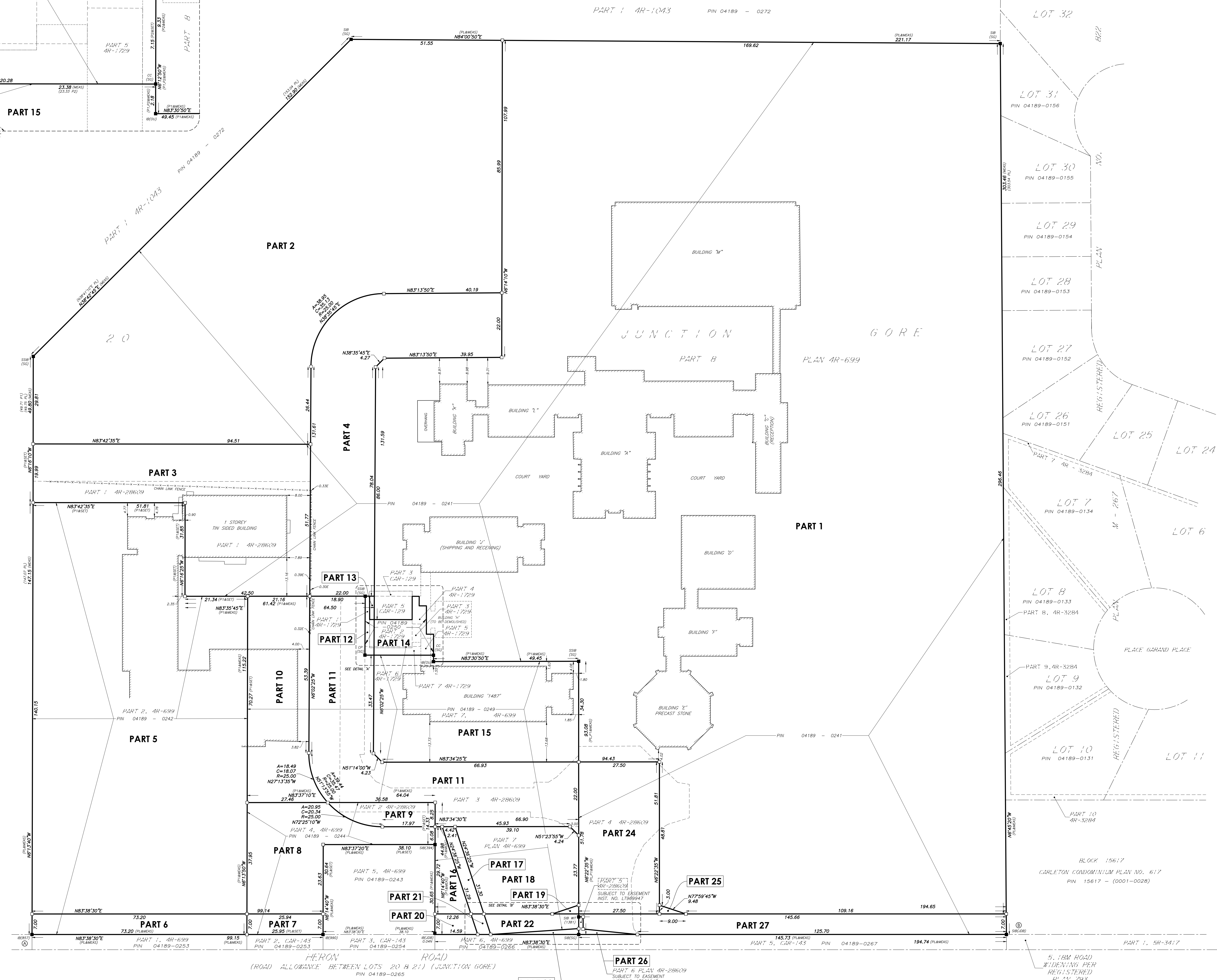


SCHEDULE			
PART	LOT	CONCESSION	AREA (M ²)
1			3120.5
2			1994.5
3			344.3
4			3083.4
5			9573.8
6			512.4
7			181.6
8			122.1
9			254.8
10			1512.8
11			2824.2
12			48.9
13			12.3
14			243.6
15			2432.8
16			235.9
17			131.4
18			100.8
19			13.0
20			98.2
21			3.1
22			184.2
23			29.8
24			1424.1
25			13.45
26			26.1
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
 Revised | Modifié le : 2026-01-27
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



**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
 897M (LONGITUDE), DERIVED FROM OBSERVED REFERENCE POINTS A AND B.
 BEARINGS HAVE BEEN ROTATED COUNTERCLOCKWISE ON THE FOLLOWING
 PLANS TO ACCOUNT FOR CONVERSION TO GRID BEARINGS:
 - PL AND P2 BY 0° 37' 30"

- LEGEND**
- FOUND MONUMENTS
 - SET MONUMENTS
 - ▬ BENCH MARK
 - ▬ STANDARD IRON BAR
 - ▬ SPOKE STANDARD IRON BAR
 - ▬ CONCRETE PIN
 - ▬ WIRE
 - MEAS DENOTES MEASURED
 - 394 DENOTES S.E. FAIRHALL O.L.S.
 - 887 DENOTES C.W. FAIRHALL O.L.S.
 - 990 DENOTES J.E. FAIRHALL O.L.S.
 - 1371 DENOTES H.J. TERRELL O.L.S.
 - 208 DENOTES J.D. BARRETT O.L.S.
 - OD DENOTES ORIGIN UNKNOWN
 - SC DENOTES STANTEC GEOMATICS LTD.
 - P1 DENOTES PLAN 48-497
 - P2 DENOTES PLAN 48-1729
 - P3 DENOTES PLAN 48-4802

INTEGRATION TABLE

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GNSS
 OBSERVATIONS USING A REAL-TIME CORRECTION SERVICE
 AND REFERRED TO DATUM ZONE 9, NAD83 (CSRS) (2015).
 COORDINATES TO UTM ACCURACY PER 5.14(2) (4) (8) (16) (32) (64) (128) (256) (512) (1024) (2048) (4096) (8192) (16384) (32768) (65536) (131072) (262144) (524288) (1048576) (2097152) (4194304) (8388608) (16777216) (33554432) (67108864) (134217728) (268435456) (536870912) (1073741824) (2147483648) (4294967296) (8589934592) (17179869184) (34359738368) (68719476736) (137438953472) (274877906944) (549755813888) (1099511627776) (2199023255552) (4398046511104) (8796093022208) (17592186044416) (35184372088832) (70368744177664) (140737480355328) (281474960710656) (562949921421312) (1125899842842624) (2251799685685248) (4503599371370496) (9007198742740992) (18014397485481984) (36028794970963968) (72057589941927936) (144115179883855872) (288230359767711744) (576460719535423488) (1152921439070846976) (2305842878141693952) (4611685756283387904) (9223371512566775808) (18446743025733557616) (36893486051467115232) (73786972102934230464) (147573944205868460928) (295147888411736921856) 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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)).

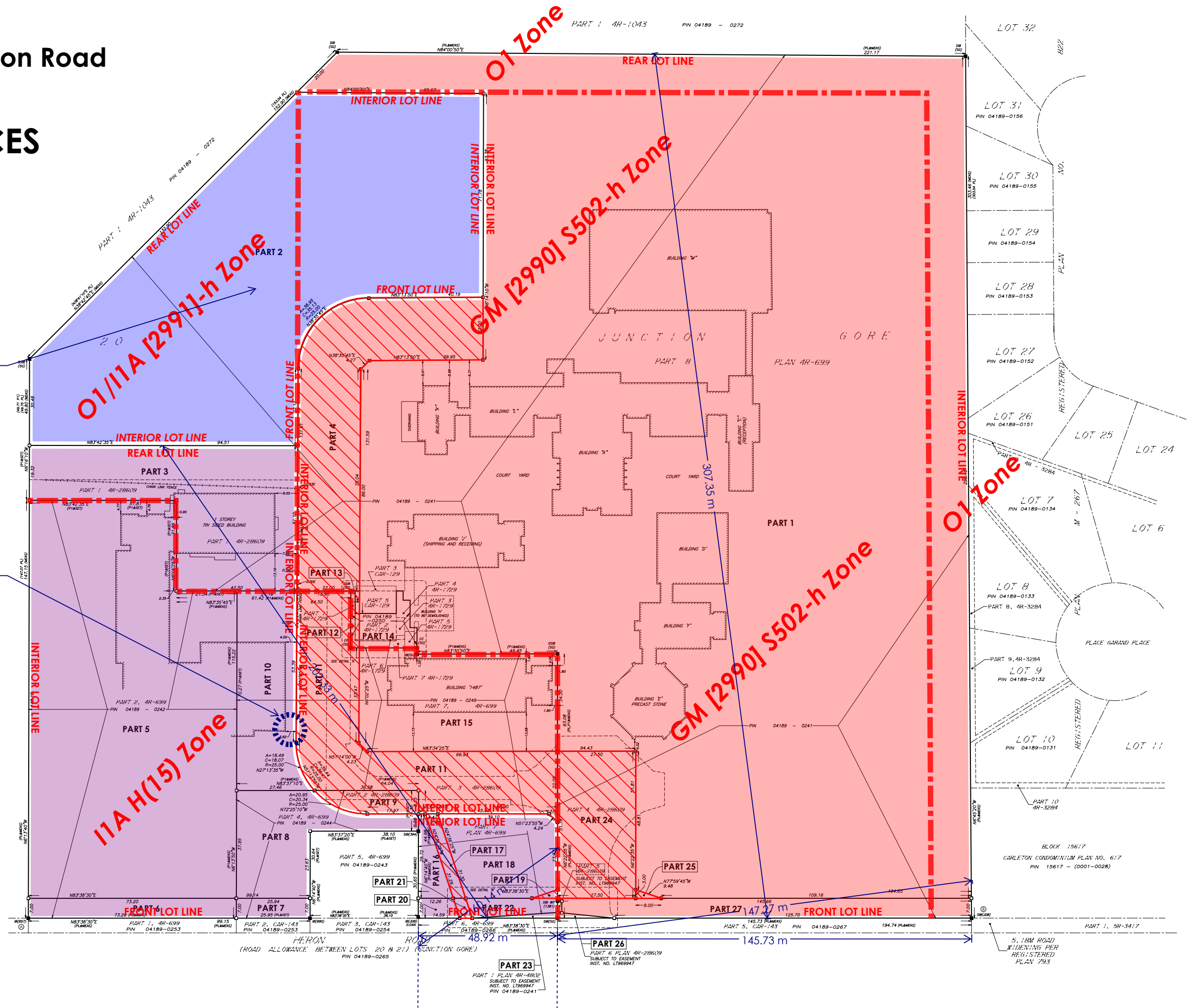
d) To permit a lot width of 0 metres; whereas the By-law requires a lot width of 15 metres (Table 170A(a)).

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)).

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2026-01-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation



1461, 1485 & 1495 Heron Road CONSENT B: TRANSFER OF LANDS FROM CLC TO OCSB (Revised)

PART 1 AR-1043 PIN 04189 - 0272

LANDS TO BE SEVERED

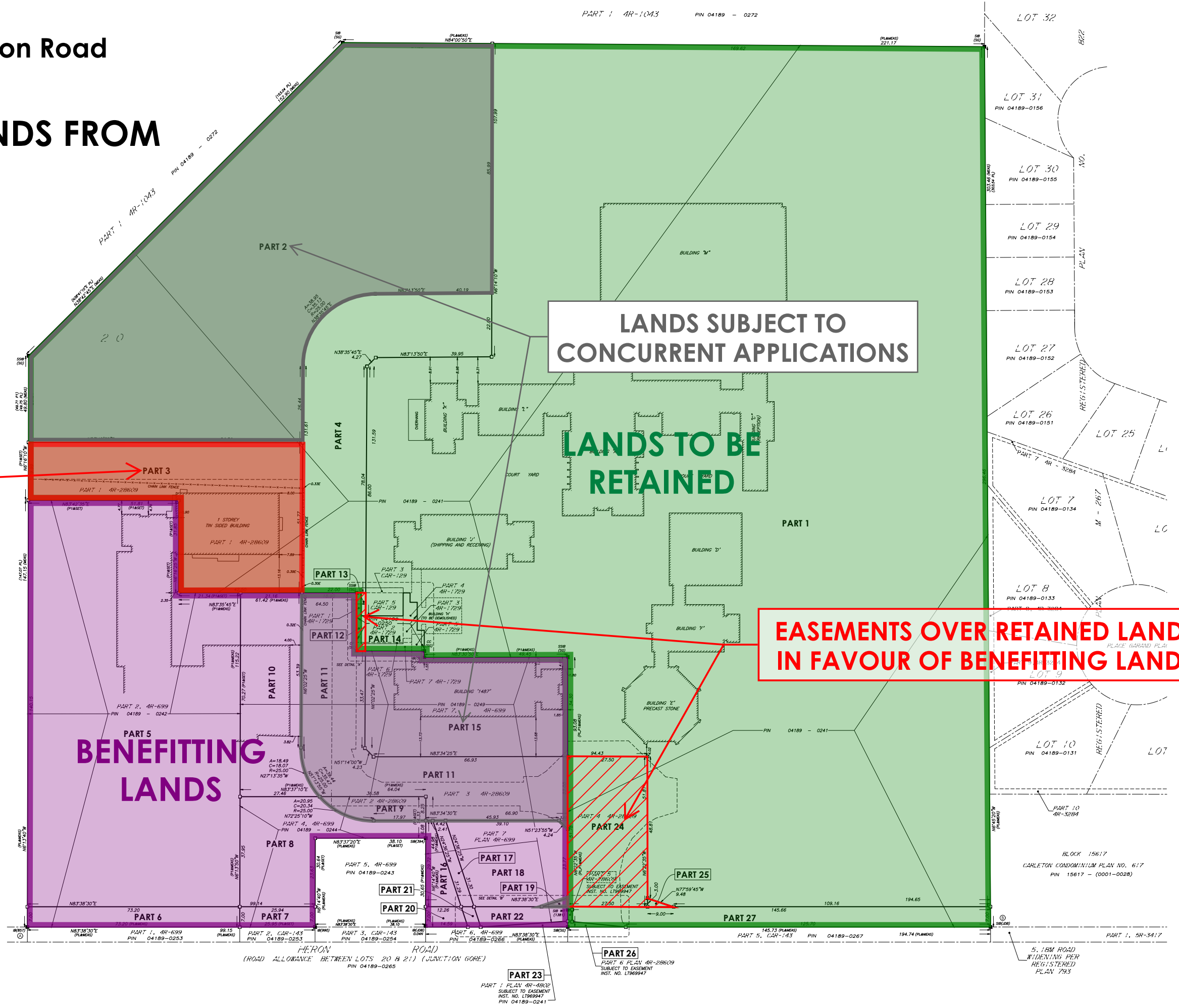
Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2026-01-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LANDS SUBJECT TO CONCURRENT APPLICATIONS

LANDS TO BE RETAINED

EASEMENTS OVER RETAINED LANDS IN FAVOUR OF BENEFITTING LANDS

BENEFITTING LANDS



1461, 1485 & 1495 Heron Road

CONSENT C: CREATION OF CEPEO PARCEL Revised

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2026-01-27

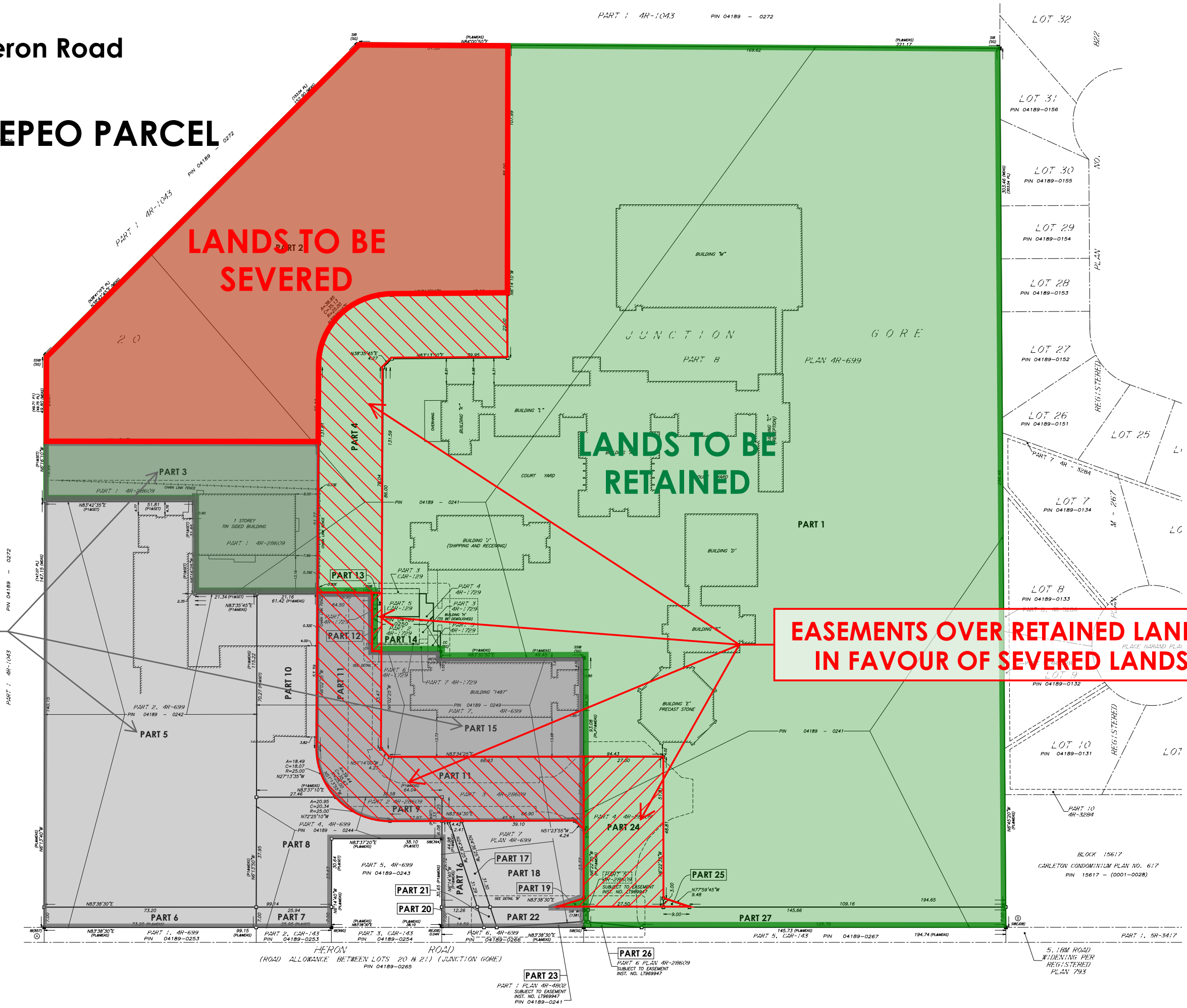
City of Ottawa | Ville d'Ottawa
Comité de dérogation

**LANDS TO BE
SEVERED**

**LANDS TO BE
RETAINED**

**LANDS SUBJECT TO
CONCURRENT
APPLICATIONS**

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



PART 1 AR-1043 PIN 04189 - 0272

LOT 32

LOT 31
PIN 04189-0156

LOT 30
PIN 04189-0155

LOT 29
PIN 04189-0154

LOT 28
PIN 04189-0153

LOT 27
PIN 04189-0152

LOT 26
PIN 04189-0151

LOT 7
PIN 04189-0134

LOT 8
PIN 04189-0133

LOT 9
PIN 04189-0132

LOT 10
PIN 04189-0131

PART 10
AR-3284

LOT 10
PIN 04189-0131

PART 10
AR-3284

BLOCK 15617
CARLETON CONDOMINIUM PLAN NO. 617
PIN 15617 - (0001-0028)

PART 1, 5R-3417

5.18M ROAD
WIDENING PER
REGISTERED
PLAN 193

HERON ROAD
(ROAD ALLOWANCE BETWEEN LOTS 20 & 21) (JUNCTION GORE)
PIN 04189-0265

PART 26
PART 6 PLAN AR-28609
SUBJECT TO EASEMENT
INST. NO. L7969947

PART 23
PART 1 PLAN AR-4832
SUBJECT TO EASEMENT
INST. NO. L7969947
PIN 04189-0241

1461, 1485 & 1495 Heron Road

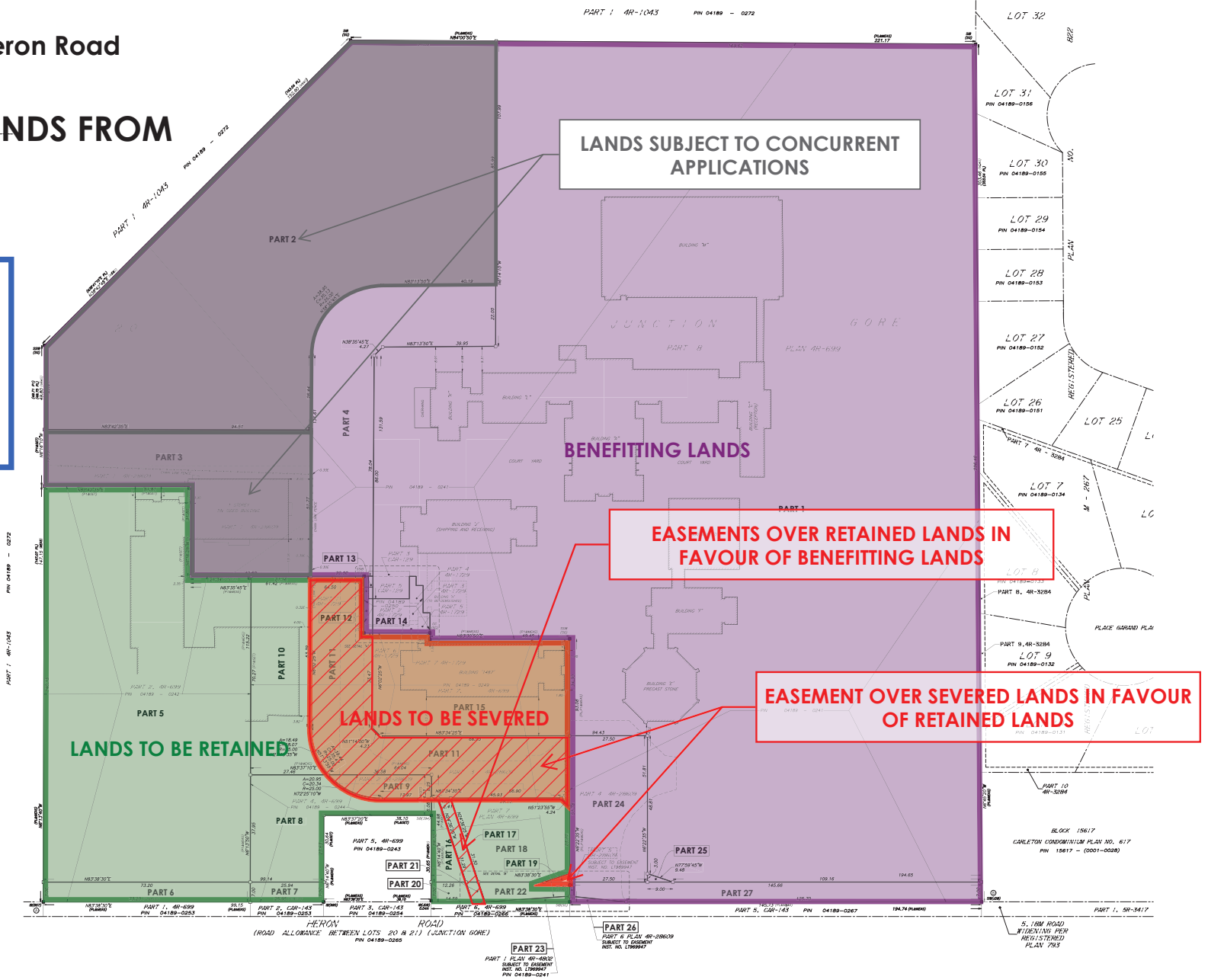
CONSENT A: TRANSFER OF LANDS FROM OCSB TO CLC Revised

Committee of Adjustment
Received | Reçu le

LOT

Revised | Modifié le : 2026-01-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation



1461, 1485 & 1495 Heron Road REQUESTED FINAL CONDITIONS Revised

PART 1 4R-1043 PIN 04189 - 0272

**LANDS FOR NEW
FUTURE SCHOOL**

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

**Committee of Adjustment
Received | Reçu le**
Revised | Modifié le : 2026-01-27
City of Ottawa | Ville d'Ottawa
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