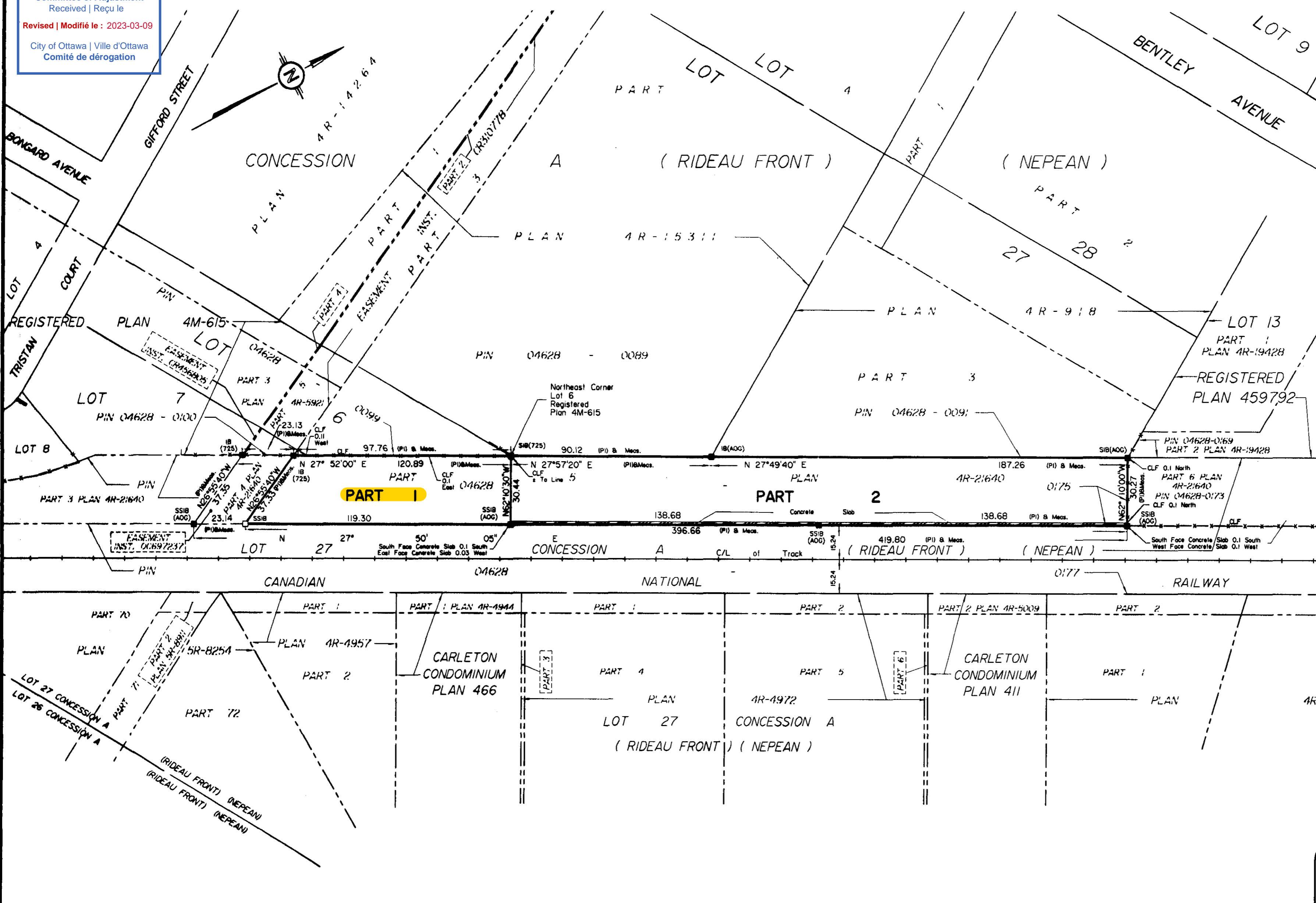


Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2023-03-09  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
PLAN 4R-22262  
RECEIVED AND DEPOSITED DATE: Sept 7 07  
DATE: Sept 7 07  
W. Andrew Shelp  
ONTARIO LAND SURVEYOR  
M. Annis  
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.



**SCHEDULE**

PART	LOT	CONCESSION	PIN
1	Part of Lot 27	Concession A (Rideau Front) Nepean	Part of PIN 04628-0175
2			

PLAN OF SURVEY OF  
PART OF LOT 27  
CONCESSION A (Rideau Front)  
Geographic Township of Nepean  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 1250  
50 37.5 25 12.5 0 25 50 Metres  
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:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them.  
2. The survey was completed on the 5th day of September, 2007.  
Date: Sept 7/07  
W. Andrew Shelp  
Ontario Land Surveyor

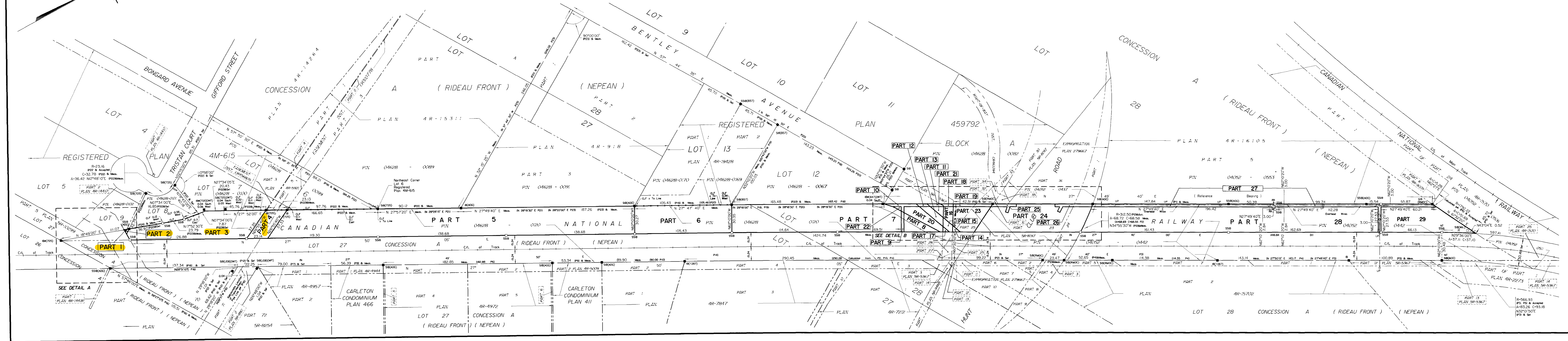
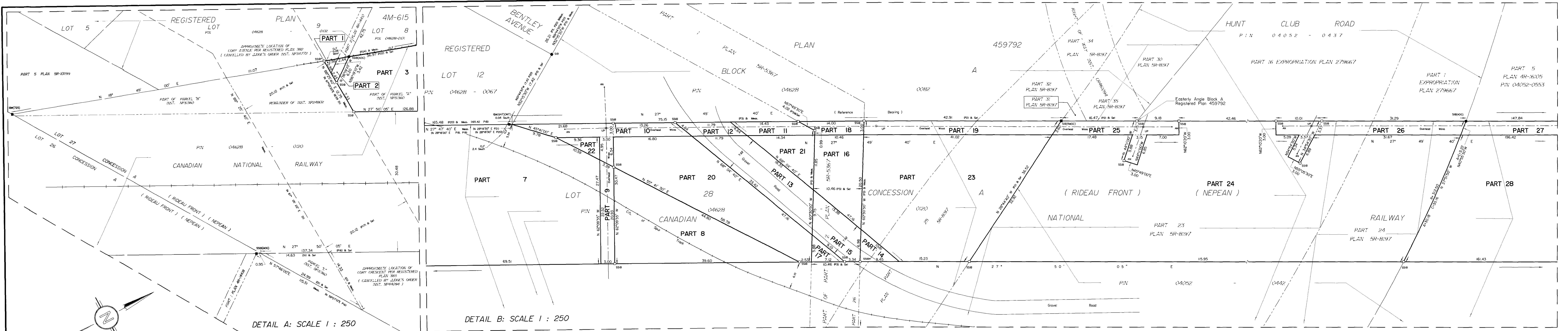
**Notes & Legend**

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- (WIT) Witness
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- Meas. Measured
- (P1) Plan 4R-21640
- CLF Chain Link Fence
- C/L Centreline

Bearings are grid bearings, derived from the easterly limit of Part 5 Plan 4R-21640, shown to be N 27° 49' 40" E thereon.

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@aosvl.com  
Ontario Land Surveyors  
Job No. 8184-07 Dwg. 8184-07-RP1 H F  
Dwg. 8184-07 3293696 Canada Inc Pt Lt 27 Con A RF Np RP1 H F





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: Dec 12/06  
 RECEIVED AND DEPOSITED DATE: December 12 2006  
 Ass't. Dir. Robert Unrau  
 LAND REGISTRATION FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4

SCHEDULE		
PART	PART OF LOT	PART OF PIN
1		
2		
3	27	
4		
5		
6		
7	27 & 28	
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		

PLAN OF SURVEY OF  
**PART OF LOTS 27 AND 28  
 CONCESSION A (RIDEAU FRONT)  
 Geographic Township of Nepean  
 CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
 Scale 1 : 1250

**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:  
 1. This survey and plan are correct and in accordance with the regulations made under them.  
 2. The survey was completed on the 6th day of December, 2006.  
 Date: Dec 12/06  
 Annis, O'Sullivan, Vollebek Ltd.  
 Ontario Land Surveyor

- Notes & Legend**
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SSB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - SSIB' Short Standard Iron Bar (0.3 long)
  - IB Iron Bar
  - (WIT) Witness
  - (AOC) Annis, O'Sullivan, Vollebek Ltd.
  - Meas. Measured
  - NT Non Tangential
  - LUF Utility Pole
  - AN Anchor
  - CL Chain Link Fence
  - CLF Chain Link Fence
  - (P1) Plan 4R-16105
  - (P2) Plan 5R-8197
  - (P3) Plan 5R-5367
  - (P4) Plan 4R-15702
  - (P5) Plan 4R-15710
  - (P6) Plan 4R-4972
  - (P7) Plan 4R-4957
  - (P8) Carleton Condominium Plan 466
  - (P9) Carleton Condominium Plan 411
  - (P10) Plan 4R-15711
  - (P11) Plan 4R-7212
  - (P12) Plan 5R-8254
  - (P13) Plan 4R-4900
  - (P14) Plan 5R-7777
  - (P15) Plan 4R-14418
  - (P16) Plan 4R-6225
  - (P17) Registered Plan 382
  - (P18) Plan 4R-15651
  - (P19) Plan 4R-19428
  - (P20) Registered Plan 459792
  - (P21) Plan 4R-15011
  - (P22) Registered Plan 4M-615
  - (P23) Plan 4R-9116
  - (P24) Plan 5R-10099
  - (O1) Incl. NP31360

Bearings are grid bearings, derived from the easterly limit of Part 5, Plan 4R-16105, show to be N 27°49'40" E thereon.  
 A convergence of 0°05'00" has been applied to Plan 4M-615.

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
 1400 Carleton Place, Suite 201  
 Nepean, Ont. K2P 7S8  
 Phone: (613) 777-0860 Fax: (613) 777-1070  
 Email: annis@annis.com  
 Ontario Land Surveyors



PLAN 4M-65  
 I CERTIFY THAT THIS PLAN 4M-65 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON N° 4 AT 11.11 O'CLOCK ON THE 9<sup>th</sup> DAY OF September 1987 AND ENTERED IN THE REGISTER FOR PARCEL 27-16 SECTION 27-16 AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT N° 343961 (REMAINDER)  
 LAND REGISTRY

THE SUBDIVISION REPRESENTED BY THIS PLAN AFFECTS ALL OF PARCEL 27-16 SECTION NEPEAN "A" (R.F.)

APPROVED UNDER SECTION 50 OF THE PLANNING ACT.  
 BY THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
 THIS 4<sup>th</sup> DAY OF Sept 1987.  
 PLANNING COMMISSIONER  
 REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

PLAN OF SUBDIVISION OF  
 PART OF THE SOUTH HALF LOT 27  
 CONCESSION 'A' RIDEAU FRONT  
 TOWNSHIP OF NEPEAN  
 NOW IN THE CITY OF NEPEAN  
 REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
 JOHN H. KENNEDY O.L.S.  
 1987

SCALE 1:750  
 METRES

NOTE  
 BEARINGS SHOWN HEREON ARE ASTROMOMIC, DERIVED FROM THE BEARING N. 57° 50' 30" E. ON THE SOUTHERLY LIMIT OF BONGARD AVENUE AS SHOWN ON PLAN 4R-5921.

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

OWNER'S CERTIFICATE  
 THIS IS TO CERTIFY THAT:  
 1. LOTS 1 TO 9, BOTH INCLUSIVE, THE STREET, NAMELY TRISTAN COURT, HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.  
 2. THE STREET IS HEREBY DEDICATED AS PUBLIC HIGHWAY.

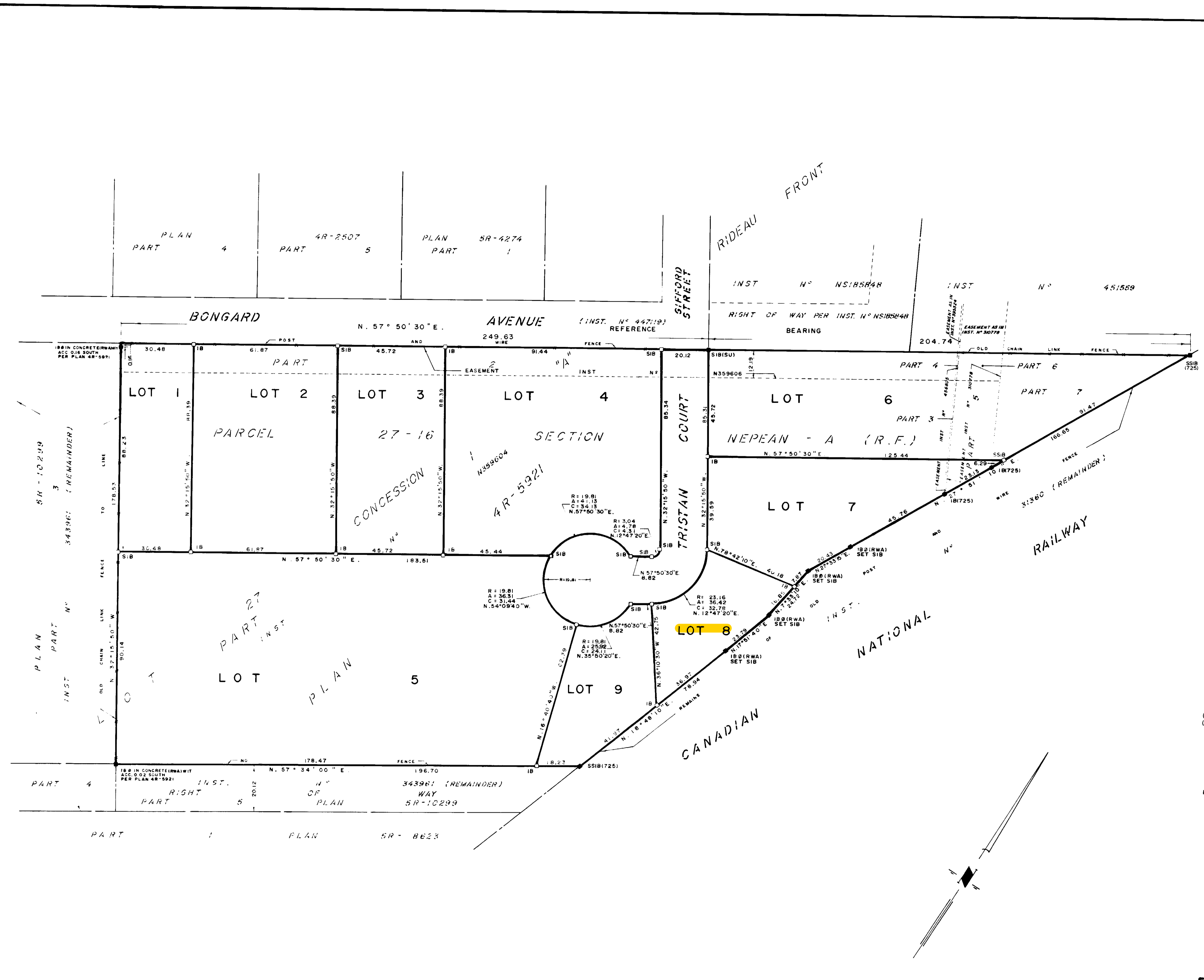
DATED THE 19<sup>th</sup> DAY OF August 1987.  
 OWNER: 865109 ONTARIO LIMITED  
 L. TRIEMSTRA, PRESIDENT

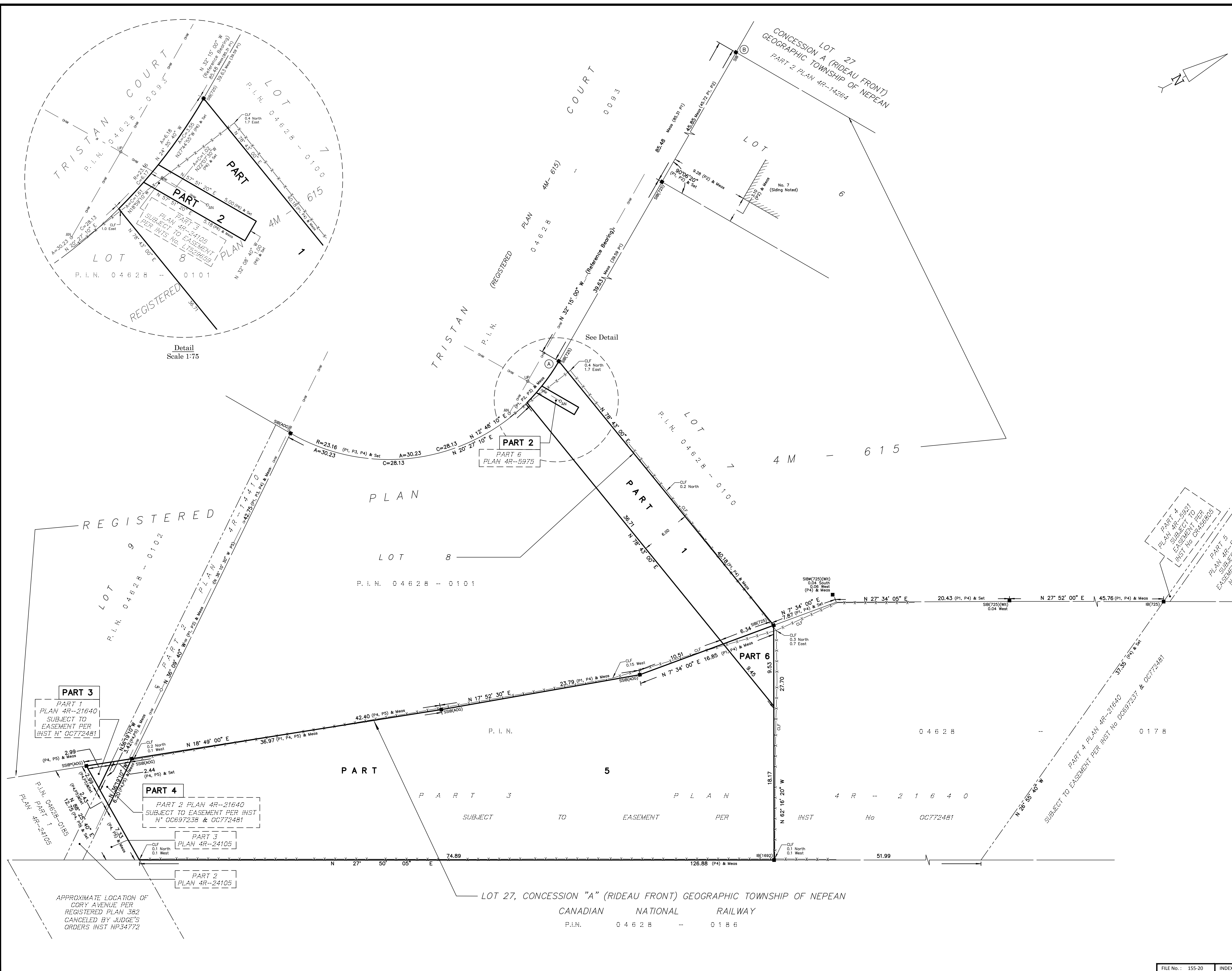
LEGEND  
 ■ DENOTES SURVEY MONUMENT FOUND  
 ○ DENOTES SURVEY MONUMENT PLANTED  
 SIB DENOTES STANDARD IRON BAR  
 IB DENOTES SHORT STANDARD IRON BAR  
 MEAS DENOTES IRON BAR  
 INST DENOTES MEASURED  
 ○ DENOTES INSTRUMENT  
 ○ DENOTES ROUND  
 (RWA) DENOTES R. W. ARNETT O.L.S.  
 (725) DENOTES ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD.

SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.  
 2. THE SURVEY WAS COMPLETED ON THE 18<sup>th</sup> DAY OF August 1987.

August 18, 1987  
 DATE  
 JOHN H. KENNEDY  
 JOHN H. KENNEDY  
 ONTARIO LAND SURVEYOR

Arnett, Kennedy, Riddell & Jason Surveying Ltd.  
 ONTARIO & CANADA LAND SURVEYORS  
 OTTAWA KEMPTVILLE BROCKVILLE  
 Ref 19-87 G.C.





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: \_\_\_\_\_  
 DANIEL ROBINSON  
 ONTARIO LAND SURVEYOR

**PLAN 4R-**  
 RECEIVED AND DEPOSITED  
 DATE: \_\_\_\_\_  
 REPRESENTATIVE FOR LAND REGISTRAR  
 FOR THE LAND TITLES DIVISION OF  
 OTTAWA-CARLETON NO. 4.

**SCHEDULE**

PART	LOT	CONCESSION/PLAN	PIN	AREA (Sq.m.)
1	PART OF LOT 8	REGISTERED PLAN 4M-615	PART OF 04628 - 0101	224.7
2	PART OF LOT 8	REGISTERED PLAN 4M-615	PART OF 04628 - 0101	5.1
3	PART OF LOT 27	CONCESSION A (RIDEAU FRONT)	PART OF 04628 - 0178	4.2
4	PART OF LOT 27	CONCESSION A (RIDEAU FRONT)	PART OF 04628 - 0178	9.6
5	PART OF LOT 27	CONCESSION A (RIDEAU FRONT)	PART OF 04628 - 0178	1383.3
6	PART OF LOT 27	CONCESSION A (RIDEAU FRONT)	PART OF 04628 - 0178	28.4

PART 2 SUBJECT TO EASEMENT PER INST. LT529659  
 PART 3 SUBJECT TO EASEMENT PER INST. OC772481  
 PART 4 SUBJECT TO EASEMENT PER INST. OC697238 & OC772481  
 PART 5 SUBJECT TO EASEMENT PER INST. OC772481  
 PART 6 SUBJECT TO EASEMENT PER INST. OC772481

PLAN OF SURVEY OF  
**PART OF LOT 8  
 REGISTERED PLAN 4M-615  
 AND PART OF LOT 27  
 CONCESSION A (RIDEAU FRONT)  
 GEOGRAPHIC TOWNSHIP OF NEPEAN  
 CITY OF OTTAWA**  
 FARLEY, SMITH & DENIS SURVEYING LTD. 2020

Scale 1: 200

**Metric Note**  
 Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

**Bearing Note**  
 Bearings are MTM grid, are referred to the Easterly limit of Tristan Court having a bearing of N 32° 15' 00" W as shown on Plan 4R-21640 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°00'50" clockwise was applied to bearings on P1, P2, P3 & P6.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
Ⓐ	5021575.75	366471.55
Ⓑ	5021648.03	366425.92
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND 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 \_\_\_ day of \_\_\_\_\_, 2020.

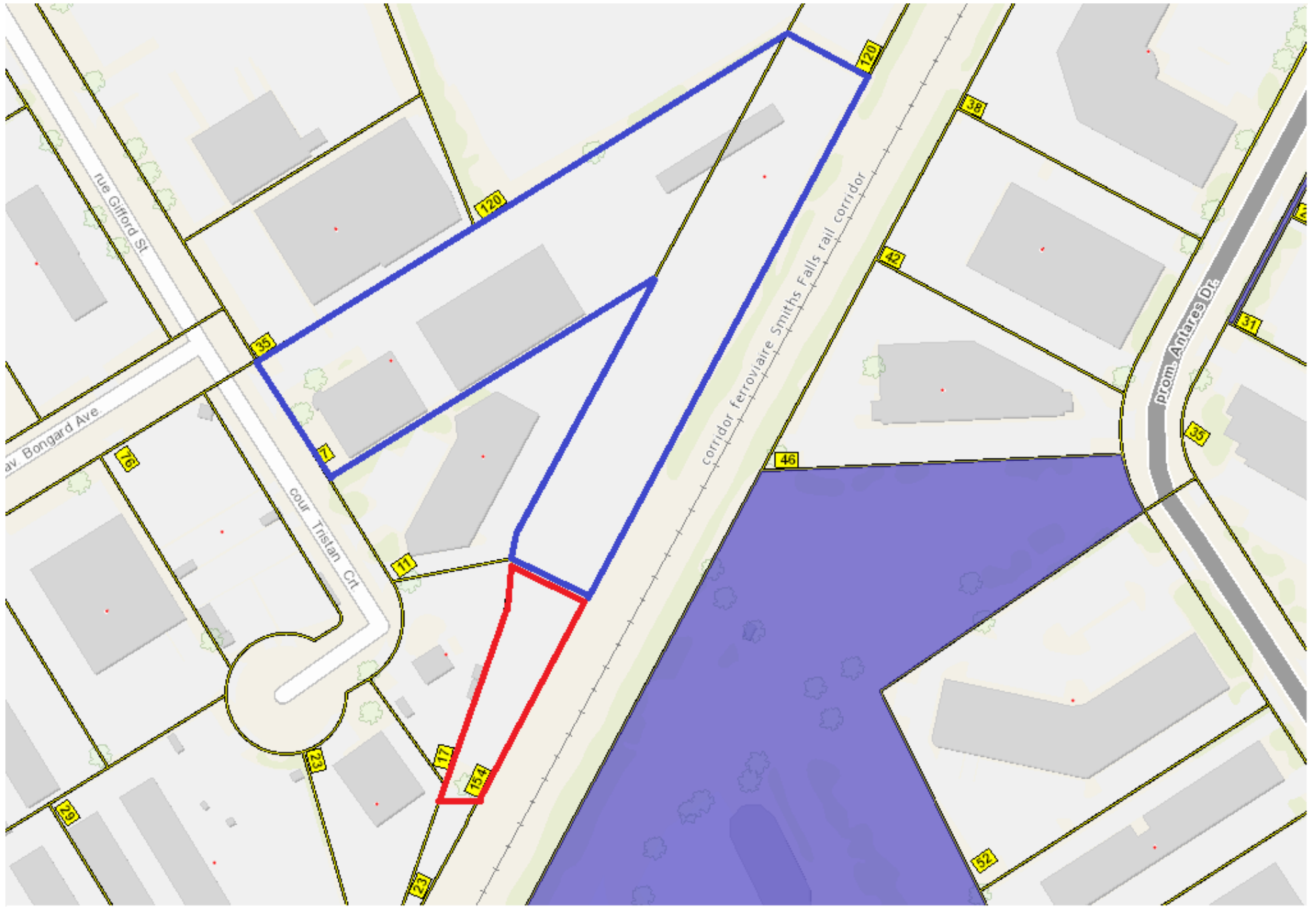
Date: \_\_\_\_\_ Daniel Robinson  
 Ontario Land Surveyor

- Notes & Legend**
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - SIBØ Round Standard Iron Bar
  - IBØ Round Iron Bar
  - SSIB\* Short Standard Iron Bar (3.0m Long)
  - (Wit) Witness
  - Meas Measured
  - (P1) Registered Plan 4M-615
  - (P2) Plan By (725) dated May 27, 1993 (Ref. 93-25-122)
  - (P3) Plan 4R-14410
  - (P4) Plan 4R-21640
  - (P5) Plan 4R-24105
  - (P6) Plan 4R-5975
  - ow Overhead Wires
  - o ur Utility Pole
  - o an Anchor
  - clf Chain Link Fence

**FARLEY, SMITH & DENIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5  
 TEL. (613) 727-8226 FAX. (613) 727-1826







Red - Severed Lands  
Blue - Retained Lands