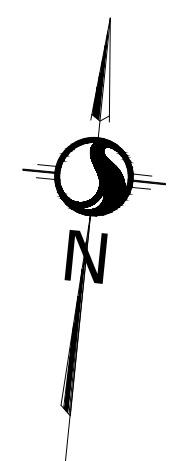


February 23, 2021  
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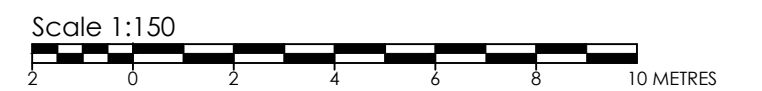
ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2061862

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



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**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY  
**PART OF LOT 9  
REGISTERED PLAN 504  
AND PART OF LOT 3, BLOCK 5  
REGISTERED PLAN 29  
CITY OF OTTAWA**



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

**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF  
BLAKE BOULEVARD AS SHOWN ON REGISTERED PLAN 504, HAVING A BEARING  
OF N84°42'00"E.

**ELEVATION NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE  
DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA  
ELEVATION=95.230.

**UTILITY NOTE**  
LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE AND ARE PER THE  
CITY OF OTTAWA UCC SHEET No. 3 D-17-20, D-18-04, D-18-08, CITY OF OTTAWA  
PLAN & PROFILE SHEETS 2239 (PG.2) AND VA-101 (PG.9) AND MUST BE VERIFIED  
PRIOR TO CONSTRUCTION.

**NOTE**  
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT  
SUMMARY NOTED AS PART 2 HEREON.  
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF  
THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF  
CERTIFICATION.  
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.  
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.  
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

**PART 2**  
This Report was prepared for **Buildaco Inc.** and the undersigned accepts no  
responsibility for the use by other parties.

- REGISTERED RIGHTS-OF-WAY/EASEMENTS  
No rights-of-way or easements were found to be registered against the subject  
property.
- PROPERTY IMPROVEMENTS  
See Part 1 (Plan of Survey) for details.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS  
Compliance is not certified by this report.
- ADDITIONAL REMARKS

**LEGEND**

DENOTES	FOUND MONUMENTS
IB	SET MONUMENTS
IBR	IRON BAR
IBS	ROUND IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
WT	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER
MEAS	MEASURED
PROP	PROPORTIONED
OU	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.
P	REGISTERED PLAN 504
P1	PLAN BY 153 DATED FEBRUARY 28, 2006
P2	PLAN BY AOV DATED AUGUST 1, 1991
P3	PLAN BY 990 DATED APRIL 30, 1968
P4	REGISTERED PLAN 508
P5	PLAN 48-18724
P6	PLAN BY 1236 DATED JUNE 14, 1984
D1	INST. V22038
D2	INST. H421735
C/P	CALCULATION PER
CB	CATCH BASIN
DCB	DOUBLE CB
DICB	DITCH CB
CBMH	CB MANHOLE
DCBMH	DOUBLE CB MANHOLE
CBSI	SIDE INLET CB
GSR	GAS SERVICE REGULATOR
FHD	FIRE HYDRANT
MH	MAINTENANCE HOLE UNIDENTIFIED
MHBELL	MAINTENANCE HOLE BELL
MHF	MAINTENANCE HOLE FIBRE OPTIC
MHH	MAINTENANCE HOLE HYDRO
MHI	MAINTENANCE HOLE INVERT
MHSAN	MAINTENANCE HOLE SANITARY
MHSTM	MAINTENANCE HOLE STORM
SV	SIGN
UP	UTILITY POLE
OHW	OVERHEAD UTILITY WIRES
VB	VALVE BOX
VC	VALVE CHAMBER
WV	WATER VALVE

**REVISION NOTE**  
THIS PLAN WAS UPDATED ON FEBRUARY 17, 2021 TO SHOW THE OVERHEAD UTILITY WIRES  
AT THE REAR OF THE PROPERTY.

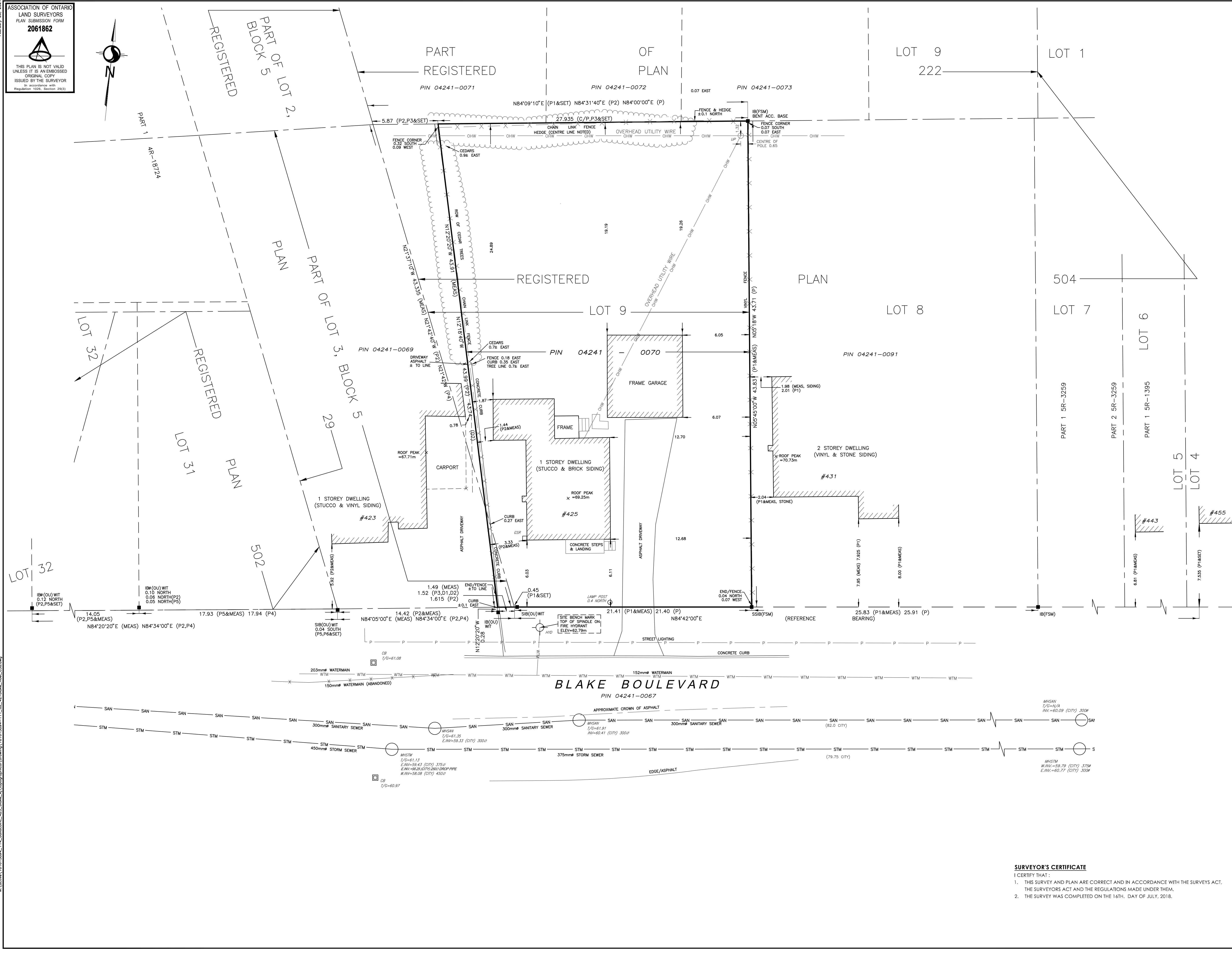
DATE: FEBRUARY 22, 2021  
BRIAN J. WEBSTER  
ONTARIO LAND SURVEYOR

DATE: AUGUST 15, 2018  
BRIAN J. WEBSTER  
ONTARIO LAND SURVEYOR

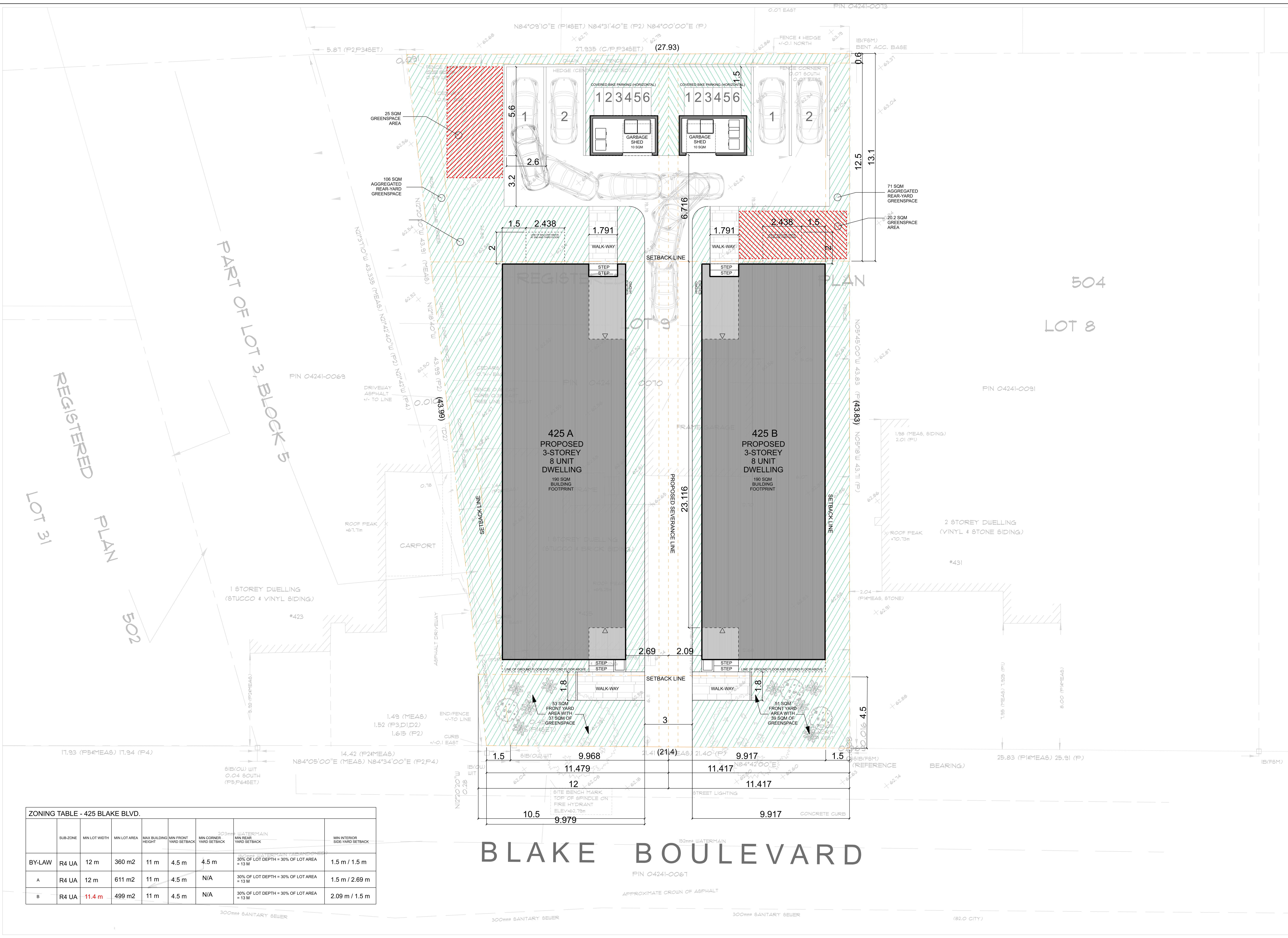
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**Stantec Geomatics Ltd.**  
CANADA LAND SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 400  
OTTAWA, ONTARIO, K2C 3G4  
TEL: 613.722.4430 FAX: 613.722.2799  
stantec.com

DRAWN: ME CHECKED: KJ PM: KJ FIELD: ES PROJECT No.: 161613894-111



**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 REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 16TH DAY OF JULY, 2018.



**ZONING TABLE - 425 BLAKE BLVD.**

BY-LAW	SUB-ZONE	MIN LOT WIDTH	MIN LOT AREA	MAX BUILDING HEIGHT	MIN FRONT YARD SETBACK	MIN CORNER YARD SETBACK	203mm WATERMAIN MIN REAR YARD SETBACK	MIN INTERIOR SIDE YARD SETBACK
	R4 UA	12 m	360 m <sup>2</sup>	11 m	4.5 m	4.5 m	30% OF LOT DEPTH = 30% OF LOT AREA = 13 M	1.5 m / 1.5 m
A	R4 UA	12 m	611 m <sup>2</sup>	11 m	4.5 m	N/A	30% OF LOT DEPTH = 30% OF LOT AREA = 13 M	1.5 m / 2.69 m
B	R4 UA	11.4 m	499 m <sup>2</sup>	11 m	4.5 m	N/A	30% OF LOT DEPTH = 30% OF LOT AREA = 13 M	2.09 m / 1.5 m

**BLAKE BOULEVARD**

Revisions

NO.	DESCRIPTION	DATE
3	revised as per planning comments	oct 5 2023
2	revised as per planning comments	July 24 2023
1	issued for client review	June 15 2023

DEVELOPER / BUILDER

hybrid urban homes

PLANNING FIRM

jd planning  
(613) 812-1726  
justin@jdplan.ca

DRAWING INFORMATION

**SITE PLAN**

SCALE = 1:75

drawn by	checked by	drawing no.
J.S.	J.S.	A1
project no.		

2020 - 02

THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION

**425 blake blvd.**  
OTTAWA ONTARIO  
CANADA

DISCLAIMER

THIS DRAWING IS EXCLUSIVE PROPERTY OF ANTHONY DOWNEY LTD.  
THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN GRANTED

DRAWING NOTES

revisions		
4		
3	issued for minor variance	oct 2 2023
2	revised as per zoning	may 16 2023
1	issued for client review	april 5 2023
no.	description	date

DEVELOPER / BUILDER

T.B.D.

STRUCTURAL ENGINEERING

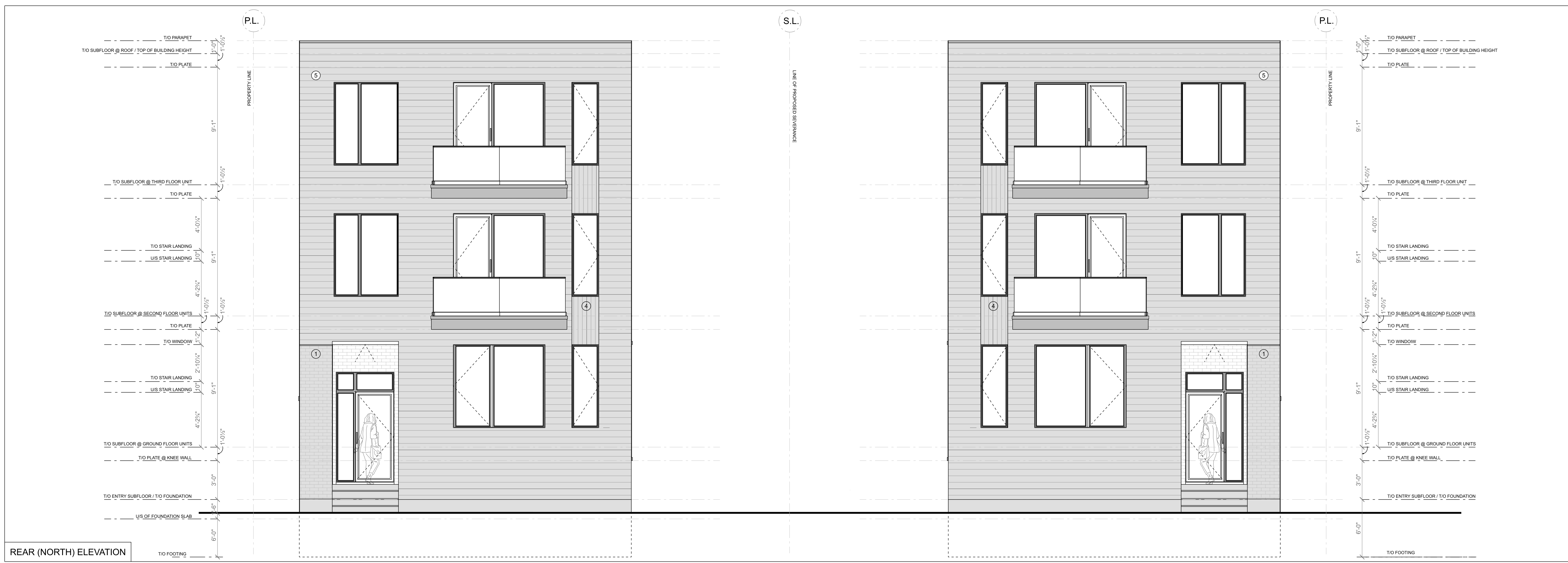
T.B.D.

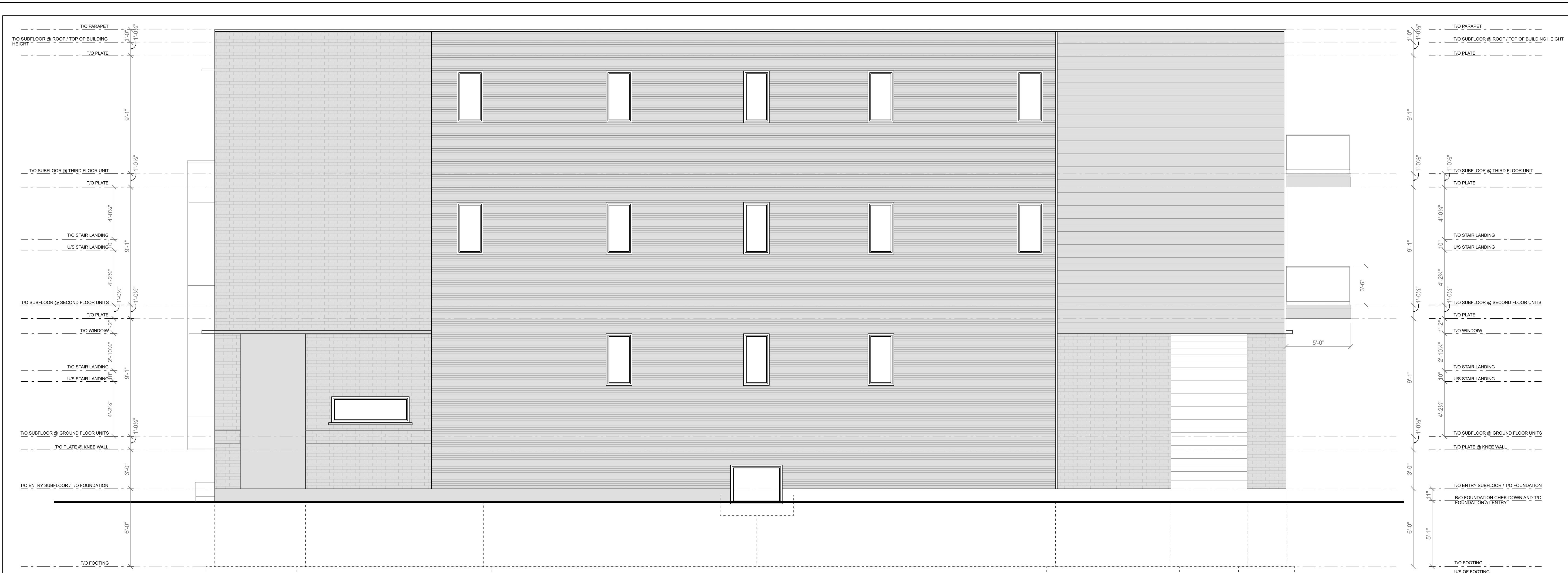
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PROPOSED FRONT AND REAR ELEVATIONS  
SCALE: 1/4" = 1'-0"

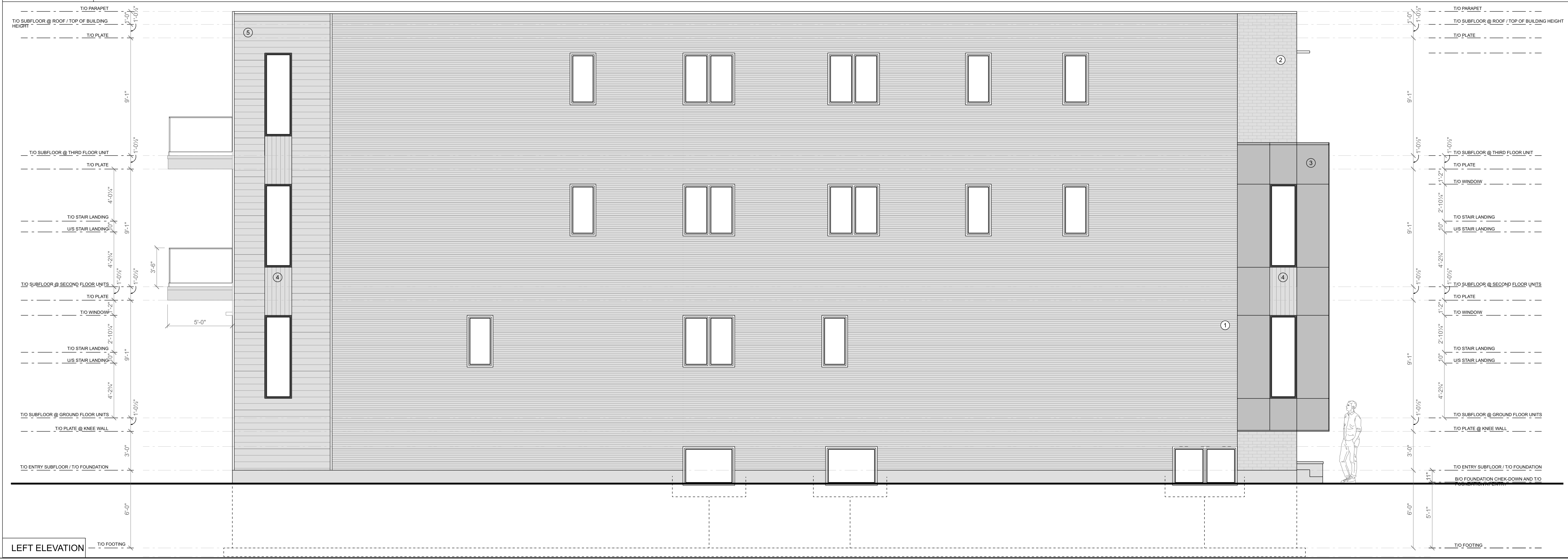
drawn by	checked by	drawing no.
J.S.	D.B.	

project no. **A5**  
2022 - 07





RIGHT ELEVATION



LEFT ELEVATION

THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION  
**425 blake blvd.**  
OTTAWA ONTARIO  
CANADA

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DRAWING NOTES

revisions		
4		
3	issued for minor variance	oct 2 2023
2	revised as per zoning	may 16 2023
1	issued for client review	april 5 2023
no.	description	date

DEVELOPER / BUILDER  
T.B.D.

STRUCTURAL ENGINEERING  
T.B.D.

DRAWING INFORMATION  
PROPOSED RIGHT AND LEFT ELEVATIONS  
SCALE: 1/4" = 1'-0"

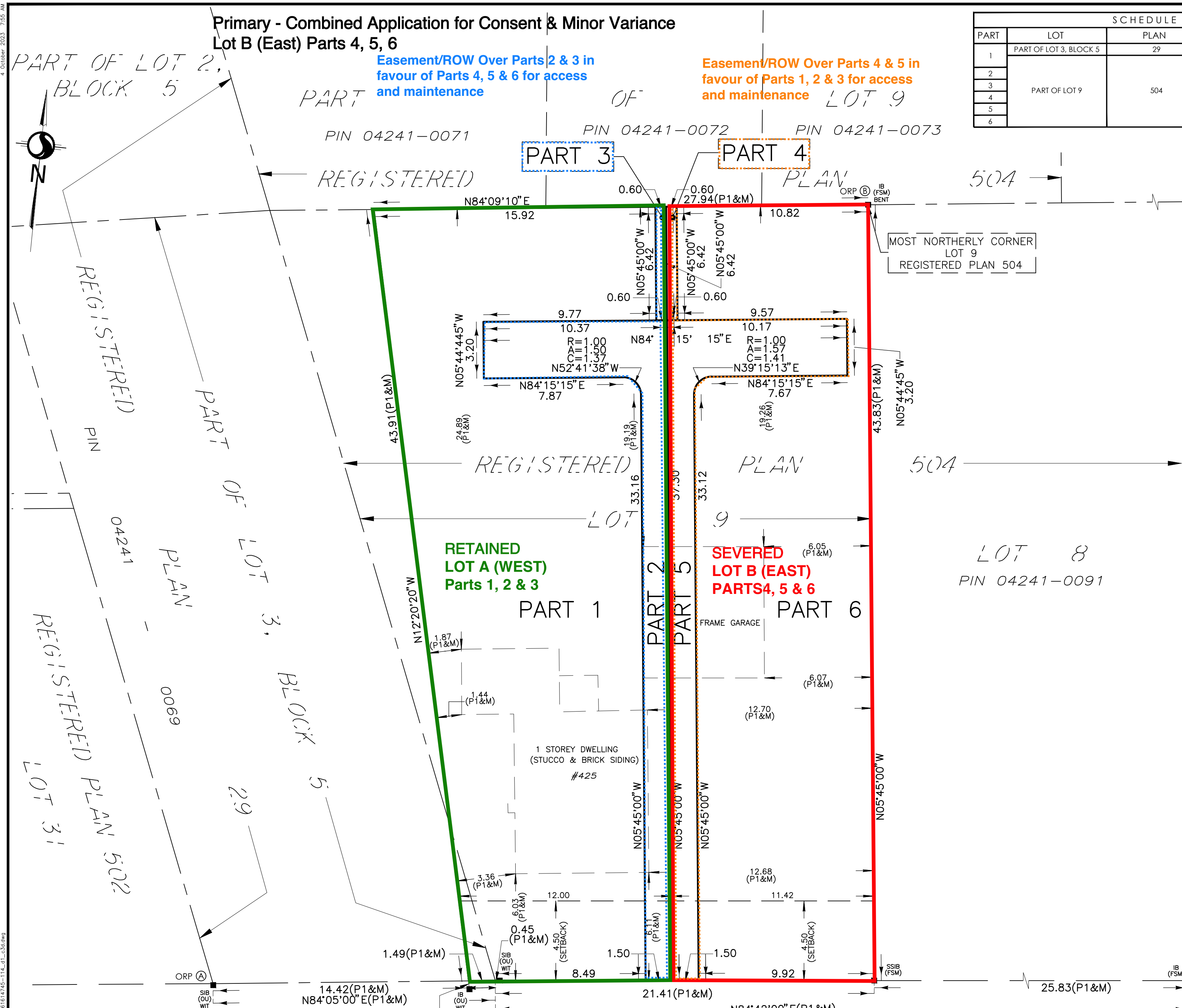
drawn by	checked by	drawing no.
J.S.	D.B.	
project no.		A6
2022 - 07		

Primary - Combined Application for Consent & Minor Variance  
 Lot B (East) Parts 4, 5, 6

Easement/ROW Over Parts 2 & 3 in favour of Parts 4, 5 & 6 for access and maintenance

Easement/ROW Over Parts 4 & 5 in favour of Parts 1, 2 & 3 for access and maintenance

SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF LOT 3, BLOCK 5	29	PART OF 04241-0069
2	PART OF LOT 9	504	PART OF 04241-0070
3			
4			
5			
6			



PLAN OF SURVEY OF  
**PART OF LOT 9  
 REGISTERED PLAN 504  
 AND PART OF LOT 3, BLOCK 5  
 REGISTERED PLAN 29**  
 CITY OF OTTAWA

Scale 1:150  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 609.6mm IN WIDTH BY 457.2mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150.

Stantec Geomatics Ltd.  
**METRIC CONVERSION**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
**BEARING NOTE**  
 BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).  
 19773035 N:5006060.42 E:324888.04  
 19680191 N:5033564.26 E:388064.94

**LEGEND**

Symbol	Denotes	Found Monuments
■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IB <sup>Ø</sup>	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
M/MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P1	"	PLAN BY SG DATED AUGUST 15, 2018

**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 XX DAY OF XXX, 2023.

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL), COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.R.G. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	5033067.14	371228.25
Ⓑ	5033114.74	371260.61

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

BLAKE BOULEVARD  
 (FORMERLY MORLEY AVENUE, DEDICATED BY REGISTERED PLAN 504)  
 PIN 04241-0067

**GRID SCALE CONVERSION**  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99995.

DATE \_\_\_\_\_

BRIAN J. WEBSTER  
 ONTARIO LAND SURVEYOR

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

**Stantec Geomatics Ltd.**  
 CANADA LANDS SURVEYORS  
 ONTARIO LAND SURVEYORS  
 1331 CLYDE AVENUE, SUITE 300  
 OTTAWA, ONTARIO, K2C 3G4  
 TEL. 613.722.4420  
 stantec.com

DRAWN: ZF CHECKED: CK PM: FL FIELD: XX PROJECT No.: 161614745-114

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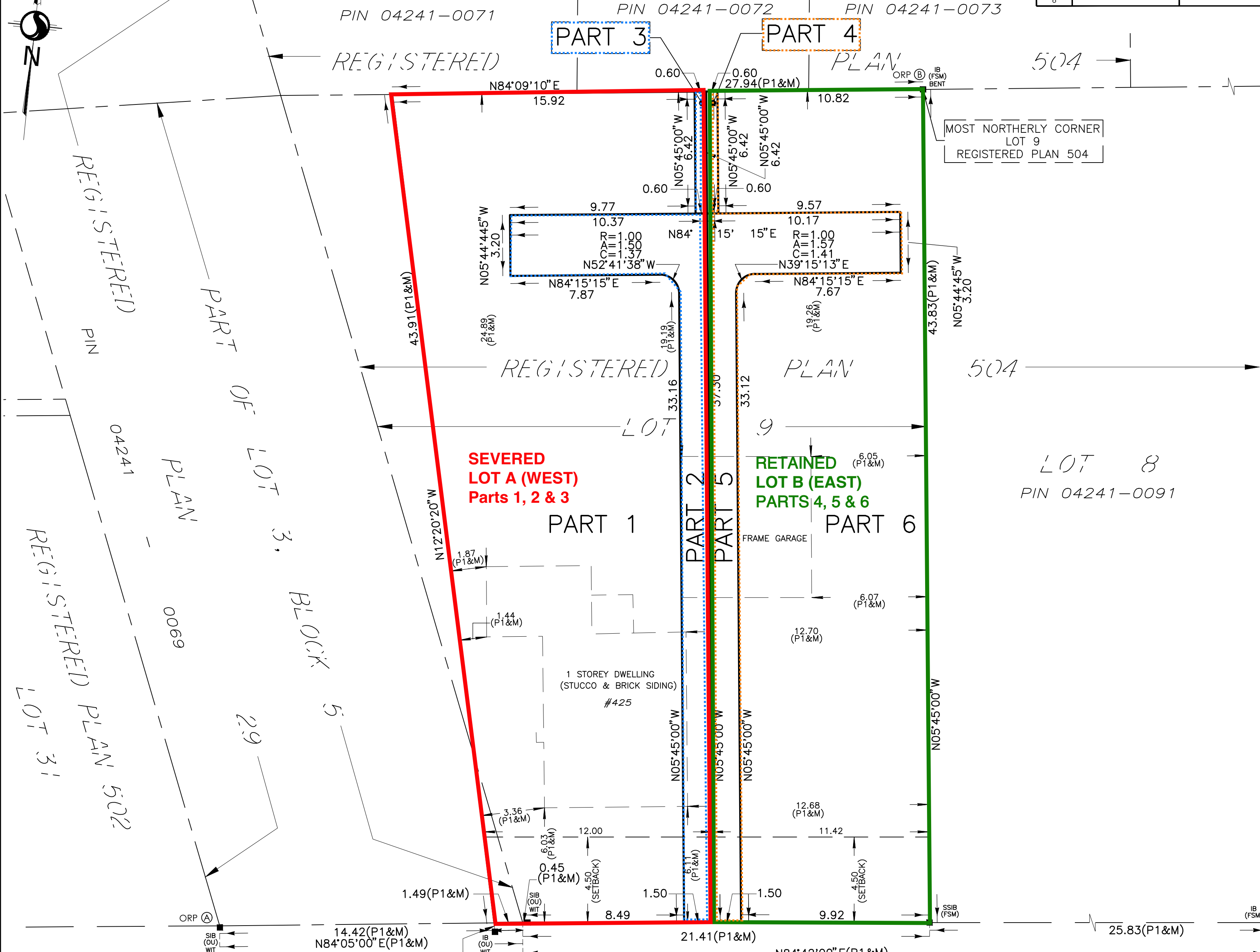
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### Secondary - Application for Consent Lot A (West) Parts 1, 2, 3

Easement/ROW Over Parts 2 & 3 in favour of Parts 4, 5 & 6 for access and maintenance

Easement/ROW Over Parts 4 & 5 in favour of Parts 1, 2 & 3 for access and maintenance

SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF LOT 3, BLOCK 5	29	PART OF 04241-0069
2	PART OF LOT 9	504	PART OF 04241-0070
3			
4			
5			
6			



PLAN OF SURVEY OF  
**PART OF LOT 9  
 REGISTERED PLAN 504  
 AND PART OF LOT 3, BLOCK 5  
 REGISTERED PLAN 29**  
 CITY OF OTTAWA

Scale 1:150  
  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 609.6mm IN WIDTH BY 457.2mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150.

Stantec Geomatics Ltd.  
**METRIC CONVERSION**  
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**BEARING NOTE**  
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**LEGEND**

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IB $\emptyset$	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
M/MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P1	"	PLAN BY SG DATED AUGUST 15, 2018

**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 XX DAY OF XXX, 2023.

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POINT ID	NORTHING	EASTING
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Ⓑ	5033114.74	371260.61

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*BLAKE BOULEVARD*  
 (FORMERLY MORLEY AVENUE, DEDICATED BY REGISTERED PLAN 504)  
 PIN 04241-0067

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 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99995.

DATE \_\_\_\_\_

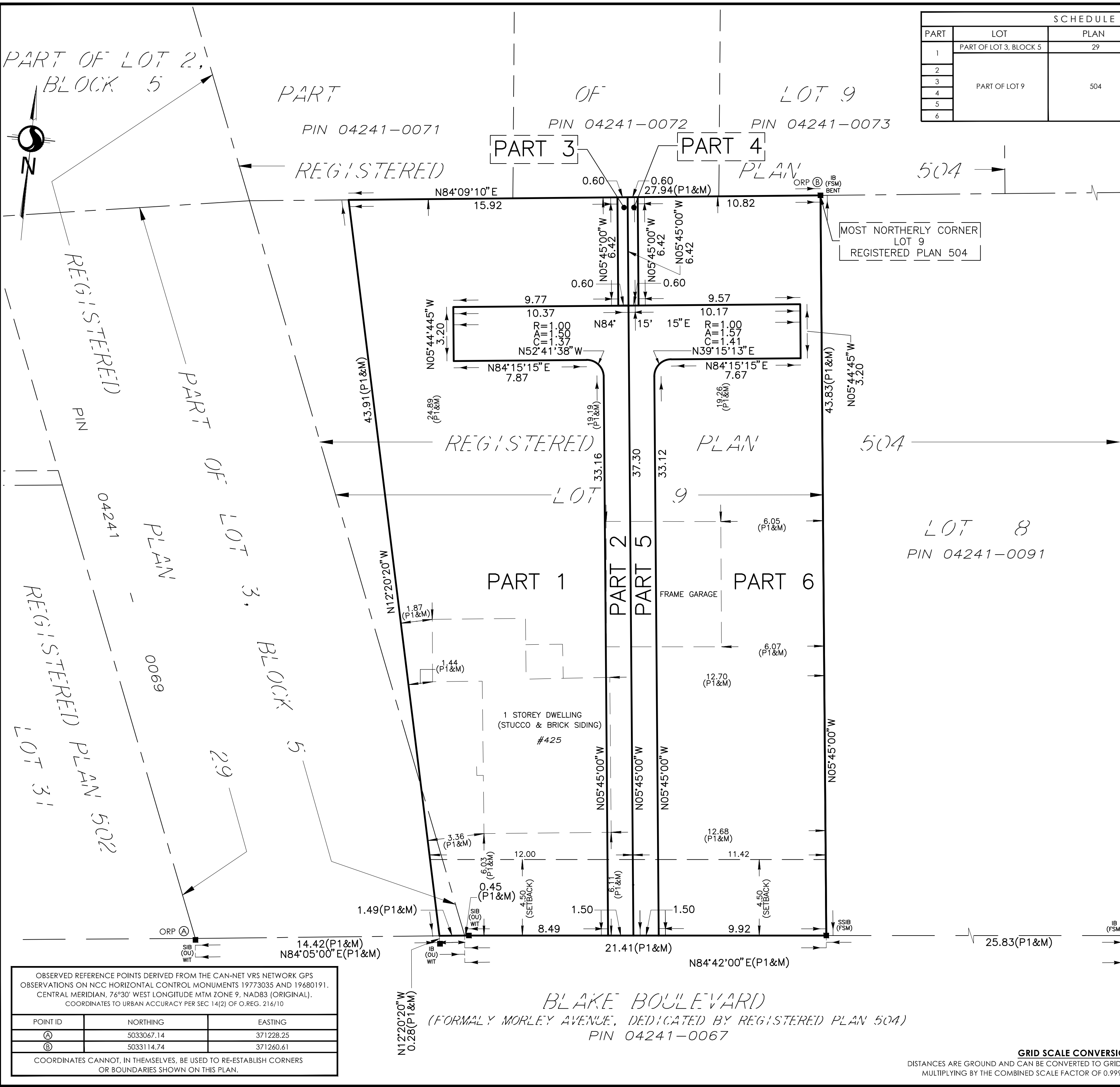
BRIAN J. WEBSTER  
 ONTARIO LAND SURVEYOR

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

**Stantec Geomatics Ltd.**  
 CANADA LANDS SURVEYORS  
 ONTARIO LAND SURVEYORS  
 1331 CLYDE AVENUE, SUITE 300  
 OTTAWA, ONTARIO, K2C 3G4  
 TEL. 613.722.4420  
 stantec.com

DRAWN: ZF CHECKED: CK PM: FL FIELD: XX PROJECT No.: 16164745-114

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PART	LOT	PLAN	PIN
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2	PART OF LOT 9	504	PART OF 04241-0070
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PLAN OF SURVEY OF  
**PART OF LOT 9**  
**REGISTERED PLAN 504**  
**AND PART OF LOT 3, BLOCK 5**  
**REGISTERED PLAN 29**  
 CITY OF OTTAWA

Scale 1:150

THE INTENDED PLOT SIZE OF THIS PLAN IS 609.6mm IN WIDTH BY 457.2mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150.

Stantec Geomatics Ltd.

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**BEARING NOTE**  
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M/MEAS	"	MEASURED
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DATE \_\_\_\_\_

BRIAN J. WEBSTER  
 ONTARIO LAND SURVEYOR

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