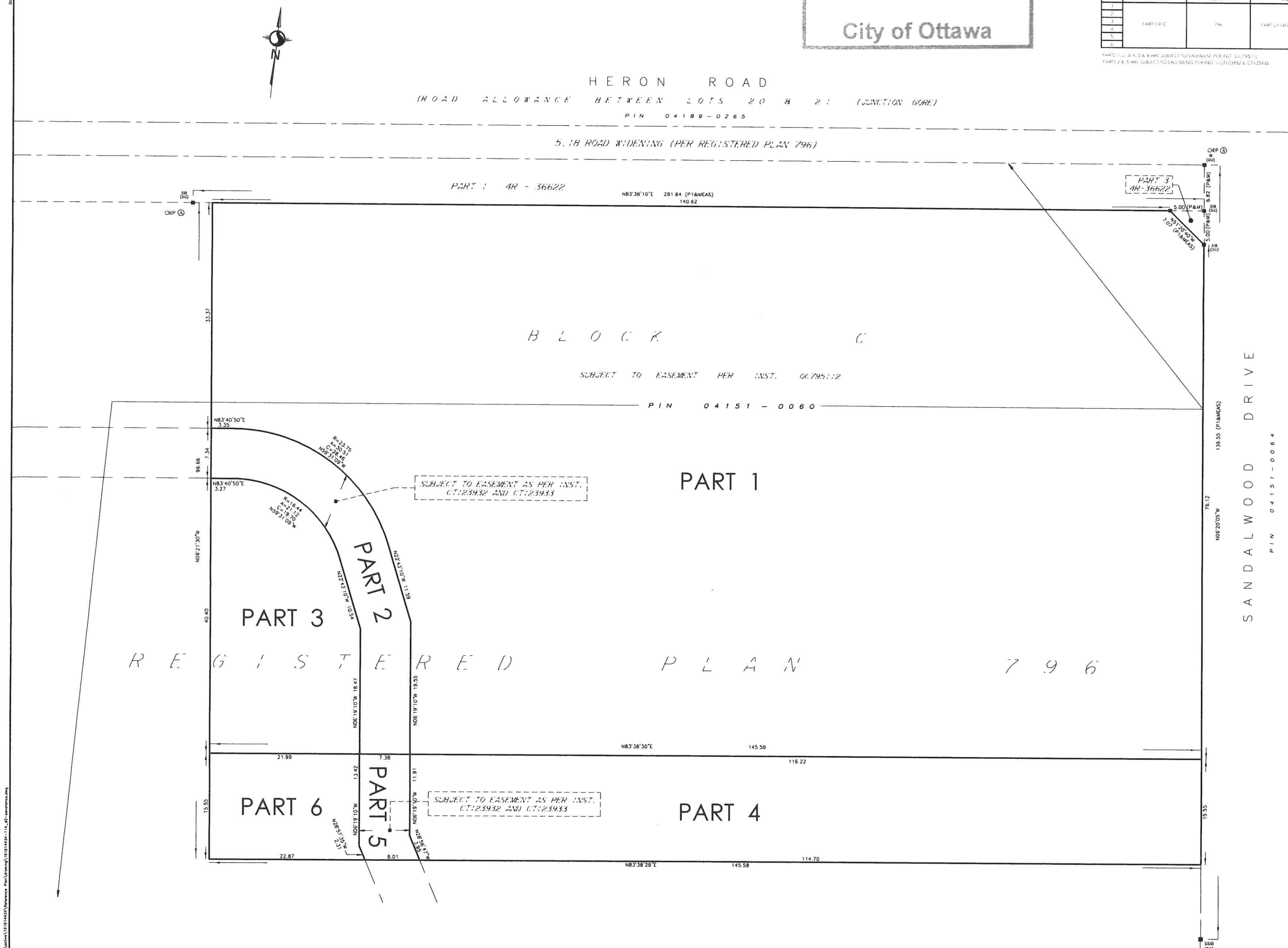
Committee of Adjustment
MAR 06 2026
City of Ottawa

| SCHEDULE | | | | |
| --- | --- | --- | --- | --- |
| PART | BLOCK | PLAN | PIN | AREA m2 |
| 1 | PART OF C | 796 | PART OF 04151-0060 | 10571.9 |
| 2 | | | | 436.7 |
| 3 | | | | 789.5 |
| 4 | | | | 1804.4 |
| 5 | | | | 116.6 |
| 6 | | | | 342.9 |

PARTS 1, 2, 3, 4, 5 & 6 ARE SUBJECT TO EASEMENT PER INST. OC795112
PARTS 2 & 5 ARE SUBJECT TO EASEMENTS PER INST'S CT123932 & CT123933




PLAN OF SURVEY OF

# PART OF BLOCK C REGISTERED PLAN 796 CITY OF OTTAWA

Scale 1:250

THE INTENDED PLOT SIZE OF THIS PLAN IS 914 mm IN WIDTH BY 610 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400 m

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

**GRID SCALE CONVERSION**
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999946

**BEARING NOTE**
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL)

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

**MONUMENTATION NOTES**
SSIB'S WERE SET DUE TO LACK OF OVERBURDEN AND/OR POSSIBLE UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF REG. 525/91

**LEGEND**

| | | |
| --- | --- | --- |
| ■ | DENOTES | FOUND MONUMENTS |
| □ | | SET MONUMENTS |
| IB | | IRON BAR |
| ------ | | ROUND IRON BAR |
| SIB | | STANDARD IRON BAR |
| SSIB | | SHORT STANDARD IRON BAR |
| CC | | CUT CROSS |
| CP | | CONCRETE PIN |
| WIT | | WITNESS |
| PIN | | IDENTIFICATION NUMBER |
| M/MEAS | | MEASURED |
| INST | | INSTRUMENT |
| PROP | | PROPORTIONED |
| OU | | ORIGIN UNKNOWN |
| SG | | STANTEC GEOMATICS LTD |
| PL | | REGISTERED PLAN 796 |
| P1 | | PLAN4R-36622 |

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
| --- | --- | --- |
| Ⓐ | 5026964.41 | 371158.82 |
| Ⓑ | 5026996.74 | 371448.89 |

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 AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE -th DAY OF -, 2025.

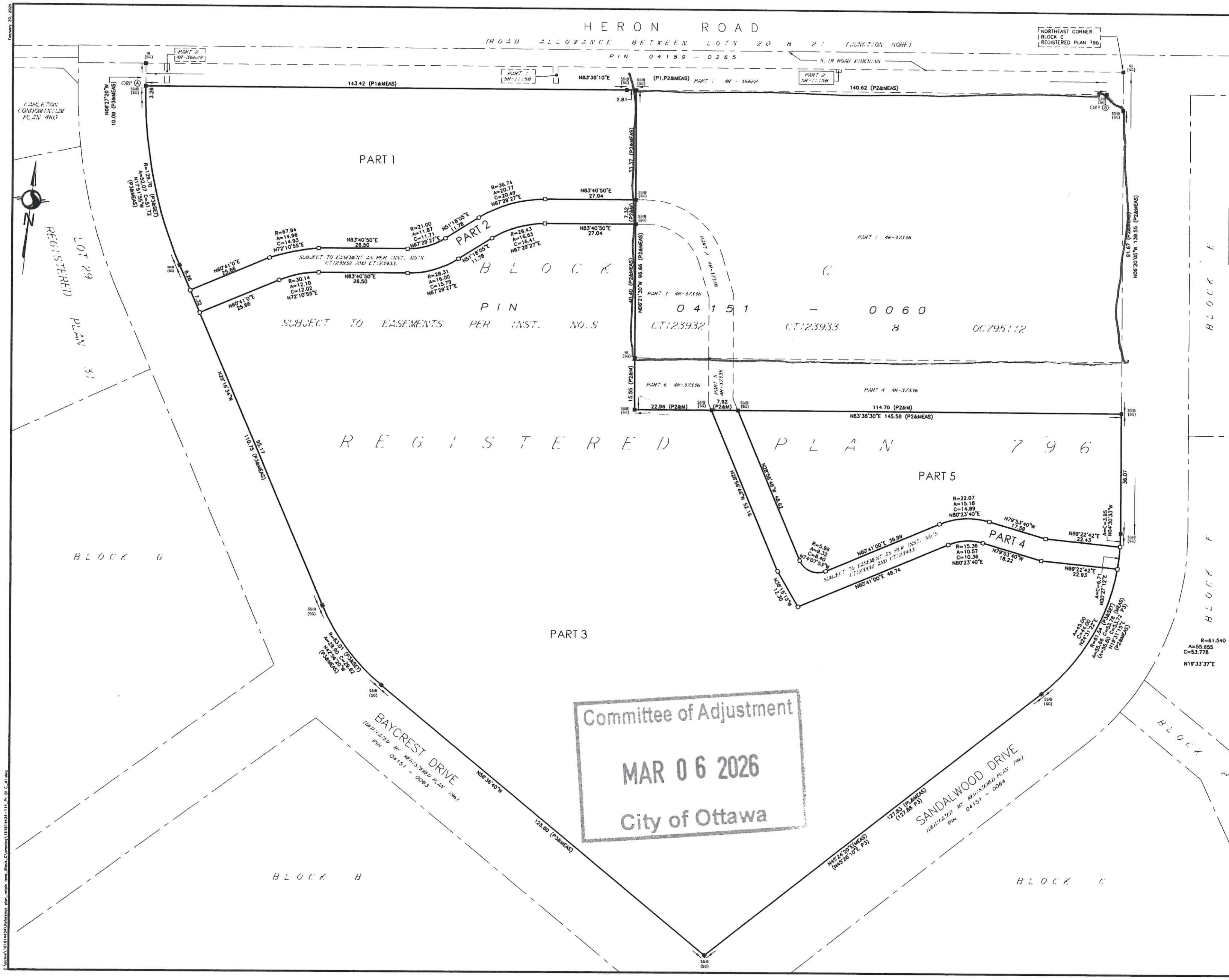
DATE

FRANCIS LAU
ONTARIO LAND SURVEYOR

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

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613 722 4420
stantec.com

| DRAWN: ME | CHECKED: | PM: BW | FIELD: | PROJECT No.: 161614434-114 |
| --- | --- | --- | --- | --- |




| SCHEDULE | | | | |
|---|---|---|---|---|
| PART | BLOCK | PLAN | PIN | AREA m2 |
| 1 | PART OF C | 796 | PART OF 04151-0060 | 6472.4 |
| 2 | | | | 1000.8 |
| 3 | | | | 28482.6 |
| 4 | | | | 1104.7 |
| 5 | | | | 4131.26 |

PARTS 1, 2, 3, 4 & 5 ARE SUBJECT TO EASEMENTS PER INST. CT123932, CT123933, OC795112

PLAN OF SURVEY OF

# PART OF BLOCK C REGISTERED PLAN 796 CITY OF OTTAWA

Scale 1:500

10 0 10 20 30 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 914 mm IN WIDTH BY 610 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500 m.

**METRIC CONVERSION**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**GRID SCALE CONVERSION**

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999946

**BEARING NOTE**

BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL)

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

**MONUMENTATION NOTES**

SSIB'S WERE SET DUE TO LACK OF OVERBURDEN AND/OR POSSIBLE UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF REG. 525/91

**LEGEND**

| | DENOTES | |
|---|---|---|
| ■ | | FOUND MONUMENTS |
| □ | | SET MONUMENTS |
| IB | | IRON BAR |
| ••••• | | ROUND IRON BAR |
| SIB | | STANDARD IRON BAR |
| SSIB | | SHORT STANDARD IRON BAR |
| CC | | CUT CROSS |
| CP | | CONCRETE PIN |
| WIT | | WITNESS |
| PIN | | IDENTIFICATION NUMBER |
| M/MEAS | | MEASURED |
| INST | | INSTRUMENT |
| PROP | | PROPORTIONED |
| OU | | ORIGIN UNKNOWN |
| SG | | STANTEC GEOMATICS LTD. |
| PL | | REGISTERED PLAN 796 |
| P1 | | PLAN 4R-36622 |
| P2 | | PLAN 4R-37336 |
| P3 | | PLAN OF SURVEY BY SG DATED DATED AUGUST 30, 2021 |

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191 CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL)
COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|---|---|---|
| Ⓐ | 5026973.53 | 371302.13 |
| Ⓑ | 5026996.74 | 371448.89 |

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 AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF JANUARY, 2026.

DATE

FRANCO LAU
ONTARIO LAND SURVEYOR

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

Stantec

**Stantec Geomatics Ltd.**
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 500
OTTAWA, ONTARIO K2C 3G4
TEL: 613 722 4420
stantec.com

| DRAWN: ME | CHECKED: | PM: FL | FIELD: CA | PROJECT No.: 161614434-114 |
|---|---|---|---|---|

February 20, 2026

Z:\active\161614434\Reference plan_retain land_Block_C\drawing\161614434-114_Pt Bl C_d1.dwg

January 8, 2026

| SCHEDULE | | | | |
|---|---|---|---|---|
| PART | BLOCK | PLAN | PIN | AREA m2 |
| 1 | PART OF C | 796 | PART OF 04151-0060 | 10571.9 |
| 2 | | | | 433.1 |
| 3 | | | | 793.4 |
| 4 | | | | 1804.8 |
| 5 | | | | 115.7 |
| 6 | | | | 344.1 |

PARTS 1, 2, 3, 4, 5 & 6 ARE SUBJECT TO EASEMENTS PER INST. CT123932, CT123933, OC795112.

**PLAN 4R-37336**

Received and deposited

January 9th, 2026

Nadia Fortunato

Representative for the Land Registrar for the Land Titles Division of Ottawa-carleton (No.4)

HERON ROAD

(ROAD ALLOWANCE BETWEEN LOTS 20 & 21 (JUNCTION GORE)

PIN 04189-0265

5.18 ROAD WIDENING (PER REGISTERED PLAN 796)

N83°38'20"E 85.91(P1&M)

NORTHEAST CORNER BLOCK C REGISTERED PLAN 796

ORP (B) N80°00'00"E 24.02 (N1&S)

IB

SSIB (SG)

PART 2 5R-11158

N83°38'10"E 143.42 (P1&M) 140.62

SIB (CITY)

PART 3 4R-36622

PART 1 4R - 36622

ORP (A) SSIB (SG) DISTURBED & RESET

SSIB

SSIB 5.00 (P&S)

SIB (SG)

6.82 (P&S)

5.00 (P&S)

CONCRETE FOUNDATION

0.08 NE (SG) 0.12 NE (P&S)

0.07 SW (SG) 0.07 SW (P&S)

N51°10'40"W 2.20 (P1&MEAS)

SSIB

33.37

BLOCK C

SUBJECT TO EASEMENTS PER INST. CT123932, CT123933, & OC795112

PIN 04151-0060

SANDALWOOD DRIVE

PIN 04151-0064

139.55 (P1&MEAS)

76.12

N06°20'05"W

N83°40'50"E 3.35 (N1&S)

SSIB

UFP

0.07 E

96.66

7.32

CONCRETE FOUNDATION

7.92 (N1&S)

R=23.75 (N1&S) A=30.51 (N1&S) C=28.45 (N1&S) N53°31'09"W(N1&S)

SUBJECT TO EASEMENT AS PER INST. CT123932 AND CT123933

PART 1

N83°40'50"E 3.35

R=16.44 A=21.12 C=19.67 N53°31'09"W

N06°21'30"W

PART 2

PART 3

N22°43'10"W 11.59(N1&S)

N22°43'10"W 10.54

40.40

18.50

19.55 (N1&S)

N06°19'10"W

CONCRETE FOUNDATION

2.68

7.68

IB

22.06

7.32

N83°38'30"E 145.59

116.22

SSIB

7.32 (N1&S)

13.37

11.91 (N1&S)

SUBJECT TO EASEMENT AS PER INST. CT123932 AND CT123933

15.55

PART 6

PART 5

PART 4

N06°19'10"W

N08°51'47"W 3.35 (N1&S)

N08°51'47"W 2.57

N77°28'50"W

22.96

7.92

N83°38'30"E 145.58

114.70

122.76 (CALCULATED RESULTANT TIE PER N1 & SET)

SSIB (SG)

**Committee of Adjustment**
Received | Reçu le

**2026-03-13**

City of Ottawa | Ville d'Ottawa
**Comité de dérogation**

PLAN OF SURVEY OF

## PART OF BLOCK C REGISTERED PLAN 796 CITY OF OTTAWA

Scale 1:250

5 0 5 10 15 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 914 mm IN WIDTH BY 610 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400 m.

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

**GRID SCALE CONVERSION**
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999946.

**BEARING NOTE**
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

**MONUMENTATION NOTES**
SSIB'S WERE SET DUE TO LACK OF OVERBURDEN AND/OR POSSIBLE UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF REG. 525/91.

**LEGEND**

| | | |
|---|---|---|
| ■ | DENOTES | FOUND MONUMENTS |
| □ | " | SET MONUMENTS |
| IB | " | IRON BAR |
| IB/Ø | " | ROUND IRON BAR |
| SIB | " | STANDARD IRON BAR |
| SSIB | " | SHORT STANDARD IRON BAR |
| CC | " | CUT CROSS |
| CP | " | CONCRETE PIN |
| WIT | " | WITNESS |
| PIN | " | IDENTIFICATION NUMBER |
| M/MEAS | " | MEASURED |
| INST | " | INSTRUMENT |
| PROP | " | PROPORTIONED |
| OU | " | ORIGIN UNKNOWN |
| SG | " | STANTEC GEOMATICS LTD. |
| PL | " | REGISTERED PLAN 796 |
| P1 | " | PLAN 4R-36622 |
| P2 | " | PLAN OF SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED DECEMBER 18, 2025. |
| N1 | " | FIELD NOTES AND CALCULATIONS RELATING TO A PLAN OF SURVEY BY STANTEC GEOMATICS LTD., DATED AUGUST 30, 2021, FILE NO. 161614434-111 |
| UFP | " | UNSUITABLE FOR POSTING DUE TO CONSTRUCTED BUILDING |
| NE | " | NORTHEAST |
| SW | " | SOUTHWEST |
| E | " | EAST |

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|---|---|---|
| (A) | 5026973.53 | 371302.13 |
| (B) | 5026996.74 | 371448.89 |

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 AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF JANUARY, 2026.

January 8, 2026
DATE

REID HALL
ONTARIO LAND SURVEYOR

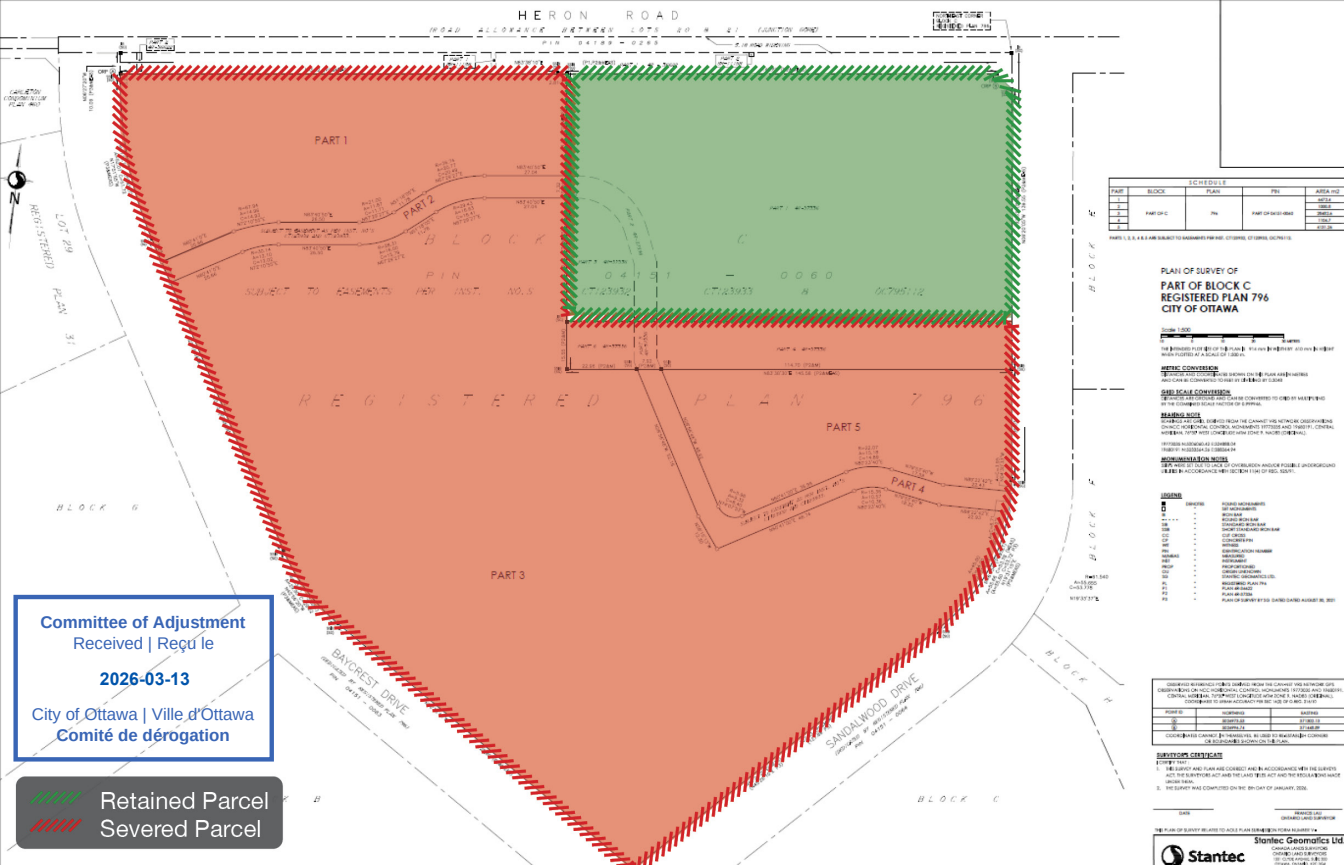
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-118137.


Stantec

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com


| DRAWN: ME | CHECKED: RH | PM: FL | FIELD: CJ | PROJECT No.: 161614434-114 |
|---|---|---|---|---|

W:\active\161614434\Reference Plan\drawing\161614434-114_d2-severance .dwg


HERON ROAD
PART 1
PART 2
PART 3
PART 4
PART 5
BLOCK C
REGISTERED PLAN 796
BAYCREST DRIVE
SANDALWOOD DRIVE
PLAN OF SURVEY OF
PART OF BLOCK C
REGISTERED PLAN 796
CITY OF OTTAWA
Committee of Adjustment
Received | Reçu le
2026-03-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation
Retained Parcel
Severed Parcel
Stantec