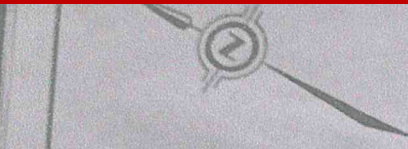


This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

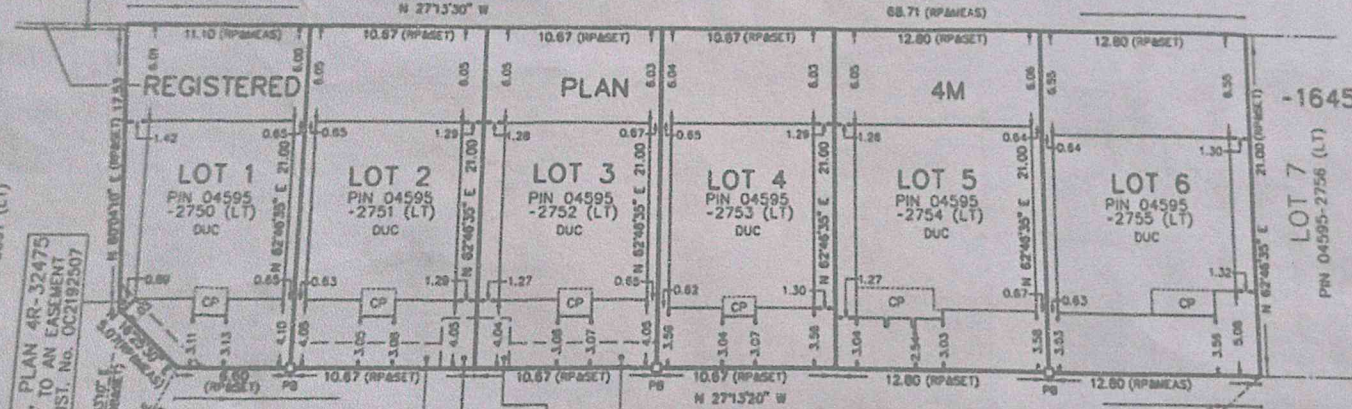


LOT 14, CONCESSION 3 (RIDEAU FRONT)
PART 7, PLAN 4R-1699
EXPROPRIATION PLAN NO. CR691947

PIN 04595-0042 (LT)

Promenade CHAPMAN MILLS DRIVE
(DEDICATED BY REGISTERED PLAN 4M-1645)
PIN 04595-2891 (LT)

BLOCK 141
PIN 04595-2890 (LT)
(0.30 RESERVE)



PART 2, PLAN 4R-32475
SUBJECT TO EASEMENTS AS IN INST.
Nos. OC2192889 AND OC2192895

PART 3, PLAN 4R-32475
SUBJECT TO EASEMENTS AS IN INST.
Nos. OC2192889 AND OC2192895

PART 1, PLAN 4R-32475
SUBJECT TO AN EASEMENT
AS IN INST. No. OC2192889

PART 4, PLAN 4R-32475
SUBJECT TO AN EASEMENT
AS IN INST. No. OC2192889

croissant POINT PRIM CRESCENT
(DEDICATED BY REGISTERED PLAN 4M-1645)
PIN 04595-2894 (LT)

PART 2 - SURVEY REPORT

DESCRIPTION
LOTS 1, 2, 3, 4, 5 AND 6 ON REGISTERED PLAN 4M-1645
BEING PIN 04595-2750 (LT), 04595-2751 (LT), 04595-2752 (LT),
04595-2753 (LT), 04595-2754 (LT) AND 04595-2755 (LT) IN
THE CITY OF OTTAWA.

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
LOT 1 IS SUBJECT TO AN EASEMENT OVER PART 7,
PLAN 4R-32475 AS IN INST. No. OC2192889
LOT 2 IS SUBJECT TO AN EASEMENT OVER PARTS 1 AND 3,
PLAN 4R-32475, AS IN INST. No. OC2192889 AND IS SUBJECT
TO AN EASEMENT OVER PART 2, PLAN 4R-32475, AS IN INST.
No. OC2192895.
LOT 3 IS SUBJECT TO AN EASEMENT OVER PARTS 1 AND 4,
PLAN 4R-32475, AS IN INST. No. OC2192889 AND IS SUBJECT
TO AN EASEMENT OVER PART 2, PLAN 4R-32475, AS IN INST.
No. OC2192895.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOTS 1, 2, 3, 4, 5 AND 6
REGISTERED PLAN 4M-1645
CITY OF OTTAWA

SCALE 1 : 250

J.D. BARNES LIMITED
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METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE TRUE AND ARE REFERRED TO A TRAVELING LINE FOR RECORDS OF
J.D. BARNES LTD. HAVING A BEARING OF N 27°12'27" W

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

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
CADASTRAL POINTS SUCH AS LOT CORNERS HAVE BEEN RE-ESTABLISHED
AT THEIR COORDINATE POSITION FOR RECORDS OF J.D. BARNES LTD.
REFERENCE No. 19-10-078-00

LEGEND

- DENOTES SURVEY MONUMENT SET
- △ DENOTES CONTROL POINT
- PB DENOTES PLASTIC BAR
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- MEAS DENOTES MEASURED
- JOB DENOTES J.D. BARNES LIMITED
- DUC DENOTES DRILLING UNDER CONSTRUCTION
- MAG DENOTES MAGNETIC
- NO. DENOTES NUMBER
- INST. DENOTES INSTRUMENT
- CP DENOTES CONCRETE POND
- RP DENOTES REGISTERED PLAN 4M-1645

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

ALL SET PB MONUMENTS WERE USED DUE TO LACK OF OVERLAP
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON JULY 20, 2020.

OCTOBER 8, 2020
DATE

SHAWN LEROUX
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2137845

THIS PLAN IS NOT VALID
UNLESS IT IS AN ENDORSING
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
Regulation 1088, Section 25(2).

PREPARED FOR: CAIVAN COMMUNITIES

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
6 SPADINA AVENUE, 8TH FLOOR, OTTAWA, ONT. K1P 5G4
T: 613-771-1244 F: 613-771-8876 www.jdbarnes.com

19-10-078-00
(LOTS 1, 2, 3, 4, 5, 6)

Committee of Adjustment
Received | Reçu le
2026-01-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PIN 04595-0042 (LT)

N 27°33'30" W

68.71 (RP&MEAS)

PLAN

4M

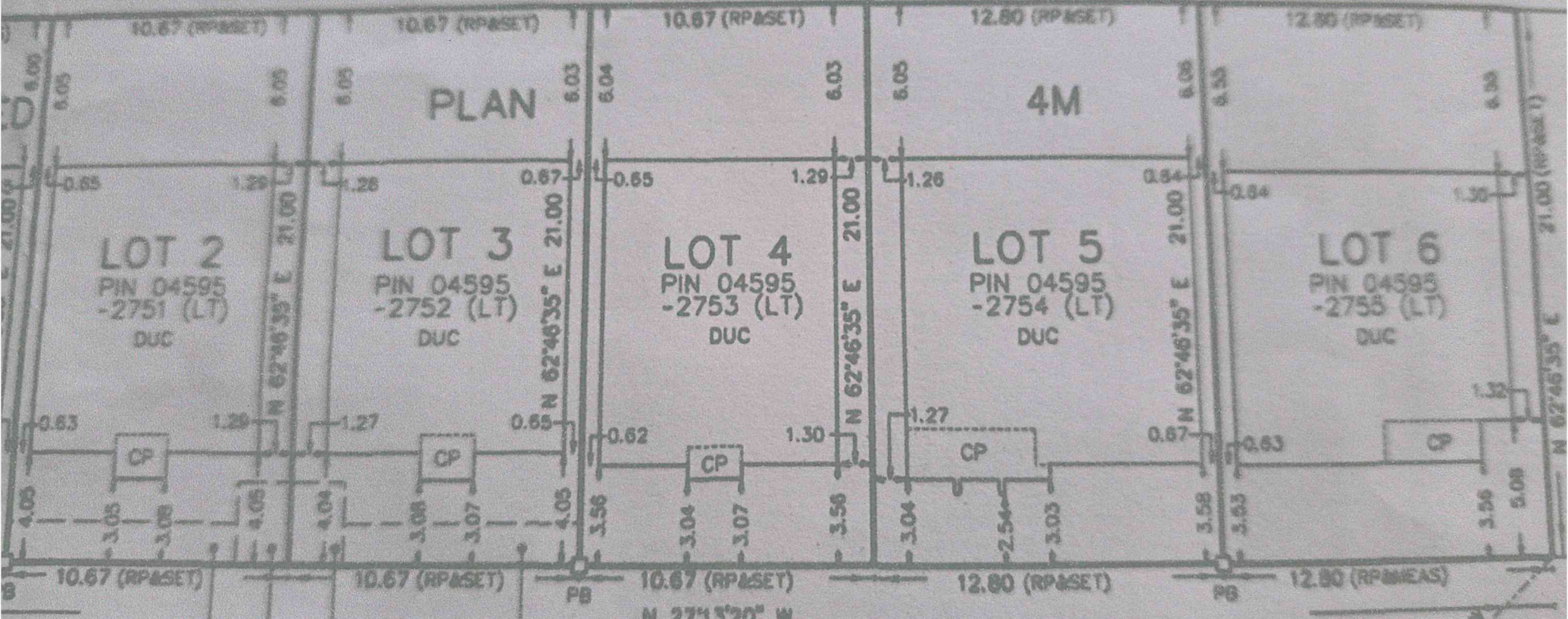
LOT 2
PIN 04595
-2751 (LT)
DUC

LOT 3
PIN 04595
-2752 (LT)
DUC

LOT 4
PIN 04595
-2753 (LT)
DUC

LOT 5
PIN 04595
-2754 (LT)
DUC

LOT 6
PIN 04595
-2755 (LT)
DUC



4R8965

4R29231

5R649

04595

REG PLAN 4M1645

CROISSANT POINT PRIM CRESCENT

4R32475

2894

RUELE TWIN PEAK LANE

3116
3117
3118
3115
3114
3113
3112
3184
3183

BLOCK 133
BLOCK 140

REG PLAN 4M1645

2898

2781
2782
2783
2784

2801

5682

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2775

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4R12321

2891

4R32753

2896

BLOCK 137

2801

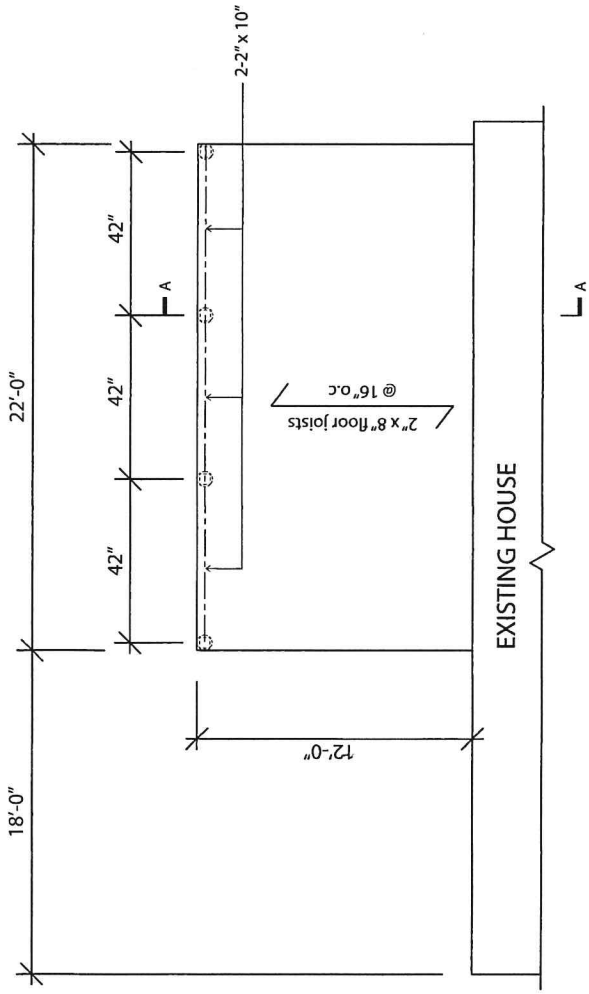
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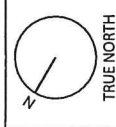
2779
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2754



SCALE
100'-0" = 1'-0"
1:100

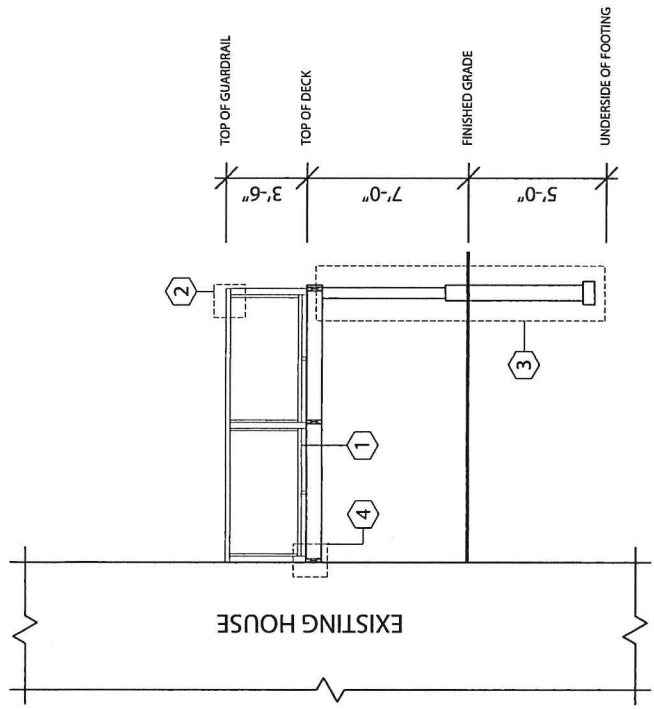


FRAMING PLAN



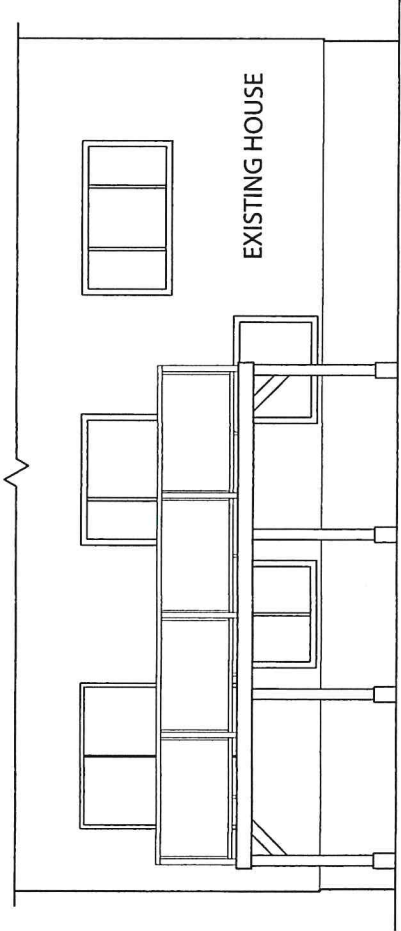
CROSS SECTION AA

NORTH-FACING



- 1 DECK**
 - 2" x 8" wooden joists @ 16" o.c.
 - 2" x 6" wooden decking with 1/4" space
- 2 GUARDRAIL**
 - 42" pre-fabricated aluminum tempered glass railing from HOME DEPOT
- 3 SUPPORT**
 - 2-2" x 10" pressure treated wood beam
 - 6" x 6" pressure treated post
 - 8" diameter concrete pier
 - 12" diameter x 6" thick concrete footing
- 4 HOUSE CONNECTION**
 - 2" x 8" ledger board nail to house rim joist
 - Galvanized joist hanger

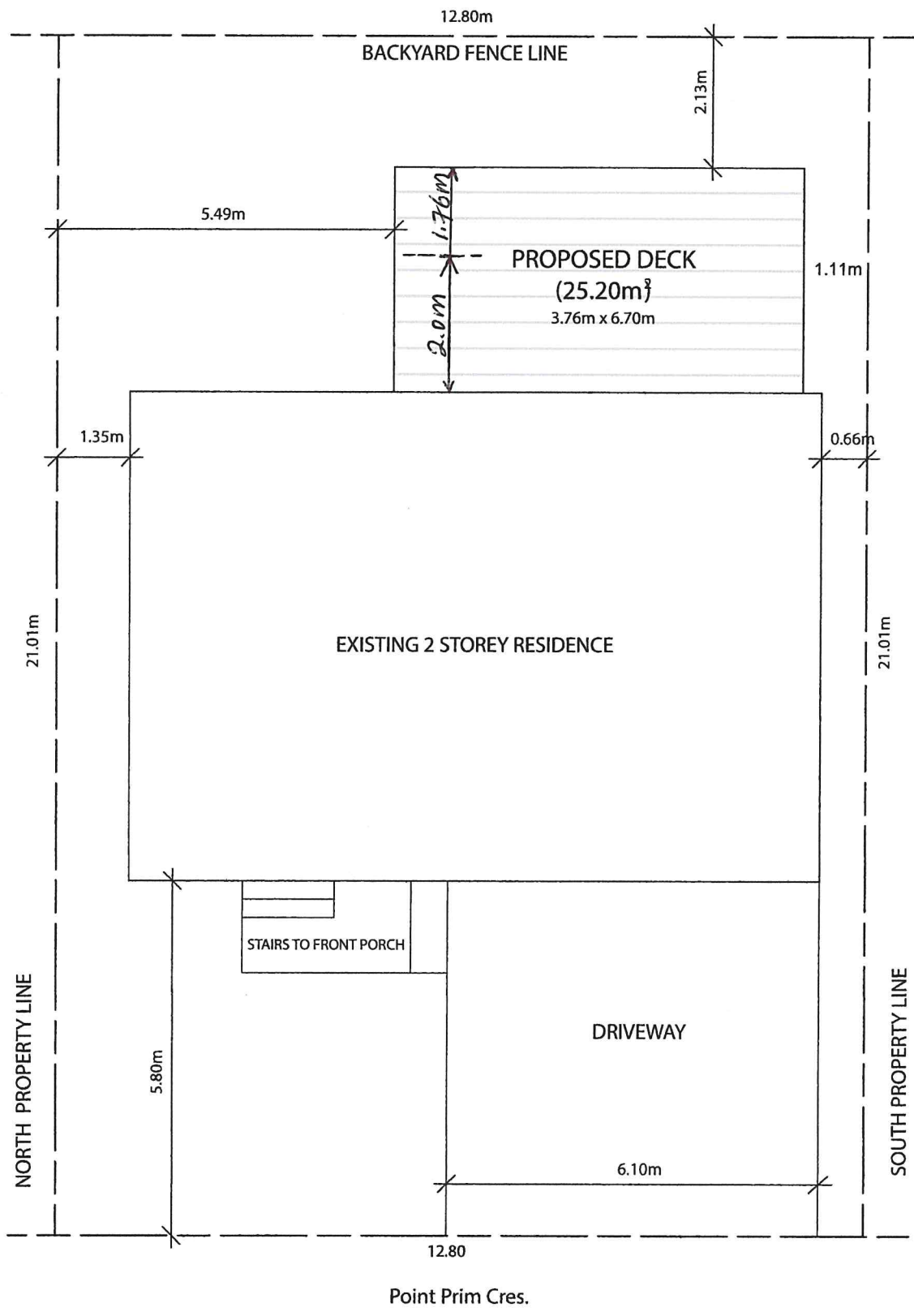
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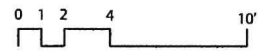
SCALE
100'-0" = 1'-0"
1:100

ELEVATION WEST-FACING





SITE PLAN



DWG NO.
1/2

SCALE
100m = 1m
1:100

ADDRESS
109 Point Prim Crescent, Ottawa, ON
K2J 6P5

