

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: **FEB 25/22**

**PLAN 4R-34411**  
 RECEIVED AND DEPOSITED DATE: **2022 02 18**

*Stefan S. Bazar*  
 STEFAN S. BAZAR  
 ONTARIO LAND SURVEYOR

*Olana Kimm*  
 OLANA KIMM  
 REPRESENTATIVE FOR  
 LAND REGISTRAR FOR THE  
 LAND TITLES DIVISION OF  
 OTTAWA-CARLETON NO. 4.

SCHEDULE		
PART	LOT	CONCESSION
1 to 6 (both inclusive)	PART OF 29	4
		PIN
		All of 04327-0069

Part 2: Subject to easement, Inst. GL36799  
 Part 4: Subject to easement, Inst. OC670199

PLAN OF SURVEY OF  
**PART OF LOT 29  
 CONCESSION 4 (RIDEAU FRONT)**  
 Geographic Township of Gloucester  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:1500

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

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 10th day of February, 2021.

**FEB 25/22**  
 Date

*Stefan S. Bazar*  
 Stefan S. Bazar  
 Ontario Land Surveyor

- Notes & Legend
- Denotes Survey Monument Found
  - Denotes Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - Meas. Measured
  - (WT) Witness
  - (AOC) Annis, O'Sullivan, Vollebek Ltd.
  - (P1) Plan 4R-15291
  - (P2) Plan 4R-21514
  - (P3) Plan by (857) dated June 19, 1996
  - (P4) Plan 4R-19602
  - PWF Post & Wire Fence
  - CLF Chain Link Fence
  - CL Contrefort
  - Overhead Wires
  - AN Anchor
  - OLP Utility Pole

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999948.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N58°38'30"E and are referenced to Specified Control Points 01919760735 and 01919871649, MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°38'25" counter-clockwise was applied to bearings on plan P1&P2 and a rotation of 00°02'40" to P4.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919760735 and 01919871649, MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

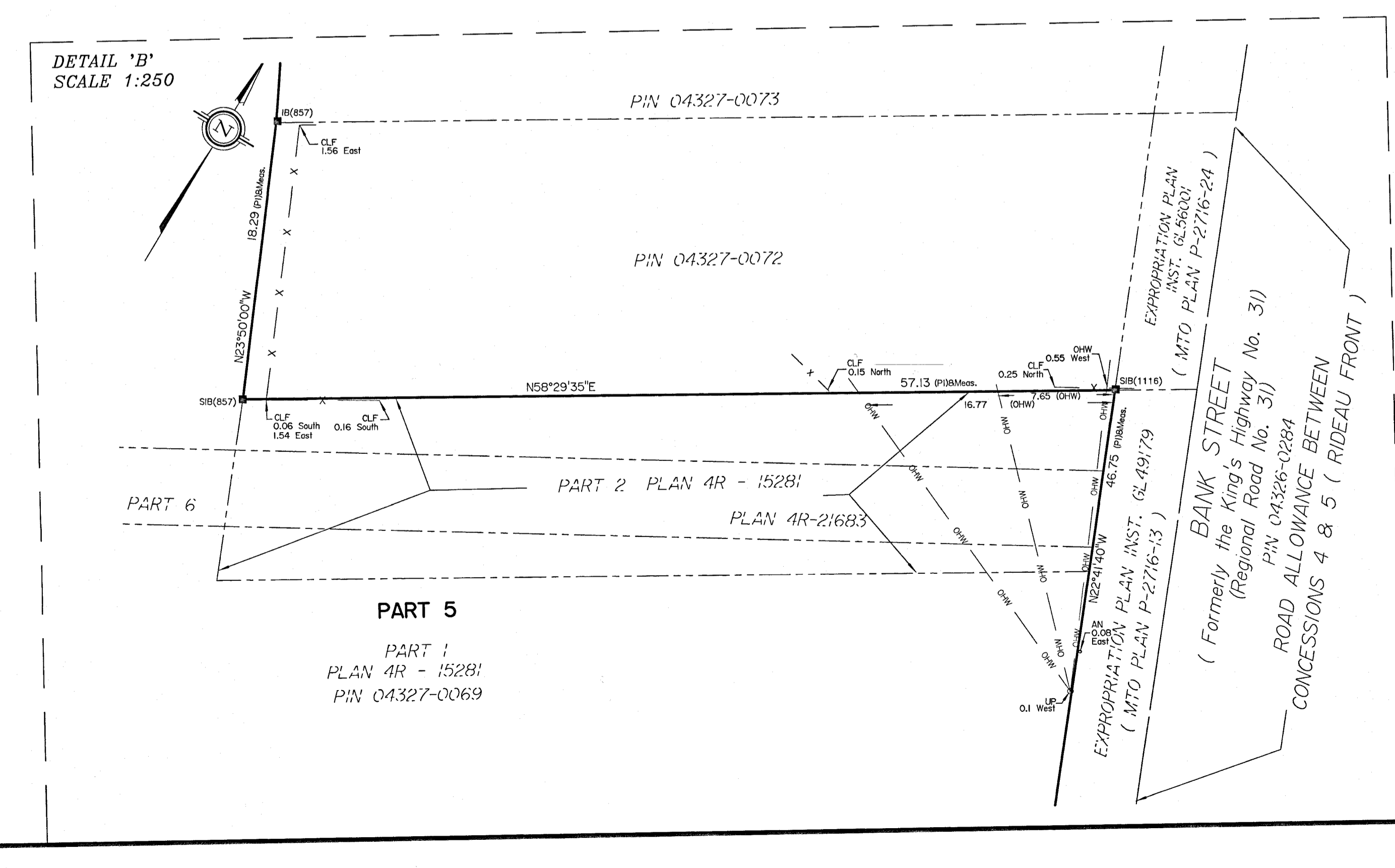
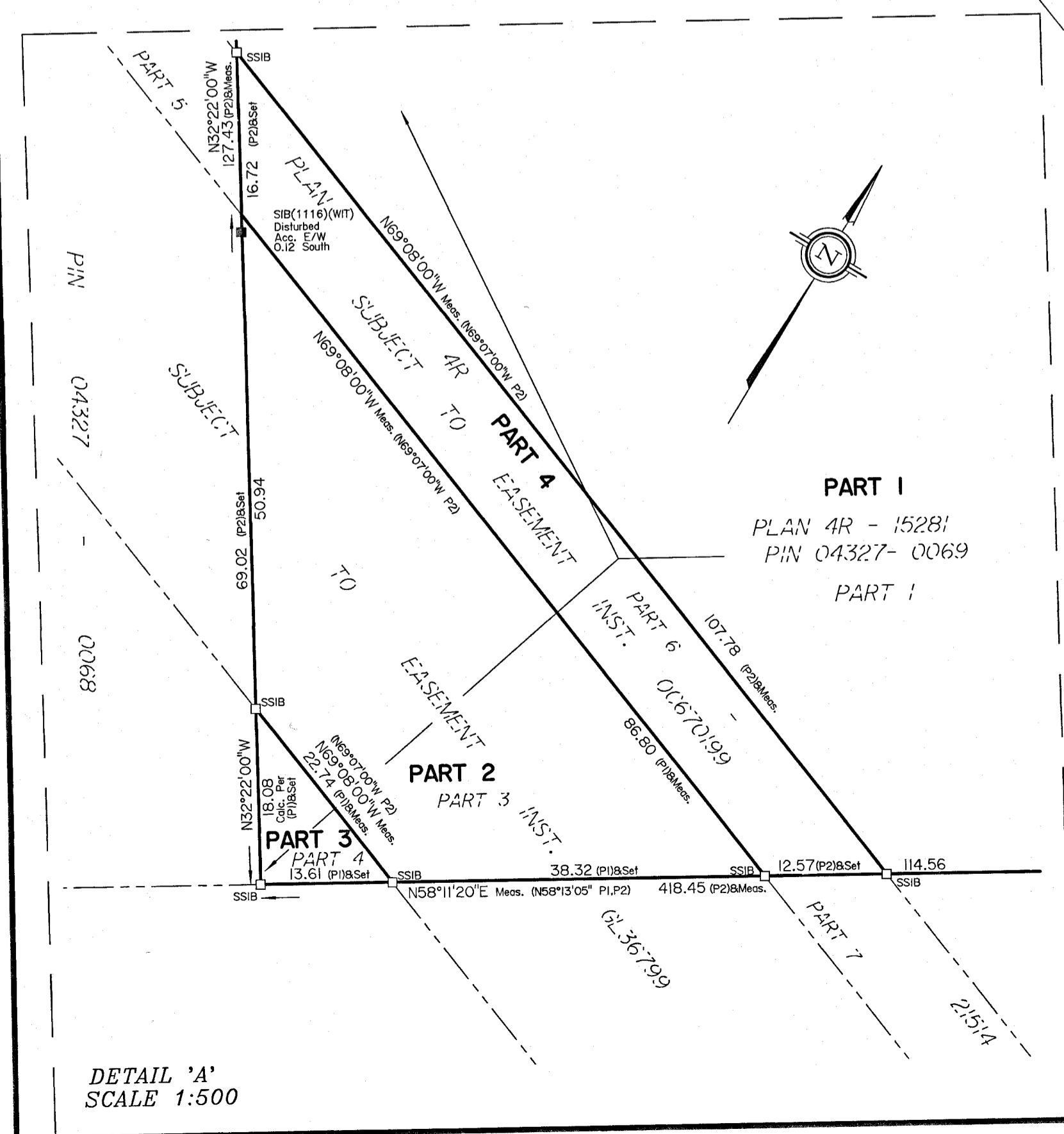
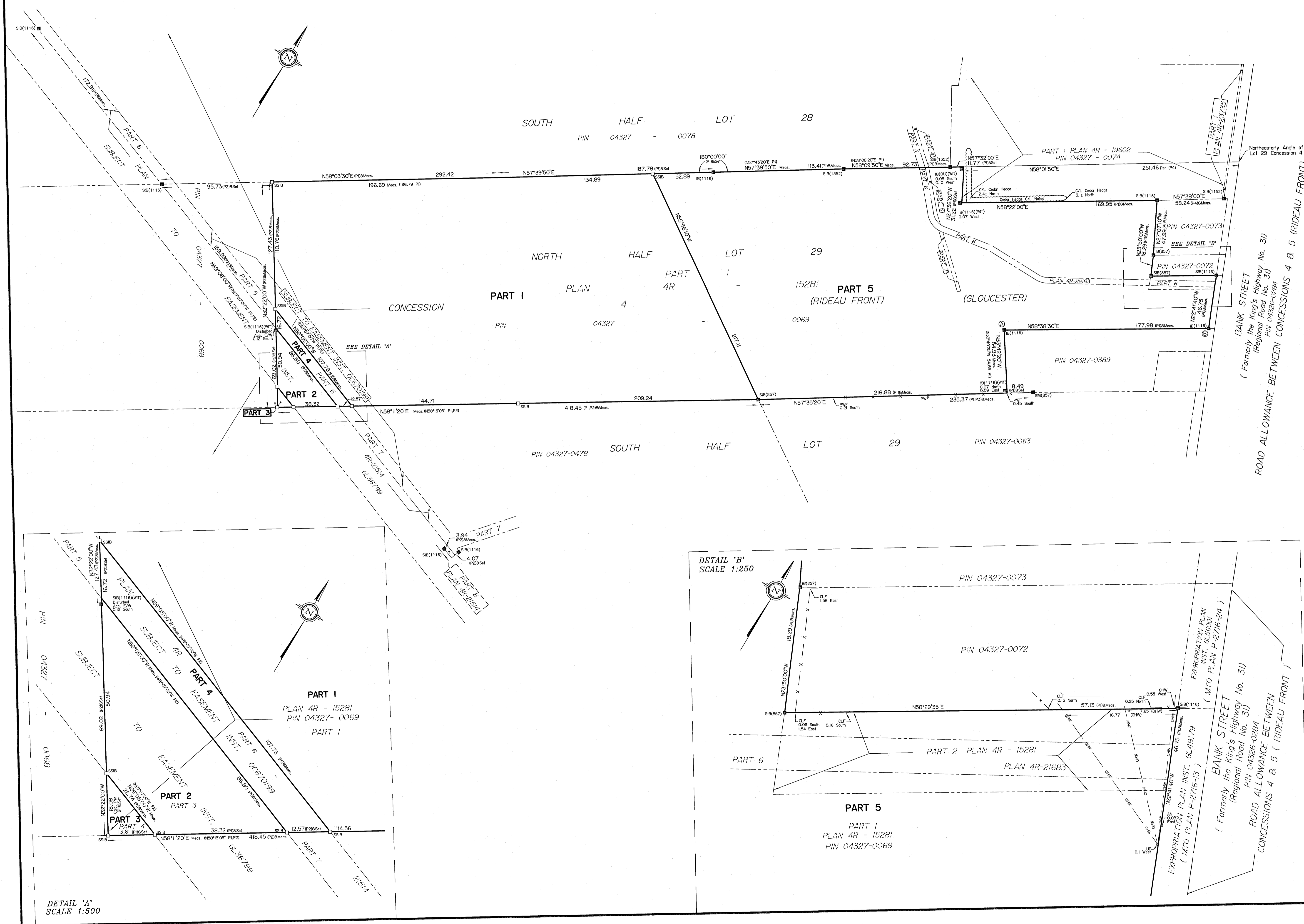
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919760735	Northing	5026903.34	Eastings	376968.72
01919871649	Northing	5007189.87	Eastings	372435.05
Point A	Northing	5016475.64	Eastings	377317.38
Point B	Northing	5016568.25	Eastings	377469.38

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

**Committee of Adjustment**  
 Received | Reçu le  
**2022-12-09**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

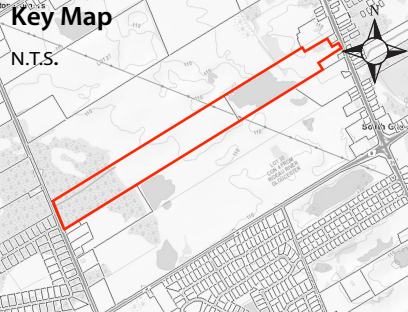
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
 14 Concourse Centre, Suite 500  
 Niagara, Ont. N2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: [NewPlans@annis.com](mailto:NewPlans@annis.com)





# Pyper Severance Sketch For Lot Addition

5360 Bank Street  
Pt. Lot 29, Concession 4  
Township of Gloucester  
CITY OF OTTAWA



- ### Legend
- Subject Lands
  - Non-Evaluated Wetlands
  - Floodplains
  - Easement
  - Regulation Limit

Committee of Adjustment  
Received | Reçu le  
**2022-12-09**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

- ### Notes
- Locations for the Wetlands, Floodplains and Regulation Limit derived from the GeoOttawa Online GIS mapping. Their locations on the sketch are approximate.
  - Boundary and dimensions for the subject property falling in Lot 29 Concession 4 derived from Plan 4R-34411 completed by Annis, O'Sullivan Vollebek LTD. in February of 2022. All other dimensions are approximate based on GIS mapping.

Version Date: December 06, 2022  
File No. 22-115 | Drawn By: TG

