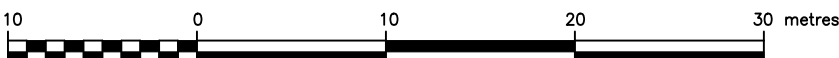


DRAFT

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA [sq. m.]
1	PART OF 15	2 (RIDEAU FRONT)	ALL OF 04732-0007 (LT)	8.4
2				320.3
3				313.1
4				312.6
5				312.0
6				506.0
7				5684.2
8				12.9
9				13.0
10				13.0
11				13.3
12			ALL OF 04732-0009 (LT)	5153.3

PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
NOW IN THE
CITY OF OTTAWA

SCALE 1 : 400



THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400

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 MTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999931.

INTEGRATION DATA

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

POINT ID	EASTING	NORTHING
ORP (A)	365 931.20	5 015 781.17
ORP (B)	365 875.56	5 015 921.41

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 150.89' N21°38'30"W

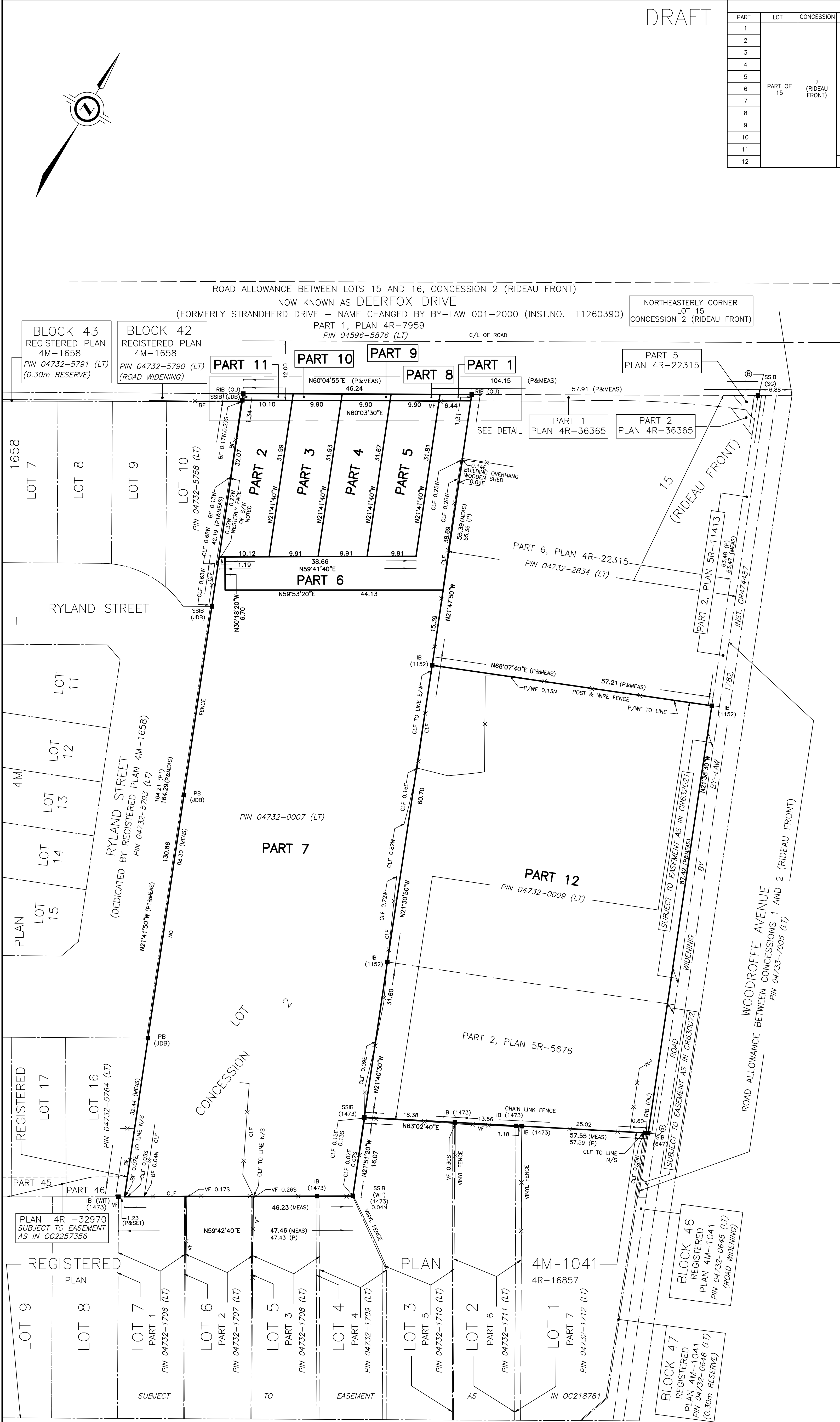
LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
RIB	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
P	DENOTES	TOPOGRAPHIC SURVEY BY FAIRHALL, MOFFATT & WOODLAN DATED JANUARY 13, 2017
P1	DENOTES	PLAN 4M-1658
RF	DENOTES	RIDEAU FRONT
P/WF	DENOTES	POST AND WIRE FENCE
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
MF	DENOTES	METAL FENCE
VF	DENOTES	VINYL FENCE
SG	DENOTES	STANTEC GEOMATICS, LTD, O.L.S.
OU	DENOTES	ORIGINAL UNKNOWN
1152	DENOTES	J.E. KIHIL O.L.S.
647	DENOTES	H.R. FARLEY O.L.S.
1473	DENOTES	WEBSTER & SIMMONS SURVEYING LTD.
JDB	DENOTES	J.D. BARNES LTD.
C/L	DENOTES	CENTERLINE
—	DENOTES	PROPERTY LINE
N=NORTH / E=EAST / S=SOUTH / W=WEST		

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-05-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation



SEE DETAIL
(NOT TO SCALE)

(0.30m RESERVE)
PIN 04732-5791 (LT)
REGISTERED PLAN
4M-1658

BLOCK 43

REGISTERED PLAN
4M-1658
PIN 04732-5758 (LT)
(ROAD WIDENING)

LOT 10
REGISTERED PLAN
4M-1658

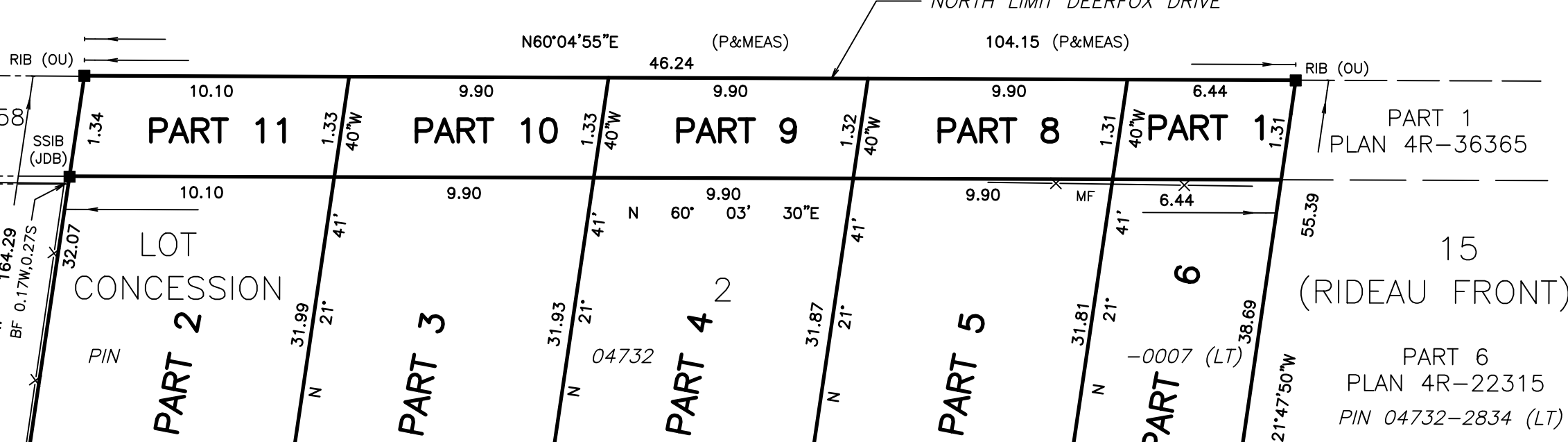
CONCESSION

PART 2

PART 3

PART 4

ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSION 2 (RIDEAU FRONT)
NOW KNOWN AS DEERFOX DRIVE
(FORMERLY STRANDHERD DRIVE - NAME CHANGED BY BY-LAW 001-2000 (INST.NO. LT1260390)
PART 1, PLAN 4R-7959
PIN 04596-5876 (LT)



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 MONTH DAY, YEAR

DATE DRAFT
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-100292

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: M.C/KZ	CHECKED BY: G.Z	REFERENCE NO.: 25-10-019-00 V2
DATED: 04/17/2025		

PLOT DATE: 5/15/2025 9:13 AM

Minor Variance Applications

Minor Variance Application 1 (Part 2 and Part 11):

a) To permit an increased building height of 11.0 metres; whereas the By-law permits a maximum building height of 9.5 metres (Section 158, Table 158A, Subzone V, Column VI).

Minor Variance Application 2 (Part 3 and Part 10):

- b) To permit a reduced lot width of 9.8 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 158, Table 158A, Subzone V, Column IV).
- c) To permit an increased building height of 11.0 metres; whereas the By-law permits a maximum building height of 9.5 metres (Section 158, Table 158A, Subzone V, Column VI).

Minor Variance Application 3 (Part 4 and Part 9):

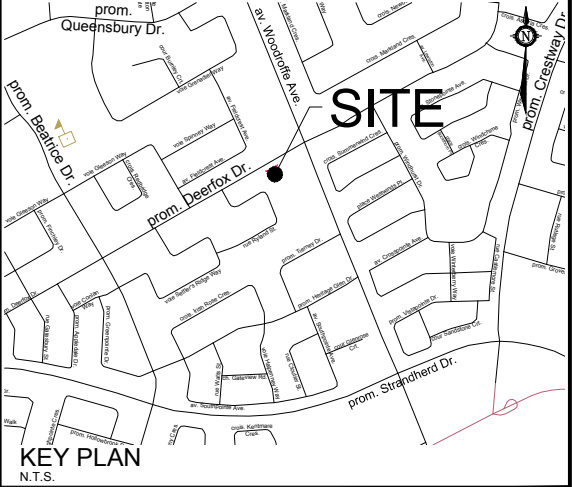
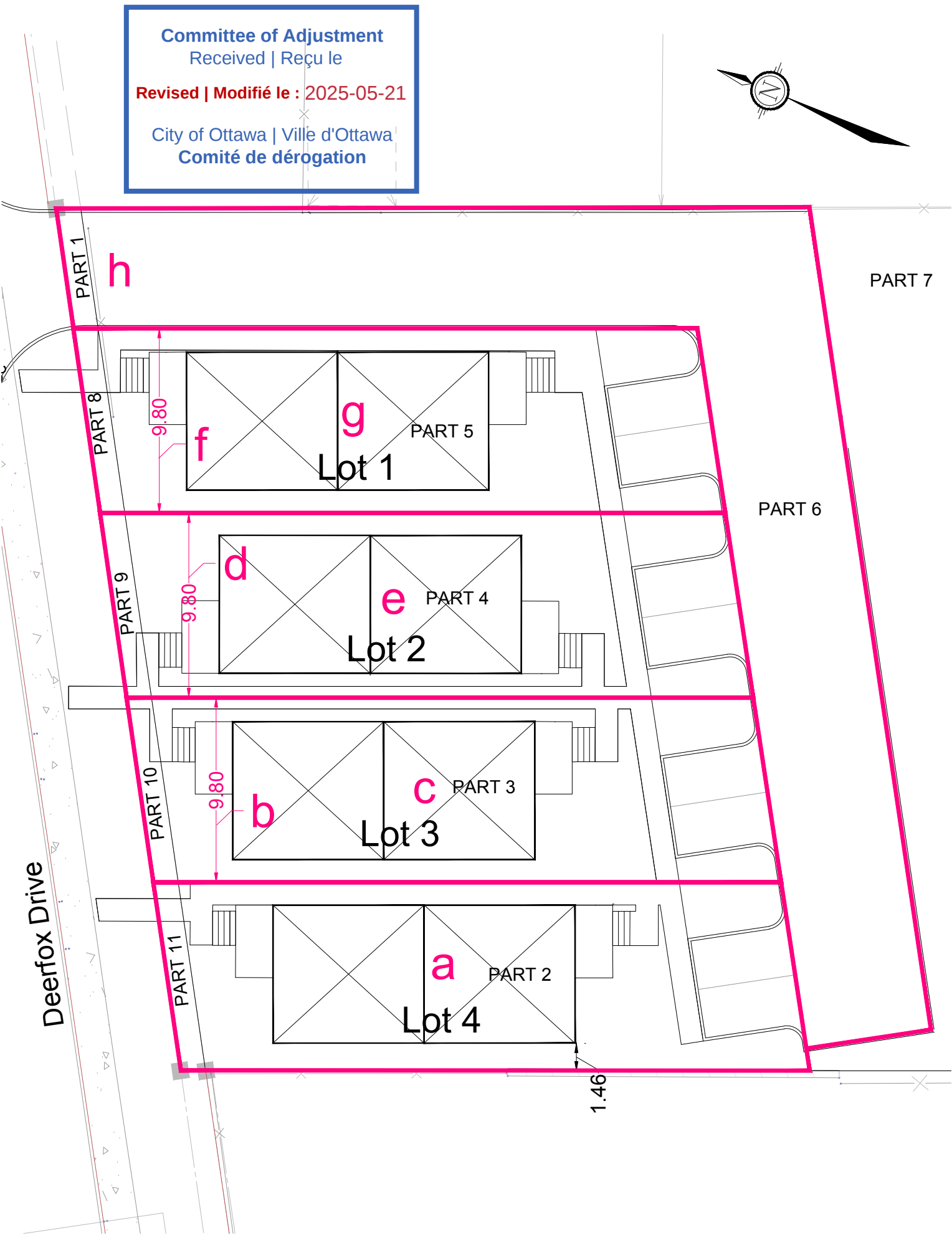
- d) To permit a reduced lot width of 9.8 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 158, Table 158A, Subzone V, Column IV).
- e) To permit an increased building height of 11.0 metres; whereas the By-law permits a maximum building height of 9.5 metres (Section 158, Table 158A, Subzone V, Column VI).

Minor Variance Application 4 (Part 5 and Part 8):

- f) To permit a reduced lot width of 9.8 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 158, Table 158A, Subzone V, Column IV).
- g) To permit an increased building height of 11.0 metres; whereas the By-law permits a maximum building height of 9.5 metres (Section 158, Table 158A, Subzone V, Column VI).

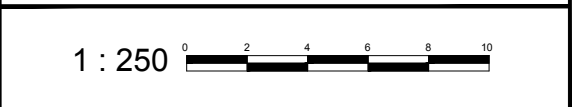
Minor Variance Application 5 (Part 1, Part 6 and Part 7):

h) To permit a reduced lot width of 6.38 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 158, Table 158A, Subzone V, Column IV).



MINOR VARIANCE APPLICATION
15 DEERFOX DRIVE

PART LOT 15
CON 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA



No.	REVISION	DATE	BY
2.	REVISED & RE-ISSUED FOR MINOR VARIANCE APPLICATION	MAY 16/25	JK
1.	ISSUED FOR MINOR VARIANCE APPLICATION	APR 23/25	JK

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
MAY, 2025

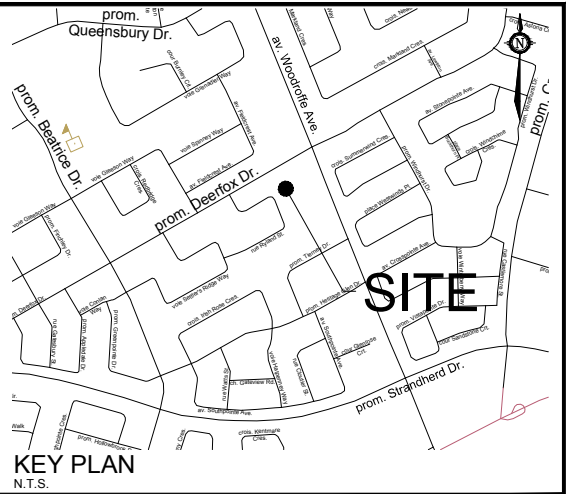
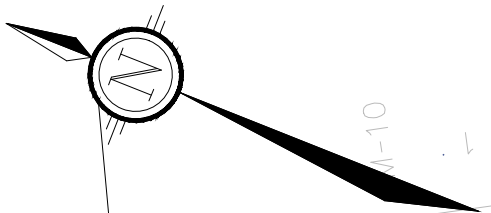
PROJECT No.
121096

DRAWING No.
121096-MV

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-05-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation



SEVERANCE APPLICATION #1

15 DEERFOX DRIVE

PART LOT 15
CON 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA

1 : 750

2.	REVISED & RE-ISSUED FOR CONSENT APPLICATION	MAY 16/25 JK
1.	ISSUED FOR CONSENT APPLICATION	APR 23/25 JK
No.	REVISION	DATE BY

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
MAY, 2025

PROJECT No.
121096

DRAWING No.
121096-SEV

Deerfox Drive

Ryland Street

Easement over Parts 1 & 6
in favour of Part 2

LANDS TO BE
RETAINED
AREA= 7,175.2m²

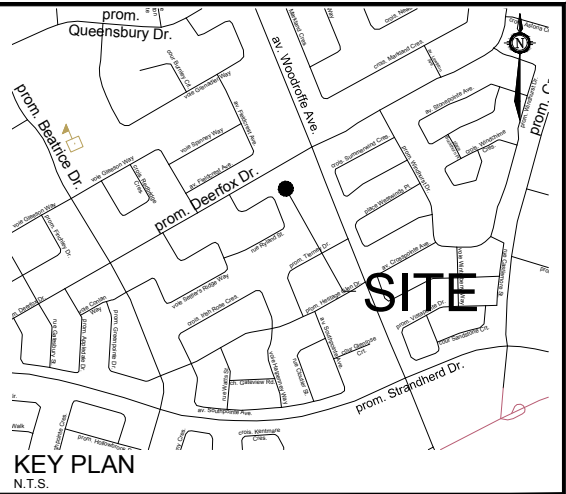
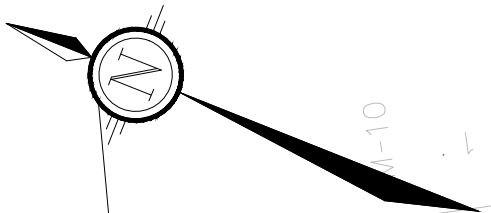
LANDS TO BE
SEVERED
AREA= 333.6m²



Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-05-21

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Comité de dérogation



SEVERANCE APPLICATION

#2

15 DEERFOX DRIVE

PART LOT 15
CON 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA

1 : 750

2.	REVISED & RE-ISSUED FOR CONSENT APPLICATION	MAY 16/25 JK
1.	ISSUED FOR CONSENT APPLICATION	APR 23/25 JK
No.	REVISION	DATE BY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

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ISSUED

MAY, 2025

PROJECT No.

121096

DRAWING No.

121096-SEV

LANDS TO BE
SEVERED
AREA= 326.1m²

LANDS TO BE
RETAINED
AREA= 6,849.1m²

Easement over Parts 1 & 6
in favour of Part 3

Deerfox Drive

Ryland Street

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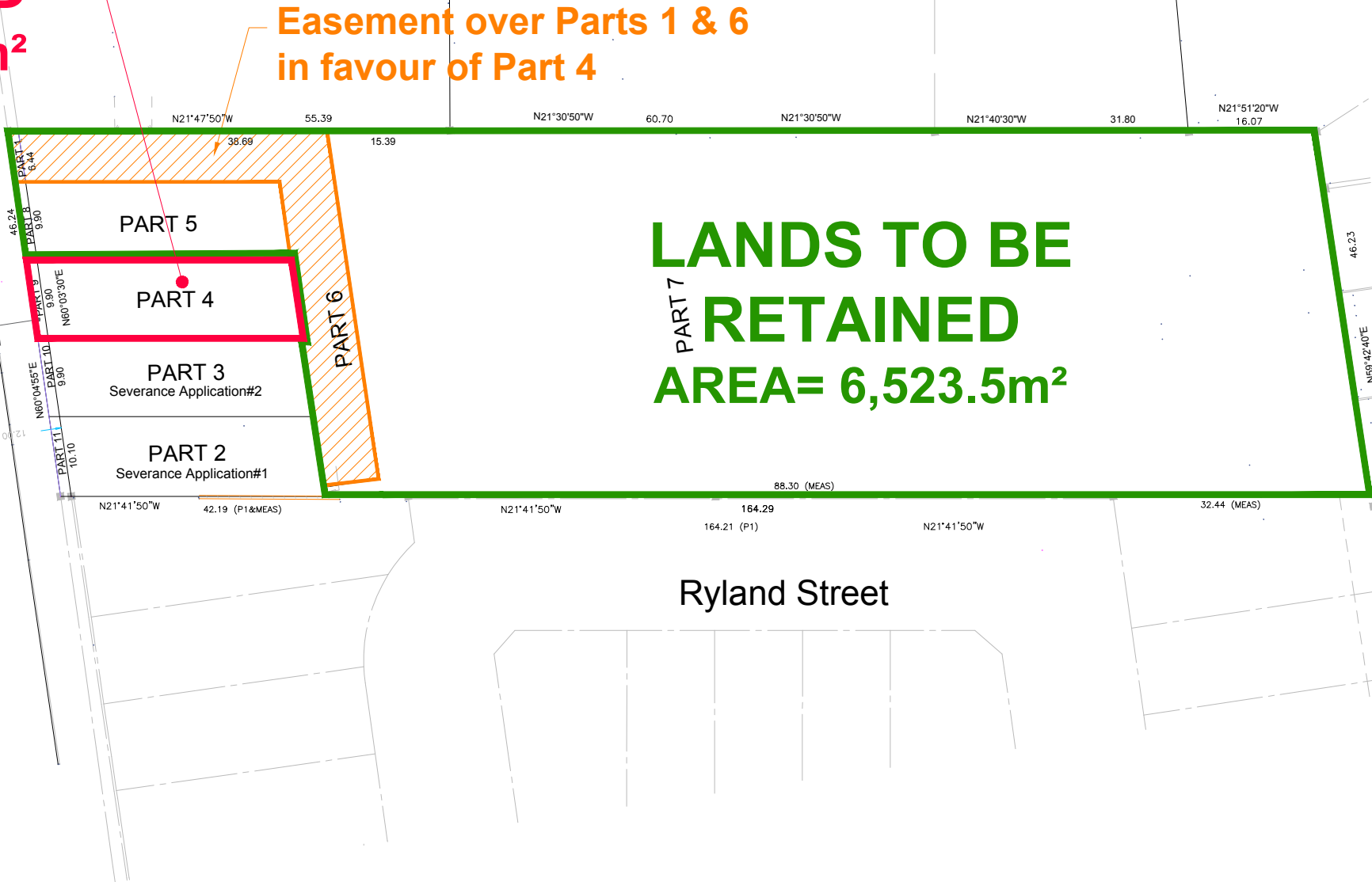
LANDS TO BE
SEVERED
AREA= 325.6m²

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-05-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

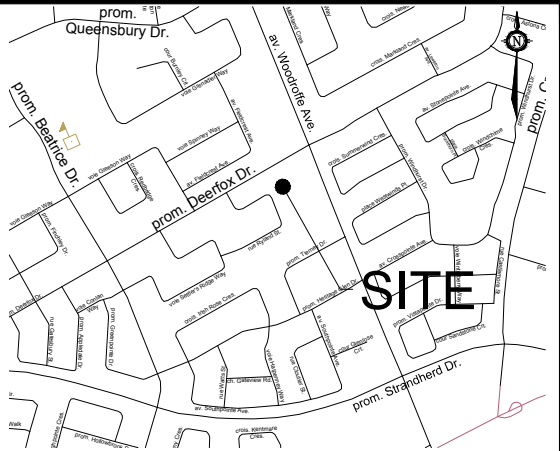
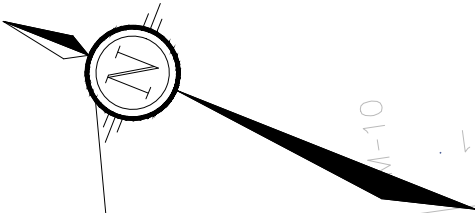
Deerfox Drive



PART 8

LANDS TO BE
RETAINED
AREA= 6,523.5m²

Ryland Street



KEY PLAN
N.T.S.

SEVERANCE APPLICATION

#3

15 DEERFOX DRIVE

PART LOT 15
CON 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA

1 : 750

2.	REVISED & RE-ISSUED FOR CONSENT APPLICATION	MAY 16/25 JK
1.	ISSUED FOR CONSENT APPLICATION	APR 23/25 JK
No.	REVISION	DATE BY

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ISSUED
MAY, 2025
PROJECT No.
121096
DRAWING No.
121096-SEV

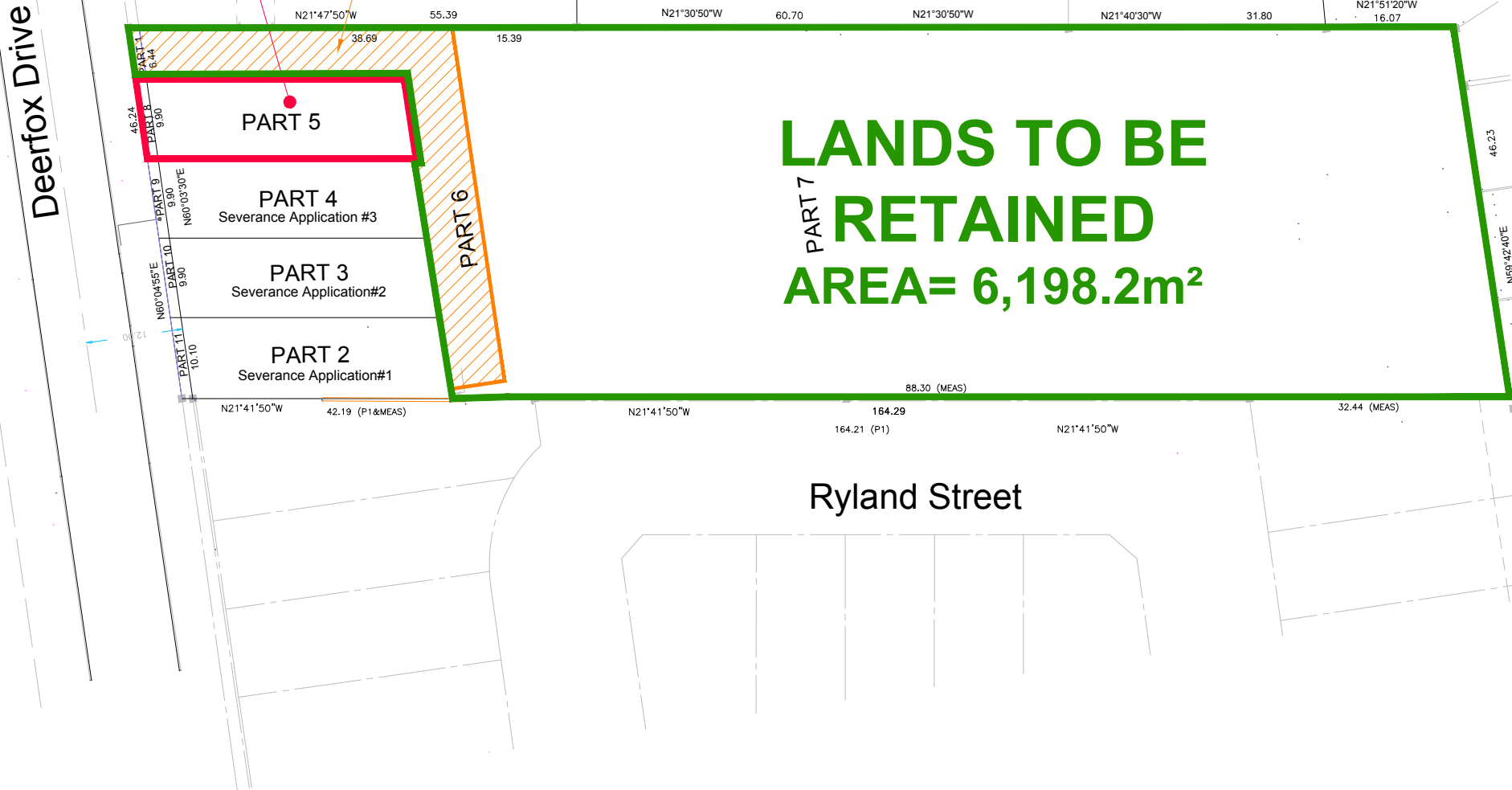
Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-05-21

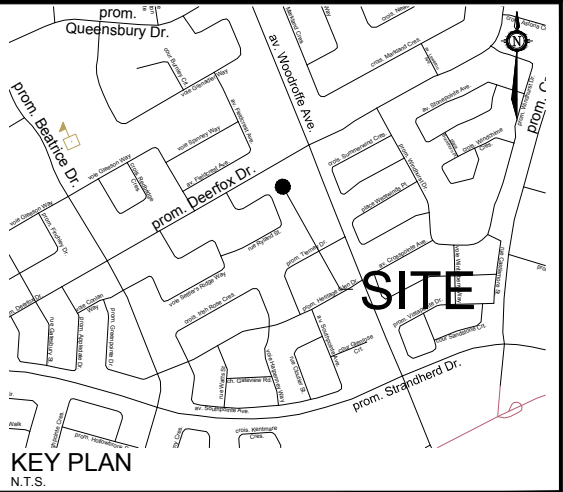
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LANDS TO BE
SEVERED
AREA= 324.9m²

Easement over Parts 1 & 6
in favour of Part 5



LANDS TO BE
RETAINED
AREA= 6,198.2m²



SEVERANCE APPLICATION

#4

15 DEERFOX DRIVE

PART LOT 15
CON 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA

1 : 750

2.	REVISED & RE-ISSUED FOR CONSENT APPLICATION	MAY 16/25 JK
1.	ISSUED FOR CONSENT APPLICATION	APR 23/25 JK
No.	REVISION	DATE BY

NOVATECH
Engineers, Planners & Landscape Architects
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ISSUED

MAY, 2025

PROJECT No.

121096

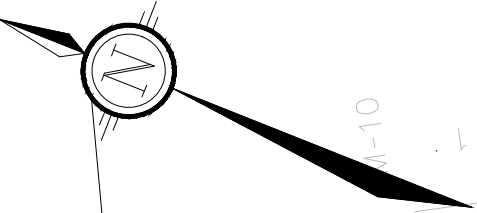
DRAWING No.

121096-SEV

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-05-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation



KEY PLAN
N.T.S.

SEVERANCE APPLICATION

#5

15 DEERFOX DRIVE

PART LOT 15
CON 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA

1 : 750

2.	REVISED & RE-ISSUED FOR CONSENT APPLICATION	MAY 16/25 JK
1.	ISSUED FOR CONSENT APPLICATION	APR 23/25 JK
No.	REVISION	DATE BY

NOVATECH
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Suite 200, 240 Michael Cowpland Drive
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ISSUED
MAY, 2025

PROJECT No.
121096

DRAWING No.
121096-SEV

**LANDS TO BE
SEVERED
AREA= 6,198.6m²**

**Easement over Parts 1 & 6
in favour of Parts 2,3,4 & 5**

**LANDS TO BE
RETAINED
AREA= 1,310.2m²**

