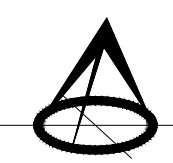






19 September 2023 12:11 PM

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1926, Section 29(3)

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF  
**PART OF LOT 44**  
**REGISTERED PLAN 66**  
CITY OF OTTAWA

Scale 1:200  
5 0 5 10 METRES

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

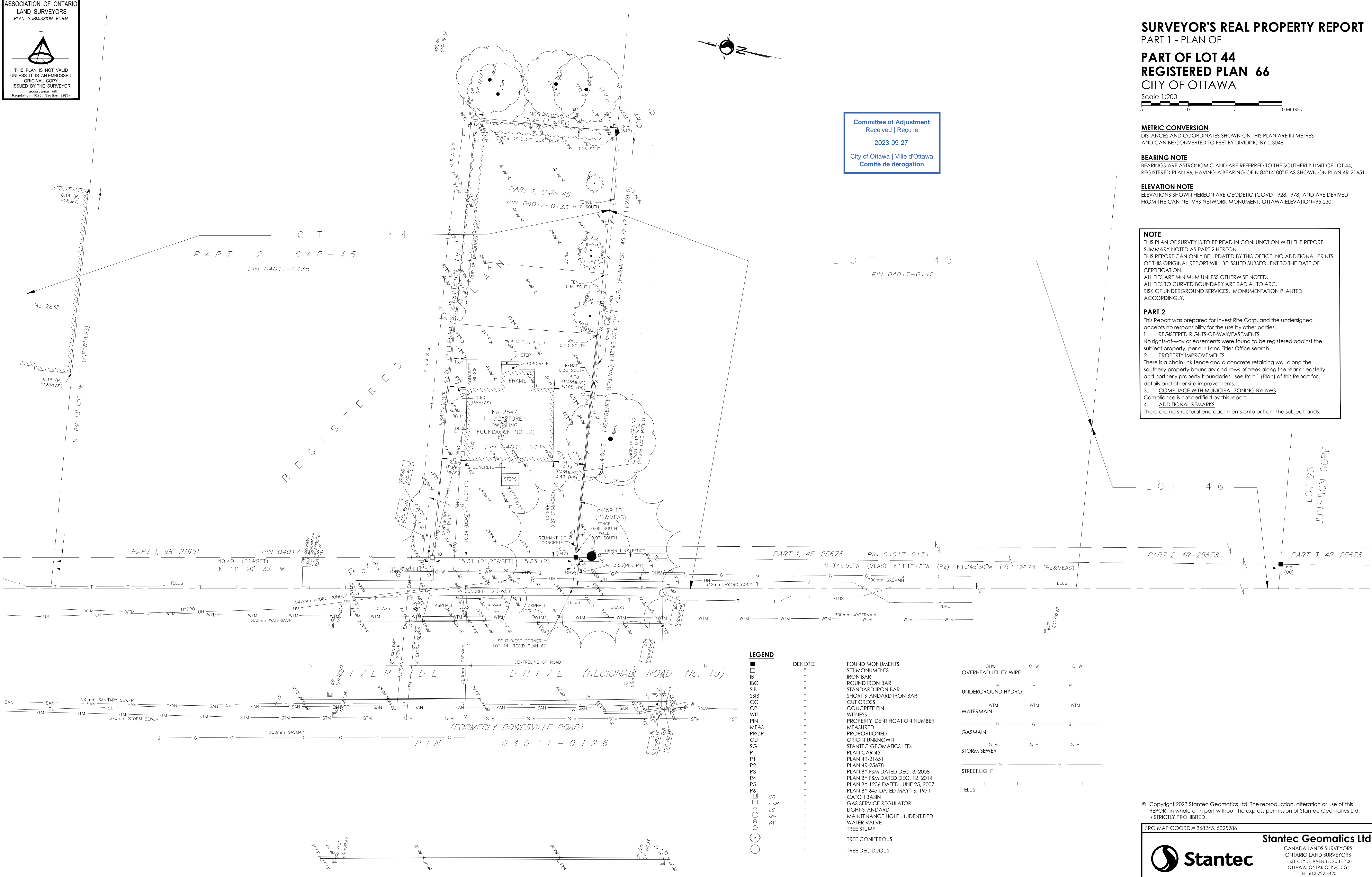
**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LOT 44,  
REGISTERED PLAN 66, HAVING A BEARING OF N 84°14' 00" E AS SHOWN ON PLAN 4R-21651.

**ELEVATION NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED  
FROM THE CAN-NEI 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 Invest Rite Corp. 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, per our Land Titles Office search.  
2. PROPERTY IMPROVEMENTS  
There is a chain link fence and a concrete retaining wall along the  
southerly property boundary and rows of trees along the rear or easterly  
and northerly property boundaries. see Part 1 (Plan) of this Report for  
details and other site improvements.  
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS  
Compliance is not certified by this report.  
4. ADDITIONAL REMARKS  
There are no structural encroachments onto or from the subject lands.

Committee of Adjustment  
Received | Reçu le  
2023-09-27  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**LEGEND**

■	FOUND MONUMENTS	— OHW —	OHW	— OHW —	OHW
□	SET MONUMENTS	— P —	P	— P —	P
IB	IRON BAR	— WTM —	WTM	— WTM —	WTM
IBØ	ROUND IRON BAR	— G —	G	— G —	G
SIB	STANDARD IRON BAR	— STM —	STM	— STM —	STM
SSIB	SHORT STANDARD IRON BAR	— SL —	SL	— SL —	SL
CC	CUT CROSS	— T —	T	— T —	T
CP	CONCRETE PIN	— UH —	UH	— UH —	UH
WIT	WITNESS	—		—	
PIN	PROPERTY IDENTIFICATION NUMBER				
MEAS	MEASURED				
PROP	PROPORTIONED				
OU	ORIGIN UNKNOWN				
SG	STANTEC GEOMATICS LTD.				
P	PLAN 4R-45				
P1	PLAN 4R-21651				
P2	PLAN 4R-25678				
P3	PLAN BY FSM DATED DEC. 3, 2008				
P4	PLAN BY FSM DATED DEC. 12, 2014				
P5	PLAN BY 1236 DATED JUNE 25, 2007				
P6	PLAN BY 647 DATED MAY 16, 1971				
CB	CATCH BASIN				
GSR	GAS SERVICE REGULATOR				
LS	LIGHT STANDARD				
MH	MAINTENANCE HOLE UNIDENTIFIED				
WV	WATER VALVE				
WT	TREE STUMP				
●	TREE CONIFEROUS				
○	TREE DECIDUOUS				

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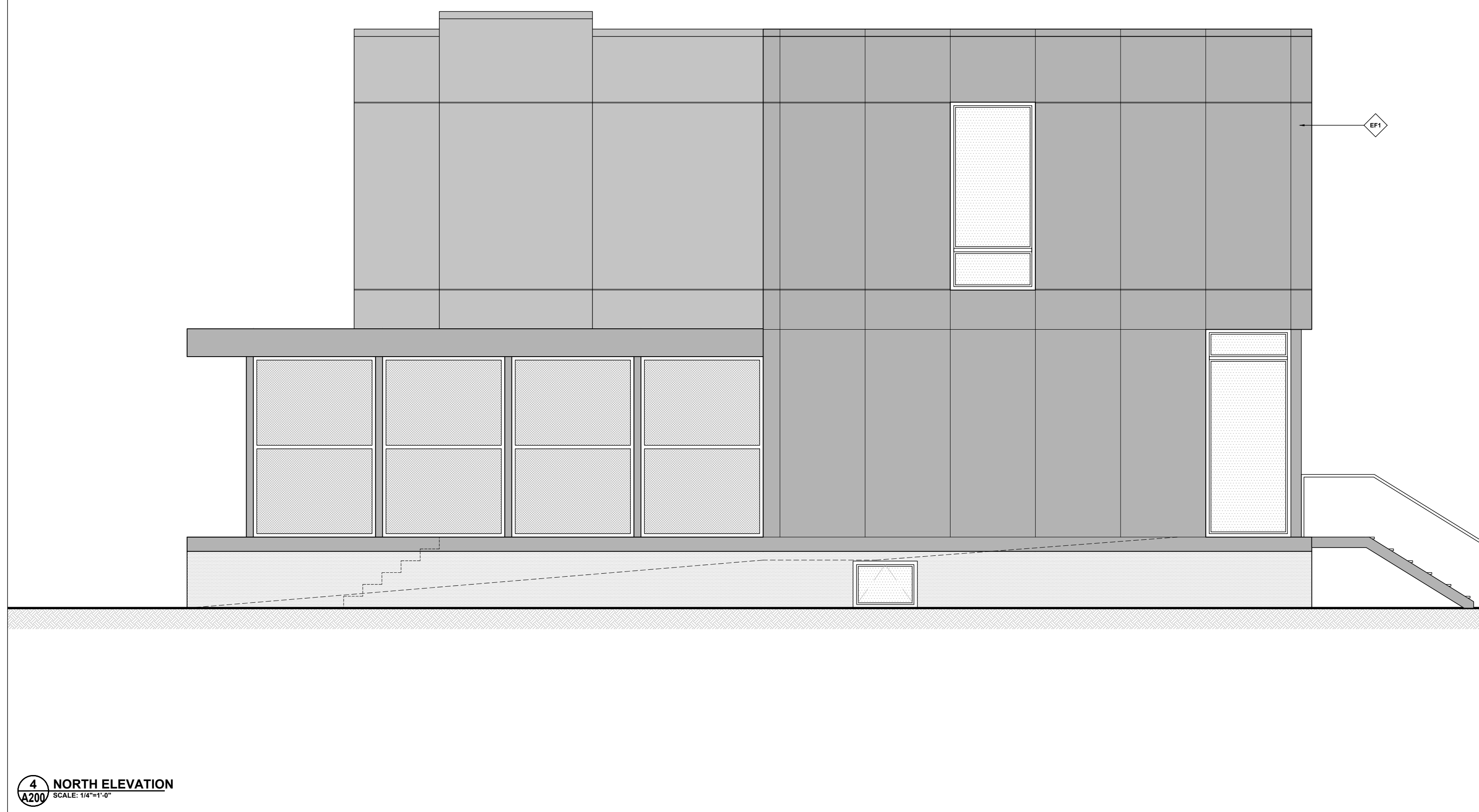
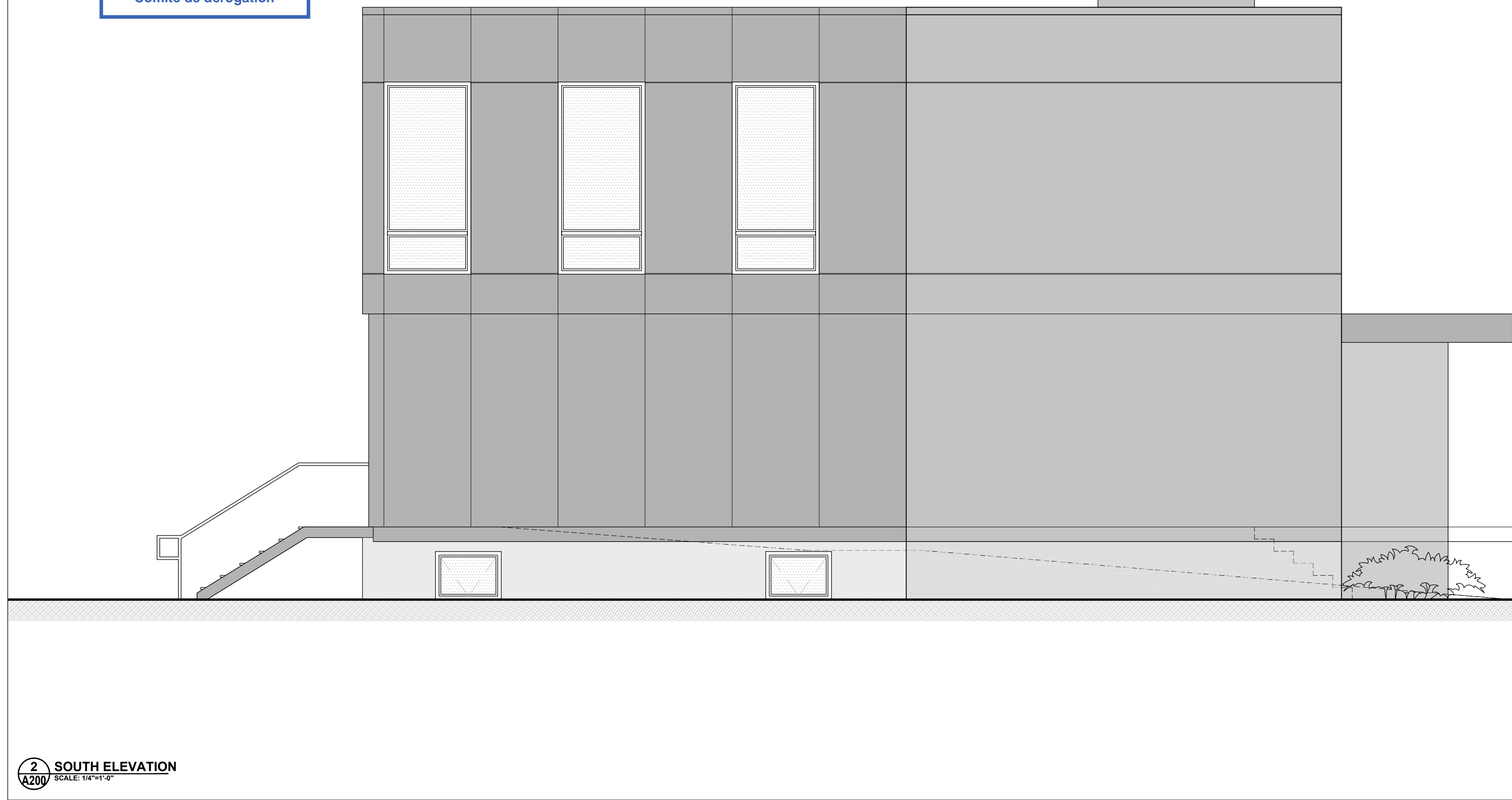
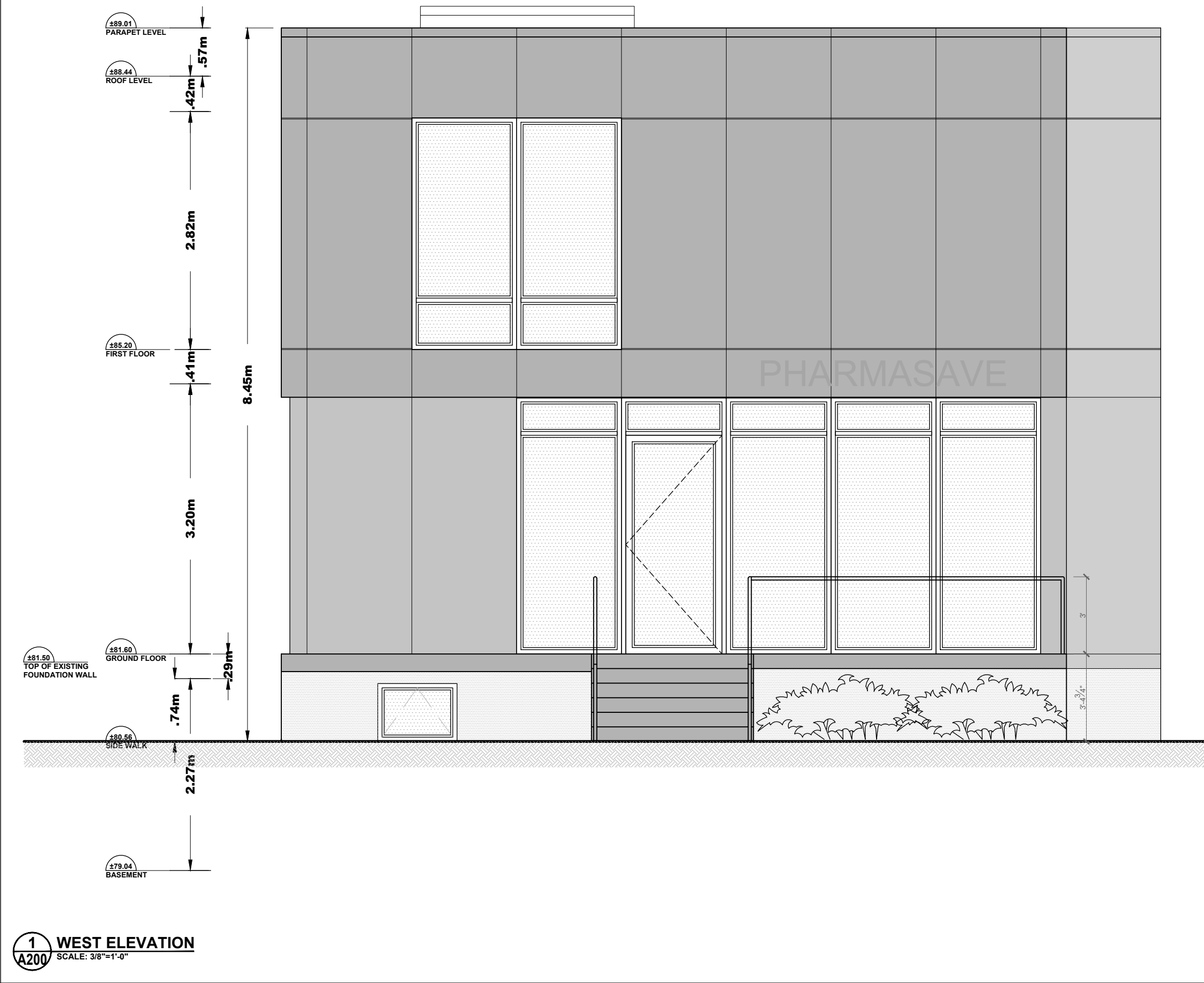
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**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 400  
OTTAWA, ONTARIO, K2C 3G4  
TEL. 613.722.4420  
stantec.com

DRAWN: NJ CHECKED: KJ PM: KJ FIELD: CK/ES PROJECT No.: 161614151-110



Committee of Adjustment  
Received | Reçu le  
2023-09-27  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESIRE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DETAILED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, GOOD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE LOANED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS SUPPRESSES OR MISSED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS P2 CONCEPTS (P2) WITHOUT OBTAINING P2 PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST P2 AND TO RELEASE P2 FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS P2 FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO P2'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF P2 AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH P2 AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

**FINISHES**

EF1: ALUMINUM COMPOSITE PANEL COLOR A  
EF2: ALUMINUM COMPOSITE PANEL COLOR B  
EF3: PARPING

(COLORS TO BE DETERMINED BY CLIENT)

03	ISSUED FOR COORDINATION	2023-09-18
02	ISSUED FOR COORDINATION	2023-08-23
01	ISSUED FOR COORDINATION	2023-07-03

No.	REVISIONS	DATE
-----	-----------	------

NOT AUTHENTIC UNLESS SIGNED AND DATED

**P<sup>2</sup>**  
concepts  
738 HEDDERWOOD PARK UNIT 201  
OTTAWA, ONTARIO, K1V 6A6

DESIGNED BY: S.A. DRAWN BY: S.A. APPROVED BY: P.R.

PROJECT  
**PHARMASAVE**  
2847 - RIVERSIDE DRIVE  
OTTAWA

DRAWING TITLE  
**ELEVATIONS**

PROJECT NO.  
0533  
DATE  
SEP 18, 2023

**A200**