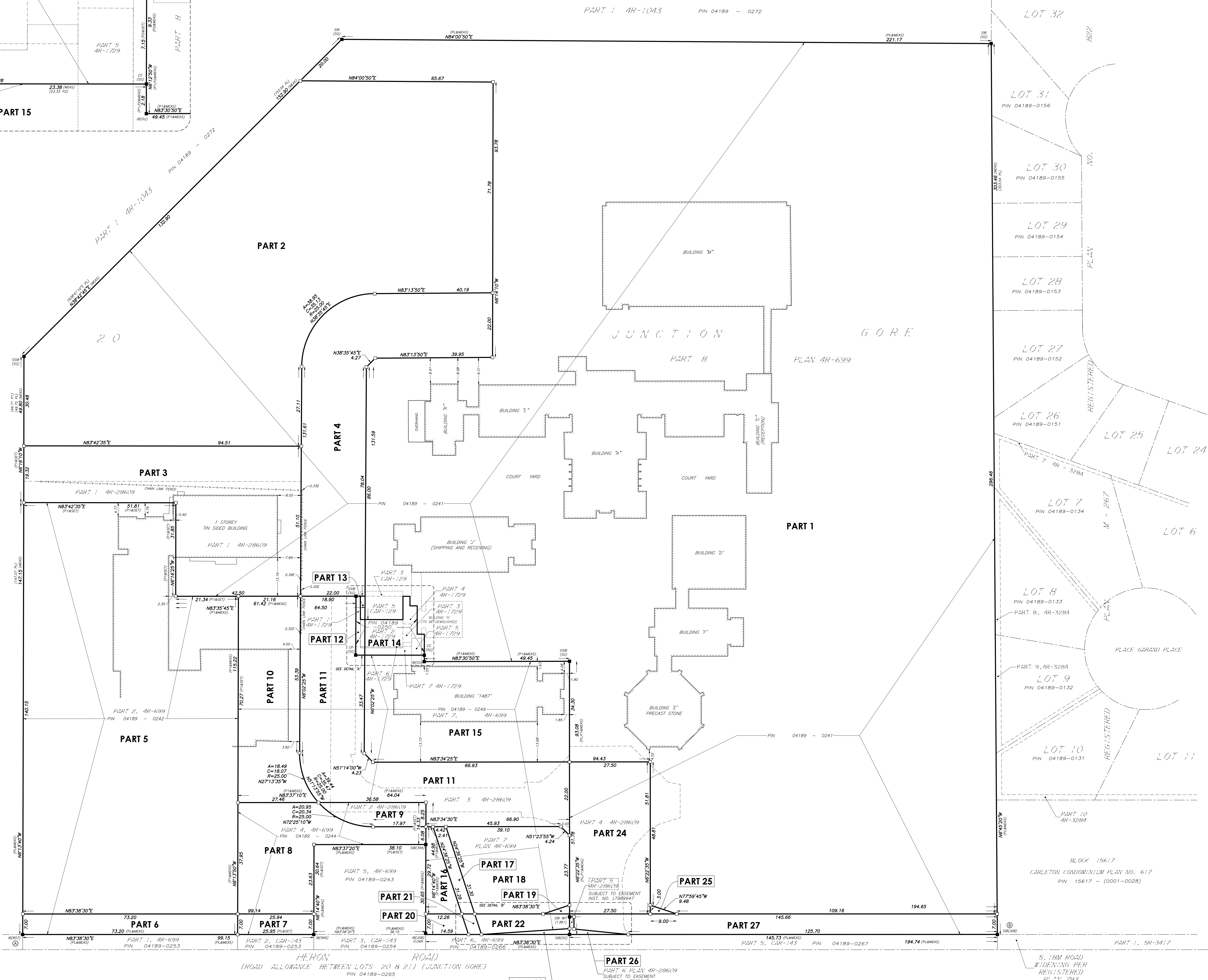


SCHEDULE			
PART	LOT	CONCESSION	AREA (M <sup>2</sup> )
1			3036.7
2			19183.0
3			3183.3
4			3083.4
5			9573.8
6			512.4
7			181.6
8			1223.1
9			254.8
10			1512.8
11			2824.2
12			48.9
13			123.3
14			243.6
15			2432.8
16			235.9
17			131.4
18			1070.8
19			13.50
20			98.2
21			31
22			184.2
23			29.8
24			1424.11
25			13.45
26			26.11
27			993.6

PARTS 1, 2, 3, 4, 12, 23, 24, 25, 26 AND 27 COMPRISE ALL OF PIN 04189-0241.  
 PARTS 10, 11, 13, 14, 17, 18, 19, 20, 21 AND 22 COMPRISE ALL OF PIN 04189-0249.  
 PARTS 23 AND 26: SUBJECT TO EASEMENT AS IN INSTRUMENT NO. L1969947.

**Committee of Adjustment  
 Received | Reçu le**  
**2026-01-08**  
 City of Ottawa | Ville d'Ottawa  
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**PLAN OF SURVEY OF  
 PART OF LOT 20  
 JUNCTION GORE**  
 (GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
 CITY OF OTTAWA

Scale 1:500  
 0 5 10 15 20 25 30 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 1019 mm IN WIDTH BY 914 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

Stantec Geomatics Ltd.

**METRIC CONVERSION**  
 DISTANCES AND COORDINATES SHOWN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**GRID SCALE CONVERSION**  
 DISTANCES SHOWN ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999X.

**BEARING REFERENCE**  
 BEARINGS ARE UTM GRID, REFERRED TO THE CENTRAL MERIDIAN OF ZONE 17 89°W (LONGITUDE), DERIVED FROM OBSERVED REFERENCE POINTS A AND B. BEARINGS HAVE BEEN ROTATED COGNITIC COGNITIVE ON THE FOLLOWING PLANS TO ACCOUNT FOR CONVERSION TO GRID BEARINGS:  
 - PLAN 02 BY 0° 37' 30"

**LEGEND**

■	FOUND MONUMENTS
□	SET MONUMENTS
⊕	IRON BAR
⊙	STANDARD IRON BAR
⊗	STANDARD IRON BAR
⊘	CONCRETE PIN
⊙	WIRE
MEAS	MEASURED
394	SET FAIRHALL O.L.S.
397	SET FAIRHALL O.L.S.
398	SET FAIRHALL O.L.S.
399	SET FAIRHALL O.L.S.
400	SET FAIRHALL O.L.S.
401	SET FAIRHALL O.L.S.
402	SET FAIRHALL O.L.S.
403	SET FAIRHALL O.L.S.
404	SET FAIRHALL O.L.S.
405	SET FAIRHALL O.L.S.
406	SET FAIRHALL O.L.S.
407	SET FAIRHALL O.L.S.
408	SET FAIRHALL O.L.S.
409	SET FAIRHALL O.L.S.
410	SET FAIRHALL O.L.S.
411	SET FAIRHALL O.L.S.
412	SET FAIRHALL O.L.S.
413	SET FAIRHALL O.L.S.
414	SET FAIRHALL O.L.S.
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447	SET FAIRHALL O.L.S.
448	SET FAIRHALL O.L.S.
449	SET FAIRHALL O.L.S.
450	SET FAIRHALL O.L.S.

**INTEGRATION TABLE**

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GNSS OBSERVATIONS USING A REAL-TIME CORRECTION SERVICE AND REFERRED TO DATUM 83 (NAD83) (2011). COORDINATES TO UTM ACCURACY PER 5.14(2) (4.0) (21415)

ORP	NORTHING	EASTING
A	500719.58	370766.33
B	502708.32	371278.26

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLE ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DATE \_\_\_\_\_ R.G. BENNETT  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A CLOSING PLAN SUBMISSION FORM NUMBER \_\_\_\_\_

**Stantec Geomatics Ltd.**  
 CANADA LAND SURVEYORS  
 105 CAVENDISH AVENUE, SUITE 400  
 OTTAWA, ONTARIO, K1R 6V4  
 TEL: 416-524-4400  
 STANTEC.COM

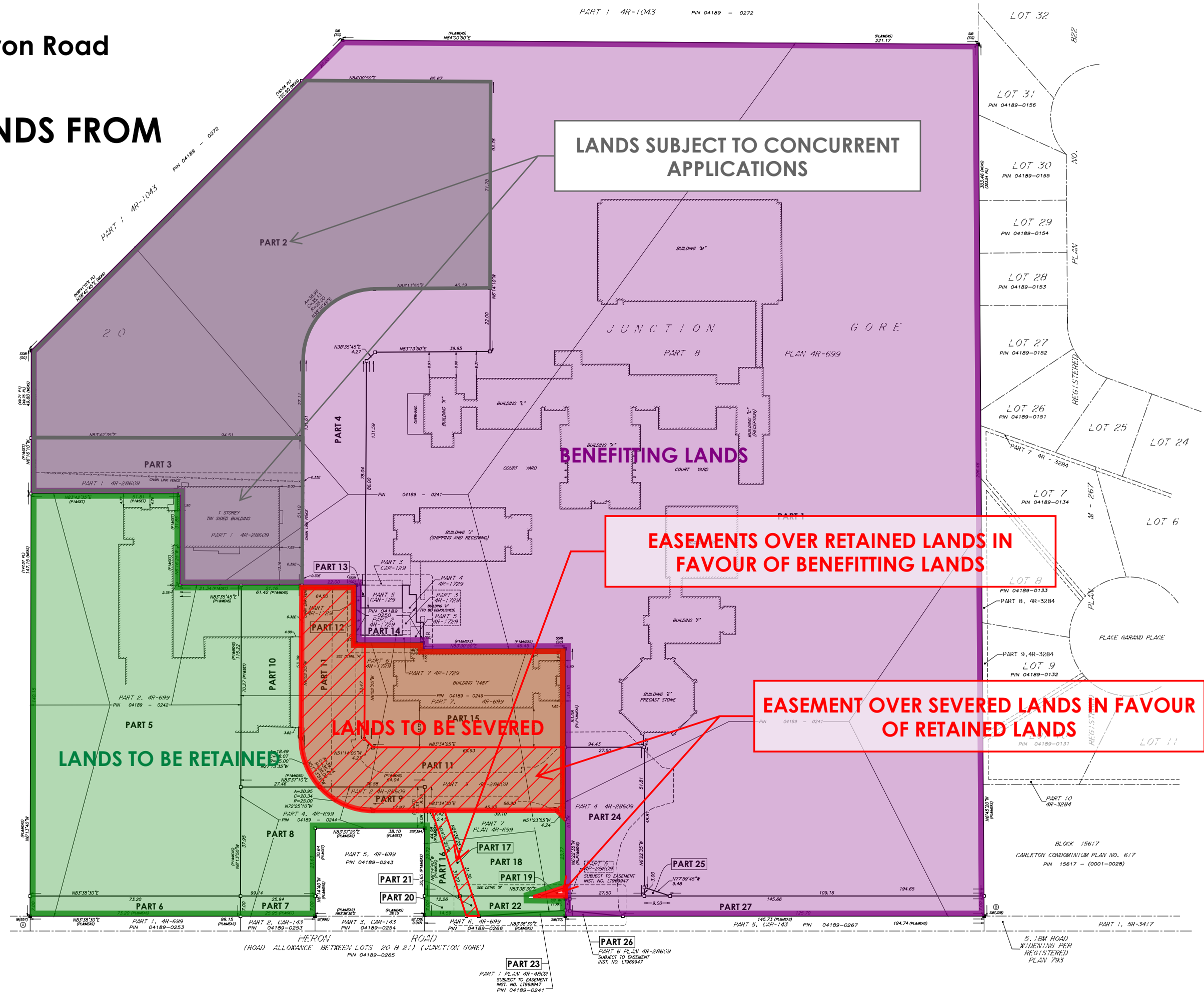
DRN: CGJ    CHN: CT    DATE: 2025-01-08    PROJECT: 160410388

# 1461, 1485 & 1495 Heron Road

## CONSENT A: TRANSFER OF LANDS FROM OCSB TO CLC

PART 1 4R-1043 PIN 04189 - 0272

Committee of Adjustment  
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**2026-01-08**  
City of Ottawa | Ville d'Ottawa  
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**LANDS SUBJECT TO CONCURRENT APPLICATIONS**

**BENEFITING LANDS**

**EASEMENTS OVER RETAINED LANDS IN FAVOUR OF BENEFITING LANDS**

**EASEMENT OVER SEVERED LANDS IN FAVOUR OF RETAINED LANDS**

**LANDS TO BE SEVERED**

**LANDS TO BE RETAINED**

# 1461, 1485 & 1495 Heron Road

## REQUESTED MINOR VARIANCES

b) To permit the severance of land although the land does not abut a public street; whereas the by-law requires that land abuts an improved public street for a minimum distance of 3.0 metres (Section 59(1)).

c) To permit the severance of land although the land severed does not currently abut a public street; whereas the by-law states that no person shall sever any land unless the land severed and the land retained each abut to a street (Section 59(2)).

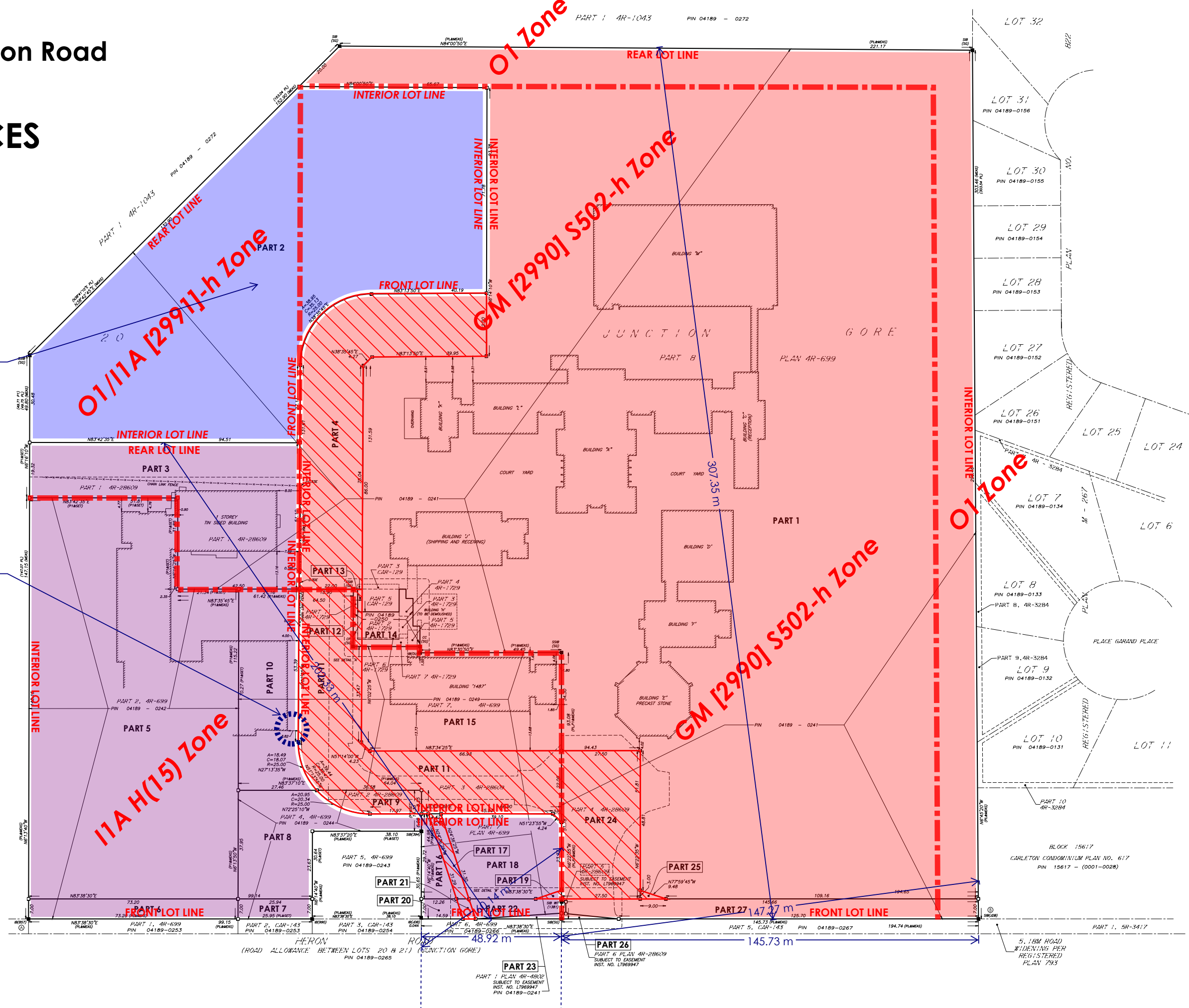
d) To permit a lot width of 0 metres; whereas the By-law requires a lot width of 15 metres (Table 170A(a)).

a) To permit an interior side yard setback of 3.8 metres; whereas the By-law requires a minimum interior side yard setback of 7.5 metres in Areas A and B on Schedule 1 (Table 170A(e)).

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2026-01-08

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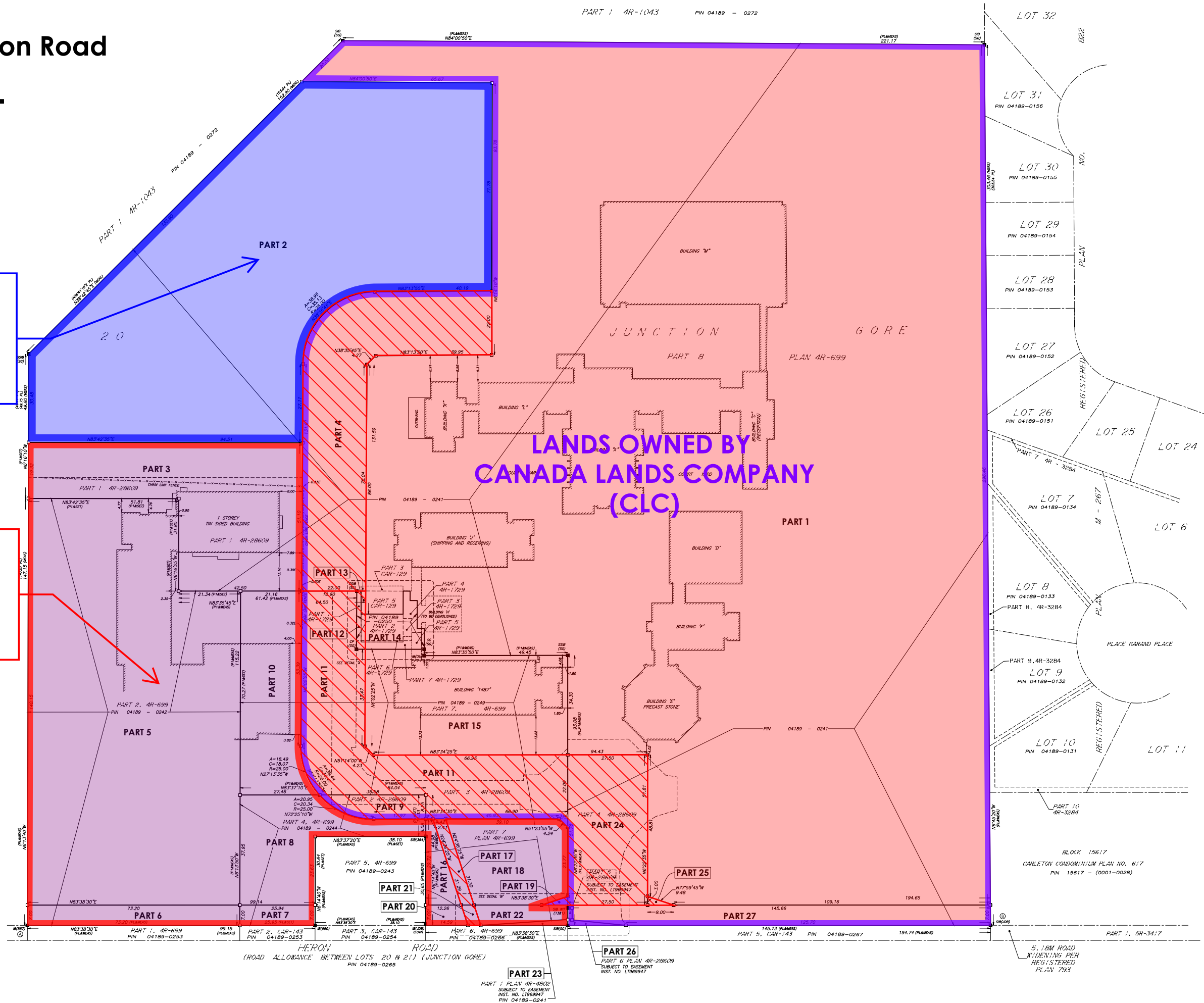
# 1461, 1485 & 1495 Heron Road REQUESTED FINAL CONDITIONS

PART 1 4R-1043 PIN 04189 - 0272

**LANDS OWNED BY  
CONSEIL DES ECOLES  
PUBLIQUES DE L'EST DE  
L'ONTARIO (CEPEO)**

**LANDS OWNED BY  
OTTAWA CATHOLIC  
SCHOOL BOARD (OCSB)**

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**LANDS OWNED BY  
CANADA LANDS COMPANY  
(CLC)**

