

Committee of Adjustment  
Received | Reçu le  
**2023-03-13**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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Ce document est présenté dans la langue dans laquelle il a été fourni.

COLUMBUS AVENUE  
PIN 04207 - 0460

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: Sept. 13/21  
*T. Hartwick*  
T. HARTWICK  
ONTARIO LAND SURVEYOR  
*S. McMullin*  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

| SCHEDULE |                   |      |                   |
|----------|-------------------|------|-------------------|
| PART     | LOT               | PLAN | PIN               |
| 1        | Part of 27 and 28 | 291  | All of 04207-0195 |
| 2        | Part of 28        |      |                   |
| 3        | Part of 27 and 28 |      |                   |

PLAN OF SURVEY OF  
PART OF LOTS 27 AND 28  
REGISTERED PLAN 291  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



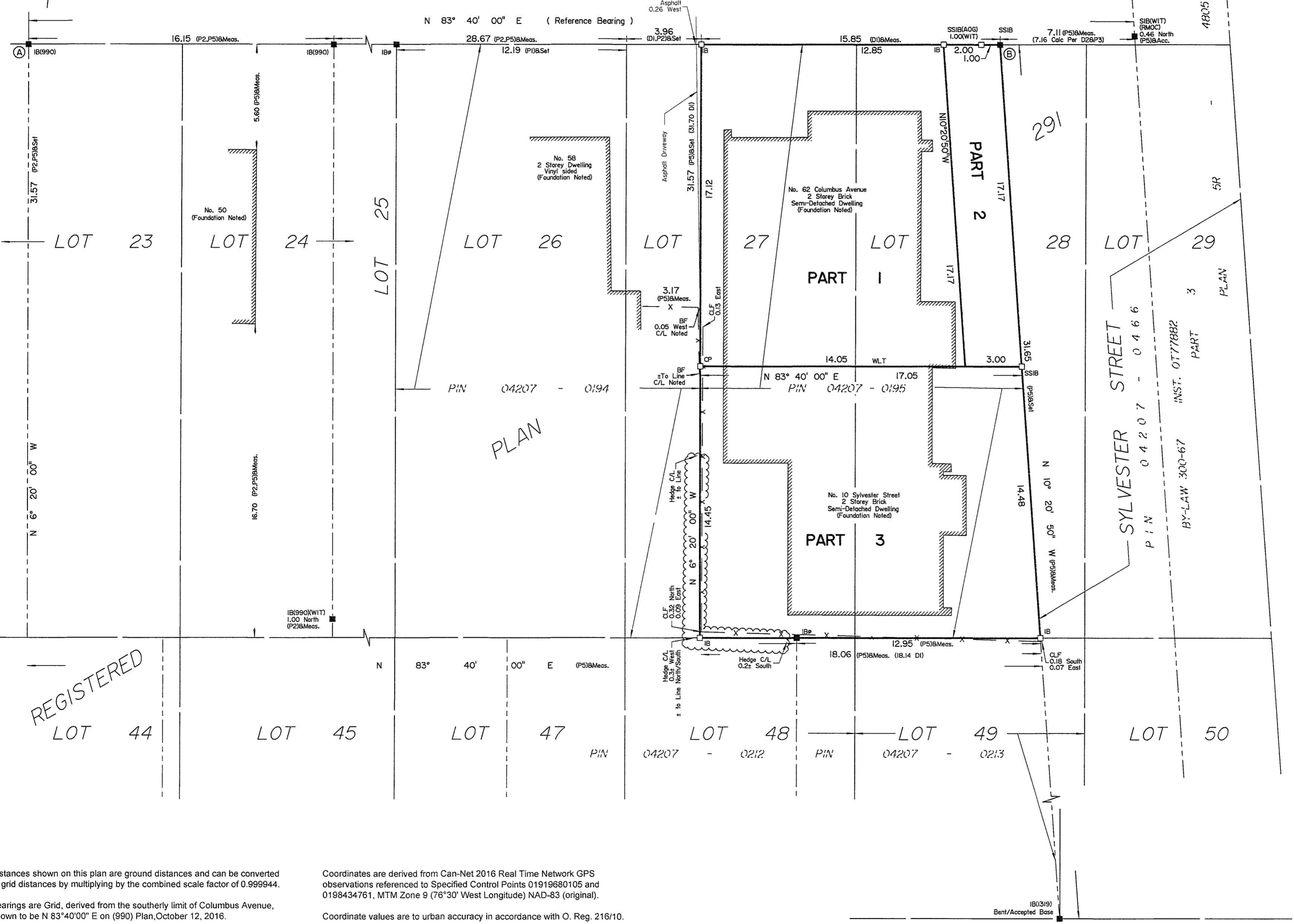
Metric  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 2nd day of September, 2021.

Sept. 13/21  
Date  
*T. Hartwick*  
T. Hartwick  
Ontario Land Surveyor

Notes & Legend

|       |         |                                  |
|-------|---------|----------------------------------|
| □     | Denotes | Survey Monument Planted          |
| ■     | "       | Survey Monument Found            |
| SIB   | "       | Standard Iron Bar                |
| SSIB  | "       | Short Standard Iron Bar          |
| IB    | "       | Iron Bar                         |
| IBØ   | "       | Round Iron Bar                   |
| CP    | "       | Concrete Pin                     |
| (WIT) | "       | Witness                          |
| (AOG) | "       | Annis, O'Sullivan, Vollebek Ltd. |
| Meas. | "       | Measured                         |
| Calc. | "       | Calculated                       |
| WTL   | "       | Centreline of Wall ± to Line     |
| Acc.  | "       | Accepted                         |
| CLF   | "       | Chain Link Fence                 |
| BF    | "       | Board Fence                      |
| C/L   | "       | Centreline                       |
| (P1)  | "       | Registered Plan 291              |
| (P2)  | "       | (990) Plan, October 12, 2016     |
| (P3)  | "       | Plan 5R-4805                     |
| (P4)  | "       | (1319) Plan, September 22, 1993  |
| (P5)  | "       | (AOG) Plan, September 14, 2018   |
| (D1)  | "       | Inst. N287859                    |
| (D2)  | "       | Inst. GL45638 (Fourthly)         |



REGISTERED  
LOT 44

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999944.  
Bearings are Grid, derived from the southerly limit of Columbus Avenue, shown to be N 83°40'00" E on (990) Plan, October 12, 2016.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 0198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

|                |          |            |         |           |
|----------------|----------|------------|---------|-----------|
| . 01919680105  | Northing | 5024915.16 | Easting | 373971.85 |
| . 019198434761 | Northing | 5036178.12 | Easting | 372436.11 |
| . Point A      | Northing | 5032161.54 | Easting | 370226.93 |
| . Point B      | Northing | 5032168.67 | Easting | 370291.16 |

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

GLYNN AVENUE  
(FORMERLY GLIN AVENUE)

**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@avoltd.com

Ontario Land Surveyors  
Job No. 17603-19 Esmalhan P11-1s 27 28 P1 291 R F2 ISW

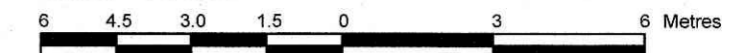


COLUMBUS AVENUE  
PIN 04207 - 0460

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**PART OF LOTS 27 AND 28**  
**REGISTERED PLAN 291**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



**Metric**

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

**Surveyor's Certificate**

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
- The survey was completed on the 24th day of June, 2022.

Date Dec 22/22

*T. Hartwick*  
T. Hartwick  
Ontario Land Surveyor

**PART 2**

**1. REGISTERED RIGHTS-OF-WAY/EASEMENTS**

No rights-of-way or easements were found to be registered against the subject property.

**2. PROPERTY IMPROVEMENTS**

Not applicable. This is a foundation survey only; future structures above foundation level and future site improvements cannot be commented on.

**3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**

Compliance is not certified by this report.

**4. ADDITIONAL REMARKS**

The building ties are to the unparted concrete foundation walls.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Amir Esmailian, ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

**Notes & Legend**

| Denotes |                                  |
|---------|----------------------------------|
|         | Survey Monument Planted          |
|         | Survey Monument Found            |
|         | Standard Iron Bar                |
|         | Short Standard Iron Bar          |
|         | Iron Bar                         |
|         | Round Iron Bar                   |
| (P1)    | Registered Plan 291              |
| (P2)    | (990) Plan, October 12, 2016     |
| (P3)    | Plan 5R-4805                     |
| (P4)    | (1319) Plan, September 22, 1993  |
| (P5)    | (AOG) Plan, September 14th, 2018 |
| (D1)    | INST. No N287859                 |
| (D2)    | INST. No GL45638 (Fourthly)      |
| OHW     | Overhead Wires                   |
| SRW     | Stone Retaining Wall             |
| CRW     | Concrete Retaining Wall          |
|         | Deciduous Tree                   |
| Ø       | Diameter                         |
| CLF     | Chain Link Fence                 |
| BF      | Board Fence                      |
| C/L     | Centreline                       |
| +65.00  | Location of Elevations           |

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ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
**V-31727**

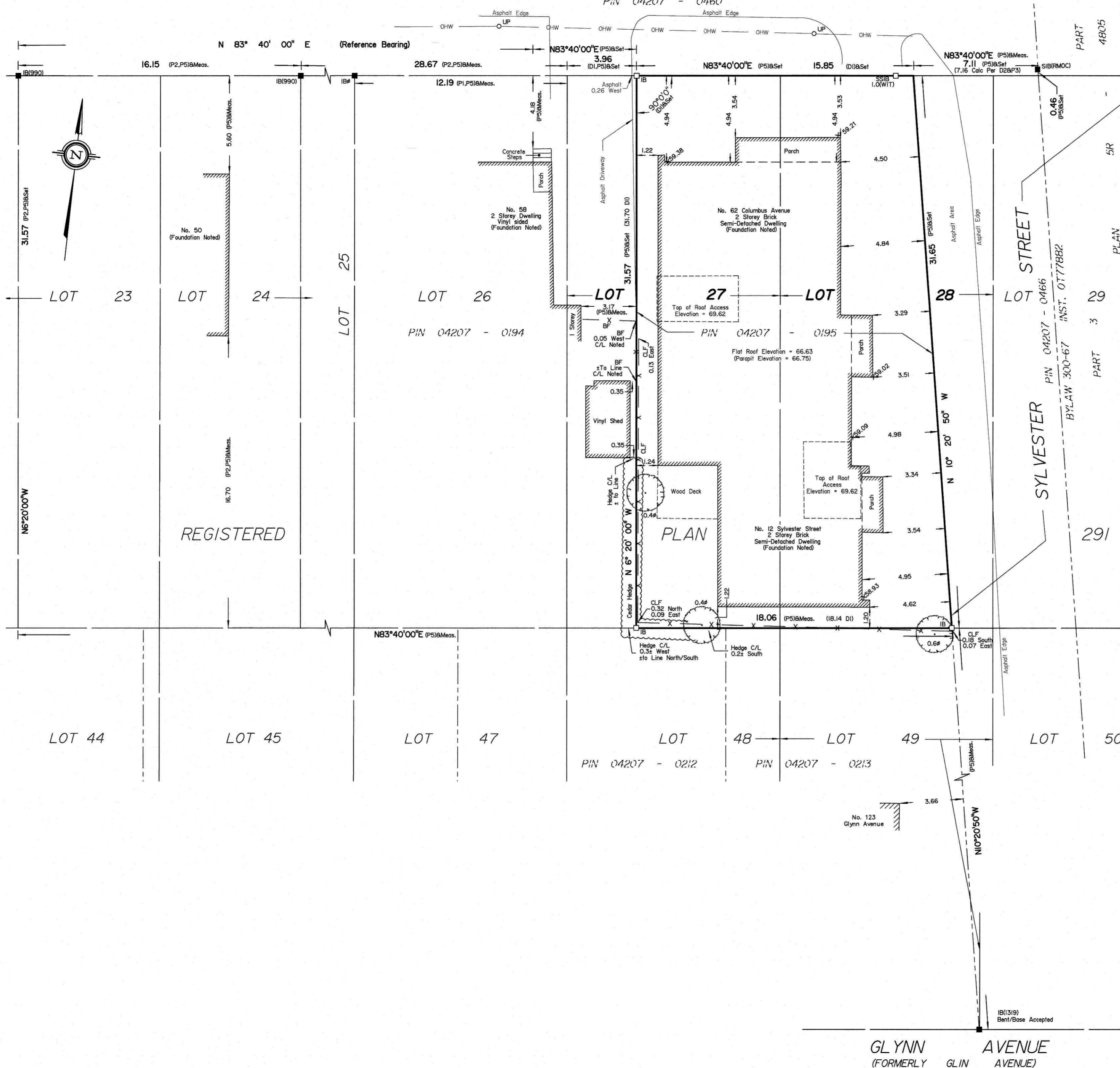
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

Bearings are Grid, derived from the southerly limit of Columbus Avenue, shown to be N83°40'00"E on (990) Plan, October 12, 2016.

**ELEVATION NOTES**

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- 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 agrees with the information shown on this drawing.

Flat roof 7.51m above average grade. Top of roof accesses 10.49m above average grade.



GLYNN AVENUE  
(FORMERLY GLIN AVENUE)

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Ontario Land Surveyors