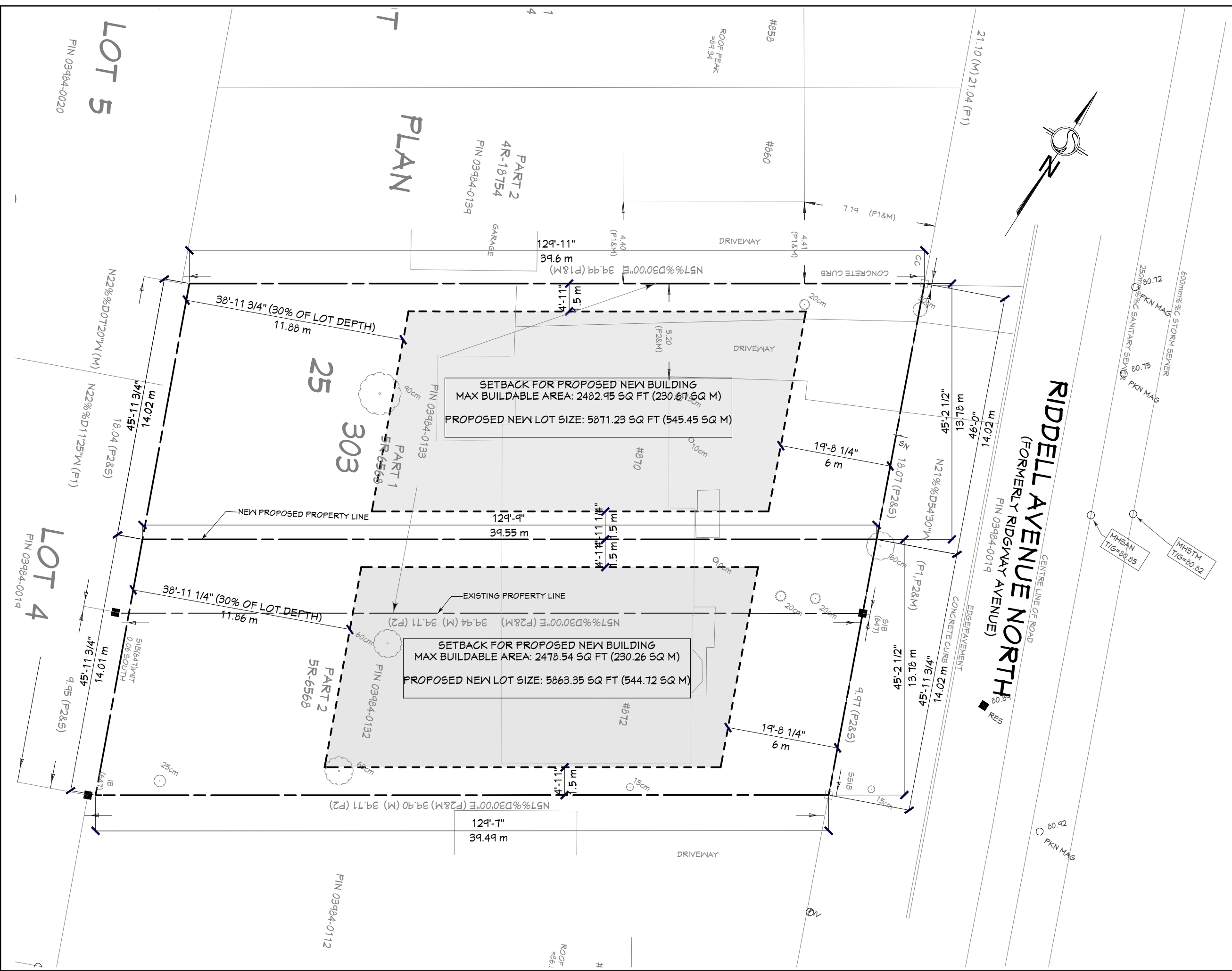




Committee of Adjustment
Received | Reçu le
2025-03-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

06	SENT FOR SEVERANCE	03/24/25
05	SENT FOR REFERENCE PLAN	03/07/25
04	SENT FOR COMMENTS	03/05/25
03	SENT FOR COMMENTS	02/25/25
02	SENT FOR COMMENTS	02/21/25
01	ISSUED FOR PROFORMA	02/20/25
#	DESCRIPTION	mm/dd/yyyy

PROJECT		870-872 RIDDELL AVE. N	
NEW BUILD DRAWING		OTTAWA ONTARIO	
SITE PLAN			
TYPE		SCALE	
DEVELOPMENT		.	
DESIGNED BY	DRAWN BY	SHEET	
	TM	SP-01.1	
DATE			
FEB 21, 2024			



25 March 2025 2:54 PM

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (m2)
1			ALL OF 03984-0133	551.1
2	PART OF 25	303		158.9
3			ALL OF 03984-0132	391.5

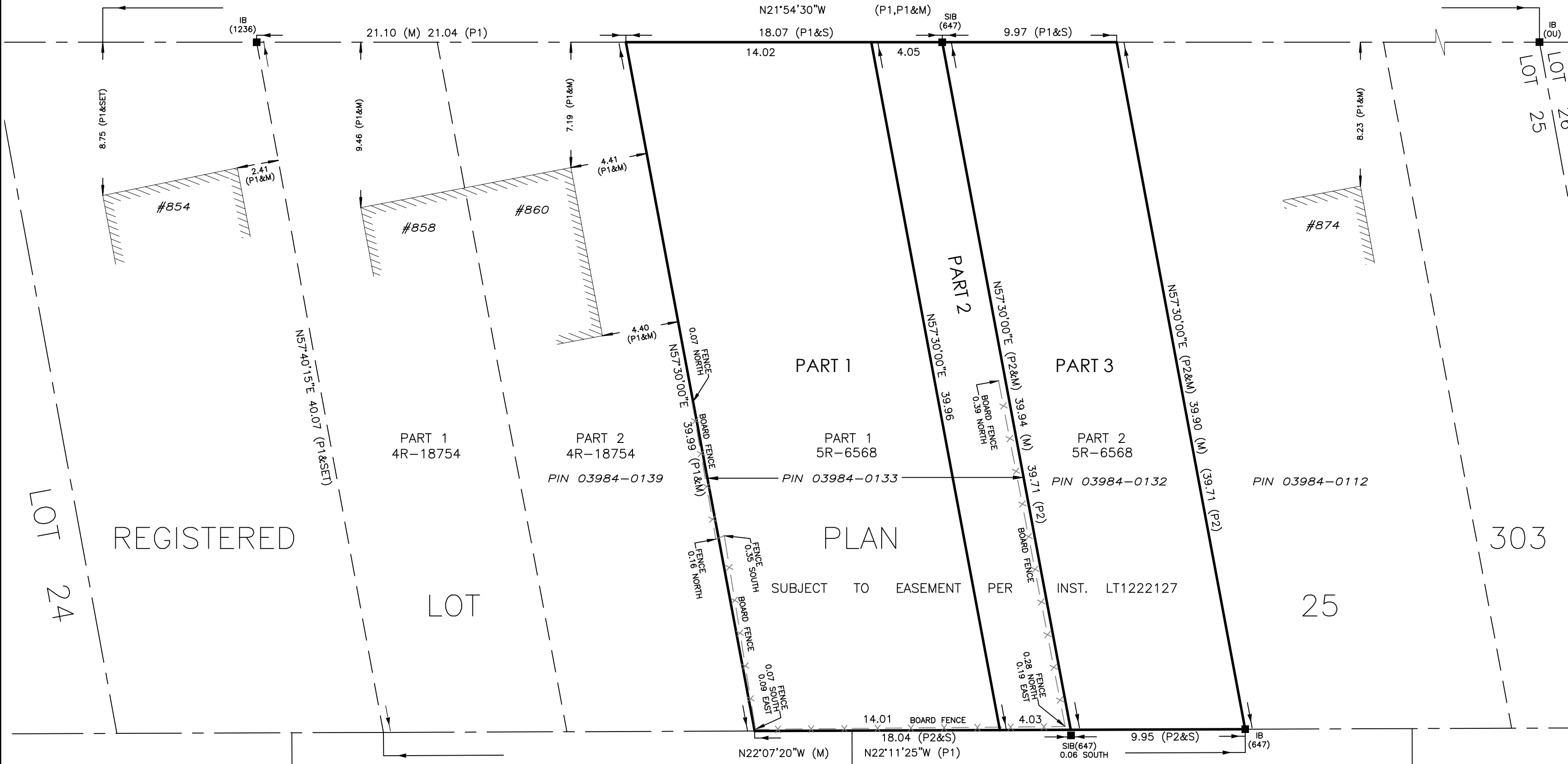
PARTS 1, 2 & 3 ARE SUBJECT TO EASEMENT PER INST. LT1222127.

Committee of Adjustment
Received | Reçu le

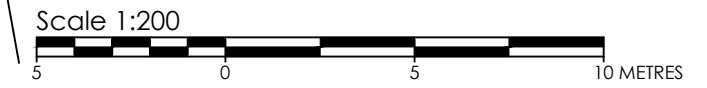
2025-03-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RIDDELL AVENUE NORTH
(FORMERLY RIDGWAY AVENUE)
PIN 03984-0019



PLAN OF SURVEY OF
PART OF LOT 25
REGISTERED PLAN 303
CITY OF OTTAWA



THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200 m.

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 0.999994

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

FOR COMPARISON PURPOSES A ROTATION OF 0° 27' 00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P1 & P2.

LEGEND		
■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
M/MEAS	"	MEASURED
SET	"	SET
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P1	"	PLAN 4R-18754
P2	"	PLAN 5R-6568
ORP	"	OBSERVED REFERENCE POINT

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 DAY OF . 2025.

DATE _____ FRANCIS LAU
ONTARIO LAND SURVEYOR

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

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: ME	CHECKED: *	PM: FL	FIELD: CA	PROJECT No.: 161614869-110
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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		
POINT ID	NORTHING	EASTING
Ⓐ		
Ⓑ		
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		