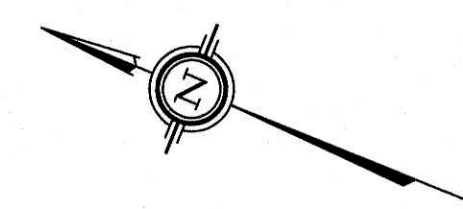


WOODROFFE AVENUE

REGIONAL ROAD NO. 15  
 PIN 03988 - 0315  
 (Reference Bearing)



Committee of Adjustment  
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 2024-04-24  
 City of Ottawa / Ville d'Ottawa  
 Comité de dérogation

Notes & Legend

- Denotes
- Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - CC Cut Cross
  - CP Concrete Pin
  - IB# Round Iron Bar
  - SBW Spike & Washer
  - SSIB\* Short Standard Iron Bar (0.3 Long)
  - IB\* Iron Bar (0.3 Long)
  - (WIT) Witness
  - Meas. Measured
  - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
  - (P1) Registered Plan 288990
  - (P2) Registered Plan 293826
  - (P3) Plan 5R-13337
  - (P4) (857) Plan Dated April 30, 1976
  - (P5) Plan 4R-28414
  - (P6) Plan 5R-4692
  - (P7) (1287) Plan Dated August 24, 2000
  - (DI) Inst. CR697704

SCHEDULE				
AREA m <sup>2</sup>	PART	LOT	PLAN	PIN
22.7	1			
20.6	2			
24.5	3			
28.6	4			
3.2	5			
11.5	6			
96.4	7			
128.0	8			
99.2	9			
13.5	10			
13.6	11			
13.5	12			
13.5	13			
40.2	14			
12.2	15			
99.5	16			
130.0	17			
96.9	18			
11.5	19			
28.5	20			
27.9	21			
5.2	22			
3.9	23			
0.5	24			
		PART OF 26	293826	ALL OF 03957-0126

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999928.

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 N22°02'35"W and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°34'35" counter-clockwise was applied to bearings on Plans P1, P2, P3 and P6.

For bearing comparisons, a rotation of 0°00'20" counter-clockwise was applied to bearings on plan P5.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, 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
01919750705	Northing	5016816.93	Easting	360806.84
Point A	Northing	5025243.26	Easting	361947.34
Point B	Northing	5025176.99	Easting	361974.17

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

Parts 1, 2, 3 & 15: Subject to easement, Inst. CR294218.

DRAFT PLAN OF SURVEY OF  
 PART OF LOT 46  
 REGISTERED PLAN 293826  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

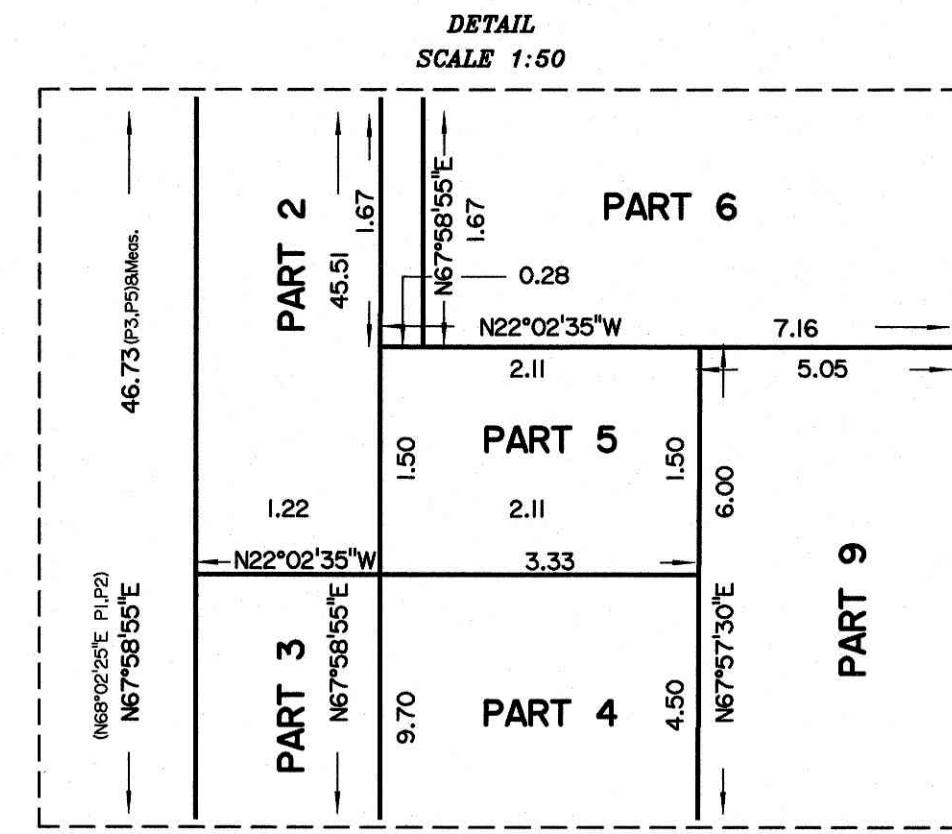
Scale 1 : 150

The intended plot size of the plan is 762 mm in width by 457 mm in height when plotted at a scale of 1:150.

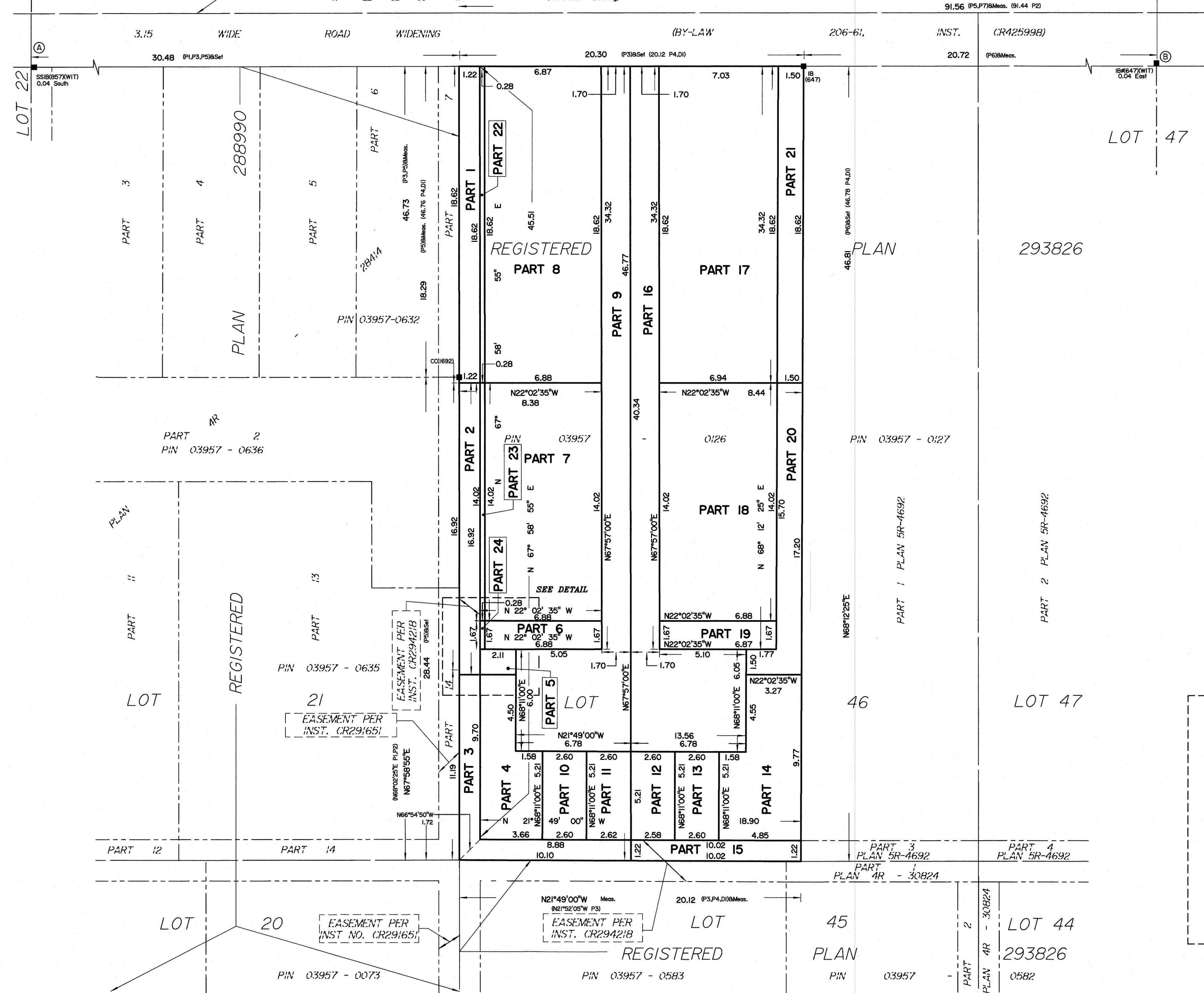
Metric  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 \_\_\_\_\_, 2024.

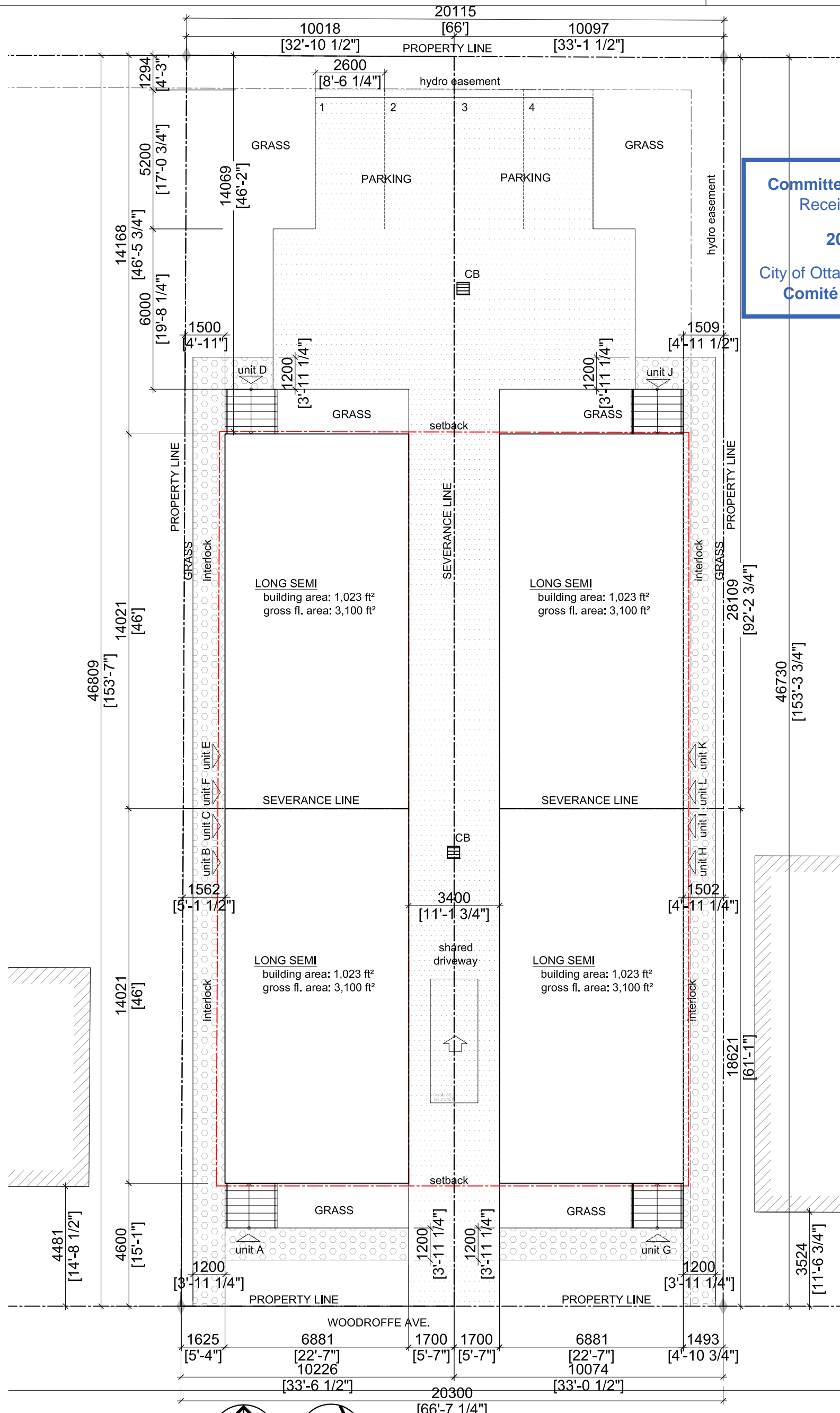
MMM DD YYYY  
 Date  
 T. Hartwick  
 Ontario Land Surveyor  
 This plan of survey relates to AOLS Plan Submission Form Number V-



**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: Nepean@aovltd.com  
 Ontario Land Surveyors Job No. 24227-24 MeantToBe P1L146 P1293826 R D3 FL

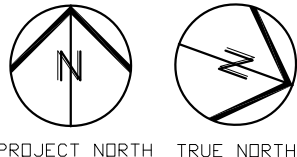


Y:\2024\24227-24 MeantToBe\Drawings\24227-24 MeantToBe\Title\Final\24227-24 MeantToBe Title P1L146 P1293826 R D3.dwg



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**1** **SITE PLAN**  
A0.1 **SCALE: 1:150**



**BING PROFESSIONAL ENGINEERING INC.**  
Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9  
Phone: (613) 608 - 1324 E-mail: welcome@bingpro.ca

JOB: CONSENT TO SEVER APPLICATION  
944 WOODROFFE AVE, OTTAWA, ON K2A 3R7  
DRAWING: SITE PLAN

DATE: 2024-04-09  
REV. DATE: SCALE: 1:150  
REFER: PROJ. No: O-23-GEN-51

DRAWN: CHS  
DRAWING No.  
**A0.1**  
FILE.DWG