

1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION.
2. A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

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

1. GEODETIC ELEVATIONS DERIVED FROM LEICA SMARTNET R.T.K. OBSERVATIONS (CGVD 28:78)

2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

| FROM | TO | BEARING  | DISTANCE |
|------|----|----------|----------|
| 1    | 2  | N80°40'W | 5.3      |
| 2    | 3  | N52°17'W | 7.2      |
| 3    | 4  | N64°01'W | 2.2      |
| 4    | 5  | N86°43'E | 7.7      |
| 5    | 6  | N71°15'E | 7.3      |
| 6    | 7  | N57°53'E | 3.5      |
| 7    | 8  | N70°57'E | 16.3     |
| 8    | 9  | N77°13'E | 6.3      |
| 9    | 10 | N73°32'E | 3.3      |
| 10   | 11 | N78°06'E | 12.5     |
| 11   | 12 | N72°38'W | 2.2      |
| 12   | 13 | N79°12'E | 6.5      |
| 13   | 14 | N74°29'E | 3.3      |
| 14   | 15 | N63°12'E | 3.5      |
| 15   | 16 | N69°39'E | 10.3     |
| 16   | 17 | N82°17'E | 2.8      |

SCALE 1: 250



BEARINGS SHOWN ON THIS PLAN ARE GRID BEARINGS, AND ARE DERIVED FROM LEICA SMART-NET REAL TIME NETWORK GPS OBSERVATIONS ON REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERENCED TO SPECIFIED CONTROL POINTS 01919791338 AND 01919871649, MTM ZONE 9, (76°30' WEST LONGITUDE), NAD 83 (ORIGINAL).

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND  
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED  
SCALE FACTOR OF 0.999902

|          |         |  |
|----------|---------|--|
| S.I.B.   | DENOTES | 0.025 SQ., 1.2 LONG, STANDARD IRON BAR   |
| S.S.I.B. | DENOTES | 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR   |
| I.B.     | DENOTES | 0.016 SQ., 0.6 LONG, IRON BAR  |
| R.I.B.   | DENOTES | ROUND IRON BAR   |
| ■        | DENOTES | SURVEY MONUMENT FOUND  |
| □        | DENOTES | SURVEY MONUMENT PLANTED  |
| WIT.     | DENOTES | WITNESS  |
| S.U.     | DENOTES | SOURCE UNKNOWN   |
| C.P.     | DENOTES | CONCRETE PIN   |
| 857      | DENOTES | FAIRHALL, MOFFATT & WOODLAND LTD.  |
| RP       | DENOTES | REGISTERED PLAN 424  |
| P1       | DENOTES | SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND LTD. ON LOT 58 DATED MAY 14, 2007. |
| M        | DENOTES | MEASURED   |
| S        | DENOTES | SET  |
| U.P.     | DENOTES | UTILITIES POLE   |
| GWA      | DENOTES | GUY WIRE ANCHOR  |
| N.T.S.   | DENOTES | NOT TO SCALE   |
| E.O.A.   | DENOTES | EDGE OF ASPHALT  |
| E.O.G.   | DENOTES | EDGE OF GRAVEL   |
| T.O.D.   | DENOTES | TOP OF DITCH   |
| B.F.     | DENOTES | BOARD FENCE  |
| U.P.L.   | DENOTES | UTILITIES POLE LINE  |
| C.S.P.   | DENOTES | CORRUGATED STEEL PIPE  |

|   |
|---|
| DESCRIPTION OF LAND   |
| LOT 59, REGISTERED PLAN 424 AND LOT 20, CONCESSION 5, GEOGRAPHIC<br>TOWNSHIP OF TORBOLTON, CITY OF OTTAWA. P.I.N. 04581-0303 AND<br>P.I.N. 04581-0057 |
| REGISTERED EASEMENTS AND/OR RIGHT OF WAYS   |
| SUBJECT TO RIGHT-OF-WAY AS IN INST. TO 8828   |
| FEATURES  |
| NOTE CEDAR HEDGE, BOARD FENCES AND RETAINING WALLS  |
| COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS  |
| NOT CERTIFIED BY THIS REPORT.   |
| ADDITIONAL REMARKS  |
| SEE ALSO WRITTEN REPORT BY J.P. SHIPMAN, O.L.S., DATED NOVEMBER 30, 2021  |

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF OCTOBER, 2021.

NOVEMBER 30, 2021

DATE *12/1/81*  
P. SHIPMAN  
ONTARIO LAND SURVEY

**ASSOCIATION OF ONTARIO  
LAND SURVEYORS**  
*PLAN SUBMISSION FORM*  
**2178516**



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1026, Section 29(3)

**NOTE:** THIS REPORT WAS PREPARED FOR MARK RUSHTON  
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**H.A.KEN SHIPMAN SURVEYING LTD.**  
P.O. BOX 53, NORTH GOWER, ONT. KOA 2T0 TEL: 489-3910

REF. No.: TBN.-141

FILE No.: 21-12769

**Committee of Adjustment**  
Received | Reçu le

2022-09-23

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**SITE BENCHMARK**  
SPIKE IN UTILITIES POLE  
ELEVATION 60.48 m. (CGVD 28:78)

Diagram illustrating the proposed road construction plan view, showing stationing and station numbers along the center-line of the road.

Stationing (along the center-line):

- 60+00
- 60+56
- 60+54

Station Numbers (above the center-line):

- P.I.N. 04581
- 
- 0036

Labels below the center-line:

- BAYVIEW DRIVE
- (FORMERLY McCORMICK AVENUE)

| OBSERVED REFERENCE POINTS (ORP):MTM ZONE 9, NAD 83 (ORIGINAL) |            |           |
|---|------------|-----------|
| POINT IDENTIFICATION  | NORTHING   | EASTING   |
| ORP A   | 5040907.51 | 335319.17 |
| ORP B   | 5040942.88 | 335437.80 |

COORDINATES SHOWN TO RURAL ACCURACY IN ACCORDANCE WITH O.REG 216/10,  
SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).  
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN