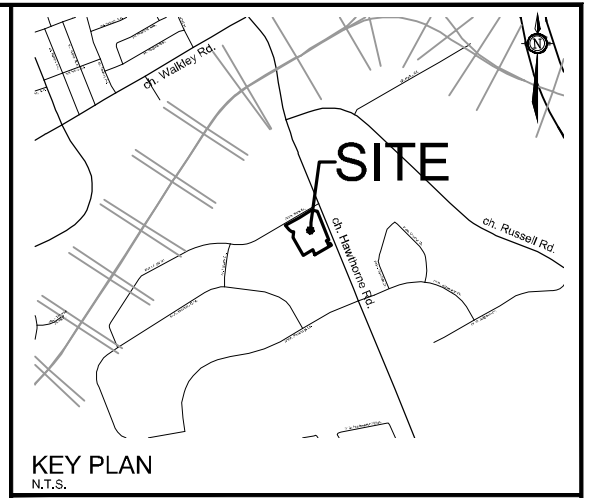


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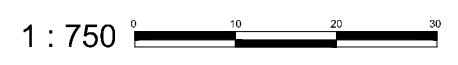


KEY PLAN
N.T.S.

CONSENT APPLICATION #1

3150-3170
HAWTHORNE ROAD

PART OF LOT 2,
CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA



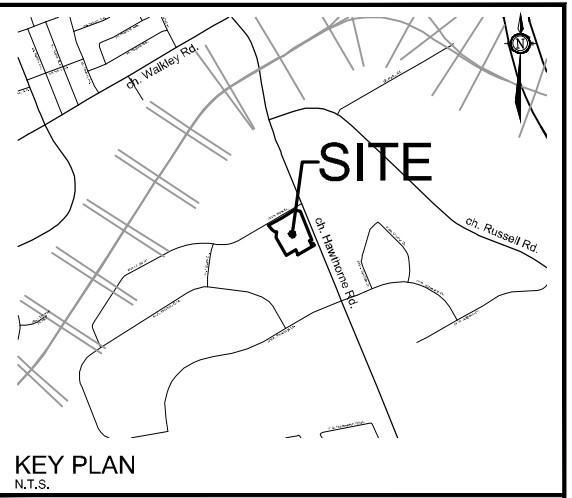
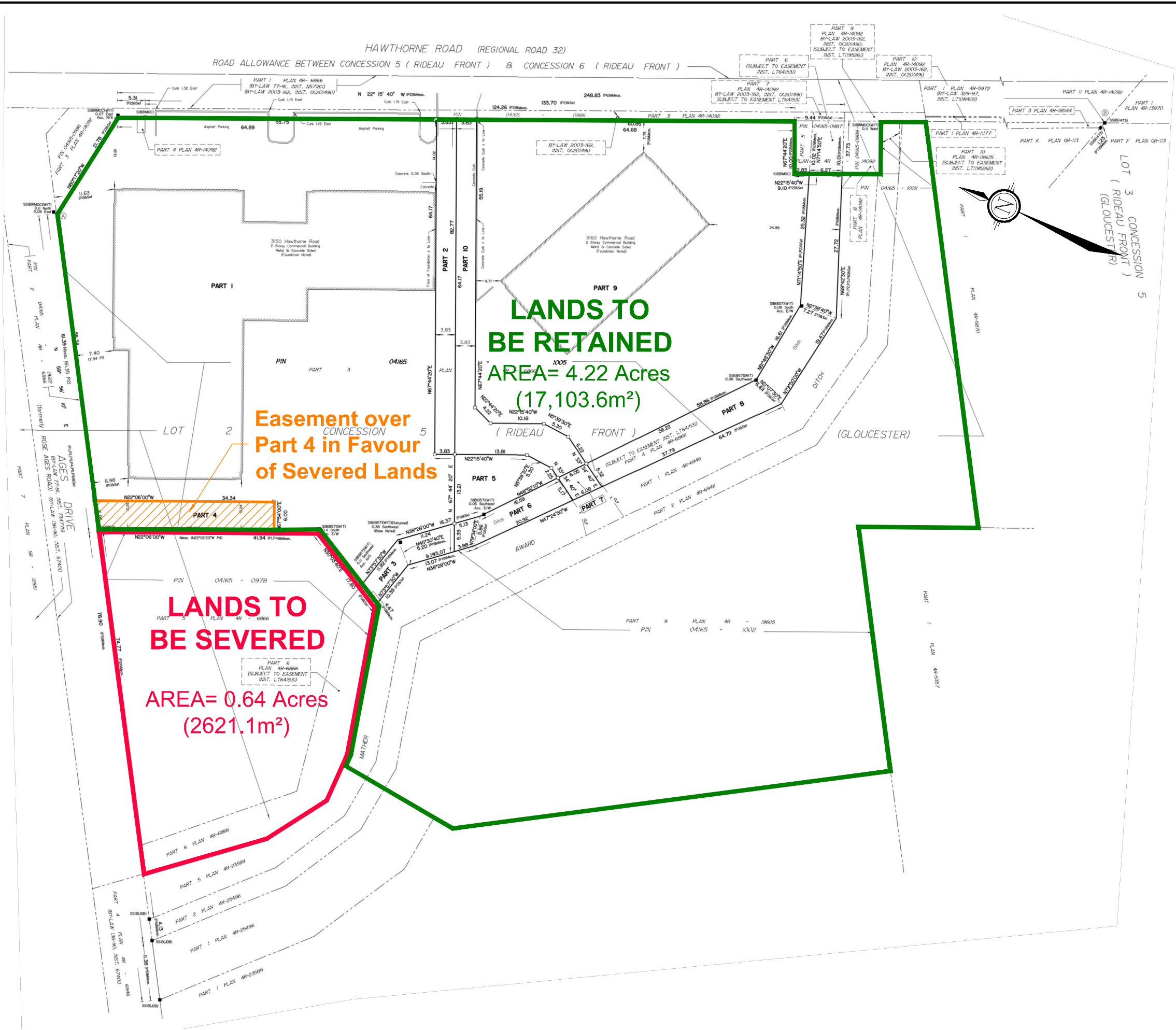
Committee of Adjustment
Received | Reçu le
2023-08-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 17/23	AT

<p>Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6</p> <p>Telephone: (613) 254-9643 Facsimile: (613) 254-5857 Website: www.novatech-eng.com</p>	ISSUED
	AUGUST, 2023
	PROJECT No. 123057
	DRAWING No. 123057-SEV

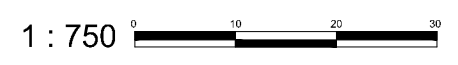
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CONSENT APPLICATION #2

3150-3170
HAWTHORNE ROAD

PART OF LOT 2,
CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA

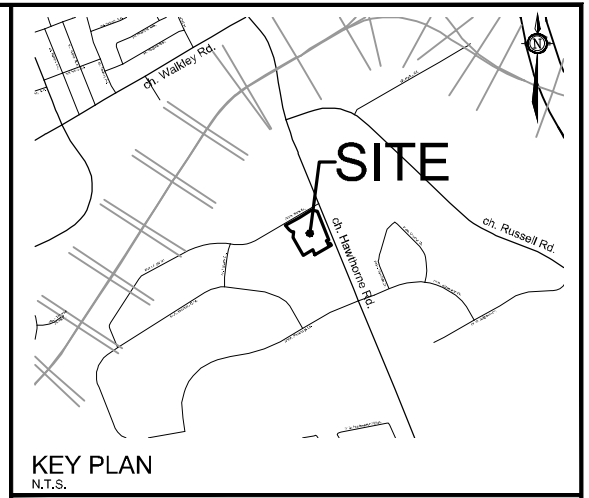
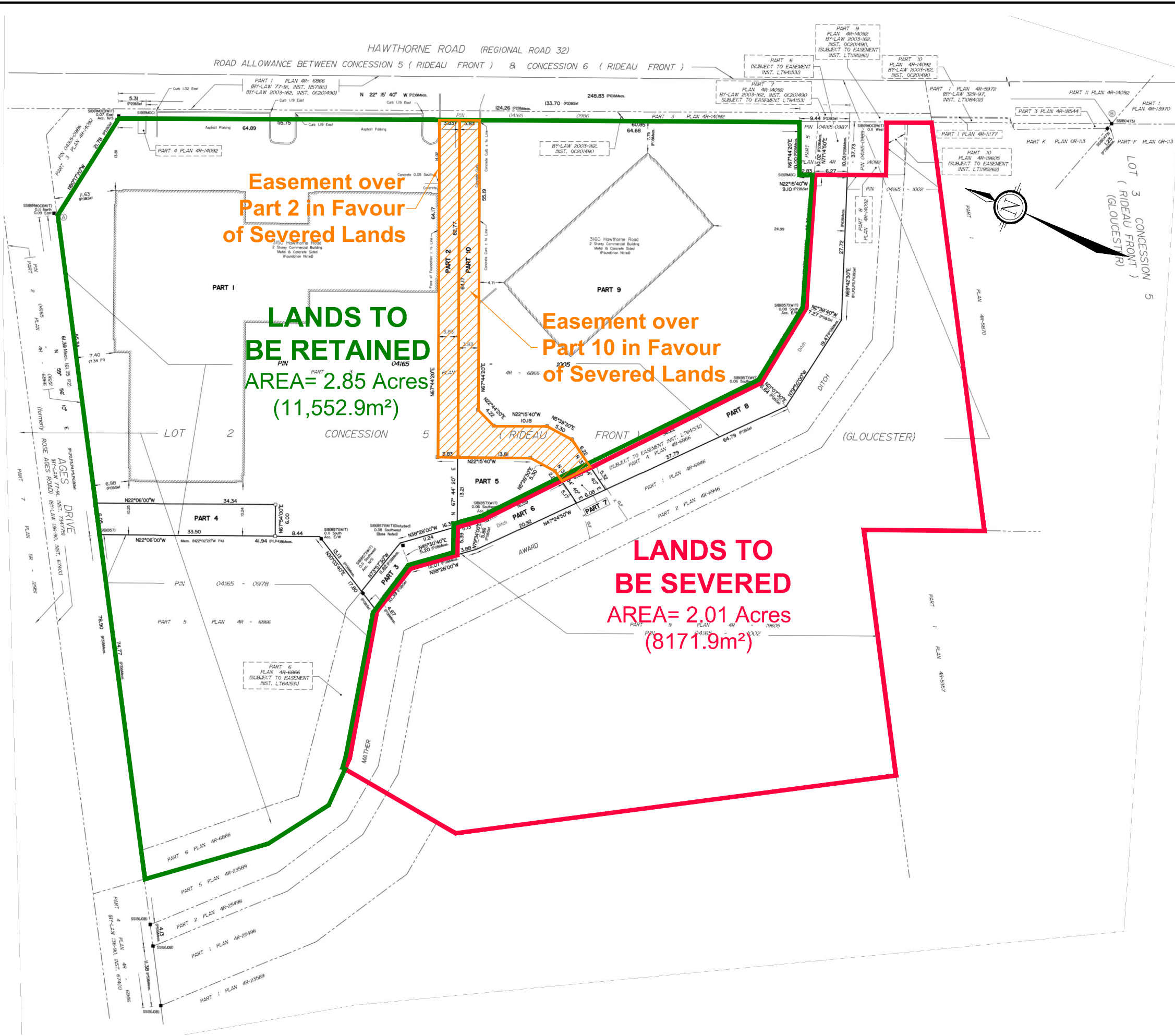


No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 17/23	AT

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5857
Website: www.novatech-eng.com

ISSUED
AUGUST, 2023
PROJECT No.
123057
DRAWING No.
123057-SEV

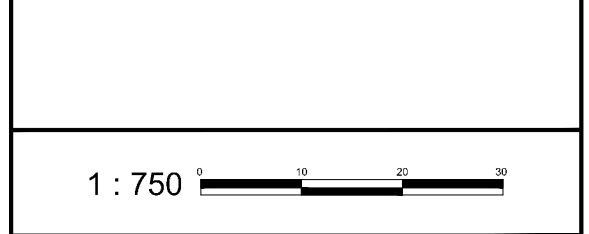
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CONSENT APPLICATION #3

3150-3170
HAWTHORNE ROAD

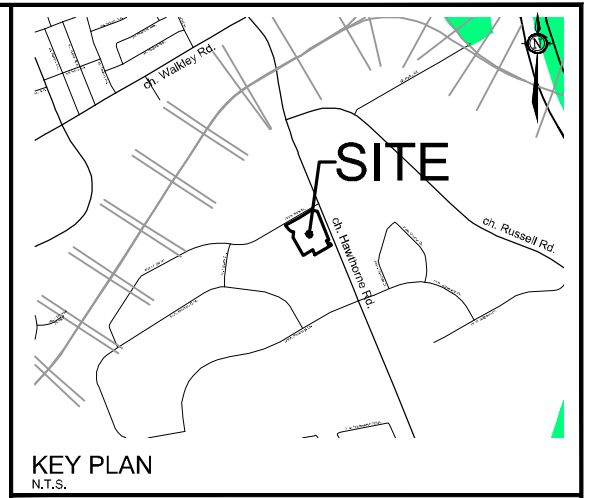
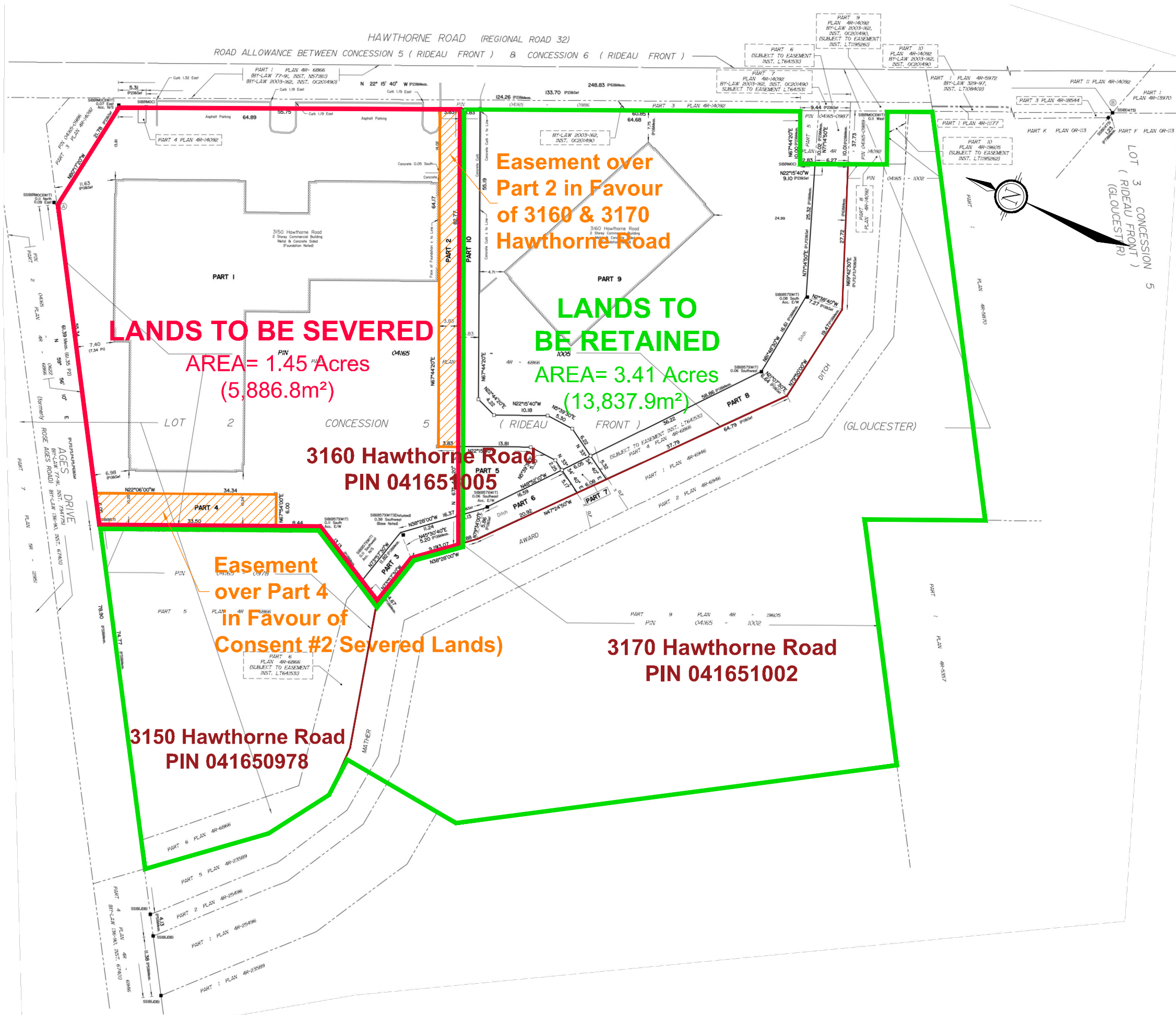
PART OF LOT 2,
CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA



No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 17/23	AT

<p>Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6</p> <p>Telephone: (613) 254-9643 Facsimile: (613) 254-5857 Website: www.novatech-eng.com</p>	ISSUED
	AUGUST, 2023
	PROJECT No. 123057
	DRAWING No. 123057-SEV

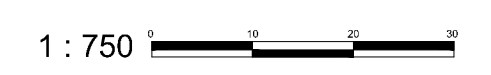
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CONSENT APPLICATION #4

3150-3170 HAWTHORNE ROAD

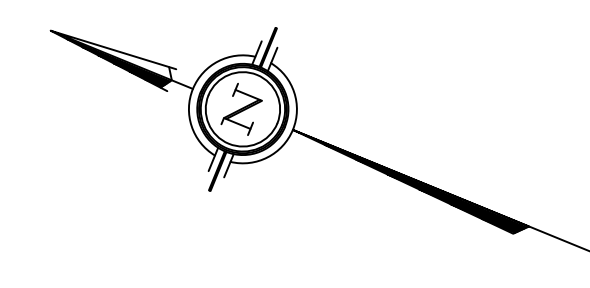
PART OF LOT 2, CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA



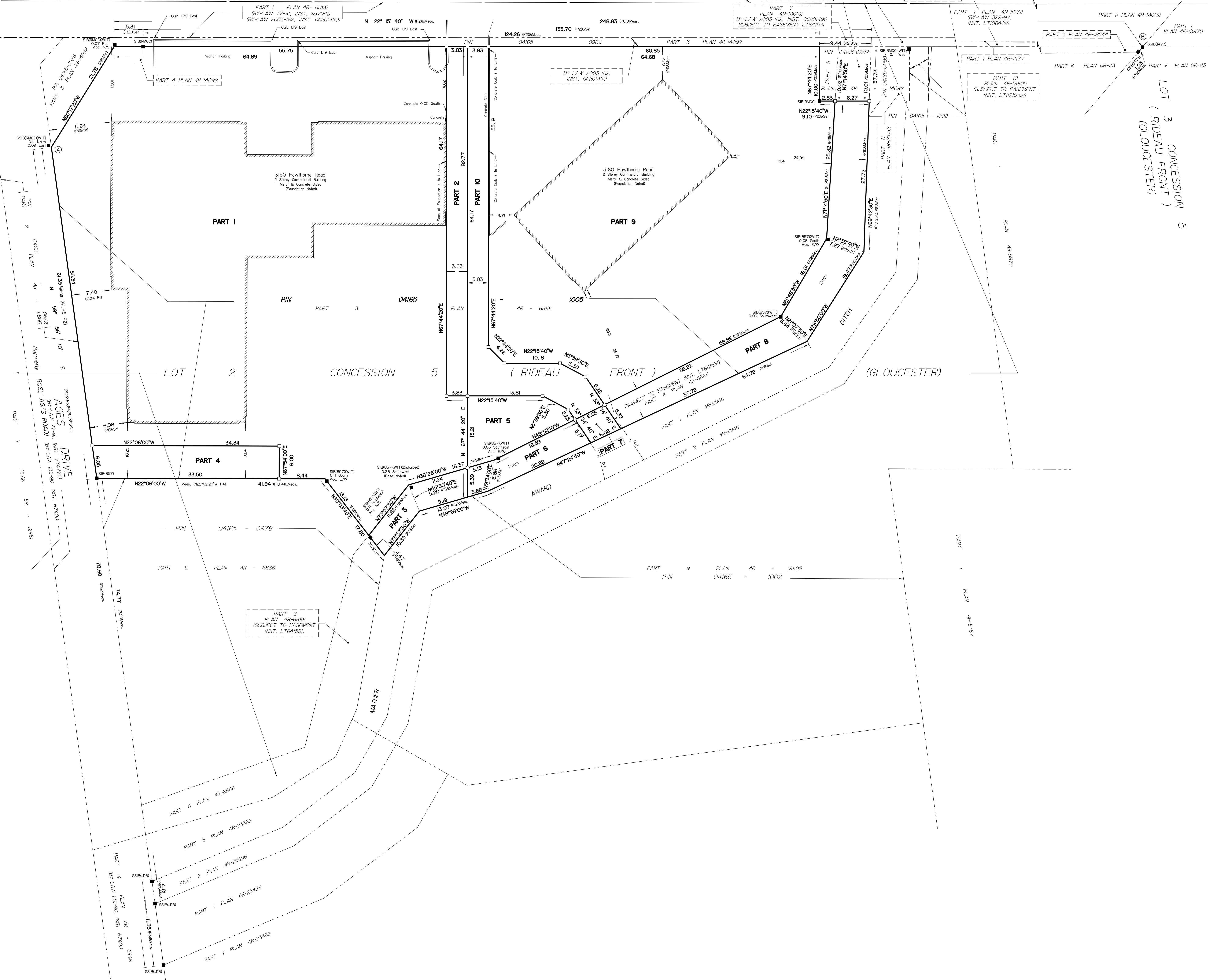
No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 17/23	AT

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5857
Website: www.novatech-eng.com

ISSUED	AUGUST, 2023
PROJECT No.	123057
DRAWING No.	123057-SEV



HAWTHORNE ROAD (REGIONAL ROAD 32)
ROAD ALLOWANCE BETWEEN CONCESSION 5 (RIDEAU FRONT) & CONCESSION 6 (RIDEAU FRONT)



SCHEDULE				
AREA (Sq.m.)	PART	LOT	CONCESSION	PIN
5334.3	1			
245.8	2			
103.2	3			
203.5	4			
170.9	5	2	5 (GLOUCESTER)	ALL OF 04165-1005
114.8	6			
31.5	7			
510.5	8			
2493.3	9			
380.7	10			

DRAFT PLAN OF SURVEY OF
PART OF LOT 2
CONCESSION 5
(RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 300
12 9 6 3 0 6 12 Metres
The intended plot size of the plan is 914 mm in width by 762 mm in height when plotted at a scale of 1:xxx.

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 _____ V. Andrew Sheip
Ontario Land Surveyor

This plan of survey relates to AGLS Plan Submission Form Number V-_____

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - Meas. Measured
 - (P1) Ottawa Carleton Condominium Plan 485
 - (P2) Plan 4R-14092
 - (P3) Plan 4R-6946
 - (P4) Plan 4R-6886
 - (P5) Plan 4R-25496
 - (P6) Plan 4R-19605
 - (P7) Plan 4R-18544
 - CLF Chain Link Fence

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999948.
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919880105 and 01918434761, 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 01919880105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

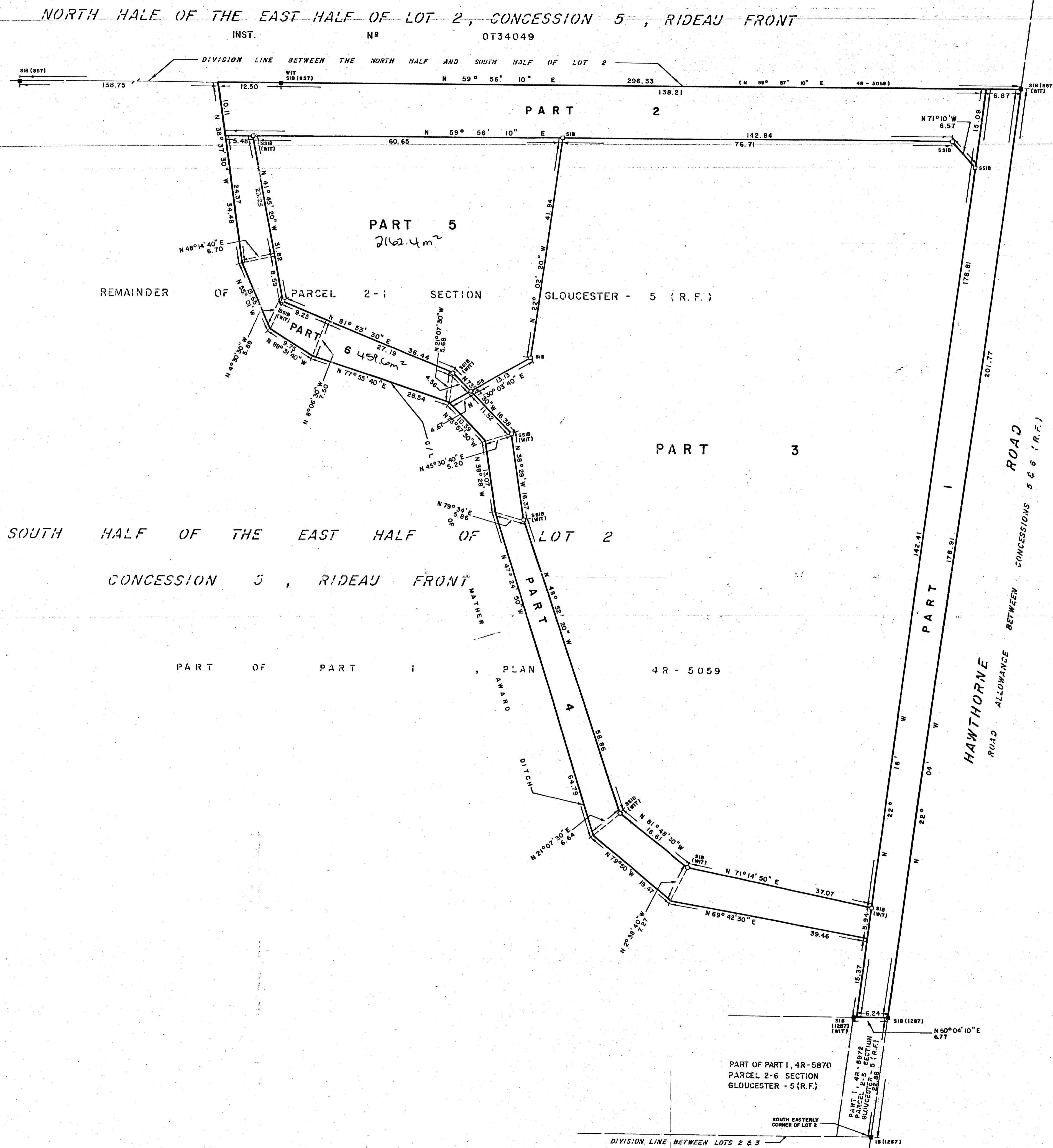
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
 .01919880105 Northing 5024915.16 Easting 373971.65
 .019198434761 Northing 5026178.12 Easting 372436.11
 .Point A Northing 50227691.37 Easting 374942.71
 .Point B Northing 5027457.43 Easting 375058.43

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. **PLAN 4R-6866**
 RECEIVED AND DEPOSITED
 DATE JUNE 22, 1989 DATE June 26th, 1989
Charles W. Fairhall
 LAND REGISTRAR FOR THE
 OTTAWA - CARLETON (N^o 4)

Parts 1 to 6 - Part of Parcel 2-1, Section Gloucester - 5 (R.F.)

S



SCHEDULE

PART	LOT	CONCESSION	PARCEL
1			
2	SOUTH HALF OF THE EAST HALF OF LOT 2	5 (R.F.)	2-1, SECTION GLOUCESTER-5 (R.F.)
3			
4			
5			
6			

PLAN OF SURVEY OF
 PART OF THE SOUTH HALF OF THE
 EAST HALF OF LOT 2
 CONCESSION 5 (Rideau Front)
 (FORMERLY IN THE TOWNSHIP OF GLOUCESTER)
 NOW IN THE CITY OF OTTAWA
 REGIONAL MUNICIPALITY OF OTTAWA - CARLETON

SCALE 1:400

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

CHARLES W. FAIRHALL, O.L.S.
 1989.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 31st DAY OF MAY, 1989.
 JUNE 16, 1989
 DATE
Charles W. Fairhall
 CHARLES W. FAIRHALL
 ONTARIO LAND SURVEYOR

NOTES

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF HAWTHORNE ROAD SHOWN AS N22°04'W ON PLAN 4R-5059 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 9 OF THE ONTARIO CO-ORDINATE SYSTEM BEING 76°30'00" WEST LONGITUDE.

LEGEND

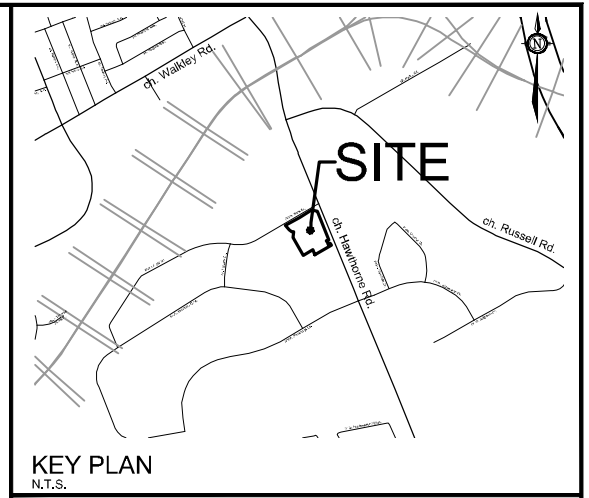
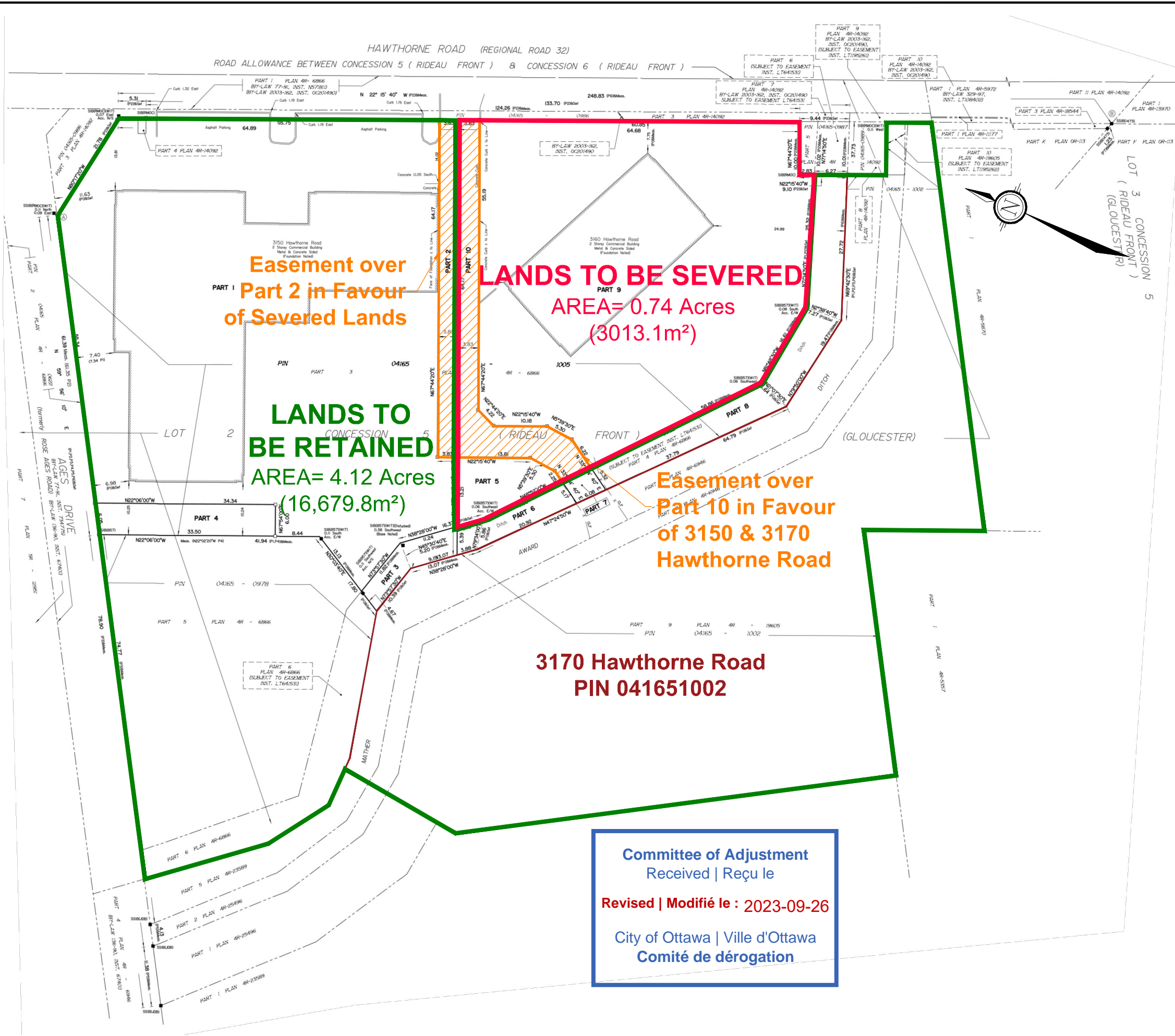
- - DENOTES SURVEY MONUMENT FOUND
- - DENOTES SURVEY MONUMENT SET
- SIB - DENOTES STANDARD IRON BAR
- SSIB - DENOTES SHORT STANDARD IRON BAR
- IB - DENOTES IRON BAR
- 857 - DENOTES FAIRHALL, MOFFATT & WOODLAND, O.L.S.
- 1287 - DENOTES P.G. SMITH, O.L.S.

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS
 OTTAWA KANATA

FILE
 JOB NO 4115
 REF. NO 77(c)-5(RF)GR

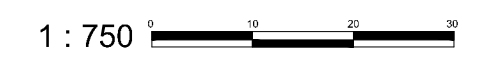
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CONSENT APPLICATION #1

3150-3170
HAWTHORNE ROAD

PART OF LOT 2,
CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA



Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-09-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 17/23	AT

<p>Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile (613) 254-5857 Website www.novatech-eng.com</p>	ISSUED AUGUST, 2023
	PROJECT No. 123057
	DRAWING No. 123057-SEV

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

PLAN 4R-19605

RECEIVED AND DEPOSITED

DATE July 16, 2004

DATE July 16, 2004

DAVID W. WOODLAND, O.L.S.

SUZANNE JACOVIK,
ASSISTANT DEPUTY LAND
REGISTRAR

LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA - CARLETON (N° 4)

PLAN OF SURVEY OF
PART OF LOT 2
CONCESSION 5, (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
Now CITY OF OTTAWA

NOTES
BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE
RMOC CONTROL MONUMENTS 3731-20 (N 5027324.040, E 375147.043),
AND 3731-10 (N 5027723.258, E 374981.127) AND ARE REFERRED TO
THE CENTRAL MERIDIAN 76° 30' W LONGITUDE, ZONE 9 OF THE 3° MTM
ONTARIO COORDINATE SYSTEM (NAD 83).

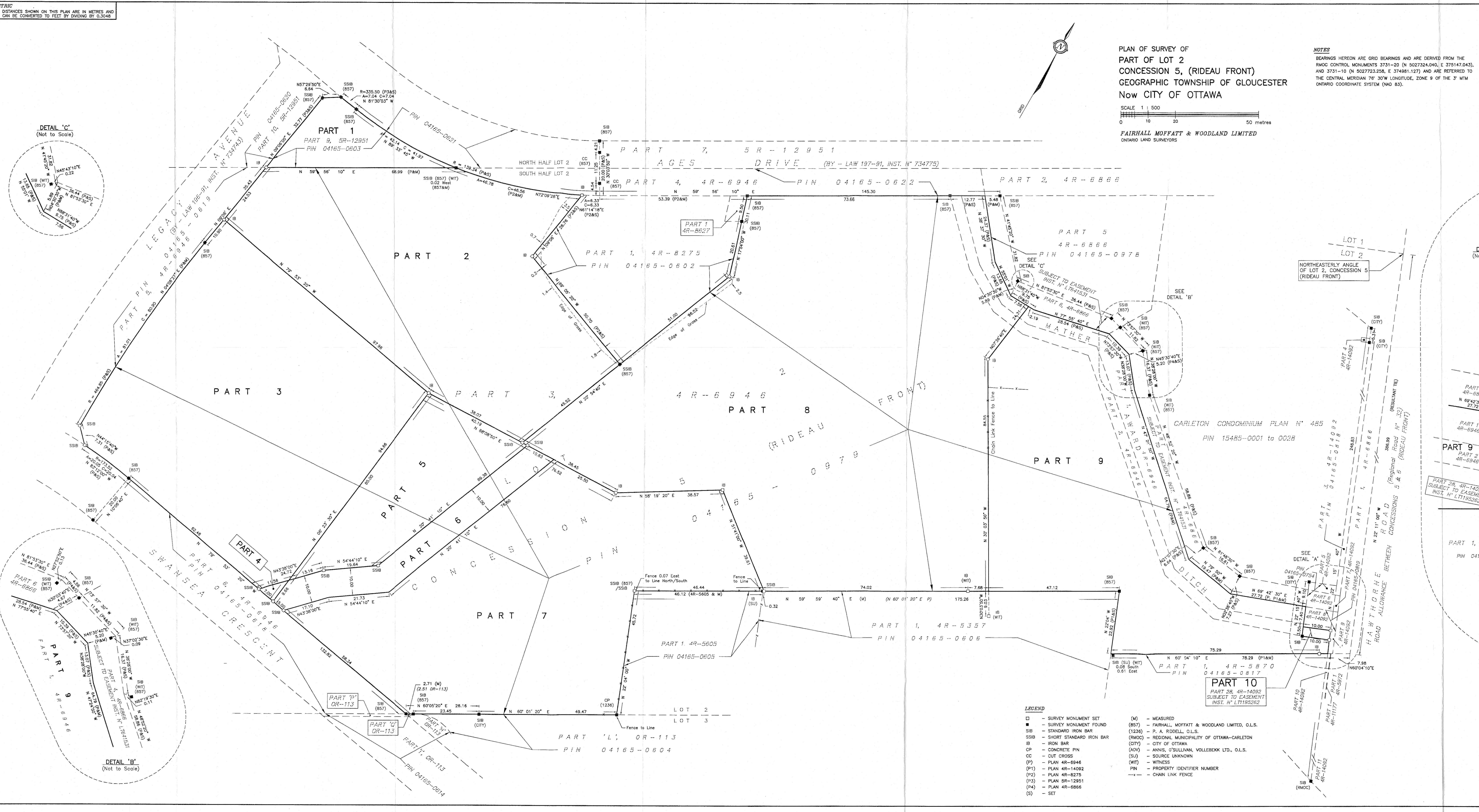
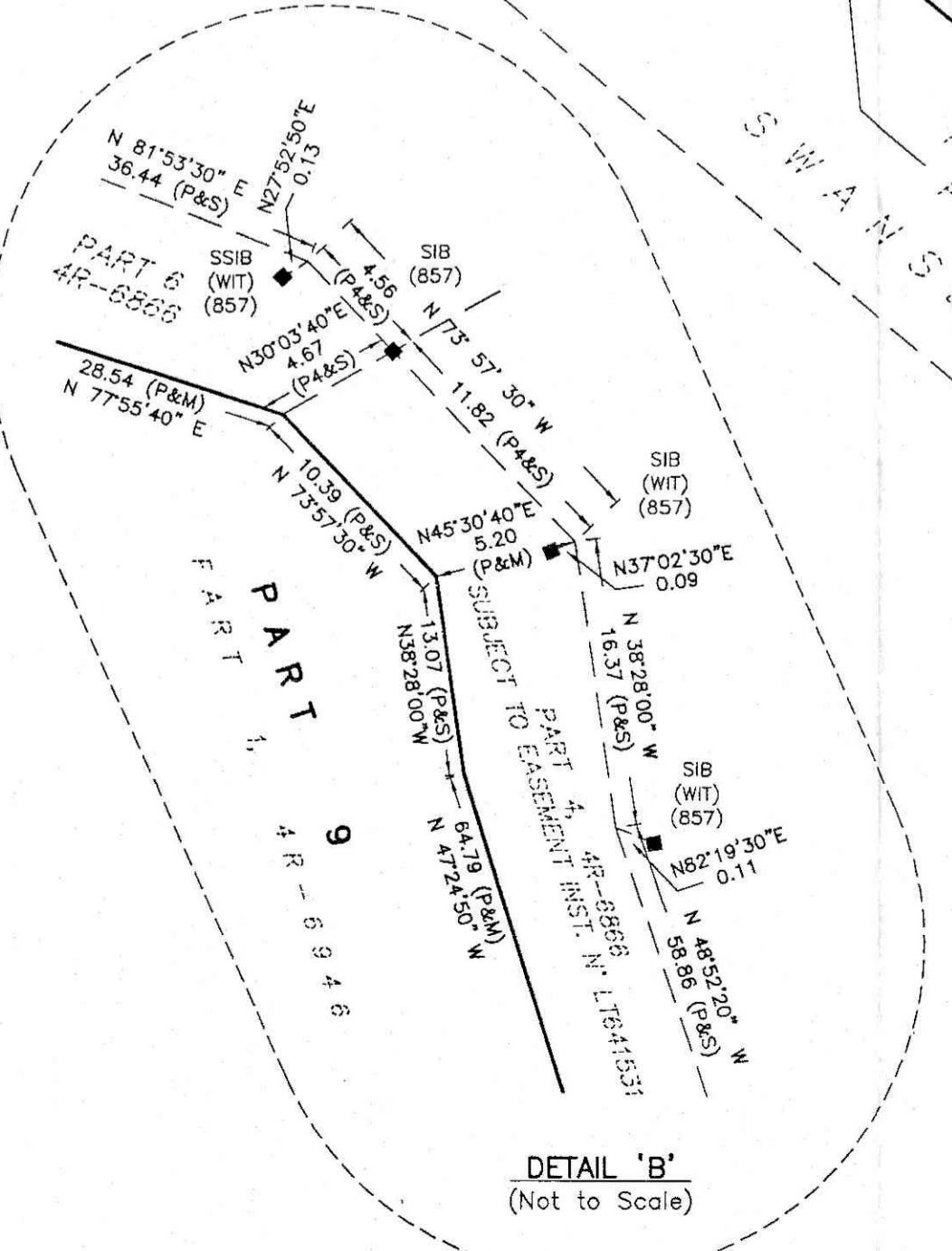
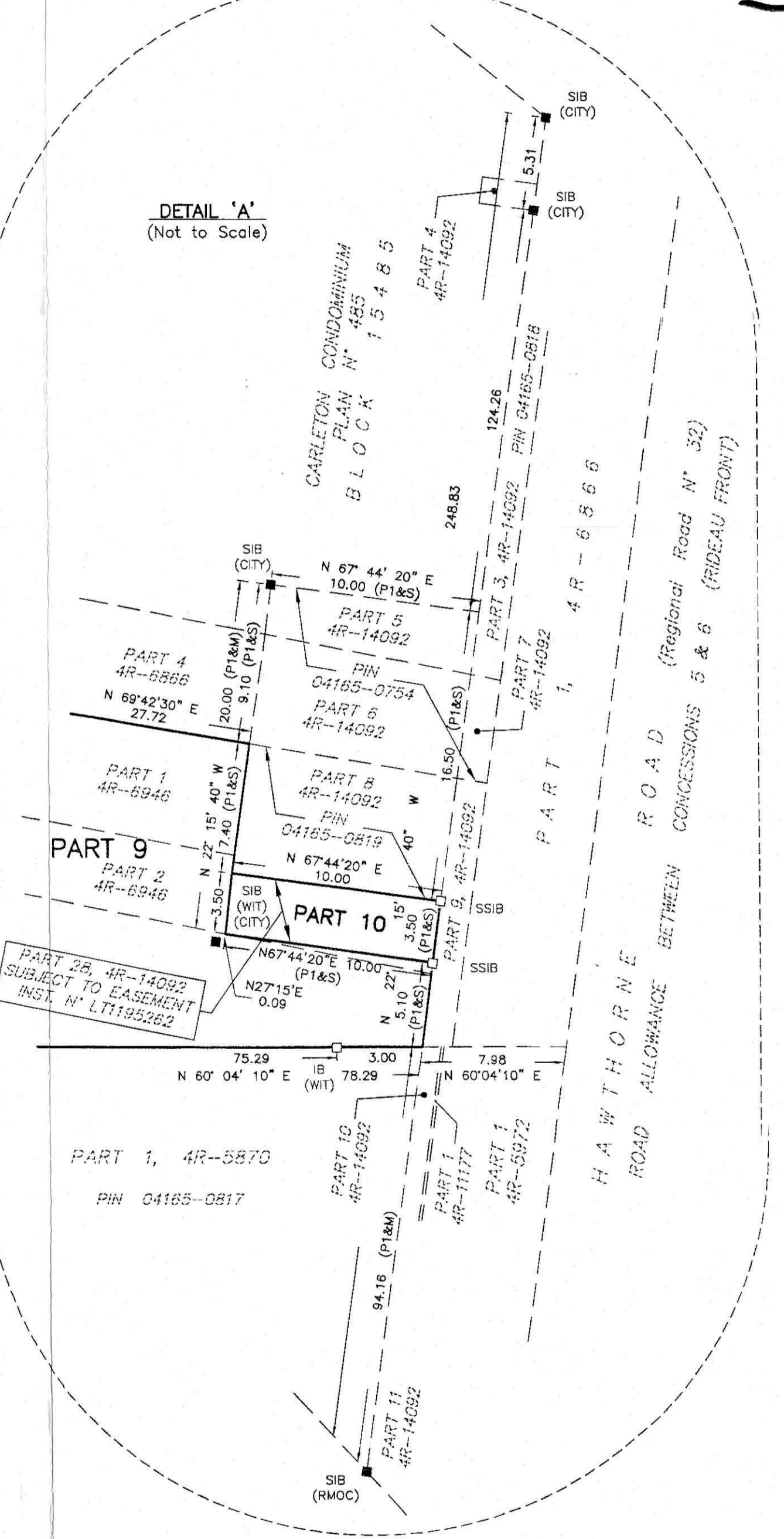
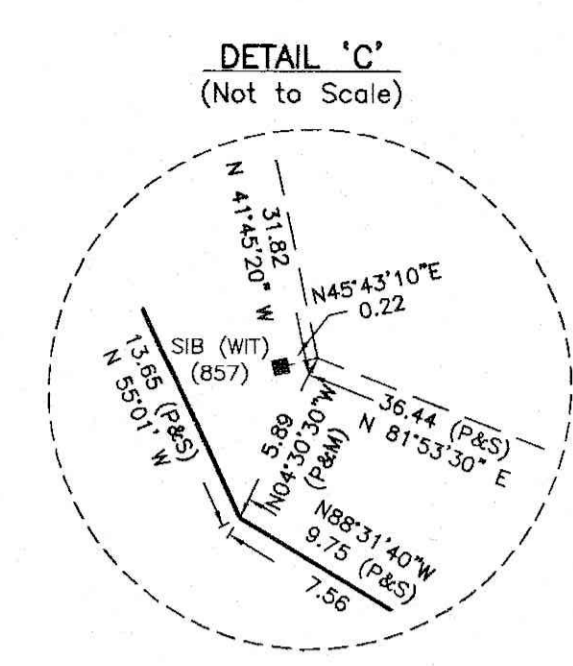


FAIRHALL MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

SCHEDULE

PART	PART OF LOT	CONCESSION	ALL OF PIN
1			04165-0603
2			
3			
4			
5	2	5 (RIDEAU FRONT)	04165-0979
6			
7			
8			
9			
10			

PART 10 - SUBJECT TO EASEMENT INST. N° LT1195262



- LEGEND
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SSIB - STANDARD IRON BAR
 - SSIB (857) - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CP - CONCRETE PIN
 - CC - CUT CROSS
 - (P) - PLAN 4R-6946
 - (P1) - PLAN 4R-14092
 - (P2) - PLAN 4R-8275
 - (P3) - PLAN 5R-12951
 - (P4) - PLAN 4R-6886
 - (S) - SET
 - (M) - MEASURED
 - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
 - (1236) - P. A. RIDDELL, O.L.S.
 - (RMOC) - REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
 - (CITY) - CITY OF OTTAWA
 - (ADV) - ANNIS, O'SULLIVAN, VOLLEBECK LTD., O.L.S.
 - (SU) - SOURCE UNKNOWN
 - (WT) - WITNESS
 - PIN - PROPERTY IDENTIFIER NUMBER
 - x- - CHAIN LINK FENCE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JUNE 28, 2004.

July 16, 2004
DATE

DAVID W. WOODLAND
ONTARIO LAND SURVEYOR

Fairhall Moffatt & Woodland
O.T.T.A.W.A.
Surveying and Land Information Services
235 TERRACE WATSONS CREST, WANDA, ONTARIO, K2M 2B3
TEL: (613) 591-2560 FAX: (613) 591-1465
www.fmw.on.ca

JOB No. E 42300
FILE No.
REFERENCE No. 159 (6) - 5 (RP) OR
51\J08\F42300\DWG 2004-07-06
RPE423.DWG (n)

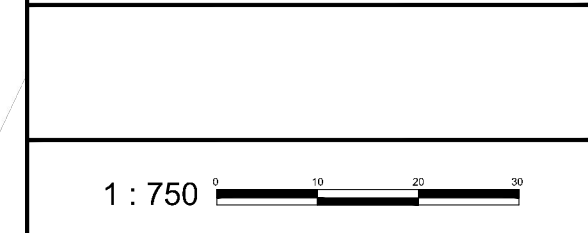
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CONSENT APPLICATION #1

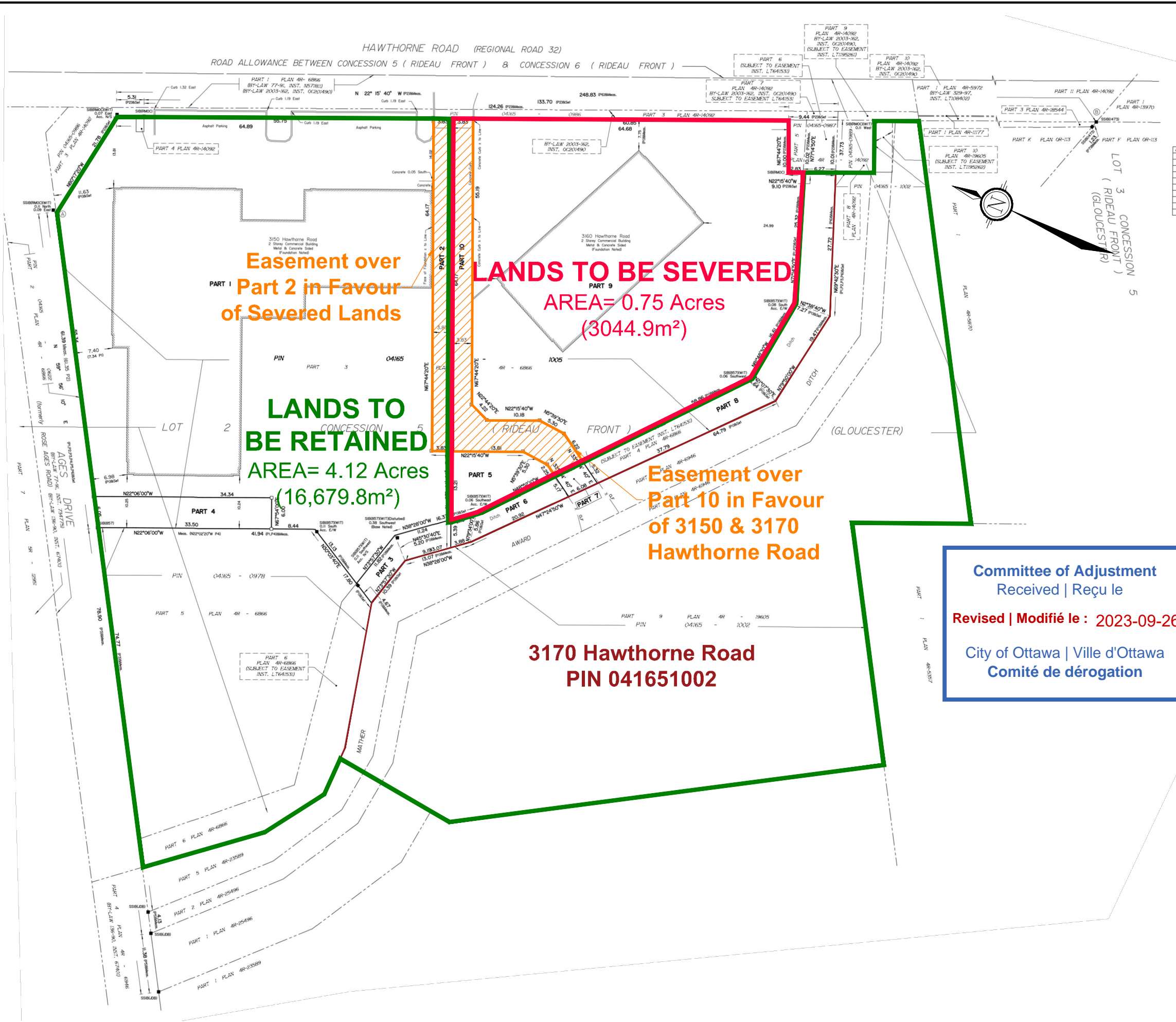
3150-3170 HAWTHORNE ROAD

PART OF LOT 2, CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA



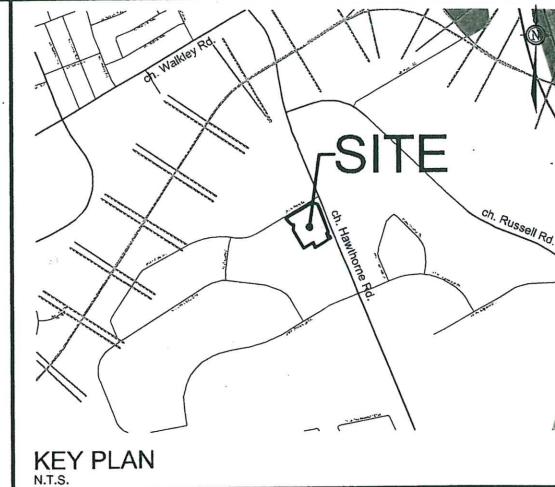
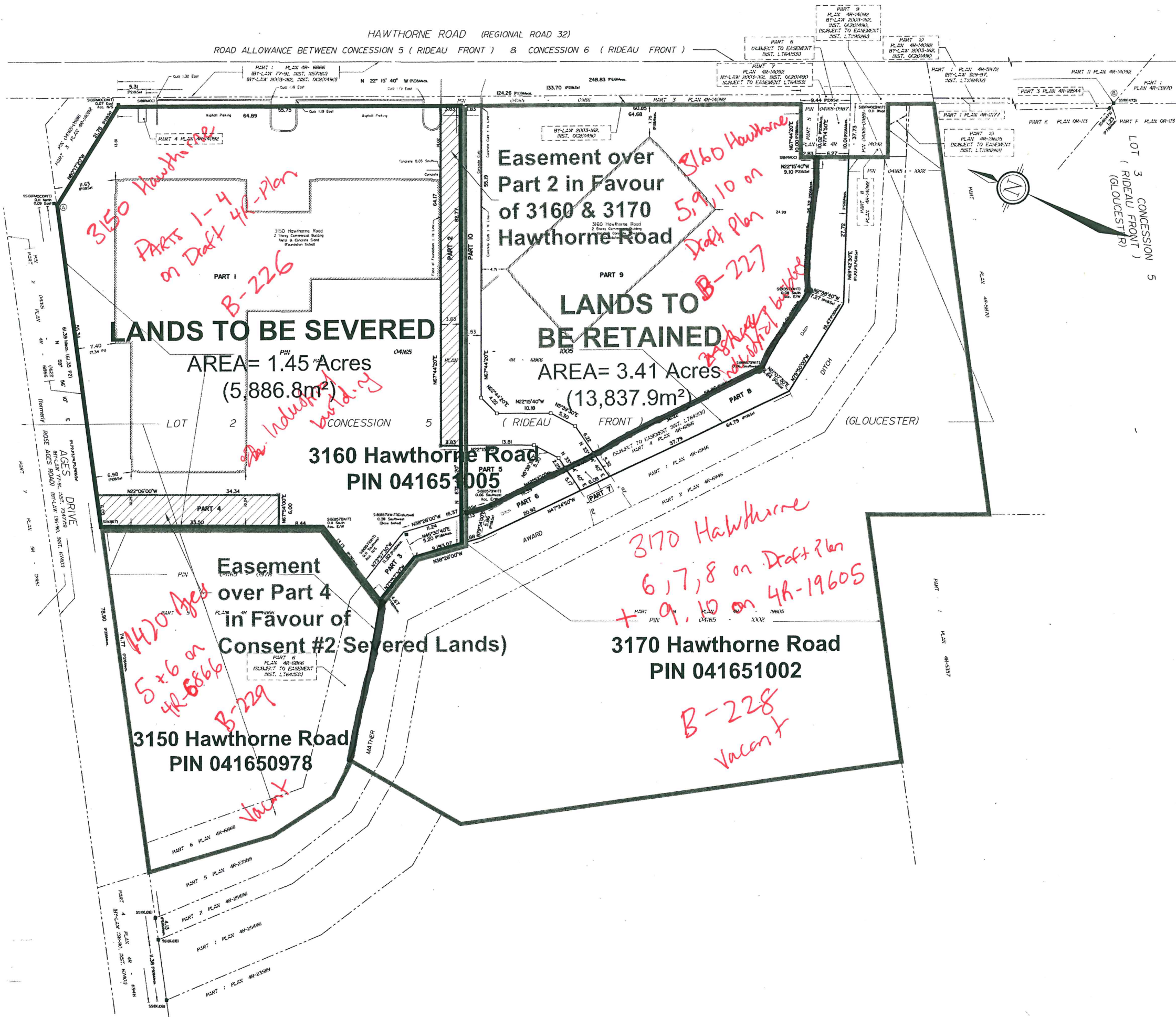
No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 17/23	AT

<p>Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile (613) 254-5857 Website www.novatech-eng.com</p>	ISSUED
	AUGUST, 2023
	PROJECT No. 123057
	DRAWING No. 123057-SEV



Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-09-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

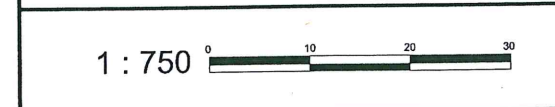
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CONSENT APPLICATION #4

3150-3170 HAWTHORNE ROAD

PART OF LOT 2,
CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA



No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	AUG 17/23	AT

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

ISSUED
AUGUST, 2023

PROJECT No.
123057

DRAWING No.
123057-SEV