

PLAN 4R-34649

Received and deposited

May 30th, 2022

Linda Lang

Representative for the
Land Registrar for the
Land Titles Division of
Ottawa-carleton (No.4)

SCHEDULE			
PART	LOT	PLAN	PIN
1	ALL OF 27 EAST EDISON AVENUE	204	ALL OF 04014-0019
2			
3			

PLAN OF SURVEY OF
LOT 27
EAST SIDE EDISON AVENUE
REGISTERED PLAN 204
CITY OF OTTAWA



Stantec Geomatics Ltd.

THE INTENDED PLOT SIZE OF THIS PLAN IS 609.6mm IN WIDTH BY 457.2mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150.

METRIC CONVERSION

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

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993.

BEARING NOTE

BEARINGS ARE GRID AND ARE REFERRED TO THE EASTERLY LIMIT OF EDISON AVENUE, AS SHOWN ON PLAN 4R-30378, HAVING A BEARING OF N29°32'45"E.

FOR BEARING COMPARISONS A ROTATION OF 0°27'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P1.

LEGEND

SYMBOL	DENOTES	FOUND MONUMENTS
■	"	SET MONUMENTS
□	"	IRON BAR
IB	"	ROUND IRON BAR
IBØ	"	STANDARD IRON BAR
SIB	"	SHORT STANDARD IRON BAR
SSIB	"	CUT CROSS
CC	"	CONCRETE PIN
CP	"	
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
PL	"	REGISTERED PLAN 204
P1	"	PLAN 4R-23779
P2	"	PLAN BY J.D. BARNES LIMITED DATED JULY 13, 1978

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 20th DAY MAY OF, 2022.

May 26, 2022

DATE

R.G. BENNETT

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-21295.



Stantec Geomatics Ltd.

CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420 FAX. 613.722.2799
stantec.com

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191. CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

ORP ID	NORTHING	EASTING
(A)	5027728.91	363395.54
(B)	5027675.30	363418.91

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



Committee of Adjustment
Received | Reçu le
2024-10-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

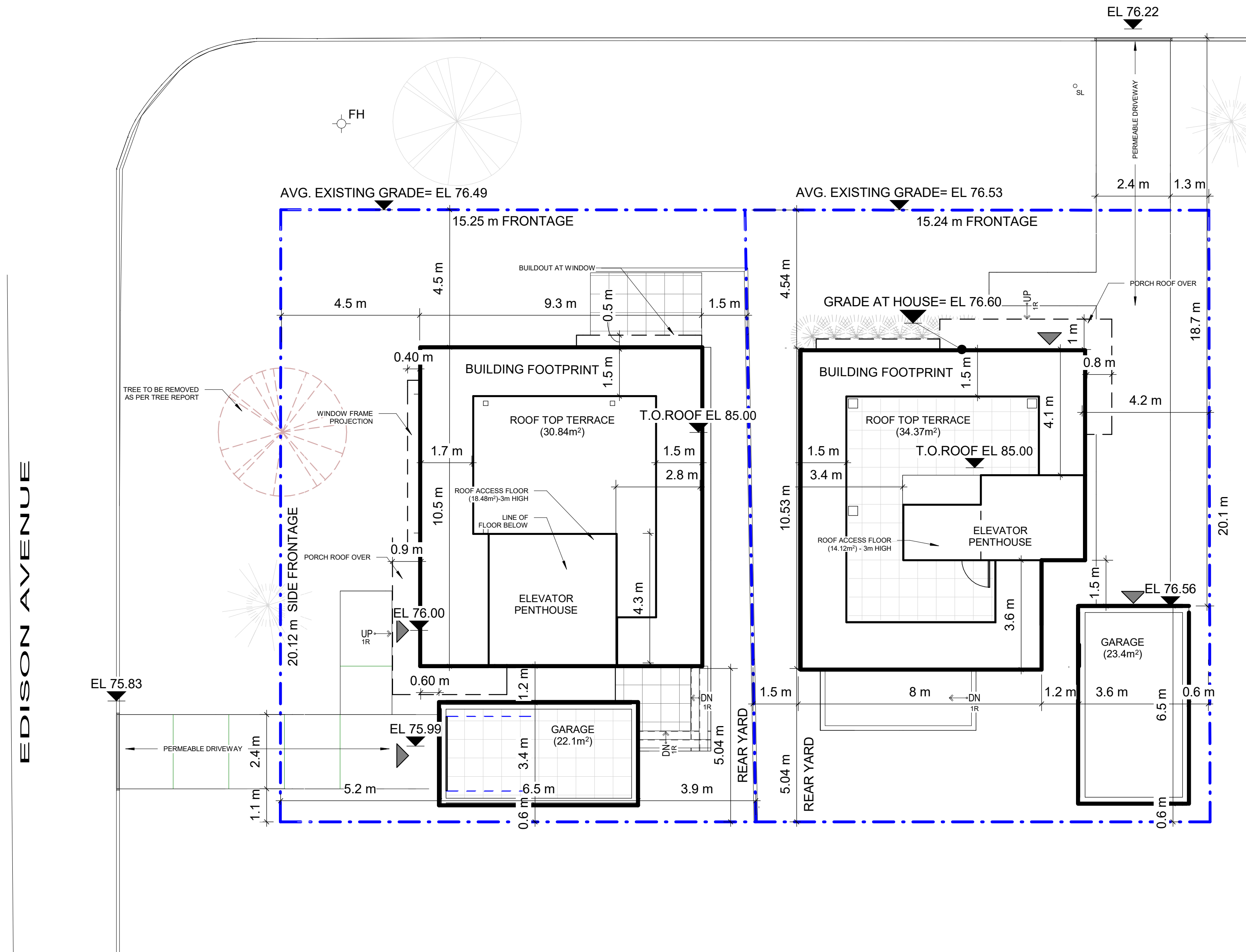
551 EDISON AVENUE

PRINCETON AVENUE

INFORMATION TAKEN FROM SURVEY BY STANTEC GEOMATICS LTD
 PLAN OF SURVEY OF LOT 27
 EAST EDISON AVENUE
 REGISTERED PLAN 204
 CITY OF OTTAWA
 NOVEMBER 12, 2020

LEGEND:

-  ENTRY/EXITS TO BUILDING
-  EL ###.## SPOT ELEVATION
-  DEPRESSED CURB
-  FH EXISTING FIRE HYDRANT
-  SL EXISTING STREET LIGHT
-  EXISTING TREE - LARGE
-  EXISTING TREE - SMALL
- LANDSCAPING TBD
- ALL DIMENSIONS ARE IN METERS



TRUE NORTH



IBI GROUP
 55 St. Clair Avenue West, 7th Floor,
 Toronto, ON M4V 2Y7, Canada
 tel 416 596 1930 fax 416 596 0644
 ibigroup.com



Green Eagle Development

Edison Development

Issue: **C of A Submission**








Date: **2021-09-08**

Project No: **127318**

AS101

INFORMATION TAKEN FROM SURVEY BY STANTEC GEOMATICS LTD
 PLAN OF SURVEY OF LOT 27
 EAST EDISON AVENUE
 REGISTERED PLAN 204
 CITY OF OTTAWA
 NOVEMBER 12, 2020

LEGEND:

-  ENTRY/EXITS TO BUILDING
-  EL ###.## SPOT ELEVATION
-  DEPRESSED CURB
-  FH EXISTING FIRE HYDRANT
-  EXISTING STREET LIGHT
-  EXISTING TREE - LARGE
-  EXISTING TREE - SMALL
- LANDSCAPING TBD
- ALL DIMENSIONS ARE IN METERS

Committee of Adjustment
 Received | Reçu le
 2024-10-01
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

CLIENT
Green Eagle Development

1157-343 Preston Street,
 Ottawa, ON
 K1S 1N4

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IBI Group Architects (Canada) Inc.
 is a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
NOT FOR CONSTRUCTION		

CONSULTANTS

SEAL

SELECT CONSULTANT TYPE

IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1300 Fax: 416 596 0644
 ibigroup.com

PROJECT

Edison Development
 551 Edison Avenue
 Ottawa, ON
 K2A 1V5

PROJECT NO:

127318

DRAWN BY:

Author

CHECKED BY:

Checker

PROJECT MGR:

Designer

APPROVED BY:

Approver

SHEET TITLE

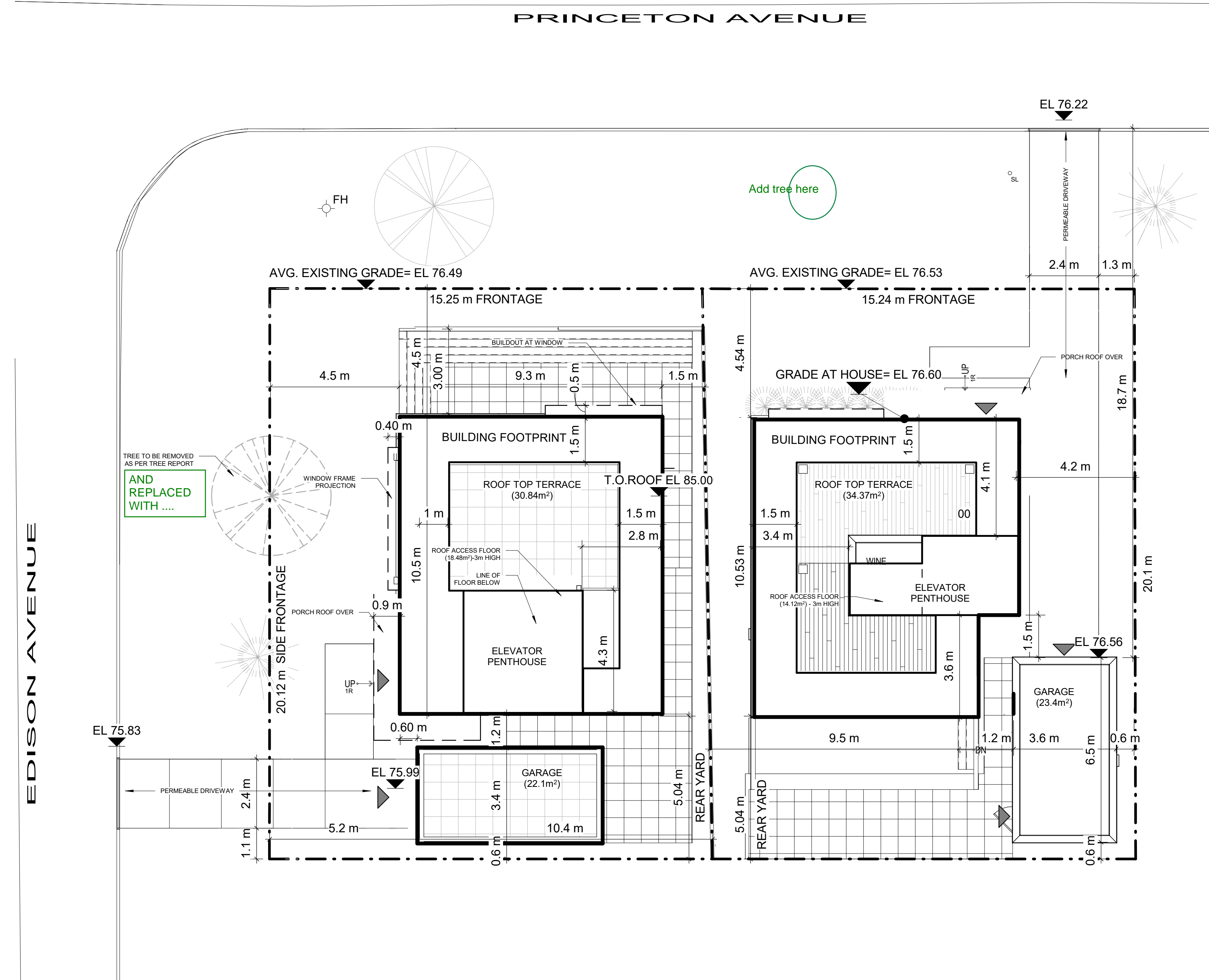
SITE PLAN

SHEET NUMBER

AS001

ISSUE

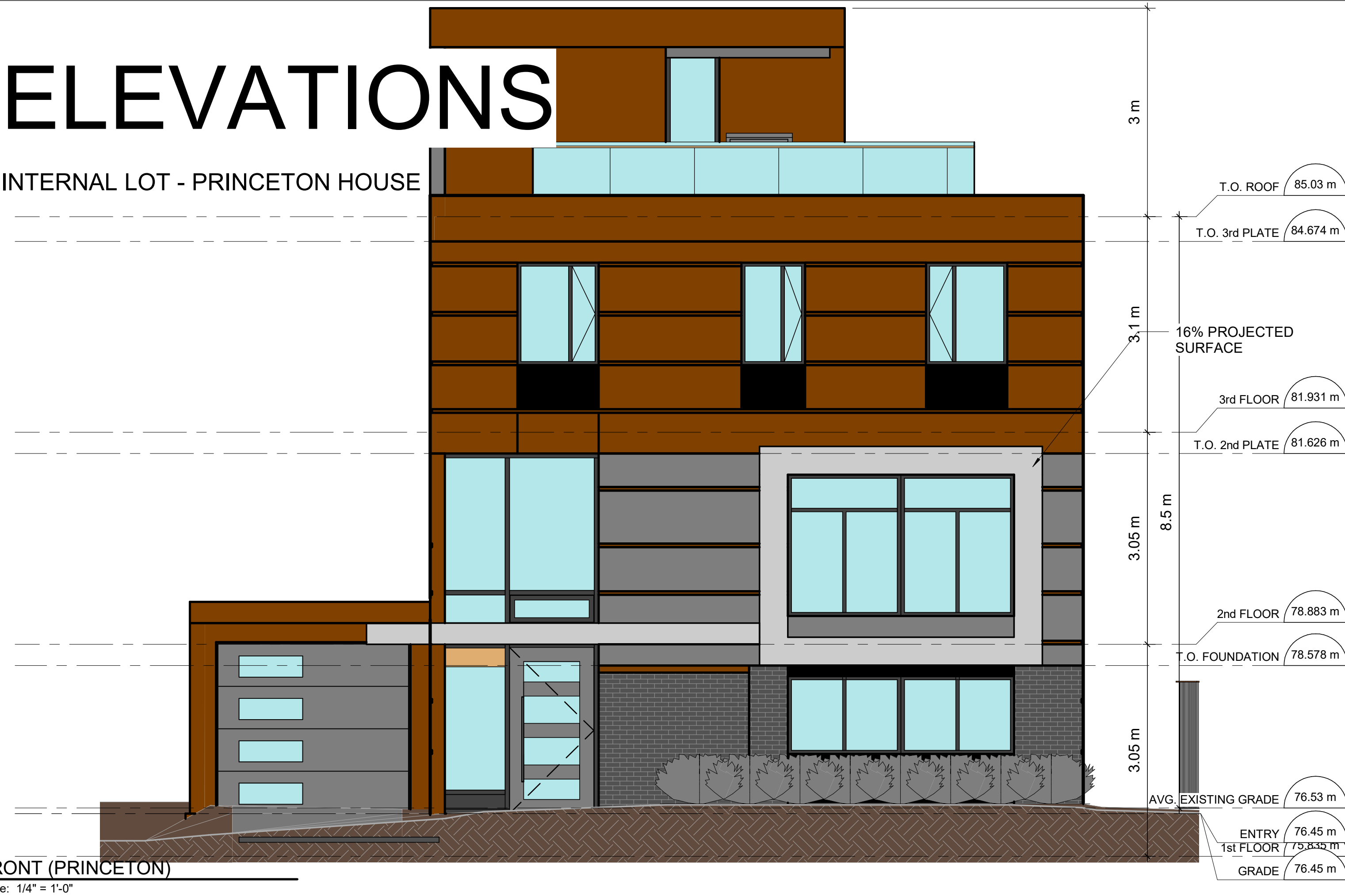
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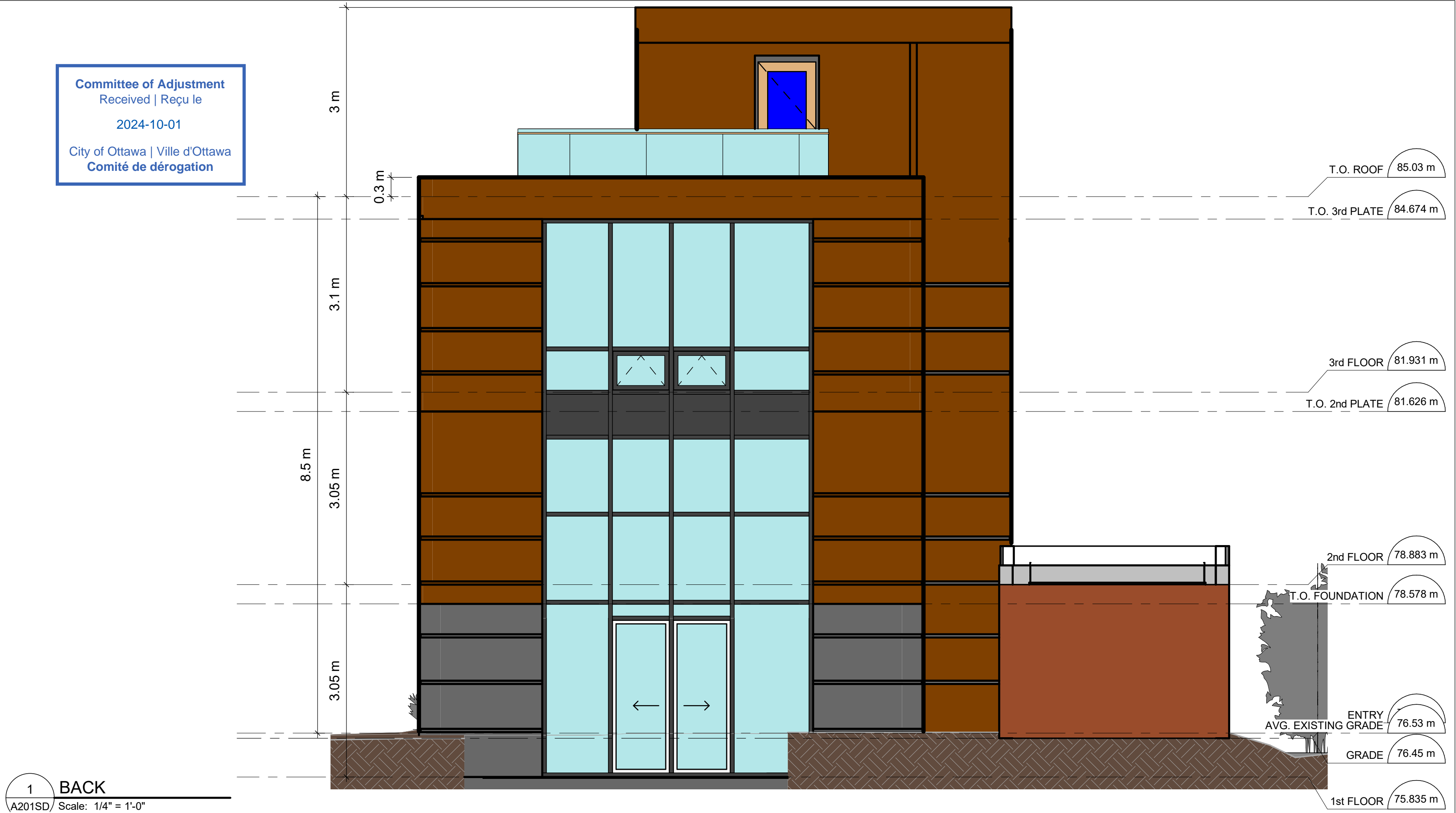
ELEVATIONS

INTERNAL LOT - PRINCETON HOUSE

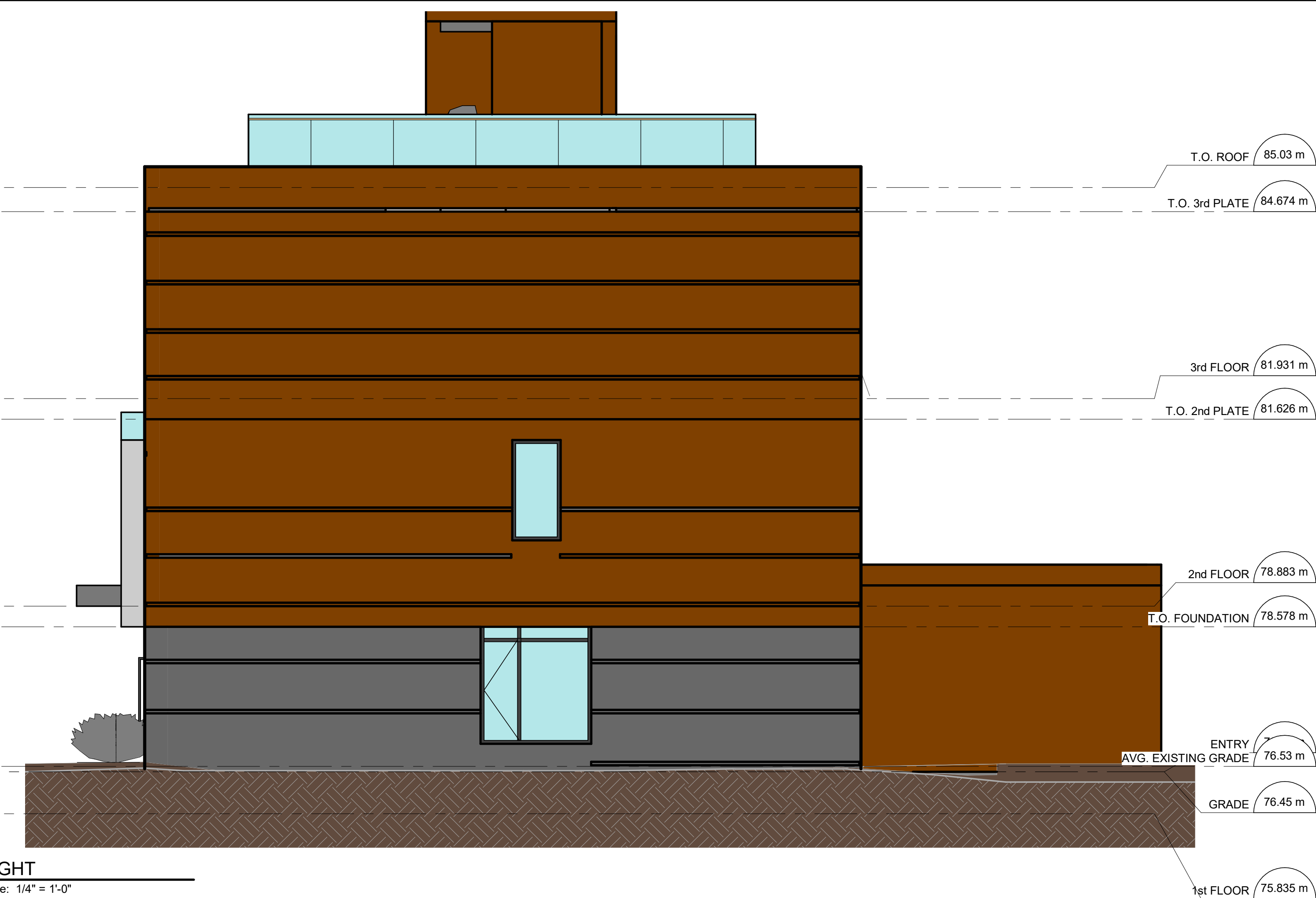
Committee of Adjustment
Received | Reçu le
2024-10-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation



2 FRONT (PRINCETON)
A201SD / Scale: 1/4" = 1'-0"



1 BACK
A201SD / Scale: 1/4" = 1'-0"



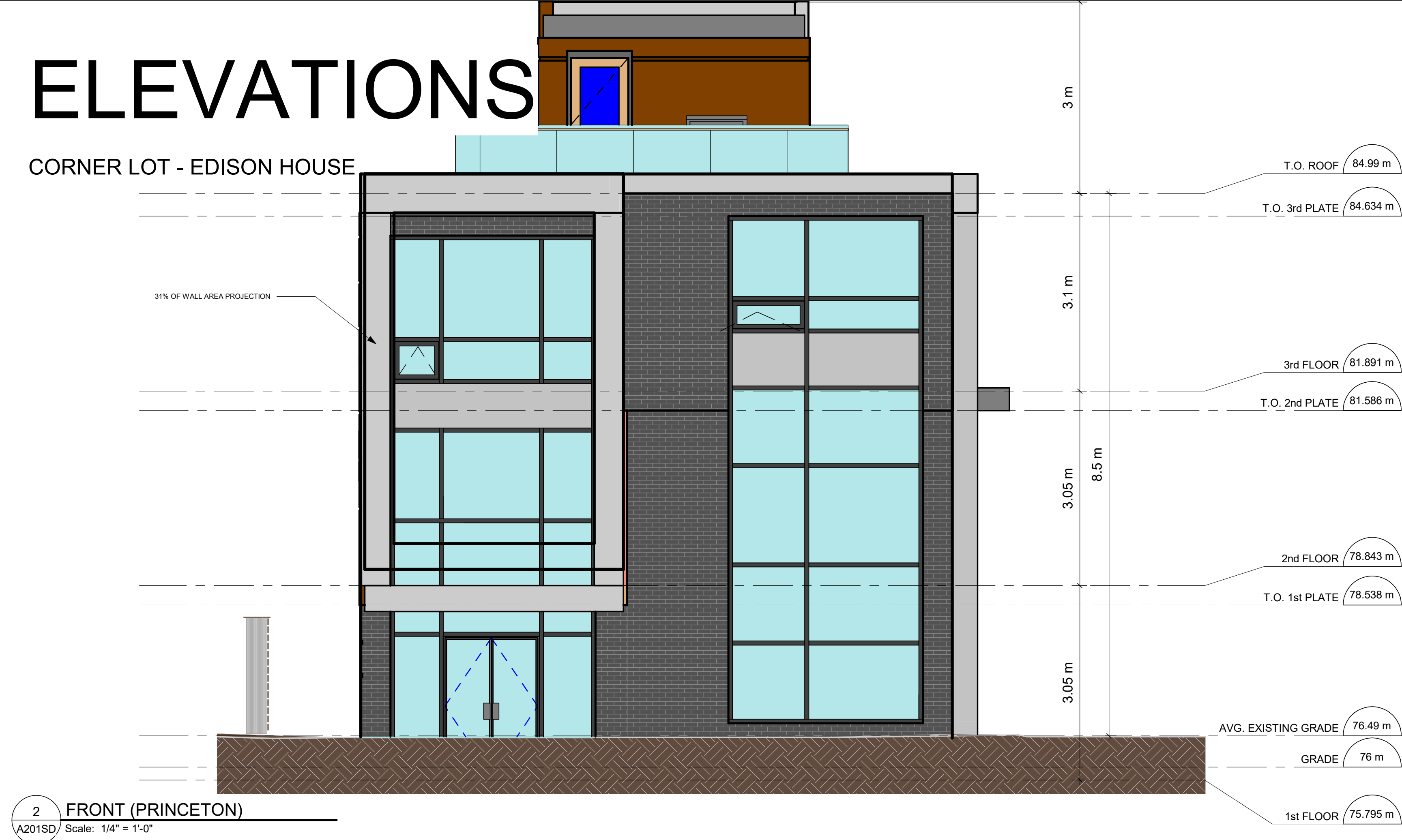
3 RIGHT
A201SD / Scale: 1/4" = 1'-0"



4 LEFT
A201SD / Scale: 1/4" = 1'-0"

ELEVATIONS

CORNER LOT - EDISON HOUSE

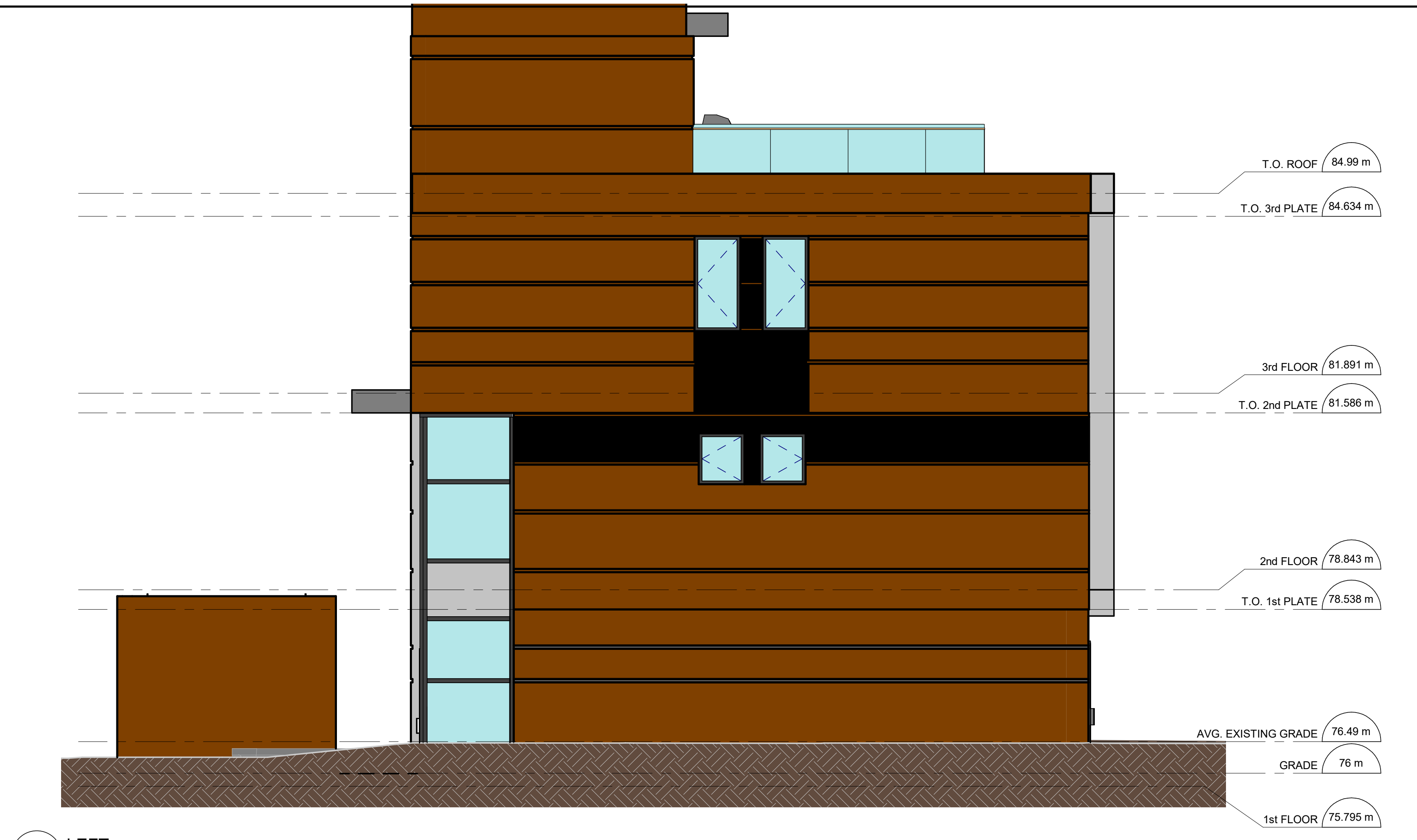


2 FRONT (PRINCETON)
A201SD Scale: 1/4" = 1'-0"

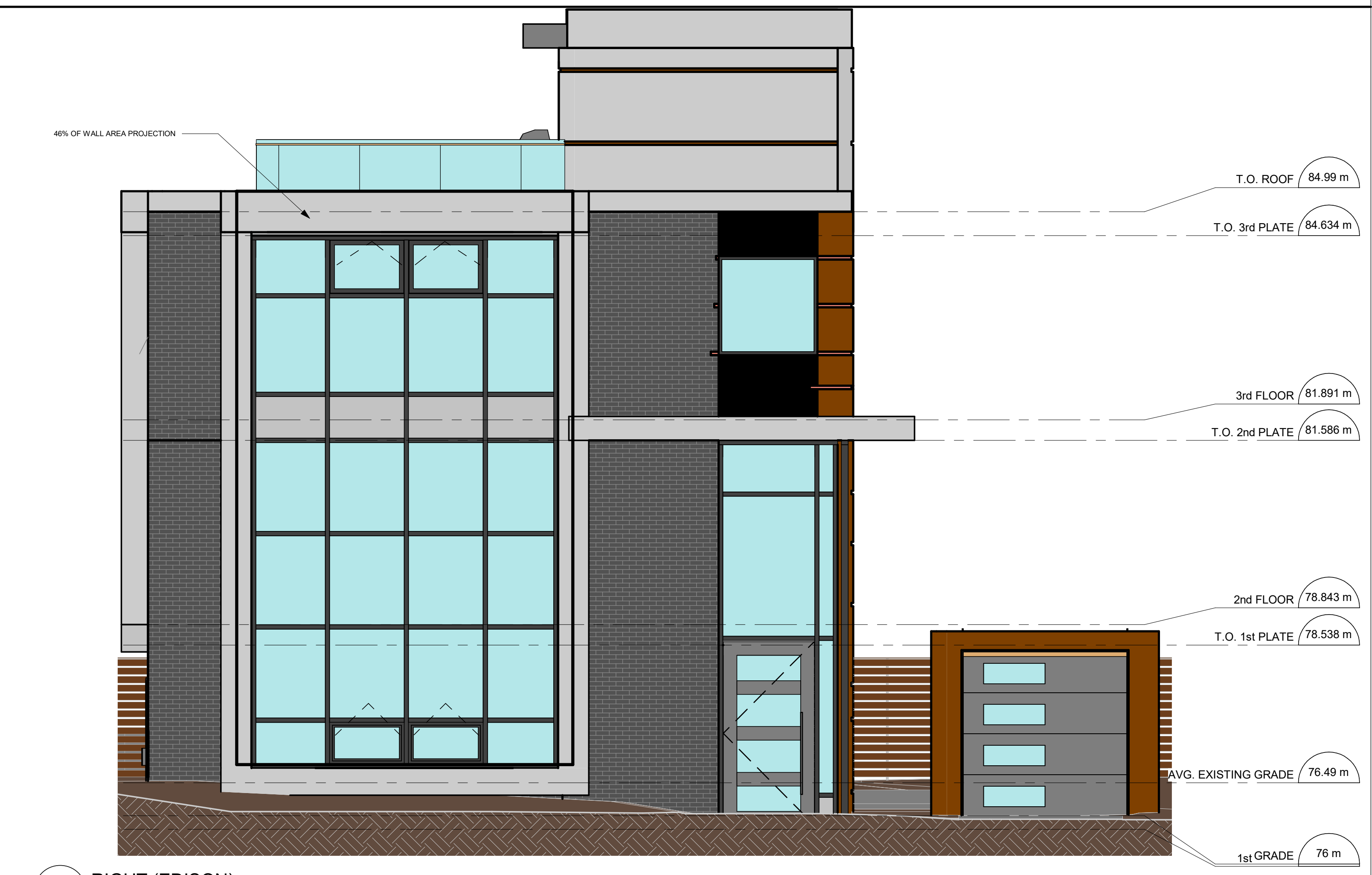
Committee of Adjustment
Received | Reçu le
2024-10-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 BACK
A201SD Scale: 1/4" = 1'-0"



4 LEFT
A201SD Scale: 1/4" = 1'-0"



3 RIGHT (EDISON)
A201SD Scale: 1/4" = 1'-0"

