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Ce document est présenté dans la langue dans laquelle il a été fourni.



BY EMAIL AND BY COURIER

November 4, 2024

Committee of Adjustment, City of Ottawa  
101 Centrepointhe Drive, 4th Floor  
Ottawa ON K2G 5K7

Committee of Adjustment  
Received | Reçu le

2024-11-05

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Darrell R. J. Daley  
T: +1 613-783-8847  
Direct Fax 613-788-3416  
[darrell.daley@gowlingwlg.com](mailto:darrell.daley@gowlingwlg.com)

Crystal McConkey  
T: +1 613 786 0202  
[crystal.mcconkey@gowlingwlg.com](mailto:crystal.mcconkey@gowlingwlg.com)  
02454727.2

Attn: Michel Bellemare, Secretary-Treasurer

**Re: Application for Consent – Long Term Lease – 499 Terry Fox Drive, Ottawa**

Dear Mr. Bellemare:

We are the lawyers for Signature Centre Ltd. (the "**Applicant**") with respect to the enclosed application for consent under section 53(1) of the *Planning Act* for permission to enter into a lease for a period of twenty-one years or more with an existing commercial tenant.

The Applicant is the registered owner of the property municipally known as 499 Terry Fox Drive in the Kanata area of the City of Ottawa, and legally described as:

PART OF BLOCKS 118, 119, 120 AND 130 PLAN 4M789 AND ALL OF BLOCK 129 PLAN 4M789, PARTS 1, 3, 5, 7 AND 8 PLAN 4R13558, CITY OF KANATA. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF KANATA OVER PART 2 PLAN 4R14447 AS IN LT1273991, being PIN 04749-1139.

(the "**Property**")

The Property is an approximately 47,723 square metre site and contains a shopping mall, a shared surface-parking parking lot, and three free-standing buildings, including one which is currently tenanted by the Beer Store (the "**Beer Store**"). The Beer Store, a retailer of alcoholic beer beverages which contributes to the retail amenity services available to the community, is located at the southernmost eastern corner of the irregularly shaped parcel and is identified as Part 1 on the attached draft plan of reference. An image of the Property is included herein, below at Image 1, with the Property outlined approximately in Red and the Beer Store outlined approximately in Blue.

Gowling WLG (Canada) LLP  
Suite 2600, 160 Elgin Street  
Ottawa ON K1P 1C3 Canada

T +1 613 233 1781  
F +1 613 563 9869  
[gowlingwlg.com](http://gowlingwlg.com)

Gowling WLG (Canada) LLP is a member of Gowling WLG, an international law firm which consists of independent and autonomous entities providing services around the world. Our structure is explained in more detail at [gowlingwlg.com/legal](http://gowlingwlg.com/legal).

02454727.2\ 64773286\1

Image 1



The Property is designated as evolving neighbourhood overlay and neighbourhood under the City of Ottawa’s Official Plan, adopted by By-law 2021-386, and zoned General Mixed-Use Zone, exception 221 with a height limit of 11m [GM[221] H11] under the City of Ottawa’s Zoning By-law 2008-250. Under the GM zone, a retail store, such as the Beer Store, is a permitted use.

The Applicant makes this application for consent for a long-term lease between the Applicant and the Beer Store to be registered on part 1 of the attached draft plan of reference. The effect of this consent would be to permit the long-term lease of an established retail amenity in a convenient and accessible location.

The Applicant proposes no development, redevelopment, or any changes to the Property related to the proposed long-term lease.

No plan of subdivision is required for the proper and orderly development of the municipality in the circumstances and thus, a consent under section 53 of the *Planning Act* is appropriate.

In determining whether provisional consent ought to be given, regard must be had for the matters under subsection 51(24) of the *Planning Act*, as follows at Table 1:

<b>LEGISLATED MATTER FOR CONSIDERATION</b>	<b>PROPOSED CONSENT</b>
<p>In considering a consent, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality</p>	<p>The consent, as proposed, will not change any existing character or feature of the building or property and as a result there will be no impacts to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality</p>



LEGISLATED MATTER FOR CONSIDERATION	PROPOSED CONSENT
<p>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the <i>Planning Act</i></p>	<p>The consent, as proposed, has regard for matters of provincial interest such as:</p> <p>(h) the orderly development of safe and healthy communities;</p> <p>(k) the adequate provision of employment opportunities;</p> <p>(p) the appropriate location of growth and development;</p> <p>(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.</p> <p>Although no development is proposed, the consent would allow for an established retail store to remain in a location that is already considered appropriate for this type of use in an area that is conveniently located along existing pedestrian and cycling facilities and provide opportunities for employment.</p>
<p>whether the proposed subdivision is premature or in the public interest</p>	<p>The proposed consent in is the public interest as it would allow an established retail store to remain in the community in a convenient and accessible location.</p>
<p>whether the plan conforms to the official plan and adjacent plans of subdivision, if any</p>	<p>The Property is within the Suburban (West) Transect in the City of Ottawa’s Official Plan falls partially within the evolving neighbourhood overlay and neighbourhood designations. The Property has frontage on both Campeau Drive and Terry Fox, which are considered Minor Corridors.</p> <p>Within the Suburban Transect, the City aims to, among other things, recognize existing patterns of development while supporting an evolution towards 15 minute neighbourhoods.</p> <p>In the circumstances, the Property is within an existing pattern of development that delineates between residential uses and commercial uses,</p>

	while also being readily accessible to area residents on foot making access to the Property walkable within the 15 minute neighbourhood format.
<b>LEGISLATED MATTER FOR CONSIDERATION</b>	<b>PROPOSED CONSENT</b>
the suitability of the land for the purposes for which it is to be subdivided	The present use is permitted and desirable and no changes are proposed.
if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing	n/a
the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them	n/a
the dimensions and shapes of the proposed lots	n/a
the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land	n/a
conservation of natural resources and flood control;	n/a
the adequacy of utilities and municipal services;	The adequacy of utilities and municipal services are not at issue as no changes are proposed.
the adequacy of school sites	n/a
the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	n/a
the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy are not at issue as no changes are proposed.



LEGISLATED MATTER FOR CONSIDERATION	PROPOSED CONSENT
the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of the <i>Act Planning Act</i>	n/a

Based on the foregoing, the Applicant submits that a consent for a long term lease as proposed herein ought to be granted in the circumstances.

In support of this application, please find enclosed:

- Draft Plan of Reference
- Completed Application Form
- Written Confirmation from a City Infill Forester that a Tree Information Report is not necessary
- Parcel Abstract for the Property
- A cheque made out to the City of Ottawa for \$1,640.00 for the application fee

Please confirm receipt of this application.

Sincerely,

**Gowling WLG (Canada) LLP**

Crystal McConkey 

DD/CM/mt

Encls



BY EMAIL AND BY COURIER

November 4, 2024

Committee of Adjustment, City of Ottawa  
101 Centrepointe Drive, 4th Floor  
Ottawa ON K2G 5K7

Committee of Adjustment  
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City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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Direct Fax 613-788-3416  
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Crystal McConkey  
T: +1 613 786 0202  
[crystal.mcconkey@gowlingwlg.com](mailto:crystal.mcconkey@gowlingwlg.com)  
02454727.1

Attn: Michel Bellemare, Secretary-Treasurer

**Re: Application for Consent – Long Term Lease – 499 Terry Fox Drive, Ottawa**

Dear Mr. Bellemare:

We are the lawyers for Signature Centre Ltd. (the "**Applicant**") with respect to the enclosed application for consent under section 53(1) of the *Planning Act* for permission to enter into a lease for a period of twenty-one years or more with an existing commercial tenant.

The Applicant is the registered owner of the property municipally known as 499 Terry Fox Drive in the Kanata area of the City of Ottawa, and legally described as:

PART OF BLOCKS 118, 119, 120 AND 130 PLAN 4M789 AND ALL OF BLOCK 129 PLAN 4M789, PARTS 1, 3, 5, 7 AND 8 PLAN 4R13558, CITY OF KANATA. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF KANATA OVER PART 2 PLAN 4R14447 AS IN LT1273991, being PIN 04749-1139.

(the "**Property**")

The Property is an approximately 47,723 square metre site and contains a shopping mall, a shared surface-parking parking lot, and three free-standing buildings, including one which is currently tenanted by the Bank of Montreal (the "**Bank**"). The Bank, which provides a necessary service to the community, is located at the easternmost corner of the irregularly shaped parcel and is identified as Part 2 on the attached draft plan of reference. An image of the Property is included herein, below at Image 1, with the Property outlined approximately in Red and the Bank outlined approximately in Blue.



Image 1



The Property is designated as evolving neighbourhood overlay and neighbourhood under the City of Ottawa's Official Plan, adopted by By-law 2021-386, and zoned General Mixed-Use Zone, exception 221 with a height limit of 11m [GM[221] H11] under the City of Ottawa's Zoning By-law 2008-250. Under the GM zone, a bank is a permitted use.

The Applicant makes this application for consent for a long-term lease between the Applicant and the Bank to be registered on part 2 of the attached draft plan of reference. The effect of this consent would be to permit the long-term lease of an established banking institution in a convenient and accessible location.

The Applicant proposes no development, redevelopment, or any changes to the Property related to the proposed long-term lease.

No plan of subdivision is required for the proper and orderly development of the municipality in the circumstances and thus, a consent under section 53 of the *Planning Act* is appropriate.

In determining whether provisional consent ought to be given, regard must be had for the matters under subsection 51(24) of the *Planning Act*, as follows at Table 1:

<b>LEGISLATED MATTER FOR CONSIDERATION</b>	<b>PROPOSED CONSENT</b>
<p>In considering a consent, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality</p>	<p>The consent, as proposed, will not change any existing character or feature of the building or property and as a result there will be no impacts to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality</p>

LEGISLATED MATTER FOR CONSIDERATION	PROPOSED CONSENT
<p>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the <i>Planning Act</i></p>	<p>The consent, as proposed, has regard for matters of provincial interest such as:</p> <ul style="list-style-type: none"> <li>(h) the orderly development of safe and healthy communities;</li> <li>(k) the adequate provision of employment opportunities;</li> <li>(p) the appropriate location of growth and development;</li> <li>(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.</li> </ul> <p>Although no development is proposed, the consent would allow for an established banking institution to remain in a location that is already considered appropriate for this type of use in an area that is conveniently located along existing pedestrian and cycling facilities and provide opportunities for employment.</p>
<p>whether the proposed subdivision is premature or in the public interest</p>	<p>The proposed consent in is the public interest as it would allow an established, necessary service to remain in the community in convenient and accessible location.</p>
<p>whether the plan conforms to the official plan and adjacent plans of subdivision, if any</p>	<p>The Property is within the Suburban (West) Transect in the City of Ottawa's Official Plan falls partially within the evolving neighbourhood overlay and neighbourhood designations. The Property has frontage on both Campeau Drive and Terry Fox, which are considered Minor Corridors.</p> <p>Within the Suburban Transect, the City aims to, among other things, recognize existing patterns of development while supporting an evolution towards 15 minute neighbourhoods.</p> <p>In the circumstances, the Property is within an existing pattern of development that delineates between residential uses and commercial uses,</p>



	while also being readily accessible to area residents on foot making access to the Property walkable within the 15 minute neighbourhood format.
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the suitability of the land for the purposes for which it is to be subdivided	The present use is permitted and desirable and no changes are proposed.
if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing	n/a
the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them	n/a
the dimensions and shapes of the proposed lots	n/a
the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land	n/a
conservation of natural resources and flood control;	n/a
the adequacy of utilities and municipal services;	The adequacy of utilities and municipal services are not at issue as no changes are proposed.
the adequacy of school sites	n/a
the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	n/a
the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy are not at issue as no changes are proposed.

LEGISLATED MATTER FOR CONSIDERATION	PROPOSED CONSENT
the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of the <i>Act Planning Act</i>	n/a

Based on the foregoing, the Applicant submits that a consent for a long term lease as proposed herein ought to be granted in the circumstances.

In support of this application, please find enclosed:

- Draft Plan of Reference
- Completed Application Form
- Written Confirmation from a City Infill Forester that a Tree Information Report is not necessary
- Parcel Abstract for the Property
- A cheque made out to the City of Ottawa for \$3,639.00 for the application fee

Please confirm receipt of this application.

Sincerely,

**Gowling WLG (Canada) LLP**



Crystal McConkey

DD/CM/mt

Encls





**Consent / Severance Application  
Committee of Adjustment  
Section 53 of the *Planning Act***

**Notice of public record**

Information and material required in support of your application must be made available to the public pursuant to the *Planning Act*. Also, pursuant to the **Municipal Freedom of Information and Protection of Privacy Act**, personal information on this form is collected under the authority of the *Planning Act* and will be used to process the application.

**Committee staff are available by appointment to review an application before filing.**

**Applications will be placed on hold if required information is not provided.**

**Section 1: Pre-application consultation checklist**

**Indicate who you consulted before filing your application.**

- Development Information Officer ([dioinquiry@ottawa.ca](mailto:dioinquiry@ottawa.ca))
- A solicitor (Consent Applications involve legal processes)
- City Planning staff
- City Infill Forester ([cofa\\_trees@ottawa.ca](mailto:cofa_trees@ottawa.ca))
- Conservation Authority (if applicable)
- Local community association(s)
- Neighbours
- Hydro Ottawa (<http://hydroottawa.com/en>)
- Other \_\_\_\_\_

**Section 2: Submission requirements**

1. A completed **Application Form – 1 copy**
2. A **detailed cover letter** explaining your proposal and referring to the subdivision criteria under section 51(24) of the *Planning Act*, and including all planning evidence necessary to support your application. – **1 copy**
3. A **Tree Information Report (TIR)** as required under the Tree Protection By-law or **written confirmation from a City Infill Forester that a TIR is not necessary.** – **1 copy**
4. A **Draft Reference Plan**, in metric, prepared by an Ontario Land Surveyor showing all existing structures and all trees protected under the Tree Protection By-law. A sketch may be substituted for a Draft Reference Plan for applications in the rural area– **1 full-size copy and 1 reduced copy**
5. A **Parcel Abstract Page** or letter from a solicitor confirming the names of **all** Registered Owners.
6. For applications in the rural area, a completed [Schedule A: Rural Consent Additional Application Information](#). – **1 copy**
7. The **application fee**.

Office Use Only		
Application No:	Application Received (dd/mm/yyyy)	
Client service centre staff:	File lead:	
Fee Received:	Ward No.:	Panel No.

### Section 3: Subject property

**1. Location**

a) Municipal address:

b) Neighbourhood:

c) City Ward:

d) Legal description:

**2. Planning information (Please contact a Development Information Officer):**

a) Official Plan designation:

b) Zoning designation:

c) Zoning By-law #:

**3. Registered owner(s) and authorized agent**

a) Registered property owner information (all owner or company names must be listed):

Check this box if you are applying under an agreement to purchase and sale

Name(s):

Mailing address:

Telephone:  Email:

**b) Agent information:**

Name:

Mailing address:

Telephone:  Email:

If applicable, all communications will be sent to the owner's authorized agent.

4. Do you require matters to be conducted in French?  Yes  No



## Section 4: Application details

### 1. Purpose of application: (e.g, severance to create a new lot for residential development)

Permission for consent for a long term lease  
 proposed lease is for lands identified as Part 2 on the enclosed draft plan of reference and as further detailed in the attached covering letter.

### 2. Type of transaction for which consent is requested: (check all that apply)

- Conveyance for lot creation (severance)       Easement / right of way  
 Conveyance for a lot line adjustment       Long-term lease  
 Mortgage/ partial discharge of mortgage       Other  
 Joint-use and maintenance agreement

### 3. If a lot line adjustment, the lot to which the severed land will be added and the name of the person(s) to whom the land or interest in land is to be transferred, charged or leased:

### 4. Are there any **existing easements or restrictive covenants** affecting the subject land? If so, describe the existing easement or covenant and its effect:

Existing easement over the Subject Property in favour of the City of Ottawa which will not be impacted by the proposal herein.

### 5. Proposed conveyance

Lot	Severed	Retained
Parts on Draft Reference Plan		
Frontage (m) - include all frontages		
Depth (m) - indicate if irregular		
Area (m <sup>2</sup> or ha)		
This lot fronts on (Name of St/Rd)		

### 6. Certificate for retained land (not applicable to lot line adjustments)

Does this application include a request for a certificate for the retained land as referred to in clause 53 (42.1)(a) of the *Planning Act*?       Yes       No

If Yes, *Planning Act* regulations require a statement from an Ontario solicitor in good standing indicating that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. If the application is approved, a registrable legal description for the retained land will also be required.

**7. Proposed easement / right-of-way**

If no severance is proposed, indicate the Part(s), dimensions and purpose of the proposed easement/ right-of-way on the existing lot. If a severance is proposed, easements/rights-of-way on the retained land require a secondary application.

Lot	Severed or Existing
Parts on Draft Reference Plan	
Frontage (m) (include all frontages on open roadways)	
Depth (m) (please indicate if depth is irregular)	
Area (m <sup>2</sup> or ha)	
Purpose (e.g., Access, servicing)	

**8. Use of property**

Lot	Severed	Retained
Existing use(s)		
Proposed use(s)		

**9. Buildings / structures (e.g., Detached, semi-detached, vacant)**

Lot	Severed	Retained
Existing		
Date of construction		
Address of existing building(s)		
Proposed		

**10. Water, sewage and stormwater (existing & proposed)**

Lot	Severed	Retained
Existing water supply (e.g., City water, private well, lake or water body)		
Proposed water supply		
Existing sewage disposal (e.g., City sanitary sewer, private septic, privy)		
Proposed sewage disposal		
Existing stormwater drainage (e.g., City storm sewers, roadside ditch, lot swale)		

Proposed stormwater drainage		
------------------------------	--	--

**11. Access**

Lot	Severed	Retained
Type of Access (e.g., Municipal road, regional road, right-of-way/ lane)		

**12. Are there any agriculture operations, abattoirs, livestock operations, stockyards, kennels, and/ or aggregate operations (sand/gravel pit and/or quarry) location within 1000 metres of the subject lands? Yes  No**

If Yes, please provide the municipal address below and illustrate on a sketch and complete the Ontario Ministry of Agriculture, Food and Rural Affairs **Minimum Distance Separation (MDS)** form found in Schedule A: Rural Consent Additional Application Information.

**13. Current or past applications:**

Has this property been the subject of:	File number	Approval date	Active (Yes / No)
Official plan amendment			
Zoning by-law amendment			
Subdivision application			
Site Plan application			
Consent application			
Minor variance application			
Building permit application			
Other (i.e. Road opening, Tree permit)			



**Section 5: Affidavit / declaration**

I, Crystal McConkey, of the City of Ottawa, solemnly declare that all of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath.

**Sworn/ Declared before me**

in the City of Ottawa

this 4 day of November 2024.

Melinda Juance

**Notary Public**  
Commissioner of Oaths, etc.  
a Commissioner, etc., Province of  
Ontario, for Gowling WLG (Canada) LLP.

[Signature]  
Signature of applicant

**Section 6: Authorization of owner for agent to make the application**

If the application is to be signed by an agent/solicitor on behalf of the owner, one of the following authorizations must be completed or the owner must submit a letter of authorization. Authorization must be signed by all Registered Owners.

**A. Where the property is owned by one or more natural persons:**

I, \_\_\_\_\_ am the owner of the land that is the subject of this application and I authorize \_\_\_\_\_ to make this application on my behalf.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of owner

**B. Where the property is owned by a corporation:**

I, Christopher B. Taggart having signing authority for Signature Centre Ltd. (name of corporation or number company)

that is the owner of the land that is the subject of this application, authorize

Crystal McConkey/Darrell Daley of Gowling WLG (Canada) LLP to make this application on the corporation's behalf.

October 31, 2024  
\_\_\_\_\_  
Date

DocuSigned by:  
Christopher B. Taggart  
E33451418CFF4D6...  
\_\_\_\_\_  
Signature of signing officer

## McConkey, Crystal

---

**From:** Alvarez-Barkham, Julian <julian.alvarez-barkham@ottawa.ca>  
**Sent:** September 16, 2024 4:01 PM  
**To:** McConkey, Crystal  
**Cc:** Torrance, Melinda; Committee of Adjustment Trees/Comité de Dérogation Arbres  
**Subject:** RE: Committee of Adjustment - TIR inquiry [499 Terry Fox Dr]

**This message originated from outside of Gowling WLG. | Ce message provient de l'extérieur de Gowling WLG.**

---

Hello Crystal,

As per your request: a TIR is not required for your application to extend a commercial lease in excess of 21 years, at the above address.

Please share this email with your COA coordinator as confirmation.

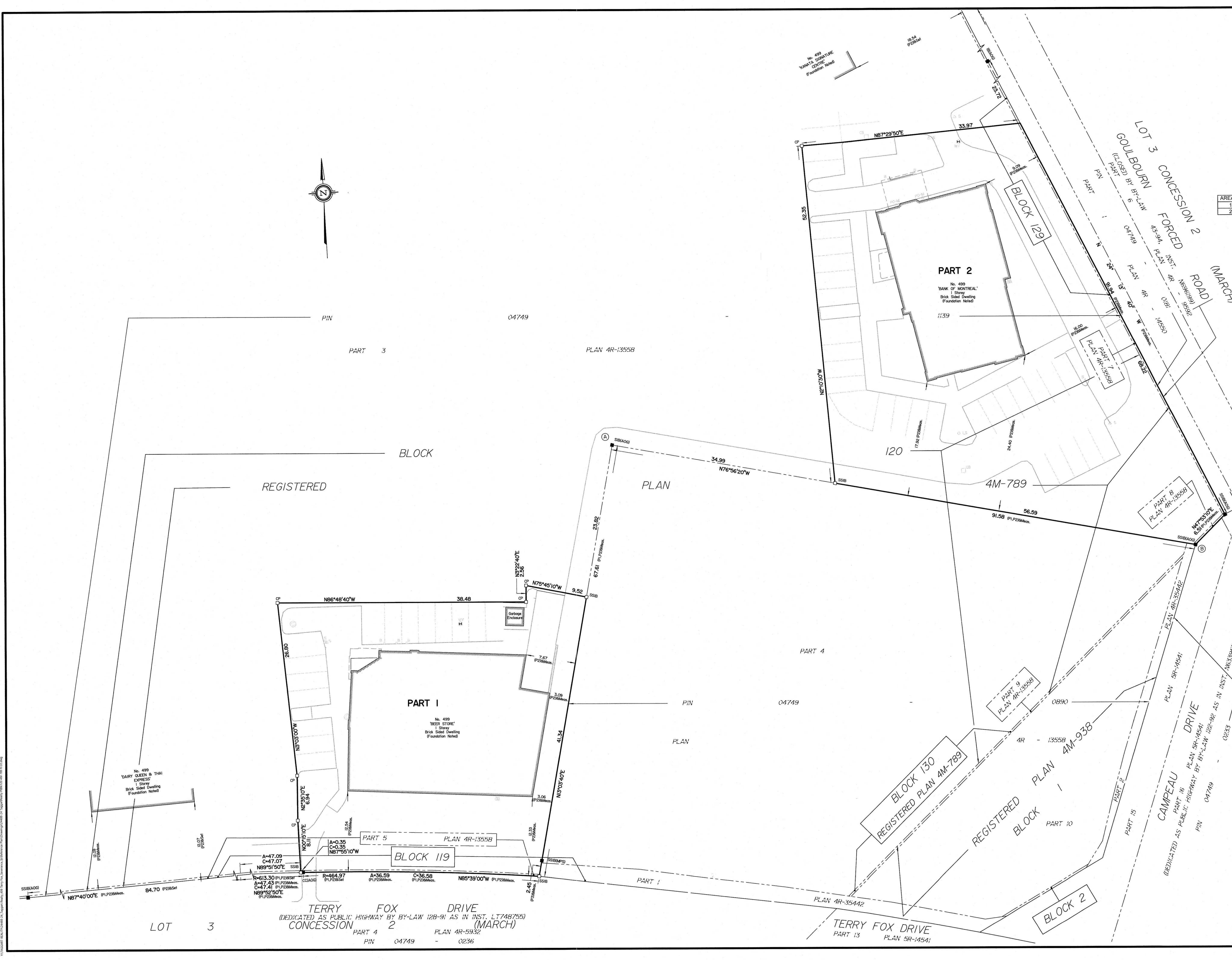
Kind regards,

**Julian Alvarez-Barkham** (he/him/il)  
Planning Forester (T) | Forestier – Plannification (T)  
Natural Systems | Systèmes Naturelles  
City of Ottawa | Ville d'Ottawa

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Je vous remercie de votre collaboration.





SCHEDULE				
AREA (Sq.m)	PART	BLOCK	PLAN	PIN
1771.7	1	PART OF 119	4M-789	PART OF 04749-1139
2787.5	2	120, 129 AND 130		

PLAN OF SURVEY OF  
**PART OF BLOCKS 119, 120, 129 AND 130**  
**REGISTERED PLAN 4M-789**  
**CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
 Scale 1 : 250

The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:250.

**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 \_\_\_\_\_, 2024.

MMM DD YYYY  
 Date  
 Jamie Leslie  
 Ontario Land Surveyor  
 This plan of survey relates to AOLS Plan Submission Form Number V-90424

- Notes & Legend**
- Denotes Survey Monument Planted
  - " Survey Monument Found
  - SIB " Standard Iron Bar
  - SSIB " Short Standard Iron Bar
  - IB " Iron Bar
  - CC " Cut Cross
  - CP " Concrete Pin
  - Meas. " Measured
  - (AO6) " Annis, O'Sullivan, Vollebek Ltd.
  - (P1) " Plan 4R-13558
  - (P2) " (AOG) Plan Dated August 1, 2006
  - (P3) " Plan 4R-35442

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999925.  
 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 N76°56'20"W and are referenced to Specified Control Points 01919680037 and 01919791051, 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 01919680037 and 01919791051, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

01919680037	Northing	5023507.89	Easting	351533.87
01919791051	Northing	5032569.51	Easting	343633.72
Point A	Northing	5019120.32	Easting	350373.15
Point B	Northing	5019069.63	Easting	350462.35

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

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S8  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: info@annisov.com

1:250 Scale (P1, P2, P3) and (AO6) are for information only. The survey was conducted on 08/01/2024. The plan was prepared on 08/01/2024. The plan is subject to the provisions of the Surveyors Act, R.S.O. 1990, c. 429, s. 32(1) and the regulations made under it. The plan is not to be used for any purpose other than that for which it was prepared.



PROPERTY DESCRIPTION: PART OF BLOCKS 118, 119, 120 AND 130 PLAN 4M789 AND ALL OF BLOCK 129 PLAN 4M789, PARTS 1, 3, 5, 7 AND 8 PLAN 4R13558, CITY OF KANATA. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF KANATA OVER PART 2 PLAN 4R14447 AS IN LT1273991.

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

DIVISION FROM 04749-1137

PIN CREATION DATE:

2001/09/19

OWNERS' NAMES

SIGNATURE CENTRE LTD.

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/09/19 **</i>						
LT720147	1991/05/13	NOTICE			THE CORPORATION OF THE CITY OF KANATA	C
		<i>CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM MULTIPLE PROPERTIES IN ERROR AND WAS RE-INSTATED ON 1997/08/14 BY MONICA WASAG.</i>				
LT731371	1991/07/31	NOTICE			THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
		<i>CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM MULTIPLE PROPERTIES IN ERROR AND WAS RE-INSTATED ON 1997/08/14 BY MONICA WASAG.</i>				
LT732269	1991/08/02	NOTICE			KANATA HYDRO-ELECTRIC COMMISSION	C
LT735802	1991/08/28	NOTICE			THE CORPORATION OF THE CITY OF KANATA	C
		<i>REMARKS: SUBDIVISION AGREEMENT</i>				
		<i>CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM MULTIPLE PROPERTIES IN ERROR AND WAS RE-INSTATED ON 1997/08/14 BY MONICA WASAG.</i>				
LT867030	1993/12/24	NOTICE			THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	C
		<i>REMARKS: LT731371</i>				
		<i>CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM MULTIPLE PROPERTIES IN ERROR AND WAS RE-INSTATED ON 1997/08/14 BY MONICA WASAG.</i>				
LT1057445	1997/07/09	NOTICE		SIGNATURE RIDGE DEVELOPMENTS INC.	THE CORPORATION OF THE CITY OF KANATA	C
		<i>REMARKS: LT735802</i>				
4R13503	1998/01/22	PLAN REFERENCE				C
4R13558	1998/02/11	PLAN REFERENCE				C
LT1111716	1998/03/25	NOTICE		SIGNATURE RIDGE DEVELOPMENTS INC DEVON ESTATES LIMITED	THE CORPORATION OF THE CITY OF KANATA	C
		<i>REMARKS: AMENDING LT735802 AND LT1057445</i>				
LT1116393	1998/04/22	BYLAW		THE CORPORATION OF THE CITY OF KANATA		C
4R14447	1999/01/20	PLAN REFERENCE				C
LT1273991	2000/04/04	TRANSFER EASEMENT		DEVON ESTATES LIMITED	THE CORPORATION OF THE CITY OF KANATA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		REMARKS: PART 2 PLAN 4R14447				
LT1294205	2000/06/26	APL (GENERAL)		LOBLAW PROPERTIES LIMITED DEVEON ESTATES LIMITED	TAGGART DEVELOPMENT CORPORATION	C
LT1298391	2000/07/07	APL (GENERAL)		PENEX KANATA LTD.	DEVON ESTATES LIMITED TAGGART DEVELOPMENTS CORPORATION	C
LT1334870	2000/11/01	TRANSFER	\$975,000	DEVON ESTATES LIMITED	SIGNATURE CENTRE LTD.	C
		REMARKS: PLANNING ACT STATEMENTS				
LT1336590	2000/11/08	TRANSFER		THE CORPORATION OF THE CITY OF KANATA	SIGNATURE CENTRE LTD	C
LT1336796	2000/11/09	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIGNATURE CENTRE LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
LT1341377	2000/11/22	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SIGNATURE CENTRE LTD.	MORIN, JOHN THOMAS O'LEARY, BARRY JOSEPH	
LT1374823	2001/04/10	NOTICE		SIGNATURE CENTRE LTD	CITY OF OTTAWA	C
LT1411841	2001/08/02	NOTICE		SIGNATURE CENTRE LTD.	CITY OF OTTAWA	C
LT1411842	2001/08/02	NOTICE		SIGNATURE CENTRE LTD.	CITY OF OTTAWA	C
LT1411843	2001/08/02	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	CITY OF OTTAWA	
		REMARKS: LT1336796 AND LT1411841				
LT1411844	2001/08/02	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** MORIN, JOHN THOMAS	CITY OF OTTAWA	
		REMARKS: LT1341377 AND LT1411841				
LT1411845	2001/08/02	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** O'LEARY, BARRY JOSEPH	CITY OF OTTAWA	
		REMARKS: LT1341377 AND LT1411841				
LT1422704	2001/08/31	NOTICE OF LEASE	\$1	SIGNATURE CENTRE LTD	BANK OF MONTREAL	C
OC2698	2001/09/26	NOTICE OF LEASE		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.	BLEEKER STEREO AND TELEVISION LIMITED	

LAND  
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OFFICE #4

04749-1139 (LT)

PREPARED FOR mtorrance03  
ON 2024/08/30 AT 09:21:22

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC2699	2001/09/26	NOTICE OF LEASE		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.	1437141 ONTARIO INC.	
OC2700	2001/09/26	NOTICE OF LEASE		SIGNATURE CENTRE LTD.	SHOPPERS REALTY INC.	C
OC2701	2001/09/26	NOTICE OF LEASE		SIGNATURE CENTRE LTD.	K.F.S. LIMITED	C
OC2702	2001/09/26	NOTICE OF LEASE		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.	1470189 ONTARIO INC.	
OC5497	2001/10/03	NOTICE OF LEASE		*** COMPLETELY DELETED *** BOND'S DECOR LTD.	SIGNATURE CENTRE LTD.	
OC7605	2001/10/12	CHARGE		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.	CLARICA LIFE INSURANCE COMPANY	
OC7606	2001/10/12	NOTICE		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.	CLARICA LIFE INSURANCE COMPANY	
		<i>REMARKS: CHARGE NO. OC7605</i>				
OC7607	2001/10/12	NOTICE		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.	CLARICA LIFE INSURANCE COMPANY	
		<i>REMARKS: CHARGE NO. OC7605</i>				
OC7608	2001/10/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** MORIN, JOHN THOMAS O'LEARY, BARRY JOSEPH		
		<i>REMARKS: RE: LT1341377</i>				
OC11357	2001/10/25	NOTICE OF LEASE		SIGNATURE CENTRE LTD.	BREWERS RETAIL INC.	C
OC15725	2001/11/07	NOTICE		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.	CLARICA LIFE INSURANCE COMPANY	
		<i>REMARKS: OC7605</i>				
OC26564	2001/12/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		<i>REMARKS: RE: LT1336796</i>				
OC189465	2003/04/17	NOTICE OF LEASE		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD	BLOCKBUSTER CANADA CO.	
OC620571	2006/07/28	LR'S ORDER		LAND REGISTRAR		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		REMARKS: OWNERS FIELD				
OC624014	2006/08/03	CHARGE	\$23,000,000	SIGNATURE CENTRE LTD.	SUN LIFE ASSURANCE COMPANY OF CANADA	C
OC624015	2006/08/03	NO ASSGN RENT GEN		SIGNATURE CENTRE LTD.	SUN LIFE ASSURANCE COMPANY OF CANADA	C
		REMARKS: OC624014.				
OC625774	2006/08/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** SUN LIFE ASSURANCE COMPANY OF CANADA		
		REMARKS: RE: OC7605				
OC636727	2006/09/05	APL (GENERAL)		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.		
		REMARKS: DELETING OC2702				
OC669275	2006/12/11	NOTICE OF LEASE		SIGNATURE CENTRE LTD.	FARM BOY INC.	C
OC1417826	2012/10/10	APL (GENERAL)		SIGNATURE CENTRE LTD.	BANK OF MONTREAL	C
		REMARKS: AMENDMENT TO LEASE LT1422704				
OC1634802	2014/11/05	CHARGE		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.	EUROPEAN INVESTING SYNDICATE LTD	
OC1634803	2014/11/05	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.	EUROPEAN INVESTING SYNDICATE LTD	
		REMARKS: OC1634802.				
OC1806830	2016/07/18	APL (GENERAL)		BANK OF MONTREAL		C
		REMARKS: AMENDING LT1422704 AND OC1417826				
OC1954658	2017/11/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** EUROPEAN INVESTING SYNDICATE LTD		
		REMARKS: OC1634802.				
OC2175379	2019/12/13	APL (GENERAL)		*** COMPLETELY DELETED *** SIGNATURE CENTRE LTD.		
		REMARKS: OC2698, OC2699, OC5497, OC189465.				
OC2175380	2019/12/13	NOTICE OF LEASE	\$1	SIGNATURE CENTRE LTD.	LIQUOR CONTROL BOARD OF ONTARIO	C
OC2176804	2019/12/17	NOTICE OF LEASE	\$1	SIGNATURE CENTRE LTD.	1437141 ONTARIO INC. O'LEARY, TAMARA LEIGH	C

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OC2178382	2019/12/20	APL CH NAME INST REMARKS: OC669275.		FARM BOY INC.	FARM BOY COMPANY INC.	C
OC2179313	2019/12/23	CHARGE	\$15,000,000	SIGNATURE CENTRE LTD.	THE BANK OF NOVA SCOTIA	C
OC2179314	2019/12/23	NO ASSGN RENT GEN REMARKS: OC2179313.		SIGNATURE CENTRE LTD.	THE BANK OF NOVA SCOTIA	C
OC2179319	2019/12/23	NO ASSG LESSOR INT REMARKS: LT1422704. OC2179313		SIGNATURE CENTRE LTD.	THE BANK OF NOVA SCOTIA	C
OC2179320	2019/12/23	NO ASSG LESSOR INT REMARKS: OC2700. OC2179313		SIGNATURE CENTRE LTD.	THE BANK OF NOVA SCOTIA	C
OC2179321	2019/12/23	NO ASSG LESSOR INT REMARKS: OC11357. OC2179313		SIGNATURE CENTRE LTD.	THE BANK OF NOVA SCOTIA	C
OC2179322	2019/12/23	NO ASSG LESSOR INT REMARKS: OC669275. OC2179313		SIGNATURE CENTRE LTD.	THE BANK OF NOVA SCOTIA	C
OC2179323	2019/12/23	NO ASSG LESSOR INT REMARKS: OC2175380. OC2179313		SIGNATURE CENTRE LTD.	THE BANK OF NOVA SCOTIA	C
OC2179324	2019/12/23	NO ASSG LESSOR INT REMARKS: OC2176804. OC2179313		SIGNATURE CENTRE LTD.	THE BANK OF NOVA SCOTIA	C
OC2411309	2021/10/14	APL (GENERAL) REMARKS: LT1422704, OC1417826 AND OC1806830		BANK OF MONTREAL		C

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