

PART OF LOT 5  
CONCESSION 11  
Geographic Township of Cumberland  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

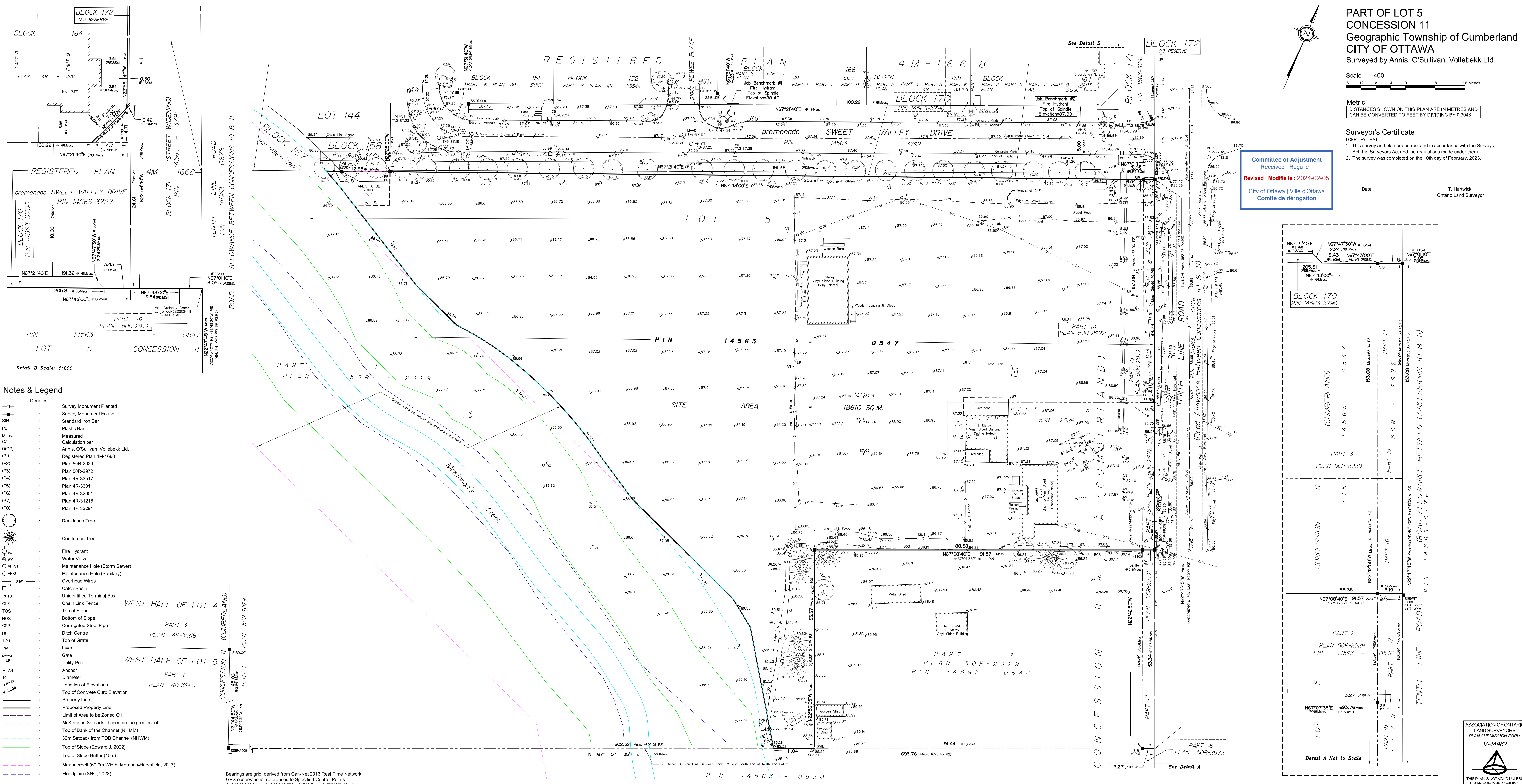
Scale 1 : 400  
16 12 8 4 0 8 16 Metres

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 and the regulations made under them.  
2. The survey was completed on the 10th day of February, 2023.

Date \_\_\_\_\_  
T. Hartwick  
Ontario Land Surveyor

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2024-02-05  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



- Notes & Legend
- Denotes
  - Survey Monument Planted
  - Survey Monument Found
  - Standard Iron Bar
  - Plastic Bar
  - Measured
  - Calculation per
  - Annis, O'Sullivan, Vollebakk Ltd.
  - Registered Plan 4M-1668
  - Plan 50R-2029
  - Plan 50R-2972
  - Plan 4R-33517
  - Plan 4R-33311
  - Plan 4R-32601
  - Plan 4R-31218
  - Plan 4R-33291
  - Deciduous Tree
  - Coniferous Tree
  - Fire Hydrant
  - Water Valve
  - Maintenance Hole (Storm Sewer)
  - Maintenance Hole (Sanitary)
  - Overhead Wires
  - Catch Basin
  - Unidentified Terminal Box
  - Chain Link Fence
  - Top of Slope
  - Bottom of Slope
  - Corrugated Steel Pipe
  - Ditch Centre
  - Top of Grate
  - Invert
  - Gate
  - Utility Pole
  - Anchor
  - Diameter
  - Location of Elevations
  - Top of Concrete Curb Elevation
  - Property Line
  - Proposed Property Line
  - Limit of Area to be Zoned O1
  - McKimms Setback - based on the greatest of:  
Top of Bank of the Channel (NH/M)
  - 30m Setback from TOB Channel (NH/M)
  - Top of Slope (Edward J, 2022)
  - Top of Slope Buffer (15m)
  - Meanderbelt (60.9m Width; Morrison-Hersfield, 2017)
  - Floodplain (SNC, 2023)

Bearings are grid, derived from Can-Net 2016 Real Time Network  
GPS observations, referenced to Specified Control Points  
01919680184 and 019198434761, MTM Zone 9 (76°30' West  
Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°42'10" counter-clockwise was  
applied to bearings on plan (P2).

Topographic data was collected under Winter Conditions.  
Snow cover and ice preclude determining location and  
elevation of some topographic data that is otherwise visible.

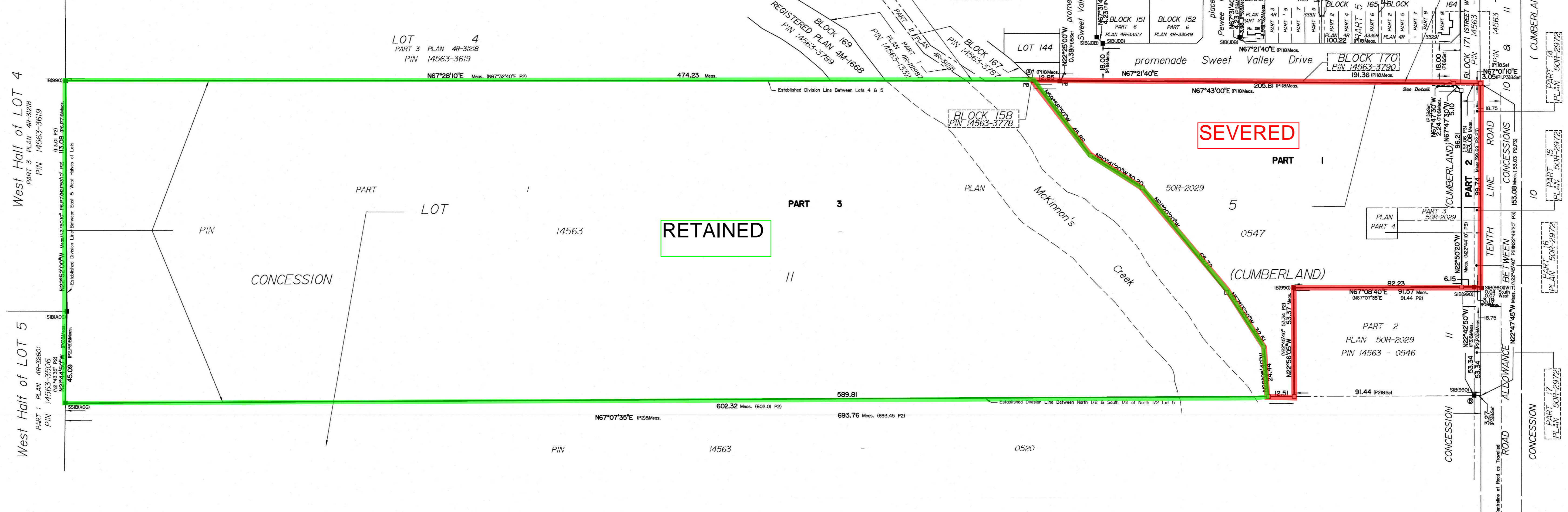
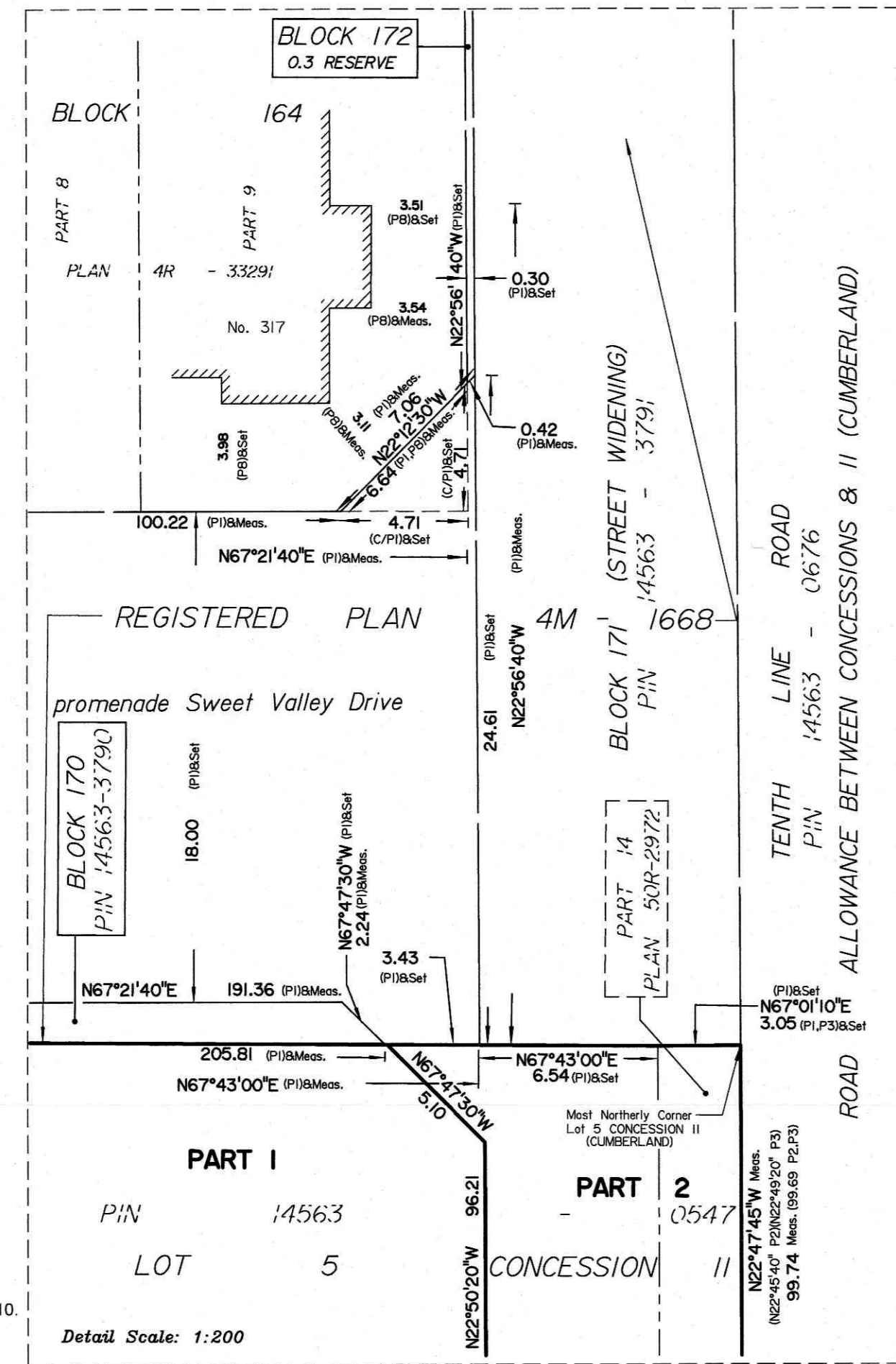
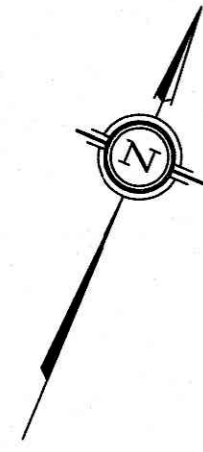
- ELEVATION NOTES
- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
  - It is the responsibility of the user of this information to verify that the job benchmark  
has not been altered or disturbed and that its relative elevation and description  
agrees with the information shown on this drawing.

- 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.
  - A field location of underground plant by the pertinent utility authority is  
mandatory before any work involving breaking ground, probing, excavating etc.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-44962

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ANNIS, O'SULLIVAN, VOLLEBAKK LTD.  
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Phone: (613) 727-0650 Fax: (613) 727-1079  
Email: info@annisov.com

Ontario  
Land Surveyors



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999965.

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 N77°04'38"W and are referenced to Specified Control Points 01919680184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°42'10" counter-clockwise was applied to bearings on plan P2.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

Point A	Northing	5040610.16	Easting	384736.56
Point B	Northing	5036178.12	Easting	372436.11
Point A	Northing	5033791.13	Easting	384701.41
Point B	Northing	5033731.75	Easting	384960.18

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

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

T. HARTWICK  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE				
AREA (Sq.m.)	PART	LOT	CONCESSION	PIN
17411	1			
942	2	PART OF 5	11	ALL OF 14563-0547
84823	3			

PLAN OF SURVEY OF  
**PART OF LOT 5  
CONCESSION 11**  
Geographic Township of Cumberland  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
Scale 1 : 1000

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.

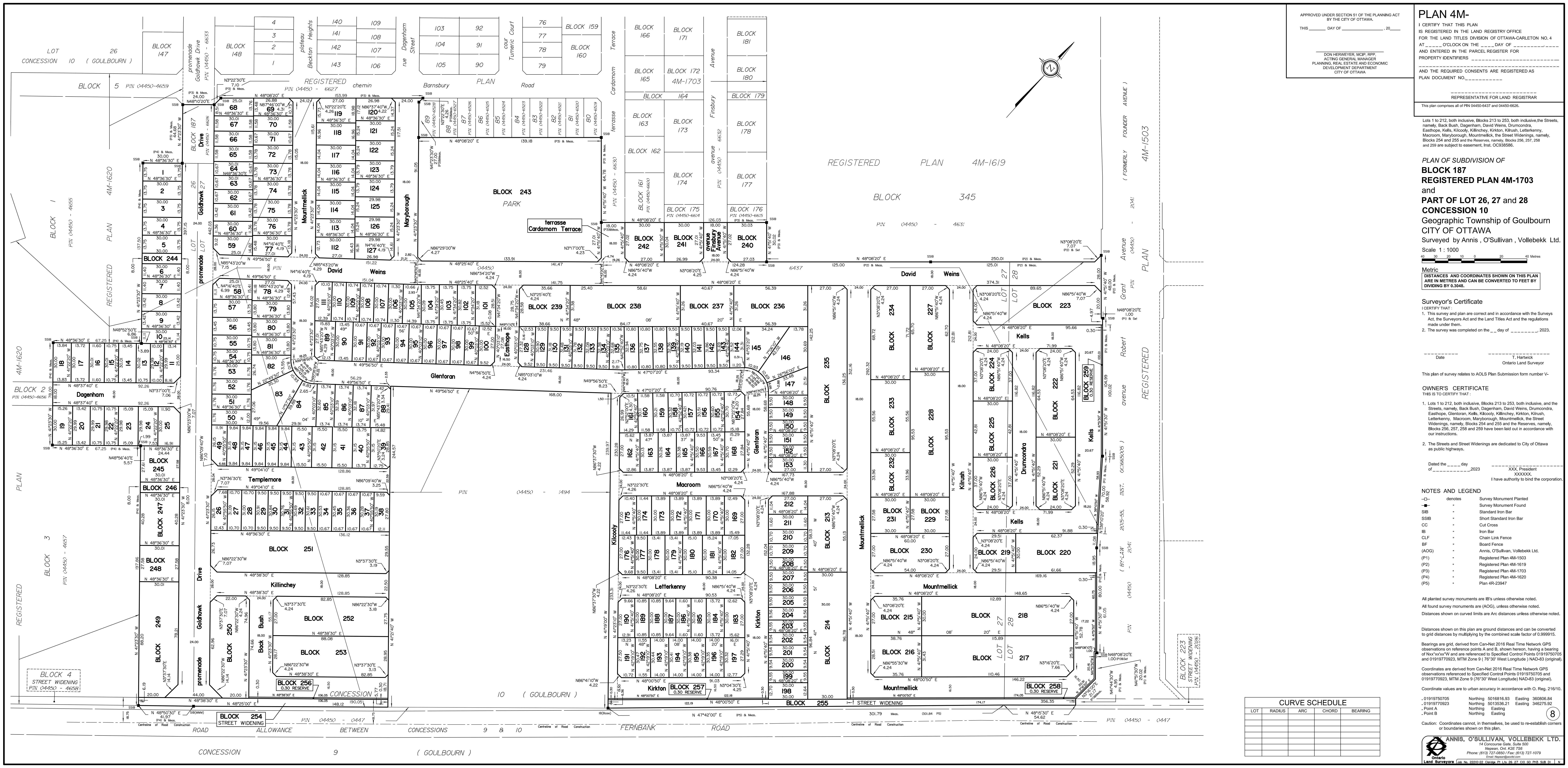
Date \_\_\_\_\_  
T. Hartwick  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-44965

Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
PS	"	Plastic Bar
IB	"	Iron Bar
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebek Ltd.
Meas.	"	Measured
C/	"	Calculated per
(P1)	"	Registered Plan 4M-1668
(P2)	"	Plan 50R-2029
(P3)	"	Plan 50R-2072
(P4)	"	Plan 4R-33517
(P5)	"	Plan 4R-33311
(P6)	"	Plan 4R-32601
(P7)	"	Plan 4R-31218
(P8)	"	Plan 4R-33291

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@anniso.com



APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 DON HERWEYER, M.C.P., R.P.P.,  
 ACTING GENERAL MANAGER,  
 PLANNING, REAL ESTATE AND ECONOMIC  
 DEVELOPMENT DEPARTMENT  
 CITY OF OTTAWA

**PLAN 4M-**  
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4 AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS \_\_\_\_\_ AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. \_\_\_\_\_  
 REPRESENTATIVE FOR LAND REGISTRAR  
 This plan comprises all of PIN 04450-6437 and 04450-6626.  
 Lots 1 to 212, both inclusive, Blocks 213 to 253, both inclusive, the Streets, namely, Back Bush, Dagenham, David Weins, Drumcondra, Easthope, Kells, Kilcooly, Killisnoy, Kirkton, Kilnash, Letterkenney, Macroom, Maryborough, Mountmellick, the Street Widening, namely, Blocks 254 and 255 and the Reserves, namely, Blocks 256, 257, 258 and 259 are subject to easement, Inst. OC938586.

**PLAN OF SUBDIVISION OF BLOCK 187 REGISTERED PLAN 4M-1703 and PART OF LOT 26, 27 and 28 CONCESSION 10 Geographic Township of Goulbourn CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
 Scale 1 : 1000  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

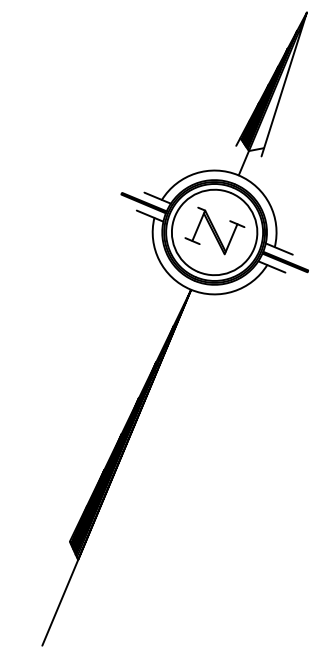
**Surveyor's Certificate**  
 I CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
 2. The survey was completed on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
 Date \_\_\_\_\_, T. Hartwick  
 Ontario Land Surveyor  
 This plan of survey relates to AOLS Plan Submission form number V-\_\_\_\_\_.

**OWNER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT:  
 1. Lots 1 to 212, both inclusive, Blocks 213 to 253, both inclusive, and the Streets, namely, Back Bush, Dagenham, David Weins, Drumcondra, Easthope, Glentoran, Kells, Kilcooly, Killisnoy, Kirkton, Kilnash, Letterkenney, Macroom, Maryborough, Mountmellick, the Street Widening, namely, Blocks 254 and 255 and the Reserves, namely, Blocks 256, 257, 258 and 259 have been laid out in accordance with our instructions.  
 2. The Streets and Street Widening are dedicated to City of Ottawa as public highways.  
 Dated the \_\_\_\_\_ day \_\_\_\_\_, 2023, XXX, President  
 of XXXXX, XXXXXX.  
 I have authority to bind the corporation.

**NOTES AND LEGEND**  
 -O- denotes Survey Monument Found  
 -+ denotes Survey Monument Planted  
 SIB Standard Iron Bar  
 SSB Short Standard Iron Bar  
 CC Cut Cross  
 I Iron Bar  
 C Chain Link Fence  
 BF Board Fence  
 (AOG) Annis, O'Sullivan, Vollebek Ltd.  
 (P1) Registered Plan 4M-1503  
 (P2) Registered Plan 4M-1619  
 (P3) Registered Plan 4M-1703  
 (P4) Registered Plan 4M-1620  
 (P5) Plan 4R-23947

All planted survey monuments are IBS unless otherwise noted.  
 All found survey monuments are (AOG), unless otherwise noted.  
 Distances shown on curved limits are Arc distances 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 0.999915.  
 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 Nxx°xx'xx" and are referenced to Specified Control Points 01919750705 and 01919770923, 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 01919750705 and 01919770923, 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.

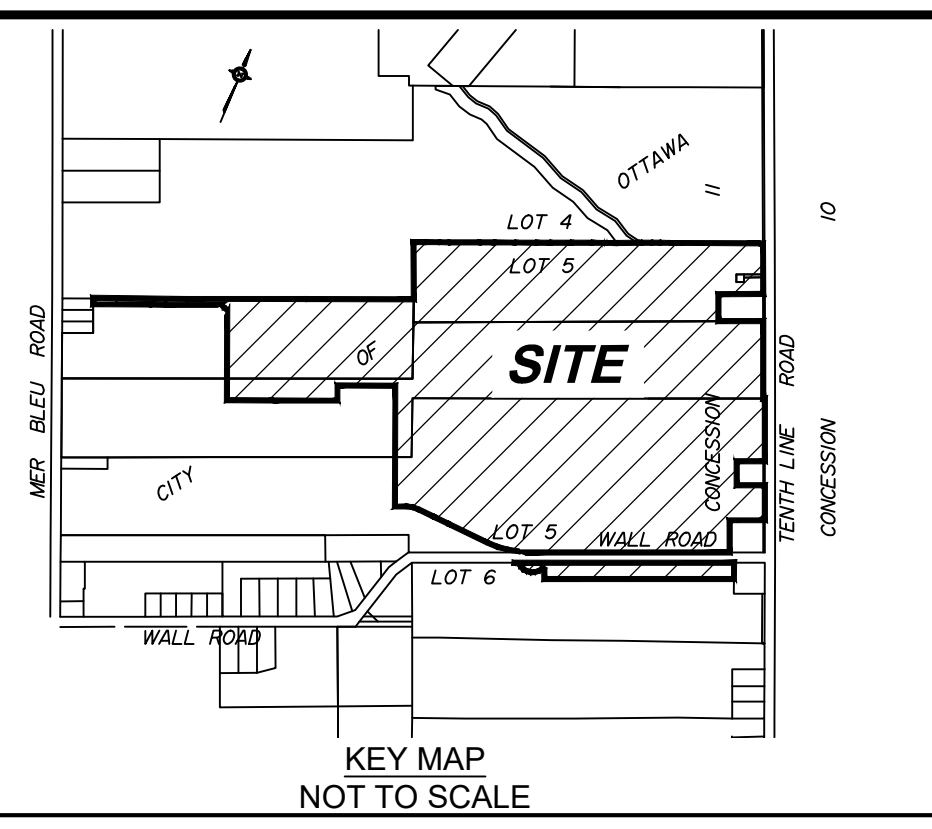
LOT	RADIUS	ARC	CHORD	BEARING



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51-17 OF THE PLANNING ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

JEFF McEVEN, P. ENG. MANAGER  
DEVELOPMENT REVIEWER  
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**DRAFT PLAN OF SUBDIVISION OF PART OF LOTS 5 AND 6 CONCESSION 11**  
Geographic Township of Cumberland  
CITY OF OTTAWA  
Prepared 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. The survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Date \_\_\_\_\_  
V. Andrew Sheip  
Ontario Land Surveyor

**OWNER'S CERTIFICATE**  
This is to certify that we are the owners of the lands to be subdivided and that the plan was prepared in accordance with our instructions.

Date \_\_\_\_\_  
Jim Burghout  
CLARIDGE HOMES (MER BLEU) INC.  
I have the authority to bind the corporation.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT**  
(a) see plan  
(b) see plan  
(c) see plan  
(d) see plan  
(e) single family, multi-family residential housing, commercial, park land, open space and storm water management  
(f) see plan  
(g) see plan  
(h) City of Ottawa  
(i) see site report  
(j) see plan  
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available  
(l) see plan

NO.	REVISION	SCHEDULE	DATE	BY
2	ADDED COMMERCIAL BLK 336	ALG.	16, 2019	N
1	PLAN PREPARED		APR. 1, 2019	N

