

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

Committee of Adjustment  
Received / Reçu le  
2023-06-20  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

3' MTM COORDINATE LIST (NAD 83)

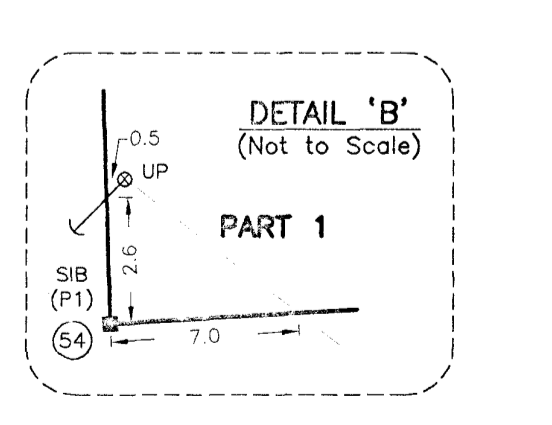
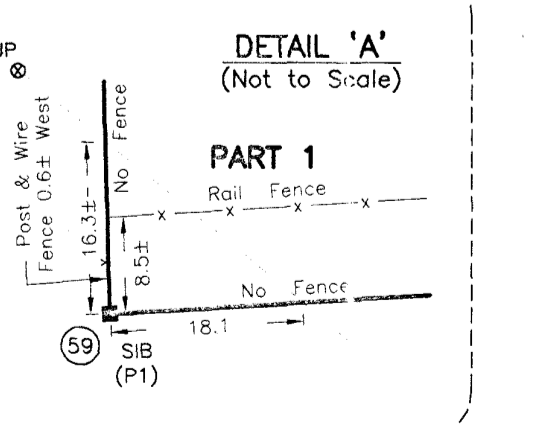
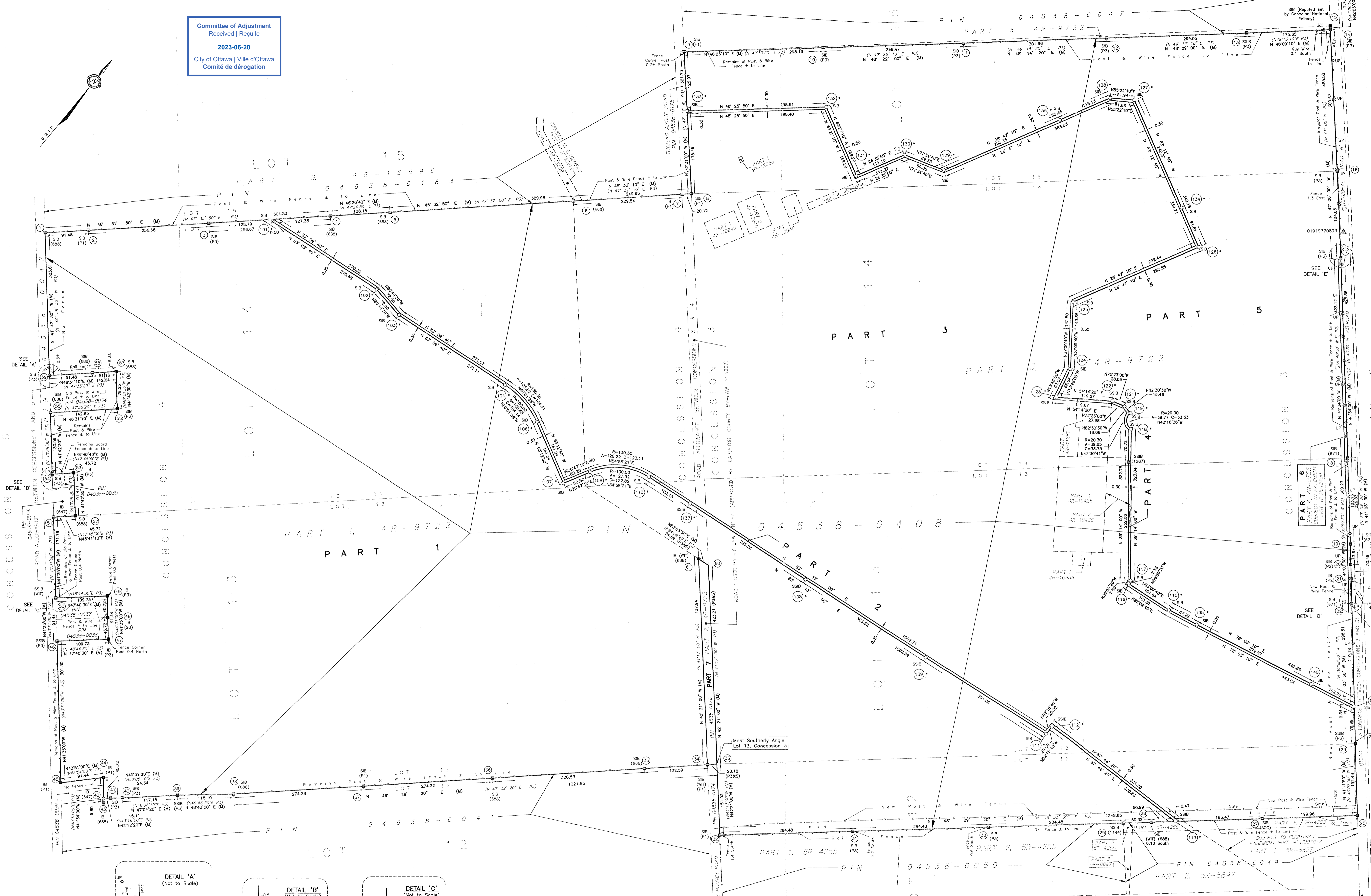
POINT #	EASTING	NORTHING
1	340550.553	5019408.517
2	340616.837	5019471.446
3	340603.199	5019448.013
4	340589.459	5019824.580
5	341082.191	5019913.055
6	341365.971	5020181.239
7	341531.802	5020359.077
8	341546.508	5020352.913
9	341543.262	5020279.876
10	341566.556	5020323.029
11	341789.423	5020971.859
12	342014.640	5021173.057
13	342037.583	5021372.554
14	341368.218	5021489.732
15	342356.405	5021491.738
16	342569.772	5021566.669
17	342663.685	5021129.517
18	342375.882	5020811.300
19	342399.176	5020613.203
20	342124.658	5020940.275
21	343144.886	5020617.285
22	343179.060	5020578.051
23	343375.107	5020352.086
24	343475.531	5020238.258
25	343259.804	5020105.746
26	343493.867	5019949.886
27	343804.736	5019910.089
28	342891.728	5019721.554
29	342787.118	5019333.040
30	342565.708	5019344.520
31	342333.972	5019456.129
32	342146.385	5019442.273
33	342353.260	5019330.964
34	342020.884	5019130.232
35	341522.011	5018941.324
36	341521.164	5018322.441
37	341534.432	5018674.526
38	341485.981	5018594.741
39	341528.785	5018578.785
40	341201.142	5018587.594
41	341433.992	5018563.252
42	341433.992	5018563.252
43	34127.873	5018760.106
44	34108.781	5018533.865
45	341178.448	5018866.128
46	341148.107	5018902.373
47	341066.990	5018928.494
48	340953.892	5018964.978
49	340888.244	5018988.336
50	340975.389	5019056.617
51	340982.131	5019052.252
52	340805.236	5019122.730
53	340908.753	5019220.874
54	340856.130	5019280.029
55	340818.909	5019244.827
56	340752.533	5019181.885
57	340718.999	5019168.888
58	340504.388	5019275.098
59	34182.873	5019746.337
60	34174.884	5019731.911
61	34159.794	5019684.878
62	341066.327	5018829.242
63	340836.661	5019736.611
64	34153.385	5019768.844
65	34125.952	5019757.285
66	34156.109	5019789.570
67	34156.109	5019771.520
68	34134.829	5019707.847
69	341702.088	5019781.846
70	34182.657	5019832.337
71	34288.826	5019950.916
72	34287.737	5019970.800
73	343108.078	5019983.850
74	343131.008	5020042.789
75	342819.780	5020321.140
76	34271.878	5020309.037
77	342788.000	5020316.363
78	342583.707	5020566.360
79	342591.151	5020581.369
80	342541.845	5020583.906
81	342515.082	5020585.404
82	342418.306	5020515.709
83	34242.450	5020580.425
84	342318.848	5020694.878
85	34247.672	5020855.814
86	342144.017	5021109.102
87	342101.284	5021079.586
88	3411.485	5020737.285
89	34134.720	5020709.052
90	34131.889	5020698.784
91	34161.499	5020685.906
92	34148.119	5020482.787
93	34235.321	5020971.183
94	34235.504	5020355.068
95	34204.056	5020074.147
96	34196.973	5019844.623
97	34225.237	5019879.399
98	34259.806	5019915.254
99	34222.137	5020391.545

TABLE OF COORDINATES CONTROL MONUMENTS USED

POINT #	EASTING	NORTHING
0191977093	34161.951	5021238.915
0191977093	34263.037	5021175.482
0191977099	34113.268	5020784.183
0191979224	34394.675	5020109.913

ORIGIN OF COORDINATES

ZONE: 9  
CENTRAL MERIDIAN - LONGITUDE 78°30' W  
SCALE FACTOR: 0.9999  
FALSE EASTING: 348800.00 METRES  
ADJUSTMENT: NAD 1983  
COMBINED LOCAL SEA LEVEL/SCALE FACTOR: 0.9999005



PLAN 4R-20588  
RECEIVED AND DEPOSITED  
DATE Sept 20, 2005  
DATE Sept 20, 2005  
DAVID W. WOODLAND, U.L.S.  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA - CARLETON (M 4)

THIS IS AN INTEGRATED SURVEY PLAN

SCHEDULE			
PART	PART OF	CONCESSION	ALL OF PIN
1	LOTS 13 & 14	3	
2	ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 (As Closed)	4	
3	LOTS 13 & 14	3	
4	ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 (As Closed)	4	04538-0408
5	LOTS 13, 14 & 15	3	
6	LOTS 13 & 14	3	
7	ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 (As Closed)	4	04538-0178

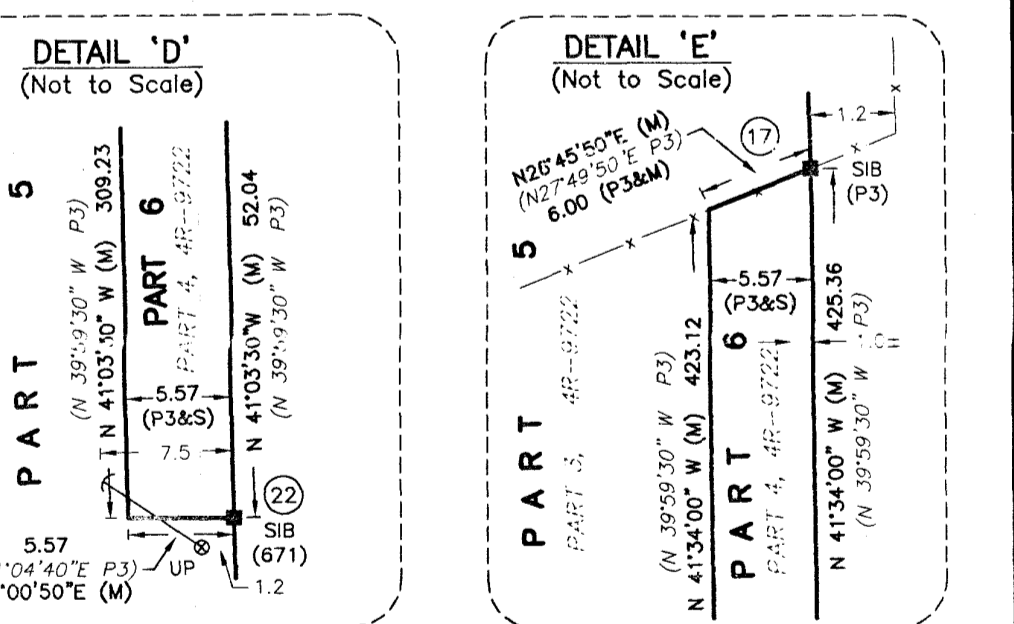
PART 6 - SUBJECT TO EASEMENT INST. N° H101450.

PART OF LOTS 12 & 15, CONCESSION 3,  
ALL OF LOTS 13 & 14, CONCESSION 3,  
PART OF LOTS 13 & 14, CONCESSION 4,  
PART OF THE ROAD ALLOWANCE  
BETWEEN CONCESSIONS 3 & 4 (As Closed)  
GEOGRAPHIC TOWNSHIP OF HUNTLEY  
NOW CITY OF OTTAWA

SCALE 1 : 3000  
FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

- NOTES
- BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS 0191977093 (E 34394.675, N 5020109.913) AND 0191979224 (E 34394.675, N 5020109.913) AND ARE REFERRED TO THE CENTRAL MERIDIAN 78°30' W LONGITUDE, ZONE 9 OF THE 3' M.T.M. CANADIAN COORDINATE SYSTEM (NAD 83).
  - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.9999005.
  - COORDINATE VALUES ACCEPTED FROM PREVIOUS SOURCES HAVE BEEN CONVERTED TO (NAD 83) USING THE NATIONAL TRANSFORMATION (VERSION 2) SOFTWARE.
  - ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 IN FRONT OF LOTS 13 & 14 CLOSED BY TOWNSHIP OF HUNTLEY BY-LAW 575 (NOT REGISTERED) IN 1944, AND APPROVED BY COUNTY OF CARLETON BY-LAW N°287 (NOT REGISTERED) IN 1944.

- LEGEND
- SURVEY MONUMENT SET
  - SURVEY MONUMENT FOUND
  - SIB STANDARD IRON BAR
  - SSB SHORT STANDARD IRON BAR
  - IB IRON BAR
  - PLAN SR-286
  - (P1) PLAN SR-1639
  - (P3) PLAN 4R-9722
  - (S) SET
  - (M) MEASURED
  - (A00) ANNIS, O'SULLIVAN, VOLLERBOEK LTD., O.L.S.
  - (E47) H. R. FARLEY, O.L.S.
  - (E71) F. H. GOODE, O.L.S.
  - (E88) C. D. COPPLAND, O.L.S.
  - (E87) FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
  - (1144) C. D. ROGERS, O.L.S.
  - (1282) P. F. SMITH, O.L.S.
  - PN - PROPERTY IDENTIFIER NUMBER
  - EXP. - EXPROPRIATION
  - ROUND
  - OVERHEAD UTILITY WIRES
  - ANCHOR & GUY WIRE
  - UP - UTILITY POLE
  - HORIZONTAL CONTROL MONUMENT (2nd ORDER)
  - POINT PREVIOUSLY COORDINATED ON PLAN 4R-9722 (SEE NOTE 3 ABOVE)
  - POINT COORDINATED ON THIS PLAN



SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 14, 2005.  
DATE Sept 20, 2005  
DAVID W. WOODLAND  
ONTARIO LAND SURVEYOR

Fairhall  
Moffatt &  
Woodland  
LIMITED  
114 - 3 HUNTLEY  
Surveys and Land Information Services  
235 TORONTO STREET, TORONTO, ONTARIO M5E 1B5  
TEL: (416) 591-2300 FAX: (416) 591-1480  
JOB NO. 06600  
FILE NO. 114-3 HUNTLEY  
REFERENCE NO. RP3660 DWG

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

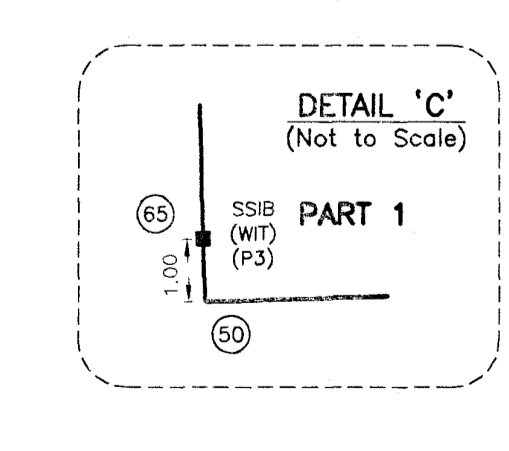
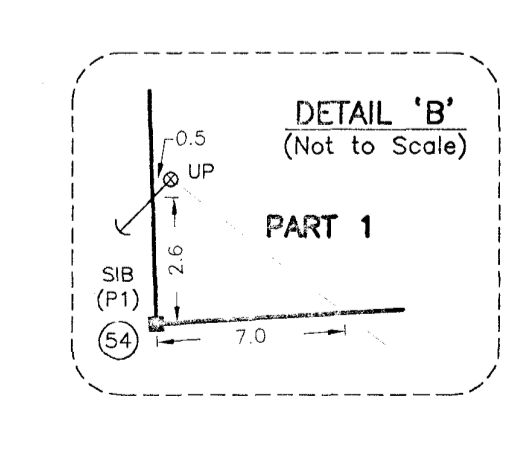
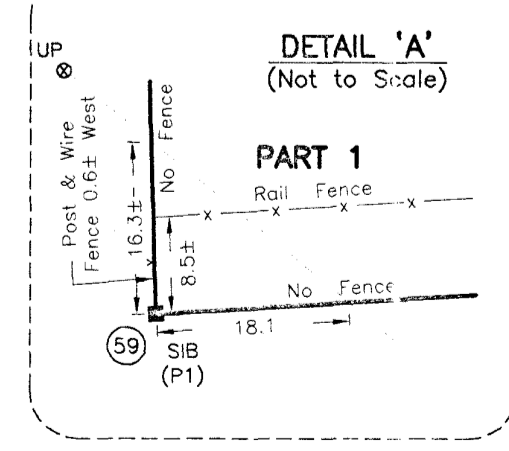
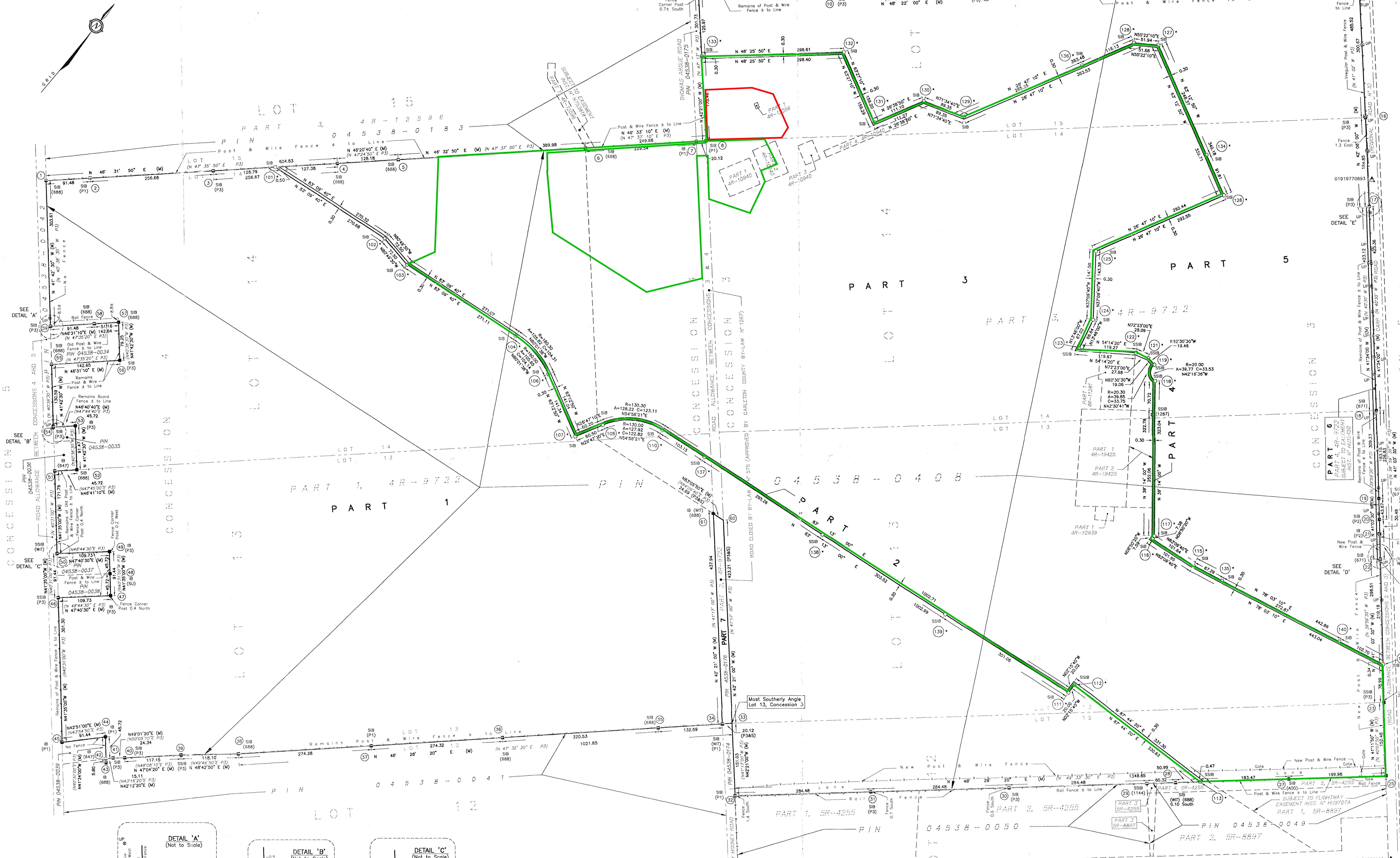
3' MTM COORDINATE LIST (NAD 83)

POINT #	EASTING	NORTHING
1	340550.553	5019408.517
2	340616.837	5019471.446
3	340683.121	5019534.375
4	340749.405	5019597.304
5	341382.191	5019913.055
6	341955.977	5020181.239
7	341531.902	5020359.077
8	341546.508	5020352.913
9	341543.262	5020379.876
10	341565.356	5020372.029
11	341789.423	5020971.859
12	342014.640	5021173.057
13	342337.383	5021372.554
14	341368.218	5021489.732
15	342356.405	5021481.738
16	342569.772	5021566.669
17	342663.685	5021129.517
18	342375.882	5020811.300
19	342388.178	5020613.203
20	342124.608	5020940.275
21	343144.886	5020617.285
22	343179.060	5020578.051
23	343175.107	5020552.086
24	343475.531	5020238.258
25	343225.804	5020105.746
26	343149.867	5019949.886
27	343047.336	5019910.089
28	342891.728	5019721.554
29	342787.818	5019533.040
30	342745.708	5019344.520
31	342733.972	5019456.129
32	342646.386	5019442.273
33	342553.260	5019350.964
34	342520.884	5019130.232
35	341522.011	5018941.324
36	341521.164	5018922.441
37	341534.432	5018674.526
38	341485.681	5018594.741
39	341458.785	5018578.785
40	341420.142	5018567.594
41	341423.992	5018563.252
42	341423.992	5018563.252
43	341423.992	5018563.252
44	341423.992	5018563.252
45	341423.992	5018563.252
46	341423.992	5018563.252
47	341423.992	5018563.252
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66	341423.992	5018563.252
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70	341423.992	5018563.252
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72	341423.992	5018563.252
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96	341423.992	5018563.252
97	341423.992	5018563.252
98	341423.992	5018563.252
99	341423.992	5018563.252
100	341423.992	5018563.252

TABLE OF COORDINATES CONTROL MONUMENTS USED

POINT #	EASTING	NORTHING
0191977093	341631.951	5021238.915
0191977093	342683.037	5021175.482
0191977093	341128.268	5020784.163
0191977224	343594.675	5020109.913

ORIGIN OF COORDINATES  
 ZONE: 9  
 CENTRAL MERIDIAN - LONGITUDE 78°30' W  
 SCALE FACTOR: 0.9999  
 FALSE EASTING: 350000.0 METRES  
 ADJUSTMENT: NAD 1983  
 COMBINED LOCAL SEA LEVEL/SCALE FACTOR: 0.999905



PLAN 4R-20588  
 RECEIVED AND DEPOSITED  
 DATE Sept 20, 2005  
 DATE Sept 20, 2005  
 FAIRHALL MOFFATT & WOODLAND LTD.  
 LAND REGISTRAR FOR THE  
 LAND TITLES DIVISION OF  
 ONTARIO - CARLETON (N 4)

THIS IS AN INTEGRATED SURVEY PLAN

SCHEDULE			
PART	PART OF	CONCESSION	ALL OF PIN
1	LOTS 13 & 14	3	
1	ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 (As Closed)	4	
2	LOTS 13 & 14	3	
2	ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 (As Closed)	4	04538-0408
3	LOTS 12, 13, 14 & 15	3	
3	ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 (As Closed)	4	
4	LOTS 13, 14 & 15	3	
5	LOTS 13 & 14	3	
7	ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 (As Closed)	4	04538-0178

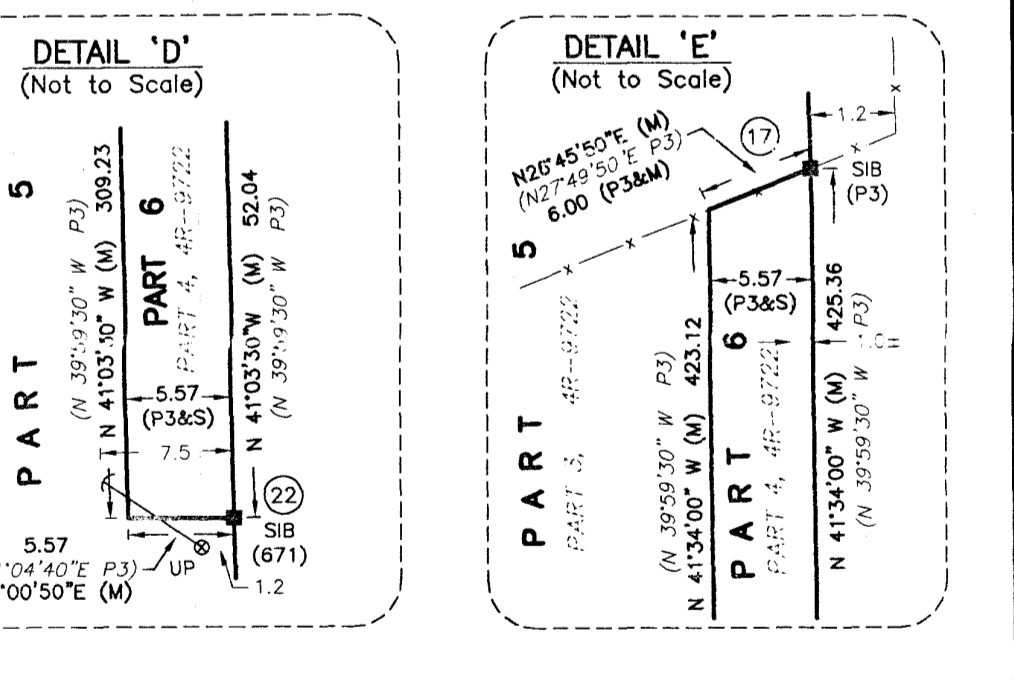
PART 6 - SUBJECT TO REGISTRATION INST. N 4110450.

PART OF LOTS 12 & 15, CONCESSION 3,  
 ALL OF LOTS 13 & 14, CONCESSION 3,  
 PART OF LOTS 13 & 14, CONCESSION 4,  
 PART OF THE ROAD ALLOWANCE  
 BETWEEN CONCESSIONS 3 & 4 (As Closed)  
 GEOGRAPHIC TOWNSHIP OF HUNTLEY  
 NOW CITY OF OTTAWA

SCALE 1 : 3000  
 FAIRHALL MOFFATT & WOODLAND LIMITED  
 ONTARIO LAND SURVEYORS

- NOTES
- BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS 0191977093 (E 342683.037, N 5021175.482) AND 0191977224 (E 343594.675, N 5020109.913) AND ARE REFERRED TO THE CENTRAL MERIDIAN 78°30' W LONGITUDE, ZONE 9 OF THE 3' M.T.M. ONTARIO COORDINATE SYSTEM (NAD 83).
  - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999905.
  - COORDINATE VALUES ACCEPTED FROM PREVIOUS SOURCES HAVE BEEN CONVERTED TO (NAD 83) USING THE NATIONAL TRANSFORMATION (VERSION 2) SOFTWARE.
  - ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 IN FRONT OF LOTS 13 & 14 CLOSED BY TOWNSHIP OF HUNTLEY BY-LAW 575 (NOT REGISTERED) IN 1944, AND APPROVED BY COUNTY OF CARLETON BY-LAW N1267 (NOT REGISTERED) IN 1944.

- LEGEND
- SURVEY MONUMENT SET
  - SURVEY MONUMENT FOUND
  - SB - STANDARD IRON BAR
  - SSB - SHORT STANDARD IRON BAR
  - IB - IRON BAR
  - PLAN SR-286
  - (P1) - PLAN SR-1639
  - (P3) - PLAN 4R-9722
  - (S) - SET
  - (M) - MEASURED
  - (A05) - ANNIS, O'SULLIVAN, VOLLEBOEK LTD., O.L.S.
  - (E47) - H. R. FARLEY, O.L.S.
  - (E71) - F. H. GOOCH, O.L.S.
  - (E88) - C. D. COPPLAND, O.L.S.
  - (E97) - FAIRHALL MOFFATT & WOODLAND LIMITED, O.L.S.
  - (1144) - C. D. ROGERS, O.L.S.
  - (1282) - P. F. SMITH, O.L.S.
  - PN - PROPERTY IDENTIFIER NUMBER
  - EXP. - EXPROPRIATION
  - - ROUND
  - - OVERHEAD UTILITY WIRES
  - - ANCHOR & GUY WIRE
  - - UTILITY POLE
  - - HORIZONTAL CONTROL MONUMENT (2nd ORDER)
  - - POINT PREVIOUSLY COORDINATED ON PLAN 4R-9722
  - - POINT COORDINATED ON THIS PLAN



SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON SEPTEMBER 14, 2005.  
 DATE Sept 20, 2005  
 DAVID W. WOODLAND  
 ONTARIO LAND SURVEYOR

CONSENT SKETCH  
 FULL EXTENT (APPROXIMATE)  
 1500 THOMAS ARGUE ROAD  
 NOVATECH MARKUP - JUNE 16, 2023  
 NOVATECH FILE NO. 102085-15

Fairhall  
 Moffatt &  
 Woodland  
 LTD.  
 Surveying and Land Information Services  
 235 TORONTO STREET, TORONTO, ONTARIO M5E 1B5  
 TEL: (416) 591-2300 FAX: (416) 591-1480  
 JOB NO. 206600  
 FILE NO. 114-3  
 REFERENCE NO. HUNTLEY RP3662 (N4)

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

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (M <sup>2</sup> )
1				966
2				10492
3	PART OF 15	3	PART OF 04538-1085	33
4				678

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE \_\_\_\_\_

**PLAN 4R-**  
RECEIVED AND DEPOSITED  
DATE \_\_\_\_\_  
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CARLETON (N° 4)  
JOHN H. GUTRI, O.L.S.

**PLAN OF SURVEY OF  
PART OF LOT 15, CONCESSION 3  
GEOGRAPHIC TOWNSHIP OF HUNTLEY  
CITY OF OTTAWA**

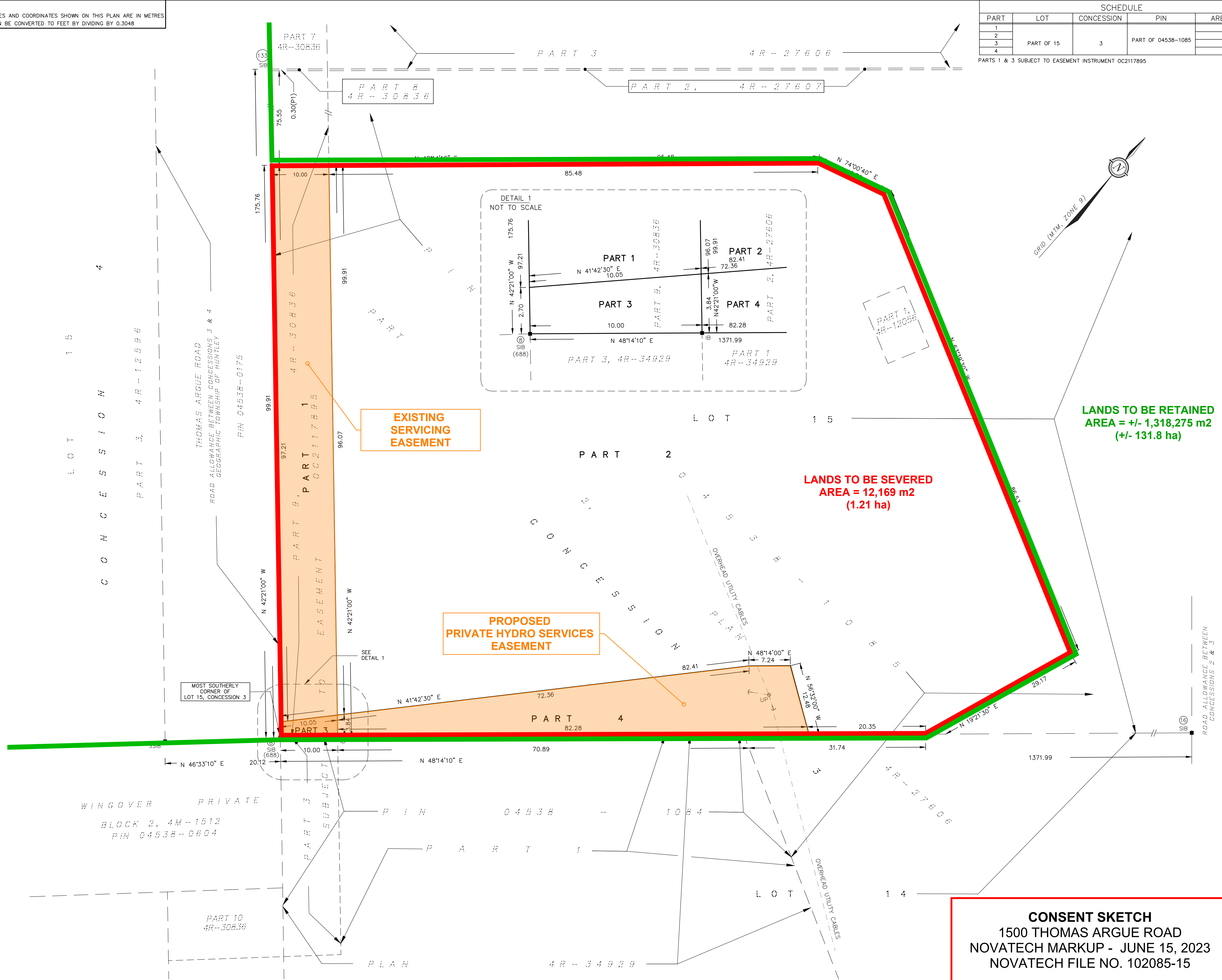
SCALE 1 : 300  
0 5 10 20 30 metres

**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
ONTARIO LAND SURVEYORS

COORDINATES WERE DERIVED FROM PLAN 4M-1512 AND 4R-27606, MTM ZONE 9, NAD83 ORIGINAL.  
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
8	5,020,352.91	341,546.51
16	5,021,266.66	342,569.77
133	5,020,482.79	341,428.12

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



**LANDS TO BE RETAINED  
AREA = +/- 1,318,275 m2  
(+/- 131.8 ha)**

**LANDS TO BE SEVERED  
AREA = 12,169 m2  
(1.21 ha)**

- NOTES**
- BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (8) AND (16) BY REAL TIME NETWORK OBSERVATIONS, HAVING A RESULTANT BEARING OF N 48°14'10" E, AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9, (NAD83 ORIGINAL).
  - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999905.
  - ALL FOUND SURVEY MONUMENTS ARE STAMPED (857) UNLESS NOTED OTHERWISE.

- LEGEND**
- - SURVEY MONUMENT SET
  - - SURVEY MONUMENT FOUND
  - SIB - STANDARD IRON BAR
  - SSIB - SHORT STANDARD IRON BAR
  - IB - IRON BAR
  - (P) - REGISTERED PLAN 4M-1512
  - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
  - (688) - C.D COPELAND, OLS
  - PIN - PROPERTY IDENTIFIER NUMBER
  - (123) - POINT IDENTIFICATION NUMBER
  - UP - UTILITY POLE

**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 xxx.

DATE \_\_\_\_\_ JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

**CONSENT SKETCH**  
1500 THOMAS ARGUE ROAD  
NOVATECH MARKUP - JUNE 15, 2023  
NOVATECH FILE NO. 102085-15

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER ---.

<b>Fairhall Moffatt &amp; Woodland</b> ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2350 FAX: (613) 591-1495 www.fmw.on.ca		JOB No. A D 1 0 8 0 0
		E 341615.93, N 5020336.78
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