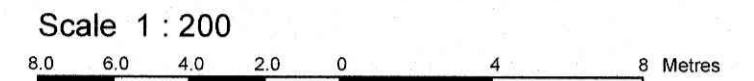


Committee of Adjustment  
Received | Reçu le  
2024-10-23  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of

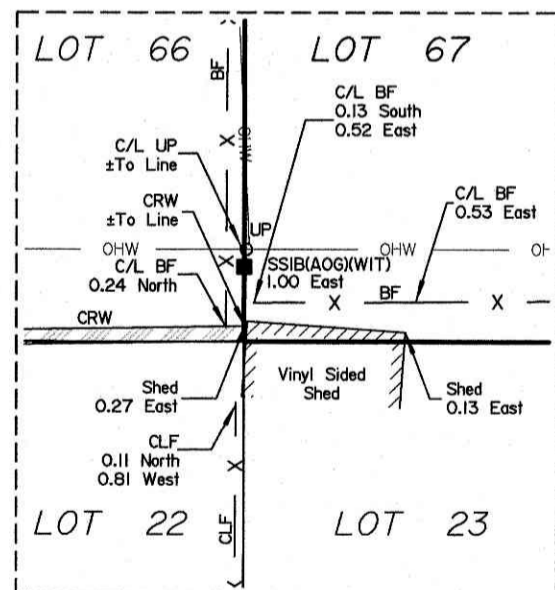
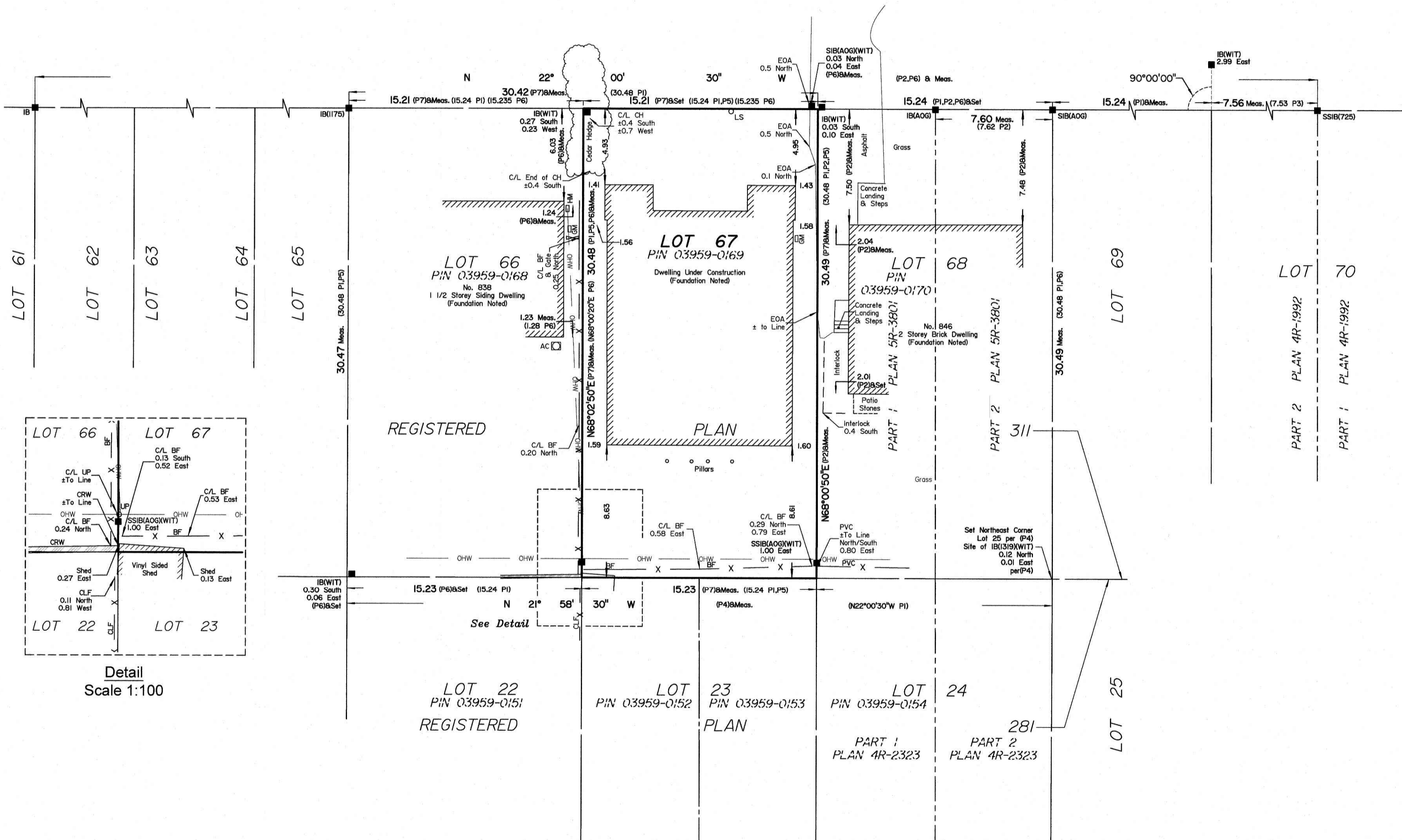
**LOT 67**  
**REGISTERED PLAN 311**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



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

DUNDEE AVENUE  
PIN 03959-0485



Detail  
Scale 1:100

**Surveyor's Certificate**

I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 24th day of July, 2023.

Date: July 15, 2023  
T. Hartwick  
Ontario Land Surveyor

**PART 2**  
**1. REGISTERED RIGHTS-OF-WAY/EASEMENTS**  
No rights-of-way or easements were found to be registered against the subject property.  
**2. PROPERTY IMPROVEMENTS**  
Note location of neighbouring shed and retaining wall, as well as overhead wires, fences and hedge.  
**3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**  
Compliance is not certified by this report.  
**4. ADDITIONAL REMARKS**  
The building ties are to the unpargeted concrete foundation walls.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Tavenit Inc. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

**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
- (WIT) " Witness
- Meas. " Measured
- (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
- (P1) " Registered Plan 311
- (P2) " Plan 5R-3801
- (P3) " Plan 4R-1992
- (P4) " (AOG) Plan dated October 8, 2020
- (P5) " (647) Plan dated May 14, 1962
- (P6) " (1697) Plan dated September 11, 2011
- (P7) " (AOG) Plan dated August 29, 2022
- o UP " Utility Pole
- CLF " Chain Link Fence
- BF " Board Fence
- PVC " Plastic Fence
- CRW " Concrete Retaining Wall
- o LS " Light Standard
- C/L " Centreline
- Gate " Gate
- GM " Gas Meter
- HM " Hydro Meter
- AC " Air Conditioner
- EOA " Edge of Asphalt
- OHW " Overhead Wires

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
**V-53873**

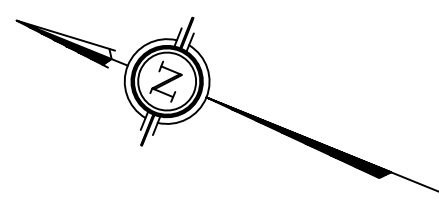
THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSED ORIGINAL  
COPY ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29 (3).

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations 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°33'30" counter-clockwise was applied to bearings on (P2) and (P6).

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**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
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Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: [Annis@annisov.com](mailto:Annis@annisov.com)

Ontario  
Land Surveyors Job No. 23845-23 Tavenit L167 RP311 D-C DL 06



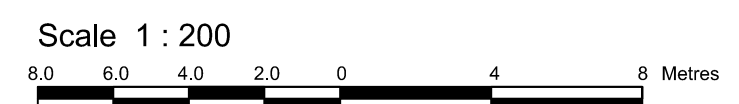
SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
232.0	1	ALL OF 67	311	ALL OF 03959-0169
232.0	2			

**Committee of Adjustment**  
 Received | Reçu le  
 2024-10-23  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**DUNDEE AVENUE**  
 PIN 03959-0485

**PLAN OF SURVEY OF**  
**LOT 67**  
**REGISTERED PLAN 311**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:200.

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:

- 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.
- The survey was completed on the XXth day of XXXXX, 2024.

Date \_\_\_\_\_ T. Hartwick  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-75413

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999944.

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°00'30"W and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

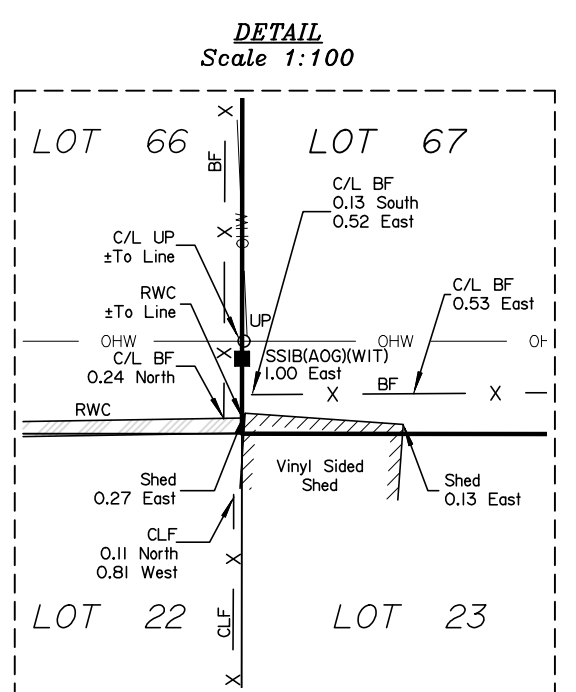
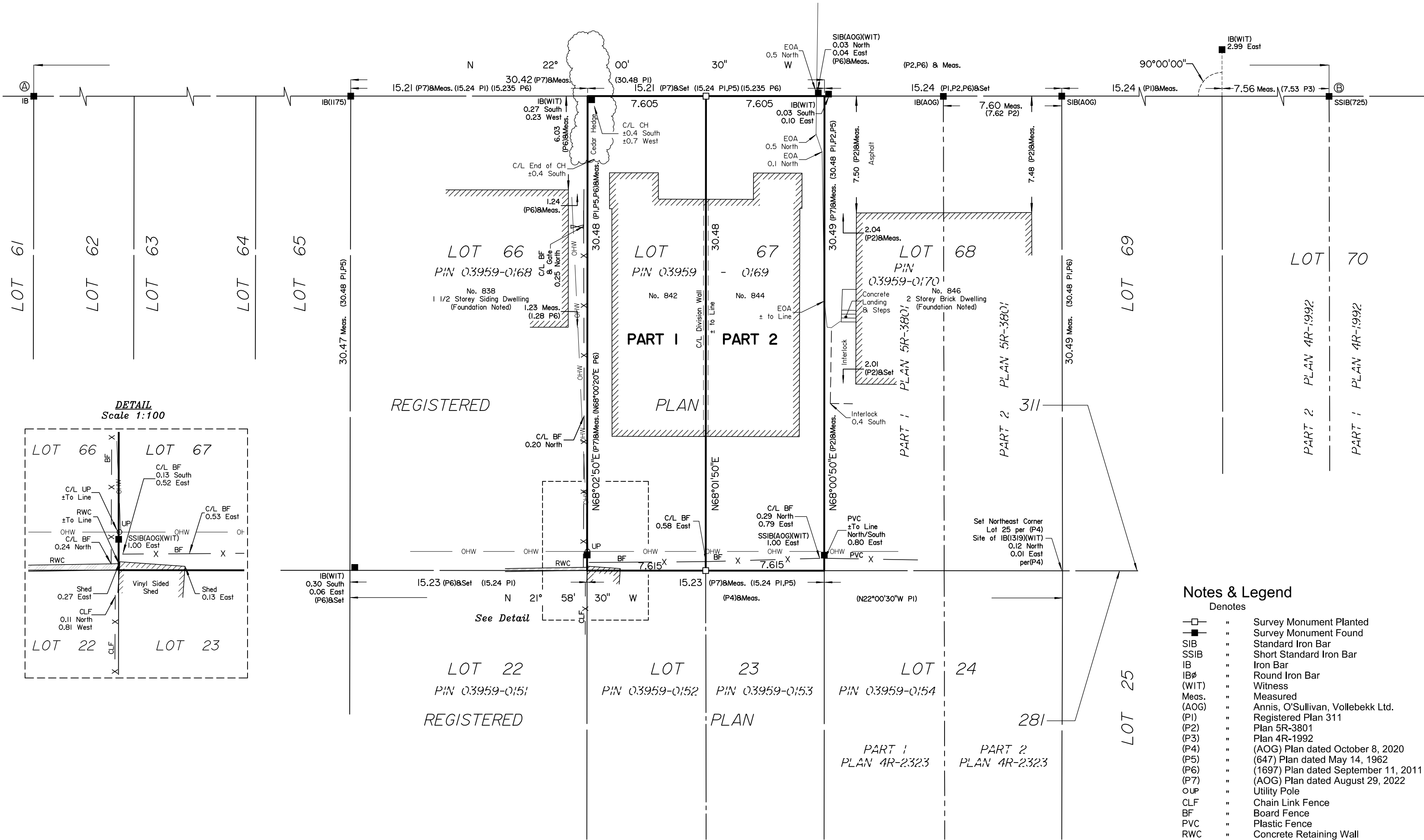
For bearing comparisons, a rotation of 0°33'30" counter-clockwise was applied to bearings on plans P2 and P6.

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	5024768.21	Easting	360383.80
.Point B	Northing	5024648.18	Easting	360432.31

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



**Notes & Legend**

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  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - IB# Round Iron Bar
  - (WIT) Witness
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  - oLP Utility Pole
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  - RWC Concrete Retaining Wall
  - C/L Centreline
  - Gate
  - EOA Edge of Asphalt
  - ow Overhead Wires

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
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 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: [Nspean@aosvld.com](mailto:Nspean@aosvld.com)

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