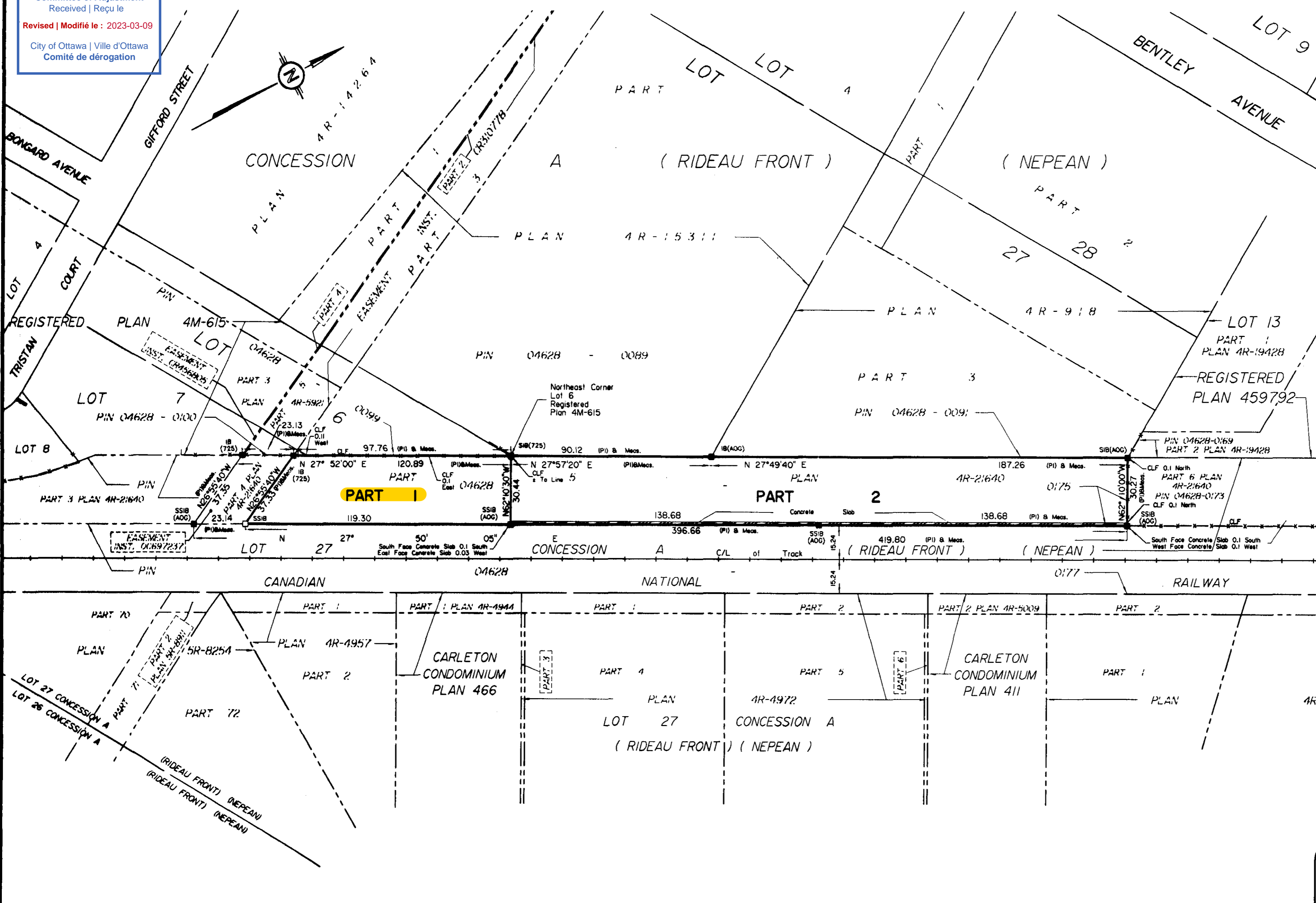


Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-03-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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, Vollebakk Ltd.

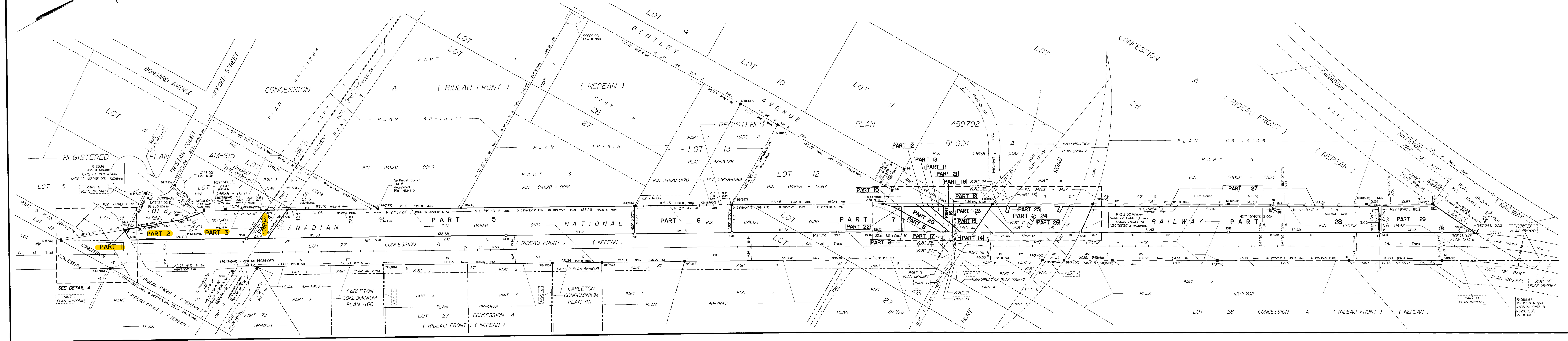
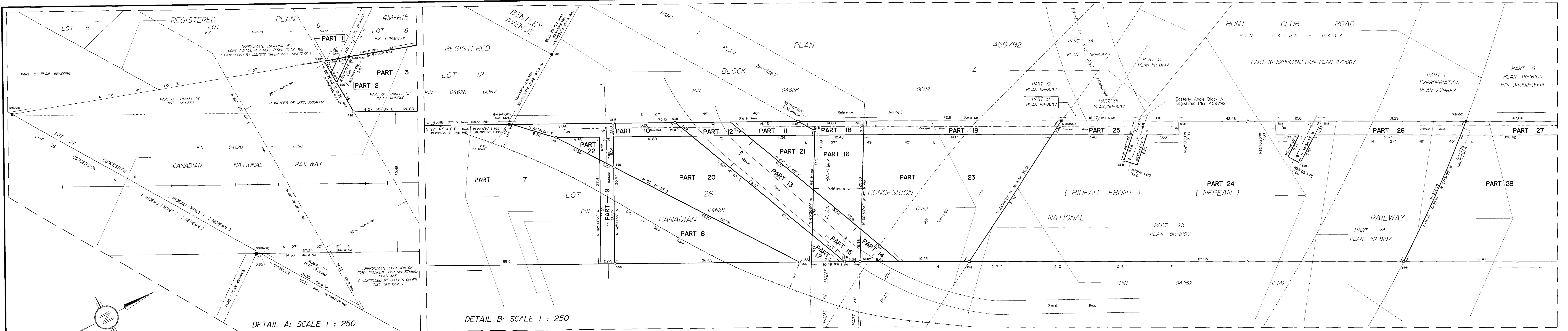
Scale 1 : 1250
50 37.5 25 12.5 0 25 50 Metres
Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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, Vollebakk 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, VOLLEBEKK 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		
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16		
17		
18		
19		
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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
 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
 - LU/LU' Utility Pole
 - AN Anchor
 - CL Chain Link Fence
 - CLF Chain Link Fence
 - (P1) Plan 4R-16105
 - (P2) Plan 5R-81817
 - (P3) Plan 5R-5367
 - (P4) Plan 4R-15702
 - (P5) Plan 4R-15702
 - (P6) Plan 4R-4972
 - (P7) Plan 4R-4957
 - (P8) Carleton Condominium Plan 466
 - (P9) Carleton Condominium Plan 411
 - (P10) Plan 4R-15702
 - (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-6551
 - (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. NP3190

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 11:01 O'CLOCK ON THE 9th 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 4th 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.

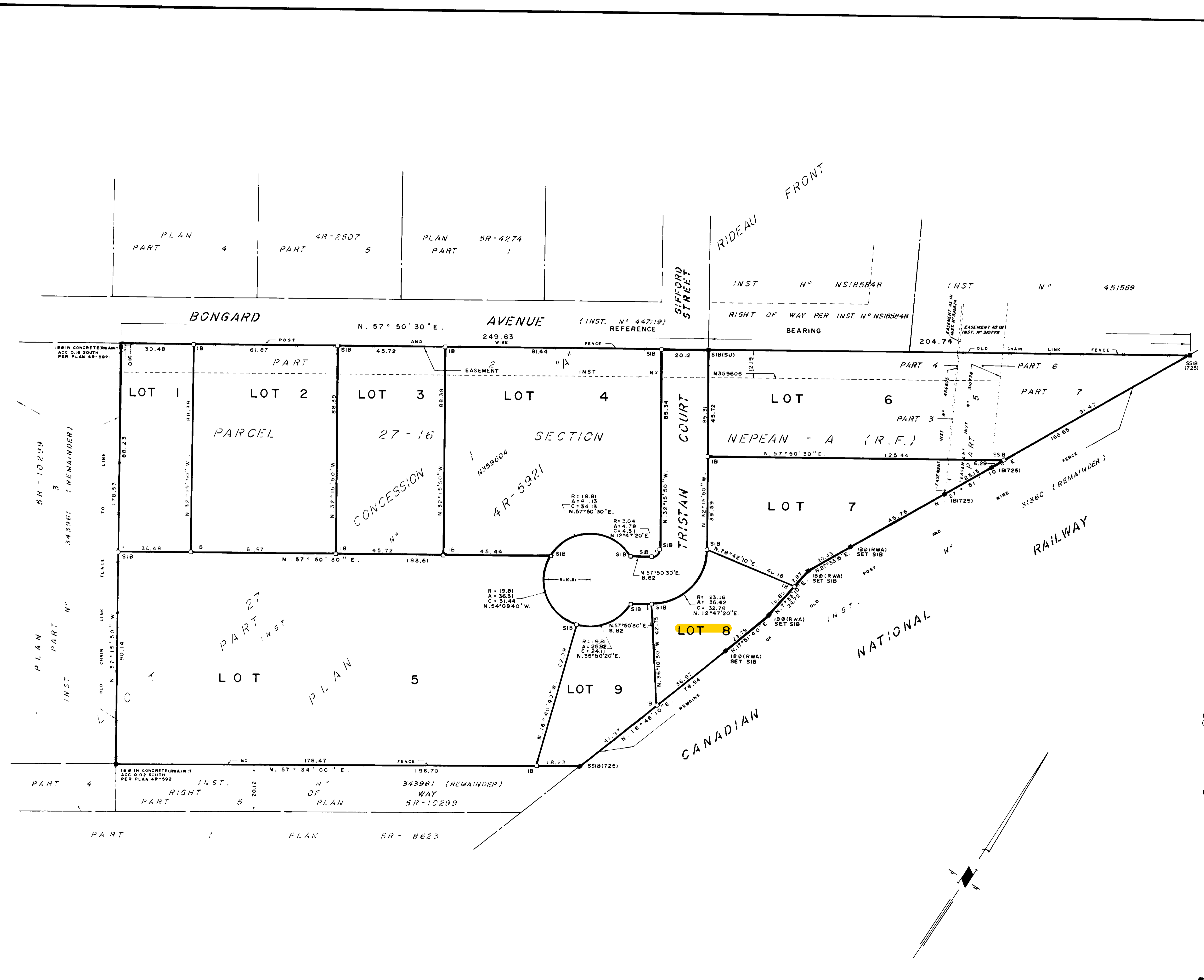
DATED THE 19th DAY OF August 1987.
 OWNER: 865109 ONTARIO LIMITED
 L. TRIEMSTRA, PRESIDENT

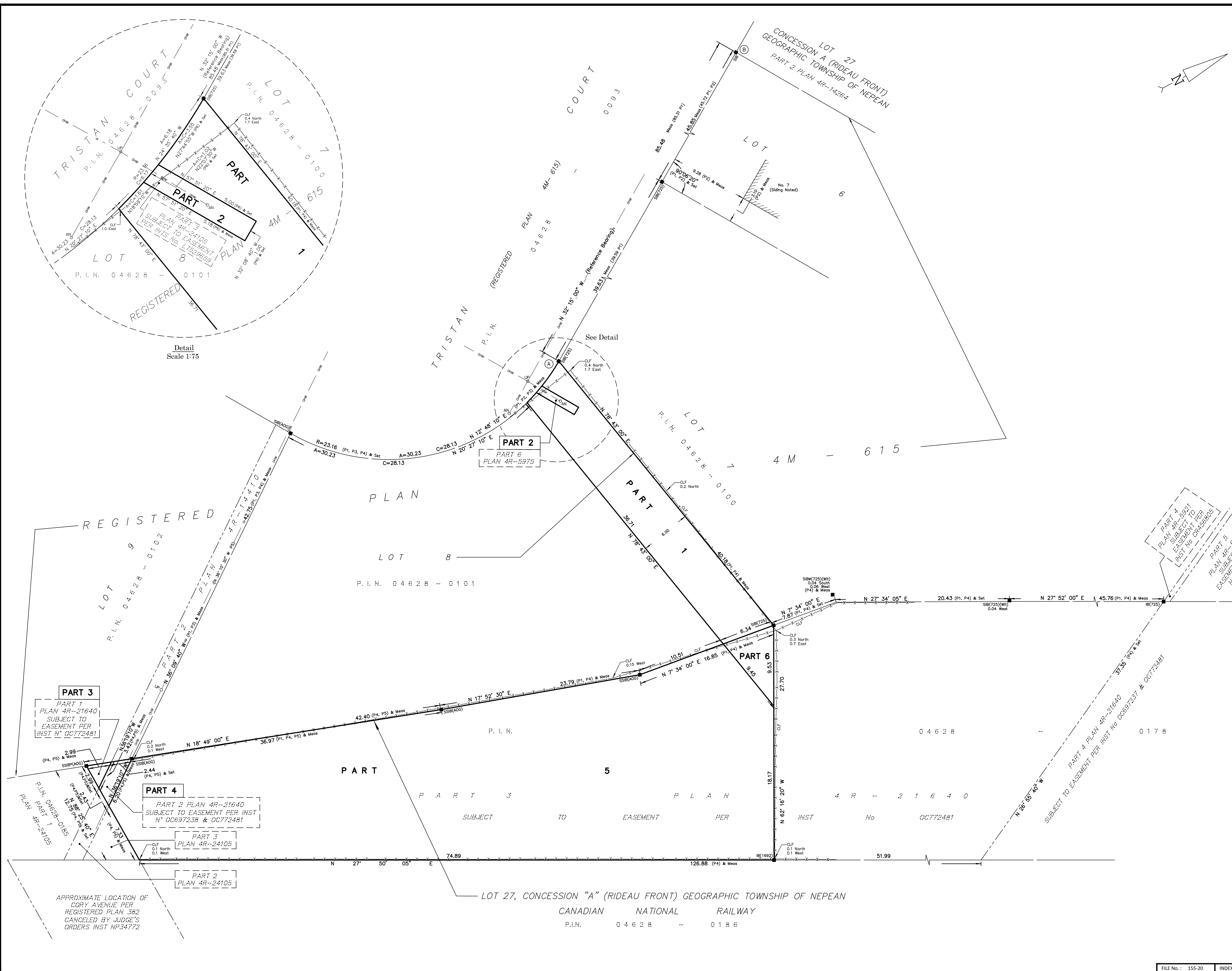
LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 ○ DENOTES SURVEY MONUMENT PLANTED
 SIB DENOTES STANDARD IRON BAR
 IB DENOTES IRON BAR
 SSIB DENOTES SHORT STANDARD IRON BAR
 MEAS DENOTES MEASURED
 INST DENOTES INSTRUMENT
 ○ DENOTES ROUND
 (RWA) DENOTES R. W. ARNETT O.L.S.
 (725) DENOTES ARNETT, KENNEDY, RIDDELL & 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 18th DAY OF August 1987.

August 18, 1987
 DATE
 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: _____

PLAN 4R-
 RECEIVED AND DEPOSITED
 DATE: _____

DANIEL ROBINSON
 ONTARIO LAND SURVEYOR

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:

- 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.
- The survey was completed on the ___ day of _____, 2020.

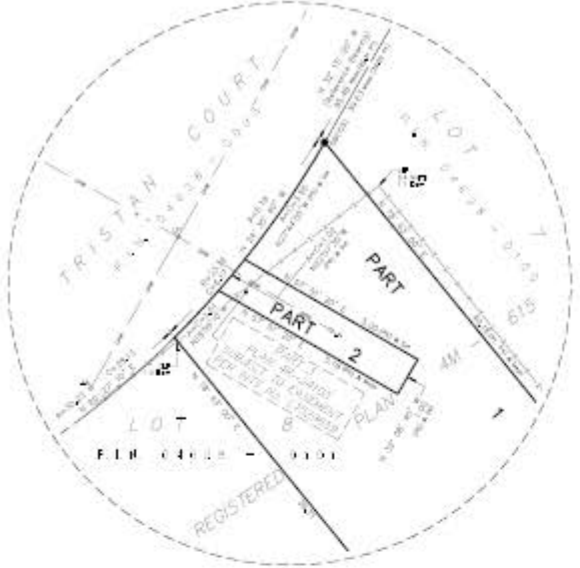
Date: _____
 Daniel Robinson
 Ontario Land Surveyor

- 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



REGULATING 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 REGISTRATION
 FOR THE LAND TITLES DIVISION OF
 ONTARIO (ARTICLE NO. 4)

SCHEDULE

PART	LOT	LEGAL DESCRIPTION	PER	AREA (sq. m)
1	PART OF LOT 8	REGISTERED PLAN 4M-615	PART OF 04828-0101	228.7
2	PART OF LOT 27	REGISTERED PLAN 4M-615	PART OF 04828-0101	5.1
3	PART OF LOT 27	CONCESSION A (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN	PART OF 04828-0101	6.2
4	PART OF LOT 27	CONCESSION A (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN	PART OF 04828-0101	6.8
5	PART OF LOT 27	CONCESSION A (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN	PART OF 04828-0101	1483.3
6	PART OF LOT 27	CONCESSION A (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN	PART OF 04828-0101	26.4

PART 2 SUBJECT TO EASEMENT PER INSTR. 11728859
 PART 3 SUBJECT TO EASEMENT PER INSTR. 02774883
 PART 4 SUBJECT TO EASEMENT PER INSTR. 02867208 & 02774883
 PART 5 SUBJECT TO EASEMENT PER INSTR. 02774883
 PART 6 SUBJECT TO EASEMENT PER INSTR. 02774883

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 in the grid, and are referred to the Sackville Sub of Tristan Court having a bearing of N 02° 15' 00" W as shown on Plan 4M-2340 and are referred to the central meridian of NAD 83 (2011) West Longitude (NAD-83) (Original).

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

COORDINATE VALUES DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 2011 (ORIGINAL)

POINT ID	NORTHING	EASTING
①	5022575.76	366471.55
②	5022582.03	366425.92
③④⑤⑥⑦⑧⑨⑩	5022724.28	363464.76
⑪⑫⑬⑭⑮⑯	5018816.94	368068.04

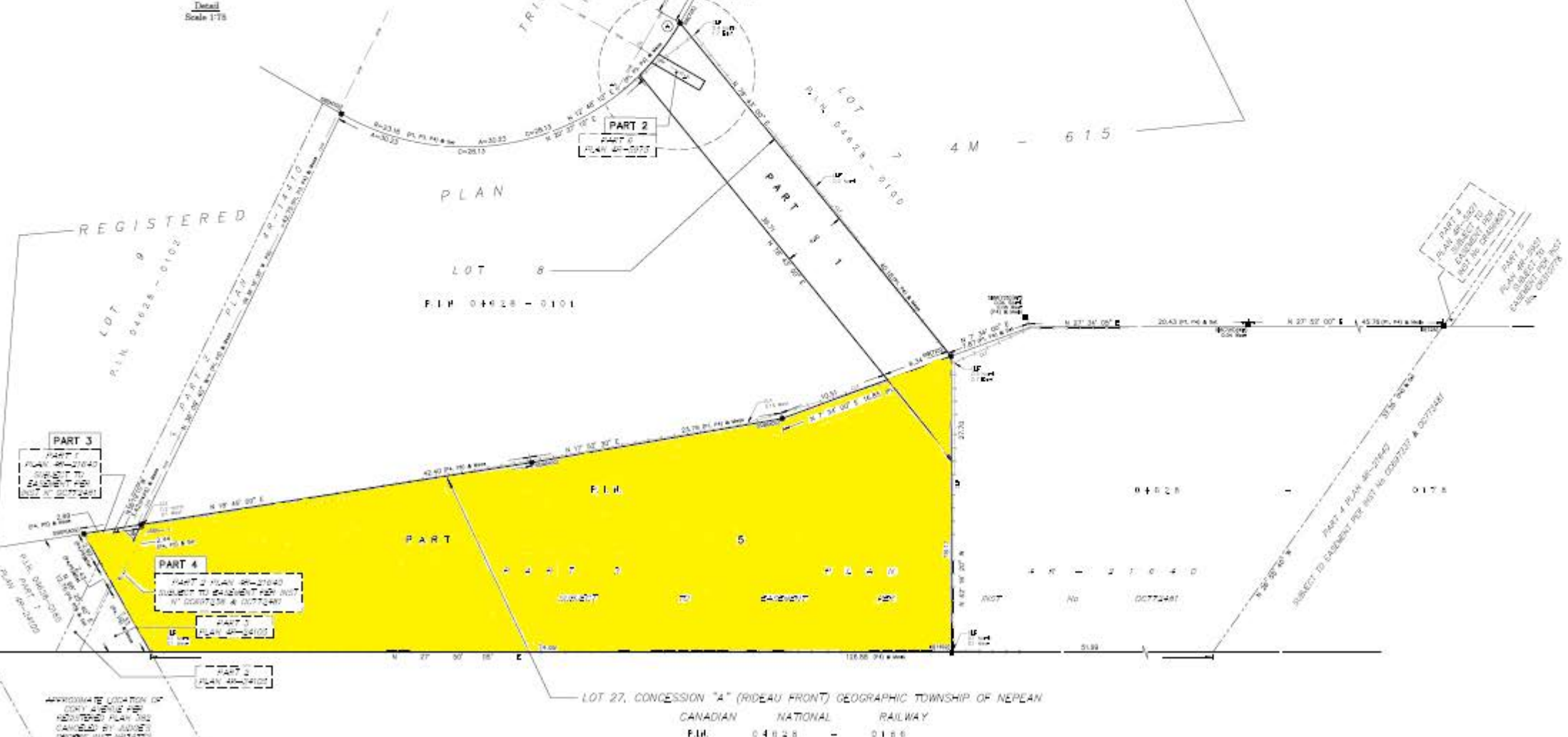
COORDINATES ARE MTM ZONE 9, N.A.D. 2011 (ORIGINAL), TO UTM ACCURACY PER SEC. 14 (2) OF O.R.S. 236/01, AND CANNOT, BE THEREAFTER, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Surveyor's Certificate
 I certify that:
 1. This survey and plan are correct and in accordance with the Surveyors 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.

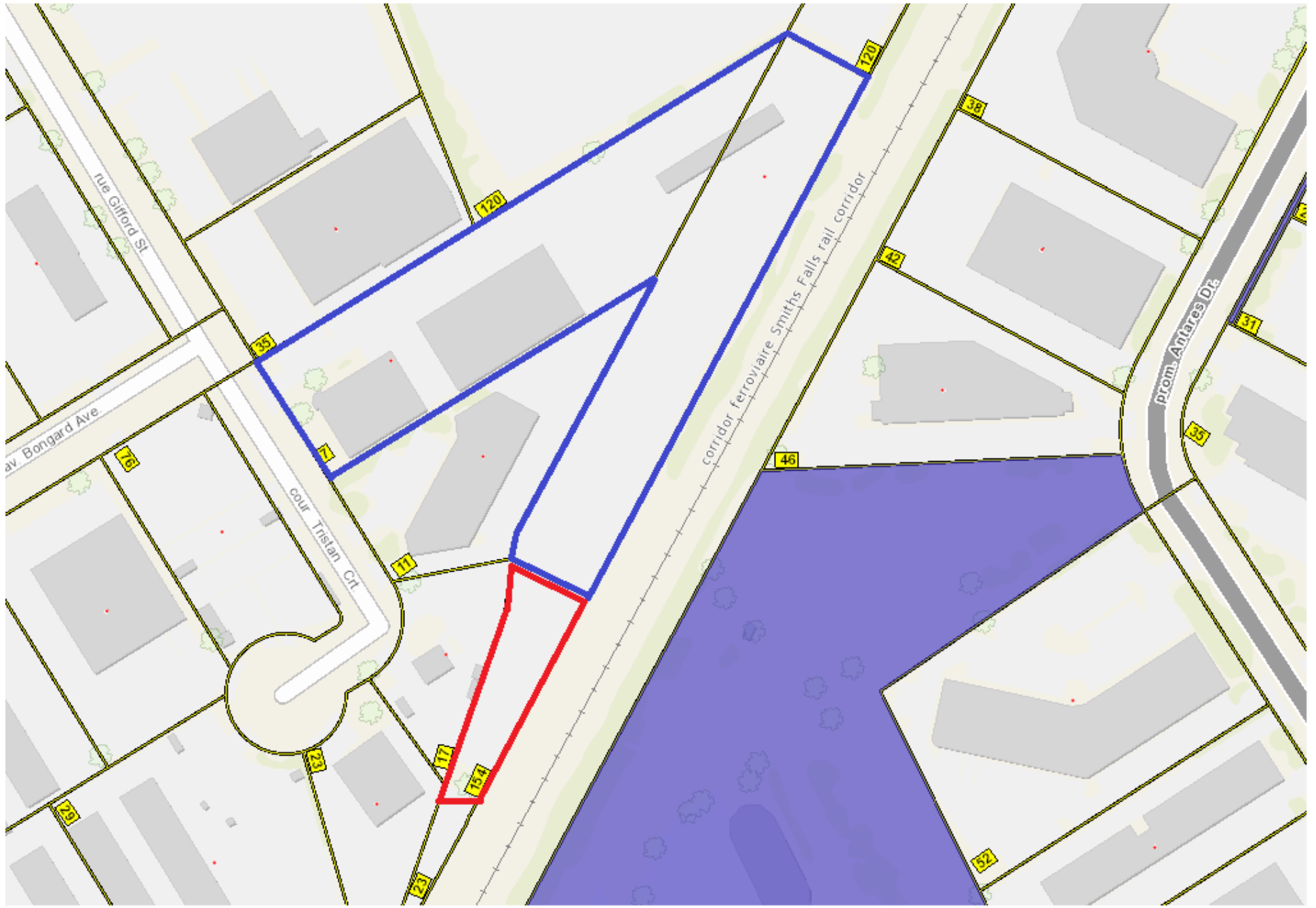
Date: _____
 Daniel Robinson
 Ontario Land Surveyor

Notes & Legend

- Survey Monument Placed
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- Round Standard Iron Bar
- Round Iron Bar
- Short Standard Iron Bar (John Long)
- Witness Measured
- Registered Plan 4M-615
- Plan 4M-2340 dated May 27, 2014 (REV. 04-25-121)
- Plan 4M-54420
- Plan 4M-21640
- Plan 4M-24320
- Plan 4M-09-75
- Overlaid Wire
- Lottery Mark
- Anchor
- Chain Link Fence



FARLEY, SMITH & DENIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 CANADIAN LAND SURVEYORS
 180 COLONADE ROAD, OTTAWA, ONTARIO K2K 7J6
 TEL: (613) 723-4226 FAX: (613) 723-1826



Red - Severed Lands
Blue - Retained Lands