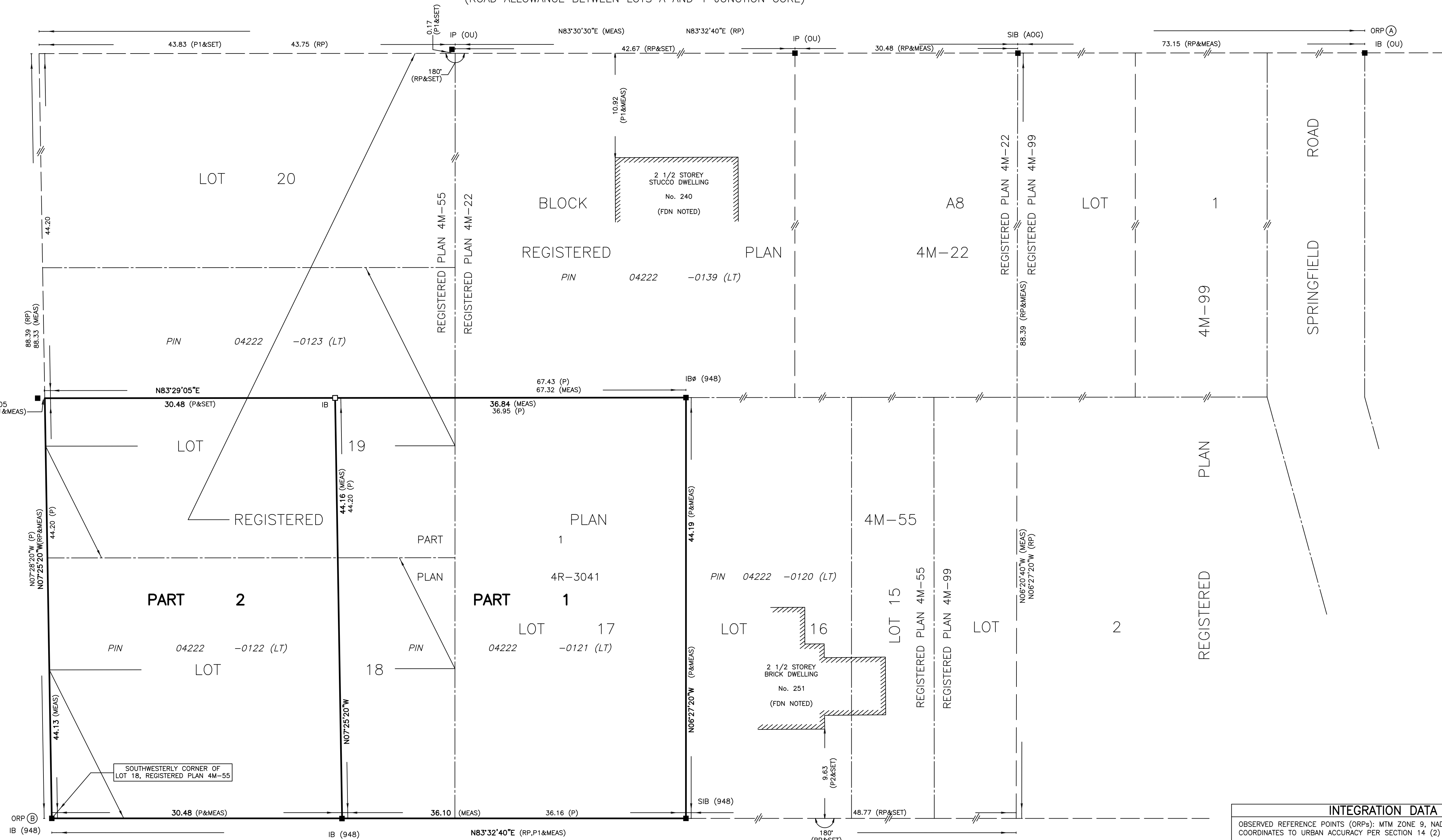


MANOR AVENUE (BY BY-LAW No. 29, INST. LT13372)
(Formerly OTTAWA TERRACE PER REGISTERED PLAN 4M-55)

PIN 04222 -0324 (LT)



THOROLD ROAD

(PER REGISTERED PLAN 4M-55)
PIN 04222 -0268 (LT)

SCHEDULE			
PART	LOT	PLAN	ALL OF PIN
1	17 AND PART OF 18 AND 19	4M-55	04222-0121 (LT)
2	PART OF 18 AND 19		04222-0122 (LT)

Committee of Adjustment
Received | Reçu le
2025-05-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN 4R-36658

Received and deposited

February 4th, 2025

Camille Ortega

Representative for the
Land Registrar for the
Land Titles Division of
Ottawa-carleton (No.4)

PLAN OF SURVEY OF
LOT 17, 18 AND
PART OF LOT 19
REGISTERED PLAN 4M-55
CITY OF OTTAWA

SCALE 1 : 250



THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 457mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS
A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9,
NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999944.

FOR BEARING COMPARISONS, A ROTATION OF 0°29'25" COUNTER-CLOCKWISE
WAS APPLIED TO BEARINGS ON PLANS RP AND P.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON SET
IB#	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
FDN	DENOTES	FOUNDATION
MEAS	DENOTES	MEASURED
OU	DENOTES	ORIGIN UNKNOWN
948	DENOTES	H.J. MARTIN, O.L.S.
AOG	DENOTES	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
RP	DENOTES	REGISTERED PLAN 4M-55
P	DENOTES	PLAN 4R-3041
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED JANUARY 4, 1993
P2	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, DATED MAY 18, 2007
INST.	DENOTES	INSTRUMENT NUMBER
No.	DENOTES	NUMBER

N=NORTH / S=SOUTH / E=EAST / W=WEST

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 DECEMBER 21st, 2024.

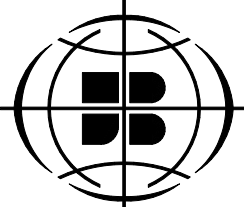
JANUARY 31, 2025
DATE

SHAWN LEROUX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-76772

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	368 940.66	5 035 271.15	
ORP (B)	368 763.15	5 035 162.07	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

THE RESULTANT TIE BETWEEN ORP(A) AND ORP(B) IS 208.36 (GROUND) N 58°25'50" E



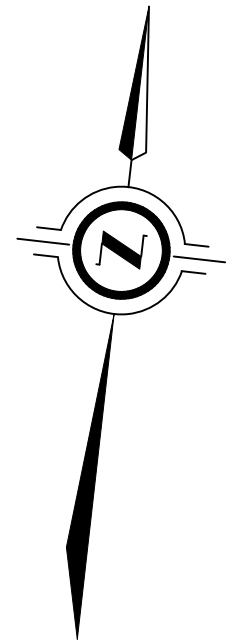
J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
RP	JL/GZ	24-10-129-00
DATED:		01/31/25

PLOT DATE: 2/3/2025 9:37 AM

FILE: 04-01-03-00-000 Manor Ave Drawing\RPAN\24-10-129-00-RPLAN.dwg



COLTRIN ROAD
(ROAD ALLOWANCE BETWEEN LOTS A AND 1 JUNCTION GORE)

SKETCH SHOWING
TOPOGRAPHIC DETAIL OF
600 MANOR AVENUE
CITY OF OTTAWA

SCALE 1 : 250
5 0 5 10 15 metres

J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

THE TOPOGRAPHIC INFORMATION WAS COLLECTED MARCH 17, 2025.
BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE REGISTRY OFFICE PLANS.

CAUTION!

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS PLAN IS PROTECTED BY COPYRIGHT

ELEVATION NOTE

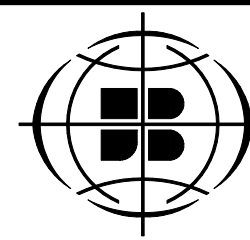
- ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD28:78) AND ARE DERIVED FROM GPS OBSERVATIONS.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

LEGEND

⊕ DENOTES WATER HYDRANT
□ CB DENOTES CATCH BASIN
⊙ DENOTES SHRUB

N=NORTH / S=SOUTH / E=EAST / W=WEST

Committee of Adjustment
Received | Reçu le
2025-05-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation



J.D. BARNES
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LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY: MC	CHECKED BY: GZ	REFERENCE NO.: 24-10-129-00
DATED: 01/31/25		PLOT DATE: 3/19/2025 3:18 PM

FILE: G:\24-10-129-00_600 Manor Ave (Drawing) Sketch\24-10-129-00-600 Manor Ave_Sketch (2025-03-19).dwg



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600