

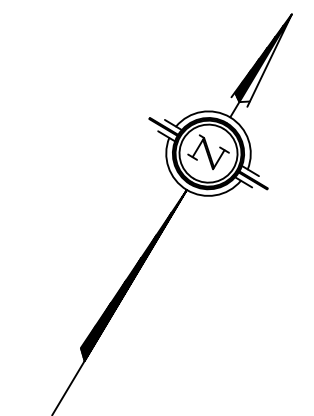
Scale 1 : 100

The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:100.

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

Area of Retained Lands (Parts 1 and 2)= 429.2 Sq.m.  
 Area of Severed Lands (Parts 3 and 4)= 337.3 Sq.m.

Committee of Adjustment  
 Received | Reçu le  
 2024-12-02  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



| SCHEDULE     |      |               |      |                   |
|--------------|------|---------------|------|-------------------|
| AREA (Sq.m.) | PART | LOT           | PLAN | PIN               |
| 378.9        | 1    |               |      |                   |
| 50.3         | 2    | ALL OF LOT 38 | 4M-8 | ALL OF 04134-0192 |
| 50.3         | 3    |               |      |                   |
| 287.0        | 4    | PART OF 37    |      |                   |

**PLAN OF SURVEY OF LOT 38 AND PART OF LOT 37 (SOUTH CLEWOW AVENUE) REGISTERED PLAN 4M-8 CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

**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 regulations made under them.  
 2. The survey was completed on the 10th day of April, 2024.

Date: \_\_\_\_\_  
 Ontario Land Surveyor  
 Jamie Leslie

- 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
  - IB# - Round Iron Bar
  - S&W - Spike & Washer
  - SSIB\* - Short Standard Iron Bar (0.3 Long)
  - IB\* - Iron Bar (0.3 Long)
  - (P) - Registered Plan 4M-14
  - (PI) - Registered Plan 4M-8
  - (P2) - (1287) Plan Dated December 21, 2005
  - (P3) - (AOG) Plan Dated October 2, 1975
  - (P4) - (AOG) Plan Dated August 22, 2022
  - (P5) - (1319) Plan Dated October 30, 1987
  - (P6) - (1287) Plan Dated May 12, 1999
  - (P7) - (AOG) Plan Dated May 24, 1988
  - (DI) - Description Per Parcel Register for Pin 04134-0192
  - OHW - Overhead Wires
  - GM - Gas Meter
  - UP - Utility Pole
  - BF - Board Fence
  - EI - Edge of Interlock
  - - Deciduous Tree
  - ★ - Coniferous Tree
  - Ø - Diameter
  - RWI - Interlock Retaining Wall
  - RWC - Concrete Retaining Wall
  - FH - Fire Hydrant
  - N/S - North/South

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999x.

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 N49°31'20"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°32'50" counter-clockwise was applied to bearings on plans (P), (P1), (P2) and (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).

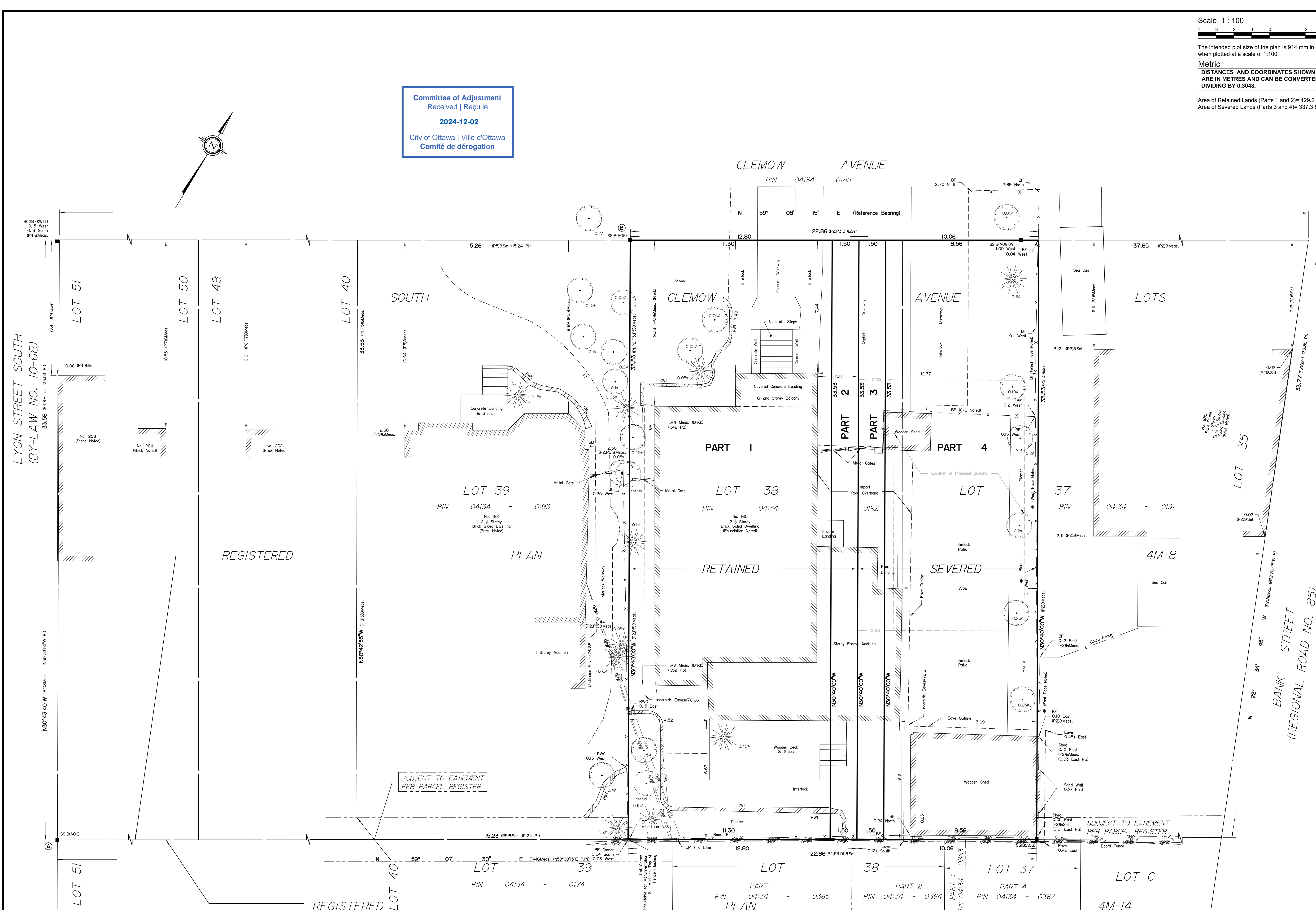
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005 Northing 5027191.26 Easting 361496.76  
 .01919680105 Northing 5024915.16 Easting 373971.65  
 .Point A Northing 5029887.55 Easting 367999.72  
 .Point B Northing 5029818.07 Easting 368152.65

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

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

Ontario Land Surveyors Job No. 24537-24 Sitew/RTSP P/L137 4M-8 R.02



**REGISTERED PLAN**

**RETAINED**

**SEVERED**

**PLAN OF SURVEY OF LOT 38 AND PART OF LOT 37 (SOUTH CLEWOW AVENUE) REGISTERED PLAN 4M-8 CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



CONSULTANTS

KEY PLAN

| ISSUE / REVISION         | DATE         |
|--------------------------|--------------|
| 01 REVIEW & COORDINATION | OCT 17, 2024 |
| 02 REVIEW & COORDINATION | NOV 05, 2024 |
| 03 COA SUBMISSION        | NOV 11, 2024 |

PROJECT NAME  
**CLEWOW DEVELOPMENT**  
 158 & 160 CLEWOW AVENUE  
 OTTAWA, ON

SHEET TITLE  
**EXISTING SITE PLAN**

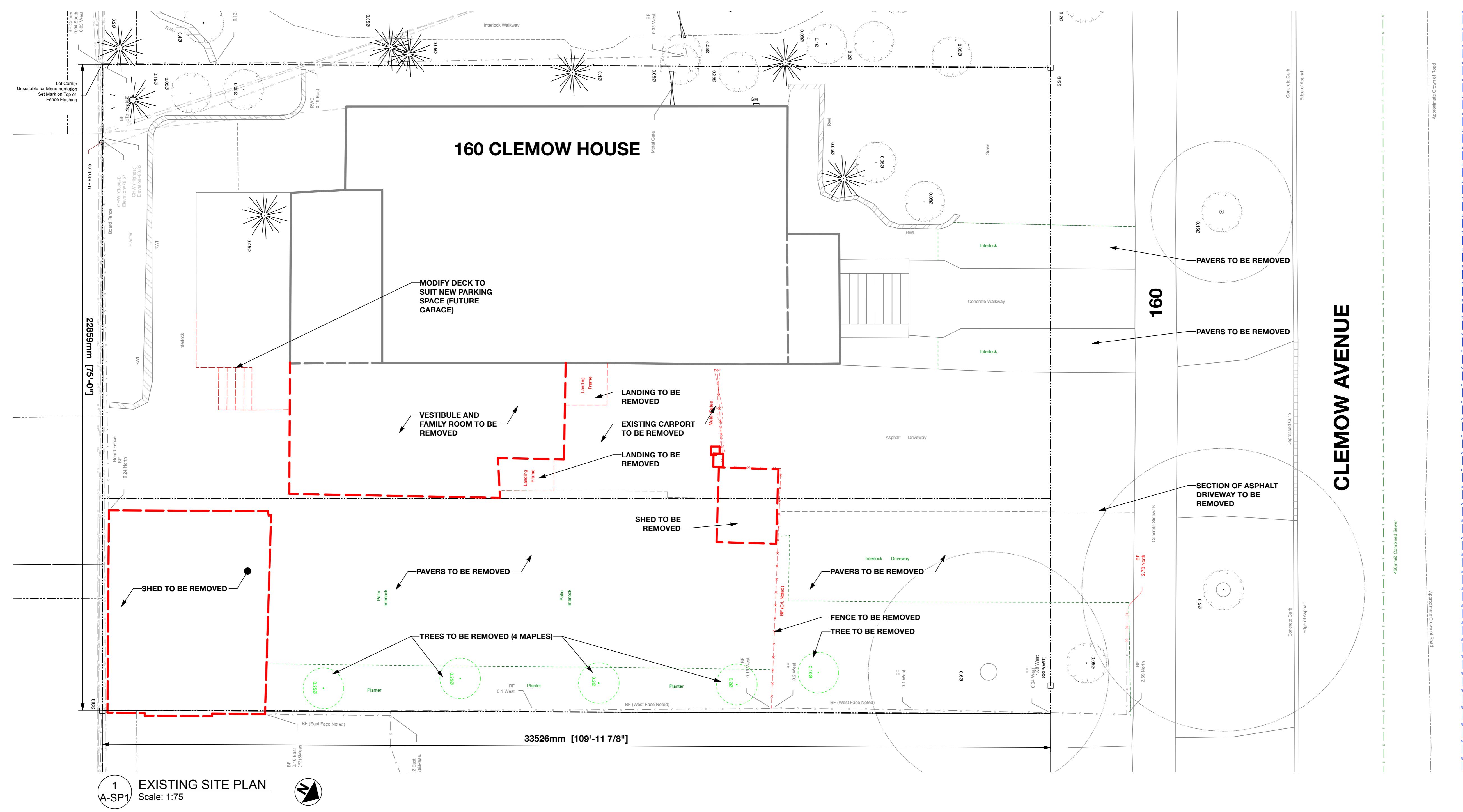
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PROJECT NO: 23020  
 DRAWN BY: GS  
 CHECKED BY: GS

SHEET

**A-SP1**

**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - TO BE REMOVED OR DEMOLISHED AS NOTED



**1** EXISTING SITE PLAN  
 A-SP1 Scale: 1:75

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- TO BE REMOVED OR DEMOLISHED AS NOTED
- EXISTING LANDSCAPED AREA
- LANDSCAPED AREA (TURF)
- LANDSCAPED AREA (PLANTING BED)
- ASPHALT



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PROJECT NAME

**CLEWOW DEVELOPMENT**  
 158 & 160 CLEWOW AVENUE  
 OTTAWA, ON

SHEET TITLE  
**PROPOSED SITE PLAN**

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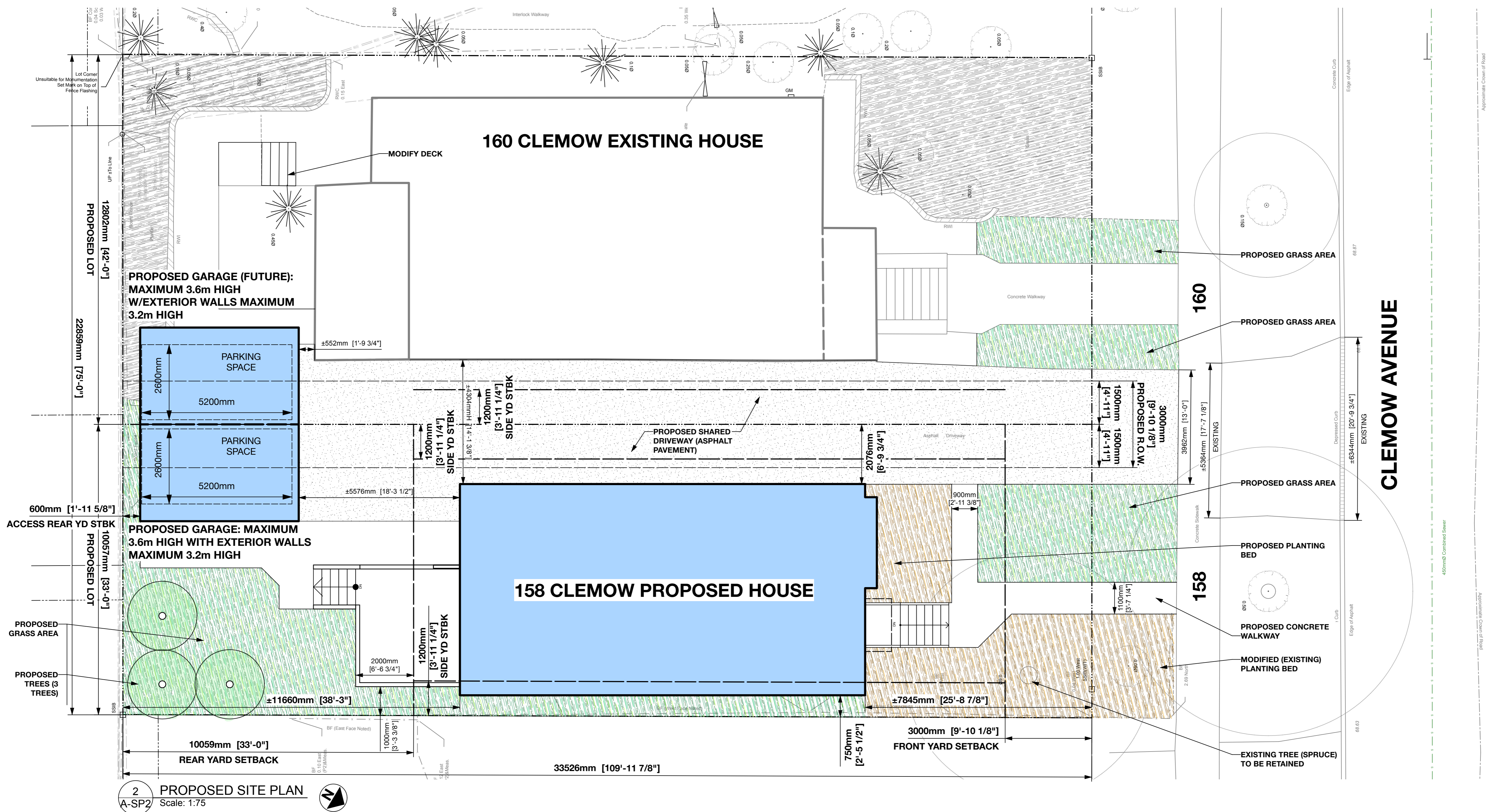
PROJECT NO: 23020

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CHECKED BY: GS

SHEET

**A-SP2**



**2** PROPOSED SITE PLAN  
 A-SP2 Scale: 1:75

SEAL



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KEY PLAN

| ISSUE / REVISION         | DATE         |
|--------------------------|--------------|
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PROJECT NAME

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**ELLEVATIONS**

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DRAWN BY: GS

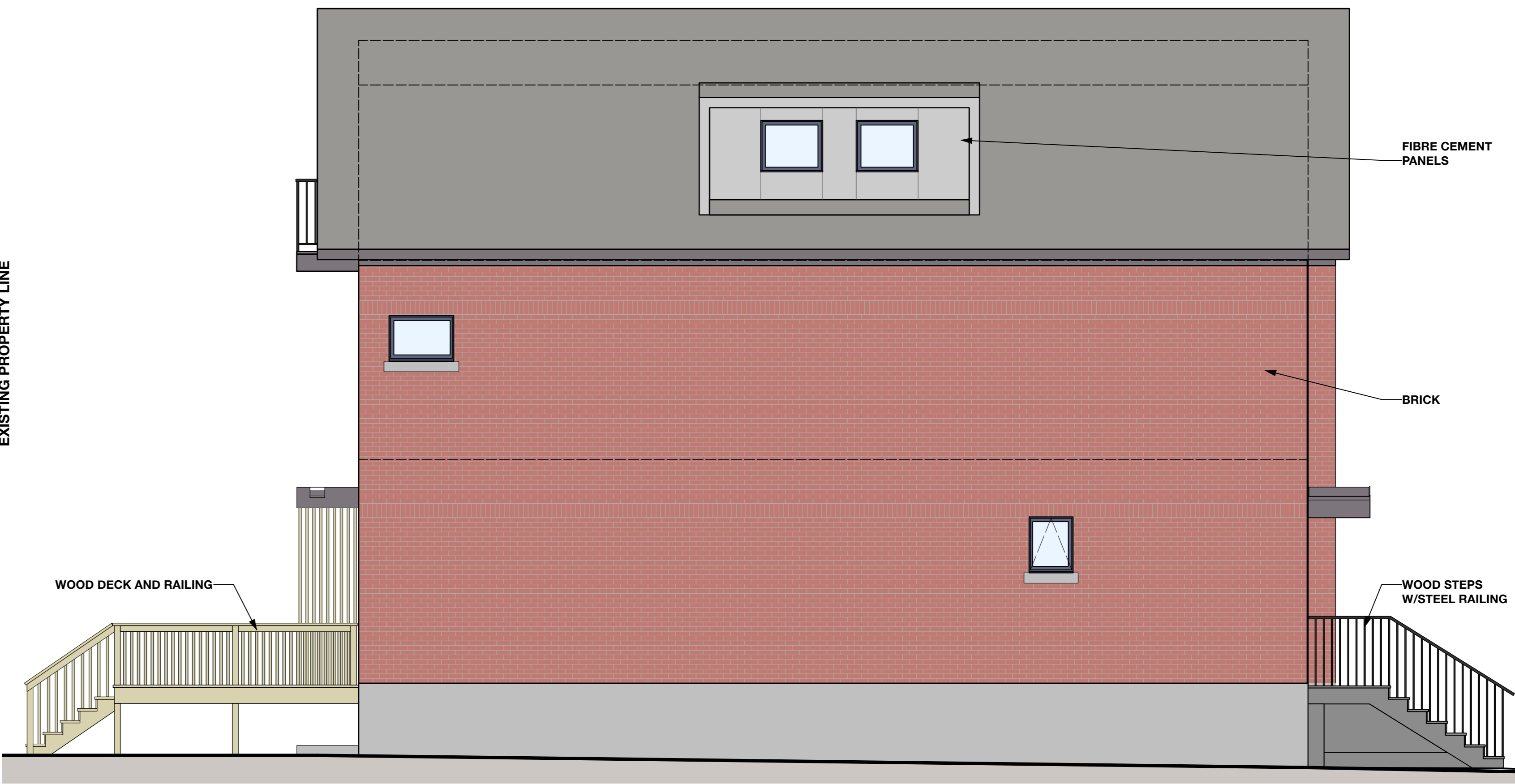
CHECKED BY: GS

SHEET

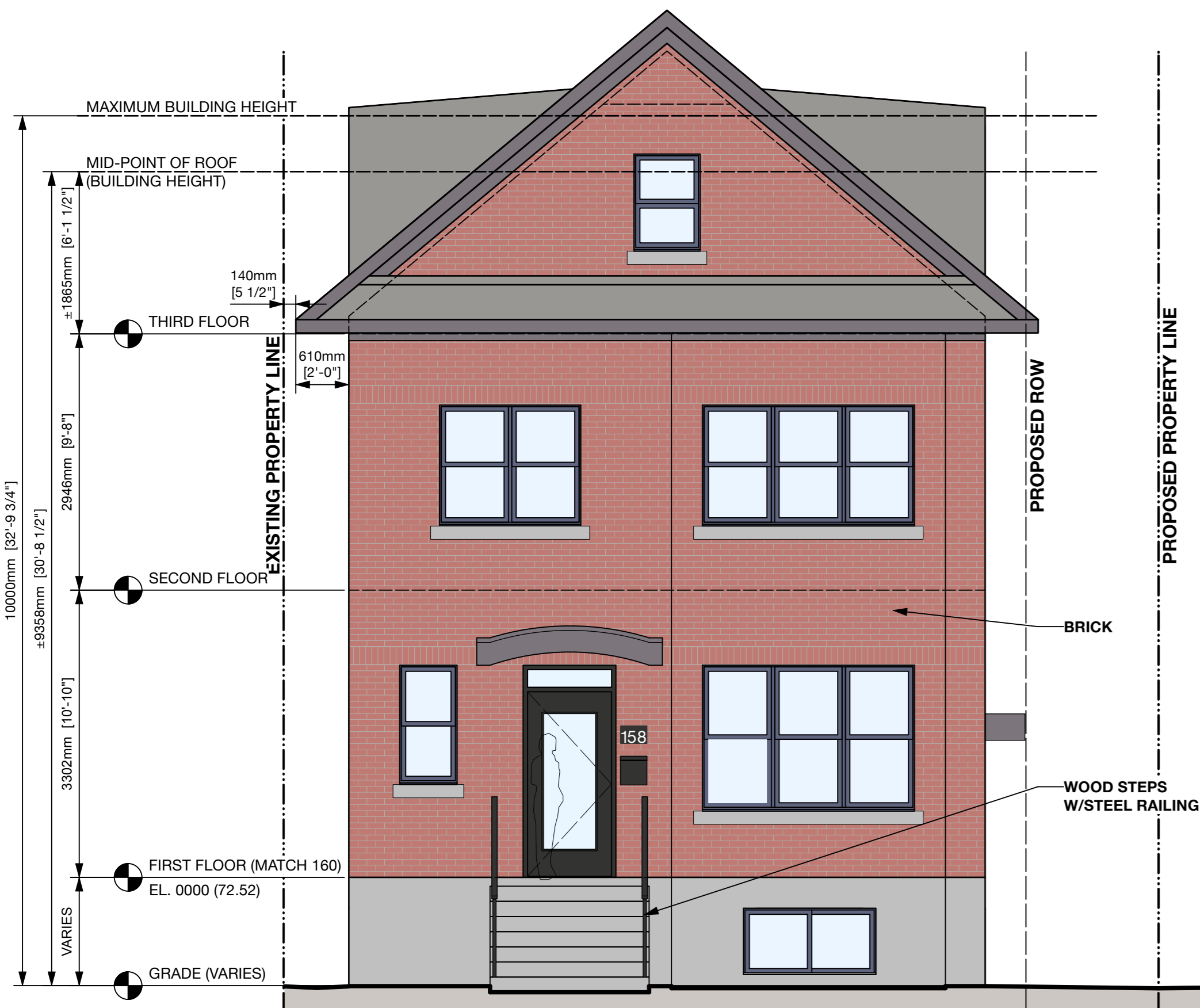
**A-201**



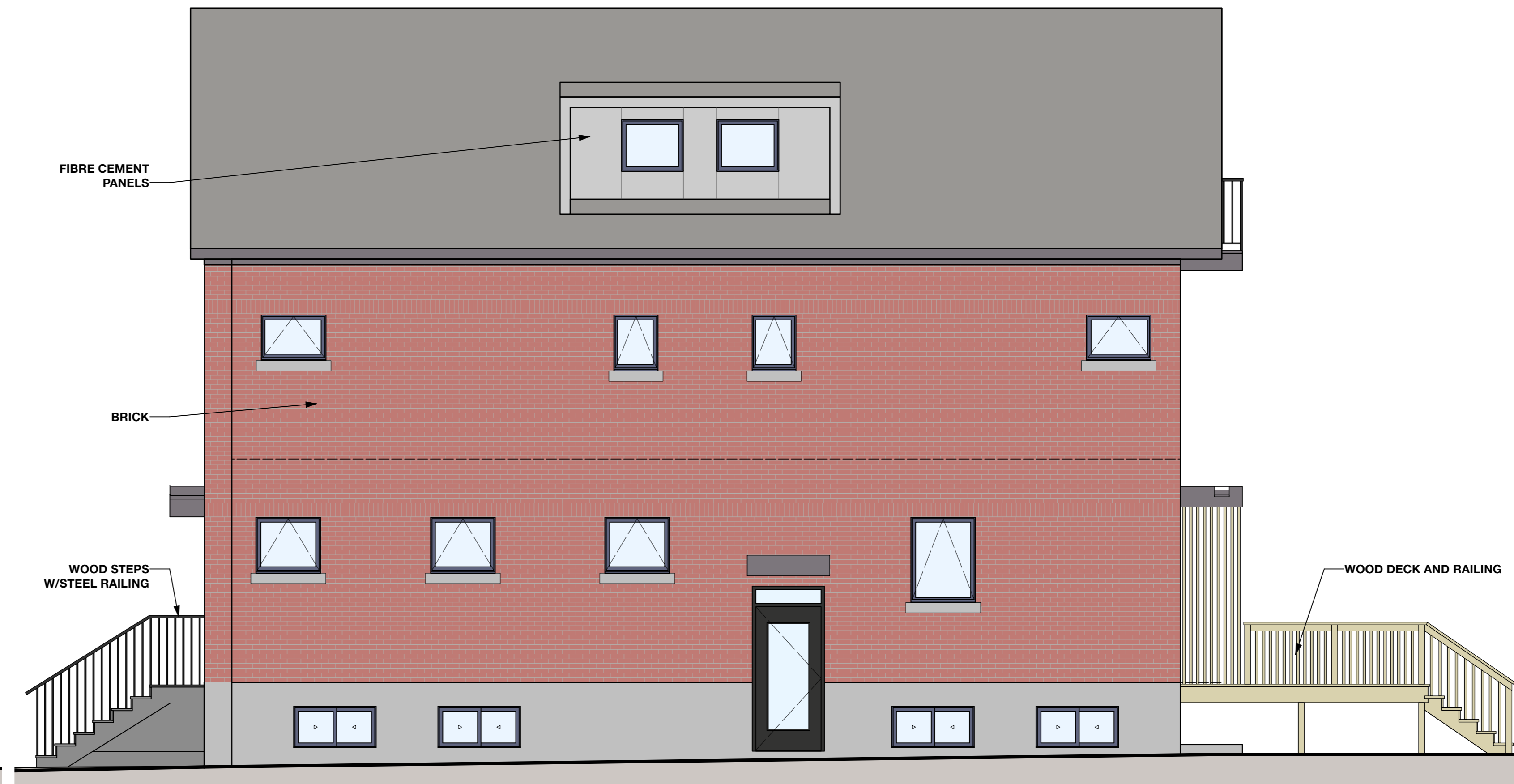
**4 SOUTH ELEVATION**  
 A-201 Scale: 1:50



**2 EAST ELEVATION**  
 A-201 Scale: 1:50



**1 NORTH ELEVATION**  
 A-201 Scale: 1:50



**3 WEST ELEVATION**  
 A-201 Scale: 1:50