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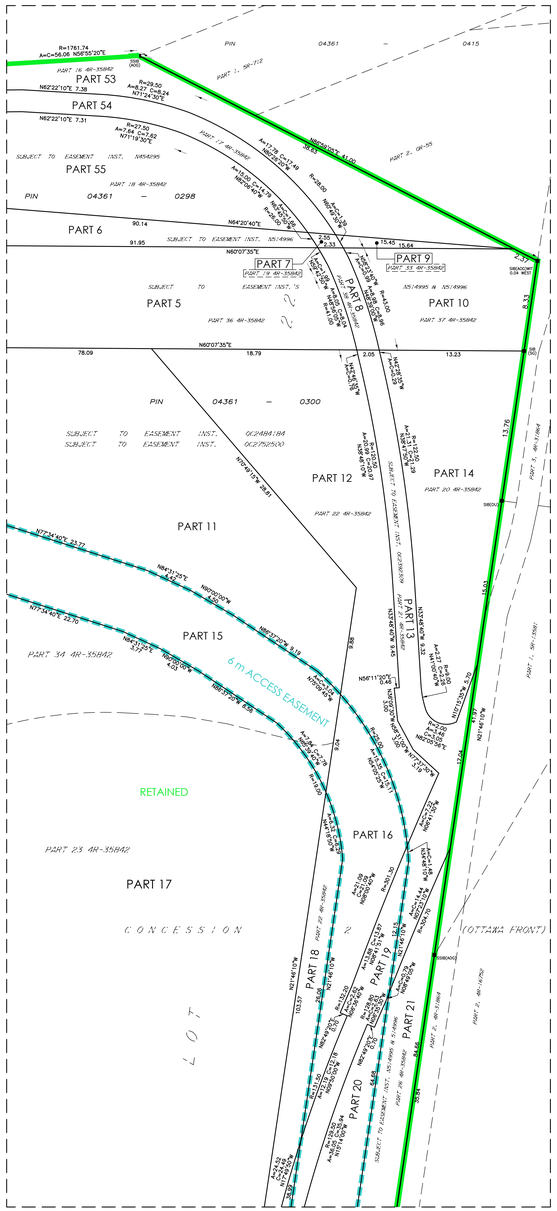

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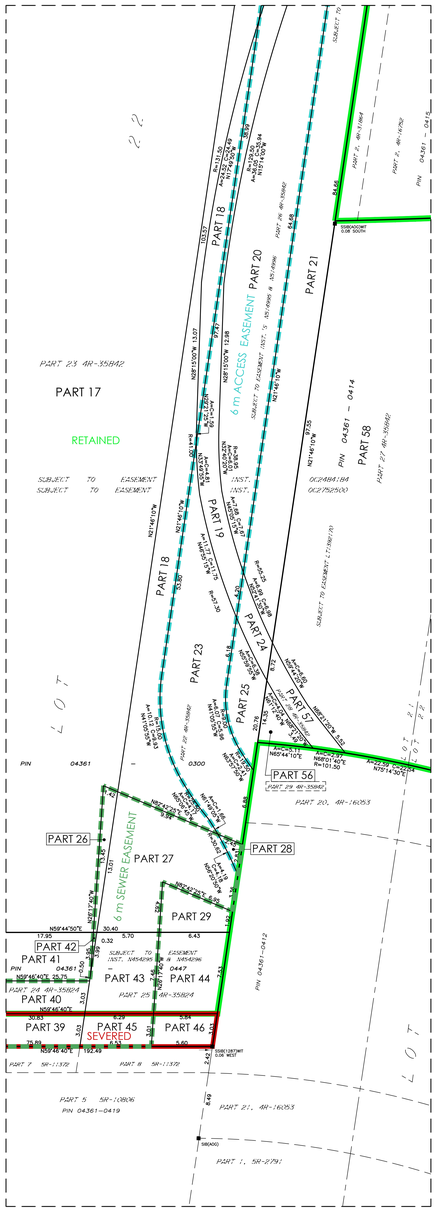

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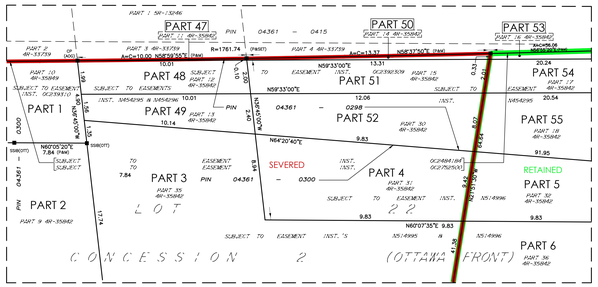

SEVERED LANDS					
LOT	CONCESSION	PIN	DESCRIPTION	OWNER	SUBJECT TO EASEMENT
PART OF 22	CONCESSION 2 (OTTAWA FRONT) TOWNSHIP OF GLOUCESTER	04361-0300 (LT)	PARTS 1, 2, 3, 4, 3) 33,34 & 39	1600 JAMES NAISMITH HOLDING LTD.	INST. N514995 (PART 3) INST.N514996 (PARTS 3 & 4) INST. OC2392510 (PART 1) INSTS. OC2484184 & OC2752500 (PARTS 1, 2, 3, 4 31, 32, 34 & 39)
		04361-0447 (LT)	PARTS 35, 36, 38, 45, 46 & 60		INST. N454295 & N454296 (PARTS 45 & 46) INSTS. OC2484184 & OC2752500 (PARTS 35, 36, 39, 45, 46 & 60)
		04361-0298 (LT)	PARTS 47, 48, 49 50, 51 & 52		INST. N454295 (PARTS 47, 48, 49, 50, 51 & 52) INST. N454298 (PARTS 47, 48 & 49) INST. OC2392509 (PARTS 48 & 51) INST.'S OC2484184 & OC2752500 (PARTS47, 48, 49, 50, 51 & 52)

RETAINED LANDS					
LOT	CONCESSION	PIN	DESCRIPTION	OWNER	SUBJECT TO EASEMENT
PART OF 22	CONCESSION 2 (OTTAWA FRONT) TOWNSHIP OF GLOUCESTER	04361-0300 (LT)	PARTS 5 TO 30 (INCLUSIVE) & 32	1600 JAMES NAISMITH HOLDING LTD.	INST. N514995 (PARTS 3, 6, 8, 10, 13, 14, 16, 18 TO 25 INCLUSIVE, 27, 28 & 29) INST. N514996 (PARTS 3 TO 10 INCLUSIVE, 12, 13, 14, 16, 18 TO 25 INCLUSIVE 27, 28 & 29) INST. OC2392509 (PARTS 7, 8, 13, 19, 22 & 24) INST.'S OC2484184 & OC2752500 (PARTS 1 TO 30 INCLUSIVE & 32)
		04361-0447 (LT)	PARTS 37, 38, 40, 41, 42, 43 & 44		INST.'S N454295 & N454296 (PARTS 43 & 44) INST. N514995 (PARTS 37 & 38) INST.'S OC2484184 & OC2752500 (PARTS 37, 38, 40, 41, 42, 43, & 44)
		04361-0298 (LT)	PARTS 53, 54 & 55		INST. N454295 (PARTS 53, 54 & 55) INST. OC2392509 (PART 54) INST.'S OC2484184 & OC2752500 (PARTS 53, 54 & 55)
		04361-0414 (LT)	PARTS 56 & 57		INST. OC2392509 (PART 57) INST.'S L713912170, OC2484184 & OC2752500 (PARTS 56, 57 & 58)
PART OF 21			PART 58		

NEW EASEMENTS						
LOT	CONCESSION	PIN	DESCRIPTION	OWNER	SUBJECT TO EASEMENT	PURPOSE OF EASEMENT
PART OF 22	CONCESSION 2 (OTTAWA FRONT) TOWNSHIP OF GLOUCESTER	04361-0300 (LT)	PARTS 15, 16, 19, 20, 23 & 28	1600 JAMES NAISMITH HOLDING LTD.	INST.'S N514995 & N514996 (PARTS 16, 19, 20, 23 & 28) INST. OC2392510 (PART 19) INST.'S OC2484184 & OC2752500 (PARTS 15, 16, 19, 20, 23 & 28)	6 m ACCESS EASEMENT
PART OF 22	CONCESSION 2 (OTTAWA FRONT) TOWNSHIP OF GLOUCESTER	04361-0300 (LT)	PARTS 26, 27, 30, 31 32 & 33	1600 JAMES NAISMITH HOLDING LTD.	INST.'S N514995 & N514996 (PARTS 27 & 28) INST.'S OC2484184 & OC2752500 (PARTS 26, 27, 30, 31, 32 & 33)	6 m SEWER EASEMENT
		04361-0447 (LT)	PARTS 37, 38, 39, 40, 42 43 & 45		INST.'S N454295 &N454296 (PARTS 43 & 45) INST.'S OC2484184 & OC2752500 (PARTS 37, 38, 39, 40, 42, 43 & 45)	

SEVERANCE SKETCH

PART OF LOTS 21 AND 22
CONCESSION 2 (OTTAWA FRONT)

(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)

CITY OF OTTAWA

Scale 1:400

0 5 10 20 30 METRES

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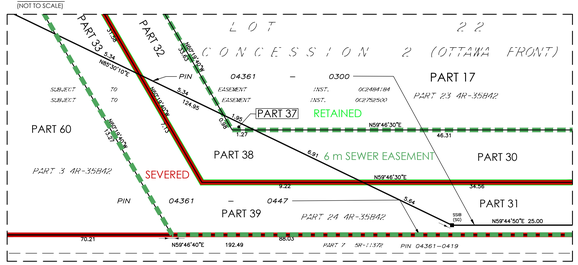
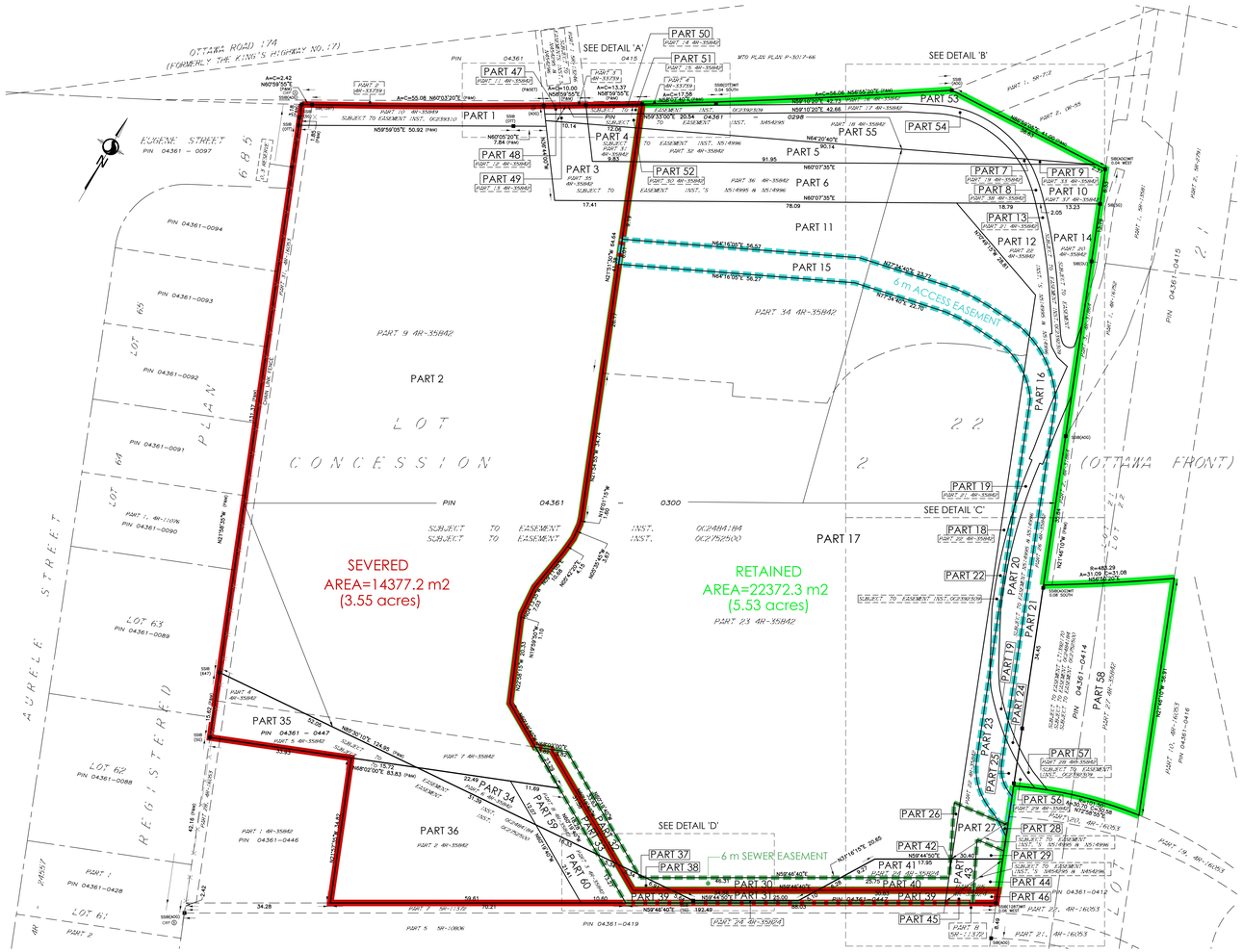
Committee of Adjustment
Received | Reçu le
2025-12-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DETAIL 'D'
(NOT TO SCALE)





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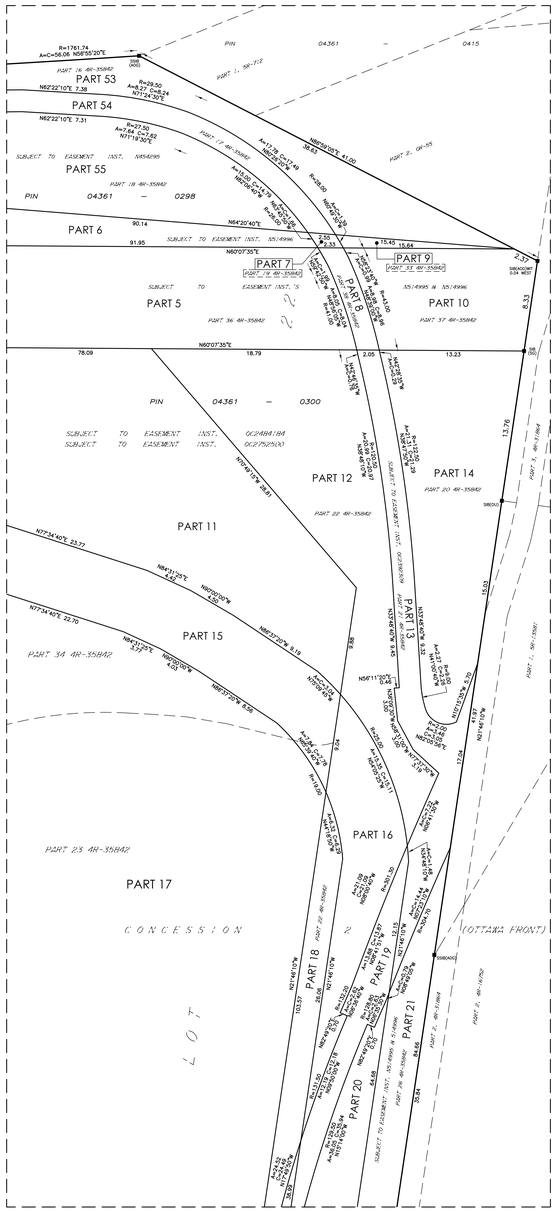
Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.6420
stantec.com

DRAWN: ME | CHECKED: RH | PM: RL | FIELD: R2 | PROJECT No.: 161614925-114

Committee of Adjustment
Received | Reçu le
2025-12-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DETAIL 'B'
(NOT TO SCALE)



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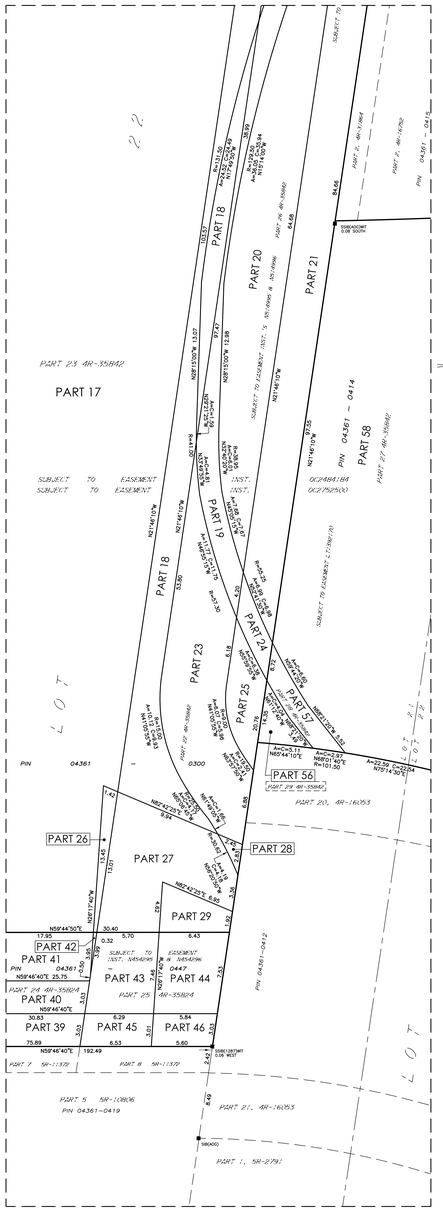

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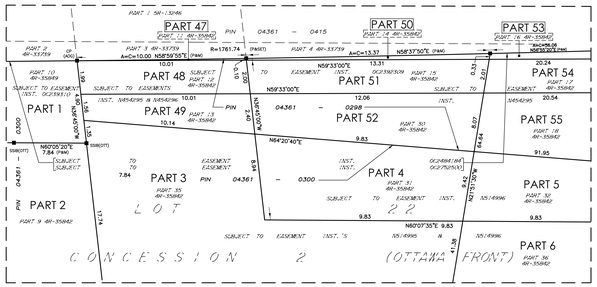

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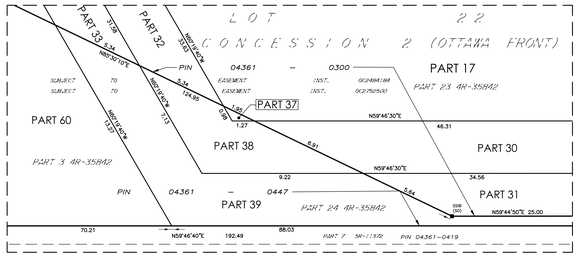
(NOT TO SCALE)



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m2)
1		2 (OTTAWA FRONT)	PART OF 04361-0300	278.79
2				1104.42
3				266.53
4				92.21
5				427.01
6				883.42
7				3.07
8				19.98
9				8.40
10				142.06
11				1281.94
12				331.34
13				139.42
14				273.59
15				812.80
16				134.73
17				13758.10
18				227.90
19				127.37
20				255.76
21				269.24
22				42.30
23				150.41
24				13.66
25				30.47
26				11.03
27				102.29
28				3.16
29				21.29
30				121.30
31				72.66
32				97.82
33				81.69
34				105.98
35				387.82
36				1422.63
37				0.54
38				27.90
39				183.70
40				84.87
41				96.95
42				0.82
43				44.62
44				45.67
45				19.24
46				17.16
47			ALL OF 04361-0298	0.45
48				19.86
49				19.68
50				2.69
51				25.95
52				25.82
53				235.09
54				188.59
55				577.28
56			ALL OF 04361-0414	13.56
57				20.08
58	PART OF 21 AND 22			1540.10
59	PART OF 22		PART OF 04361-0300	138.64
60			PART OF 04361-0447	159.28

PARTS 1 TO 34 (INCLUSIVE) AND 59 COMPRISE ALL OF PIN 04361-0300.
PART 35 TO 46 (INCLUSIVE) AND 60 COMPRISE ALL OF PIN 04361-0447.
PARTS 47 TO 55 (INCLUSIVE) COMPRISE ALL OF PIN 04361-0298.
PARTS 56, 57 AND 58 COMPRISE ALL OF PIN 04361-0414.

PART 1 IS SUBJECT TO EASEMENT INST. No. OC2392310.
PARTS 7, 8, 13, 19, 22, 24, 48, 51, 54 AND 57 ARE SUBJECT TO EASEMENT INST. No. OC2392309.
PARTS 43 TO 55 (BOTH INCLUSIVE) ARE SUBJECT TO EASEMENT INST. No. N454295.
PARTS 43 TO 49 (BOTH INCLUSIVE) ARE SUBJECT TO EASEMENT INST. No. N454296.
PARTS 3, 4, 8, 10, 12, 13, 14, 16, 18 TO 25 (BOTH INCLUSIVE) 27, 28 AND 29 ARE SUBJECT TO EASEMENT INST. No. N514995.
PARTS 3 TO 10 (BOTH INCLUSIVE), 12, 13, 14, 16, 18 TO 25 (BOTH INCLUSIVE) 27, 28 AND 29 ARE SUBJECT TO EASEMENT INST. N514996.
PARTS 56, 57 AND 58 ARE SUBJECT TO EASEMENT INST. NO. LT392170.
PARTS 1 TO 60 (BOTH INCLUSIVE) ARE SUBJECT TO EASEMENT INST. No. OC2484184.
PARTS 1 TO 60 (BOTH INCLUSIVE) ARE SUBJECT TO EASEMENT INST. No. OC2752500.

PLAN OF SURVEY OF
PART OF LOTS 21 AND 22 CONCESSION 2 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA

Scale 1:400

0 5 10 20 30 METRES

Stantec Geomatics Ltd.

THE INTENDED PLOT SIZE OF THIS PLAN IS 1473 mm IN WIDTH BY 914 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400 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 0.999948.

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:5050640.42 E:3248888.04
19680191 N:5035564.24 E:3880564.94

Note
ALL BEARINGS AND DISTANCES ARE P AND M/MEAS OR P AND S UNLESS OTHERWISE NOTED.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	-	SET MONUMENTS
IB	-	IRON BAR
RIB	-	ROUND IRON BAR
SIB	-	STANDARD IRON BAR
SSIB	-	STANDARD IRON BAR
CLF	-	CUT LOWER FACE
CP	-	CONCRETE PIN
WIT	-	WITNESS
PIN	-	PROPERTY IDENTIFICATION NUMBER
M/MEAS	-	MEASURED
SET	-	SET
OU	-	ORIGIN UNKNOWN
SG	-	STANTEC GEOMATICS LTD.
P	-	PLAN 4R-35842
ORP	-	OBSERVED REFERENCE POINT

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
30	5035525.50	3744825.51
31	5035242.40	3745051.18

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

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.

DATE

REID HALL
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ACLS PLAN SUBMISSION FORM NUMBER #####

Stantec
Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
UNIFIED LAND SURVEYORS
400 - 1331 CLYDE AVENUE
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.6420
stantec.com

DRAWN: ME | CHECKED: RH | PM: RL | FIELD: R2 | PROJECT No.: 161614925-114