

Committee of Adjustment
Received | Reçu le
2023-09-05
City of Ottawa | Ville d'Ottawa
Comité de dérogation

KEY MAP - N.T.S. **SUBJECT PROPERTY**

CONTEXT PHOTO ILLUSTRATION OF SUBJECT PROPERTIES:

SURVEY NOTES:

SITE PLAN INFORMATION TAKEN FROM
PLAN 5R - 13550
DATED MARCH 29, 1990
AND PLAN 5R - 9848
DATED APRIL 29, 1986
PREPARED BY FAIRHALL, MOFFATT &
WOODLAND LIMITED ONTARIO LAND
SURVEYORS

RETAINED LANDS:

LEGAL DESCRIPTION:
PART OF LOT 25
CONCESSION 2 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

CONVEYED LANDS:

LEGAL DESCRIPTION:
PART OF LOT 25, CONCESSION 2
OTTAWA FRONT GLOUCESTER,
PART 1 ON PLAN 5R13550,

OWNER(S):
MADELANA HOLDINGS LTD

THESE PLANS ARE THE PROPERTY OF RG CONSULTING INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THE CLIENT SHALL BE ENTITLED TO A COPY OF ALL DRAWINGS, SPECIFICATIONS, DESIGNS AND DOCUMENTS PREPARED BY THE CONSULTANT, BUT SHALL NOT USE THEM FOR ANY OTHER PROJECT. THE ORIGINALS SHALL REMAIN THE PROPERTY OF RG CONSULTING INC. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES TO BE REPORTED BEFORE COMMENCING ANY WORK. ONLY FINAL APPROVED DRAWINGS TO BE USED AND ALL PRINTS TO BE RETURNED UPON COMPLETION OF WORK. PRINTS ARE NOT TO BE SCALED.

No.	Date	Description
1	12-05-2023	PRELIMINARY
2	15-05-2023	PRELIMINARY
3	18-05-2023	PRELIMINARY
4	27-06-2023	PRELIMINARY
5	05-09-2023	ISSUED FOR COA

ISSUED FOR PRELIMINARY REVIEW
 ISSUED FOR COA CONSENT APPLICATION

PROJECT NORTH

RGC
rgcdesigngroup.com
RG CONSULTING INC.

2201 Finch Avenue West, Suite #27, Toronto,
Ontario M9M 2Y9
Tel.: 416 213 0200, Fax: 416 213 0202

**PROPOSED LAND DIVISION APPLICATION
COMPILED PLAN FOR
1641 & 1655 COMSTOCK ROAD
OTTAWA, ON**

Project number	2340
Date	ISSUE DATE
Scale	AS NOTED
Drawn by	ZL
Checked by	RG

SITE PLAN

SP1

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

PLAN PREPARED FOR COMMITTEE
 ADJUSTMENT PURPOSES AUGUST 10, 2023.

SCHEDULE		
PART	LOT	PIN
1		
2	PART OF LOT 25	2 (OTTAWA FRONT)
		ALL OF PIN 04263-0476
		ALL OF PIN 04263-0166

I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER THE
 LAND TITLES ACT.

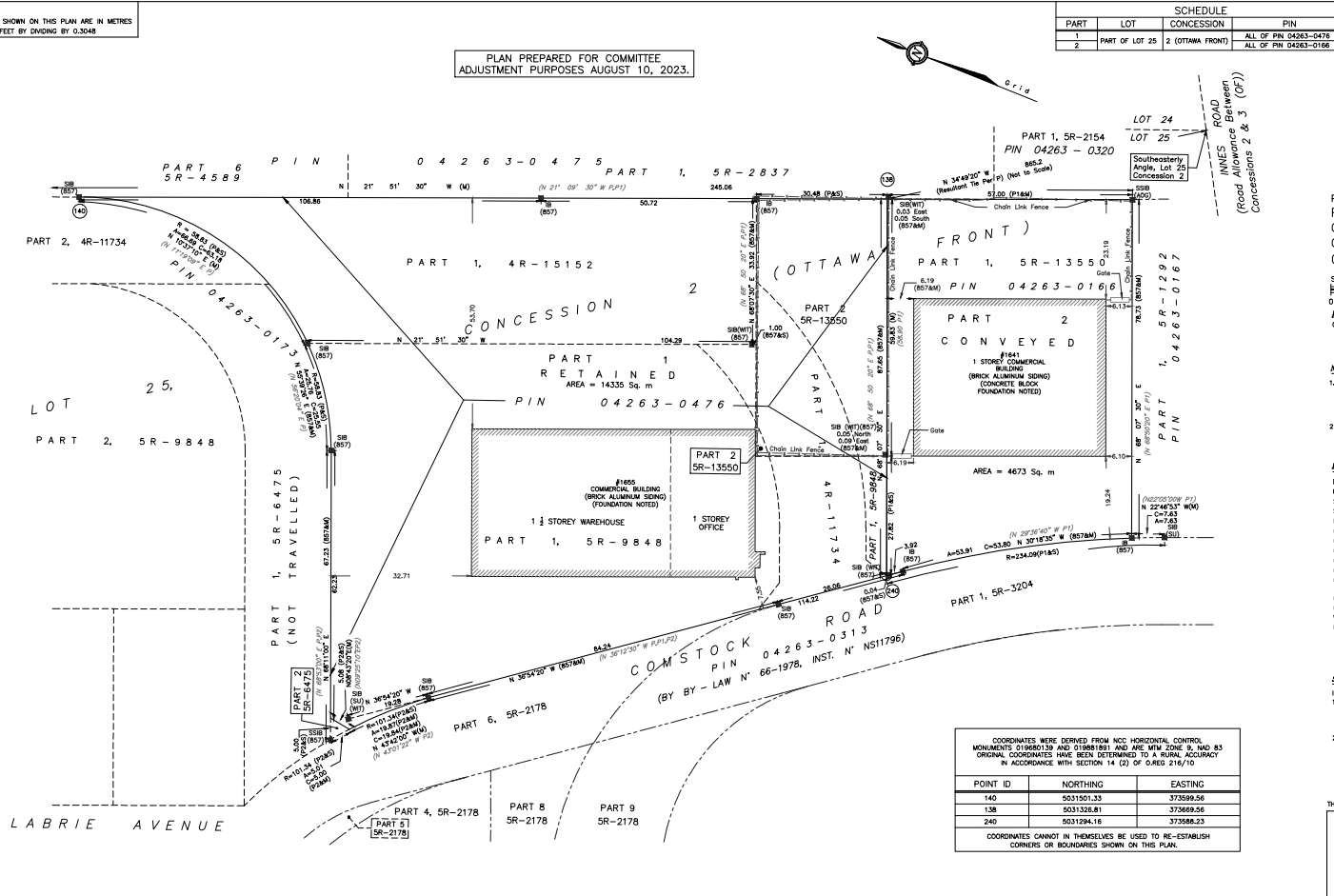
DATE _____

JOHN H. GUTHRIE, O.L.S.

PLAN 4R-
 RECEIVED AND DEPOSITED

DATE _____

LAND REGISTRAR FOR THE
 LAND TITLES DIVISION
 OF OTTAWA - CARLETON (N4)



PLAN OF SURVEY OF
 PART OF LOT 25
 CONCESSION 2 (OTTAWA FRONT)
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 CITY OF OTTAWA

SCALE 1 : 500

0 10 20 30 40 50 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
 CHIROD LAND SURVEYORS

NOTES

- BEARINGS ARE GRID AND ARE DERIVED FROM HCC HORIZONTAL CONTROL, MONUMENTS 019680139 (N 503704.110, E 373314.023), AND 019681981 (N 503185.648, E 372454.423) AND ARE REFERRED TO THE CENTRAL MERIDIAN 76° 30' W LONGITUDE, NAD 83 (NAD83 ORIGINAL).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.9999525.

LEGEND

- (S) - SURVEY MONUMENT SET
- (#) - SURVEY MONUMENT FOUND
- (SB) - STANDARD IRON BAR
- (SSB) - SHORT STANDARD IRON BAR
- (B) - IRON BAY
- (P) - PLAN 4R-15152
- (P1) - PLAN 5R-13550
- (P2) - PLAN 5R-9848
- (S) - SET
- (M) - MEASURED
- (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (Int. 210(a)-2(O)PDR)
- (A00) - ANNE'S OZULLAM VOLEBROK LTD., O.L.S.
- (NCD) - NATIONAL CAPITAL COMMISSION
- (W) - WITNESS
- (PIN) - PROPERTY IDENTIFICATION NUMBER
- (7) - POINT IDENTIFICATION NUMBER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON _____

DATE _____

JOHN H. GUTHRIE
 ONTARIO LAND SURVEYOR

COORDINATES WERE DERIVED FROM HCC HORIZONTAL CONTROL, MONUMENTS 019680139 AND 019681981 AND ARE NAD 83 ORIGINAL. COORDINATES HAVE BEEN DETERMINED TO 8 DIGIT ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF OREG 216/10

POINT ID	NORTHING	EASTING
140	5031501.33	373599.56
138	5031326.81	373669.56
240	5031294.16	373588.23

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

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____

Fairhall Moffatt & Woodland
 1.1 1.1.3
 Ontario Land Surveyors
 Surveying and Land Information Services
 100-802 TERRY ST. SUITE 2000, OTTAWA, ONT. K2L 6K6
 TEL: (613) 991-5588 FAX: (613) 991-1449
 www.fmw.on.ca

JOB No. A023100
 E 373586.43
 N 5031361.70

REFERENCE No. 210(c)-2(O)PDR
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