

Committee of Adjustment Received | Reçu le

City of Ottawa | Ville d'Ottawa

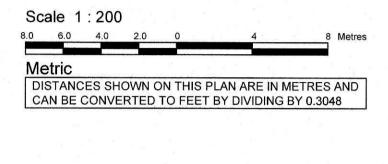
Comité de dérogation

2024-10-23

LOT 67 REGISTERED PLAN 311 CITY OF OTTAWA

SURVEYOR'S REAL PROPERTY REPORT

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.



Surveyor's Certificate

PART 1 Plan of

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.



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
______Taventi 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

SSIB Short Standard Iron Bar Iron Bar Round Iron Bar Witness Measured (AOG) Annis, O'Sullivan, Vollebekk Ltd. Registered Plan 311 Plan 4R-1992 (AOG) Plan dated October 8, 2020 (P4) (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** ASSOCIATION OF ONTARIO

Standard Iron Bar

Survey Monument Found

CLF " Chain Link Fence
BF " Board Fence
PVC " Plastic Fence
CRW " Concrete Retaining Wall
o Ls " Light Standard
C/L " Centreline
Gate
Gas Meter

Gate
Gas Meter
Gas Meter
Hydro Meter
Air Conditioner
EOA " Edge of Asphalt
Overhead Wires

te Retaining Wall tandard ine

eter
Meter
ditioner
f Asphalt

THIS PLAN IS NOT VALID UNLESS

Overhead Wires

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

LAND SURVEYORS

PLAN SUBMISSION FORM

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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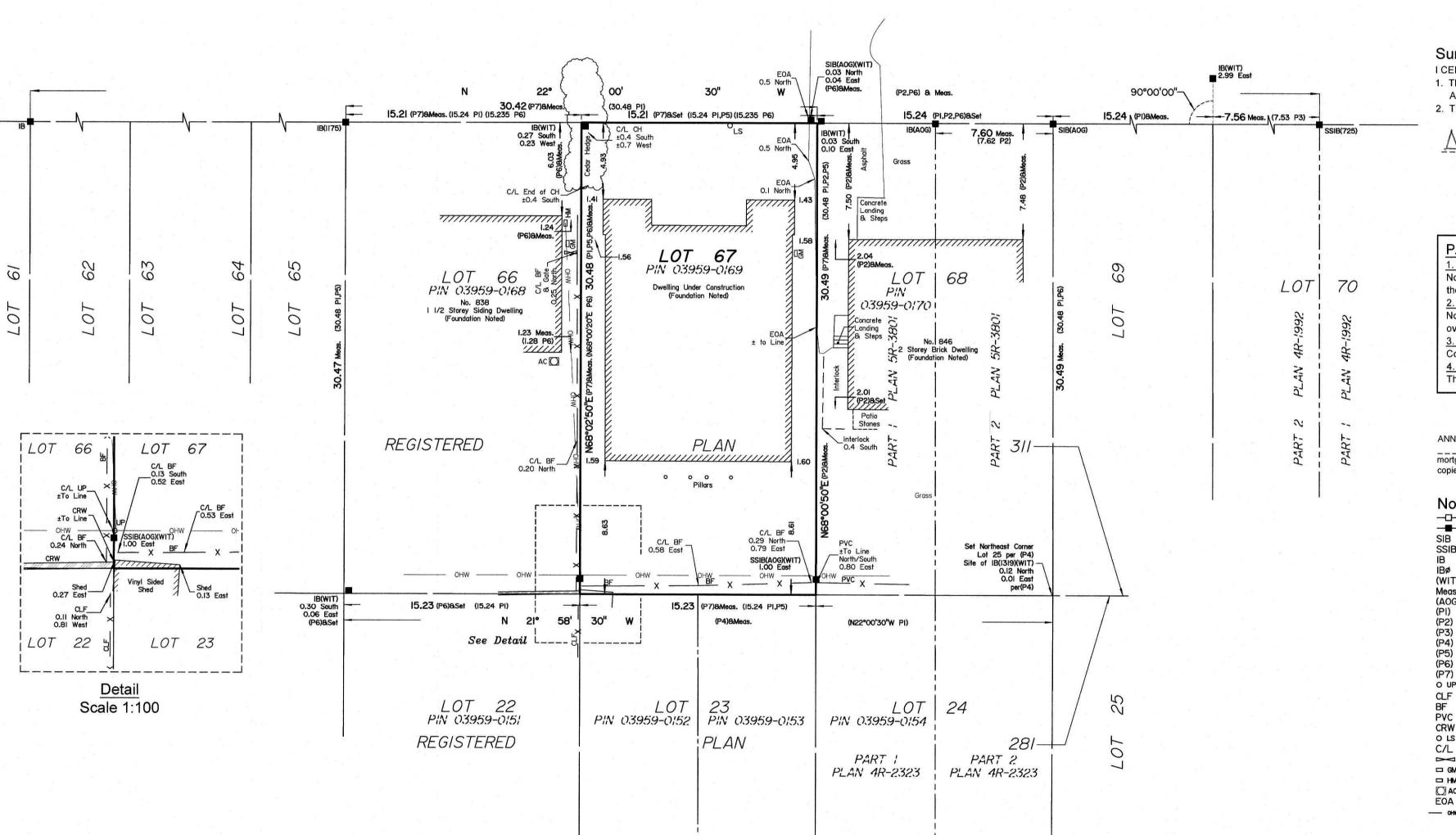
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

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Surveyors Job No. 23845-23 Toventi Lt67 RP3II D-C DI

DUNDEE AVENUE



SCHEDULE AREA (Sq.m.) PART LOT PLAN PIN 232.0 ALL OF 67 311 ALL OF 03959-0169 **Committee of Adjustment** Received | Reçu le 2024-10-23 City of Ottawa | Ville d'Ottawa DUNDEE AVENUE Comité de dérogation PIN 03959-0485 PLAN OF SURVEY OF SIB(AOG)(WIT) 0.03 North 0.04 East 0.5 North 90°00'00". 22° (P2,P6) & Meas. LOT 67 (30.48 PI) 15.21 (P7)&Set (I5.24 PI,P5) (I5.235 P6) 30.42 (P7)&Meds. (I5.24 PI) (I5.235 P6) 15.24 N (PI)&Meas. -7.56 Meas. N (7.53 P3) -**REGISTERED PLAN 311** IB(AOG) **CITY OF OTTAWA** 0.10 East O.I North C/L End of CH Surveyed by Annis, O'Sullivan, Vollebekk Ltd. ±0.4 South 1.24 (P6)&Meas.7 Scale 1:200 2.04 19 LOTLOT 67 66 LOT 70 PIN 03959-0168 อีซถู PIN 03959 0/69 The intended plot size of the plan is 610 mm in width by 457 mm in height 07 70 10 70 07 when plotted at a scale of 1:200. No. 838 I 1/2 Storey Siding Dwelling (Foundation Noted) 1.2 0 No. 842 No. 844 Metric PART I PART 2 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. Surveyor's Certificate PLAN REGISTERED \underline{DETAIL} \mathcal{O} Scale 1:100 PAR7 1. This survey and plan are correct and in accordance with the Surveys C/L BF __ 0.20 North Act, the Surveyors Act and the Land Titles Act and the regulations LOT 66 LOT 67 made under them. 2. The survey was completed on the XXth day of XXXXX, 2024. ±To Line T. Hartwick C/L BF ∫0.53 East 0.29 North — 0.79 East C/L BF 0.58 East PVC _±To Line North/South 0.80 East ±To Line → Ontario Land Surveyor Lot 25 per (P4) Site of IB(I3I9)(WIT) - OHW ----C/L BF_ 0.24 North SSIB(AOG)(WIT) 1.00 East This plan of survey relates to AOLS Plan Submission Form Number V-75413 15.23 (P6)&Set (15.24 PI) 15.23 (P7)&Meas. (15.24 P1,P5) Vinyl Sided Notes & Legend 0.13 East 0.06 East 0.27 East 30" N 21° 58' (P4)&Meas. (N22°00'30"W PI) 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. See Detail L____ 访 O.II North O.8I West Survey Monument Planted ___ Survey Monument Found Bearings are grid, derived from Can-Net 2016 Real Time Network GPS Standard Iron Bar LOT22 LOT 23 SIB observations on reference points A and B, shown hereon, having a bearing SSIB Short Standard Iron Bar of N22°00'30"W and are referenced to Specified Control Points 23 LOT | 24 LOT 22 LOT ΙB Iron Bar 25 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) Round Iron Bar ΙΒø (WIT) Witness NAD-83 (original). PIN 03959-0151 PIN 03959-0152 PIN 03959-0153 PIN 03959-0154 Meas. Measured Annis, O'Sullivan, Vollebekk Ltd. Registered Plan 311 Plan 5R-3801 (AOG) For bearing comparisons, a rotation of 0°33'30" counter-clockwise was 07 (PI) (P2) REGISTERED PLAN 281applied to bearings on plans P2 and P6. (P3) Plan 4R-1992 Coordinates are derived from Can-Net 2016 Real Time Network GPS PART 2 PART ! (P4) (AOG) Plan dated October 8, 2020 (647) Plan dated May 14, 1962 (1697) Plan dated September 11, 2011 observations referenced to Specified Control Points 01919680005 and (P5) PLAN 4R-2323 PLAN 4R-2323 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original). (P6) (AOG) Plan dated August 29, 2022 (P7)

OUP

CLF BF

PVC

RWC

C/L

EOA

Utility Pole

Plastic Fence

Edge of Asphalt

Overhead Wires

Centreline

Gate

Chain Link Fence Board Fence

Concrete Retaining Wall

Y:\2024\24792-24_Taventi Inc_842 Dundee Avenue_R-plan_TH\Drawings\24792-24 Taventi Inc

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

14 Concourse Gate. Suite 500

Northing 5027191.26 Easting 361496.76

Northing 5016816.93 Easting 360806.84

Northing 5024768.21 Easting 360383.80

Northing 5024648.18 Easting 360432.31

14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7S6 Phone: (613) 727-0850 / Fax: (613) 727-1079

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.

.01919680005

.01919750705

. Point A

. Point B