

SCHEDULE			
PART	LOT	CONCESSION	PIN
1 to 6 (both inclusive)	PART OF 29	4	All of 04327-0069

Part 2: Subject to easement, Inst. GL36799
Part 4: Subject to easement, Inst. OC670199

PLAN OF SURVEY OF
**PART OF LOT 29
CONCESSION 4 (RIDEAU FRONT)**
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 1500

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 10th day of February, 2021.

Feb 25/22
Date

Stefan S. Bazar
Ontario Land Surveyor

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - Meas. Measured
 - (WT) Witness
 - (AO) Anis, O'Sullivan, Vollebakk Ltd.
 - (P1) Plan 4R-15281
 - (P2) Plan 4R-21514
 - (P3) Plan by (857) dated June 19, 1996
 - (P4) Plan 4R-19602
 - PWF Post & Wire Fence
 - CLF Chain Link Fence
 - CL Centreline
 - AW Overhead Wires
 - AN Anchor
 - UP Utility Pole

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999948.

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 N58°38'30"E and are referenced to Specified Control Points 01919760735 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°38'25" counter-clockwise was applied to bearings on plan P18P2 and a rotation of 00°02'40" to P4.

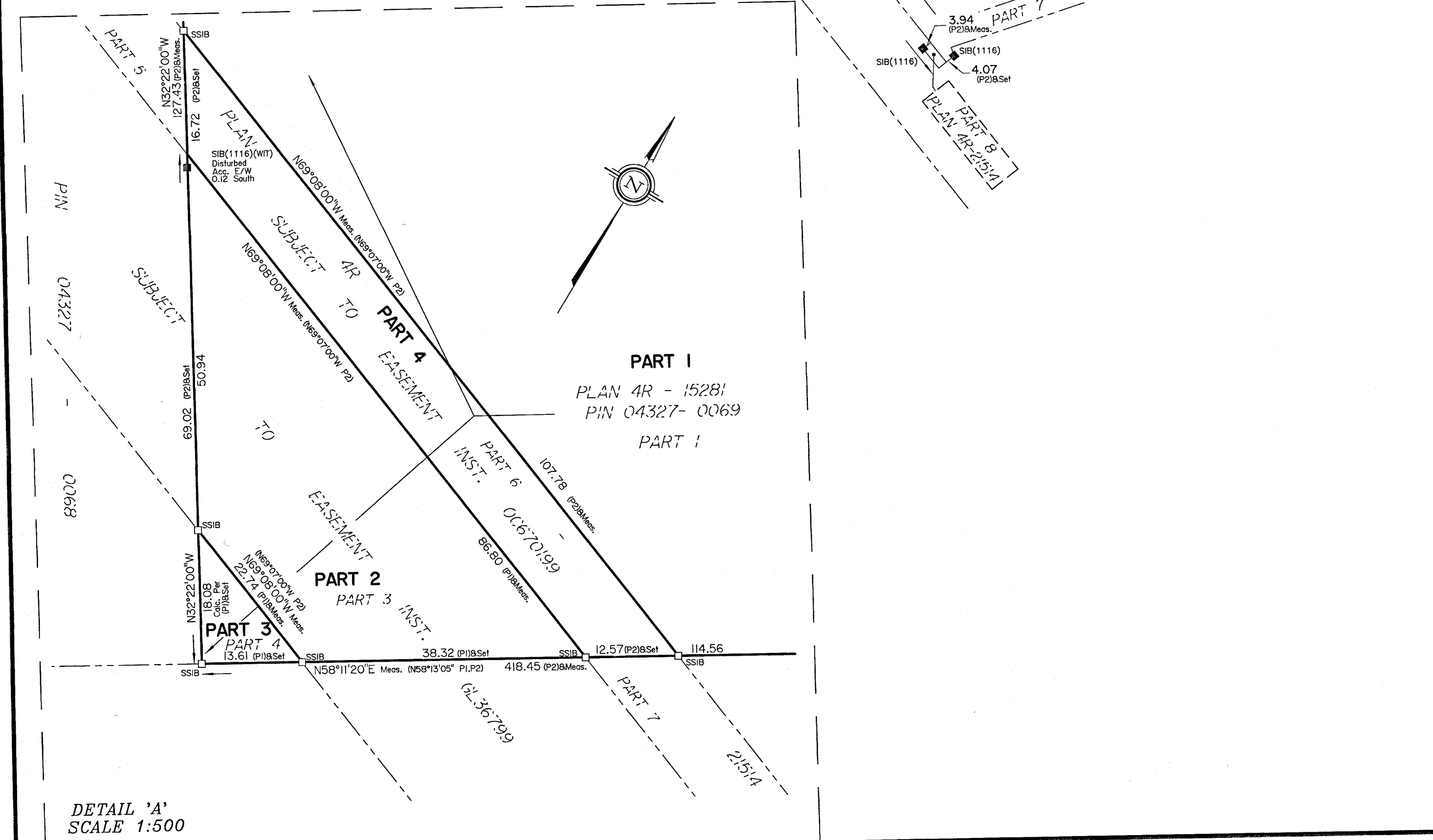
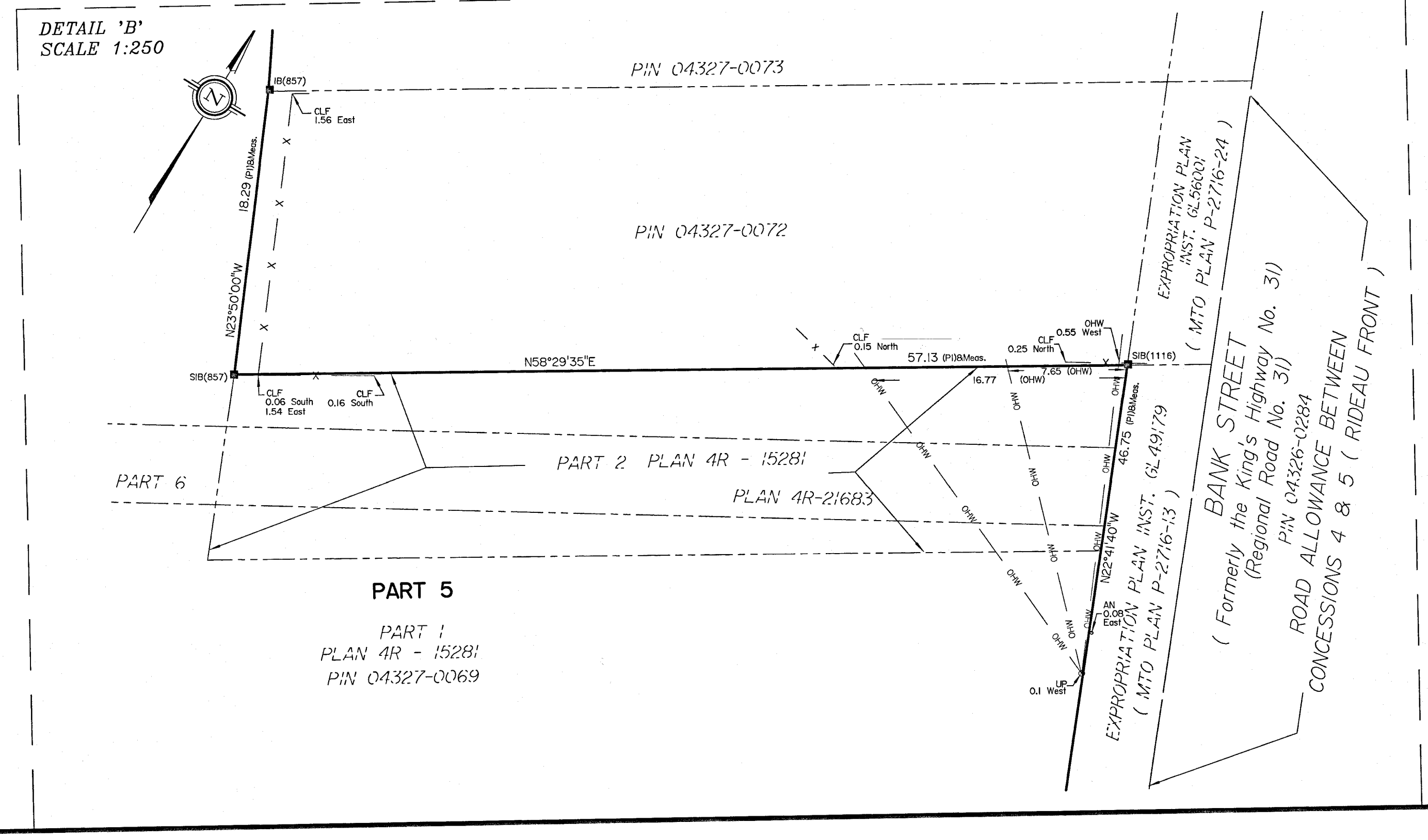
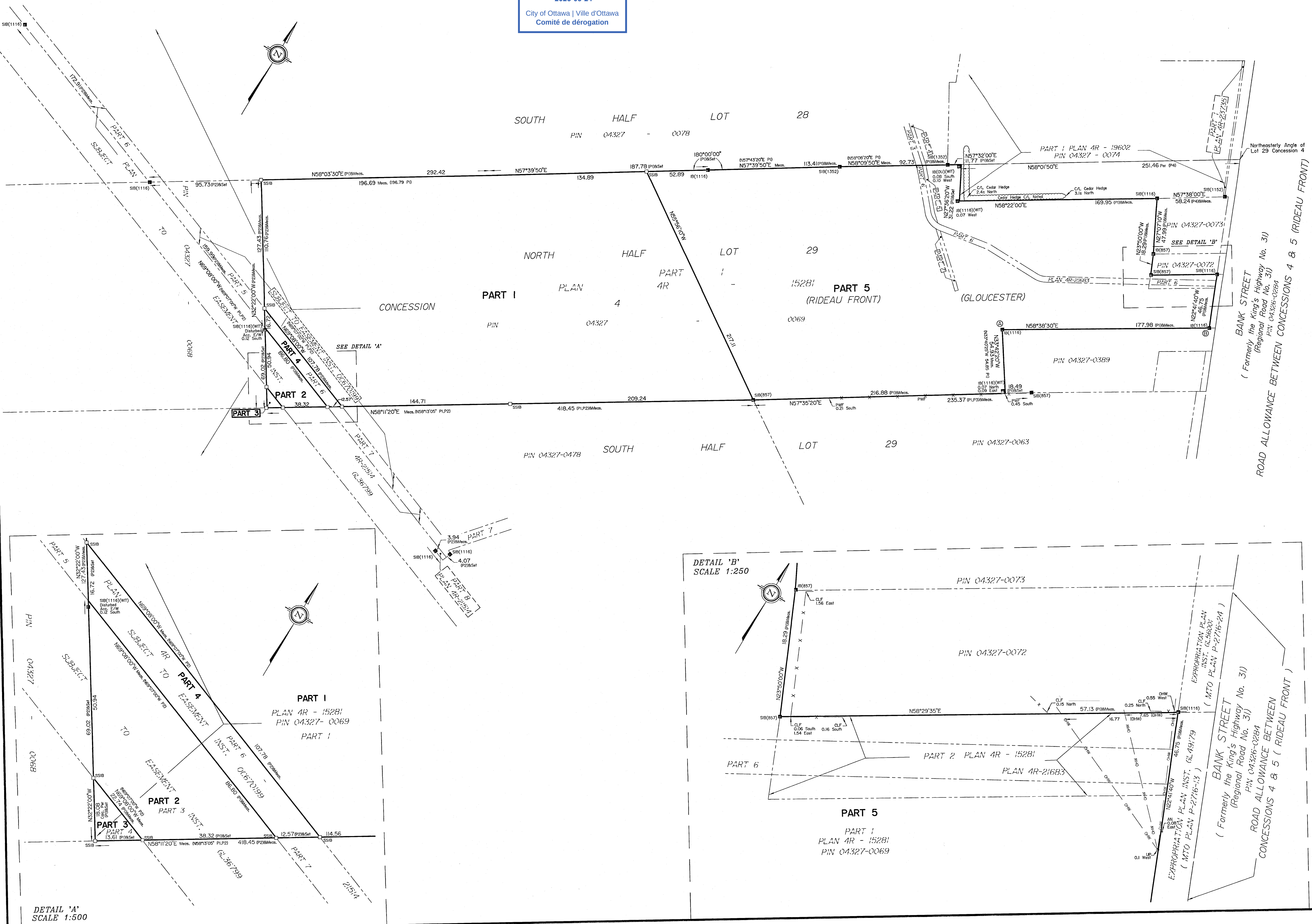
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919760735 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

01919760735	Northing	5026903.34	Eastings	376968.72
01919871649	Northing	5007189.87	Eastings	372435.05
Point A	Northing	5016475.64	Eastings	377317.38
Point B	Northing	5016568.25	Eastings	377469.36

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

Committee of Adjustment
Received | Reçu le
2025-03-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Pyper Severance Sketch For Lot Addition

5360 Bank Street
Pt. Lot 29 , Concession 4
Township of Gloucester
CITY OF OTTAWA

Key Map

N.T.S.



Legend

- Subject Lands
- Non-Evaluated Wetlands
- Floodplains
- Easement
- Regulation Limit

Notes

- Locations for the Wetlands, Floodplains and Regulation Limit derived from the GeoOttawa Online GIS mapping. Their locations on the sketch are approximate.
- Boundary and dimensions for the subject property falling in Lot 29 Concession 4 derived from Plan 4R-34411 completed by Annis, O'Sullivan Vollebakk LTD. in February of 2022. All other dimensions are approximate based on GIS mapping.

Version Date: December 06, 2022

File No. 22-115

Drawn By: TG

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