

FOURTH AVENUE
 P/N 04138 - 0288

N 59° 14' 10" E (P3,P5) & Meas.

Committee of Adjustment
 Received | Reçu le
 2024-07-08
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: Sept 11/24

PLAN 4R-33984
 RECEIVED AND DEPOSITED
 DATE: Sept 08, 2024

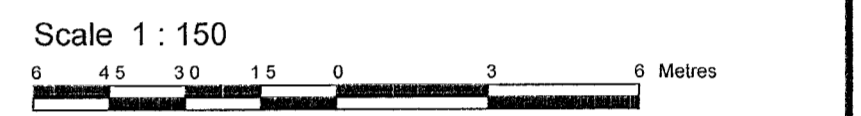
V. Andrew Sheip
 ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	PIN
1	ALL OF 36 AND 37 (NORTH FIFTH AVENUE) PART OF 18, 19, 20 and 21 (EAST BANK STREET)	34756	PART OF 04138-0386
	ALL OF 36 AND 37 (SOUTH FOURTH AVENUE) PART OF 21 (EAST BANK STREET)	35085	
2		34756	

Part 2: Subject to easement Inst. OC2178596.
 Parts 1 & 2: Subject to easement Inst. OC2354887.

PLAN OF SURVEY OF
LOTS 36 AND 37 (NORTH FIFTH AVENUE)
PART OF LOTS 18, 19, 20 and 21 (EAST BANK STREET), REGISTERED PLAN 34756 AND LOTS 36 AND 37 (SOUTH FOURTH AVENUE) REGISTERED PLAN 35085
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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 26th day of July, 2024.

Sept 11/24
 Date

V. Andrew Sheip
 Ontario Land Surveyor

Notes & Legend

Denotes	
—□—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
PB	Plastic Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(PI)	Registered Plan 35085
(P2)	Registered Plan 34756
(P3)	(AOG) Plan dated January 16, 2019
(P4)	Plan 4R-14310
(P5)	(AOG) Plan dated April 29, 2020
(P6)	Plan 4R-32112
BF	Board Fence

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from the easterly limit of Bank Street, shown to be N22°26'00"W on Plan 4R-32122 and are referenced to MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on P3, P5.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, 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
01919680105	Northing	5024915.16	Easting	373971.65
Point A	Northing	5029472.19	Easting	368380.23
Point B	Northing	5029413.52	Easting	368404.45

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

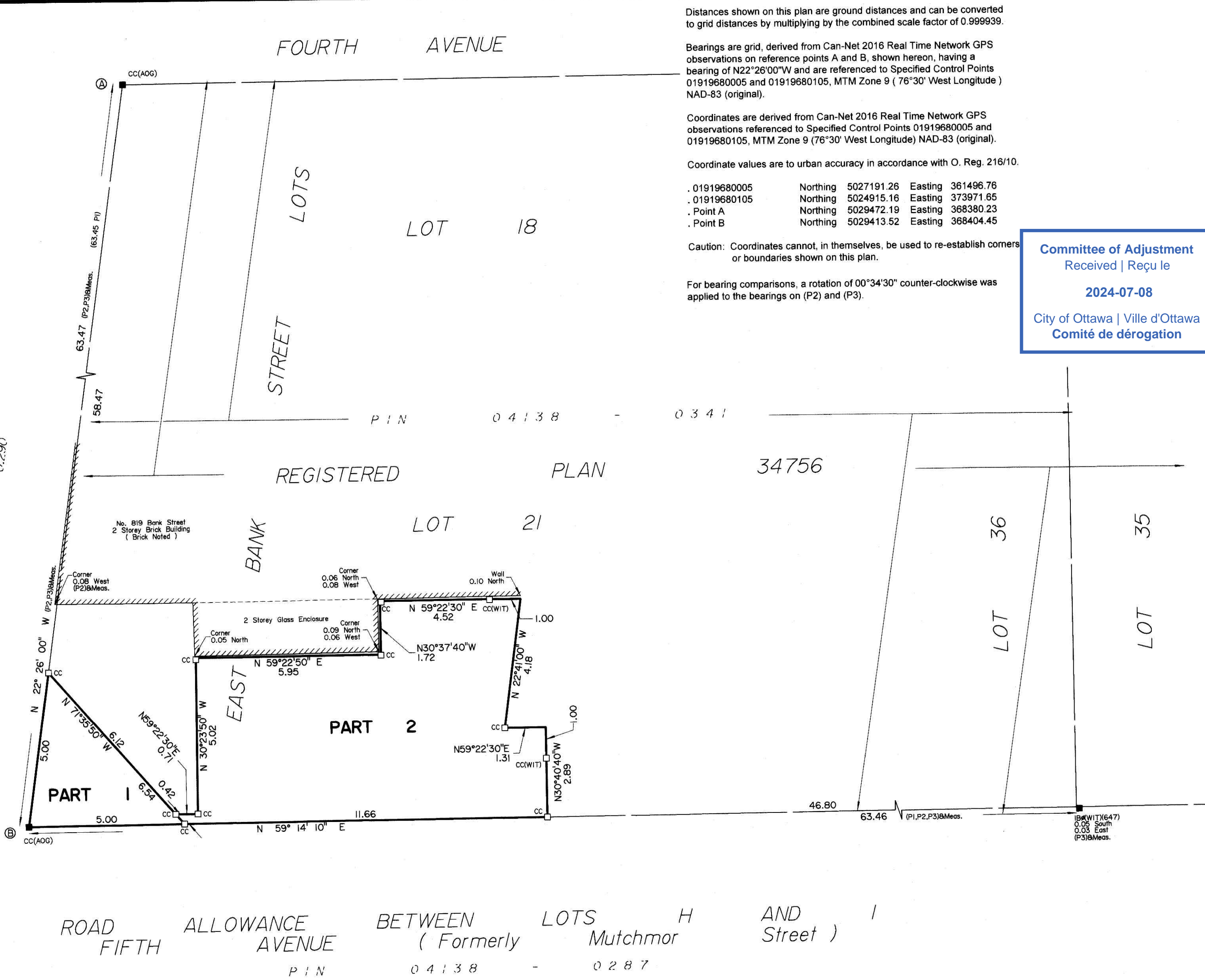
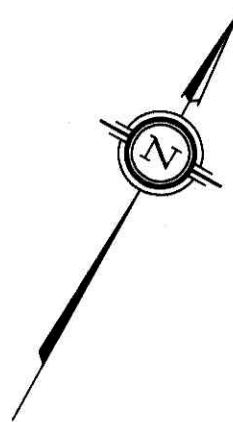


PIN 04138 - 0387
 BY-LAW 2023-180
 INST. 042228634

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 BY-LAW 2023-180
 INST. 042228634

PIN 04138 - 0387
 BY-LAW 2023-180
 INST. 042228634

PIN 04138 - 0387
 BY-LAW 2023-180
 INST. 042228634



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

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°26'00\"/>

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, 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
. 01919680105	Northing	5024915.16	Easting	373971.65
. Point A	Northing	5029472.19	Easting	368380.23
. Point B	Northing	5029413.52	Easting	368404.45

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

For bearing comparisons, a rotation of 00°34'30\"/>

Committee of Adjustment
 Received | Reçu le
2024-07-08
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: July 24 / 2019

PLAN 4R-32112
 RECEIVED AND DEPOSITED DATE: July 24 2019

Katherine Sonier
 KATHERINE M. SONIER
 ONTARIO LAND SURVEYOR

"A. Ward"
 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	PIN
1	Part of 21 (East Bank Street)	34756	Part of 04138-0341
2			

PLAN OF SURVEY OF
PART OF LOT 21
REGISTERED PLAN 34756
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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 17th day of July, 2019.

July 24 / 2019
 Date

Katherine Sonier
 Katherine M. Sonier
 Ontario Land Surveyor

Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
CC	"	Cut Cross
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebek Ltd.
Meas.	"	Measured
(P1)	"	Registered Plan 34756
(P2)	"	(AOG) Plan, October 29, 1986
(P3)	"	(AOG) Plan, January 16, 2019

ANNIS, O'SULLIVAN, VOLLEBEK 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. 19671-17 Minto P1L21 P134578 R ISW

Committee of Adjustment
 Received | Reçu le
 2024-07-08
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PLAN SHOWING SUBDIVISIONS OF BLOCKS 5, 10, 15, 20, 25 AND PORTIONS OF BLOCKS 9, 14, 19 AND 24 BEING PART OF LOT H. CON. C. RIDEAU FRONT

TOWNSHIP OF NEPEAN
 COMMONLY KNOWN AS THE GLEBE LOT PROPERTY OF THE GLEBE TRUSTEES OF ST ANDREW'S CHURCH
 Shown on a Plan prepared by CHARLES A. BIGGER, P.L.S. - OTTAWA.

Signed & attested and countersigned in the Registry Office for the City of Ottawa on 24th 1911.
 Seal of the City of Ottawa

REFERENCE.

D.B.S.	Division of Block
B.S.	Block
L.B.	Lot

I hereby certify that this Plan accurately shows the land enclosed therein and subdivided for use by Charles A. Bigger, P.L.S. as shown on this Plan.
 Charles A. Bigger, P.L.S.
 City of Ottawa

I hereby certify that this Plan accurately shows the land enclosed therein and subdivided by me and that it is prepared in accordance with the Registry Act.
 C. Higgins
 City of Ottawa

County of Carleton / Charles A. Bigger, P.L.S.
 I certify that this Plan accurately shows the land enclosed therein and subdivided for use by Charles A. Bigger, P.L.S. as shown on this Plan.
 Charles A. Bigger, P.L.S.
 City of Ottawa

CERTIFIED TO BE A TRUE COPY OF PLAN REGISTERED IN THE REGISTRY OFFICE FOR THE CITY OF OTTAWA

35085

35085



RESERVE 30 FEET

PATTERSON'S CREEK

AVENUE

FIRST

BANK STREET

O'CONNOR STREET

SECOND

AVENUE

AVENUE

THIRD

O'CONNOR STREET

AVENUE

FOURTH

BETWEEN NEW FIFTH AVENUE (No. 121,478)

LOTS

H AND I.

ROAD ALLOWANCE

ELGIN STREET

RIDEAU AVENUE

35085

CERTIFIED TO BE A TRUE COPY OF PLAN
 REGISTERED IN THE REGISTRY OFFICE FOR THE
 REGISTRY DIVISION OF

PLAN OF BLOCK SURVEY

OF THE WEST PART OF TOWNSHIP LOT H. CON.C.

RIDEAU FRONT OF THE TOWNSHIP OF NEPEAN.

COMMONLY KNOWN AS

THE GLEBE LOT.

THE PROPERTY OF THE GLEBE TRUSTEES

OF

ST ANDREWS CHURCH.

OTTAWA.

SCALE, ONE INCH = 100 FT

SURVEYED BY CHAS. A. BIGGER, C.E.P.L.S.

REFERENCES

1. Original Boundary Block Measurements
 taken and true bearings to 4 in 1854
 Boundary Block, situated at each corner
 north Street, from corner of Block
 from Block, with square iron, planted
 same as Boundary Block.
 True North was taken to be 24° 10' 10" E.

Whereby with this Plan accurately shows the
 approved in 1854 the land included therein has been
 approved and authorized for use by Charles Albert
 Viger, Sheriff of Lower Canada
 Filed in Ottawa 1854
 Witness my hand and seal
 Charles Albert Viger
 Sheriff

Witness my hand and seal
 Charles Albert Viger
 Sheriff

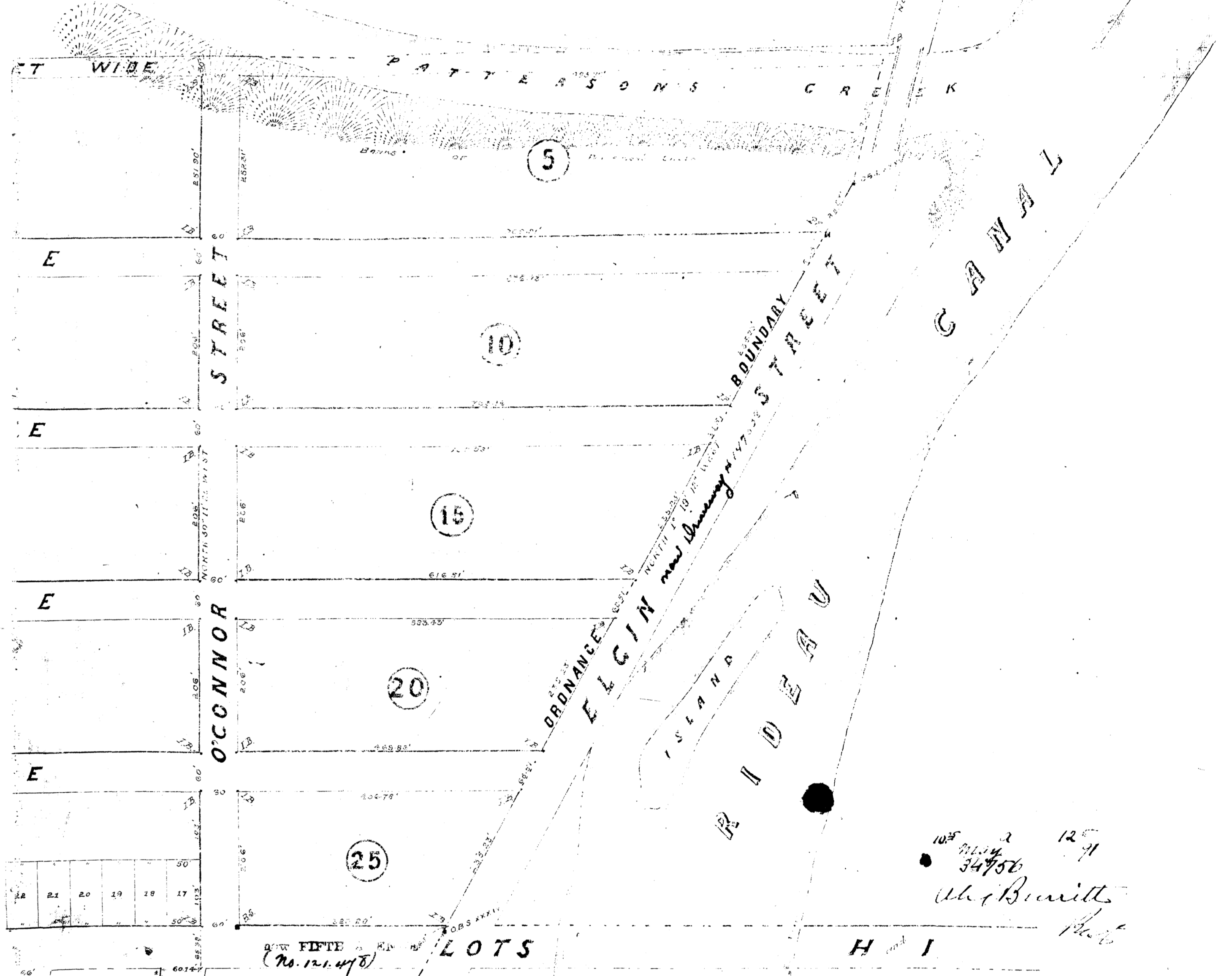
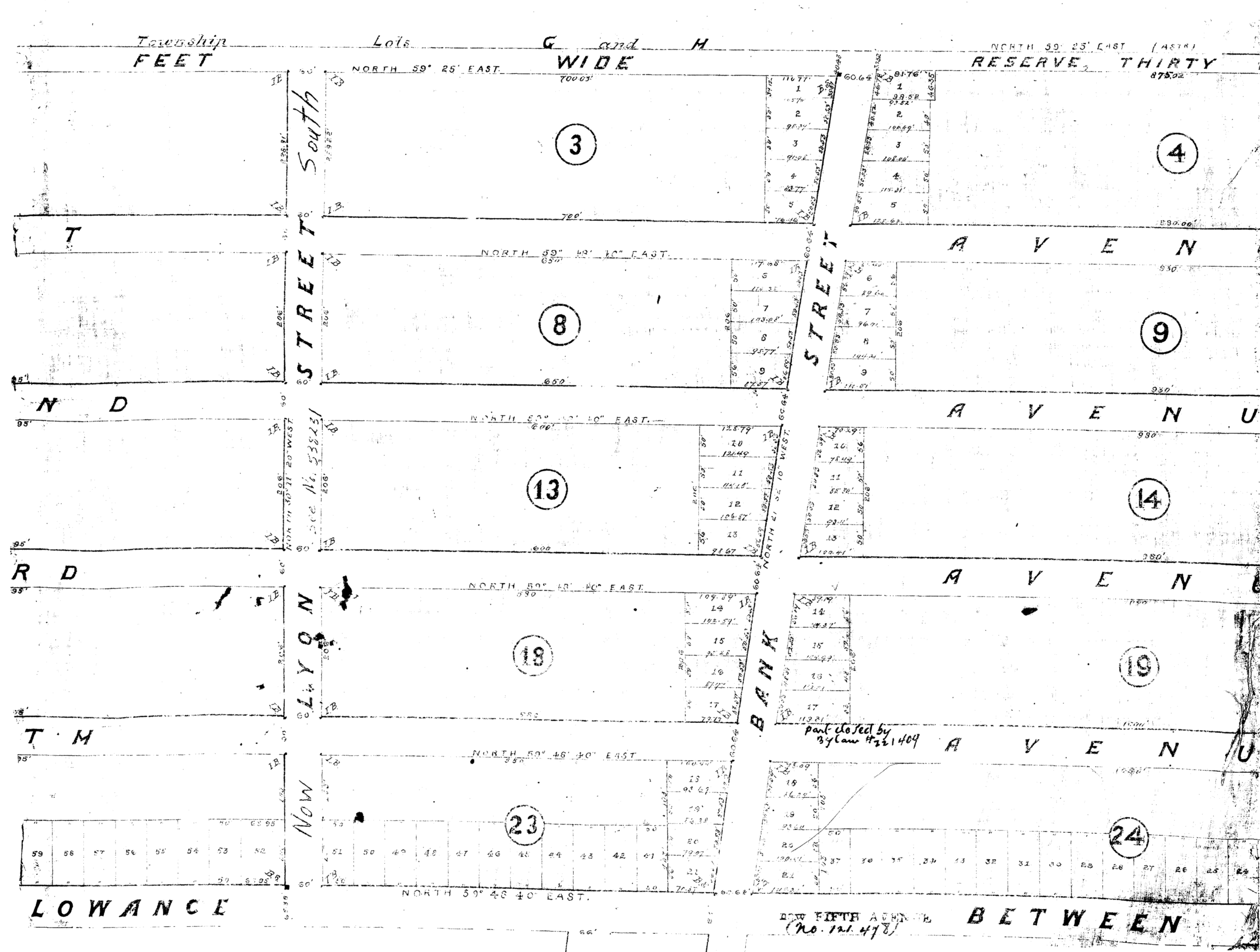
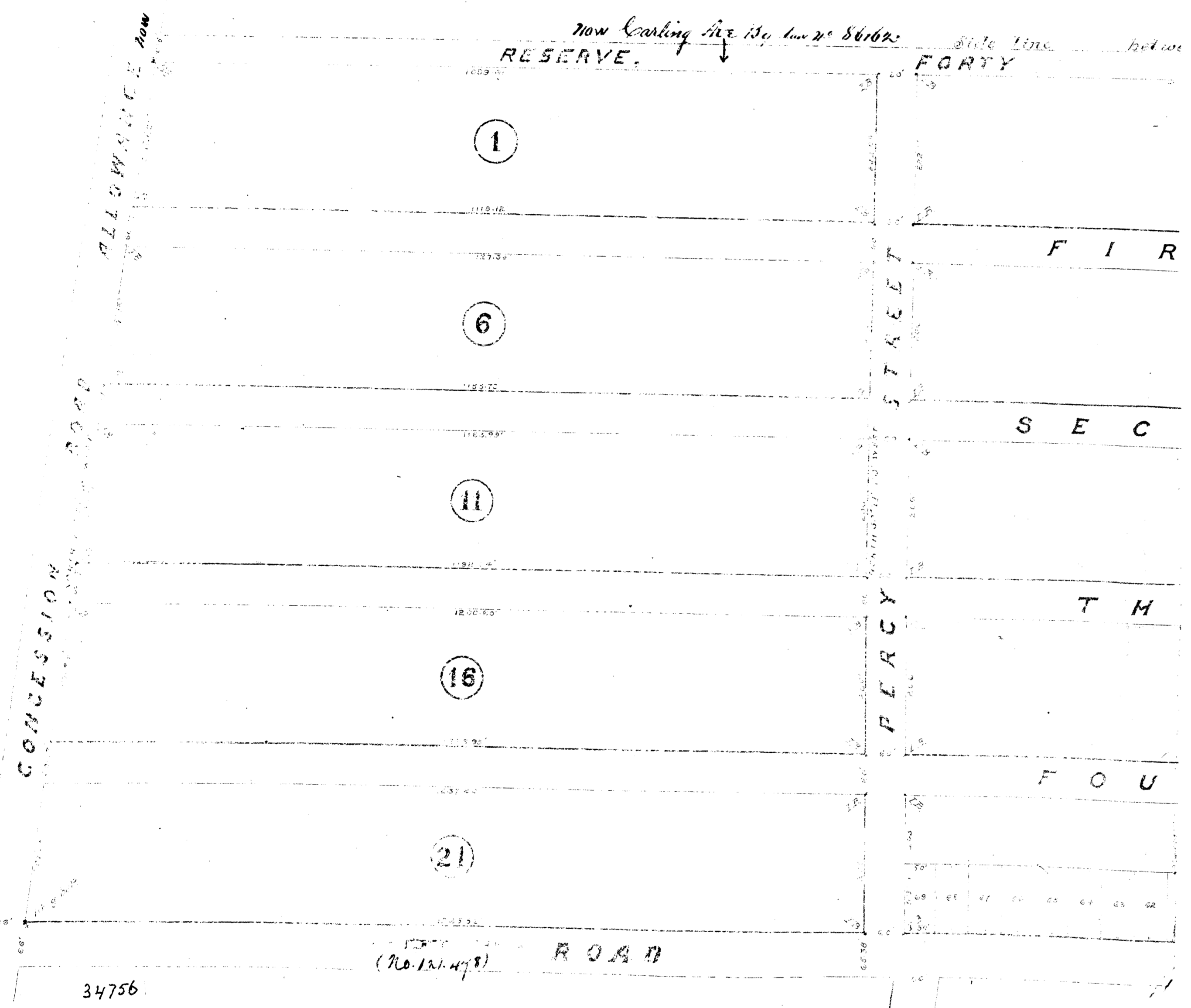
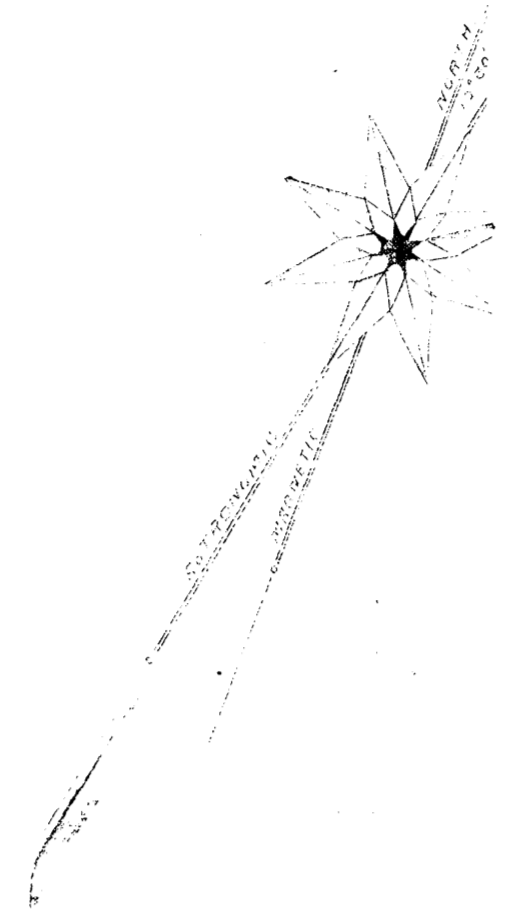
County of Carleton, J. Charles, Esquire, Wood of
 the City of Ottawa in the County
 of Carleton, surveyed and attested.

1. That I was personally present and did see this
 Plan and signed by Charles Albert Viger,
 Esquire, Sheriff of Lower Canada, and
 Charles George Wood, Esquire,
 Esquire of Carleton.
2. That this Plan was signed and attested
 in the City of Ottawa.
3. That I have the great part of
 the land shown as Ottawa,
 in the County of Carleton, this
 27th day of May 1854
 in the presence of
 Charles Albert Viger,
 Sheriff.

Whereby with this Plan accurately shows the
 manner in which the land included therein has been surveyed and
 authorized by me, and that the said Plan is prepared
 in accordance with the provisions of the Registry Act,
 and of Ottawa this
 27th day of May 1854.
 Witness my hand and seal
 Charles Albert Viger
 Sheriff

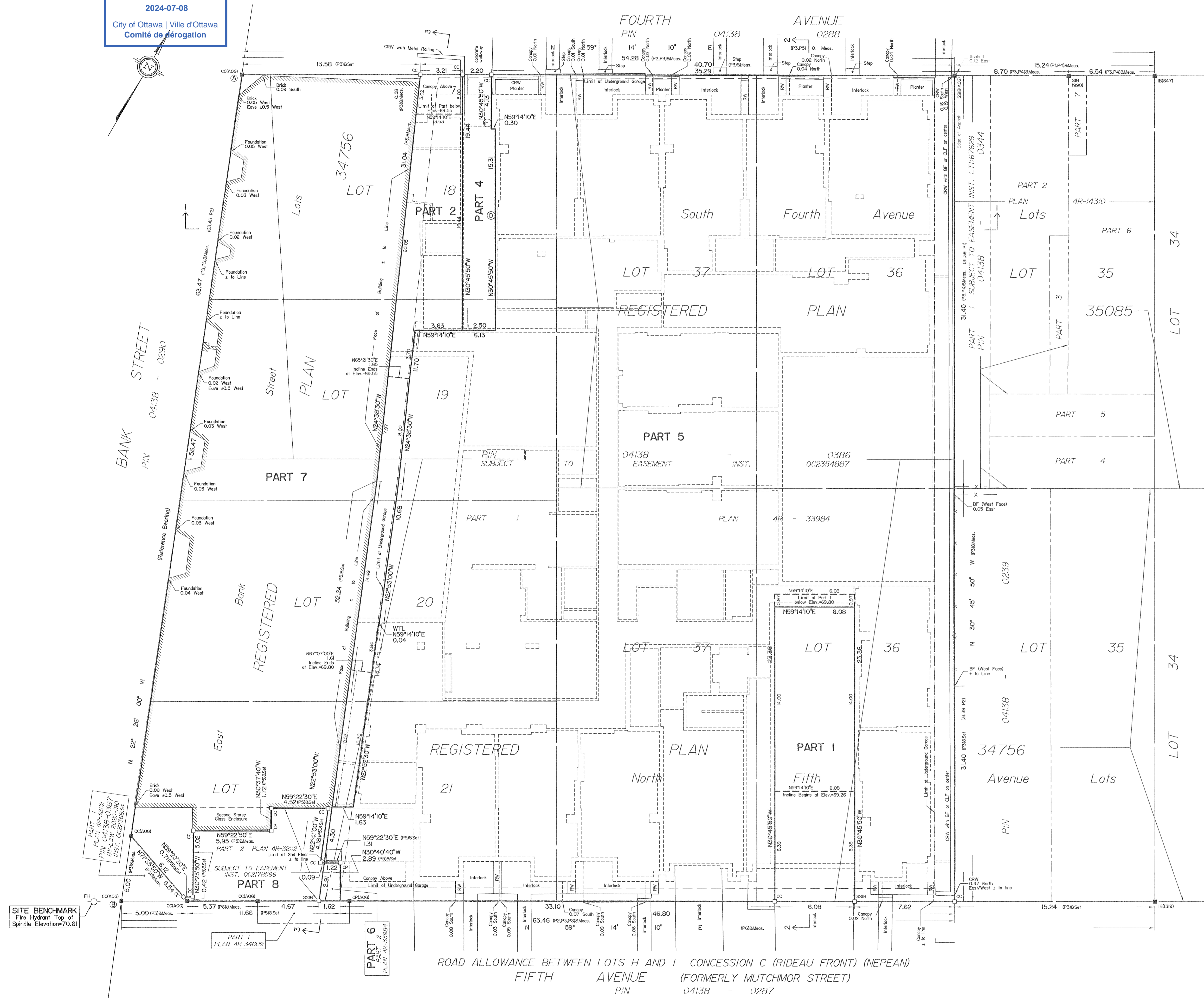
Witness my hand and seal
 Charles Albert Viger
 Sheriff

Witness my hand and seal
 Charles Albert Viger
 Sheriff



COMMISSION ROAD
 NOW CANTON
 34756

Committee of Adjustment Received | Requie 2024-07-08 City of Ottawa | Ville d'Ottawa Comité de dérogation

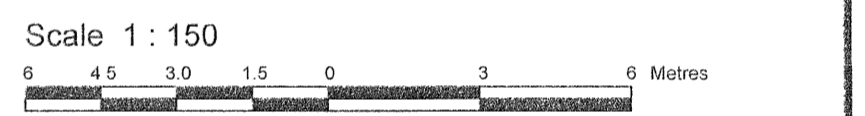


SCHEDULE OF PARTS table with columns: PART, ELEVATION 66.90, ARCHITECTURAL FLOOR, ELEVATION 68.80, ELEVATION 74.50, GEOGRAPHICAL LOCATION, REGISTERED PLAN, East Bank Lots, North Fifth Avenue Lots, South Fourth Avenue Lots. Includes a grid for 'LOCATED ON SHEET' and 'DIAGRAM TO SHOW SECTION TO SHOW VERTICAL EXTENT OF PARTS'.

SCHEDULE table with columns: PART, LOT, PLAN, PIN. Lists parts 1 through 8 and their corresponding lot and plan numbers.

Parts 6 and 8 : Subject to easement Inst. OC2178596. Parts 1 to 8 (Both Inclusive) : Subject to easement Inst. OC2354887.

STRATA PLAN OF SURVEY OF LOTS 36 AND 37 (NORTH FIFTH AVENUE) AND LOTS 18, 19, 20 and PART OF LOT 21 (EAST BANK STREET), REGISTERED PLAN 34756 AND LOTS 36 AND 37 (SOUTH FOURTH AVENUE) REGISTERED PLAN 35085 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



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 Surveyors Act, the Surveyors Act and the Land Titles Act and the regulations made under them. 2. The survey was completed on the 29th day of August, 2024. Signed: *V. Andrus Shelp* Ontario Land Surveyor

Surveyor's Certificate I CERTIFY THAT: 1. The structures shown on this plan comprising Sheets 1 to 4 are in existence. 2. The dimensions shown on the plan have been verified by actual field measurements. Signed: *V. Andrus Shelp* Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-27713.

Notes Parts 1,2,3,4 and 5 are limited vertically. Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999993. Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original), shown to be N22°28'00"W on Plan 4R-32122. For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5). Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 89.30. Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original). Coordinate values are to urban accuracy in accordance with O. Reg. 216/10. Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

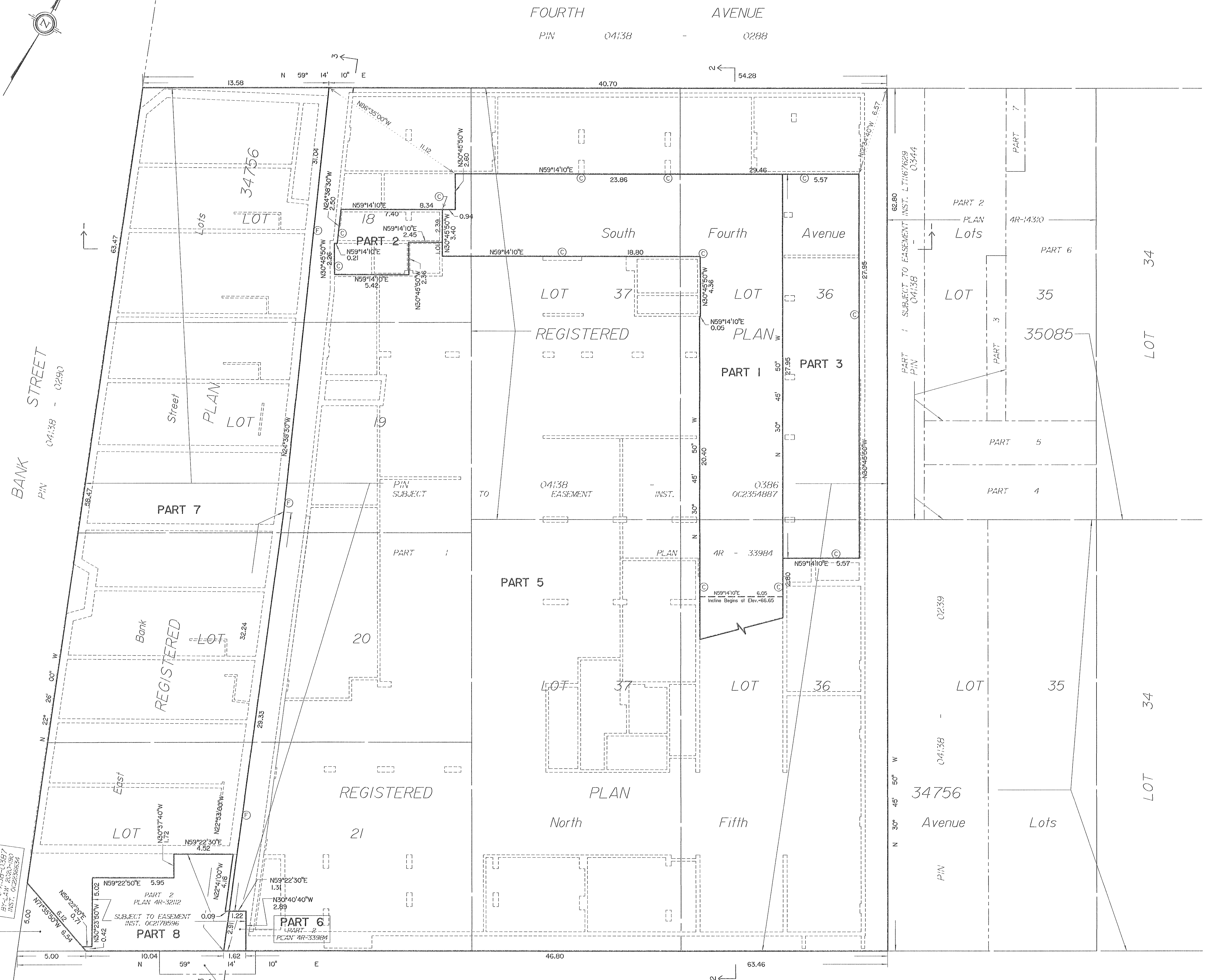
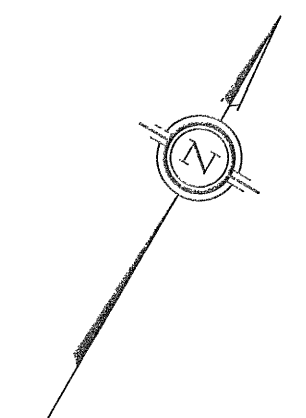
- Legend Denotes: Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Cut Cross, Plastic Bar, Concrete Pin, Witness, Measured, Annis, O'Sullivan, Vollebakk Ltd., Registered Plan 35085, Registered Plan 34756, Plan 4R-33984, Plan 4R-14310, Plan 4R-32112, Plan 4R-34009, Chain Link Fence, Board Fence, Retaining Wall, Concrete Retaining Wall, Elevation, Vertical Plane, Horizontal Plane, Wall ± to line, Finished face of drywall, Finished face of exterior wall, Upward without limit, Downward without limit, See Section 1 for Vertical Limits, See Diagram A for Horizontal Limits.

DIAGRAM B PLAN OF SURVEY TO ILLUSTRATE PARTS AT GRADE (Elevation 69.80)

NOTE : PARTS 6, 7 AND 8 ARE NOT LIMITED VERTICALLY.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: Sept 8/22
V. Andrew Ziehl
V. ANDREW ZIEHL
ONTARIO LAND SURVEYOR

PLAN 4R-34887
RECEIVED AND DEPOSITED
DATE: Sept. 8, 2022
Linda Crouch
Linda Crouch
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.



Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
The intended plot size of this plan is 914 mm in width by 610 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.

Legend
Denotes
Elev. - Elevation
VP - Vertical Plane
HP - Horizontal Plane
C - Face of concrete wall or column
F - Finished face of exterior wall
▲ ▼ - Upwards / Downwards without limit
I - See Section 1 for Vertical Limits
A - See Diagram A for Horizontal Limits

Notes
Parts 1,2,3,4 and 5 are limited vertically.
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.
Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original), shown to be N22°26'00"W on Plan 4R-32122.
For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5).
Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 69.30.
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, 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 5027191.28 Easting 361496.76
.01919680105 Northing 5024915.16 Easting 373971.65
.Point A Northing 5029472.19 Easting 368380.23
.Point B Northing 5029413.52 Easting 368404.45
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

DIAGRAM A
TO ILLUSTRATE PARTS AT PARKING LEVEL PI (Elevation 66.90)

NOTE : PARTS 6, 7 AND 8 ARE NOT LIMITED VERTICALLY.

ROAD ALLOWANCE BETWEEN LOTS H AND I CONCESSION C (RIDEAU FRONT) (NEPEAN)
FIFTH AVENUE (FORMERLY MUTCHMOR STREET)
PIN 04138 - 0287

Andrew Suelp
ANDREW SUELP
ONTARIO LAND SURVEYOR

Linda Crouch
LINDA CROUCH
REPRESENTATIVE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.



Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150

0 1.5 3.0 4.5 6.0 7.5 9.0 10.5 12.0 13.5 15.0 16.5 18.0 19.5 21.0 22.5 24.0 25.5 27.0 28.5 30.0 Metres

The intended plot size of this plan is 914 mm in width by 610 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.

Legend

Denotes

- Elev. - Elevation
- VP - Vertical Plane
- HP - Horizontal Plane
- F - Finished face of exterior wall
- ▲ ▼ - Upwards / Downwards without limit
- ↑ ↓ - See Section 1 for Vertical Limits
- ↔ ↔ - See Diagram A for Horizontal Limits

Parts 1,2,3,4 and 5 are limited vertically.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original), shown to be N22°26'00"W on Plan 4R-32122.

For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5).

Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 69.30.

Coordinates are derived from Can-Nel 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

Point A	Northing	5027191.26	Easting	361496.76
Point B	Northing	5024915.16	Easting	373971.65
Point C	Northing	5029472.19	Easting	368390.23
Point D	Northing	5028413.52	Easting	368404.45

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

ROAD ALLOWANCE BETWEEN LOTS H AND I CONCESSION C (RIDEAU FRONT) (NEPEAN)
FIFTH AVENUE (FORMERLY MUTCHMOR STREET)
P1N 04138 - 0287

DIAGRAM C
TO ILLUSTRATE PARTS AT SECOND FLOOR (Elevation 74.30)

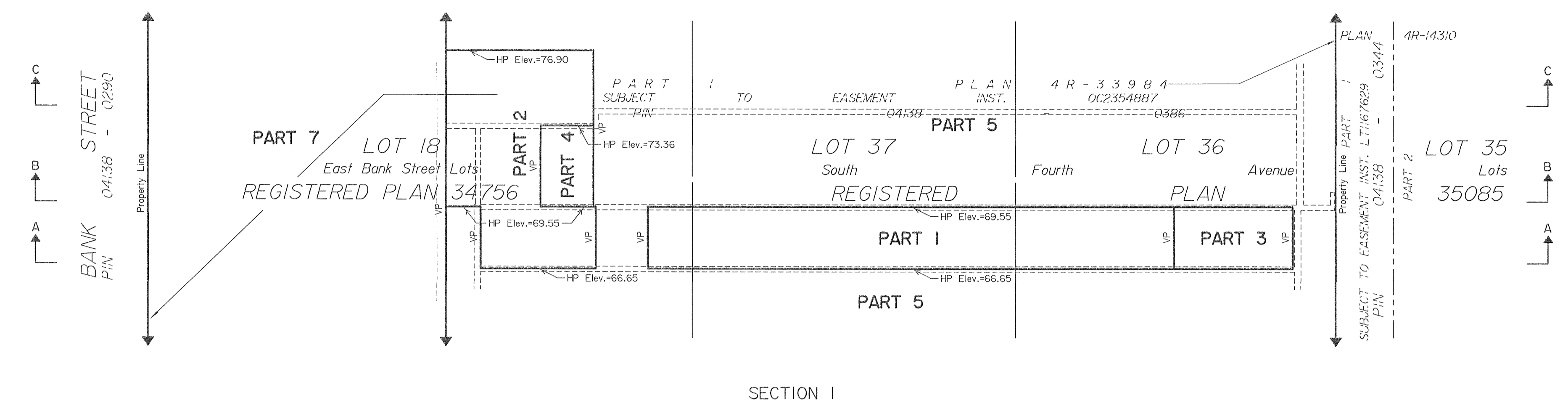
NOTE : PARTS 6, 7 AND 8 ARE NOT LIMITED VERTICALLY.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: Sept. 8, 2022

PLAN 4R-34887
 RECEIVED AND DEPOSITED DATE: Sept. 8, 2022

Andrew S. Hulp
 ANDREW S. HULP
 ONTARIO LAND SURVEYOR

Linda Crouch
 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

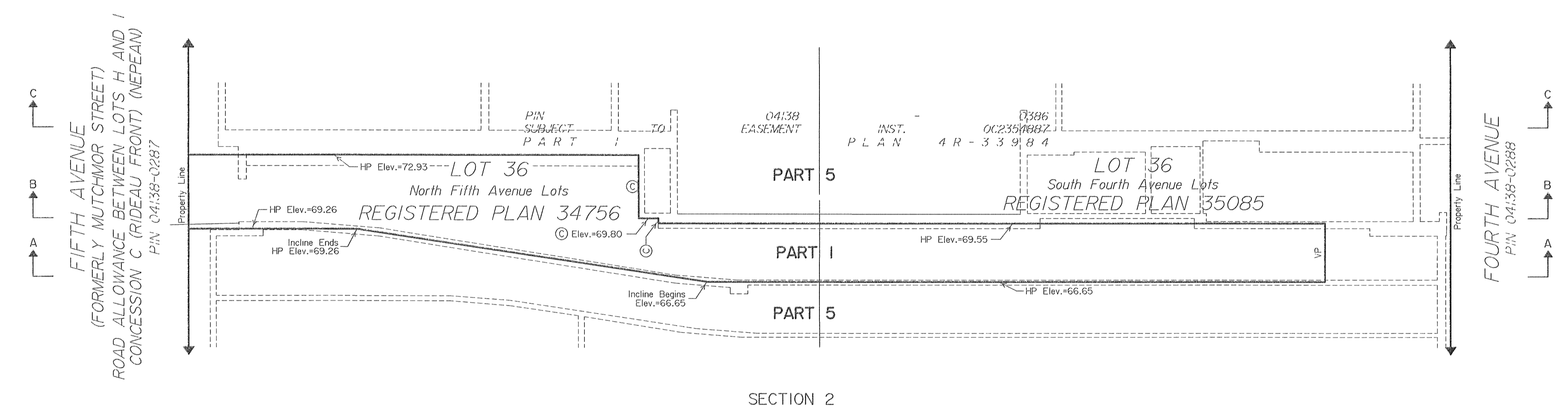


Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150

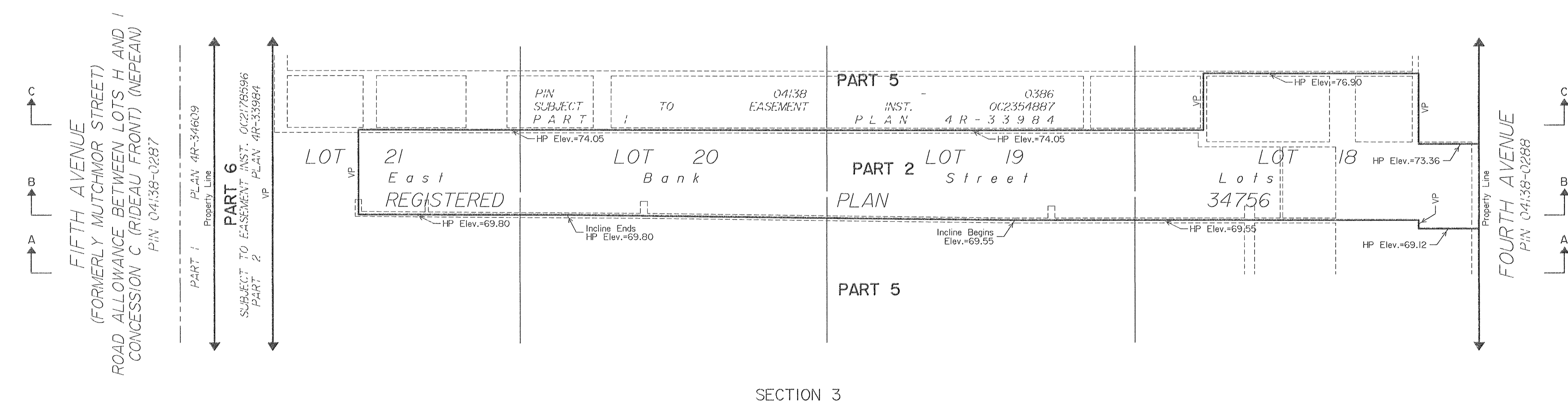
The intended plot size of this plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:150.

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



Legend

Denotes	
Elev.	Elevation
VP	Vertical Plane
HP	Horizontal Plane
C	Face of concrete wall or slab
▲	Upwards / Downwards without limit
↑	See Section 1 for Vertical Limits
→	See Diagram A for Horizontal Limits



Parts 1,2,3,4 and 5 are limited vertically.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of NAD 83 (original), shown to be N22°26'00"W on Plan 4R-32122.

For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P9).

Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 69.30.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 218/10.

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