

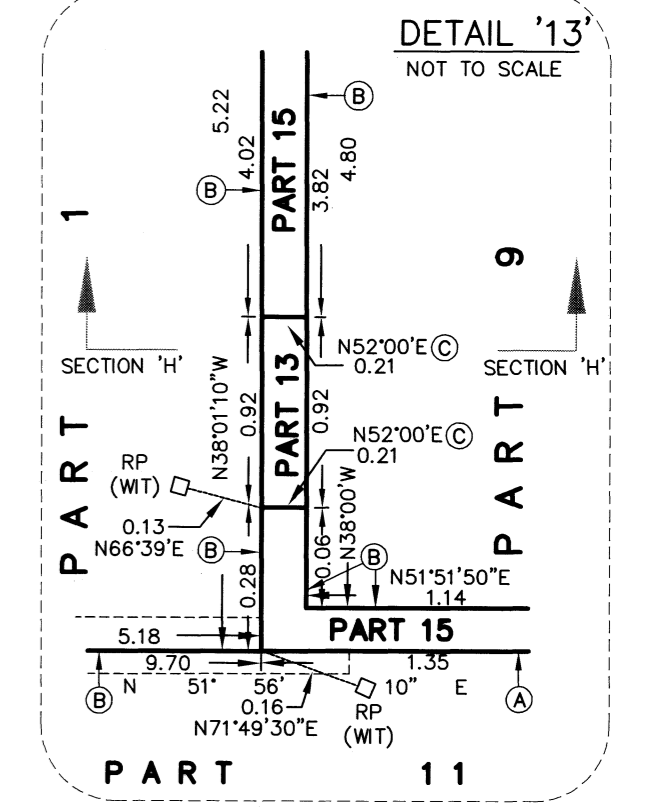
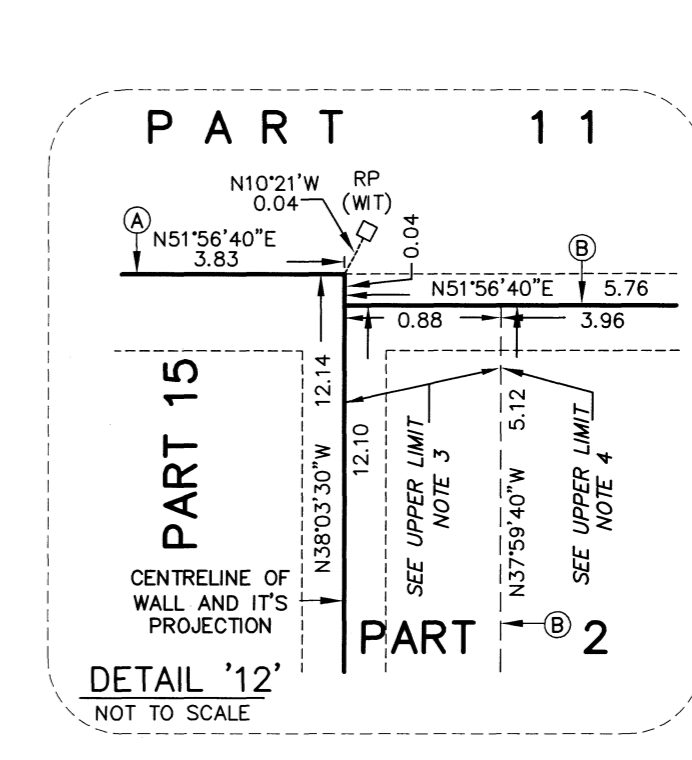
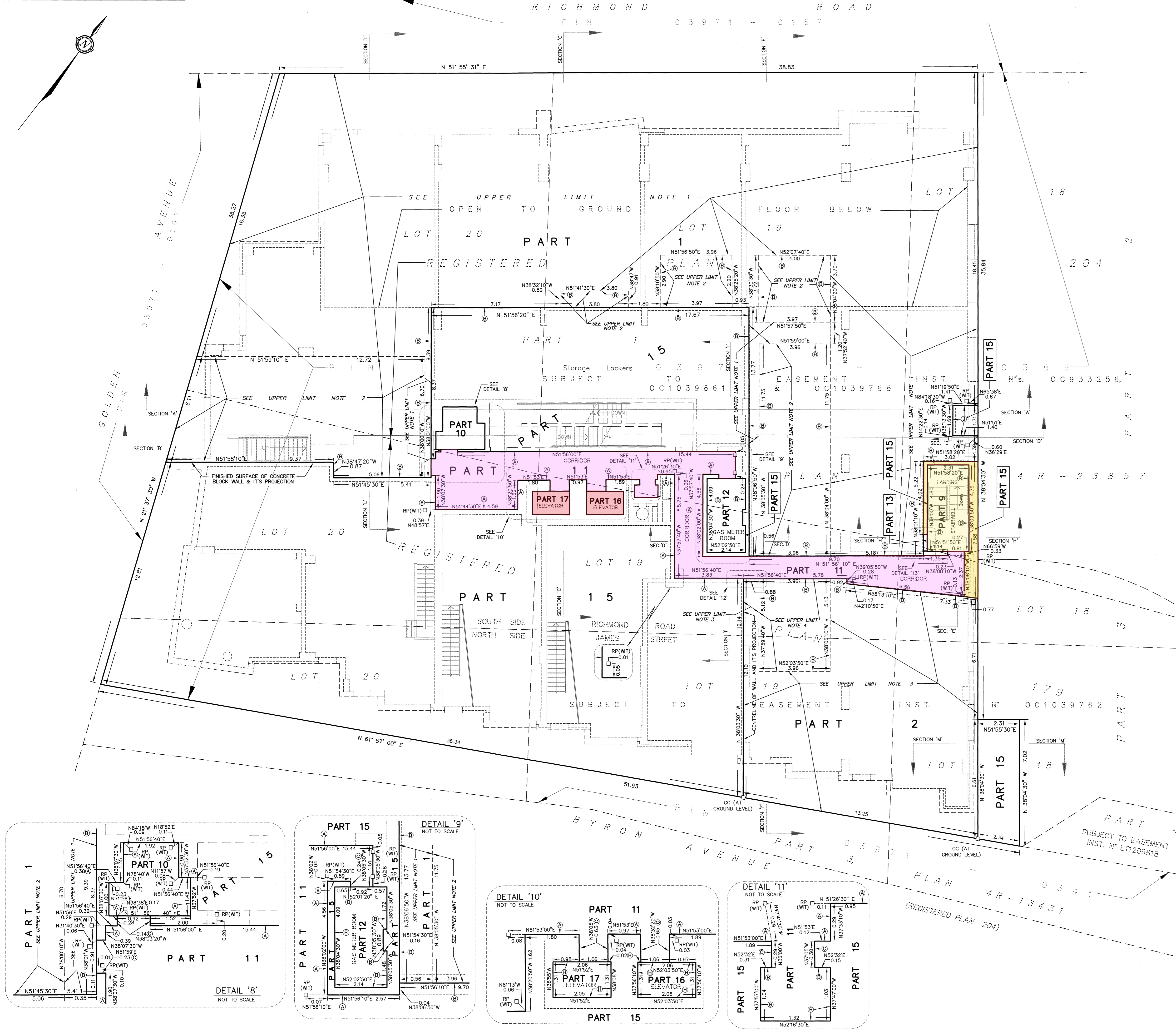
METRIC
DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SHEET 2 OF 5 SHEETS
- SECOND FLOOR

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE Oct 22, 2009
DATE Oct 22, 2009
RECEIVED AND DEPOSITED
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CARLETON (N° 4)
THIS IS A STRATA PLAN

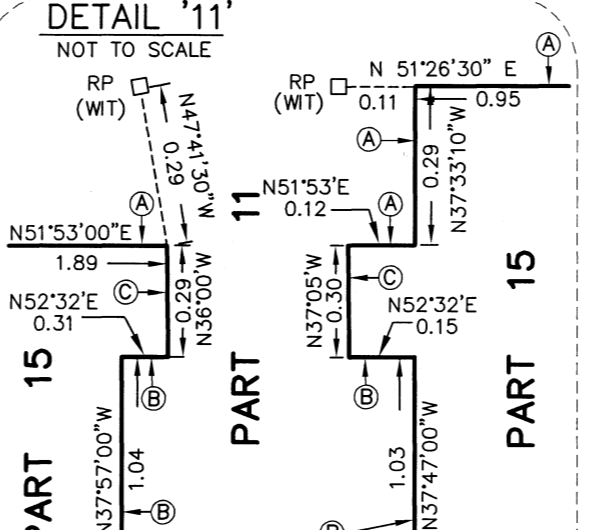
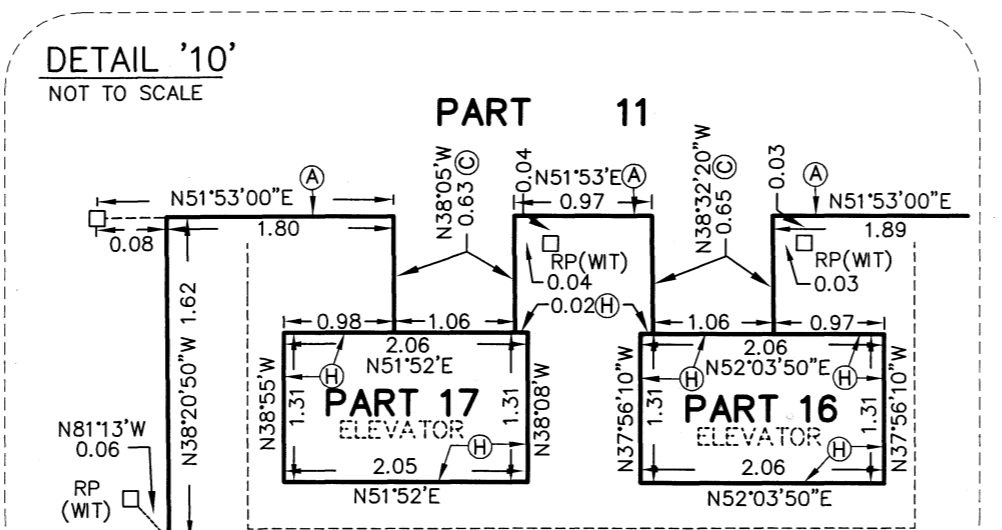
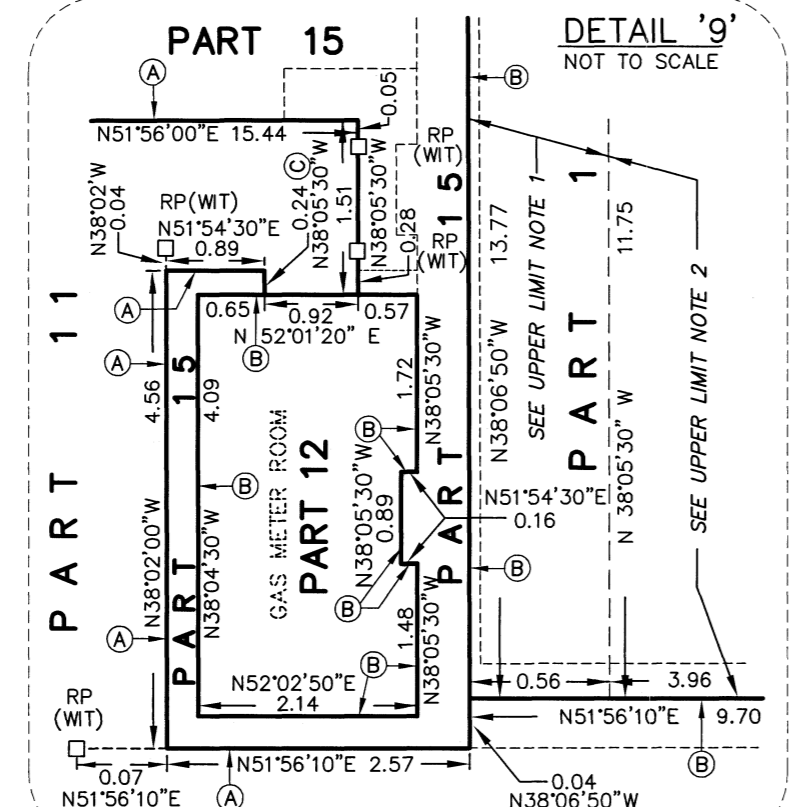
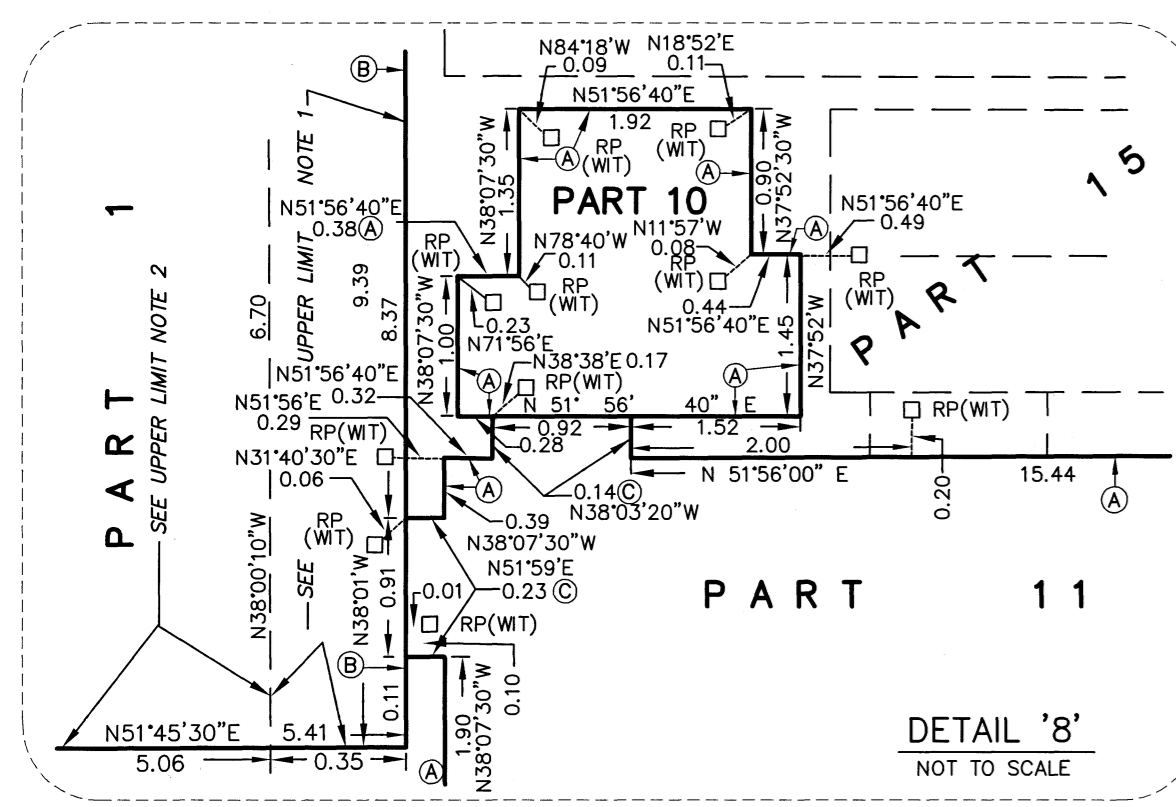
Committee of Adjustment
Received | Reçu
2025-01-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCALE 1 : 100
0 1 2 3 4 5 10 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS



- UPPER LIMIT NOTES**
1. THE UPPER LIMIT OF PART 1 IN THIS AREA IS THE UNDERSIDE OF CONCRETE SLAB ABOVE THE SECOND FLOOR AND ITS PROJECTION, WHERE APPLICABLE. ELEVATION = 71.52.
 2. THE UPPER LIMIT OF PART 1 IN THIS AREA IS THE UNDERSIDE OF CONCRETE SLAB ABOVE THE SECOND FLOOR. ELEVATION = 72.35.
 3. THE UPPER LIMIT OF PART 2 IN THIS AREA IS THE UNDERSIDE OF CONCRETE SLAB ABOVE THE SECOND FLOOR AND ITS PROJECTION, WHERE APPLICABLE. ELEVATION = 71.52.
 4. THE UPPER LIMIT OF PART 2 IN THIS AREA IS THE UNDERSIDE OF CONCRETE SLAB ABOVE THE SECOND FLOOR. ELEVATION = 72.35.

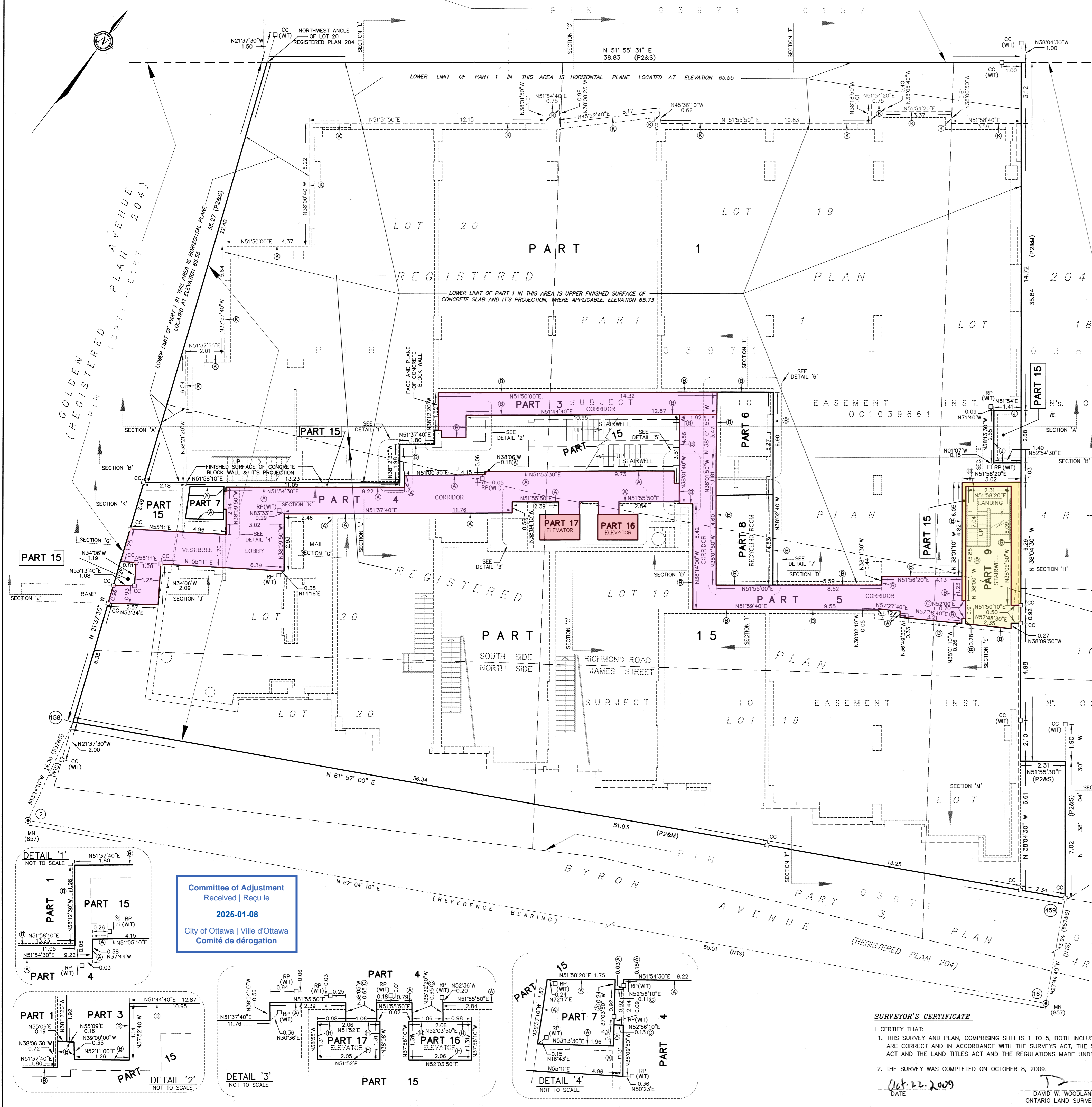
- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - CP - CONCRETE PIN
 - MN - MAGNETIC NAIL & WASHER
 - RP - ROCK PLUG
 - PIN - PROPERTY IDENTIFIER NUMBER
 - SEC. - CROSS SECTION
 - (A) - FINISHED SURFACE OF DRYWALL
 - (B) - FINISHED SURFACE OF CONCRETE WALL, CONCRETE BLOCK WALL, CONCRETE COLUMN OR CONCRETE BEAM
 - (C) - FACE AND PLANE OF METAL DOOR FRAME
 - (D) - UPPER FINISHED SURFACE OF CONCRETE SLAB
 - (E) - LOWER FINISHED SURFACE OF CONCRETE SLAB
 - (F) - HORIZONTAL PLANE LOCATED 2.03 ABOVE THE UPPER FINISHED SURFACE OF CONCRETE SLAB
 - (G) - VERTICAL PLANE CONTROLLED BY DISTANCES SHOWN HEREON.
 - (H) - PLANE OF INSIDE FINISHED SURFACE OF ELEVATOR CAR.
 - (I) - EXTERIOR FACE OF METAL ENCLOSURE.



Fairhall Moffatt & Woodland
L. W. T. E. D.
OTTAWA
Surveying and Land Information Services
235 TERENCE MATTHEWS CRESCENT, KANATA, ONTARIO K2M 2B3
TEL: (613) 591-2580 FAX: (613) 591-1495
www.fmw.on.ca

JOB No. H 54000
REFERENCE No. 7B (C) - 204 NP
S:\JOBS\H54000\DWG\strata plan\september 18, 2009\plan level 2.dwg Oct. 21/09

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



SCHEDULE OF PARTS		SCHEDULE - GEOGRAPHIC LOCATION	
PARTS	LOCATED ON SHEET	PART	LOT
1	A	1	PART OF LOTS 18, 19 & 20
2	B	2	PART OF LOTS 18 & 19
3	C	3	PART OF LOTS 19 & 20
4	D	4	PART OF LOTS 18 & 19
5	E	5	PART OF LOTS 18, 19 & 20
6	F	6	PART OF LOT 19
7	G	7	PART OF LOT 20
8	H	8	PART OF LOT 19
9	I	9	PART OF LOTS 18, 19 & 20
10	J	10	PART OF LOTS 18, 19 & 20
11	K	11	PART OF LOTS 18, 19 & 20
12	L	12	PART OF LOT 19
13	M	13	PART OF LOT 18
14		14	PART OF LOTS 18, 19 & 20
15		15	PART OF LOTS 18, 19 & 20
16		16	PART OF LOT 19
17		17	PART OF LOTS 19 & 20

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE Oct. 22, 2009
DAVID W. WOODLAND, O.L.S.

PLAN 4R-24019
RECEIVED AND DEPOSITED
DATE Oct. 22, 2009
F. Lamont, Asst. Reg.
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CARLETON (N° 4)

THIS IS A STRATA PLAN

SHEET 1 OF 5 SHEETS
- GROUND FLOOR

PLAN OF SURVEY OF
PART OF LOT 18
ALL OF LOTS 19 & 20
SOUTH SIDE OF RICHMOND ROAD
REGISTERED PLAN 204
PART OF LOTS 18, 19 AND 20
SOUTH SIDE OF RICHMOND ROAD
PART OF LOTS 18, 19 AND 20
NORTH SIDE OF JAMES STREET
REGISTERED PLAN 179
CITY OF OTTAWA
SCALE 1 : 100

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES
1. BEARINGS HEREON ARE ASTRONOMIC AND ARE DERIVED FROM SURVEY CONTROL MONUMENTS BY FAIRHALL, MOFFATT & WOODLAND LIMITED, SHOWN HEREON AS POINTS (2) & (16) REF. No. 78 (B) - 204 NP DATED JANUARY, 2009.

ELEVATION NOTE
ELEVATIONS HEREON ARE REFERRED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF OTTAWA BENCHMARK - SURVEY PLATE IN SOUTH WALL OF MASONIC TEMPLE BUILDING ON WEST SIDE OF CHURCHILL AVENUE, ELEVATION = 78.90.

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - CP - CONCRETE PIN
 - RP - ROCK PLUG
 - MN - MAGNETIC NAIL & WASHER
 - (P1) - PLAN 4R-13431
 - (P2) - PLAN 4R-23857
 - (S) - SET
 - (M) - MEASURED
 - WT - WITNESS
 - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. No. 78(b)-204 NP) JANUARY, 2009.
 - PIN - PROPERTY IDENTIFIER NUMBER
 - (NTS) - NOT TO SCALE
 - (16) - POINT NUMBER
 - SEC. - CROSS SECTION
 - (A) - FINISHED SURFACE OF DRYWALL
 - (B) - FINISHED SURFACE OF CONCRETE WALL, CONCRETE BLOCK WALL, CONCRETE COLUMN OR CONCRETE BEAM
 - (C) - FACE AND PLANE OF METAL DOOR FRAME
 - (D) - UPPER FINISHED SURFACE OF CONCRETE SLAB
 - (E) - LOWER FINISHED SURFACE OF CONCRETE SLAB
 - (F) - HORIZONTAL PLANE LOCATED 2.03 ABOVE THE UPPER FINISHED SURFACE OF CONCRETE SLAB
 - (G) - VERTICAL PLANE CONTROLLED BY DISTANCES SHOWN HEREON
 - (H) - PLANE OF INSIDE FINISHED SURFACE OF ELEVATOR CAR
 - (I) - EXTERIOR FACE OF METAL ENCLOSURE
 - (J) - VERTICAL STEP IN EXTERIOR FACE OF CONCRETE SLAB

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN, COMPRISING SHEETS 1 TO 5, BOTH INCLUSIVE, 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 OCTOBER 8, 2009.
DATE Oct. 22, 2009
DAVID W. WOODLAND
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE STRUCTURES SHOWN ON THIS PLAN, COMPRISING SHEETS 1 TO 5, BOTH INCLUSIVE, ARE IN EXISTENCE.
2. THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY ACTUAL MEASUREMENTS.
DATE Oct. 22, 2009
DAVID W. WOODLAND
ONTARIO LAND SURVEYOR

Committee of Adjustment
Received | Reçu
2025-01-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

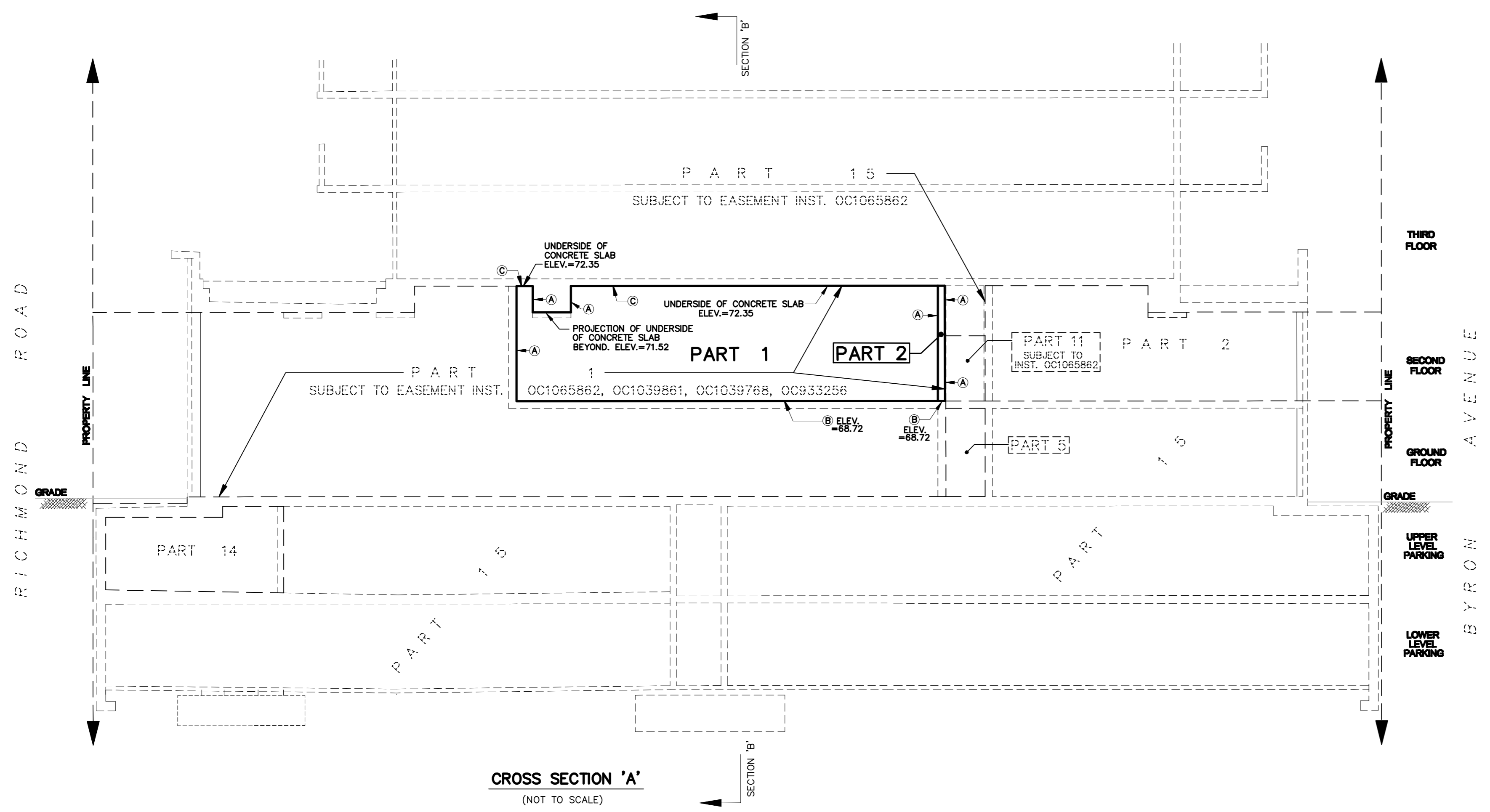
Fairhall Moffatt & Woodland
L.L.B.E.D.
ONTARIO LAND SURVEYORS
Surveying and Land Information Services
235 TERENCE MATTHEWS CRESCENT, KANATA, ONTARIO K2M 2B3
TEL: (613) 591-2580 FAX: (613) 591-1490
www.fmw.on.ca

JOB No. H 5 4 0 0 0
REFERENCE No. 78 (C) - 204 NP
S:\JOBS\H54000\DWG\strata plan\september 18, 2009.rplan level 1.dwg Oct. 21/09

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

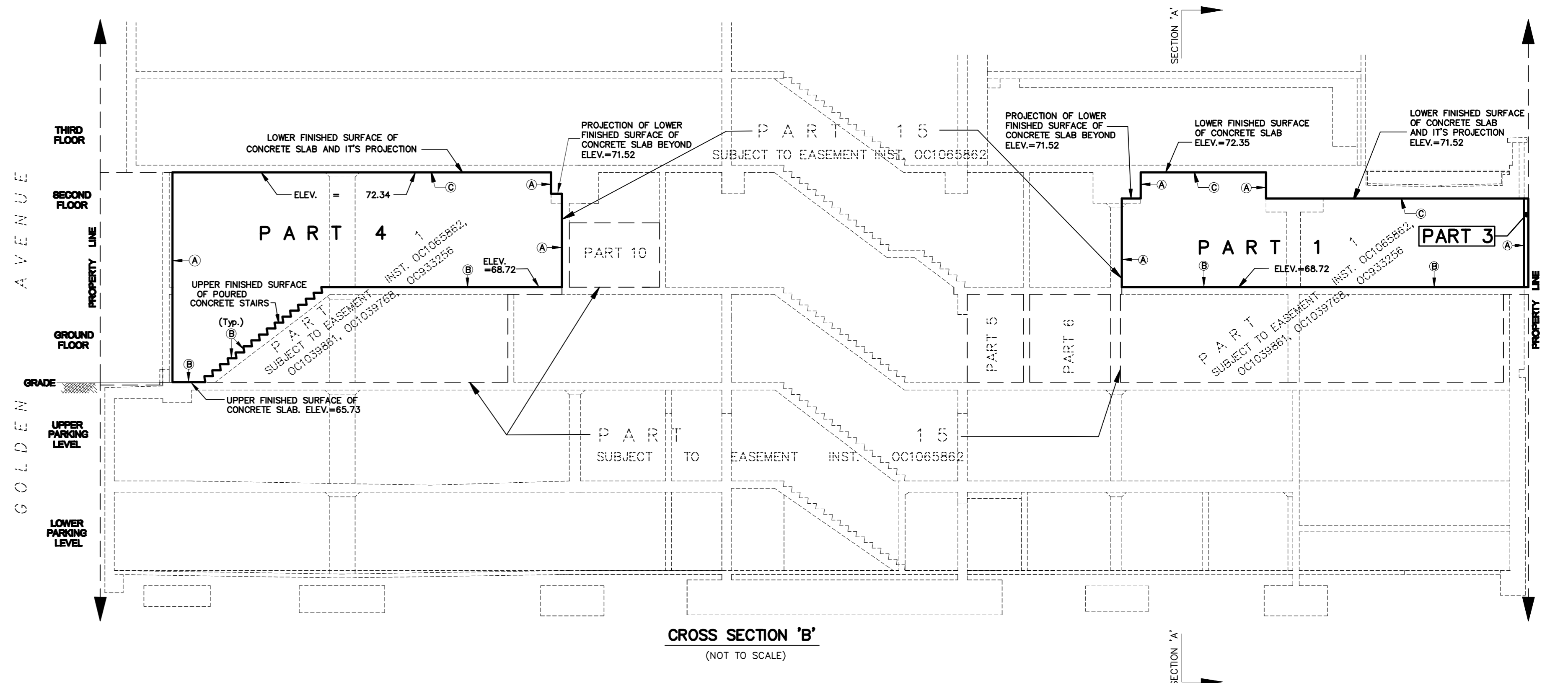
Committee of Adjustment
 Received | Reçu le
 2025-01-08
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SHEET 3 OF 3 SHEETS
 - SECTION VIEWS



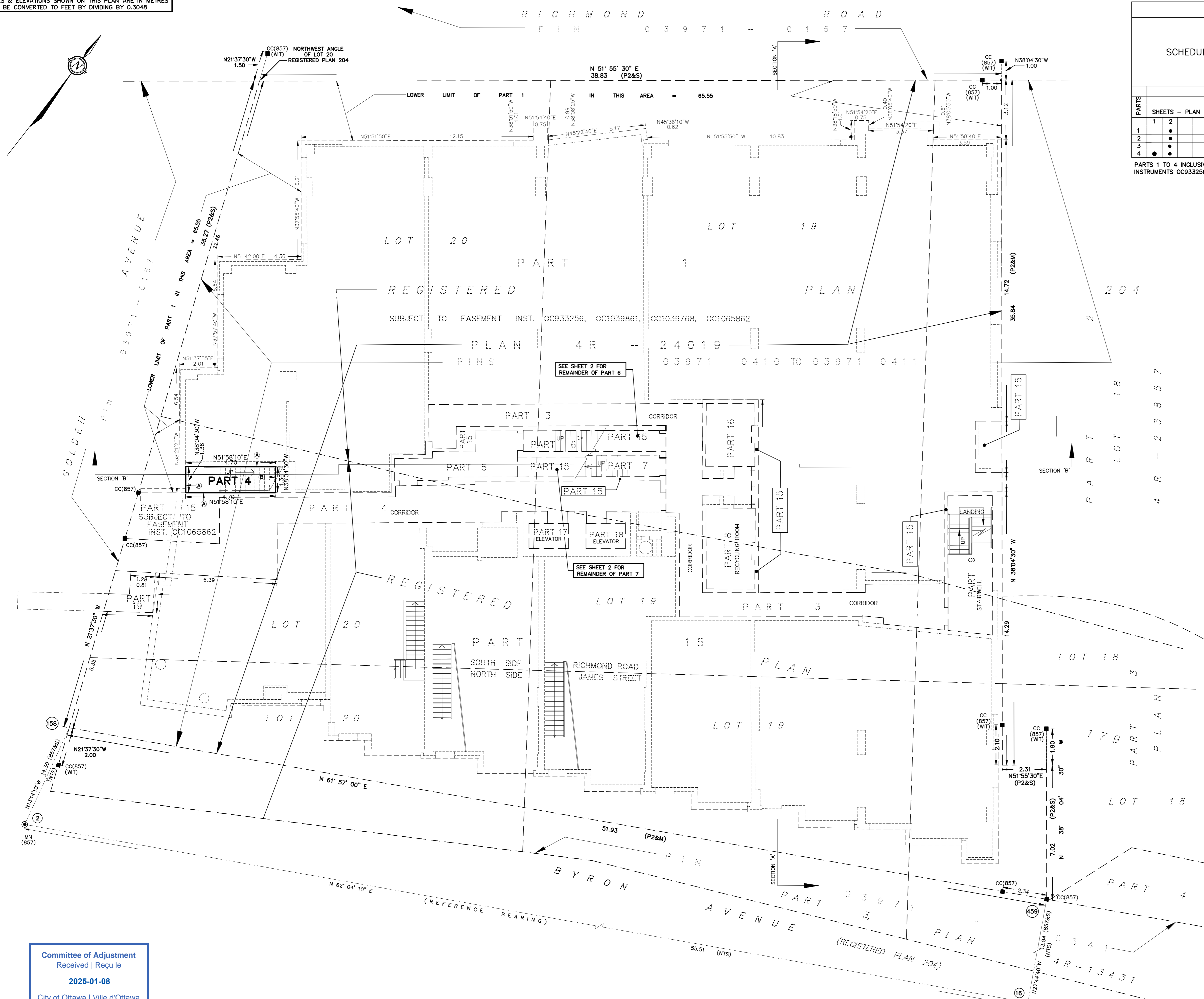
SCALE 1 : 100
 0 1 2 3 4 5 10 metres
 THE INTENDED PLOT SIZE OF THIS PLAN IS 900mm IN WIDTH BY 615mm IN HEIGHT
 WHEN PLOTTED AT A SCALE OF 1:100.
FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

- LEGEND**
- (A) - FINISHED SURFACE OF CONCRETE WALL, CONCRETE BLOCK WALL, OR CONCRETE COLUMN.
 - (B) - UPPER FINISHED SURFACE OF CONCRETE SLAB.
 - (C) - LOWER FINISHED SURFACE OF CONCRETE SLAB.
 - ↑ - BOUNDARY EXTENDS UPWARD WITHOUT LIMIT.
 - ↓ - BOUNDARY EXTENDS DOWNWARD WITHOUT LIMIT.



Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 235 TERENCE MATTHEWS CRESCENT, KANATA, ONTARIO K2M 2M3 TEL: (613) 591-2880 FAX: (613) 591-1495 www.fmw.on.ca		JOB No. AD25600
		REFERENCE No. 88 - 204 NP
		S:\JOBS\H54000\DWG\ AD256_rplan-sec.dwg (kg)

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



SCHEDULE OF PARTS						GEOGRAPHIC LOCATION				
PARTS	SHEETS - PLAN VIEW		LOCATED ON SHEET		PARTS	PART OF LOT 18 AND 19 AND 20 REGISTERED PLAN 204	PART OF LOT 18 AND 19 AND 20 REGISTERED PLAN 204	PART OF LOTS 18 AND 19 AND 20 REGISTERED PLAN 179	PART OF LOT 20 NORTH SIDE OF JAMES STREET REGISTERED PLAN 204	PART OF LOT 20 SOUTH SIDE OF RICHMOND ROAD REGISTERED PLAN 204
	1	2	A	B						
1	•	•	•	•	1	•	•	•	•	•
2	•	•	•	•	2	•	•	•	•	•
3	•	•	•	•	3	•	•	•	•	•
4	•	•	•	•	4	•	•	•	•	•

PARTS 1 TO 4 INCLUSIVE ARE SUBJECT TO EASEMENT AS IN INSTRUMENTS OC933256, OC1039861, OC1039768, OC1065862

SHEET 1 OF 3 SHEETS
- GROUND FLOOR

PLAN OF SURVEY OF
PART OF LOT 18, 19 AND 20
SOUTH SIDE OF RICHMOND ROAD
REGISTERED PLAN 204
PART OF LOTS 18, 19 AND 20
SOUTH SIDE OF RICHMOND ROAD
REGISTERED PLAN 179
CITY OF OTTAWA

SCALE 1 : 100
THE INTENDED PLOT SIZE OF THIS PLAN IS 900mm IN WIDTH BY 615mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:100.

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (158) AND (459) BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).
 - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.99993631.

ELEVATION NOTE
ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF OTTAWA BENCHMARK - SURVEY PLAQUE IN SOUTH WALL OF MASONIC TEMPLE BUILDING ON WEST SIDE OF CHURCHILL AVENUE, ELEVATION = 78.90.

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 (ORIGINAL).
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
2	5027978.56	362895.80
16	5028005.13	362944.54
158	5027992.44	362892.37
459	5028017.39	362937.91

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

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SB - STANDARD IRON BAR
 - SSB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - CP - CONCRETE PIN
 - MN - MAGNETIC NAIL & WASHER
 - (P1) - PLAN 4R-24019
 - (S) - SET
 - (M) - MEASURED
 - WT - WITNESS
 - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
 - PIN - PROPERTY IDENTIFIER NUMBER
 - (NTS) - NOT TO SCALE
 - (16) - POINT NUMBER
 - SEC. - SECTION
 - Ⓐ - FINISHED SURFACE OF CONCRETE WALL, CONCRETE BLOCK WALL, CONCRETE COLUMN OR CONCRETE BEAM.
 - Ⓑ - UPPER FINISHED SURFACE OF CONCRETE SLAB.
 - Ⓒ - LOWER FINISHED SURFACE OF CONCRETE SLAB.

Committee of Adjustment
Received | Reçu le
2025-01-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN, COMPRISING SHEETS 1 TO 4 INCLUSIVE, 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 _____ DATE _____
JOHN H. GUTRI
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE STRUCTURES SHOWN ON THIS PLAN, COMPRISING SHEETS 1 TO 3 BOTH INCLUSIVE ARE IN EXISTENCE.
2. THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY ACTUAL MEASUREMENTS.
_____ DATE _____
JOHN H. GUTRI
ONTARIO LAND SURVEYOR

Fairhall Moffatt & Woodland
LIMITED
ONTARIO LAND SURVEYORS
Surveying and Land Information Services
235 TERENCE MATTHEWS CRESCENT, KANATA, ONTARIO K2M 2B3
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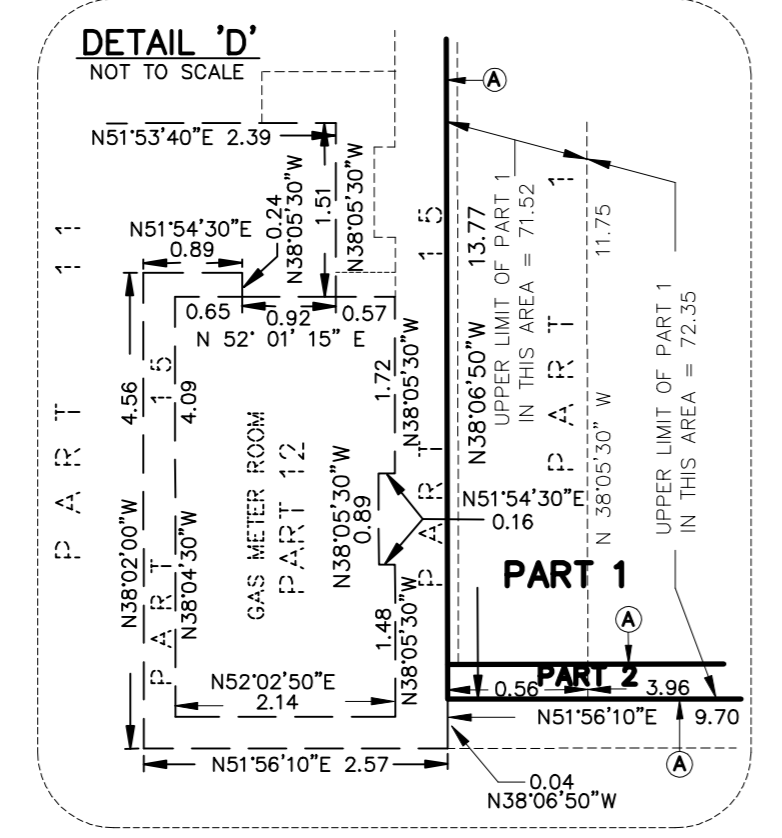
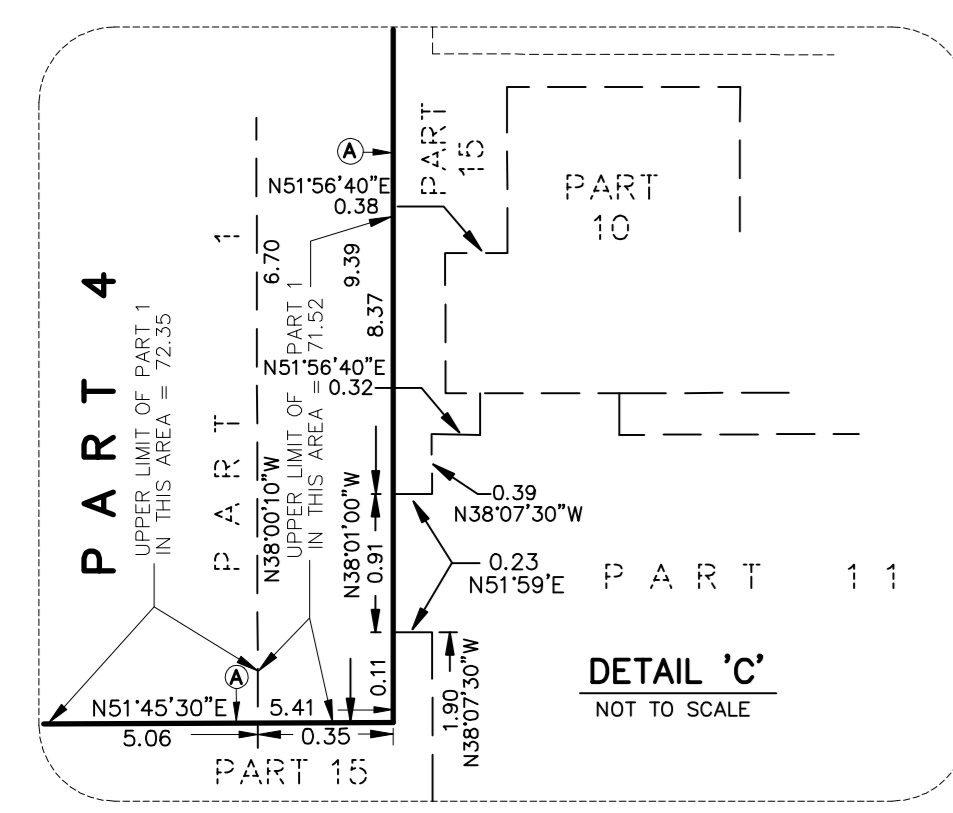
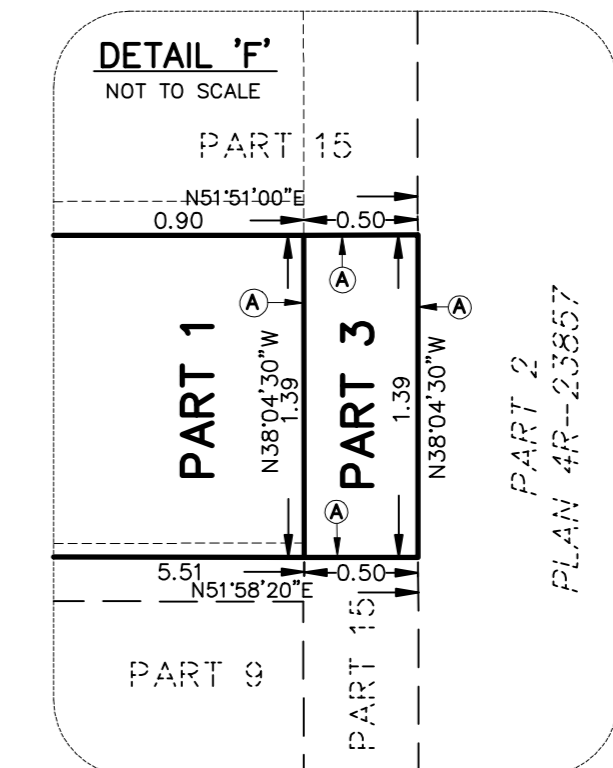
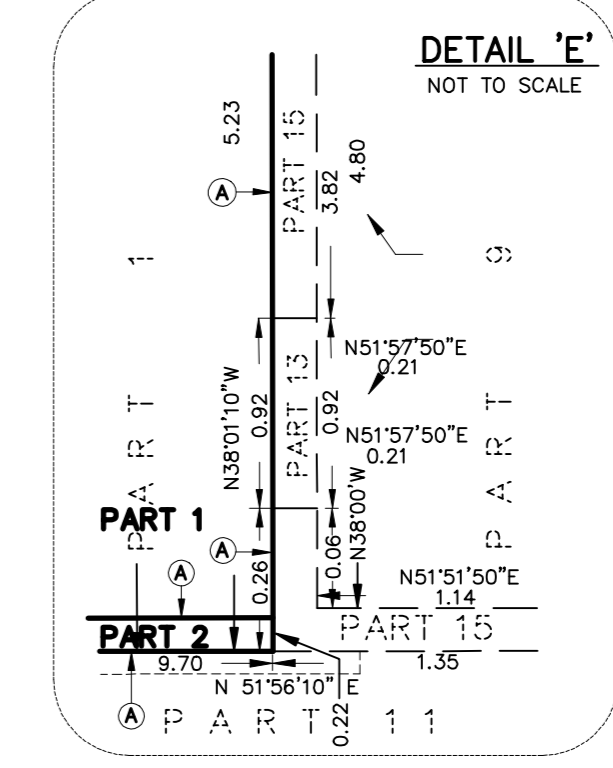
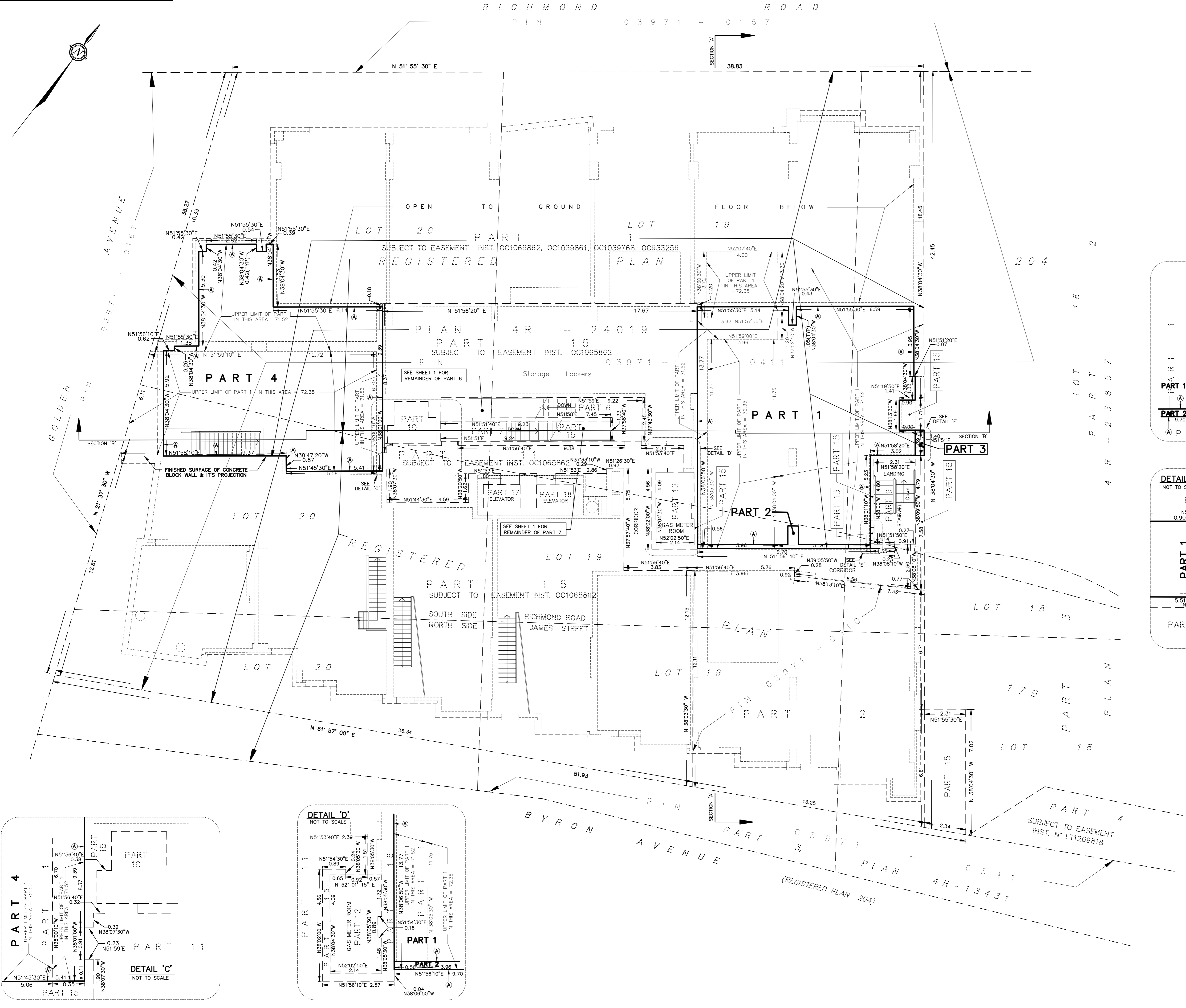
JOB No. AD25600
REFERENCE No. 88 - 204 NP
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METRIC
DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Committee of Adjustment
Received / Reçu le
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City of Ottawa | Ville d'Ottawa
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SHEET 2 OF 3 SHEETS
- SECOND FLOOR

SCALE 1 : 100
0 1 2 3 4 5 10 metres
THE INTENDED PLOT SIZE OF THIS PLAN IS 900mm IN WIDTH BY 615mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:100.
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS



- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SB - STANDARD IRON BAR
 - SSB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
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 - MN - MAGNETIC NAIL & WASHER
 - (P1) - PLAN 4R-24019
 - (S) - SET
 - (M) - MEASURED
 - WT - WITNESS
 - (657) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
 - PIN - PROPERTY IDENTIFIER NUMBER
 - SEC. - SECTION
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 - Ⓑ - UPPER FINISHED SURFACE OF CONCRETE SLAB.
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Fairhall Moffatt & Woodland ONTARIO LAND SURVEYORS Surveying and Land Information Services 235 TERENCE MATTHEWS CRESCENT, KANATA, ONTARIO K2M 2K3 TEL: (613) 591-2880 FAX: (613) 591-1495 www.fmw.on.ca		JOB No. AD25600
		REFERENCE No. 88 - 204 NP S:\JOBS\AD25600\DWG\ AD256_rplan-level2.dwg (kg)