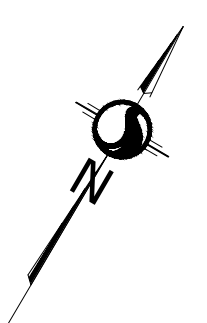


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HOLMWOOD AVE.

16 October 2023 2:37 PM



HOLMWOOD AVENUE
(FORMERLY CENTRE STREET)
PIN 04142-0069

HOLMWOOD AVENUE
(FORMERLY CENTRE STREET)
(WIDENED BY REGISTERED PLAN 108654)
PIN 04141-0002

SCHEDULE			
PART	LOT	PLAN	PIN
1	ALL OF 89	108654	ALL OF PIN 04142-0088
2	ALL OF 90		
3	ALL OF 90		
4			

108654

PLAN OF SURVEY OF
LOTS 89 AND 90
REGISTERED PLAN 108654
(GEOGRAPHIC TOWNSHIP OF NEPEAN)

CITY OF OTTAWA

Scale 1:100
Stantec Geomatics Ltd.

THE INTENDED PLOT SIZE OF THIS PLAN IS 914.4mm IN WIDTH BY 609.6mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.

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

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998.

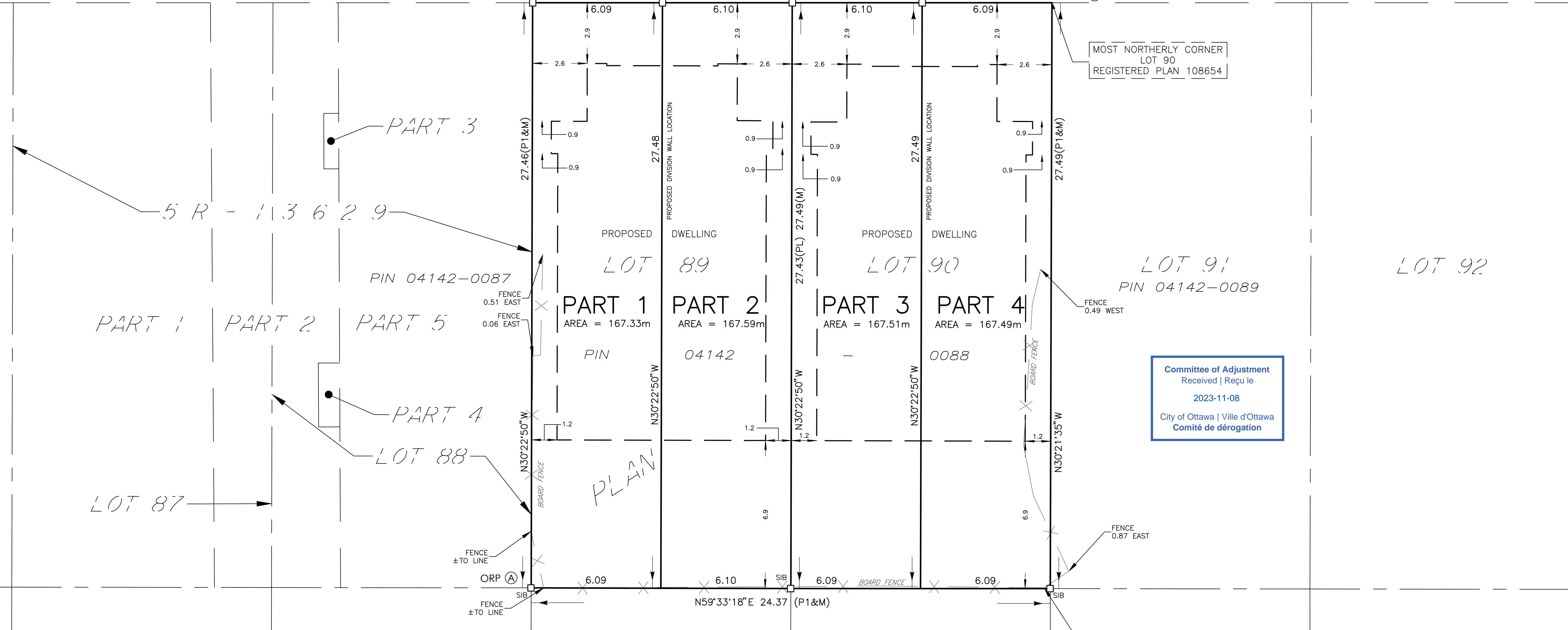
BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:500460.42 E:324888.04
19680191 N:5033564.26 E:388064.94

LEGEND

DENOTES	FOUND MONUMENTS
■	SET MONUMENTS
□	IRON BAR
IB	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.
PL	REGISTERED PLAN 108654
P1	PLAN BY SG DATED AUGUST 5, 2022.

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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. REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	5028781.31	367855.72
Ⓑ	5028817.38	367862.83

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

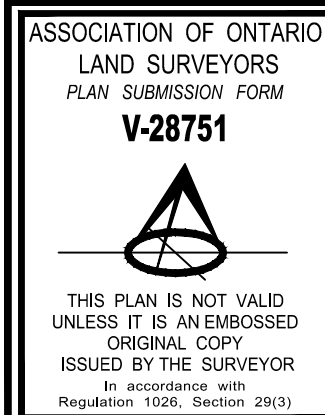
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE XX DAY OF XXXX, 2023.

DATE _____ R. G. BENNETT
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: CT PM: CT FIELD: * PROJECT NO.: 16164611-114

16 October 2023 12:38 PM



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SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN OF SURVEY

LOTS 89 AND 90

REGISTERED PLAN NO. 108654

CITY OF OTTAWA

Scale 1:150
Stantec Geomatics Ltd.

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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 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).

19773035 N:5004060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

FOR BEARING COMPARISONS, A ROTATION OF 0° 19' 50" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON PLAN P1 & P2.

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

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 Rideau Glen Developments Inc. and the undersigned accepts no responsibility for the use by other parties.
1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
2. PROPERTY IMPROVEMENTS
A two storeys building and other structures are on site, see plan...
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
Note the location of fences along the westerly, southerly, and easterly limits of the property.

LEGEND	
■	DENOTES FOUND MONUMENTS
□	SET MONUMENTS
IB	IRON BAR
IBR	ROUND IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
WT	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER
M/MEAS	MEASURED
S/SET	SET
PROP	PROPORTIONED
OU	ORIGIN UNKNOWN
STANTEC	STANTEC GEOMATICS LTD.
PL	REGISTERED PLAN 108654
P1	PLAN BY AMM DATED SEPTEMBER 3rd, 2013
P2	PLAN BY AOV DATED DECEMBER 12th, 1989
P3	PLAN BY MCROSIE ASSOCIATES DATED SEPTEMBER 14th, 1965
P4	PLAN BY J.G. PAYETTE LTD. DATED JULY 9th, 1990
P5	PLAN BY AKRJ LTD. DATED MAY 2nd, 1990
CP	CATCH BASIN
ACU	AIR CONDITIONING UNIT
V	VALVE BOX
○	TREE CONIFEROUS (D.B.H. SHOWN)
○	TREE DECIDUOUS (D.B.H. SHOWN)
—	OHW OVERHEAD WIRE

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 11th DAY OF OCTOBER, 2023.

DATE: _____ R. G. BENNETT
ONTARIO LAND SURVEYOR

SRO MAP COORD.=5028798, 367861

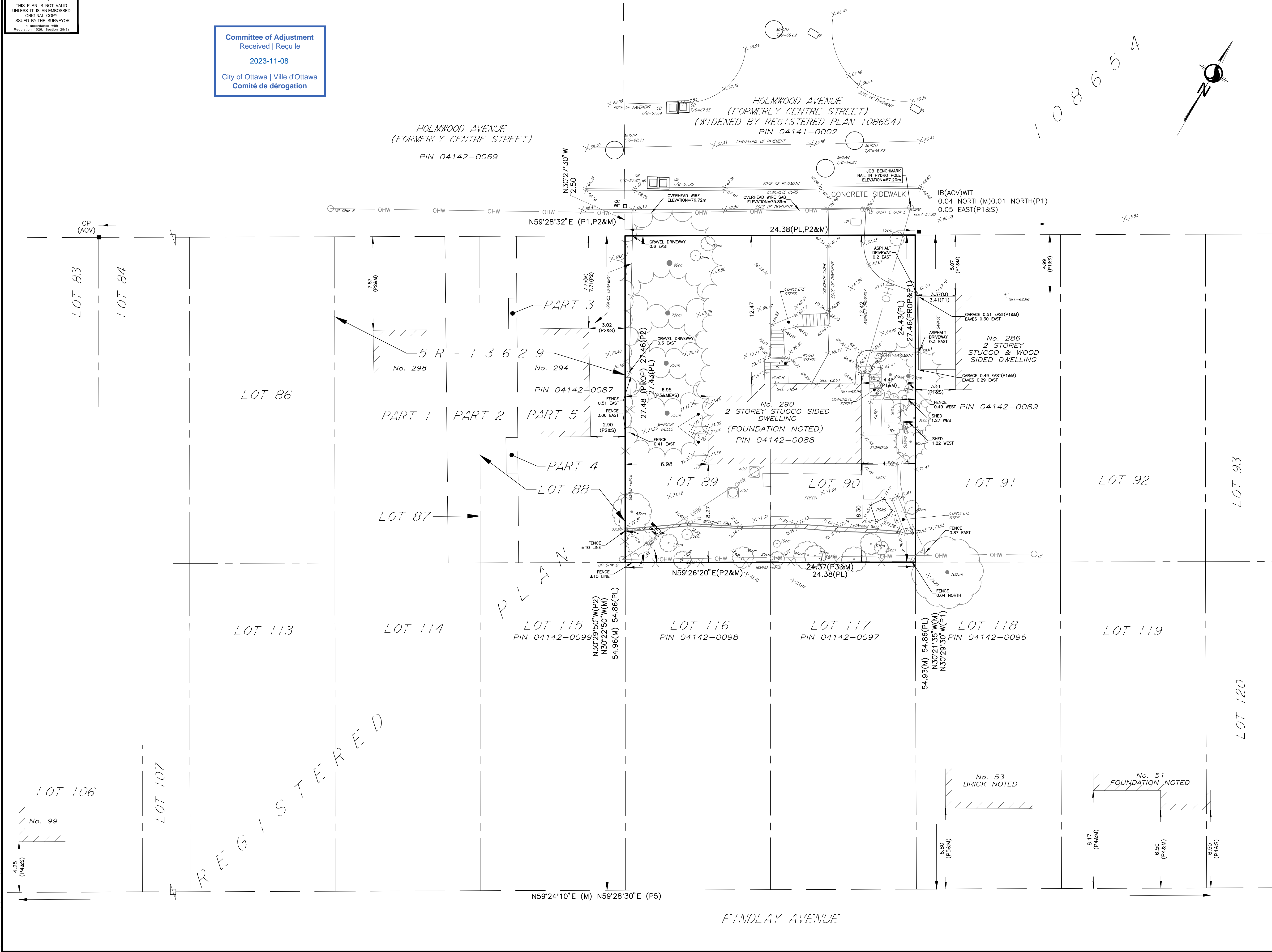
Stantec Geomatics Ltd.
CANADA LAND SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613-722-4420
stantec.com

DRAWN: RG CHECKED: CK PWC: CT FIELD: AW PROJECT NO.: 161614611-111

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

W:\otawa\161614611\161614611-111_01_108654.dwg

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.



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CONCEPT STUDY

Two Semi-Detached Dwellings (2 floors + Loft)
Perspective Looking South West

- BV**
BRICK VENEER
- SV**
STONE VENEER
- MP/CBP**
METAL PANEL OR CEMENT BOARD PANEL
- AP**
ALUMINUM PANEL (AL13 OR SIMILAR)
- WS-1/CBS**
WOOD SIDING OR CEMENT BOARD SIDING
- WS-2**
WOOD SLAT SIDING
- IG**
IRON GUARD RAIL

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290 HOLMWOOD AVENUE

Ottawa, ON K1S 2R3

NORTH ELEVATION

SCALE 1:75
SEPTEMBER 2023

- BV**
BRICK VENEER
- SV**
STONE VENEER
- MP/CBP**
METAL PANEL OR CEMENT BOARD PANEL
- AP**
ALUMINUM PANEL (AL13 OR SIMILAR)
- WS-1/CBS**
WOOD SIDING OR CEMENT BOARD SIDING
- WS-2**
WOOD SLAT SIDING
- IG**
IRON GUARD RAIL

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290 HOLMWOOD AVENUE
 Ottawa, ON K1S 2R3

WEST ELEVATION (Unit A & B)

SCALE 1:75
 SEPTEMBER 2023

- BV**
BRICK VENEER
- SV**
STONE VENEER
- MP/CBP**
METAL PANEL OR CEMENT BOARD PANEL
- AP**
ALUMINUM PANEL (AL13 OR SIMILAR)
- WS-1/CBS**
WOOD SIDING OR CEMENT BOARD SIDING
- WS-2**
WOOD SLAT SIDING
- IG**
IRON GUARD RAIL



290 HOLMWOOD AVENUE

Ottawa, ON K1S 2R3

EAST ELEVATION (Unit A & B)

SCALE 1:75
SEPTEMBER 2023

- BV** BRICK VENEER
- SV** STONE VENEER
- MP/CBP** METAL PANEL OR CEMENT BOARD PANEL
- AP** ALUMINUM PANEL (AL13 OR SIMILAR)
- WS-1/CBS** WOOD SIDING OR CEMENT BOARD SIDING
- WS-2** WOOD SLAT SIDING
- IG** IRON GUARD RAIL

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290 HOLMWOOD AVENUE
 Ottawa, ON K1S 2R3

SOUTH ELEVATION

SCALE 1:75
 SEPTEMBER 2023