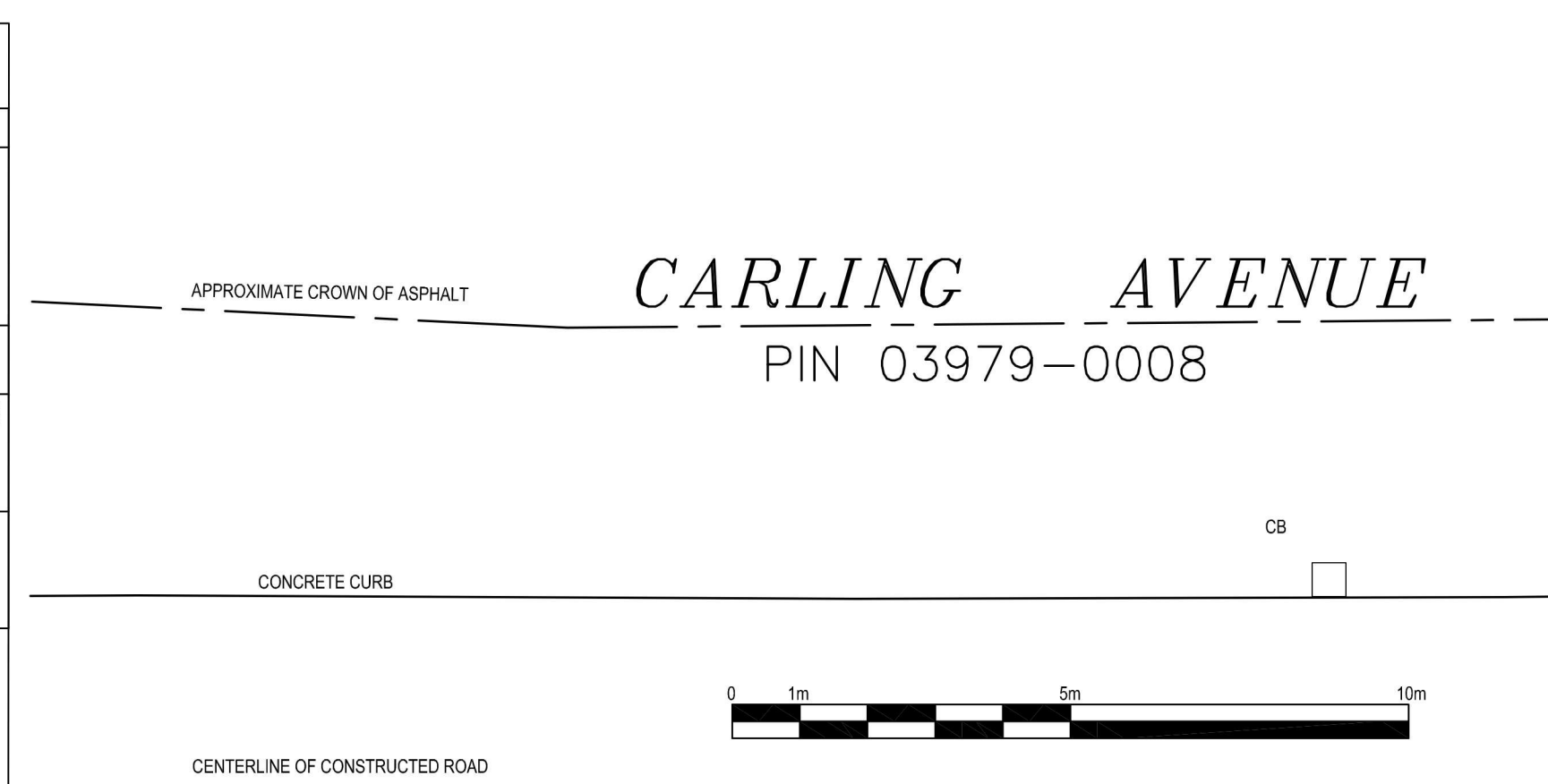


LOT INFORMATION		
APARTMENT DWELLING ON LOT		
PROPOSED (NEW):	21 UNITS	
1983, 1967, 1951 CARLING:	35 UNITS	
TOTAL:	56 UNITS	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 12	27 SPACES (EXIST.) 1 ACCESSIBLE 5 SPACES (NEW)
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 5 SPACES	2 SPACES (EXIST.) 1 SPACE (NEW)



KEY PLAN

PROPERTY DESCRIPTION

3-STORY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	03979-0011
MUNICIPAL ADDRESS	1983 Carling Avenue

SITE INFORMATION

LOT AREA:	ORIGINAL LOT = 4713.41m ² / PROPOSED SEVERED LOT = 991.95m ²
LOT FRONTAGE:	124.33m
LOT DEPTH:	39.02m (E) and 39.65m (W)

BUILDING INFORMATION

BUILDING AREA:	383m ²
BUILDING FLOOR AREA:	1584m ²
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE
UNIT BREAKDOWN:	
BASEMENT FLOOR:	4 UNITS
FIRST FLOOR:	5 UNITS
SECOND FLOOR:	6 UNITS
THIRD FLOOR:	6 UNITS
TOTAL:	21 UNITS

ZONING TABLE	AM10 H(20)	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250			
MINIMUM LOT AREA	NONE		4713.41m ²
MINIMUM LOT WIDTH	NONE		39.02m
FRONT YARD SETBACK	0m		6.79m to property line 0m to road widening 2.695m
CORNER YARD SETBACK			
MINIMUM INTERIOR SIDE YARD SETBACK	Abutting a street: 3m All other cases: NONE Abutting a residential zone: 7.5m		1.81m
MINIMUM REAR YARD SETBACK	7.5m		8.23m
MAXIMUM BUILDING HEIGHT	In area up to and including 20m from property line: 11m In area over 20m from property line: 20m		11.98m
HYDRO SETBACK	5m		5.00m
MAXIMUM FLOOR SPACE INDEX	N/A		
GLAZING REQUIREMENTS	50% OF FRONT FACADE, MEASURED FROM GRADE TO 4.5m HEIGHT		37m ² of 74.6m ² 50%
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 5 SPACES		5 SPACES
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 1 SPACE		1 SPACES
PARKING AREA AND SURROUNDING LANDSCAPING	15% MIN OF 486m ² = 72.9m ²		16.5% = 80m ²
AMENITY AREA REQUIREMENTS	Table 137 - Apartment building, low-high rise over 4 units: 6m ² per dwelling unit = 126m ² 50% Communal = 63m ²		150m ² EXTERIOR ROOFTOP AMENITY
BICYCLE PARKING SPACES	Table 111A - Apartment dwelling, low-rise: 0.5 per dwelling unit = 11		6 STACKED INTERIOR STORAGE SPACES (12 TOTAL)

LEGEND

	SOFT LANDSCAPING		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	UNIT PAVERS		NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	ASPHALT PAVING		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	CONCRETE		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	RIVERSTONE		EXISTING BUILDING ELEMENT TO BE REMOVED
	EXISTING BUILDING		NEW BOARD FENCE (REFER TO LANDSCAPE DRAWINGS)
	EXISTING FENCE		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	NEW BOARD FENCE		NEW GROUND ELEVATION (REFER TO CIVIL)
	LOT LINE		
	SETBACK LINE		
	DESIGNATED BUILDING ENTRANCE / EXIT		
	FIRE HYDRANT. REFER TO CIVIL		
	CATCH BASIN		
	MANHOLE		
	FLOOR DRAIN		
	UTILITY POLE		
	OVERHEAD UTILITY WIRES		
	LIGHT STANDARD		
	DEPRESSED CURB		

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	19/02/2020	CLIENT REVIEW
2	16/09/2021	SITE PLAN CONTROL
3	29/04/2022	CLIENT REVIEW
4	13/02/2022	CLIENT REVIEW
5	23/09/2022	CLIENT REVIEW
6	28/12/2022	SPC RESPONSE 1
7	26/06/2023	SPC RESPONSE 2

Committee of Adjustment
Received | Reçu le
2023-10-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

3-STORY RESIDENTIAL BUILDING
1983 CARLING AVENUE
SITE PLAN

Drawn by / Dessiné par: **Author**
No. projet / Project number: **2044**

Checked by / Vérifié par: **Checker**
No. dessin / Drawing number: **A105**

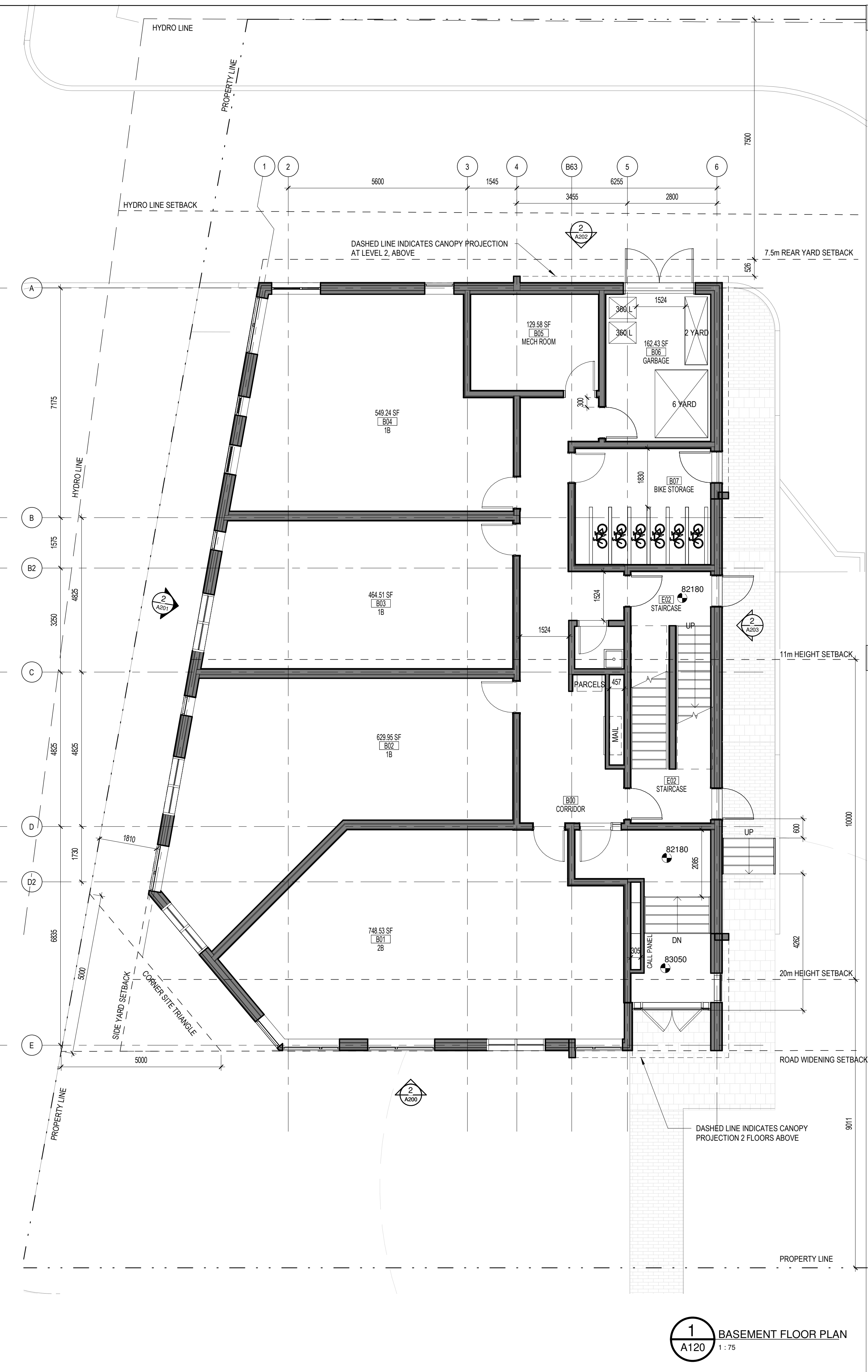
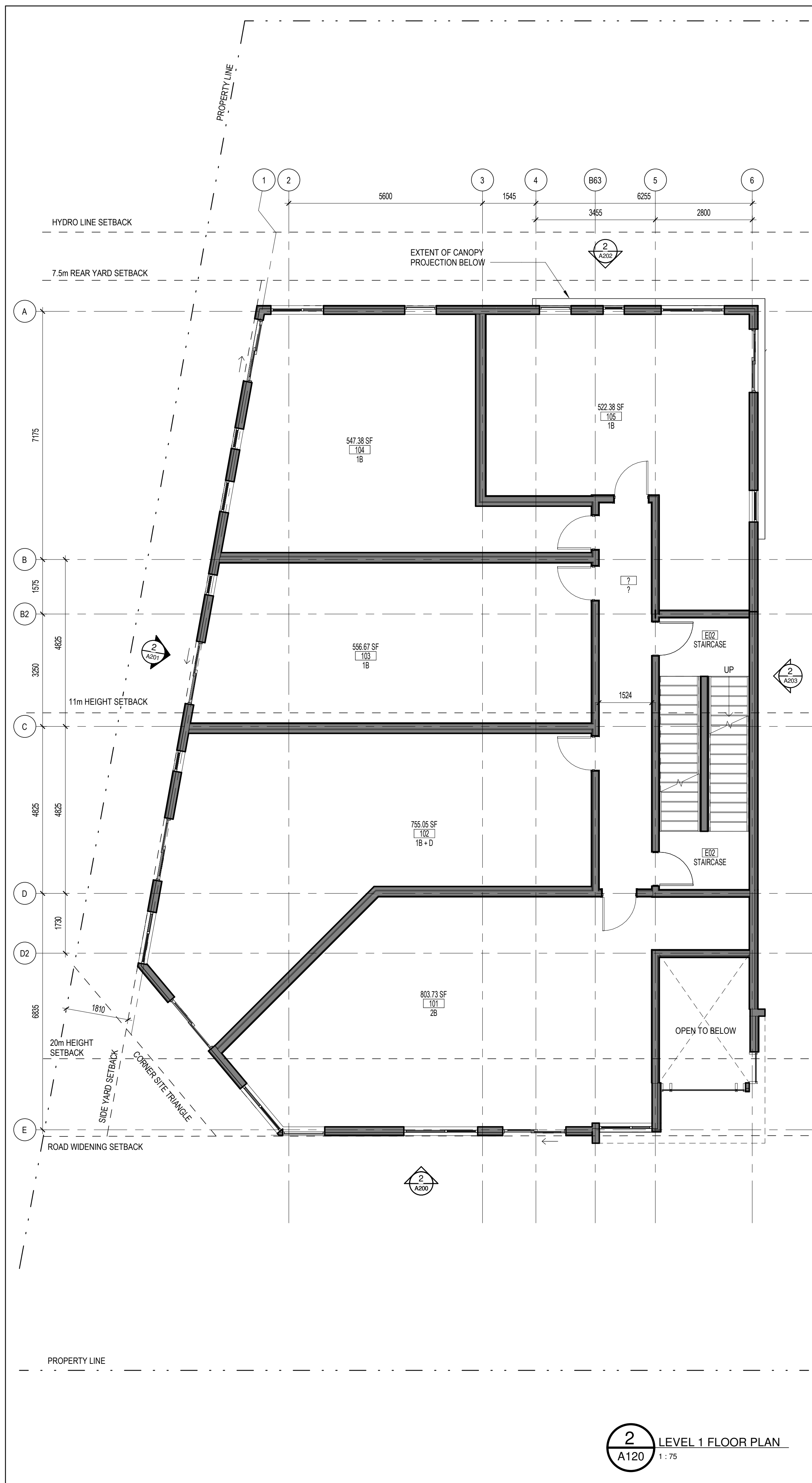
Date de création du dessin / Drawing creation date: **05/23/18**





1983





GENERAL NOTES

No.	Date	Événement / Objectif
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

Ingenieur / Engineer
(Mechanical & Electrical) / (Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Client / Client

Architecte / Architect

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Scale / Echelle

ONTARIO ASSOCIATION OF ARCHITECTS

ROBERTO CAMPOS
LICENSE
7403

Project / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

Title / Titre

FLOOR PLANS - BASEMENT AND LEVEL 1

Dessiné par / Drawn by
JW, GCG

Vérifié par / Verified by
RC

Echelle / Scale
1:75

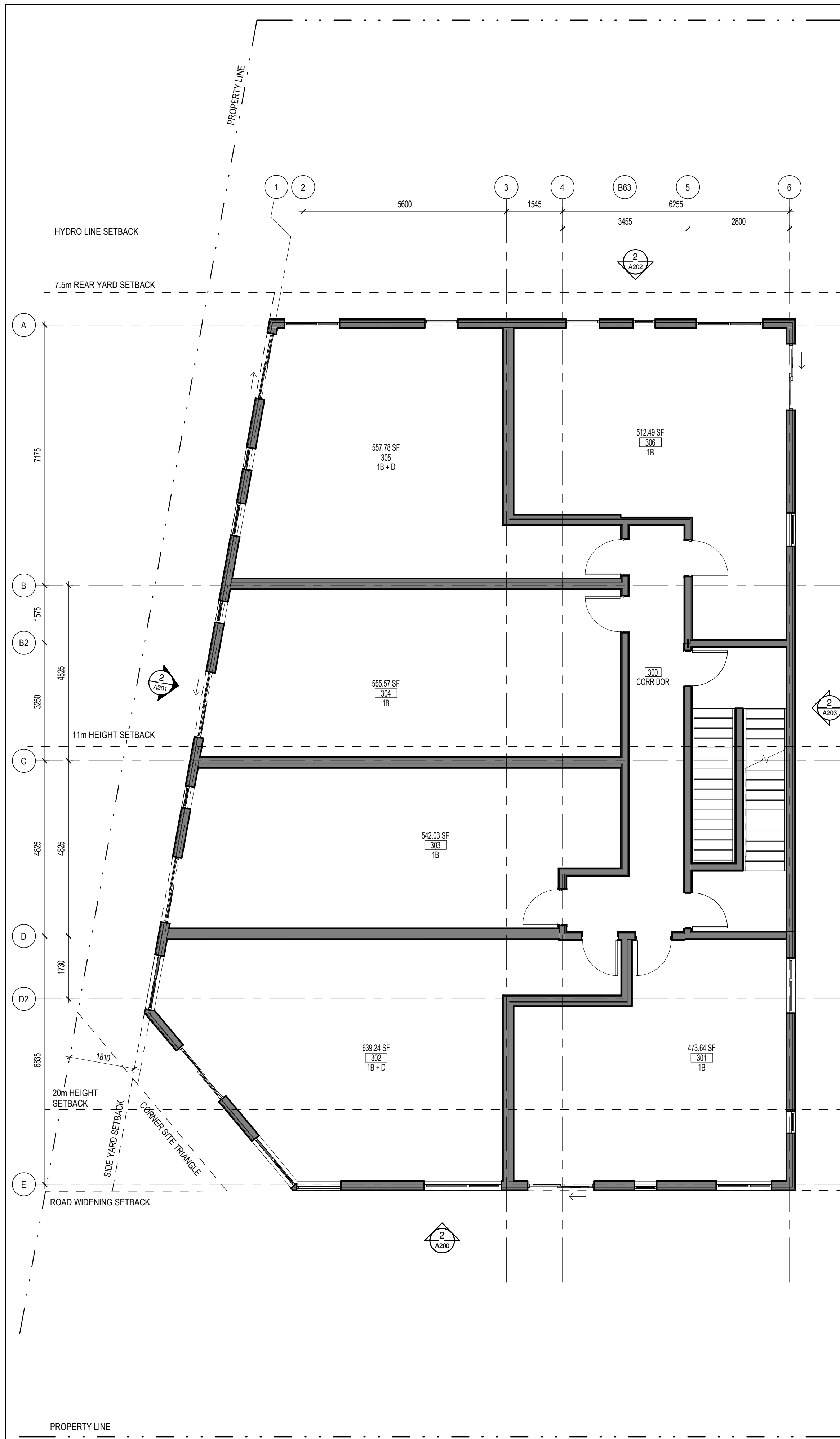
No. projet / Project number
2044

No. dessin / Drawing number
7403

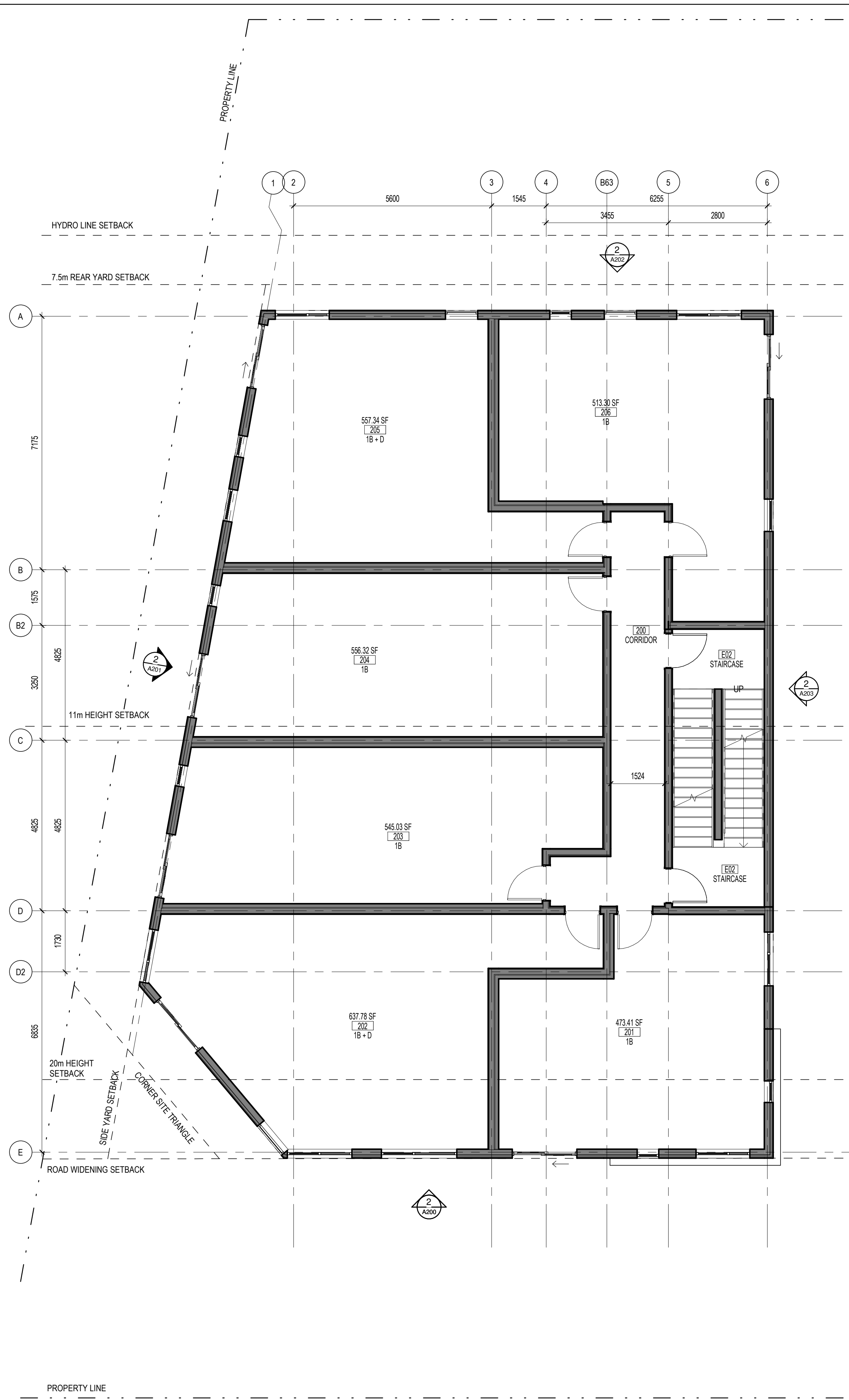
Revision / Révision
6

Date de création du dessin / Drawing creation date
09/24/20

A120



2
A121 LEVEL 4 FLOOR PLAN
1 : 75



1
A121 LEVEL 3 FLOOR PLAN
1 : 75

GENERAL NOTES

1. 16/09/2021 SITE PLAN CONTROL
 2. 26/04/2022 CLIENT REVIEW
 3. 13/05/2022 CLIENT REVIEW
 4. 23/09/2022 CLIENT REVIEW
 5. 20/12/2022 SPC RESPONSE 1
 6. 26/09/2023 SPC RESPONSE 2

Ingenieur / Engineer
(Mechanical & Electrical / Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Client / Client

Architecte / Architect
 Colectif d'architectes
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LEGEND

Project / Project
3-STOREY RESIDENTIAL BUILDING
 1983 CARLING AVENUE

Title / Title
FLOOR PLANS - LEVELS 2 AND 3

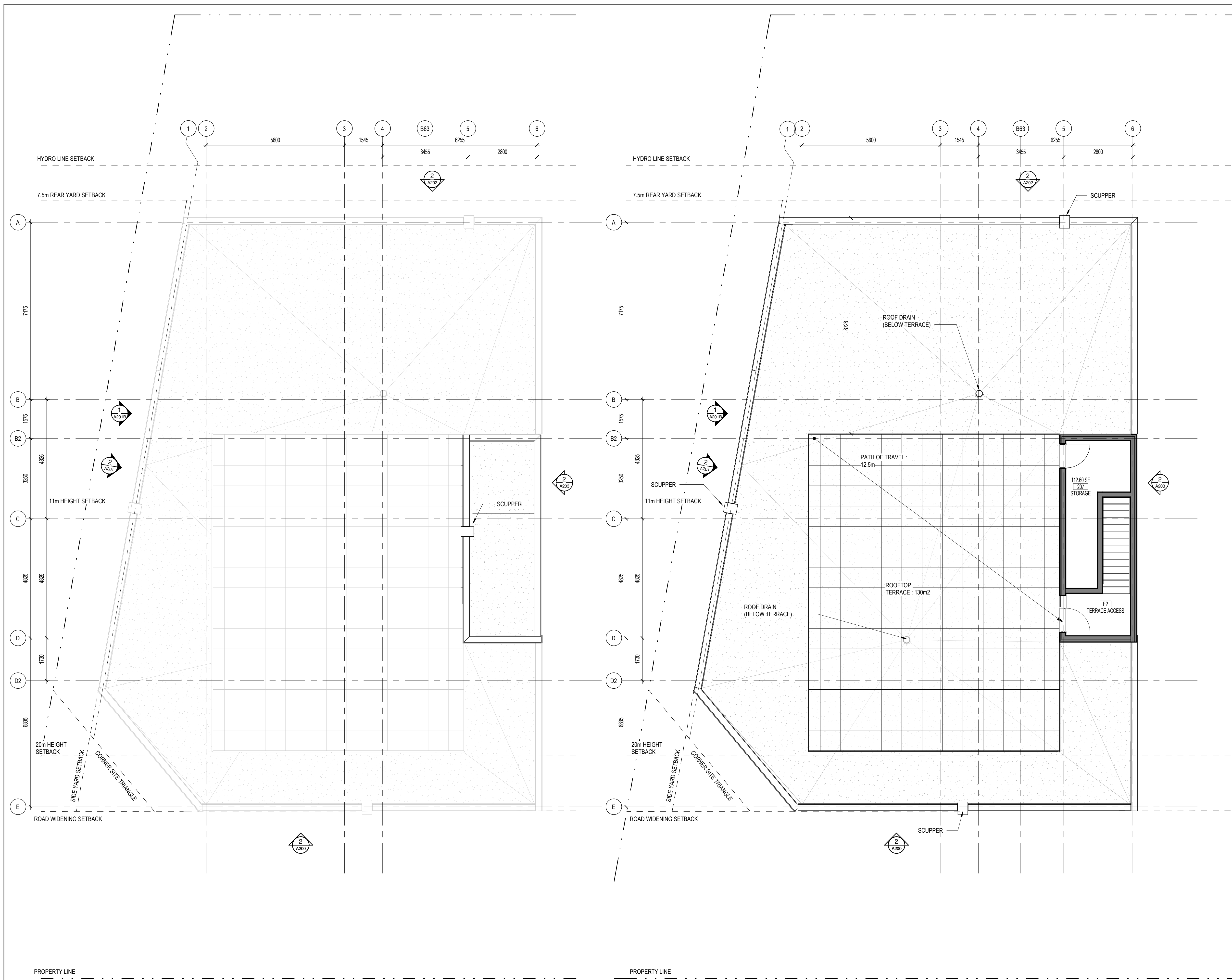
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Vérifié par / Verified by
 RC No. dessin / Drawing number
 Révision / Revision
 6

Echelle / Scale
 1 : 75

Date de création du dessin / Drawing creation date
 06/05/18

A121



GENERAL NOTES		
No.	Date	Événement / Object
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

LEGEND	
1	SCUPPER
2	ROOF DRAIN (BELOW TERRACE)
3	ROOFTOP TERRACE
4	PATH OF TRAVEL
5	TERRACE ACCESS
6	STORAGE

Ingenieur / Engineer	
(Mécanique & Électrique) / Mechanical & Electrical	

Ingenieur / Engineer	
(Structure / Structure)	

Client / Client

Architecte / Architect

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Ontario Association of Architects

ROBERTO CRAMPOS
JURIS
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Project / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

Title / Titre

FLOOR PLANS - ROOF

Dessiné par / Drawn by	No. projet / Project number	
JW, GCG	2044	
Vérifié par / Verified by	No. dessin / Drawing number	Revision / Révision
RC		6
Échelle / Scale		
1 : 75		
Date de création du dessin / Drawing creation date		
09/24/20		

2 PENTHOUSE ROOF
A122 1:75

1 ROOF / MECH. PENTHOUSE
A122 1:75

A122

NOTES - ELEVATIONS

No.	Date	Événement / Object
1	16/09/2021	SITE PLAN CONTROL
2	29/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

LEGEND - MATERIALS

- 1 BRICK FINISH, LIGHT RUST COLOUR, SUCH AS CANADA BRICK BROOKVIEW SMOOTH IRONSPOT (EXACT COLOUR TBD)
- 2 FIBER CEMENT SIDING, VERTICAL PANELS AND HORIZONTAL TRIMS, SUCH AS JAMES HARDIE SMOOTH FINISH PANELS, NIGHT GREY OR GREY SLATE (TBD)
- 3 RESERVED
- 4 PREFINISHED METAL CLADDING VICWEST 7/8" CORRUGATED, VERTICAL GRAPHITE 9821
- 5 ALUMINUM AND GLASS GUARDRAIL MIN. 1070mm AFF
- 6 ALUMINUM AND GLASS JUILLETTE GUARDRAIL MIN. 1070mm AFF
- 7 EXTERIOR METAL HANDRAIL

RED : SURFACE AREA OF GLAZING = 40.2m²
 GREY : SURFACE AREA OF FRONT FACADE @4.5M FROM GROUND = 80.3m²
 TOTAL GLAZING : 50%



SOUTH ELEVATION - GLAZING REQUIREMENT ON CARLING
 1 : 200



1 SOUTH ELEVATION - REV 1
 A200 1 : 75

Ingenieur / Engineer
 (Mécanique & Électrique) / Mechanical & Electrical

Ingenieur / Engineer
 (Structure) / Structure

Client / Client

Architecte / Architect

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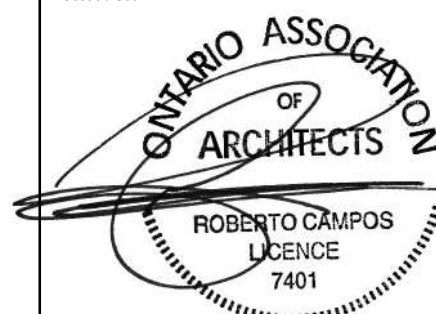


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Projet / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

Titre / Title

SOUTH ELEVATION

Dessiné par / Drawn by

LK, GCG

No. projet / Project number

2044

Vérifié par / Verified by

MD

No. dessin / Drawing number

As indicated

Révision / Revision

6

Date de création du dessin / Drawing creation date

04/27/21

A200

NOTES - ELEVATIONS

No.	Date	Événement / Objectif
1	16/09/2021	SITE PLAN CONTROL
2	29/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

LEGEND - MATERIALS

- 1 BRICK FINISH, LIGHT RUST COLOUR, SUCH AS CANADA BRICK BROOKVIEW SMOOTH IRONSPOT (EXACT COLOUR TBD)
- 2 FIBER CEMENT SIDING, VERTICAL PANELS AND HORIZONTAL TRIMS, SUCH AS JAMES HARDIE SMOOTH FINISH PANELS, NIGHT GREY OR GREY SLATE (TBD)
- 3 RESERVED
- 4 PREFINISHED METAL CLADDING VICWEST 7/8" CORRUGATED, VERTICAL GRAPHITE 9821
- 5 ALUMINUM AND GLASS GUARDRAIL MIN. 1070mm AFF
- 6 ALUMINUM AND GLASS JUILLETTE GUARDRAIL MIN. 1070mm AFF
- 7 EXTERIOR METAL HANDRAIL

Ingénieur / Engineer
(Mechanical & Electrical) / Mechanical & Electrical

Ingénieur / Engineer
(Structure) / Structure

Client / Client

Architecte / Architect

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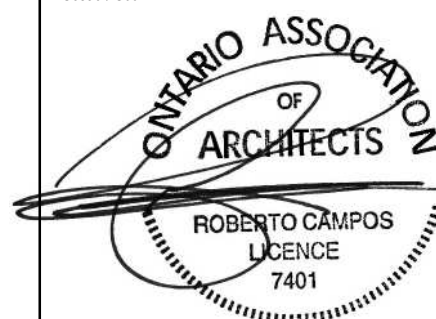


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Projet / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE
WEST ELEVATION

Dessiné par / Drawn by

LK, GCG

No. projet / Project number

2044

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MD

No. dessin / Drawing number

As indicated

Révision / Revision

6

Échelle / Scale

As indicated

Date de création du dessin / Drawing creation date

04/27/21

A201

2 WEST ELEVATION - REV 1
A201 1:75



PROFILE OF RESIDENTIAL BUILDING, NORTH OF PROPERTY

DRIVE AISLE

CANOPY PROJECTION

SHADOW REVEAL AT JUNCTION BETWEEN BRICK AND CORRUGATED

45° SETBACK ANGLE

11m HEIGHT SETBACK

1052

7.5m REAR YARD SETBACK

HYDROLINE SETBACK

PROPERTY LINE

PROPERTY LINE

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NOTES - ELEVATIONS

No.	Date	Événement / Objectif
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

LEGEND - MATERIALS

- 1 BRICK FINISH, LIGHT RUST COLOUR, SUCH AS CANADA BRICK BROOKVIEW SMOOTH IRONSPOT (EXACT COLOUR TBD)
- 2 FIBER CEMENT SIDING, VERTICAL PANELS AND HORIZONTAL TRIMS, SUCH AS JAMES HARDIE SMOOTH FINISH PANELS, NIGHT GREY OR GREY SLATE (TBD)
- 3 RESERVED
- 4 PREFINISHED METAL CLADDING VICWEST 7/8" CORRUGATED, VERTICAL GRAPHITE 9821
- 5 ALUMINUM AND GLASS GUARDRAIL MIN. 1070mm AFF
- 6 ALUMINUM AND GLASS JUILLETTE GUARDRAIL MIN. 1070mm AFF
- 7 EXTERIOR METAL HANDRAIL



2 NORTH ELEVATION-REV1
A202 1 : 75

Ingenieur / Engineer
(Mécanique & Electrique) / Mechanical & Electrical

Ingenieur / Engineer
(Structure) / Structure

Client / Client

Architecte / Architect

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Fig. 2
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Stamps / Seal



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Project / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

Title / Title

NORTH ELEVATION

Dessiné par / Drawn by

No. projet / Project number

LK, GCG

2044

Vérifié par / Verified by

No. dessin / Drawing number

MD

6

Échelle / Scale

As indicated

Date de création du dessin / Drawing creation date

04/27/21

A202

NOTES - ELEVATIONS

LEGEND - MATERIALS

- 1 BRICK FINISH, LIGHT RUST COLOUR, SUCH AS CANADA BRICK BROOKVIEW SMOOTH IRONSPOT (EXACT COLOUR TBD)
- 2 FIBER CEMENT SIDING, VERTICAL PANELS AND HORIZONTAL TRIMS, SUCH AS JAMES HARDIE SMOOTH FINISH PANELS, NIGHT GREY OR GREY SLATE (TBD)
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- 7 EXTERIOR METAL HANDRAIL

No.	Date	Événement / Object
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2



Ingenieur / Engineer
(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Client / Client

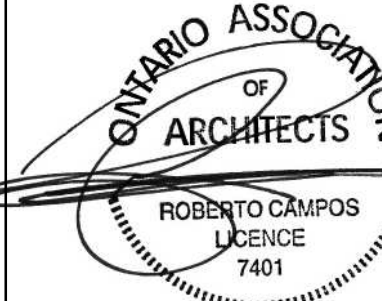
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Stampe / Seal



Project / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

East Elevation

Dessiné par / Drawn by
LK, GCG

Vérifié par / Verified by
MD

Echelle / Scale
As indicated

Date de création du dessin / Drawing creation date
05/18/18

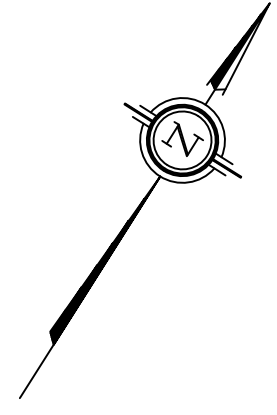
No. projet / Project number
2044

No. dessin / Drawing number
6

Revision / Revision

A203

2 EAST ELEVATION - REV 1
A203 1 : 75



AREA (Sq.m)	PART	LOT	PLAN	PIN
856.4	1			
483.0	2			
13.1	3			
15.4	4			
72.4	5			
35.1	6			
26.4	7			
36.2	8	PART OF BLOCK B	4M - 98	PART OF 03979-0011
7.4	9			
22.7	10			
14.3	11			
34.5	12			
0.1	13			
557.7	14			

Part 8: Subject to easement, Inst. LT44938.
PLAN OF SURVEY OF
PART OF BLOCK B
REGISTERED PLAN 4M-98
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200

The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:200.

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 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 _____, 2022.

Date _____ T. Hartwick
 Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-_____

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - (P1) Registered Plan 4M-98
 - (P2) Plan 4R-9368
 - (P3) (AOG) Plan dated January 2, 2020
 - NTS Not to Scale

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999xx.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N57°40'25"E and are referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

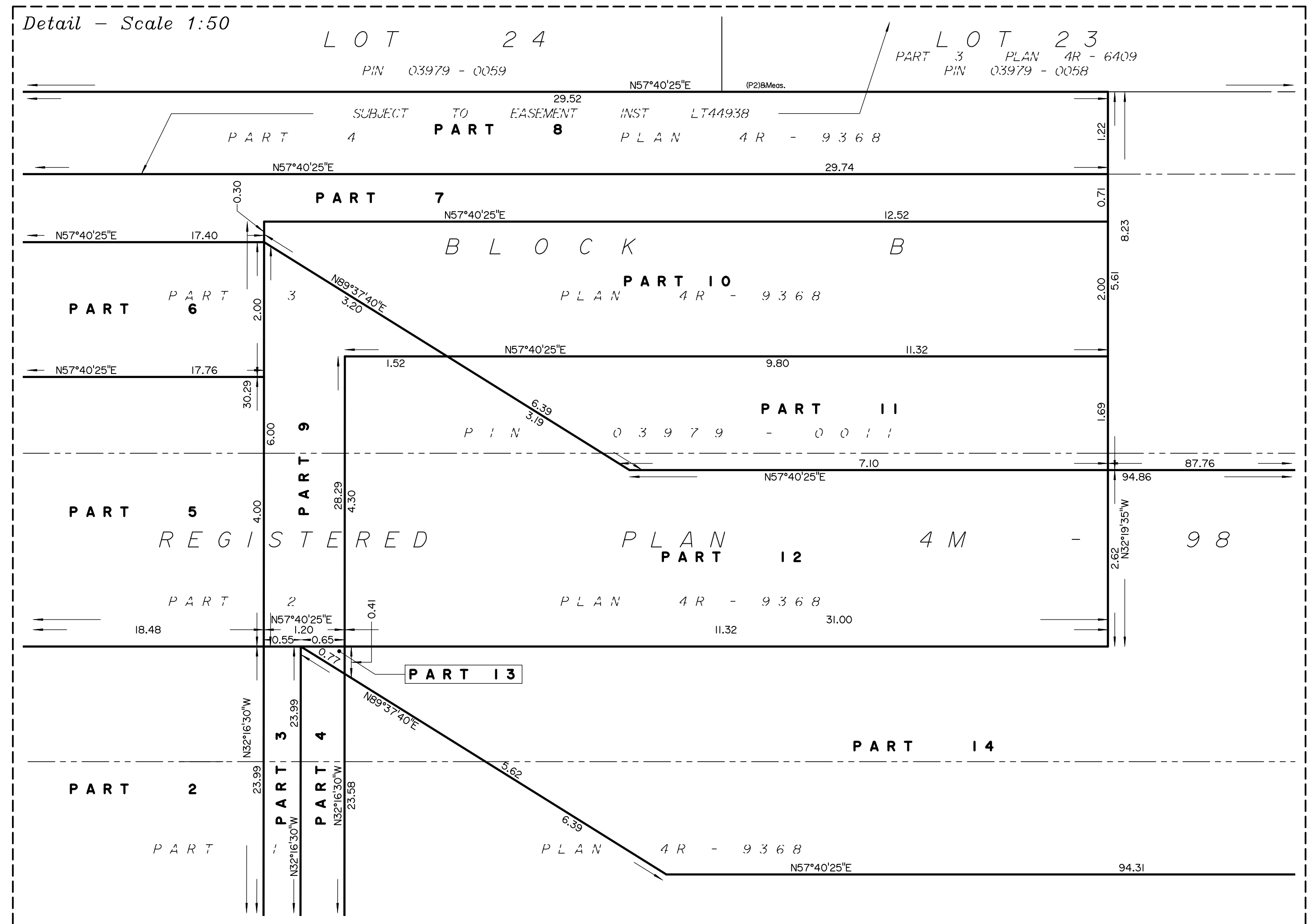
For bearing comparisons, a rotation of 0°23'40" counter-clockwise was applied to bearings on plans (P1), (P2) and (P3).

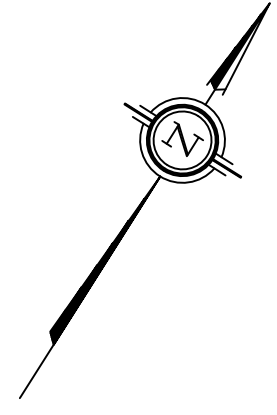
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

- . 0191968005 Northing 5027191.26 Easting 361496.76
- . 01919680105 Northing 5024915.16 Easting 373971.65
- . Point A Northing 5026259.55 Easting 362566.46
- . Point B Northing 5026326.04 Easting 362671.52

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





SCHEDULE

AREA (Sq.m)	PART	LOT	PLAN	PIN
856.4	1			
483.0	2			
13.1	3			
15.4	4			
72.4	5			
35.1	6			
26.4	7			
36.2	8	PART OF BLOCK B	4M-98	PART OF 03979-0011
7.4	9			
22.7	10			
14.3	11			
34.5	12			
0.1	13			
557.7	14			

Part 8: Subject to easement, Inst. LT44938.
PLAN OF SURVEY OF
PART OF BLOCK B
REGISTERED PLAN 4M-98
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200

The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:200.

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 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 _____, 2022.

Date _____ T. Hartwick
 Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-_____

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - (P1) Registered Plan 4M-98
 - (P2) Plan 4R-9368
 - (P3) (AOG) Plan dated January 2, 2020
 - NTS Not to Scale

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999xx.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N57°40'25"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°23'40" counter-clockwise was applied to bearings on plans (P1), (P2) and (P3).

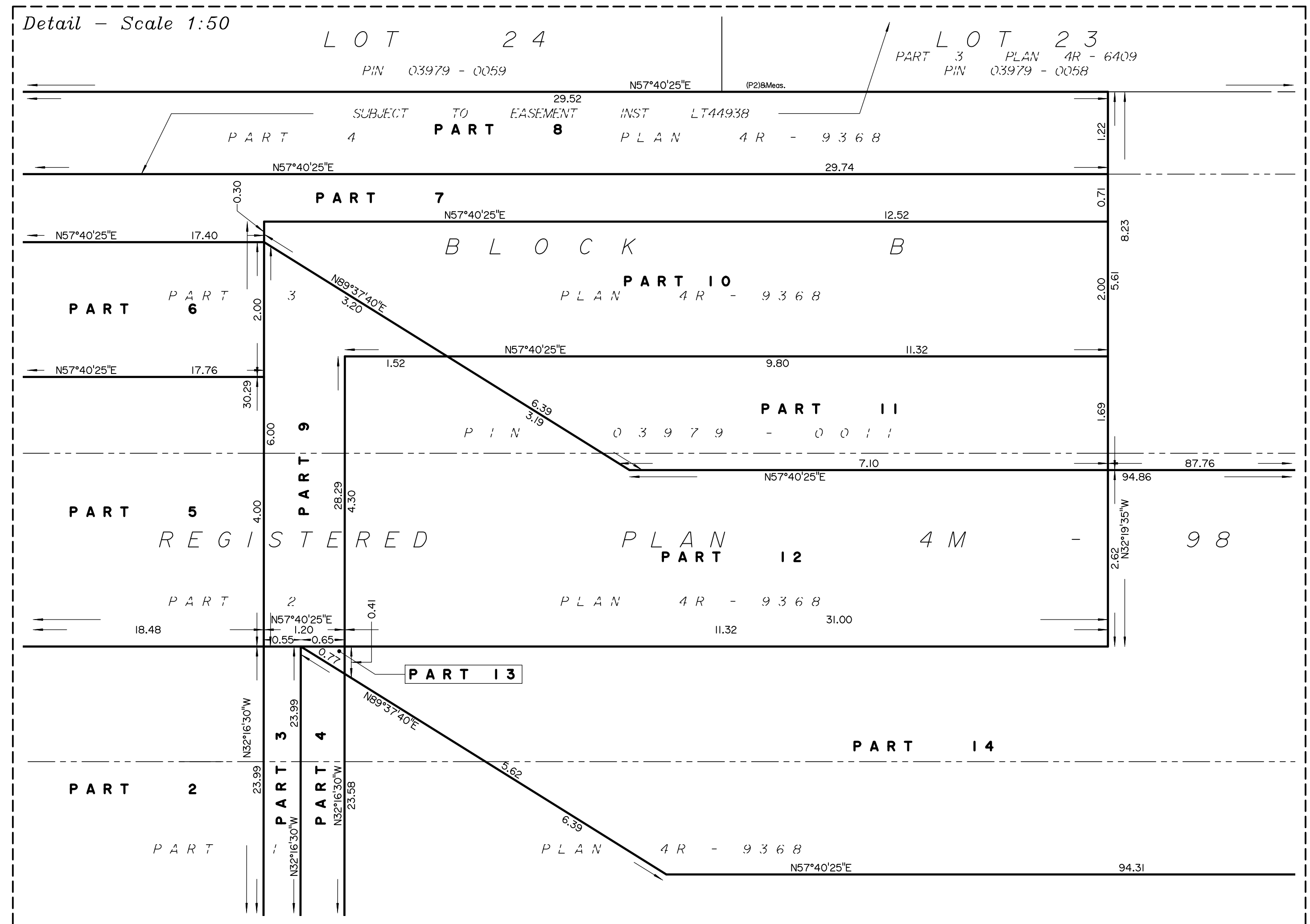
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

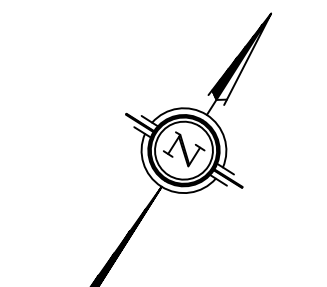
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680005	Northing	5027191.26	Eastings	361496.76
. 01919680105	Northing	5024915.16	Eastings	373971.65
. Point A	Northing	5026259.55	Eastings	362566.46
. Point B	Northing	5026326.04	Eastings	362671.52

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

CARLING AVENUE
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 OTTAWA FRONT)



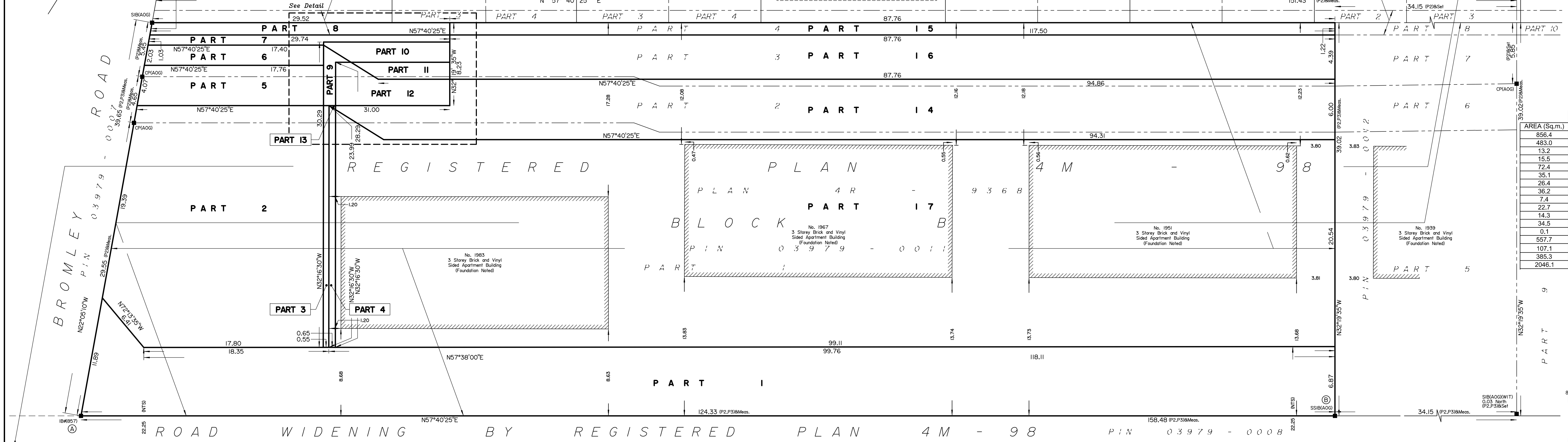


LOT 24 LOT 23 LOT 22 LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16

PLAN 4R - 6409 PLAN 4R - 1001 PLAN 4R - 12295
PART 1 PART 2 PART 1 PART 2 PART 1 PART 2 PART 1 PART 2

PIN 03979 - 0059 PIN 03979-0058 PIN 03979-0057 PIN 03979-0056 PIN 03979-0055 PIN 03979-0054 PIN 03979-0053 PIN 03979-0052 PIN 03979-0051 PIN 03979-0050 PIN 03979-0243

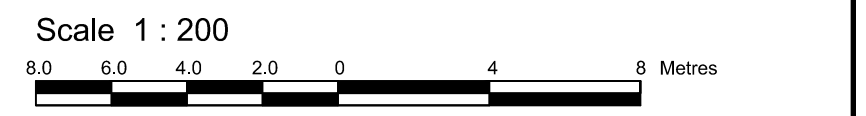
SUBJECT TO EASEMENT INST LT44938



AREA (Sq.m.)	PART	LOT	PLAN	PIN
856.4	1			
483.0	2			
13.2	3			
15.5	4			
72.4	5			
35.1	6			
26.4	7			
36.2	8			
7.4	9			
22.7	10			
34.5	11			
14.3	12			
0.1	13			
557.7	14			
107.1	15			
385.3	16			
2046.1	17			

Parts 8 and 15: Subject to easement, Inst. LT44938.

PLAN OF SURVEY OF
PART OF BLOCK B
REGISTERED PLAN 4M-98
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:200.

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 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 _____, 2023.

Date _____ V. Andrew Shelp
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - Meos. Measured
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - (PI) Registered Plan 4M-98
 - (P2) Plan 4R-9368
 - (P3) (AOG) Plan dated January 2, 2020
 - NTS Not to Scale

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999x.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N57°40'25"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

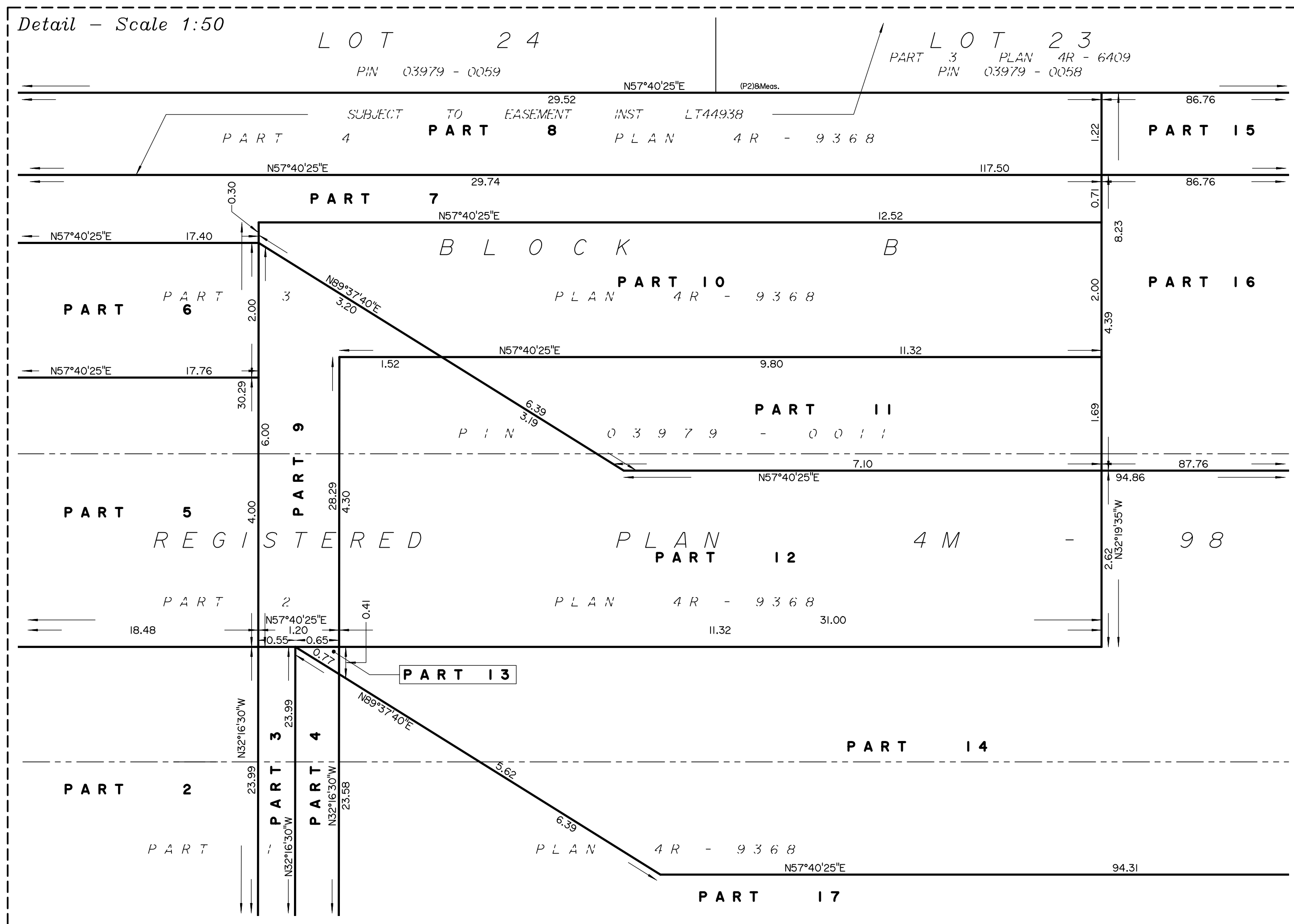
For bearing comparisons, a rotation of 0°23'40" counter-clockwise was applied to bearings on plans (P1), (P2) and (P3).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

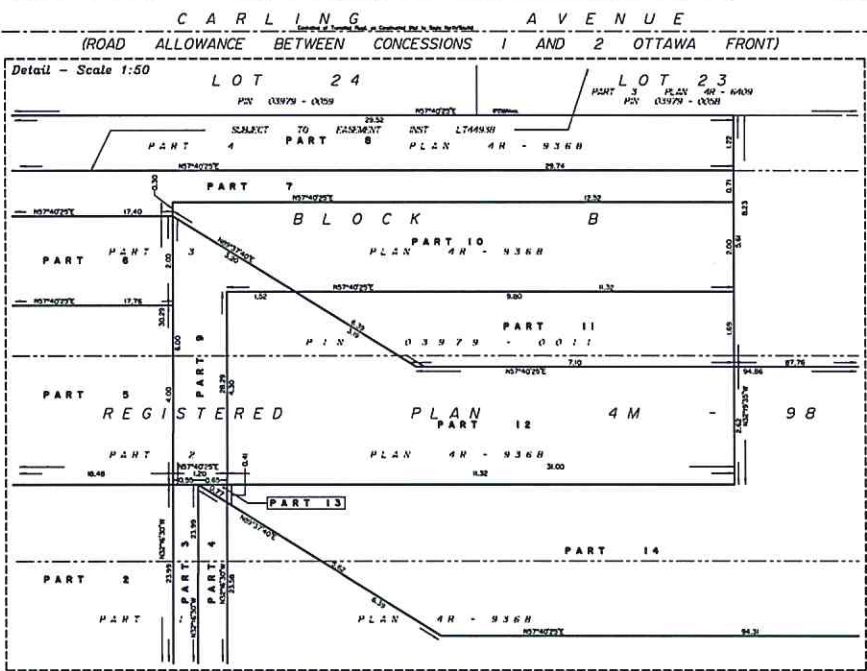
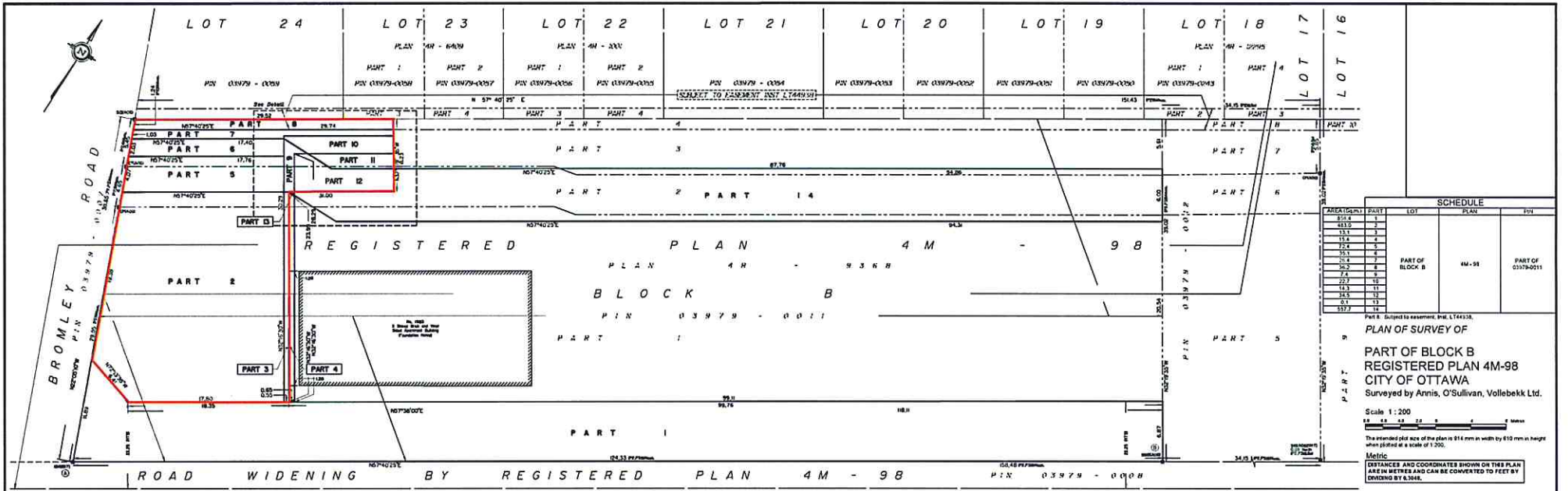
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5026259.55	Easting	362566.46
.Point B	Northing	5026326.04	Easting	362671.52

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



Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-11-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Committee of Adjustment
Revised
 NOV 22 2023
 City of Ottawa

Committee of Adjustment
 NOV 28 2023
 City of Ottawa

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
 DATE August 6/23
 V. Andrew Shipp
 V. ANDREW SHIPP
 ONTARIO LAND SURVEYOR

PLAN AR-9368
 RECEIVED AND DEPOSITED
 DATE August 9/23
 "M. Chumick" Cert. Off.
 LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4

PARTS 1 TO 10 Inclusive: All of Parcel R-6, Section M-98
 PARTS 4, 8 & 10: Subject to Easement per Inst. No. 46938

PLAN OF SURVEY OF
 PART OF BLOCK 5
 REGISTERED PLAN M-98
 CITY OF OTTAWA
 REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.
 1993

SCALE 1 : 500

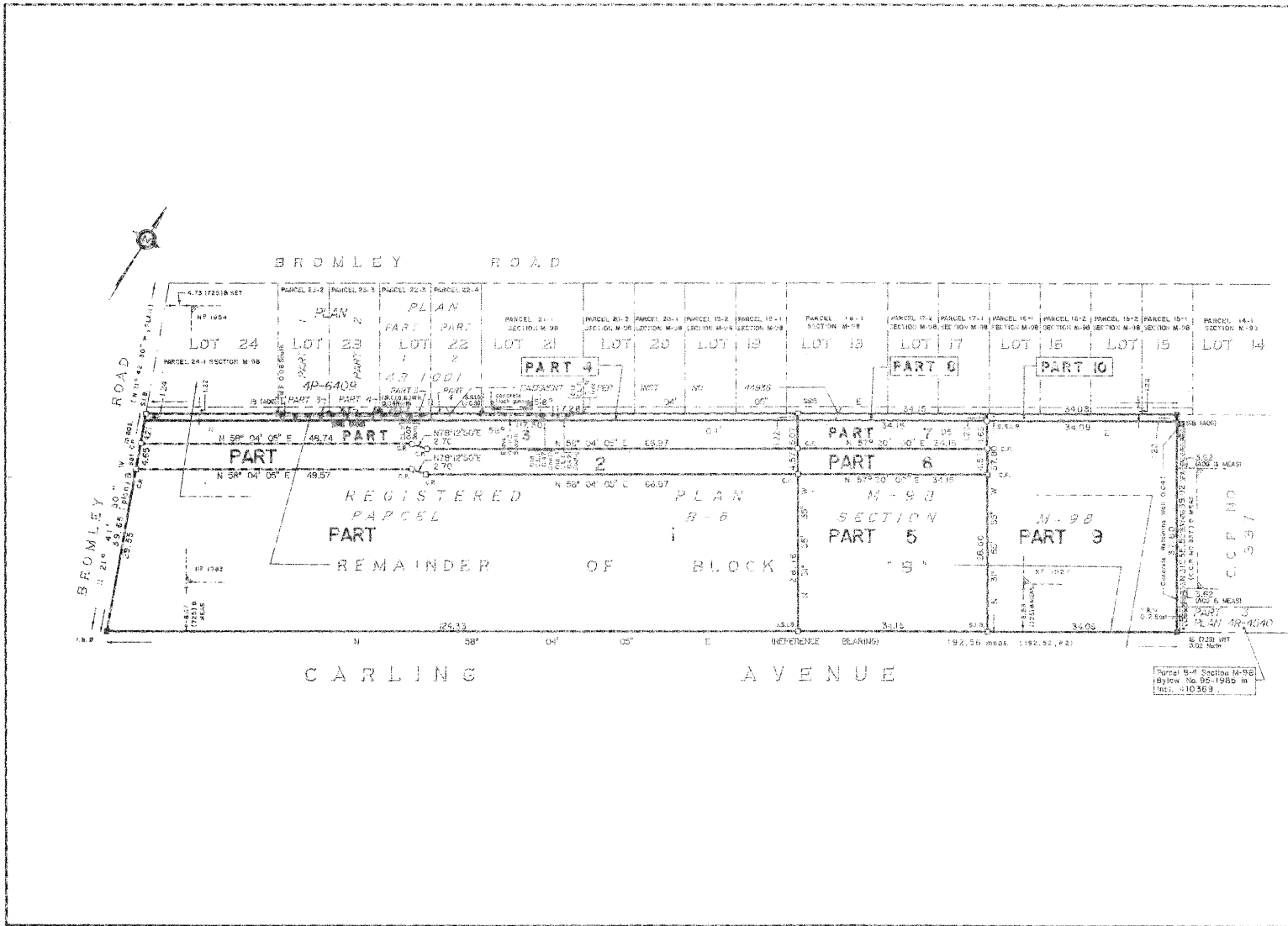
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 CAUTION: This plan is not a plan of subdivision within the meaning of The Planning Act.

NOTES & LEGEND
 Bearings are astronomic, derived from the southerly limit of Block 5 Registered Plan M-98, shown to have bearing of N 98° 04' 05" E
 Station

+	Station	Survey Monument Planted
+	+	Survey Monument Found
S.I.B.	+	Stations Iron Bolt
S.S.I.B.	+	Short Standard Iron Bolt
I.P.	+	Iron Pipe
Acc.	+	Accreted
W.L.	+	Witness
(V.C.C.)	+	Annis, O'Sullivan, Vollebek Ltd.
(Plan)	+	Registered Plan M-98
(Z.S.)	+	R.W. Annett O.L.S.
C.P.	+	Concrete Pin
C.C.P.	+	Concrete Condominium Plan
(P2)	+	Reference Plan 4R-4540
(A.D.B.)	+	J.J. Berens Ltd.
W.F.	+	Wire Fence
C.L.P.	+	Chain Link Fence

SURVEYOR'S CERTIFICATE
 I HEREBY 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 26th day of July, 1993.
 Date August 6/23 V. Andrew Shipp
 V. ANDREW SHIPP
 Ontario Land Surveyor

FROM THE OFFICE OF
 ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 ONTARIO LAND SURVEYORS
 NEPEAN (OTTAWA) ONTARIO



MTC