

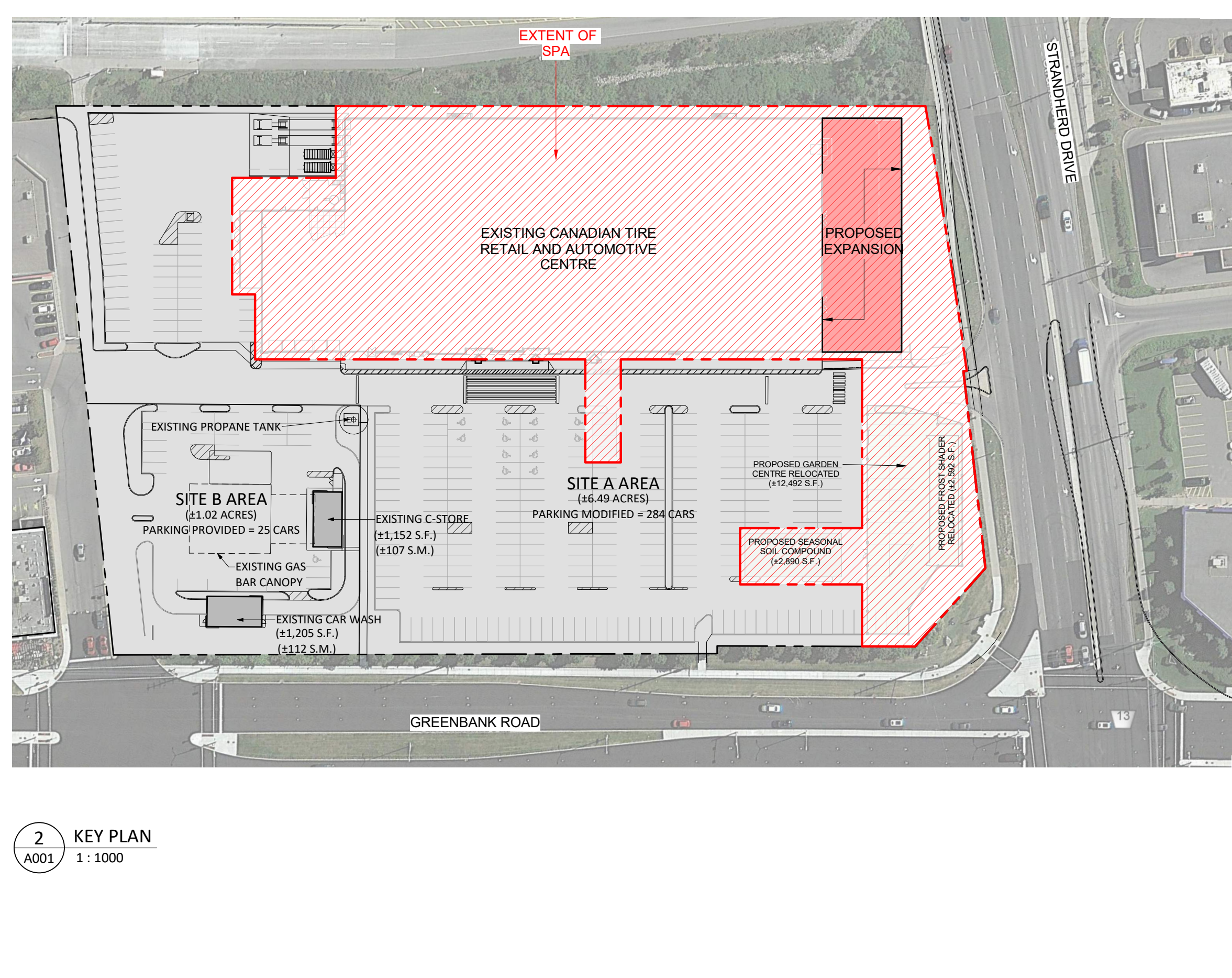
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LEGEND

- ENTRANCE ARROW
- EXIT ARROW
- FIRE HYDRANT
- PROPERTY LINE
- EXTENT OF ROAD WIDENING
- EXISTING PARKING
- EXISTING PARKING TO BE DEMOLISHED
- E-COMM PARKING SPACES
- PROPOSED PAINTED LINES
- EXISTING PAINTED LINES
- FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED SIDEWALK EXTENSION
- PROPOSED CONCRETE
- LOADING SPACE

COLOUR LEGEND

- RETAIL
- WAREHOUSE
- OFFICE
- SERVICE CENTRE
- GARDEN CENTRE
- WAREHOUSE MEZZANINE
- OFFICE MEZZANINE
- SERVICE CENTRE MEZZANINE



Statistics

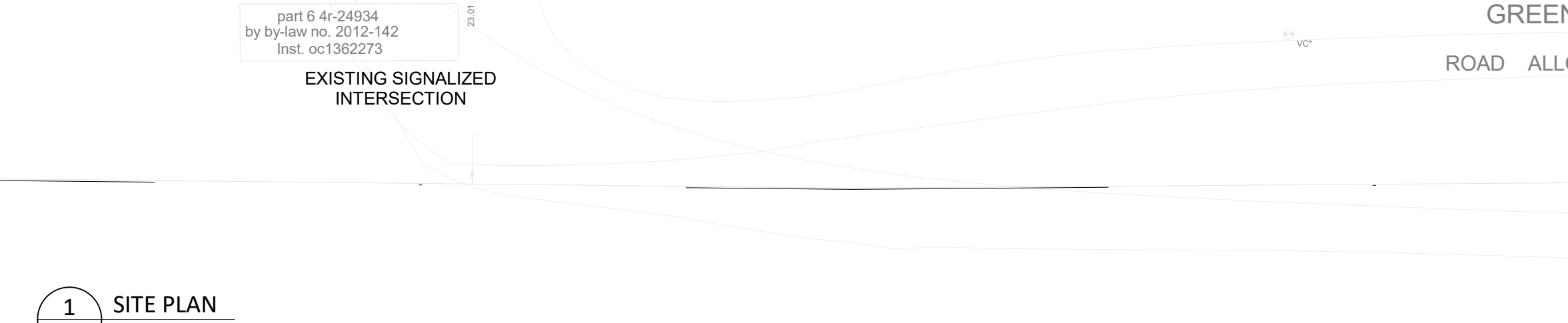
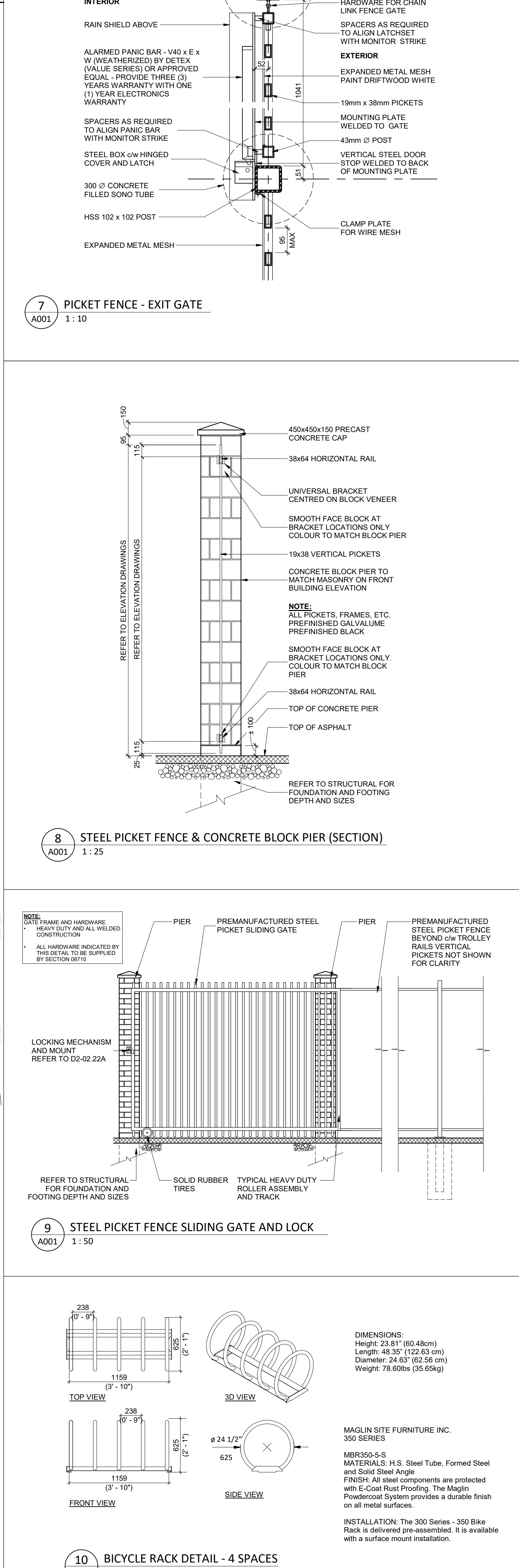
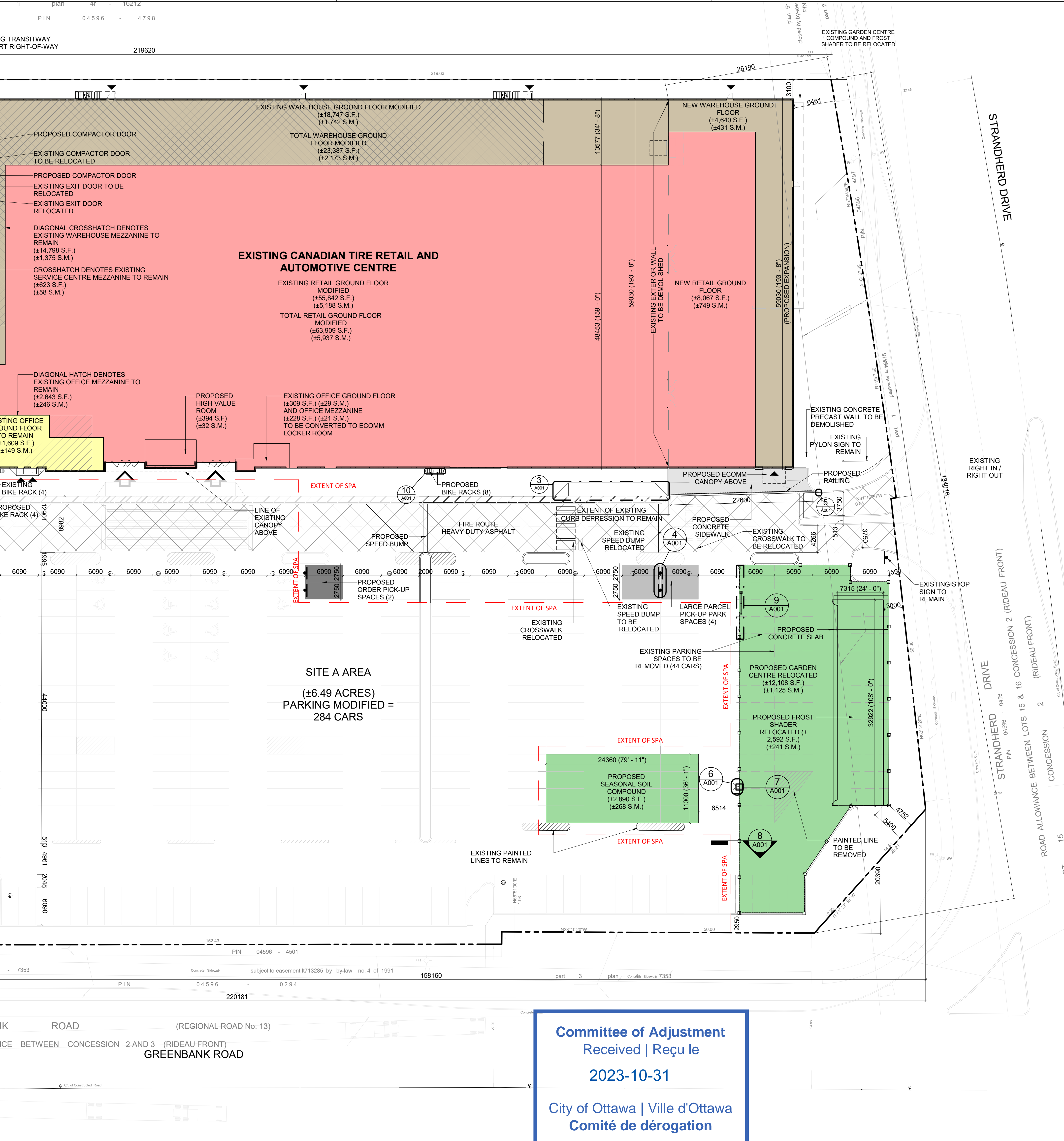
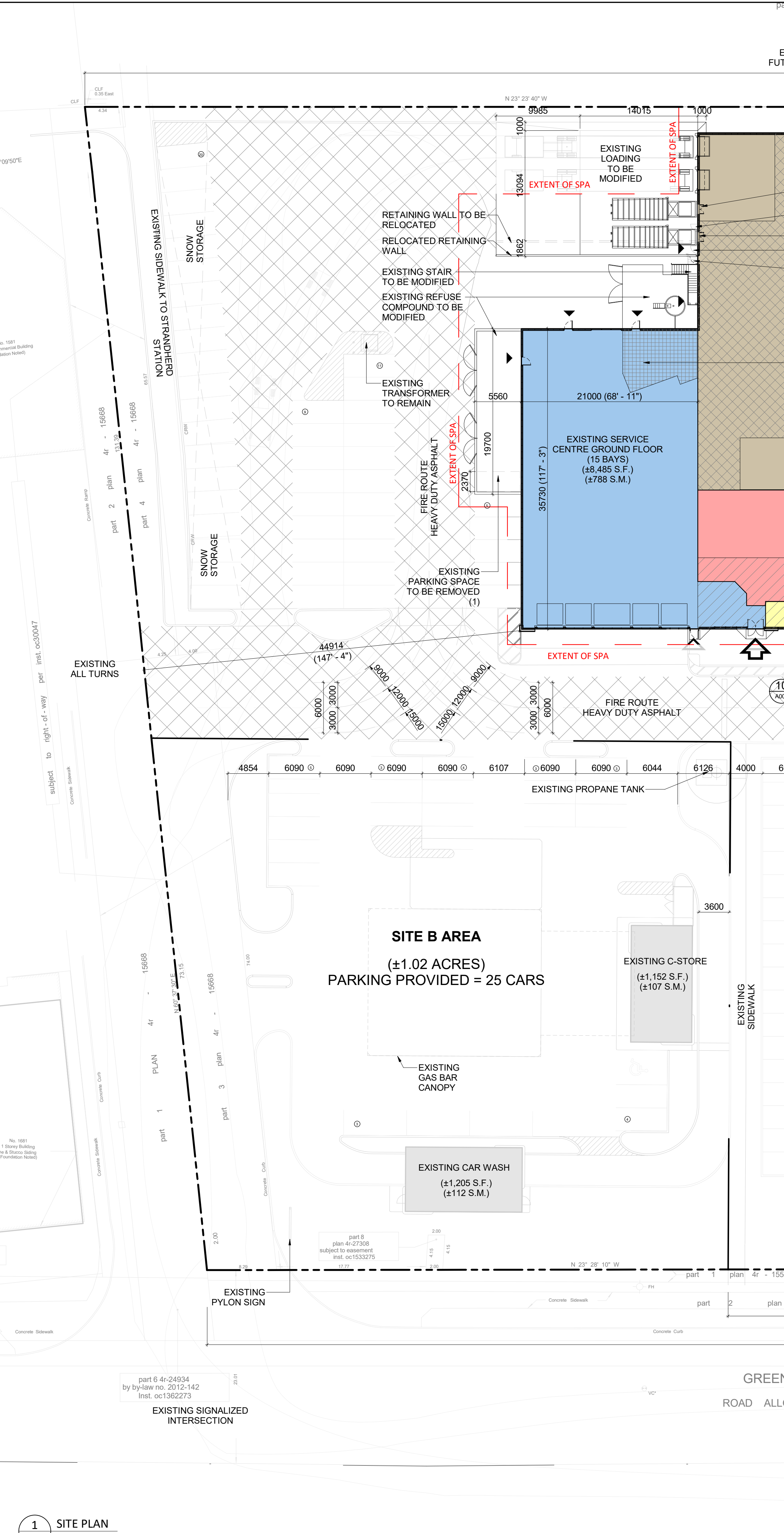
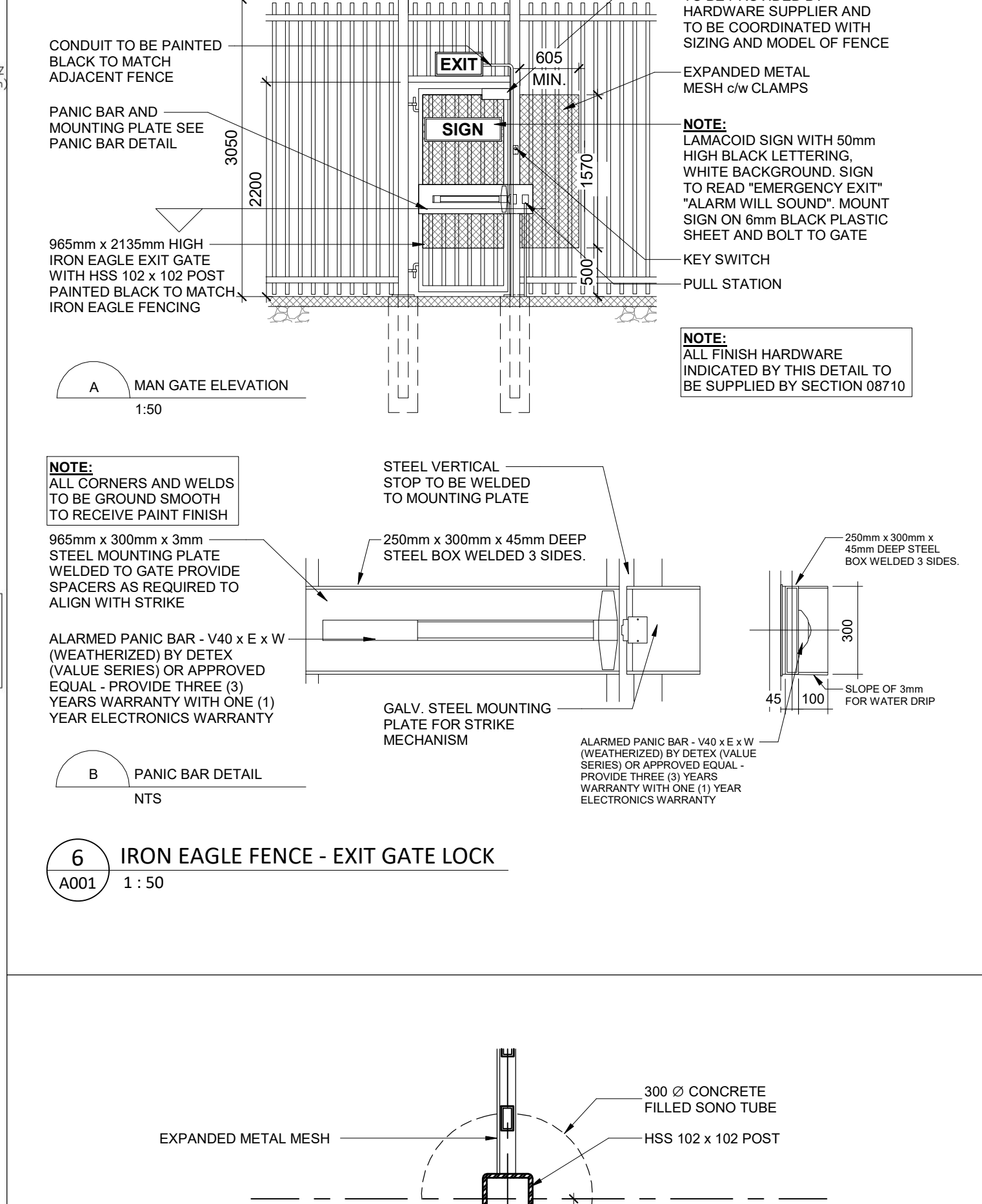
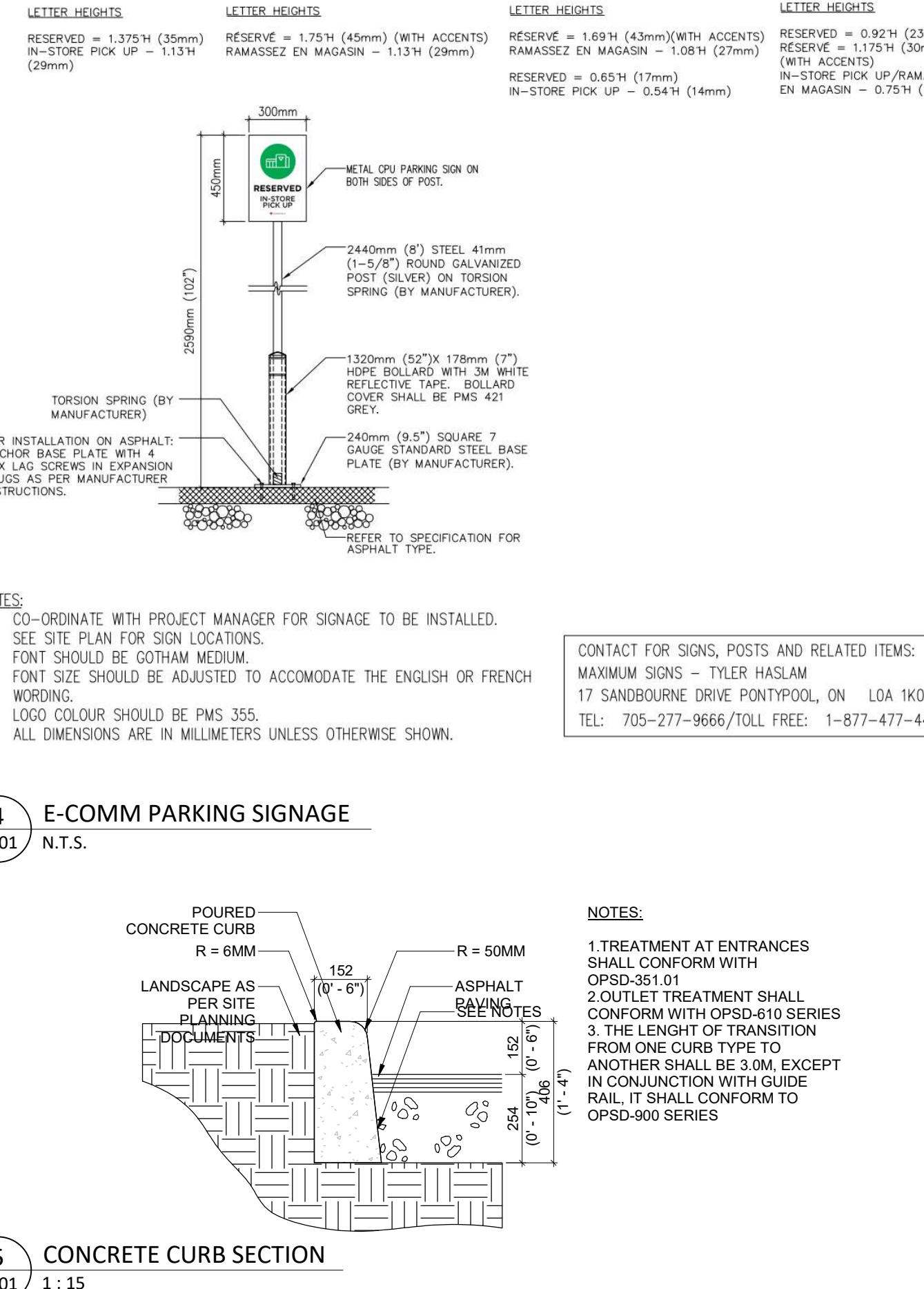
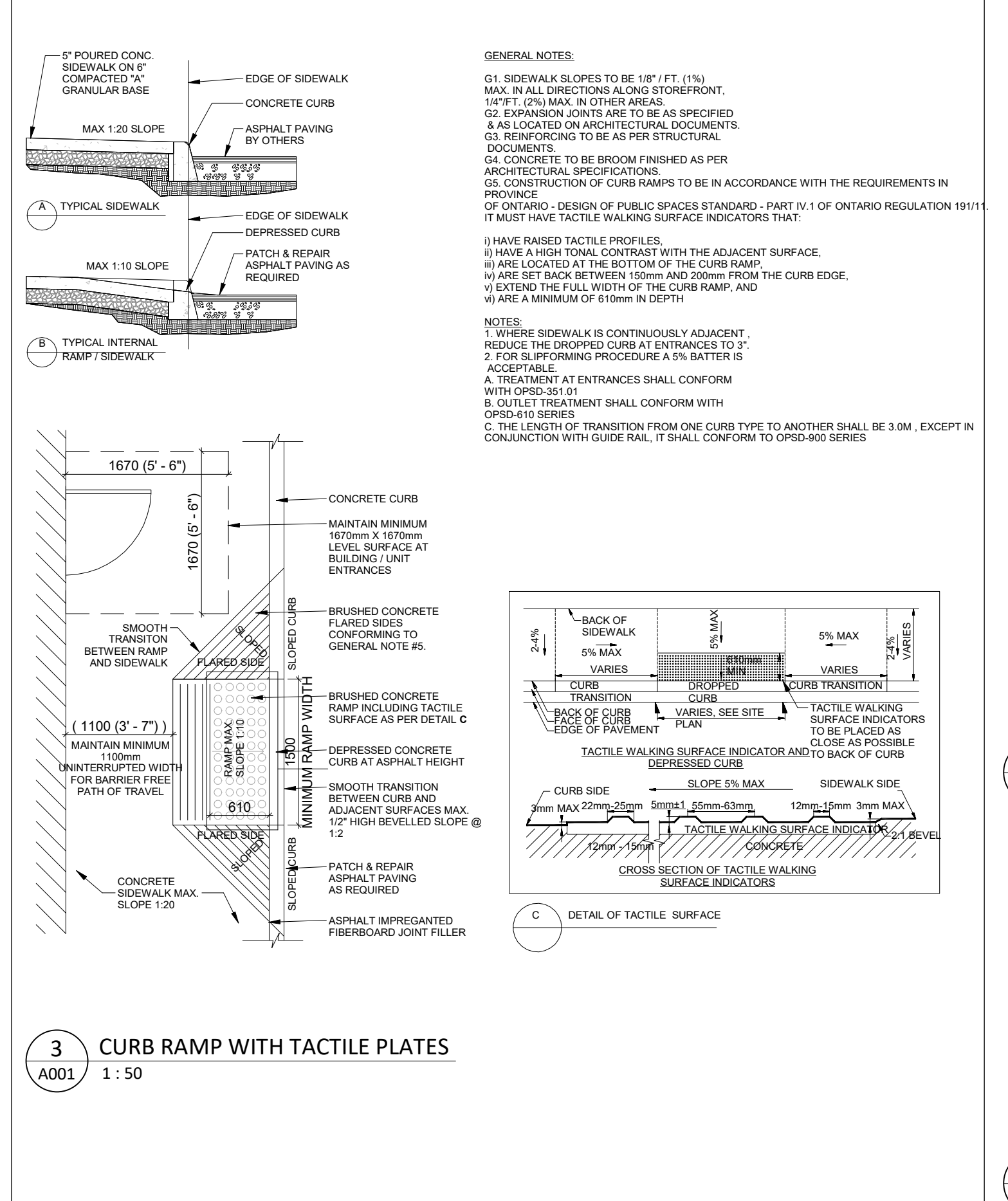
Existing Category	Area (S.F.)	Volume (CU FT)	Weight (Tons)	Area (S.F.)	Volume (CU FT)	Weight (Tons)	Area (S.F.)	Volume (CU FT)	Weight (Tons)
Warehouse - General	136,764	15,212,134	136,764	136,764	15,212,134	136,764	136,764	15,212,134	136,764
Warehouse - Retail	101,706	11,187,771	101,706	101,706	11,187,771	101,706	101,706	11,187,771	101,706
Warehouse - Office	113,042	12,434,622	113,042	113,042	12,434,622	113,042	113,042	12,434,622	113,042
Warehouse - Service	103,171	11,348,817	103,171	103,171	11,348,817	103,171	103,171	11,348,817	103,171
Warehouse - Residential	103,171	11,348,817	103,171	103,171	11,348,817	103,171	103,171	11,348,817	103,171
Warehouse - Other	103,171	11,348,817	103,171	103,171	11,348,817	103,171	103,171	11,348,817	103,171

DOMING COMPLIANCE CHART

REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
NO. OF CRACKS	NO REQUIREMENT	23,232	23,232
NO. OF REPAIRS	NO REQUIREMENT	23,232	23,232
NO. OF DEFECTS	NO REQUIREMENT	23,232	23,232

PARKING REQUIREMENT

USE	PER 100 S.F. OF G.F.A.	EXISTING	PROPOSED
RETAIL	3.4 PER 100 S.F. OF G.F.A.	377 CARS	300 CARS
OFFICE	3.4 PER 100 S.F. OF G.F.A.	28 CARS	25 CARS
WAREHOUSE	3.4 PER 100 S.F. OF G.F.A.	6 CARS	6 CARS
SALES	3.4 PER 100 S.F. OF G.F.A.	6 CARS	6 CARS
CAR WASH	NO REQUIREMENT	0 CARS	0 CARS
TOTAL PARKING PROVIDED		397 CARS	337 CARS



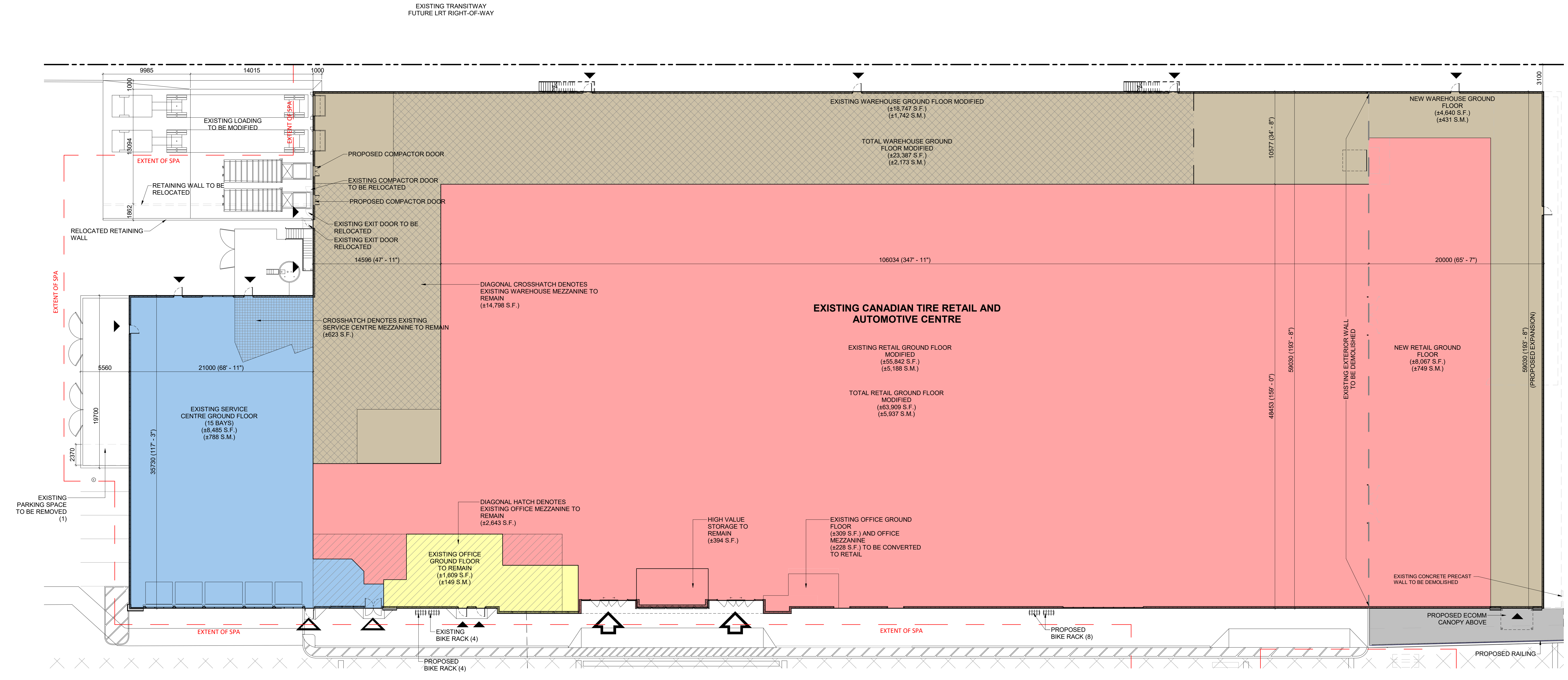
**Comitee of Adjustment
Received | Reçu le
2023-10-31**
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LEGEND

- ENTRANCE ARROW
- EXIT ARROW
- FIRE HYDRANT
- PROPERTY LINE
- EXTENT OF ROAD WIDENING
- EXISTING PARKING
- EXISTING PARKING TO BE DEMOLISHED
- E-COMM PARKING SPACES
- PROPOSED PAINTED LINES
- EXISTING PAINTED LINES
- FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED SIDEWALK EXTENSION
- PROPOSED CONCRETE
- LOADING SPACE (40' - 11")

COLOUR LEGEND

- RETAIL
- WAREHOUSE
- OFFICE
- SERVICE CENTRE
- GARDEN CENTRE
- WAREHOUSE MEZZANINE
- OFFICE MEZZANINE
- SERVICE CENTRE MEZZANINE



1 FLOOR PLAN
A002 1:200

REV	DATE	DESCRIPTION	BY
13	2023-10-20	ISSUED FOR SPA	RCH
12	2023-08-28	ISSUED FOR EPA	PH
11	2023-05-16	ISSUED FOR SPA	PH



PROJECT
GREENBANK RD. + STRANDHERD DR.
BARRHAVEN, ON

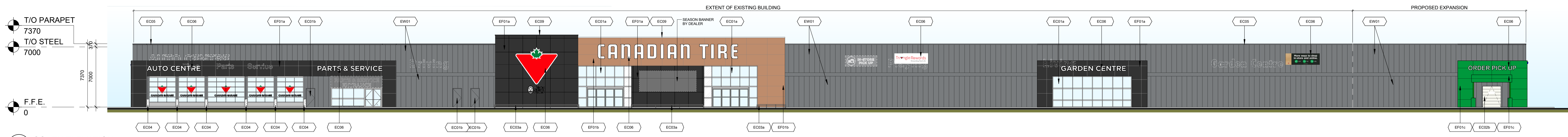
DRAWING
FLOOR PLAN

PROJECT NO. 05_204P01
PROJECT DATE 2023-10-05
DRAWN BY PH
CHECKED BY RCH
SCALE As Indicated

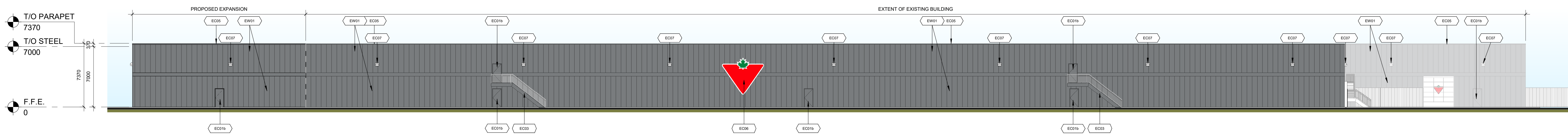
PROFESSIONAL ARCHITECT
POPULOUS + PARTNERS
ARCHITECTS

DRAWING NO. **A002**

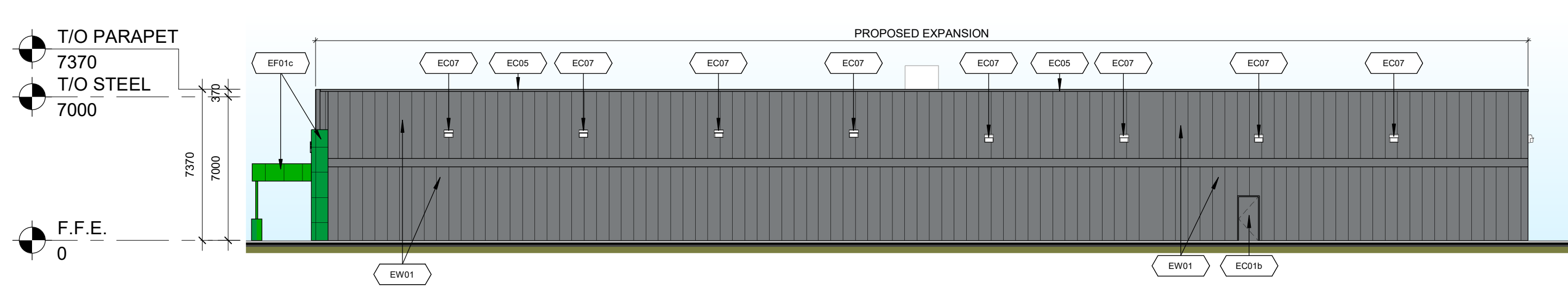
This drawing is an instrument of service, it is prepared and issued by the undersigned in accordance with the provisions of the Professional Practice Act, R.S.O. 1990, Chapter 190, and the provisions of the Ontario Regulation 944, R.R.O. 1997, Chapter 1904, and the provisions of the Ontario Regulation 945, R.R.O. 1997, Chapter 1904. It is not to be used for any other purpose without the written consent of the undersigned. The undersigned is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The undersigned is not responsible for any errors or omissions in any other drawings or documents prepared by other persons for the project. The undersigned is not responsible for any errors or omissions in any other drawings or documents prepared by other persons for the project. The undersigned is not responsible for any errors or omissions in any other drawings or documents prepared by other persons for the project.



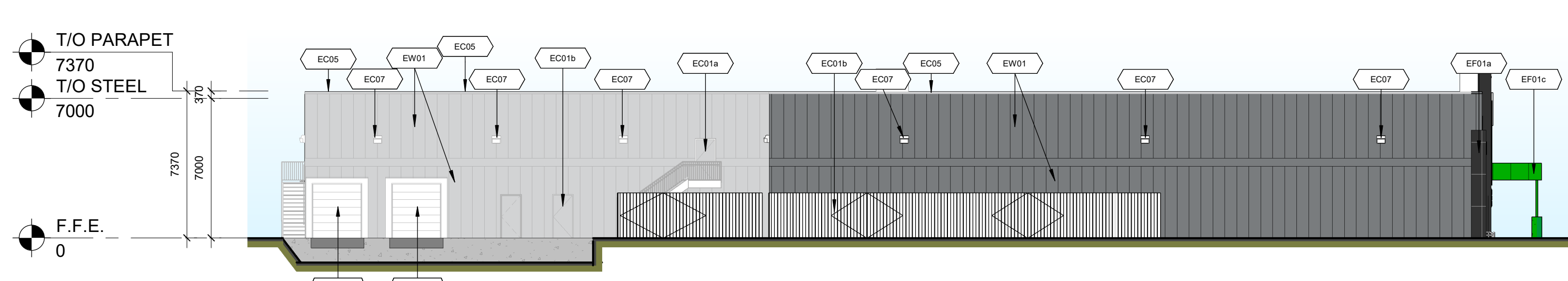
1 SOUTH ELEVATION
A2-9/1 1:200



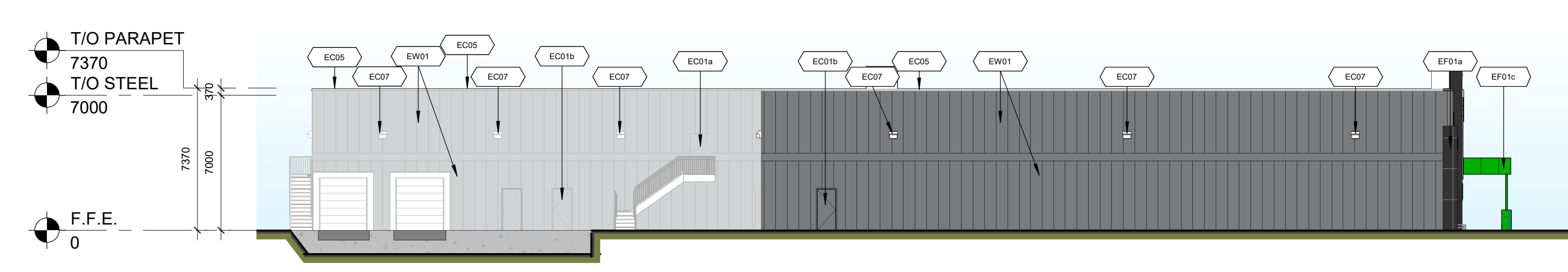
2 NORTH ELEVATION
A2-9/2 1:200



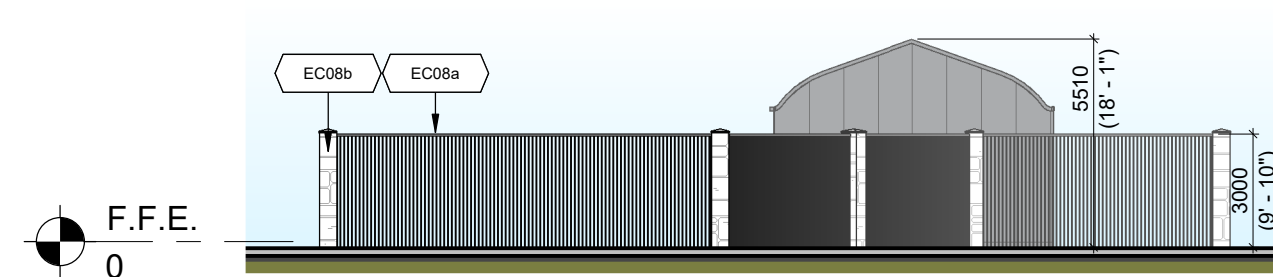
3 EAST ELEVATION
A2-9/3 1:200



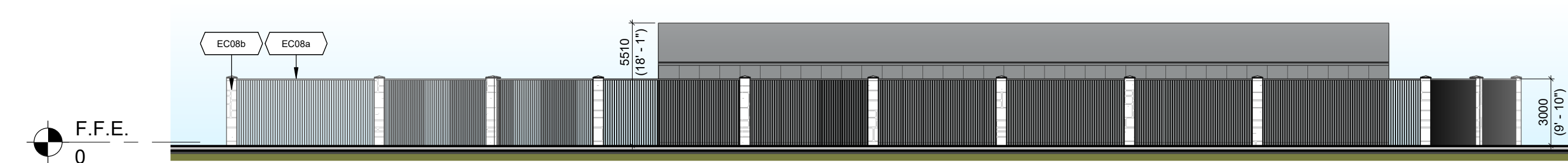
4 WEST ELEVATION
A2-9/4 1:200



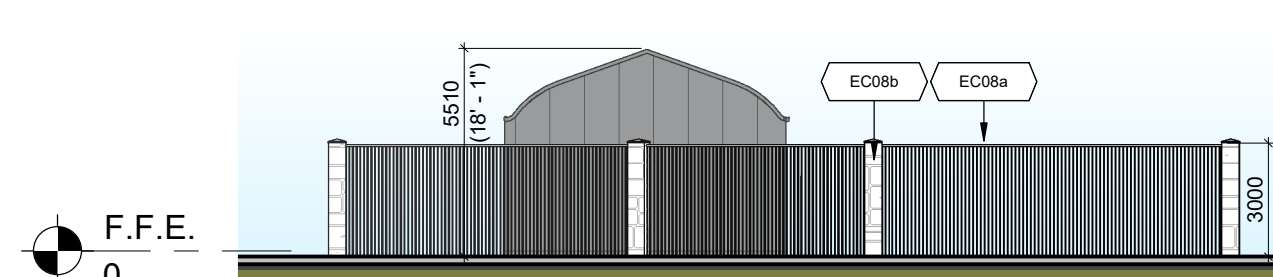
5 WEST ELEVATION - BEYOND
A2-9/5 1:200



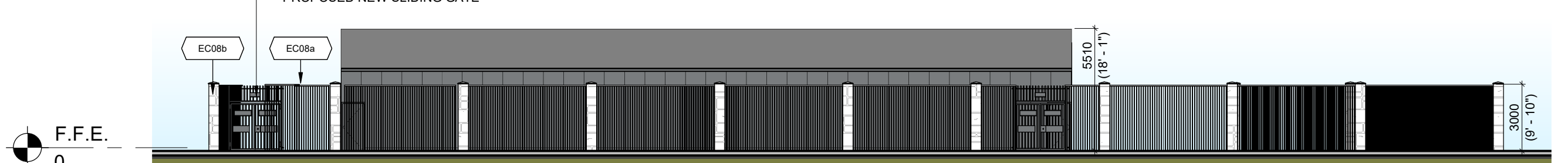
6 GARDEN CENTRE - SOUTH ELEVATION
A2-9/6 1:200



7 GARDEN CENTRE - EAST ELEVATION
A2-9/7 1:200



8 GARDEN CENTRE - NORTH ELEVATION
A2-9/8 1:200



9 GARDEN CENTRE - WEST ELEVATION
A2-9/9 1:200

EXTERIOR FINISH SCHEDULE

EW01	CONCRETE FINISH
EF01a	ALUMINUM COMPOSITE PANELS COLOR: BLACK ANODIZED CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL PRIOR TO ORDERING OF MATERIALS
EF01b	ALUMINUM COMPOSITE PANELS COLOR: CUSTOM GREEN ALPOLC APPROVED EQUIVALENT CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL PRIOR TO ORDERING OF MATERIALS
EF01c	ALUMINUM COMPOSITE PANELS COLOR: CUSTOM GREEN ALPOLC APPROVED EQUIVALENT CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL PRIOR TO ORDERING OF MATERIALS
EC01a	GLASS DOORS & WINDOWS GLASS: CLEAR ANODIZED ALUMINUM FRAME SYSTEM GLASS: CLEAR ANODIZED ALUMINUM FRAME SYSTEM GLAZING: CLEAR INSULATED GLASS (LOW E COATING) GLAZING: CLEAR INSULATED GLASS (LOW E COATING) GLAZING: CLEAR INSULATED GLASS (LOW E COATING) GLAZING: CLEAR INSULATED GLASS (LOW E COATING)
EC01b	GLASS DOORS & WINDOWS GLASS: CLEAR ANODIZED ALUMINUM FRAME SYSTEM GLASS: CLEAR ANODIZED ALUMINUM FRAME SYSTEM GLAZING: CLEAR INSULATED GLASS (LOW E COATING) GLAZING: CLEAR INSULATED GLASS (LOW E COATING) GLAZING: CLEAR INSULATED GLASS (LOW E COATING) GLAZING: CLEAR INSULATED GLASS (LOW E COATING)
EC02a	INTERIOR DOOR FRAMES FRAMES: POLYURETHANE FRAMES: POLYURETHANE FRAMES: POLYURETHANE FRAMES: POLYURETHANE
EC02b	INTERIOR DOOR FRAMES FRAMES: POLYURETHANE FRAMES: POLYURETHANE FRAMES: POLYURETHANE FRAMES: POLYURETHANE
EC03	EXPOSED STEEL BEAMS COLOR: BLACK ANODIZED ALUMINUM FRAME SYSTEM COLOR: BLACK ANODIZED ALUMINUM FRAME SYSTEM COLOR: BLACK ANODIZED ALUMINUM FRAME SYSTEM COLOR: BLACK ANODIZED ALUMINUM FRAME SYSTEM
EC04	STAINLESS STEEL CHECKER PLATE PROVIDE 2ND HAND FINISH PROVIDE 2ND HAND FINISH PROVIDE 2ND HAND FINISH PROVIDE 2ND HAND FINISH
EC05	WALLS AT BRICK ARCH PANELS WITH FORM FINISH AT BRICK ARCH PANELS WITH FORM FINISH AT BRICK ARCH PANELS WITH FORM FINISH AT BRICK ARCH PANELS WITH FORM FINISH
EC06	EXTERIOR SIGNAGE REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE
EC07	LIGHT FIXTURES REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE
EC08a	FINISHES REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE
EC08b	FINISHES REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE REFER TO DETAILS FOR PROFILE

GENERAL NOTES:
1. FINISHES SCHEDULE IS A REPRESENTATION OF THE COLORS.
2. FINISHES SCHEDULE IS A REPRESENTATION OF THE COLORS.
3. FINISHES SCHEDULE IS A REPRESENTATION OF THE COLORS.
4. FINISHES SCHEDULE IS A REPRESENTATION OF THE COLORS.
5. FINISHES SCHEDULE IS A REPRESENTATION OF THE COLORS.

#	DATE	DESCRIPTION	BY
1	2023-10-05	ISSUED FOR COORDINATION	MMR
2	2023-09-15	ISSUED FOR COORDINATION	FR
3	2023-08-28	ISSUED FOR COORDINATION	FR
4	2023-08-02	ISSUED FOR COORDINATION	FR
5	2023-07-13	ISSUED FOR COORDINATION	FR
6	2023-06-09	ISSUED FOR COORDINATION	FR
7	2023-05-17	ISSUED FOR COORDINATION	FR



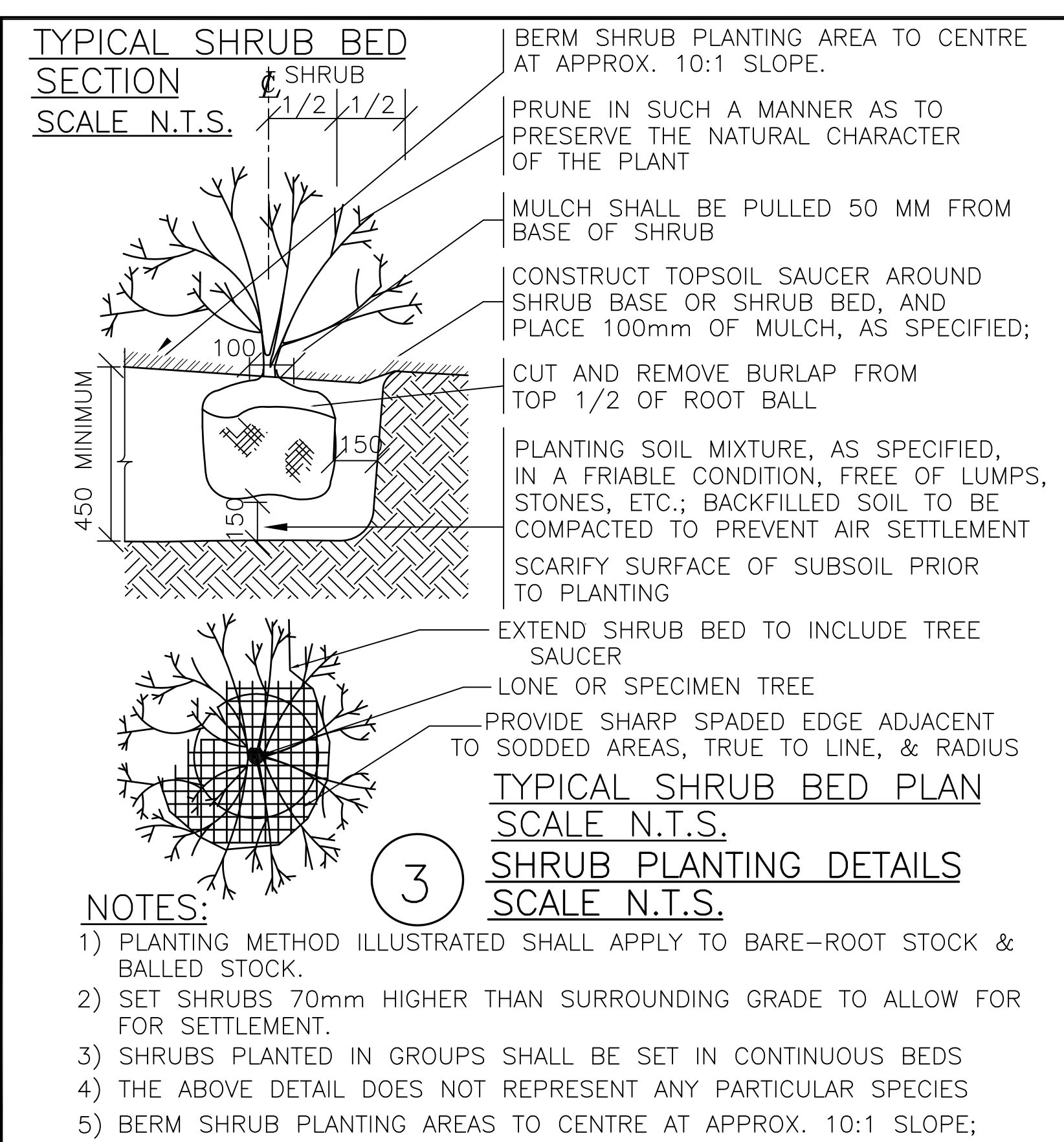
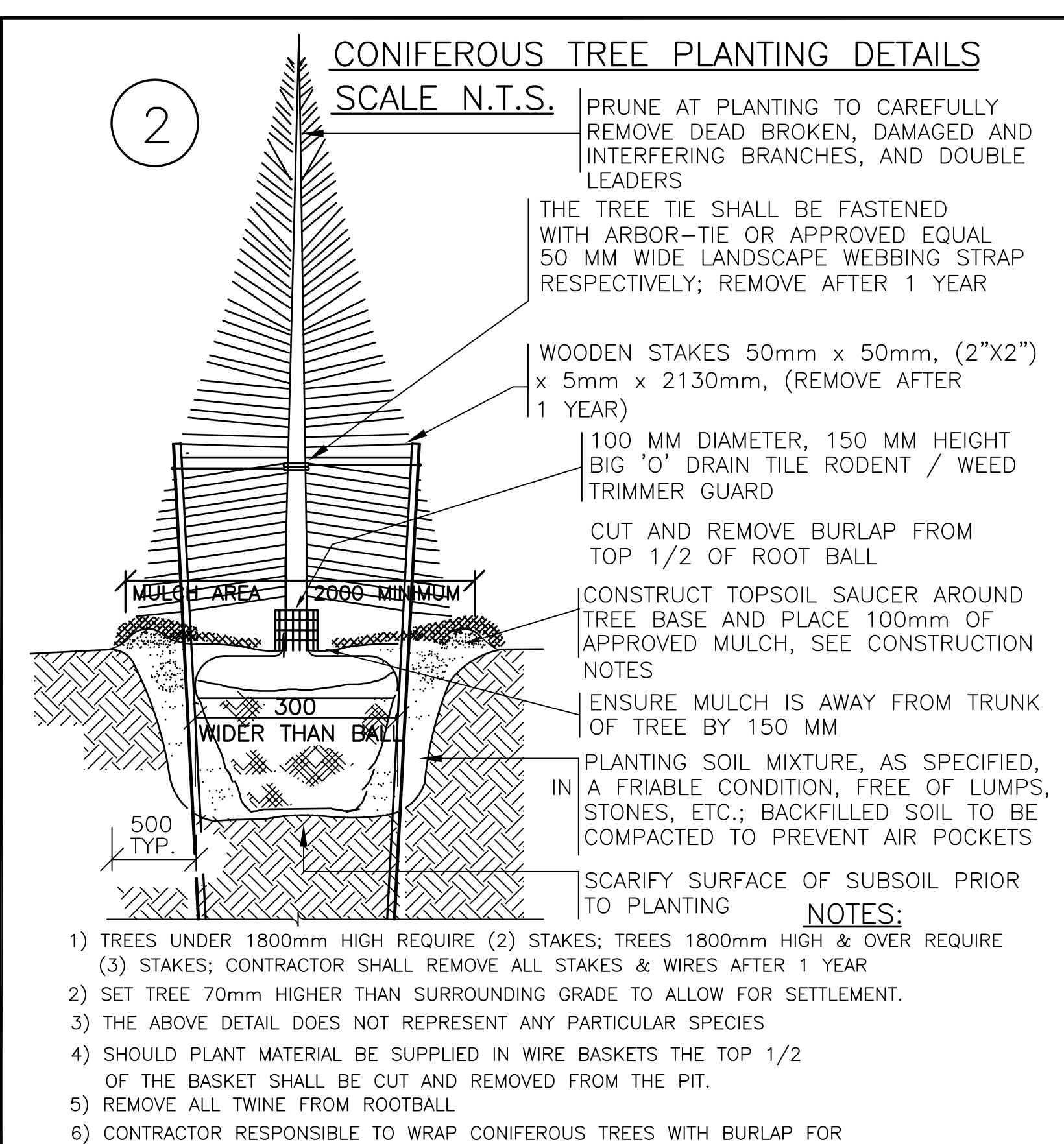
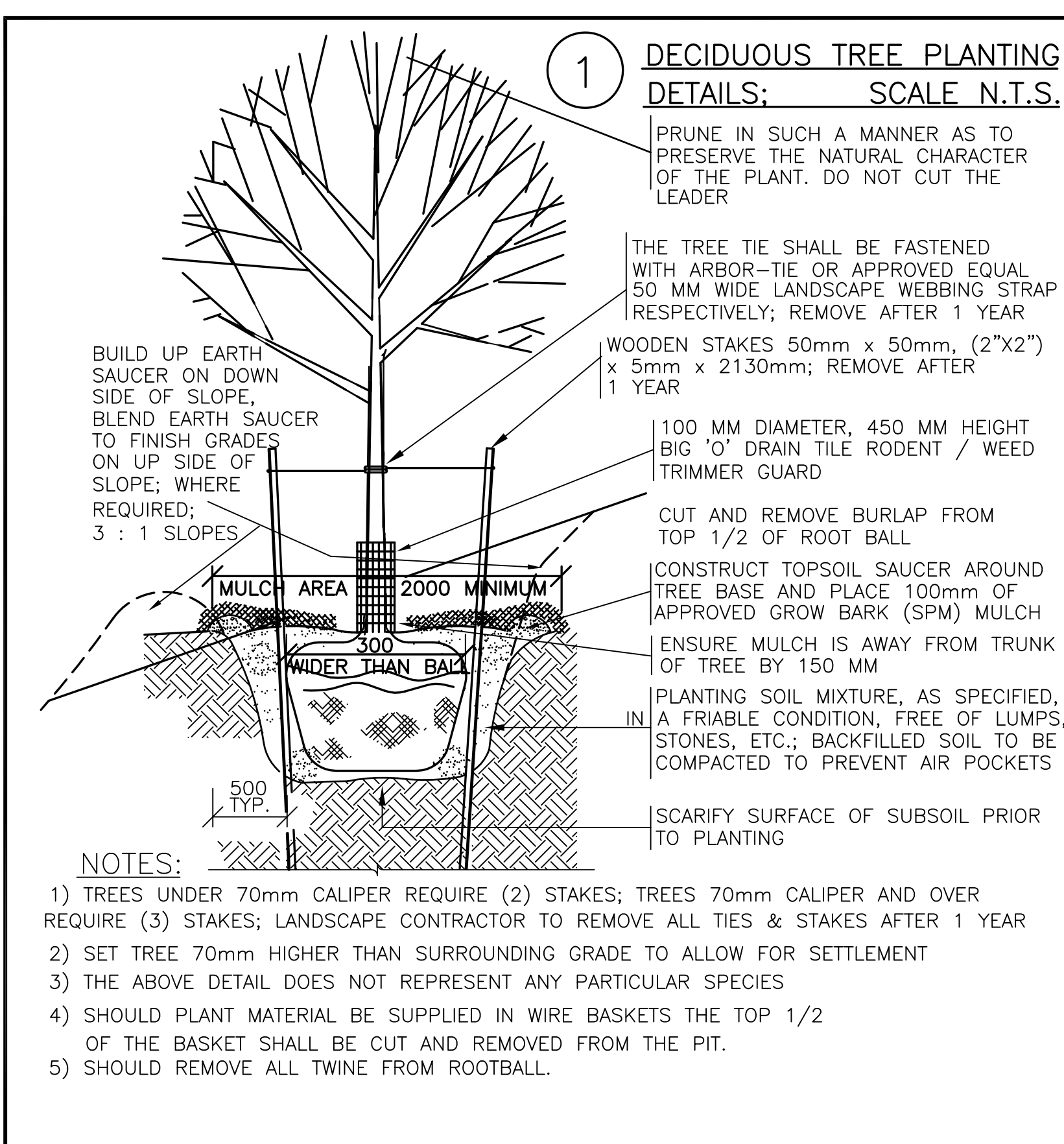
PROJECT: PROPOSED CANADIAN TIRE STORE #412 EXPANSION AND RENOVATION BARRHAVEN, ON

DRAWING NO: EXTERIOR ELEVATIONS

PROJECT NO: 05-20450
PROJECT DATE: 2023-10-05
DRAWN BY: FR
CHECKED BY: RCH
SCALE: As Indicated

ONTARIO ASSOCIATION OF ARCHITECTS
POPEL GIBSON OMB
ARCHITECTS

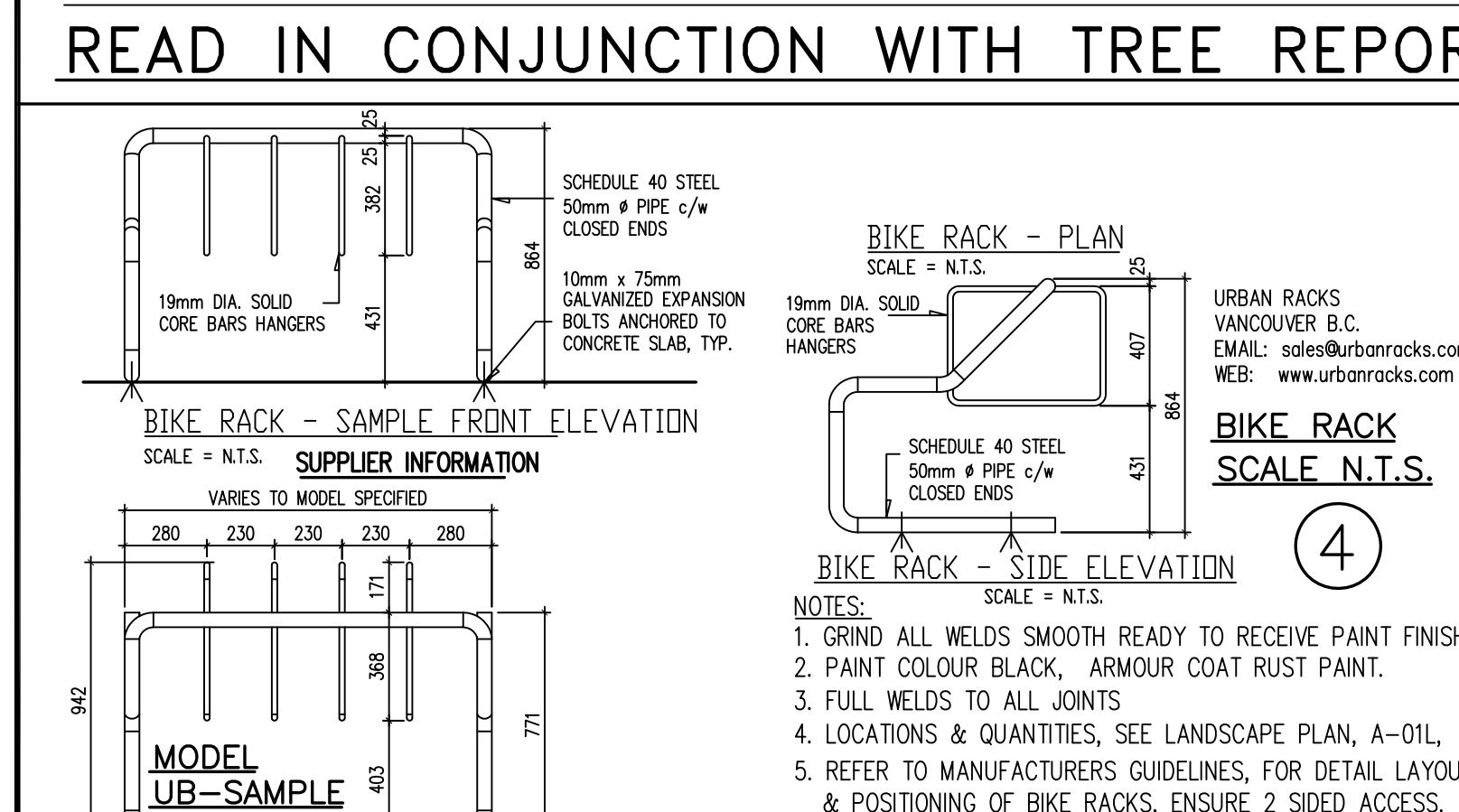
DRAWING NO: A2-9



LIST OF PLANTING MATERIAL

NOTE: ESTIMATED QUANTITIES IN LIST, QUANTITIES ON PLAN TO GOVERN; DO NOT PLAN IN SWALES/EASEMENTS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	SPACING	REMARKS
SB	5	AMELANCHIER CANADENSIS	SERVICEBERRY	250 CM	60 MM	WB	AS INDICATED	TRUE TO FORM	
CHB	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	350 CM	60 MM	WB	AS INDICATED	TRUE TO FORM	
PSMT	4	GINKGO BILOBA PRINCETON SENTRY	PRINCETON SENTRY MAIDENHAIR TREE	350 CM	60 MM	WB	AS INDICATED	TRUE TO FORM	
CS	12	PICEA PUNGENS	COLORADO SPRUCE	200 CM	50 CM	POT	EQUAL SPACING	CLIP CANDELS	
MP	14	PINUS MUGO MUGO	MUGHO PINE	80 CM	50 CM	POT	EQUAL SPACING	CLIP CANDELS	
BS	49	SPIREA VANHOUTTEI	BRIDALWREATH SPIREA	80 CM	50 CM	POT	EQUAL SPACING	CLIP CANDELS	
BH	24	DIERVILLA LONICERA	BUSH HONEYSUCKLE	50 CM	50 CM	POT	EQUAL SPACING	CLIP CANDELS	
DAYLILY	130	HEMOCALLIS 'STELLA RED'	STELLA RED DAYLILY				2 GAL POT	EQUAL SPACING	2 YEAR PLANTS



LEGEND

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

- Determine the location of existing services and obtain necessary stake-outs before any excavation.
- Use figured dimensions as opposed to scaling and verify all dimensions at the site before commencing the work.
- Report all discrepancies to the Landscape Architect and resolve before commencing the work.

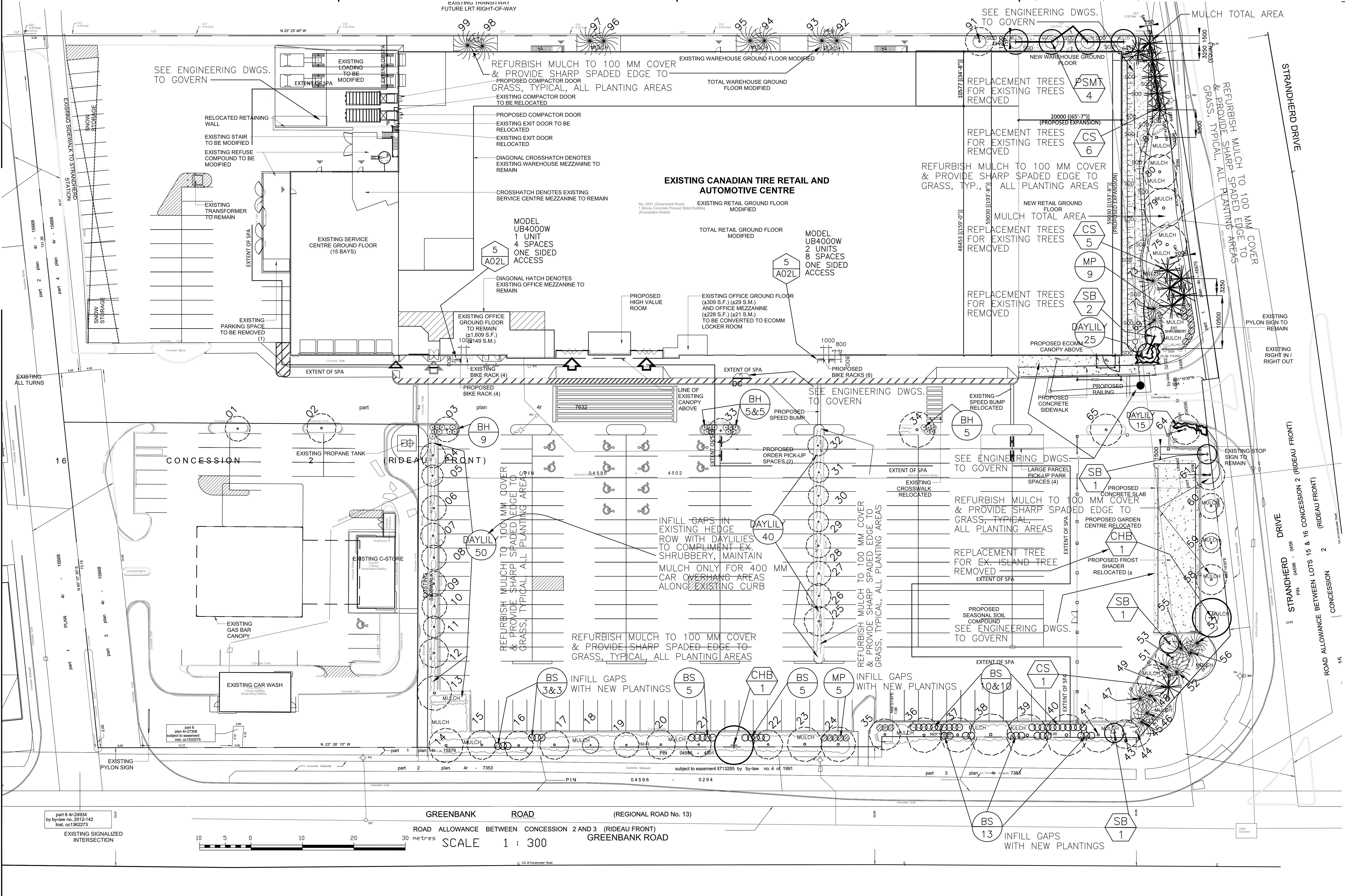
KEYPLAN: N.T.S.

URBAN RACKS VANDUVER B.C. EMAIL: vancouver@vanduver.com WEB: www.vanduver.com

URBAN RACK WIDE = 4 SPACES ONE SIDED ACCESS

NOTES:

- GRIND ALL WELDS SMOOTH READY TO RECEIVE PAINT FINISH.
- PAINT COLOUR BLACK, ARMOUR COAT RUST PROTECTANT.
- FULL WELDS TO ALL JOINTS.
- LOCATIONS & QUANTITIES, SEE LANDSCAPE PLAN, A-01L.
- REFER TO MANUFACTURERS GUIDELINES FOR DETAIL LAYOUT & POSITIONING OF BIKE RACKS, ENSURE 2 SIDED ACCESS.



THIS DRAWING TO BE USED ONLY FOR LAYOUT & PLANTING OF LANDSCAPE MATERIALS

DESIGN CREDIT NOTE:
LANDSCAPE DESIGN BASED ON ORIGINAL DESIGN BY BRONTE ENGINEERING LIMITED, ONTARIO, ONTARIO
PHONE: 905-827-5128 FAX: 905-847-3112
JOB NO. 99-3490

NOT FOR CONSTRUCTION

LANDSCAPE CONSTRUCTION NOTES:

- ALL LANDSCAPE WORK TO CONFORM WITH THE CTC SPECIFICATIONS FOR THIS PROJECT. THIS DRAWING TO BE USED ONLY FOR LAYOUT AND PLANTING OF LANDSCAPE MATERIALS.
- USE PLANTING MATERIAL TRUE TO NAME, SIZES, OR GRADES AS SPECIFIED, AND CONFORMING TO THE 'CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE, SPECIFICATIONS AND STANDARDS'.
- CHECK ALL QUANTITIES AND REPORT ANY ERRORS/DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND AGREE BEFORE PROCEEDING.
- MATERIALS AND WORKMANSHIP NOT MEETING SPECIFICATIONS WILL BE REJECTED, AT TIME OF INSPECTIONS.
- ALL TREES SHALL BE BALLED AND BURLAPPED AND ALL SHRUBS SHALL BE POT GROWN. PLANTING MATERIAL SIZES ARE A MINIMUM.
- WHEN PLANTING MATERIAL SUPPLIED IN WIRE BASKETS THE TOP 2/3 OF THE BASKET SHALL BE CUT AND REMOVED FROM THE PIT PRIOR TO BACKFILLING.
- SPECIFIED MIX FOR TREE / SHRUB PLANTING: TOPSOIL SHALL BE A FERTILE, FRIABLE, NATURAL SANDY LOAM. IT SHALL BE FREE OF STONES, SUBSOIL, REFUSE OR OTHER EXTRANEUS MATERIALS, AND CAPABLE OF SUSTAINING HEALTHY PLANT GROWTH. THE CONTRACTOR SHALL NOT USE TOPSOIL WHILE IN A FROZEN OR MUDDY CONDITION. TEN PER CENT PEATMOSS AND TEN PERCENT WELL ROTTED FARMYARD MANURE SHOULD BE MIXED INTO THE TOPSOIL.
- FINISH ALL PLANTING AREAS WITH 100mm OF SHREDDED PINE BARK MULCH OR APPROVED EQUAL. FOR CURBED PLANTER, FINISH GRADE OF TOPSOIL SHALL BE 125mm BELOW TOP OF CURB/PLANTER, BERM TO CENTRE AT 10:1 SLOPE, THEN ADD 100 MM OF SHREDDED PINE BARK MULCH, AVAILABLE FROM GROW BARK, 816 MAYFIELD CIRCLE, ONTARIO L7C 0Y6 905-846-1515 WWW.GRO-BARK.COM
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL PLANTING AREAS CLEAR OF WEEDS, AT TIME OF SITE INSPECTIONS. ECONOMY MULCH SUBSTITUTION IS NOT ACCEPTABLE.
- ALL SOD SHALL CONFORM TO THE 'CANADIAN NURSERY SOD GROWERS SPECIFICATIONS'. SOD SHALL BE INSTALLED UPON ARRIVAL, AND SHALL BE SMOOTHLY LAID WITH TIGHT JOINTS, & ROLLED; SOD AREAS SHALL BE GRADED, CLEARED OF ROCKS, DEBRIS, ETC.; TOP DRESSED WITH 15 CM OF CLEAN TOPSOIL, FINE GRADED, AND SODDED. SOD SHALL BE COMPOSED 10% CREEPING RED FESCUE & 90% KENTUCKY BLUEGRASS, APPROVAL EQUAL. PEG SOD ON SLOPES OF 3:1 & SWALES. CONTRACTOR RESPONSIBLE TO MAINTAIN SOD FOR 3 WEEKS AFTER INSTALLATION; WATER & CUT/REMOVE CLIPPINGS, (ALLOW 1 CUT)
- SOD SHALL BE ROLLED, AFTER INSTALLATION. GENERALLY SODDING ON SLOPES OF MINIMUM 50:1 (2%) AND MAXIMUM 3:1 (33%) SLOPES; REVIEW WITH ENGINEERING DRAWINGS.
- BEFORE COMMENCING FINAL LAYING OF SOD, THE SITE SHALL BE INSPECTED & APPROVED, BY SITE SUPERINTENDENT, (I.E., GRADING, 15 CM TOPSOIL, AREA PREPARATION ETC.)
- LANDSCAPE CONTRACTOR SHALL COORDINATE MAINTENANCE TAKE OVER OF PLANTING AND SODDING WITH PROJECT MANAGER & OWNER.
- WARRANTY ON ALL PLANT MATERIAL, (INCLUDING TRANSPLANTED MATERIAL), SHALL BE FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF CONSTRUCTION. REPLACEMENTS ARE TO BE GUARANTEED FOR AN ADDITIONAL ONE YEAR.
- LANDSCAPE ARCHITECT TO RECEIVE 10 DAYS NOTICE, FOR REQUEST OF LANDSCAPE SITE INSPECTIONS.

REVISION RECORD

DATE	REV.	DESCRIPTION	DRN. BY
GCT., 20. 23	7	REVISION FOR SITE PLAN CONTROL APPLICATION	DWK
AVG., 16. 23	6	REVISION FOR SITE PLAN CONTROL APPLICATION	DWK
APR., 28. 23	5	ISSUE FOR SITE PLAN CONTROL APPLICATION	DWK
APR., 28. 23	4	ISSUE FOR SITE PLAN CONTROL APPLICATION	DWK
APR., 13. 23	3	DRAFT: ISSUE FOR REVIEW & COORDINATION	DWK
MAR., 22. 23	2	DRAFT: ISSUE FOR ENGINEERING REVIEW & COORDINATION	DWK
DEC., 19. 22	1	DRAFT: BASED ON SITE PLAN DATED AUGUST 2022 & ARBORIST REPORT DATED DECEMBER, 2022	DWK

PARSONS
1223 MICHAEL ST., SUITE 100, OTTAWA, ONT. K1J 7T2
TEL: 613-738-4160 FAX: 613-738-7105

DWK
Douglas W. Kerr & Associates Ltd.
LANDSCAPE ARCHITECT
1595 SIXTEENTH AVENUE, SUITE 301
RICHMOND HILL, ONTARIO L4B 3N9
TEL: 416-416-5180
email: dwk@dkerferlog.com

NOT FOR CONSTRUCTION

OCTOBER 20, 2023

CANADIAN TIRE REAL ESTATE LIMITED
2180 YONGE ST., P.O. BOX 770, STATION K, TORONTO, CANADA M4P 2Y8

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES BEFORE COMMENCING WORK.
LATEST APPROVED DRAWING ONLY TO BE USED FOR CONSTRUCTION. PRINTS ARE NOT TO BE SCALED.

CANADIAN TIRE REAL ESTATE LTD.
EXPANSION OF RETAIL STORE & SERVICE CENTRE,
2501 GREENBANK RD. & STRANDHERD DR.
BARRHAVEN, NEPEAN, ONTARIO

LANDSCAPE PLAN
SCALE: 1:300
JOB NO.: 22-1784
FILE NAME: 1784-A-02L-R07 DATE: OCTOBER 20, 2023

PROJECT: CANADIAN TIRE REAL ESTATE LTD. EXPANSION OF RETAIL STORE & SERVICE CENTRE, 2501 GREENBANK RD. & STRANDHERD DR. BARRHAVEN, NEPEAN, ONTARIO

DRAWING FILE: A-02L

SCALE: 1:300

CHECKED: D.W.K.

DATE: OCTOBER 20, 2023

**TOPOGRAPHIC PLAN OF SURVEY OF
PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 15 AND 16
AND PART OF LOT 16
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

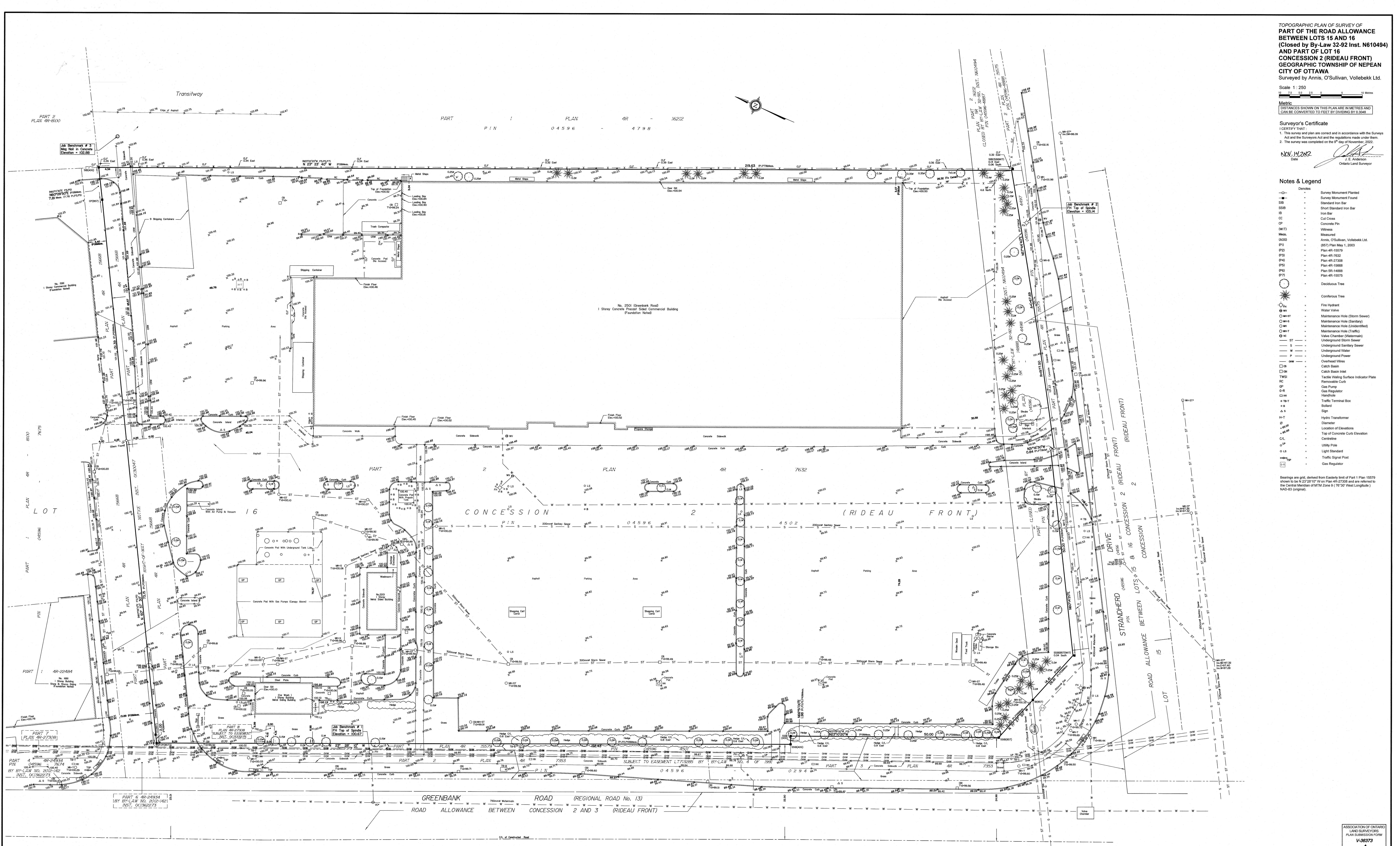
Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 17th day of November, 2022.

NOV 17 2022
Date
A. E. Anderson
Ontario Land Surveyor

Notes & Legend

—○—	Denotes	Survey Monument Planted
—●—		Survey Monument Found
SB		Standard Iron Bar
SB8		Short Standard Iron Bar
IB		Iron Bar
CC		Cut Cross
CP		Concrete Pin
WB		Wireless
Meas.		Measured
(A00)		Annis, O'Sullivan, Vollebek Ltd.
(P1)		(827) Plan May 1, 2003
(P2)		Plan 48-10579
(P3)		Plan 48-7632
(P4)		Plan 48-27308
(P5)		Plan 48-10568
(P6)		Plan 58-14888
(P7)		Plan 48-15575
○		Deciduous Tree
★		Coniferous Tree
⊕		Fire Hydrant
⊕		Water Valve
⊕		Maintenance Hole (Storm Sewer)
⊕		Maintenance Hole (Sanitary)
⊕		Maintenance Hole (Unidentified)
⊕		Maintenance Hole (Traffic)
⊕		Valve Chamber (Watermain)
⊕		Underground Storm Sewer
⊕		Underground Sanitary Sewer
⊕		Underground Water
⊕		Underground Power
⊕		Overhead Wire
⊕		Catch Basin
⊕		Catch Basin Inlet
⊕		Traffic Warning Surface Indicator Plate
⊕		Removable Curb
⊕		Gas Pump
⊕		Gas Regulator
⊕		Handhole
⊕		Traffic Terminal Box
⊕		Signal
⊕		Hydro Transformer
⊕		Diameter
⊕		Location of Elevations
⊕		Top of Concrete Curb Elevation
⊕		Centreline
⊕		Utility Pole
⊕		Light Standard
⊕		Traffic Signal Post
⊕		Gas Regulator

Bearings are grid, derived from Eastern limit of Part 1 Plan 15579 (shown to be N 22° 22' 10" W on Plan 48-27308 and are referred to the Central Meridian of MTM Zone 8 (79° 30' West Longitude) NAD-83 (original).



UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference Z-A-09 (Revised October, 2022) and Z-A-03 (Revised October, 2022).
- Sanitary and storm sewer grades and inverts were derived from City of Ottawa Utility Sheets Z-A-09 (Revised October 2022), 3056-101 (revised May 1992) and Project No. 024, Drawing No. 7 (revised July 23, 2007).
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating, etc.

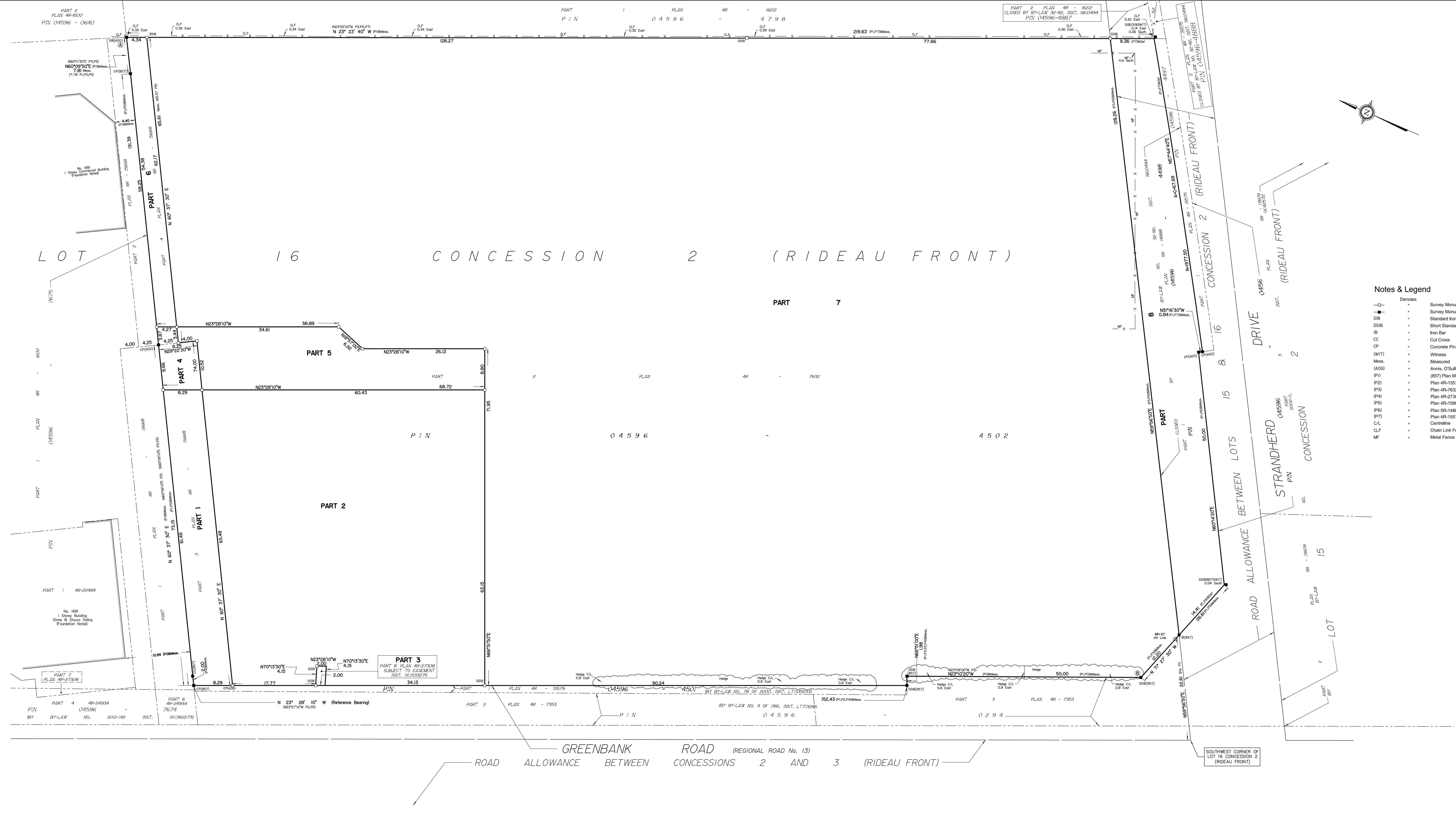
ELEVATION NOTES

- Elevations shown are geoidic and are referred to the CGVD28 geoidic datum, derived from control monument No. 01988071 having an elevation of 99.742 metres.
- 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 agree with the information shown on this drawing.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-36373

THIS PLAN IS UNREGISTERED UNLESS IT IS REGISTERED OTHERWISE. COPIES BY THE SURVEYOR TO ACCORDANCE WITH REGULATION 1026, SECTION 29 (3).

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PLAN 4R-35680
 Received and deposited
 September 15th, 2023
 Elizabeth Borrow
 Representative for the
 Land Registrar for the
 Ottawa-carleton (No.4)

SCHEDULE			
PART	LOT / ROAD	CONVESSION	PIN
1			
2			
3			
4	PART OF 16	2 (RIDEAU FRONT)	ALL OF 04596-4502
5			
6			
7			
8	PART OF THE ROAD ALLOWANCE BETWEEN LOTS 15 AND 16 (Closed by By-Law 32-92 Inst. N610494)		ALL OF 04596-4498

Part 3: Subject to Easement Inst. OC1533275.

PLAN OF SURVEY OF
PART OF THE ROAD ALLOWANCE BETWEEN LOTS 15 AND 16 (Closed by By-Law 32-92 Inst. N610494) AND PART OF LOT 16 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 300
 The intended plot size of the plan is 1219 mm in width by 610 mm in height when plotted at a scale of 1:300.
 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 Surveyors Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 30th day of August, 2023.
 September 14, 2023
 Date
 E. H. Herweyer
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-60493

Instrument OC30047 is a Right-Of-Way Notice over Parts 1, 2, 3 and 4 on Plan 4R-15668

All survey monuments are Concrete Pins unless otherwise noted.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999802.

Bearings are grid, derived from the easterly limit of Part 1 Plan 4R-15579 shown to be N 23°28'10" W on Plan 4R-27308 and are referenced to MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 0191971338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

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