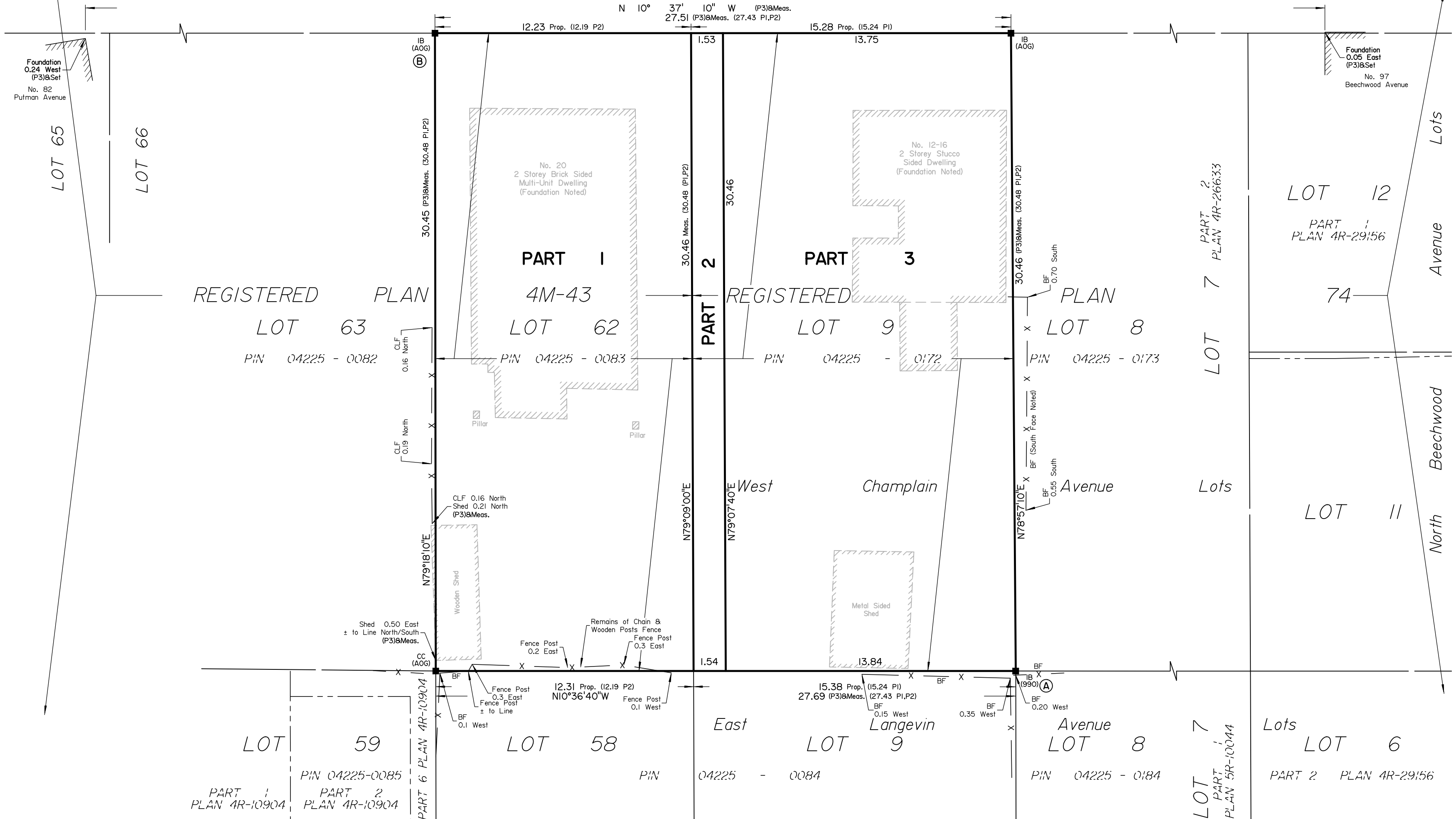
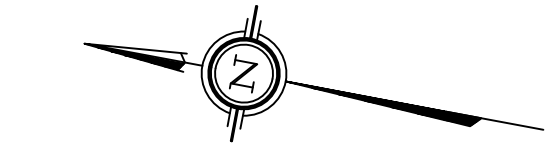


SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
373.6	1	ALL OF 62	4M-43	ALL OF 04225-0083
46.7	2	ALL OF 9	74	ALL OF 04225-0172
420.2	3	West Champlain Avenue		

Committee of Adjustment
 Received | Reçu le
 2025-03-03
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

CHAMPLAIN AVENUE (BY-LAW INST. 85360)
 (Formerly Laurier Avenue)
 PIN 04225 - 0221



PLAN OF SURVEY OF
LOT 9
West Champlain Avenue
REGISTERED PLAN 74
AND
LOT 62
REGISTERED PLAN 4M-43
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150

 The intended plot size of the plan is 610 mm in width by 356 mm in height when plotted at a scale of 1:150.
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 _____, 2025.

Mmmmm DD, YYYY
 Date
 T. Hartwick
 Ontario Land Surveyor
 This plan of survey relates to AOLS Plan Submission Form Number V-

- Notes & Legend**
- Denotes Survey Monument Planted
 - " Survey Monument Found
 - SIB " Standard Iron Bar
 - SSIB " Short Standard Iron Bar
 - IB " Iron Bar
 - CC " Cut Cross
 - (WIT) " Witness
 - Meas. " Measured
 - Prop. " Proportioned
 - (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
 - (P1) " Registered Plan 74
 - (P2) " Registered Plan 4M-43
 - (P3) " (AOG) Plan dated December 24, 2019
 - BF " Board Fence
 - CLF " Chain Link Fence

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999943.
 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 N37°03'40"E and are referenced to Specified Control Points 01919680105 and 019198434761, 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 01919680105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
 . 01919680105 Northing 5024915.16 Easting 373971.65
 . 019198434761 Northing 5036178.12 Easting 372436.11
 . Point A Northing 5033857.02 Easting 369393.22
 . Point B Northing 5033889.89 Easting 369418.04

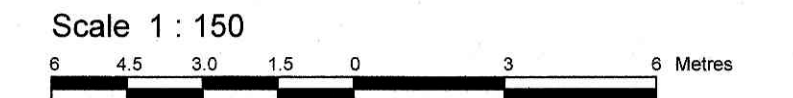
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@novitd.com
 Ontario Land Surveyors
 Job No. 24499-25 Brofot L19 PL74 L162 4M-43 R DI ISW

**TOPOGRAPHICAL PLAN OF SURVEY OF
LOT 9
West Champlain Avenue
REGISTERED PLAN 74 and
LOT 62
REGISTERED PLAN 4M-43
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Committee of Adjustment
Received | Reçu le
2025-03-03
City of Ottawa | Ville d'Ottawa
Comité de dérogation



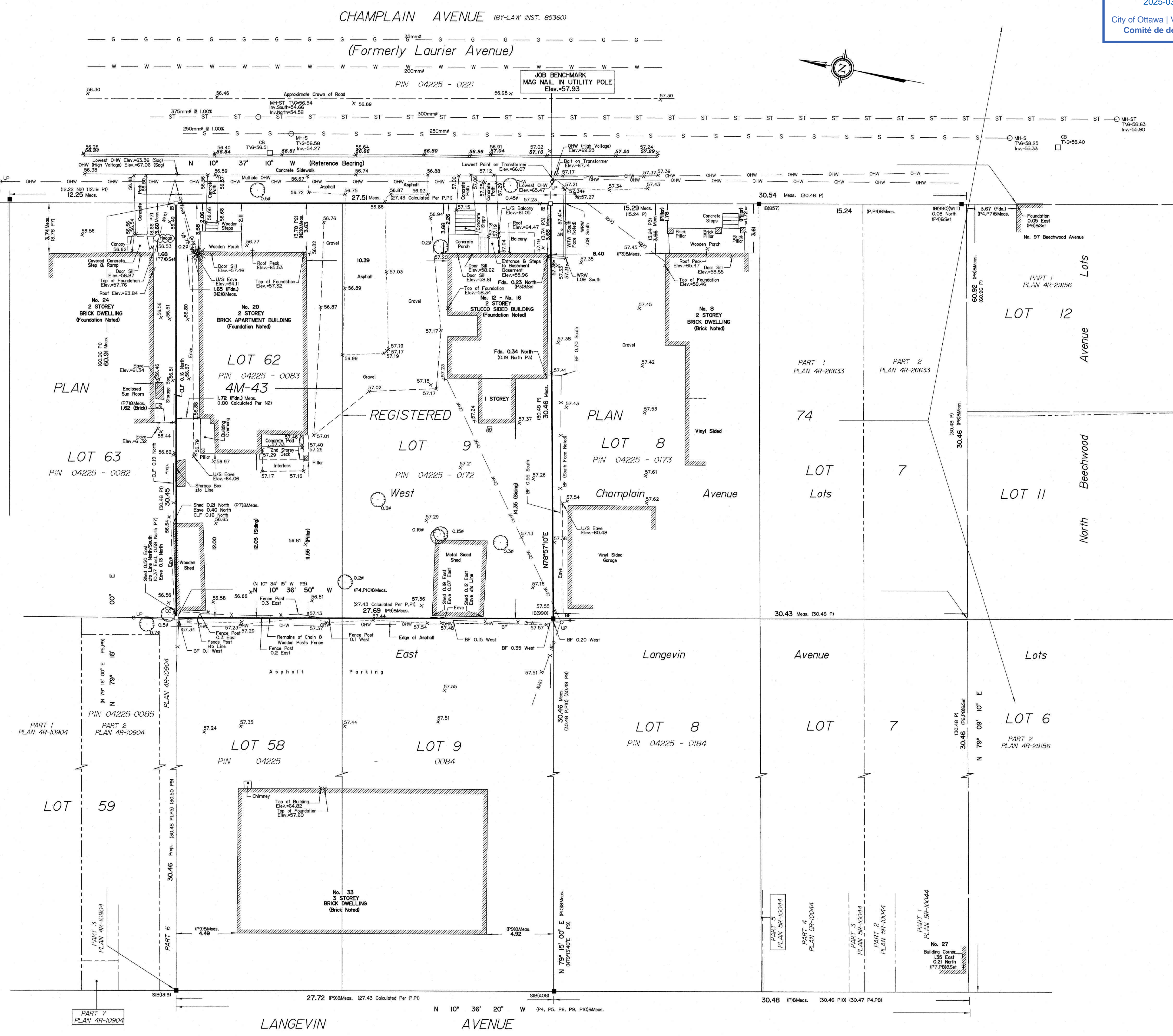
Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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 22nd day of November, 2019.

December 24, 2019
Date
Andrew J. Brotham
Ontario Land Surveyor

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
(WIT)	Witness
Mess.	Measured
Prop.	Proportioned
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P)	Registered Plan 74
(P1)	Registered Plan 4M-43
(P2)	(647) Plan & Field Notes February 1, 1982
(P3)	(647) Plan & Field Notes September 5, 1988
(P4)	Plan 4R-26633
(P5)	Plan 4R-10904
(P6)	Plan 4R-29156
(P7)	(AOG) Plan December 7, 1981
(P8)	Plan 5R-10044
(P9)	(990) Plan June 4, 1995
(P10)	(AOG) Plan December 19, 2018
(N2)	Field Notes (AOG) (Ref# 4M-43-6)
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MHS	Maintenance Hole (Sanitary)
○ OHW	Overhead Wires
□ CB	Catch Basin
□ GM	Gas Meter
BF	Board Fence
CLF	Chain Link Fence
○ UP	Utility Pole
○ AN	Anchor
WRW	Wooden Retaining Wall
Fdn.	Foundation
U/S	Underside
+65.00	Location of Elevations
+65.00	Top of Wall Elevations
+65.00	Top of Concrete Curb Elevation
C/L	Centreline
T/G	Property Line
	Top of Grate
○	Deciduous Tree
★	Coniferous Tree
— ST —	Underground Storm Sewer
— S —	Underground Sanitary Sewer
— W —	Underground Water
— G —	Underground Gas
Inv.	Invert



ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user of this information to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground services and Inverts are taken from City of Ottawa Engineering plans C-16-13, C-16-18 and Plan 2892 Sheet 5 of 8.

SITE AREA = 840.7 m²

Bearings are grid, derived from the westerly limit of Champlain Avenue shown to be N10°37'10"W on Plan 4R-29156 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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Email: nepean@aovltd.com
Job No. P428-19 Citizens L1 9 R1 74 T F

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2114151
THIS PLAN IS NOT VALID UNLESS
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In accordance with
Regulation 1026, Section 29 (3).