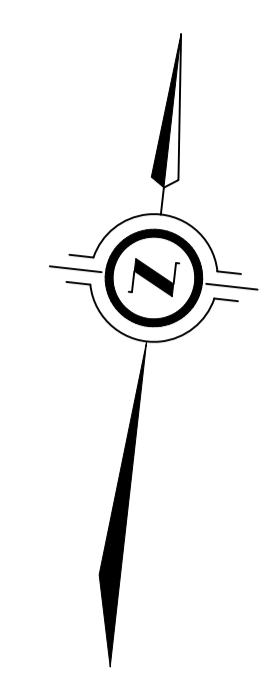


SCHEDULE			
PART	LOT	PLAN	AREA (sq. m.)
1			87.0
2			264.6
3			16.1
4			50.4
5			53.1
6	ALL OF 3	ALL OF 04148-0105 (LT)	11.0
7			11.0
8			73.7
9			176.7
10			41.4
11			9.8
12			39.8
13			71.1
14			165.1
15			51.3
16	ALL OF 2	ALL OF 04148-0104 (LT)	52.2
17			10.2
18			10.2
19			13.5
20			193.8
21			77.7
22			77.7

PARTS 3, 10 TO 13 (INCLUSIVE) AND 20 ARE SUBJECT TO EASEMENT AS IN 0711883



**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 1219mm 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 MM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, 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 RP 891 AND RP 5.  
 ALL FOUND SURVEY MONUMENTS ARE J.D. BARNES LIMITED UNLESS OTHERWISE NOTED.

**INTERCOMPARISON DATA**

POINT ID	EASTING	NORTHING
SCP 2016-0327	588 658.28	5 028 718.05
SCP 2016-0328	588 483.90	5 028 699.86

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) IN 83°41'00" E.

- LEGEND**
- ▲ DENOTES CONTROL MONUMENT FOUND
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SB DENOTES STANDARD IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - RB DENOTES ROUND IRON BAR
  - CP DENOTES CONCRETE PIN
  - WT DENOTES WITNESS
  - MEAS DENOTES MEASURED
  - CU DENOTES CROWN UNKNOWN
  - RP DENOTES REGISTERED PLAN 607
  - RP1 DENOTES REGISTERED PLAN 623
  - RP2 DENOTES REGISTERED PLAN 585
  - P DENOTES PLAN SR-8620
  - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY HAKEN SHIPMAN SURVEYING LTD., DATED MAY 14, 2014
  - P2 DENOTES BUILDING LOCATION SURVEY BY H.R. FARLEY SURVEYING LTD., DATED SEPTEMBER 10, 1979
  - P3 DENOTES BUILDING LOCATION SURVEY BY H.R. FARLEY SURVEYING LTD., DATED OCTOBER 18, 1984
  - P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEK LTD., DATED NOVEMBER 15, 2021
  - EXP DENOTES ANNE, O'SULLIVAN, VOLLEBEK LTD.
  - ADD DENOTES REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
  - RMOC DENOTES METAL FENCE
  - CLIP DENOTES CHAIN LINK FENCE
  - CLF DENOTES CHAIN LINK FENCE
  - BF DENOTES BARS FENCE
  - SRW DENOTES STONE RETAINING WALL
  - CRW DENOTES CONCRETE RETAINING WALL
  - ANC DENOTES ANCHOR
  - HP DENOTES HUNG POLE
  - OC DENOTES OVERHEAD CABLE
  - T DENOTES TELEPHONE CABLE
  - 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

DATE: \_\_\_\_\_ DRAFT  
 GEORGE ZERVOS  
 ONTARIO LAND SURVEYOR  
 THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER V-100203

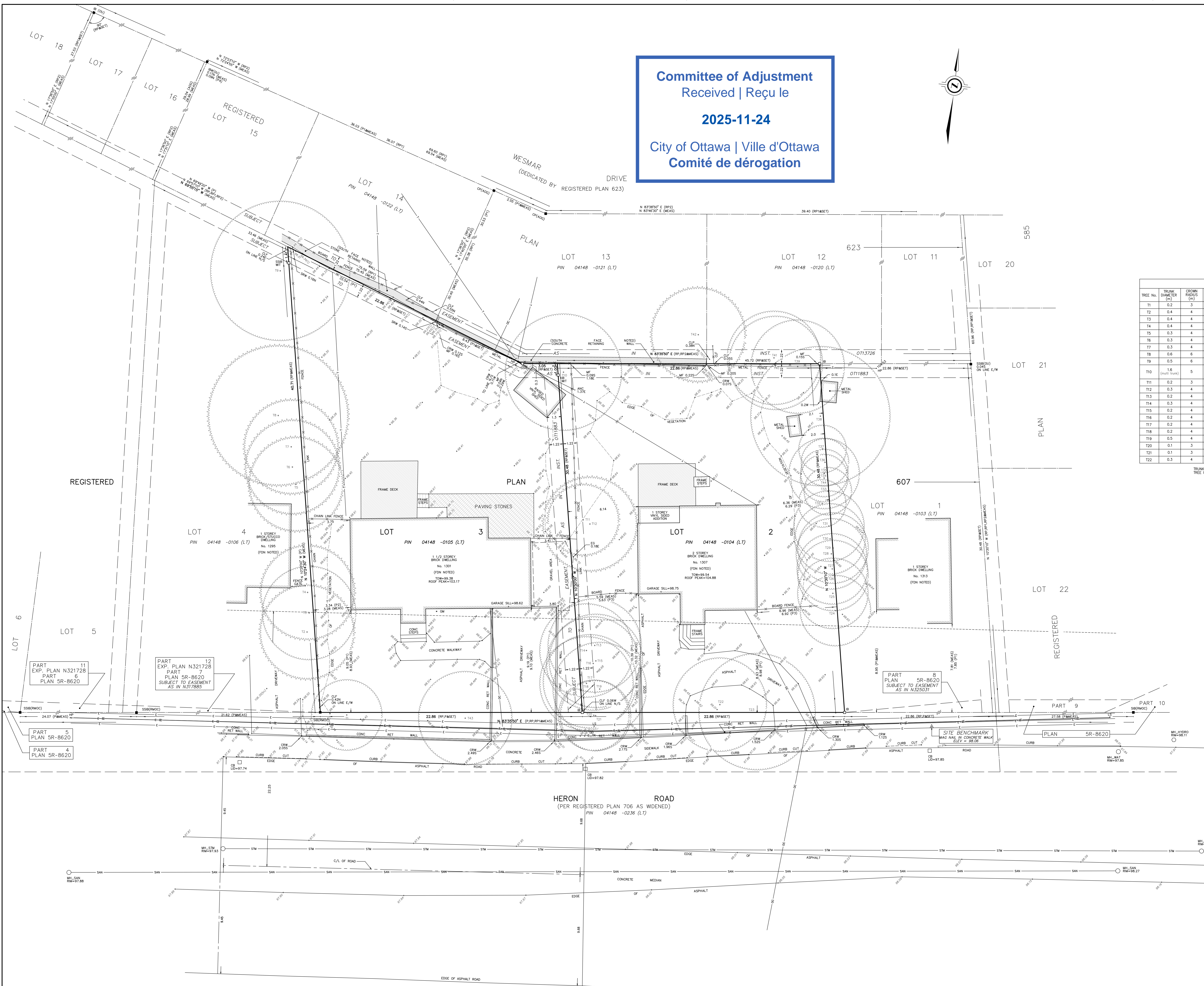
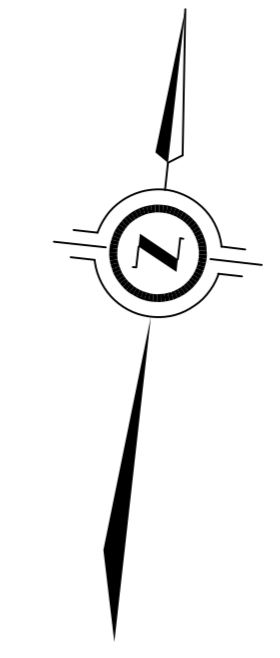
DATE: \_\_\_\_\_ REFERENCE NO.: 24-10-057-00  
 DRAWN BY: KZ CHECKED BY: GZ DATED: 03/10/2025

**J.D. BARNES LIMITED**  
 LAND INFORMATION SPECIALISTS  
 42 STANICE BROS. SHED, KANATA, ONT. K2M 2V9  
 T: (613) 731-7244 F: (613) 244-8639 www.jdbarnes.com

PLAT DATE: 11/2/2025 100

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 - PLAN SHOWING**  
**LOTS 2 AND 3**  
**REGISTERED PLAN 607**  
**CITY OF OTTAWA**  
**J.D. BARNES LIMITED**  
 © COPYRIGHT 2024  
 SCALE 1 : 100  
 METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**Committee of Adjustment**  
**Received | Reçu le**  
**2025-11-24**  
**City of Ottawa | Ville d'Ottawa**  
**Comité de dérogation**



**NOTES**  
 BEARINGS ARE WITH GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (COORD. 0010.0).  
 FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 211°10' WAS APPLIED TO BEARINGS ON RP, RP1 AND RP2.  
 DISTANCES ARE GROUND.  
 COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.  
 ALL SET SSB AND PS MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 525/91.

**PART 2 - SURVEY REPORT**  
 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 METAL 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 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 CURB 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 (multi-trunk)	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	0.3 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**  
 S denotes SURVEY MONUMENT FOUND  
 B denotes SURVEY MONUMENT SET  
 SSB denotes STANDARD IRON SASH  
 SSB denotes SHORT STANDARD IRON BAR  
 SSB denotes STANDARD IRON BAR  
 CP denotes CONCRETE PIN  
 MEAS denotes MEASURED  
 CU denotes CORNER UNKNOWN  
 M denotes MONUMENT  
 WT denotes WITNESS  
 RP denotes REGISTERED PLAN 607  
 RP1 denotes REGISTERED PLAN 623  
 RP2 denotes REGISTERED PLAN 585  
 P1 denotes PLAN SR-8620  
 P2 denotes SURVEYOR'S REAL PROPERTY REPORT BY H.A.KEN SHIPMAN SURVEYING LTD., DATED MAY 14, 2014  
 P3 denotes SURVEYOR'S REAL PROPERTY REPORT BY H.R. ARNETT, O.L.S., DATED SEPTEMBER 10, 1979  
 P4 denotes SURVEYOR'S REAL PROPERTY REPORT BY H.R. FARLEY SURVEYING LTD., DATED OCTOBER 18, 1984  
 P5 denotes SURVEYOR'S REAL PROPERTY REPORT BY ANNIE O'SULLIVAN, VOLLEBERG LTD., DATED NOVEMBER 15, 2021  
 EXP denotes EXPANSION  
 INST denotes INSTRUMENT  
 ACC denotes ANCHOR  
 RMDC denotes REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
 --- denotes PROPERTY LINE  
 N=NORTH / S=South / E=East / W=West

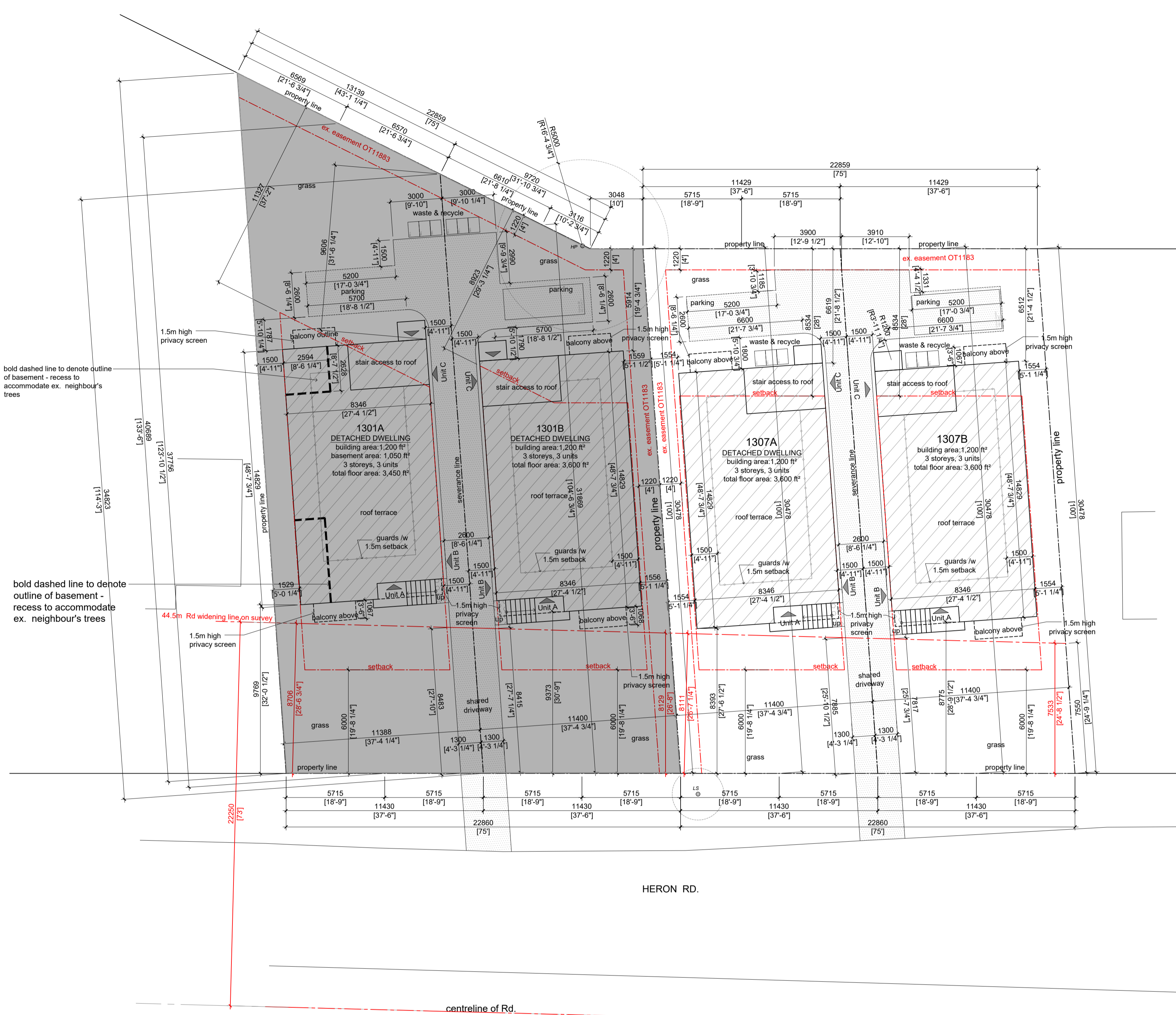
**TOPOGRAPHIC LEGEND**  
 FDN denotes FOUNDATION  
 CONC denotes CONCRETE  
 C/L denotes CENTERLINE  
 RET denotes RETAINING  
 TOW denotes TOP OF WALL  
 EA denotes CONCRETE RETAINING WALL  
 CRW denotes CONCRETE RETAINING WALL  
 SRW denotes STONE RETAINING WALL  
 EG denotes ELEVATION  
 (1) denotes TOP OF RETAINING WALL ELEVATION  
 (2) denotes BOTTOM OF RETAINING WALL ELEVATION  
 CLF denotes CHAIN LINK FENCE  
 BF denotes BOARD FENCE  
 MF denotes METAL FENCE  
 LP denotes LIGHT STANDARD  
 HS denotes HYDRO POLE  
 ANCH denotes ANCHOR  
 GM denotes GAS METER  
 ETR denotes HYDRO TRANSFORMER  
 MHTM denotes HYDRO MANHOLE  
 MHSAN denotes SANITARY MANHOLE  
 MHWAT denotes WATER MANHOLE  
 MHHYDRO denotes HYDRO MANHOLE  
 CB denotes CATCH BASIN  
 OC denotes OVERHEAD CABLE  
 STM denotes UNDERGROUND STORM SEWER  
 SAN denotes UNDERGROUND SANITARY SEWER  
 DT denotes DECIDUOUS TREE  
 CT 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 DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.  
 2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2015-0328 HAVING A PUBLISHED ELEVATION OF 82.47 METRES (CGVD28-78).

**REVISION NOTE:**  
 REVISED ON MAY 26, 2025, TO SHOW CENTERLINE OF THE ROAD.

**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 JULY 3, 2024.  
 JULY 4, 2024  
 DATE  
 [Signature]  
 SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADLS PLAN SUBMISSION FORM NUMBER V-76553  
  
**J.D. BARNES LIMITED**  
 SURVEYING MAPPING GIS  
 LAND INFORMATION SPECIALISTS  
 45 HURON DRIVE, SUITE 108, KANATA, ON K2M 1W8  
 T: (613) 751-7244 F: (613) 254-8659 www.jdbarnes.com  
 DRAWN BY: RP CHECKED BY: GZ REFERENCE NO.: 24-10-057-00  
 PLOTTED: 5/27/2025  
 PREPARED FOR: MELMAR GROUP  
 FILE: G:\24-10-057-00\1001-1007-Heron\_Road\Drawing\TOP\24-10-057-00\_TOP.dwg



**ZONING REVIEW:**

ADDRESS: 1301 & 1307 HERON RD., OTTAWA, ON K1V 6A7  
 ZONING: R10  
 EXISTING USE: ONE SINGLE HOUSE ON EACH PROPERTY  
 PROPOSED USE: SEVER EACH PROPERTY TO 2 PARCELS TO BUILD A DETACHED DWELLING WITH ADDITIONAL DWELLING UNITS ON EACH NEW PARCELS

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	4,843 ft <sup>2</sup> (450 m <sup>2</sup> )	new parcel 1301A: 4,618 ft <sup>2</sup> (429.1 m <sup>2</sup> ) new parcel 1301B: 3,938 ft <sup>2</sup> (365.9 m <sup>2</sup> ) new parcel 1307A: 3,739 ft <sup>2</sup> (347.4 m <sup>2</sup> ) new parcel 1307B: 3,743 ft <sup>2</sup> (347.8 m <sup>2</sup> )
MINIMUM LOT WIDTH:	49.2 ft (15m)	new parcel 1301A: 37'-4 1/2" (11.388m) new parcel 1301B: 37'-4 3/4" (11.40m) new parcel 1307A: 37'-4 3/4" (11.40m) new parcel 1307B: 37'-4 3/4" (11.40m)
MAXIMUM BUILDING HEIGHT:	26.25 ft (8m)	24'-10 5/8" (7.59m)
MINIMUM FRONT YARD SETBACK:	MINIMUM: N/A 19.7 ft (6m)	6m
1/2 ABUTTING LOTS:	8.95m	6m
		new parcel 1301A: 9.769m new parcel 1301B: 9.373m new parcel 1307A: 8.393m new parcel 1307B: 8.775m
MINIMUM REAR YARD SETBACK:		new parcel 1301A: 11.327m (30% of 37.756m) 9.6m (25.4%) new parcel 1301B: 8.923m (28% of 31.869m) 5.914m (18.5%) new parcel 1307A: 8.534m (28% of 30.478m) 6.619m (21.7%) new parcel 1307B: 8.534m (28% of 30.478m) 6.512m (21.3%)
MINIMUM CORNER SIDE YARD SETBACK:	N/A	
MAXIMUM:	N/A	
MINIMUM INTERIOR SIDE YARD SETBACK:	3 m in total w/ 1.2m min	new parcel 1301A: 1.5m+1.5m new parcel 1301B: 1.5m+1.556m new parcel 1307A: 1.554m+1.5m new parcel 1307B: 1.5m+1.554m
MAXIMUM LOT COVERAGE:		N/A
PERMITTED PROJECTIONS:		
fireplace:	1m, but not < 0.6m to lot line	N/A
eaves:	1m, but not < 0.3m to lot line	0.6m
canopies:	1.8m, but not < 0.6m to lot line	N/A
fire escape, stairway, steps, ramps:	2.2m	0.0m
balcony, deck, verandah:	1.2m, but not < 1m to lot line	1.067m
bay window:	1m, but not < 1.2m to lot line	N/A
MINIMUM FRONT YARD LANDSCAPING:		
new parcel 1301A:	35%	86%
new parcel 1301B:	35%	87%
new parcel 1307A:	35%	86%
new parcel 1307B:	35%	87%
MINIMUM REAR YARD LANDSCAPING:		79% (1301A), 61% (1301B), 59% (1307A), 56% (1307B)
MINIMUM REAR YARD AREA:	25%	33.8% (1301A), 24.3% (1301B), 22.7% (1307A), 22.3% (1307B)
MINIMUM WIDTH OF LANDSCAPING:	N/A	
MINIMUM PARKING SPACES:	Area B, 1	1
minimum distance to window:	N/A	
minimum distance to lot line:	N/A	
MAXIMUM PARKING AREA @ REAR YARD:	70%	19.6% (1301A), 37% (1301B), 38.4% (1307A), 41.2% (1307B)
MINIMUM DRIVEWAY WIDTH:	N/A	N/A
minimum distance to window:	N/A	
minimum distance to lot line:	N/A	
MAXIMUM WALKWAY WIDTH:	1.2m	not provided
MINIMUM BICYCLE PARKING SPACES:	not required	not provided
ADDITIONAL DWELLING UNIT:	yes	2 additional units per detached
maximum floor area:		
ACCESSORY BUILDING:	N/A	no
MINIMUM RECREATION AREA:		
amenity area:	N/A	no
play ground:	N/A	no
WASTE MANAGEMENT:	not required	provided

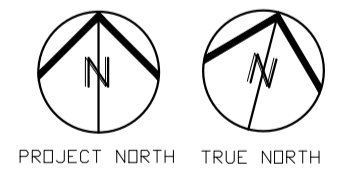
NAME OF PRACTICE:  
 BING PROFESSIONAL ENGINEERING INC.  
 ARCHITECTURAL & STRUCTURAL  
 UNIT 5, 6 ANTARES DR., NEPEAN  
 ON K2E 8A9  
 TEL: 613 435 6656  
 LICENCE #: 100209273

ISSUE NO.	REV. NO.	DATE	ISSUE
1	0	2025/10/15	ISSUED FOR COA RECIRCULATION

**BPEI** BING PROFESSIONAL ENGINEERING Inc.  
 ARCHITECTURAL & STRUCTURAL  
 UNIT 5, 6 ANTARES DR., NEPEAN, ON K2E 8A9  
 TEL: (613)435-6656

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BING PROFESSIONAL ENGINEERING INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BING PROFESSIONAL ENGINEERING INC.  
 THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.  
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS

**1** SITE PLAN  
 A0.4 SCALE: 1:150



**Committee of Adjustment  
 Received | Reçu le  
 2025-11-25  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation**

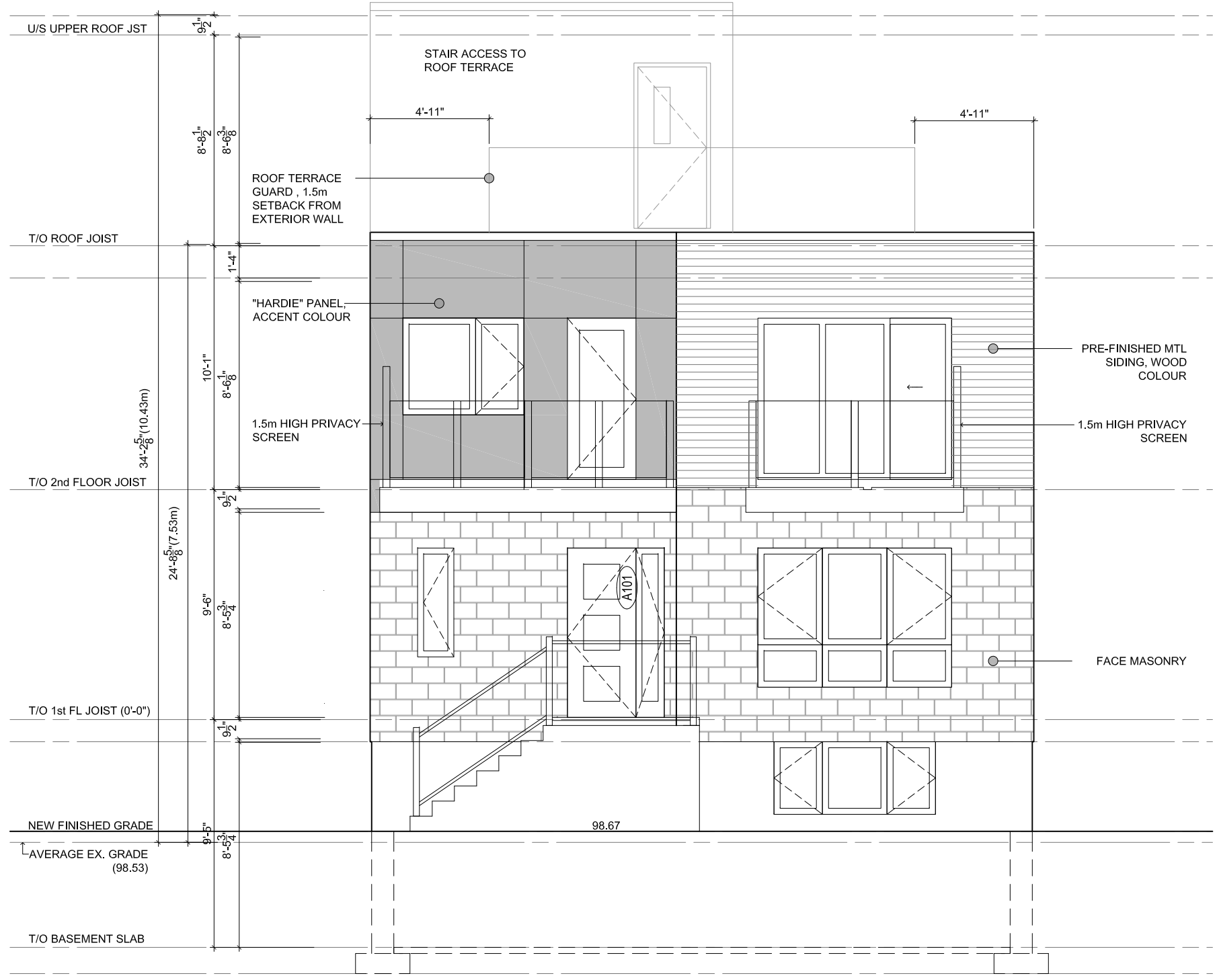
PROJECT TITLE/TITRE DU PROJET  
**FOUR NEW DETACHED HOUSES  
 WITH ADDITIONAL DWELLING UNITS**  
 1301 & 1307 Heron Road, Ottawa, ON K1V 6A7  
 VANIER, ON K1L 5K7

DRAWING TITLE/TITRE DU DESSIN  
**SITE PLAN AND  
 ZONING REVIEW**

SCALE	PROJ. No	ISSUE No	REV. No
ECHELLE	AS NOTED	O-24-GEN-24	1 0
DRAWN BY	DRAWING/DESSIN		
DESSINE PAR	CH.S.		
CHECKED BY	CH.S.		
VERIFIE PAR	CH.S.		
DATE	2025 10 15	1301 & 1307 HERON RD-A-S-P-DW	

**A0.4**

**Committee of Adjustment**  
 Received | Reçu le  
**2025-11-25**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



Plot Stamp For BPEI Use Only

Plot By:

Plot Date:

Page Setup:

Plotter:

1

# FRONT BUILDING ELEVATION

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

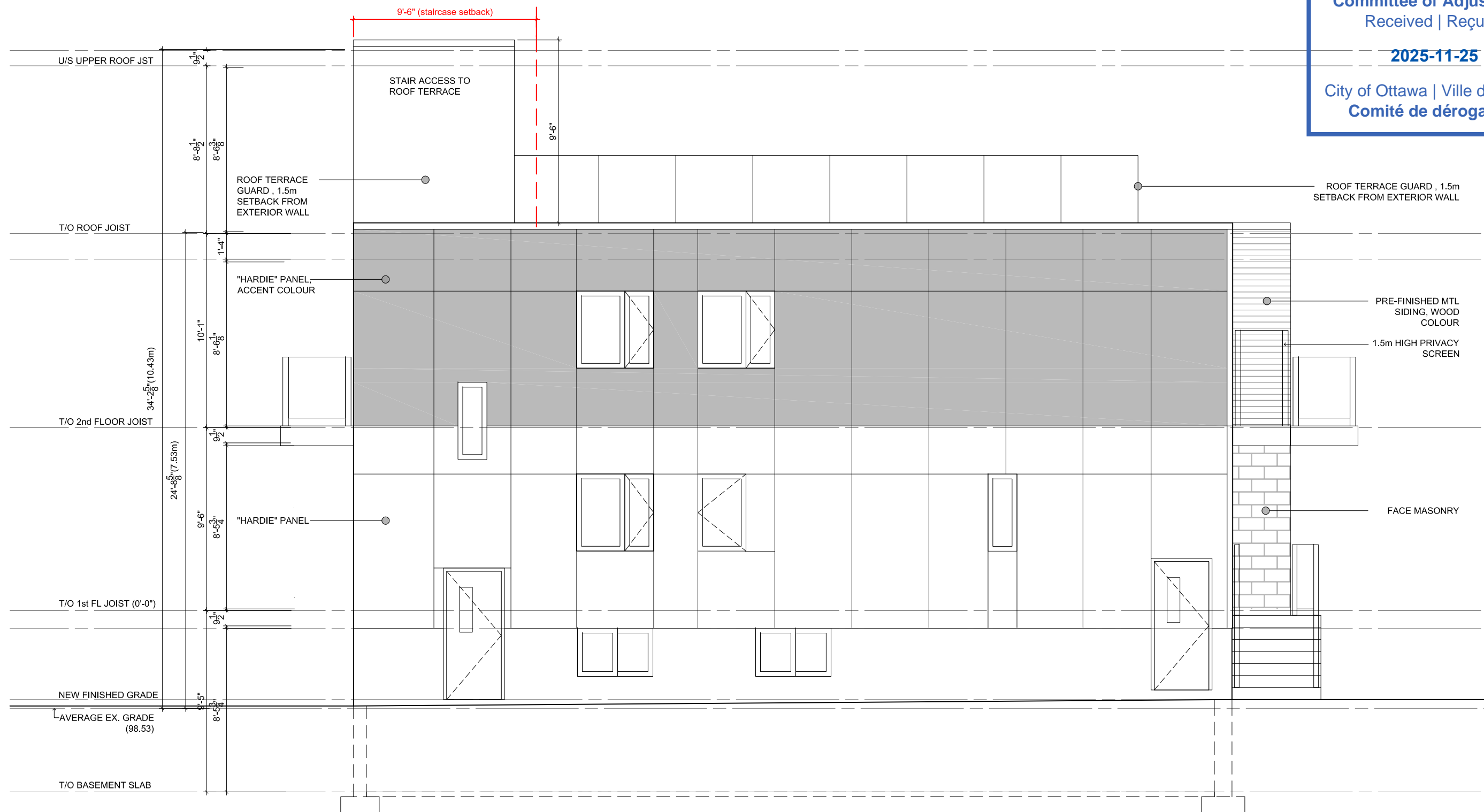
**BING PROFESSIONAL ENGINEERING INC.**  
 Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9  
 Phone: (613) 608 - 1324, E-mail: welcome@bingpro.ca

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
REV DATE: 2025-10-15	REV. No: 1
SCALE: AS NOTED	PART OF:
REFER:	PROJ. No: O-24-GEN-24

DRAWING No.  
**MV3.0**  
 FILE.DWG

Committee of Adjustment  
 Received | Reçu le  
**2025-11-25**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



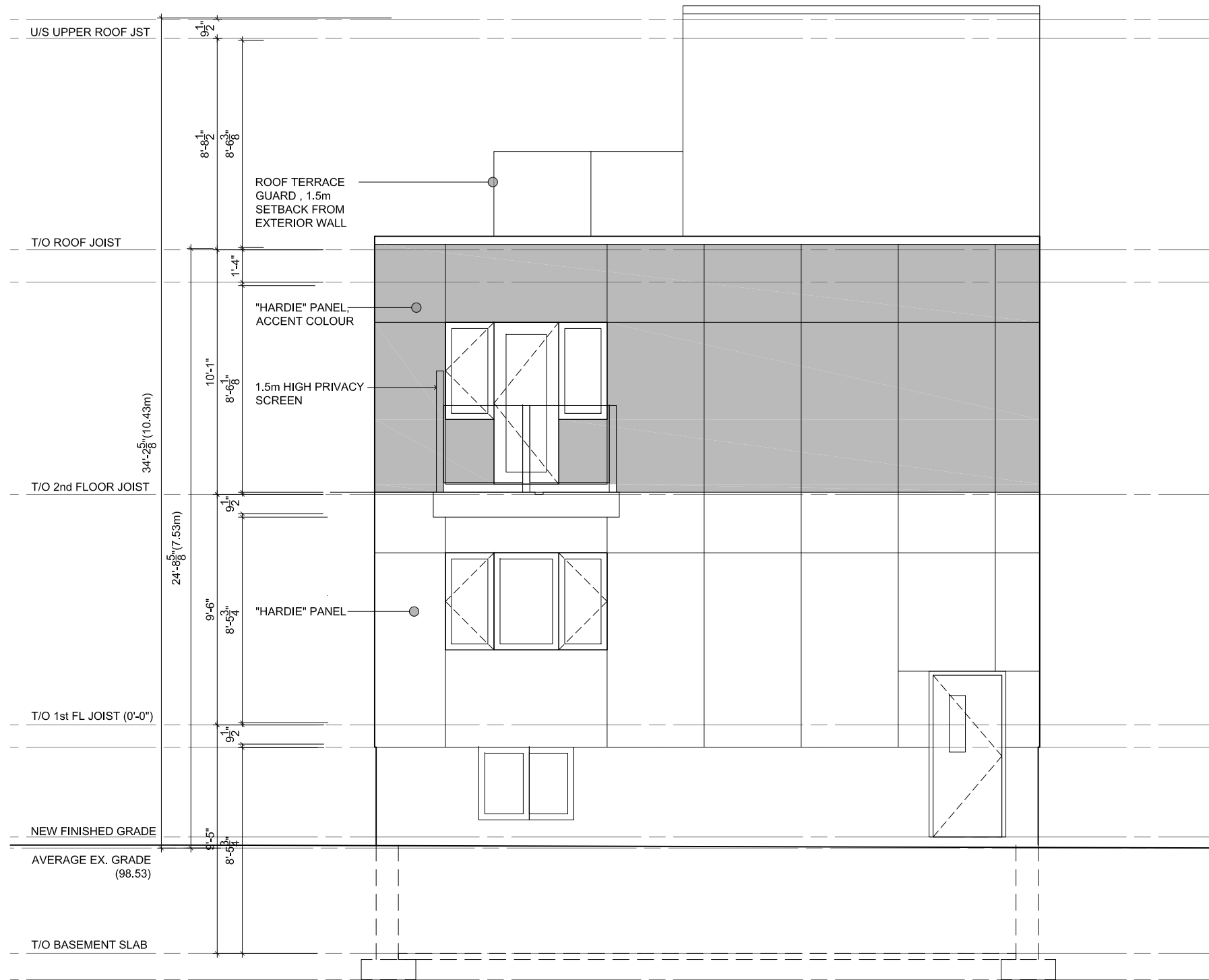
**1** LEFT BUILDING ELEVATION  
 SCALE: 3/16" = 1'-0"

<b>BING PROFESSIONAL ENGINEERING INC.</b> 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	DATE: 2025-01-28 REV DATE: 2025-10-15 SCALE: AS NOTED REFER:	DRAWN: CHS REV. No: 1 PART OF: PROJ. No: O-24-GEN-24	DRAWING No. <b>MV3.1</b> FILE.DWG	
	DRAWING: LEFT BUILDING ELEVATION				

Committee of Adjustment  
Received | Reçu le

2025-11-25

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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Plot By:

Plot Time:

Plot Date:

Page Setup:

Plotter:

1  
MV3.2

# REAR BUILDING ELEVATION

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

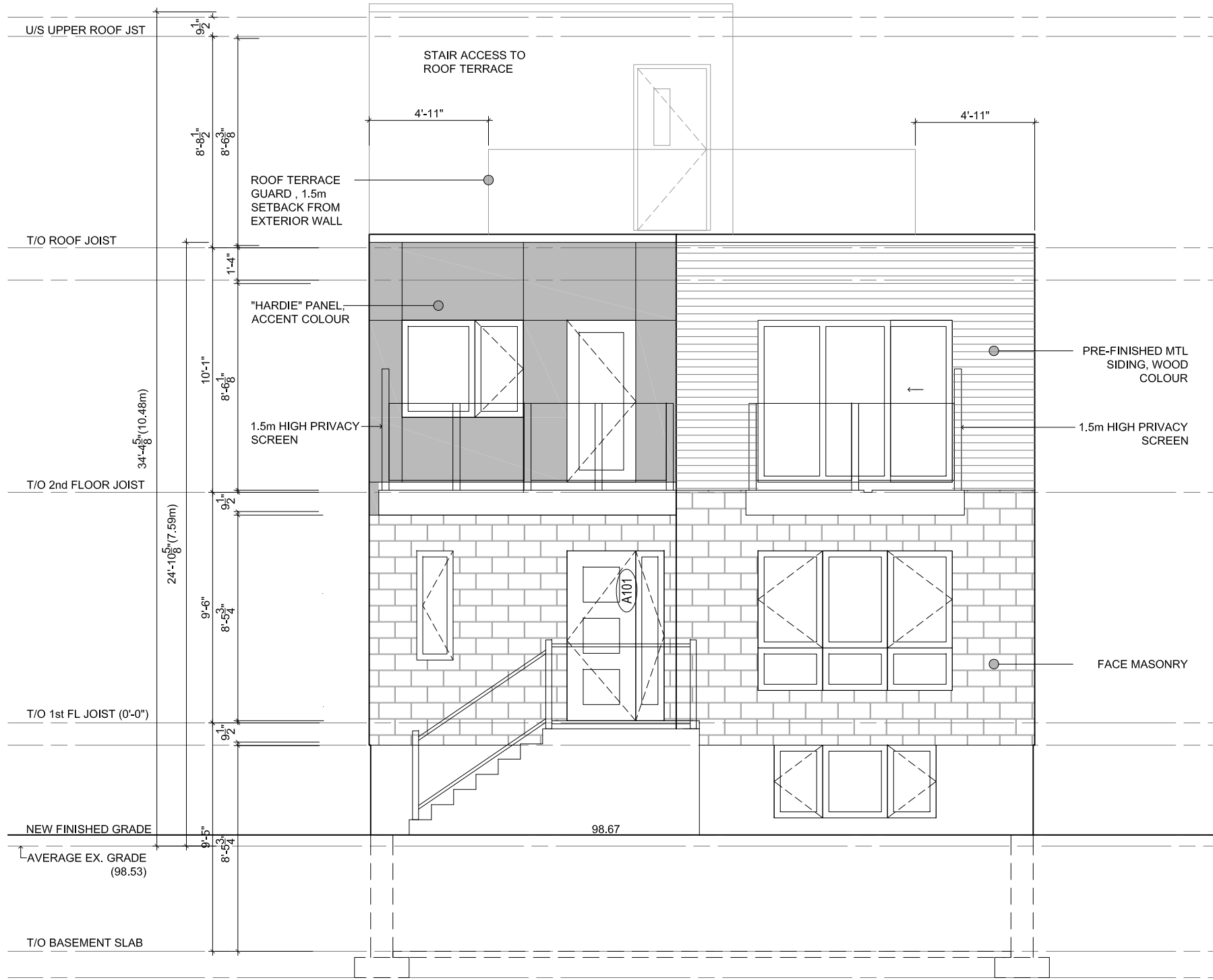
**BING PROFESSIONAL ENGINEERING INC.**  
Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9  
Phone: (613) 608 - 1324, E-mail: welcome@bingpro.ca

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	DRAWN: CHS
REV DATE: 2025-10-15	REV. No: 1
SCALE: AS NOTED	PART OF:
REFER:	PROJ. No: O-24-GEN-24

DRAWING No.  
**MV3.2**  
FILE.DWG

**Committee of Adjustment**  
 Received | Reçu le  
**2025-11-24**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



Plot Stamp For BPEI Use Only

Plot By:

Plot Date:

Page Setup:

Plotter:

**1**  
MV3.0

# FRONT BUILDING ELEVATION

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

**BING PROFESSIONAL ENGINEERING INC.**

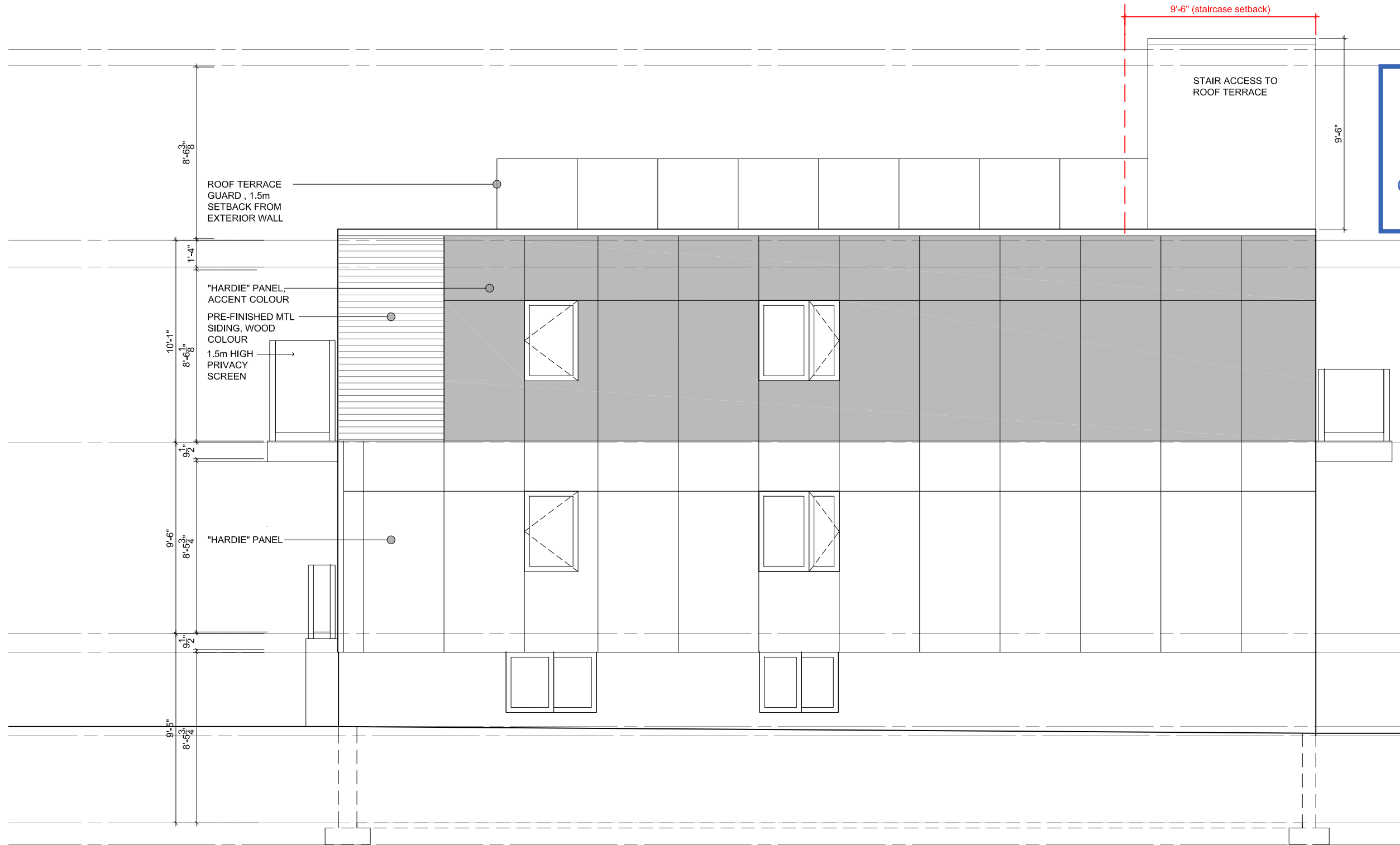
Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9  
Phone: (613) 608 - 1324, E-mail: welcome@bingpro.ca

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
REV DATE: 2025-10-15	REV. No: 1
SCALE: AS NOTED	PART OF:
REFER:	PROJ. No: O-24-GEN-24

DRAWING No.  
**MV3.0**  
FILE.DWG



**Committee of Adjustment**  
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**2025-11-24**  
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 Comité de dérogation

**1**  
MV3.3

# RIGHT BUILDING ELEVATION

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

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 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	DRAWING No.
REV DATE: 2025-10-15	REV. No: 1	<b>MV3.3</b> FILE.DWG
SCALE: AS NOTED	PART OF:	
REFER:	PROJ. No: O-24-GEN-24	

**Committee of Adjustment**  
 Received | Reçu le  
**2025-11-24**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

PLOT STAMP FOR BPEI USE ONLY

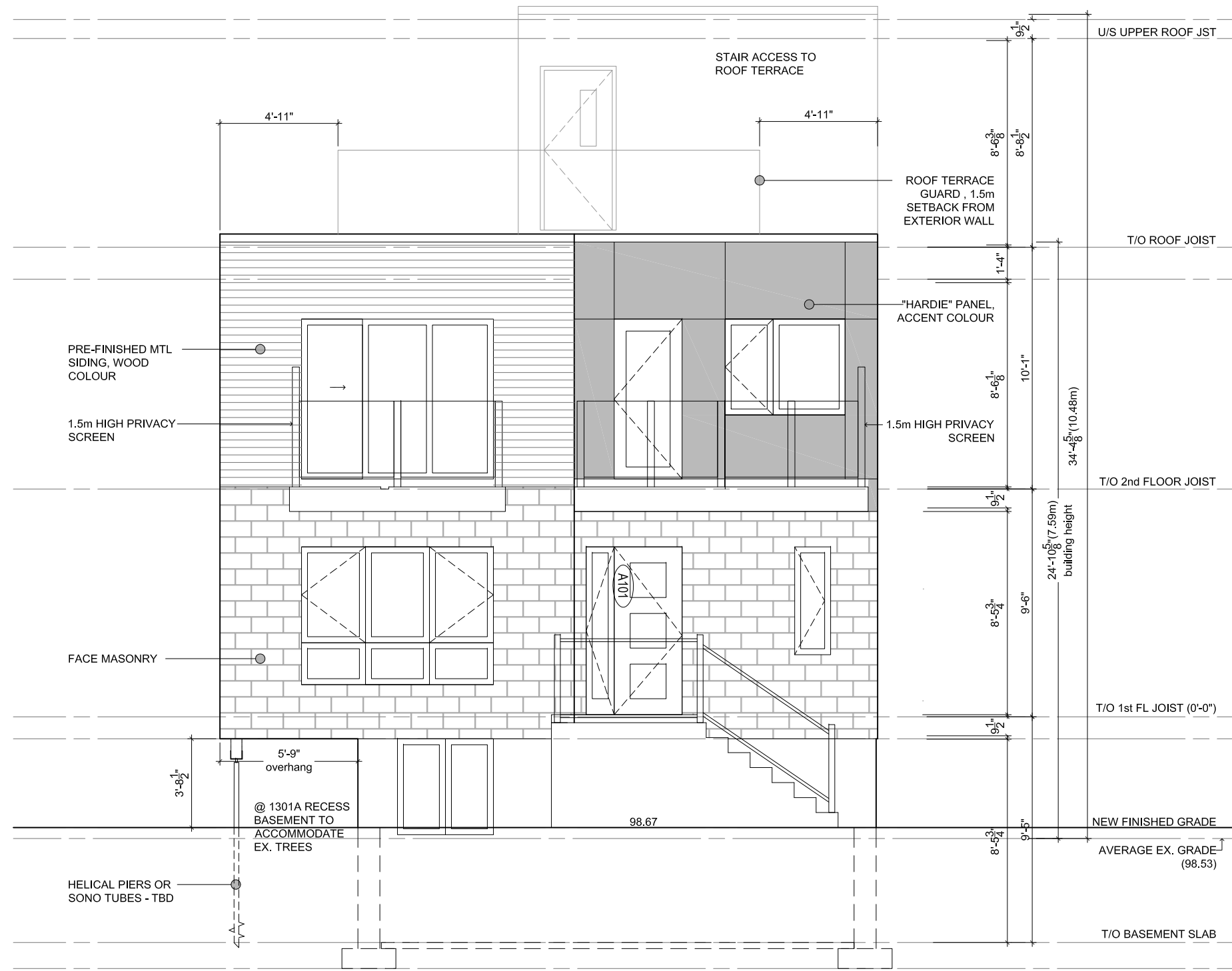
Plot By:

Plot Time:

Plot Date:

Page Setup:

Plotter:



**1** 1301A FRONT BUILDING ELEVATION  
 MV3.0a 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  
 1301A FRONT BUILDING ELEVATION

DATE: 2025-01-28	DRAWN: CHS	DRAWING No.
REV DATE: 2025-10-15	REV. No: 1	<b>MV3.0a</b> FILE.DWG
SCALE: AS NOTED	PART OF:	
REFER:	PROJ. No: O-24-GEN-24	