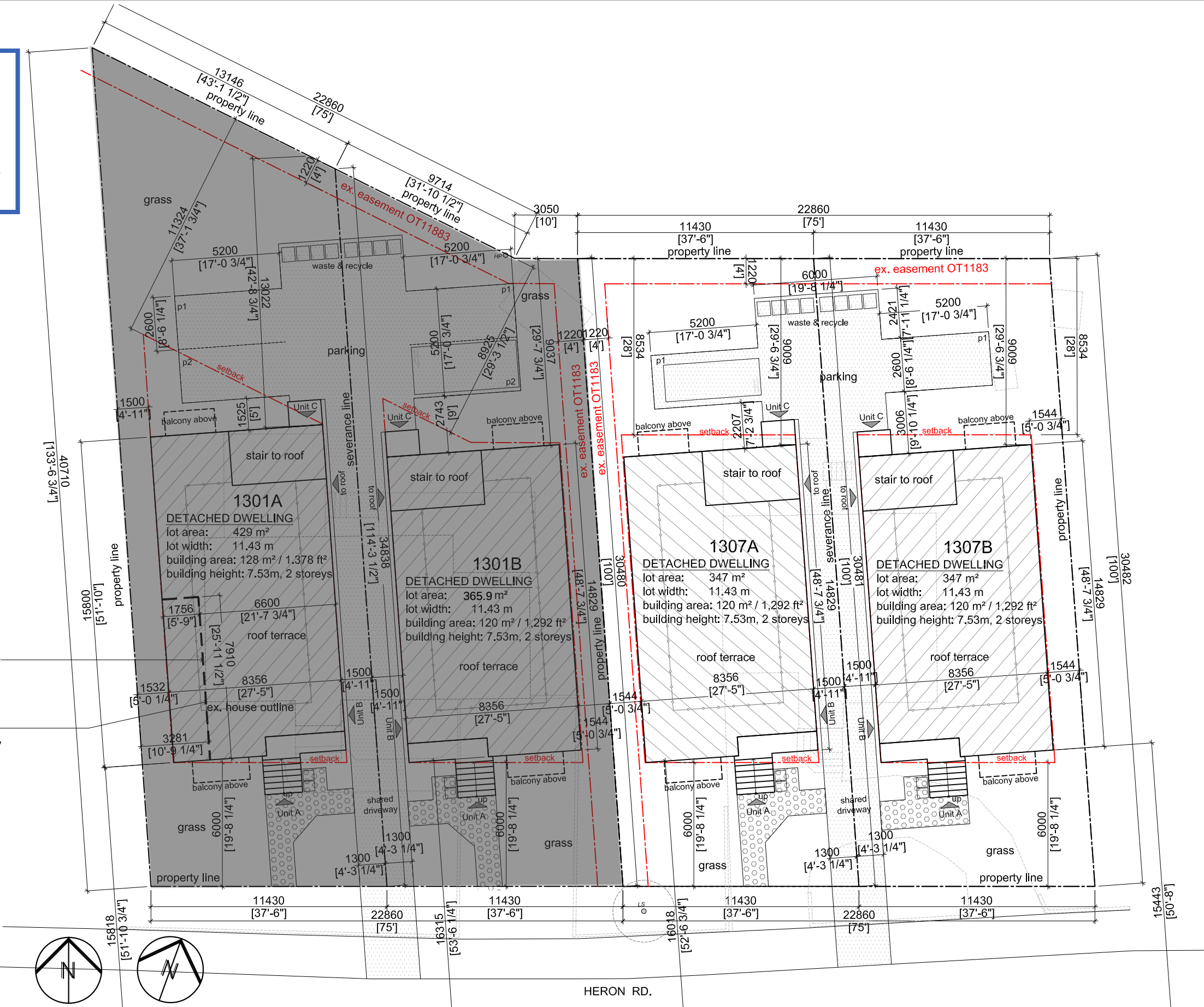
SITE PLAN

SCALE: 1:200



PROJECT NORTH

TRUE NORTH



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

DRAWING No.

DRAWN: CHS

DATE: 2024-10-17

REV. No.

REV. DATE:

PART OF:

SCALE: 1:200

PROJ. No

REFER:

MV0.1

FILED.WG

LOTS 2 AND 3  
REGISTERED PLAN 607  
CITY OF OTTAWA

J.D. BARNES LIMITED  
© COPYRIGHT 2024

SCALE 1 : 100

5 0 5 metres

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, (CRS83) (GTD10).  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 211110° WAS APPLIED TO BEARINGS ON RP, RPT AND RPT2.  
DISTANCES ARE GROUND.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT SHOWN BY THIS SURVEY.  
ALL SET SSB AND RB MONUMENTS WERE USED DUE TO LACK OF OVERBURN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 525/91.

PART 2 - SURVEY REPORT

DESCRIPTION  
LOTS 2 AND 3 ON REGISTERED PLAN 607, BEING ALL OF PIN 04148-0104 (LT) AND PIN 04148-0105 (LT), IN THE CITY OF OTTAWA.  
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
LOTS 2 AND 3 ARE SUBJECT TO AN EASEMENT AS IN INST. 011883.  
BOUNDARY FEATURES  
NOTE LOCATION OF THE OVERHEAD CABLES AND THE CONCRETE RETAINING WALLS ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTIES.  
NOTE LOCATION OF THE OVERHEAD CABLES, THE CONCRETE RETAINING WALL WITH THE BOARD FENCE, THE CHAIN LINK FENCE AND THE CLOTHES LINE POLE ALONG THE NORTHERLY LIMIT OF PIN 04148-0104 (LT).  
NOTE LOCATION OF THE OVERHEAD CABLES, THE STONE RETAINING WALL WITH THE BOARD FENCE, THE CHAIN LINK FENCE, THE CONCRETE RETAINING WALL WITH THE METAL FENCE, THE CHAIN LINK FENCE AND THE HYDRO POLE ALONG THE NORTHERLY LIMIT OF PIN 04148-0105 (LT).  
NOTE LOCATION OF THE CHAIN LINK FENCES, THE BOARD FENCE, THE EDGE OF GRAVEL, THE VINYL SIDED SHED AND ITS OVERHANG, THE GUY WIRE AND THE HYDRO ANCHOR ALONG THE WESTERLY LIMIT OF PIN 04148-0104 (LT) AND THE EASTERLY LIMIT OF PIN 04148-0105 (LT).

| 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 (mult. 9=16)   | 5                | 0.7 S                                    | T32      | 0.2                | 2                | 0.6 W                                    |
| T11           | 0.2                | 3                | -                                        | T33      | 0.2                | 2                | 0.1 W                                    |
| T12           | 0.3                | 4                | -                                        | T34      | 0.2                | 3                | 0.3 W                                    |
| T13           | 0.2                | 4                | -                                        | T35      | 0.2                | 2                | 0.3 W                                    |
| T14           | 0.3                | 4                | -                                        | T36      | 0.2                | 2                | 0.1 W                                    |
| T15           | 0.2                | 4                | -                                        | T37      | 0.1                | 2                | 0.3 W                                    |
| T16           | 0.2                | 4                | -                                        | T38      | 0.4                | 6                | 0.3 W                                    |
| T17           | 0.2                | 4                | -                                        | T39      | 0.4                | 4                | 0.3 S, 1.9 W                             |
| T18           | 0.2                | 4                | -                                        | T40      | 0.2                | 4                | 0.1 N                                    |
| T19           | 0.5                | 4                | -                                        | T41      | 0.2                | 4                | 0.5 N                                    |
| T20           | 0.1                | 3                | 0.2 S                                    | T42      | 0.4                | 4                | 2.5 N                                    |
| T21           | 0.1                | 3                | 0.2 S                                    | T43      | 0.2                | 4                | 0.5 S                                    |
| T22           | 0.3                | 4                | 0.7 N                                    | T44      | 0.2                | 2                | 0.3 W                                    |

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

LEGEND

■ DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT SET  
SSB DENOTES STANDARD IRON BAR  
SBF DENOTES SHORT STANDARD IRON BAR  
CP DENOTES CONCRETE PIN  
MEAS DENOTES MEASURED  
OU DENOTES ORIGIN UNKNOWN  
ACC DENOTES ACCEPTED  
WIT DENOTES WITNESS  
RP DENOTES REGISTERED PLAN 607  
RPT DENOTES REGISTERED PLAN 623  
RPT2 DENOTES REGISTERED PLAN 585  
P DENOTES PLAN SR-8620  
P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY H.A. ARNETT, 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 BUILDING LOCATION SURVEY BY H.R. FARLEY SURVEYING LTD., DATED SEPTEMBER 10, 1979  
P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED NOVEMBER 15, 2021  
EXP DENOTES EXPROPRIATION  
INST DENOTES INSTRUMENT  
ACC DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
PMUC DENOTES REGIONAL MUNICIPALITY OF OTTAWA-CARLETON PROPERTY LINE  
N-NORTH / S-SOUTH / E-EAST / W-WEST

TOPOGRAPHIC LEGEND

FOU 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  
EG 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

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.

JULY 4, 2024  
DATE  
J.D. BARNES LIMITED  
REGISTERED PROFESSIONAL SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER V-76553

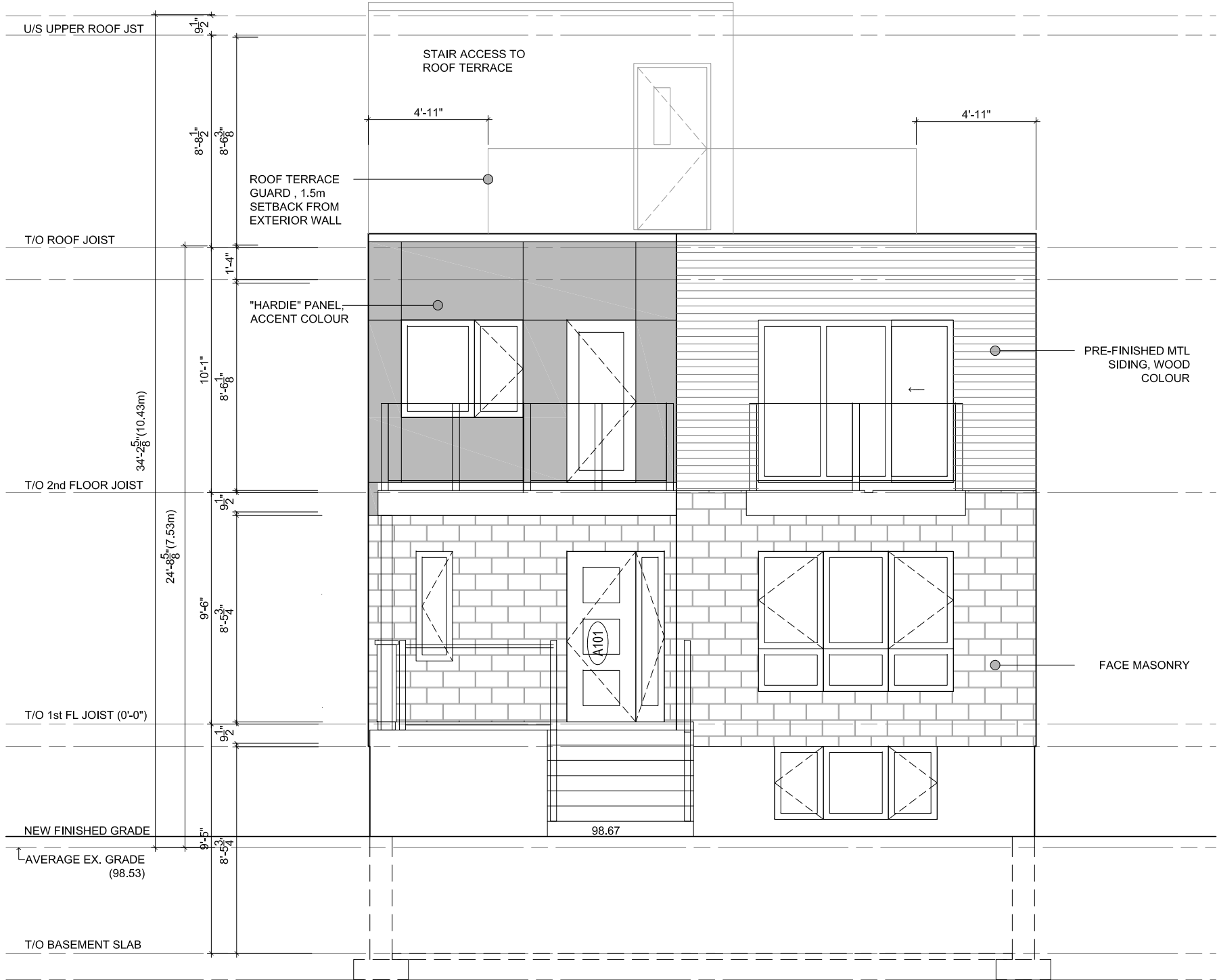
J.D. BARNES LIMITED  
LAND INFORMATION SPECIALISTS  
65 STURGEON DRIVE, SUITE 100, KANATA, ON K2M 2K6  
T: (613) 731-7241 F: (613) 254-8639 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: GZ REFERENCE NO.:  
PLOTTED: 7/4/2024 DATED: 07/04/24 24-10-057-00

PREPARED FOR: MELMAR GROUP

FILE: G:\24-10-057-00\1301-1307 Heron\_Road\Drawing\TOP\24-10-057-00\_TOP.dwg





Committee of Adjustment  
Received | Reçu le

2025-04-28

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

1

MV3.0

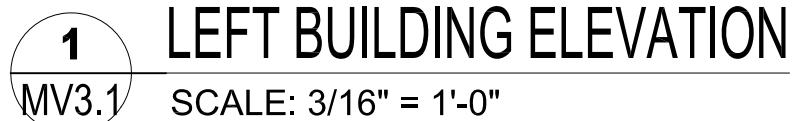
# FRONT BUILDING ELEVATION

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

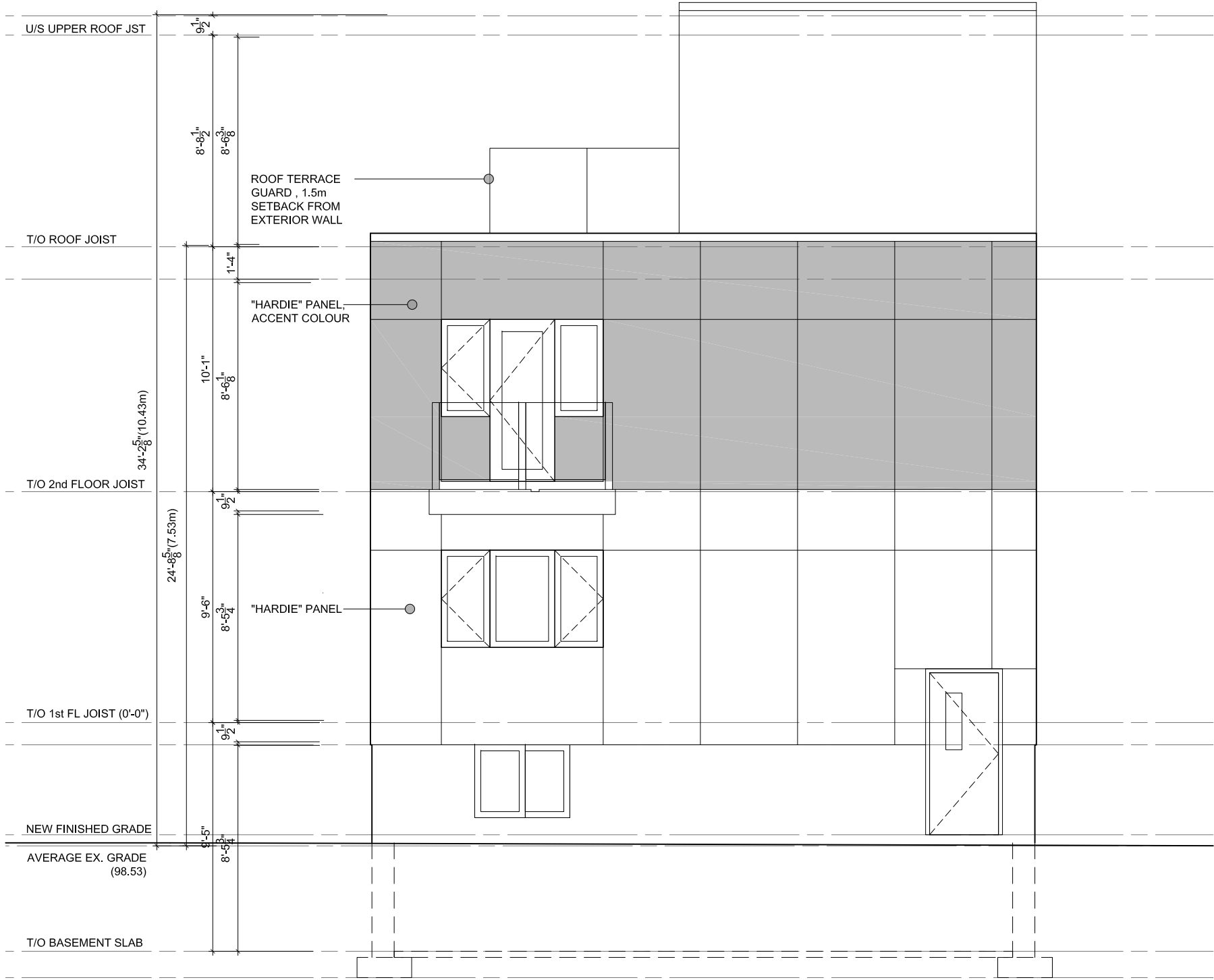
**BING PROFESSIONAL  
ENGINEERING INC.**

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

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



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

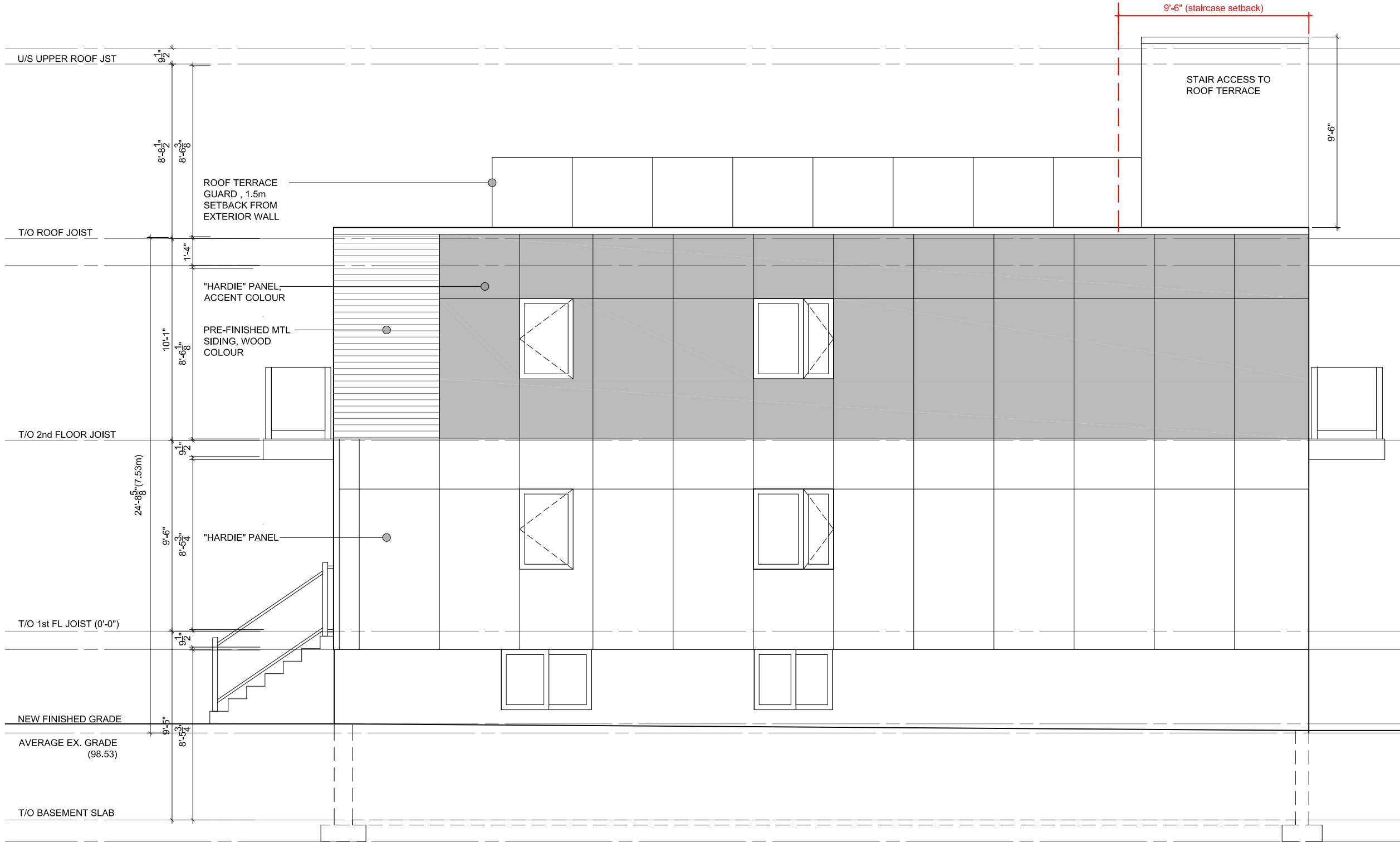
DRAWING  
REAR BUILDING ELEVATION

DATE: 2025-01-28  
REV. No: 1  
SCALE: AS NOTED  
REFER:

DRAWN: CHS  
REV. No: 1  
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  
REV DATE:  
SCALE: AS NOTED  
REFER:

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

DRAWING No.

**MV3.3**  
FILE.DWG