

SCALE 1:1500

No.	1	ISSUED FOR MINOR VARIANCE	DATE
Author		Revision/Value	DATE
Checked By			
Drawn By			
Design			

**McINTOSH PERRY**  
 1100 BROADVIEW AVE. SUITE 100  
 OTTAWA, ONTARIO K1K 1R7  
 TEL: 453-834-3344 FAX: 453-834-3342  
 WWW.MCINTOSHPERRY.COM

Client: OTTAWA WEST DEVELOPMENT INC.

Project: 6415 FOLLOWFLEED ROAD

City: OTTAWA

Project File: SKETCH FOR MINOR VARIANCE

Drawn: L. LOBO

Checked By: S. K. C.

Drawn By: S. K. C.

Date: JUNE 11, 2020

Project Number: OCP-17-0661

Drawing Number: SP-3

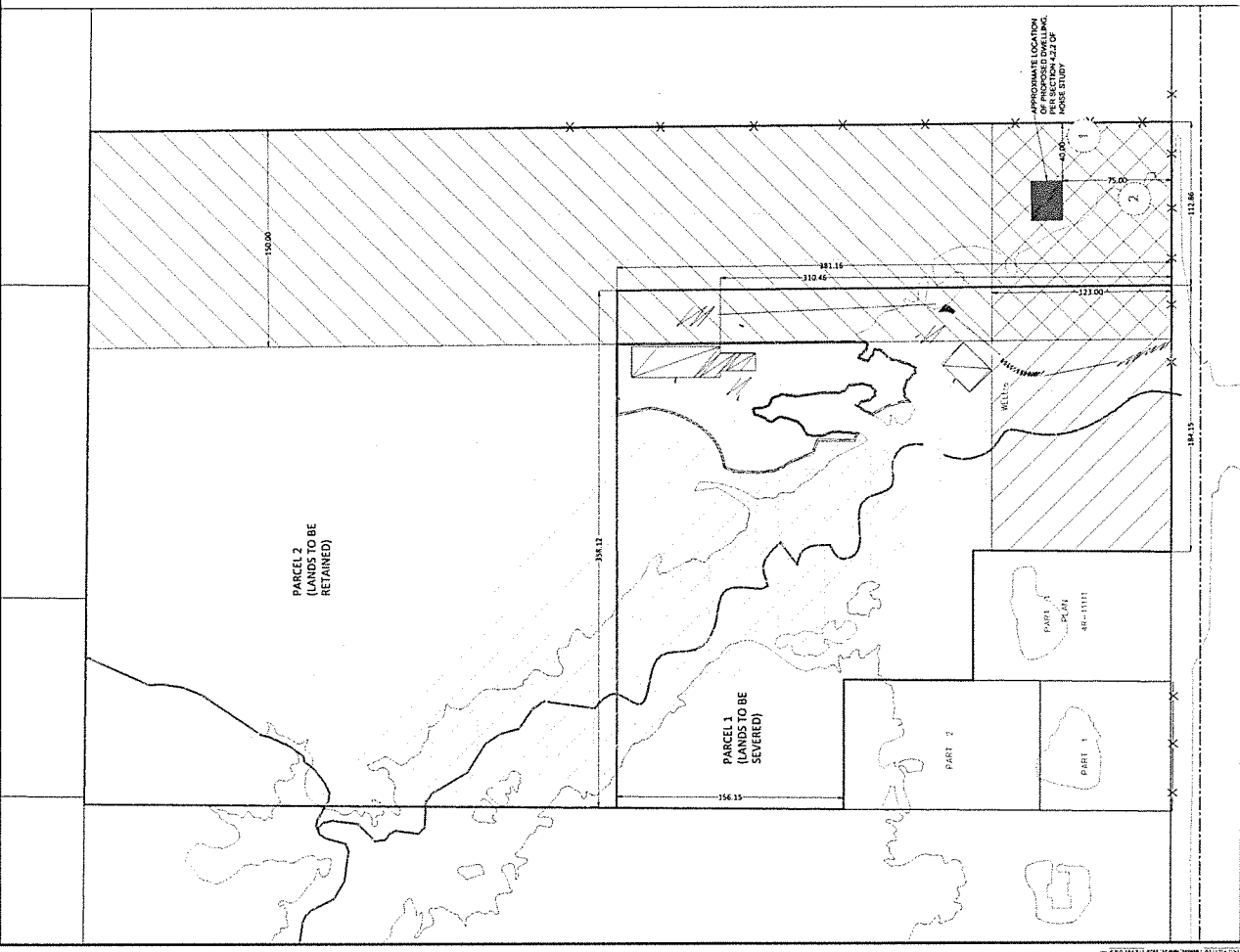
**NOTE: DEVELOPMENT - AS SHOWN OR OTHERWISE - IS SUBJECT TO PERMITTING (INCL. CITY OF OTTAWA, MISSISSIPPI VALLEY CONSERVATION AUTHORITY) AS APPLICABLE.**

**NOTE: DEVELOPMENT - AS SHOWN OR OTHERWISE - IS SUBJECT TO ALL APPLICABLE PROVISIONS OF CITY OF OTTAWA ZONING BY-LAW NO. 2008-250, INCLUDING 'RU' ZONE PROVISIONS. RELIEF FROM THE ZONING BY-LAW COULD BE REQUIRED.**

**LEGEND**

[Symbol]	DEVELOPMENT ENVELOPE
[Symbol]	WATERCOURSE
[Symbol]	NEW BUILDING
[Symbol]	ACCESS ROAD
[Symbol]	PROPERTY LINE
[Symbol]	SEPTIC BED
[Symbol]	ME 2 ZONE SETBACK (150M SETBACK TO PROPERTY ZONED MINERAL EXTRACTION SUBZONE 2 - ME2, PER SECTION 68 OF BY-LAW NO. 2008-250)
[Symbol]	ME 3 ZONE SETBACK (150M SETBACK TO PROPERTY ZONED MINERAL EXTRACTION SUBZONE 3 - ME3, PER SECTION 68 OF BY-LAW NO. 2008-250)
[Symbol]	MDS II SETBACK (100M SETBACK PER MINIMUM DISTANCE SEPARATION ANALYSIS PREPARED BY MCINTOSH PERRY, DATED JULY 31, 2019 AND SECTION 62 OF BY-LAW NO. 2008-250)
[Symbol]	100-YEAR FLOODPLAIN (PER FLOODPLAIN MAP PHASE 3 - AC2019 PRE-EDP 2016)
[Symbol]	EIS-RELATED SETBACK (PER FIGURE 1 AND RECOMMENDATIONS OF ENVIRONMENTAL IMPACT STATEMENT PREPARED BY WINGCASTER ENVIRONMENTAL PLANNING INC., REVISION DATED OCTOBER 9, 2019)
[Symbol]	WATERCOURSE SETBACK (100M PER SECTION 69 OF BY-LAW NO. 2008-250)

Date	By	Description
JUN 11, 2020	L. LOBO	ISSUED FOR MINOR VARIANCE
JUN 11, 2020	S. K. C.	CHECKED
JUN 11, 2020	S. K. C.	DRAWN

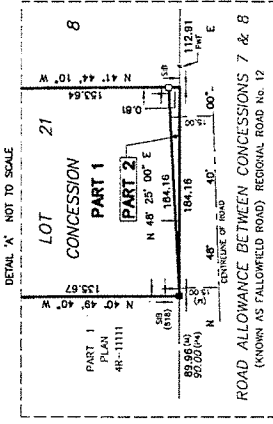
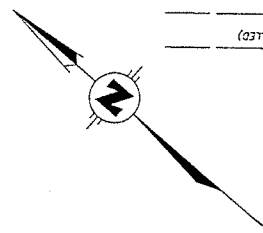


PROPOSED 150M SETBACK PER SECTION 62 OF BY-LAW NO. 2008-250

PROPOSED 100M SETBACK PER SECTION 69 OF BY-LAW NO. 2008-250

**PLAN OF SURVEY**  
OF  
**PART LOT 21**  
**CONCESSION 8**  
**GEOGRAPHIC TOWNSHIP OF GOULBOURN**  
**CITY OF OTTAWA**  
SCALE 1:2000 METERS

G.A. SMITH - ONTARIO LAND SURVEYOR  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991  
BEARINGS ARE WITH GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A & B, BY REAL TIME NETWORK (RTN) OBSERVATIONS,  
NAD 83, CENTRAL MERIDIAN 76°30'00"W, NAD83 (GSR5)(2010)



**I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.**

DATED DECEMBER 17, 2019

G.A. Smith  
G. A. SMITH  
ONTARIO LAND SURVEYOR

**PLAN 4R-32689**  
RECEIVED AND DEPOSITED  
DATE Feb. 95, 2020  
G.A. Smith  
REPRESENTATIVE FOR  
THE LAND TITLES DIVISION  
OF OTTAWA-CARLETON (4)

SCHEDULE			
PART	LOT	CONCESSION	AREA
1	PART OF 21	8	10.5 REQUARES
2	PART OF 21	8	74.5 m <sup>2</sup>

PARTS 1 & 2 COMPRISE PART OF PIN 04447-0031(L1)

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM REAL TIME NETWORK OBSERVATIONS (RTN) AND ARE REFERRED TO WITH ZONE 9 MARS (GSR5) (2010) COORDINATES. THE PLAN IS SUBJECT TO THE REAL TIME NETWORK ACT FOR SCS-14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	5008102.5	351844.7
ORP B	5008422.5	352172.9

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

- LEGEND:**
- MONUMENT FOUND
  - MONUMENT SET
  - IRON BAR
  - IRON PIPE
  - SHORT STANDING IRON BAR
  - ROUND IRON BAR
  - CONCRETE PIN
  - WITNESS
  - DRIVEN UNKNOWN
  - UTILITY POLE
  - OVERHEAD WIRES
  - POST AND WIRE FENCE
  - JOHN R. HELEY O.L.S. (1442)
  - JOHN H. WENDT O.L.S. (1442)
  - REGIONAL MUNICIPALITY OTTAWA-CARLETON (RMCO) (P1)
  - PLAN SR-6175 (P1)
  - PLAN SR-6805 (P2)
  - PLAN SR-11111 (P4)
  - PLAN 4R-11111

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE 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 DECEMBER 13, 2019

DATE DECEMBER 17, 2019

G.A. Smith  
G.A. SMITH  
ONTARIO LAND SURVEYOR

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

**Callon Dietz** INCORPORATED  
ONTARIO LAND SURVEYORS  
CARLETON PLACE LONDON NORTH BAY ST. THOMAS  
info@callondietz.com callondietz.com

SURVEY BY: E.C. URBANI B.T. R.M. FILE NO. 19-0241 PLAN NO. RDD-3029

