

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 14 AND
PART OF LOT 13
REGISTERED PLAN 282
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Surveyor's Certificate

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
 - The survey was completed on the 16th day of June, 2025.

July 18, 2025
 Date

[Signature]
 D. S. McMorran
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED: July 18, 2025

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
 2379244 Ontario Inc. ("The Client"), their solicitors,
 mortgagees, and other related parties, permission to use original, signed, sealed
 copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- IB# Round Iron Bar
- (WIT) Witness
- Meas. Measured
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- (P1) Registered Plan 282
- (P2) (1692) Plan dated January 24, 2024
- (P3) (857) Plan dated July 21, 2018
- (P4) (857) Plan dated June 8, 2020
- (P5) Plan 4R-32286
- (P6) (857) Plan dated October 23, 1985
- (P7) (1697) Plan dated September 26, 2016
- (DI) Inst. CR480491
- EFN East Face Noted
- WFN West Face Noted
- RWB Retaining Wall - Concrete Block
- RWC Retaining Wall - Concrete
- PS Patio Stone
- CLF Chain Link Fence
- BF Board Fence
- Inv. Invert
- T/G Top of Grate
- LS Lamp Standard
- CB Catch Basin
- MH-ST Maintenance Hole (Storm Sewer)
- MH-S Maintenance Hole (Sanitary)
- ST Underground Storm Sewer
- S Underground Sanitary Sewer
- OHV Overhead Wires
- UP Utility Pole
- HM Hydro Meter
- GM Gas Meter
- S Sign
- G Gate
- MP Metal Post
- W Metal Lid (Unknown)
- Deciduous Tree
- ★ Coniferous Tree
- φ Diameter
- + 65.00 Location of Elevations
- + 65.00 Location of Top of Curb Elevations
- + 65.00 Location of Top of Wall Elevations

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-110791

THIS PLAN IS NOT VALID UNLESS
 IT IS AN EMBOSSED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29 (3).

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°12'40" counter-clockwise was applied to bearings on plan (P6).

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- 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

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa Engineering Plan No. 1542 (Sheet 1 of 4, Revision Date Aug. 1980).
- Sanitary and storm sewer inverts were derived from City of Ottawa Engineering Plan No. 1542 (Sheet 1 of 4).
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
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 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@aosvld.com

Ontario
 Land Surveyors (Job No. 25581-25 2379244/Online L114PL113 RP282 D-E-F | SW

Scale 1 : 150



Metric

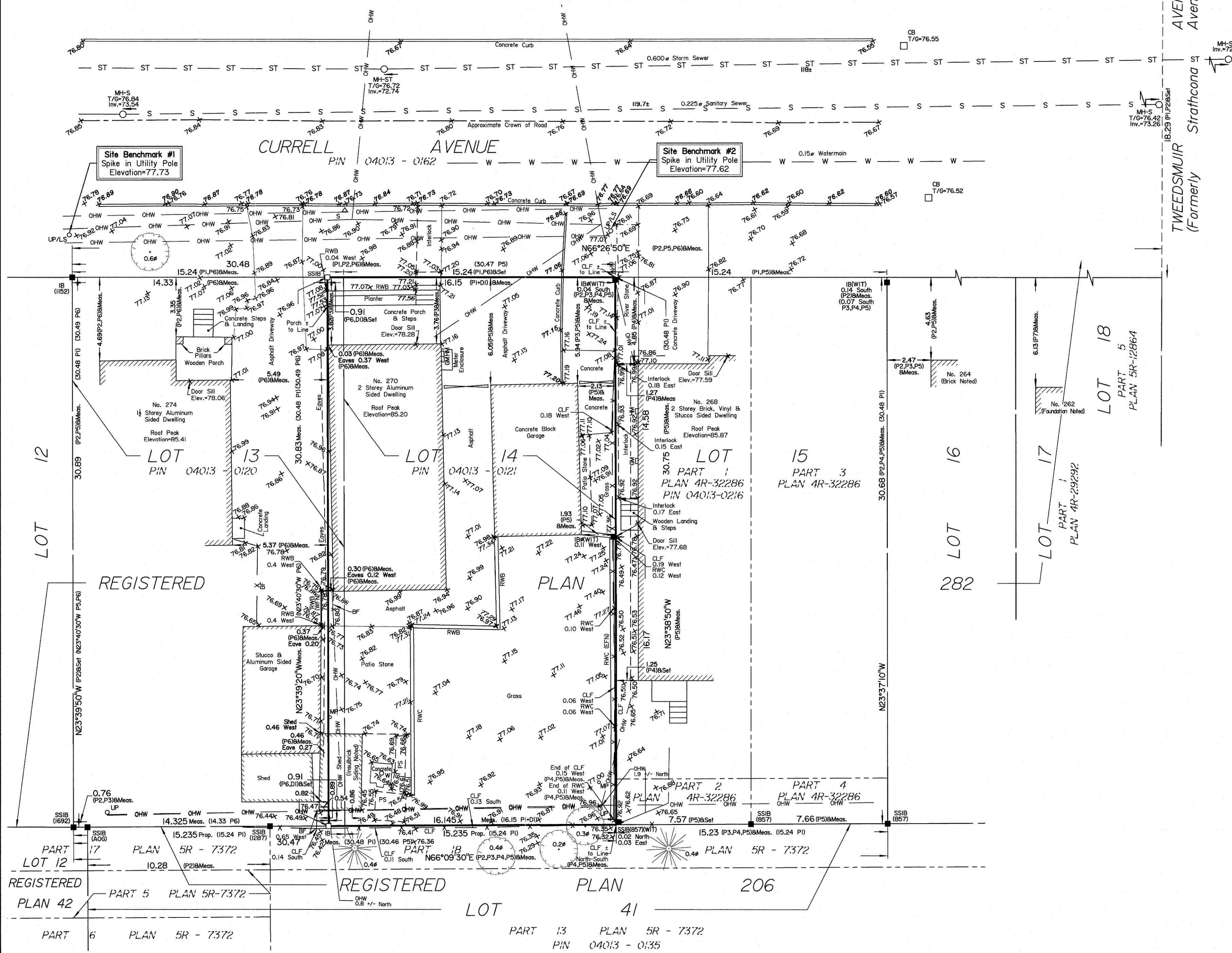
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Committee of Adjustment
 Received | Reçu le

2025-11-20

City of Ottawa | Ville d'Ottawa
 Comité de dérogation

LOT 19
 PART 2
 PLAN 5R-13589



Y:\02025581-25_2379244\Ontario Inc. 270 Currell Ave. SPPRF1 Topo_KIT\FINAL\25581-25 2379244\Online L114PL113 RP282 D-E-F.dwg

Committee of Adjustment
Received | Reçu le

2025-11-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

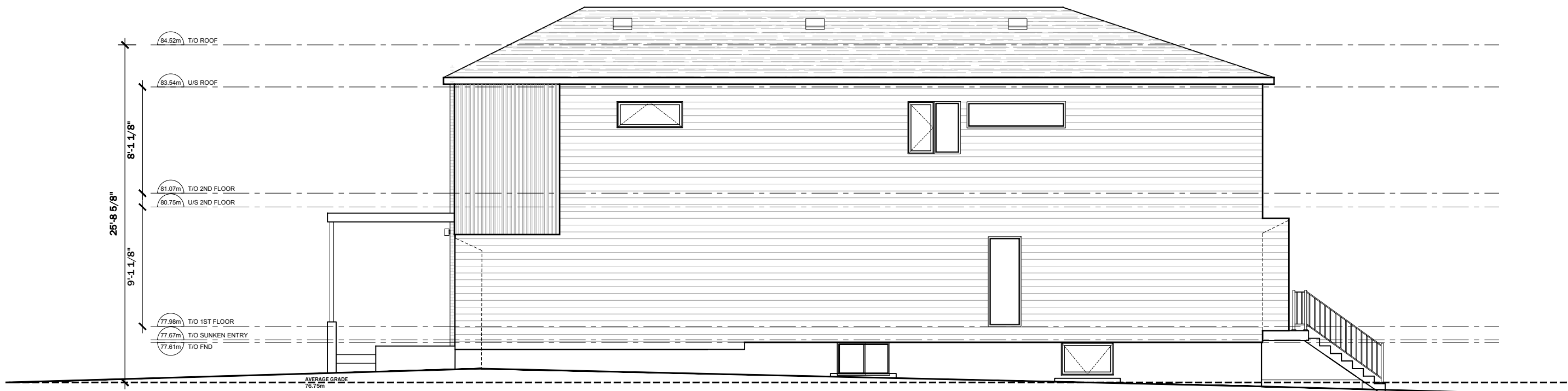


NOV. 21 2025

Project Address:
270 & 272 CURRELL AVE
OTTAWA ON.

Scale 1/8"=1'-0"

NORTH ELEVATION

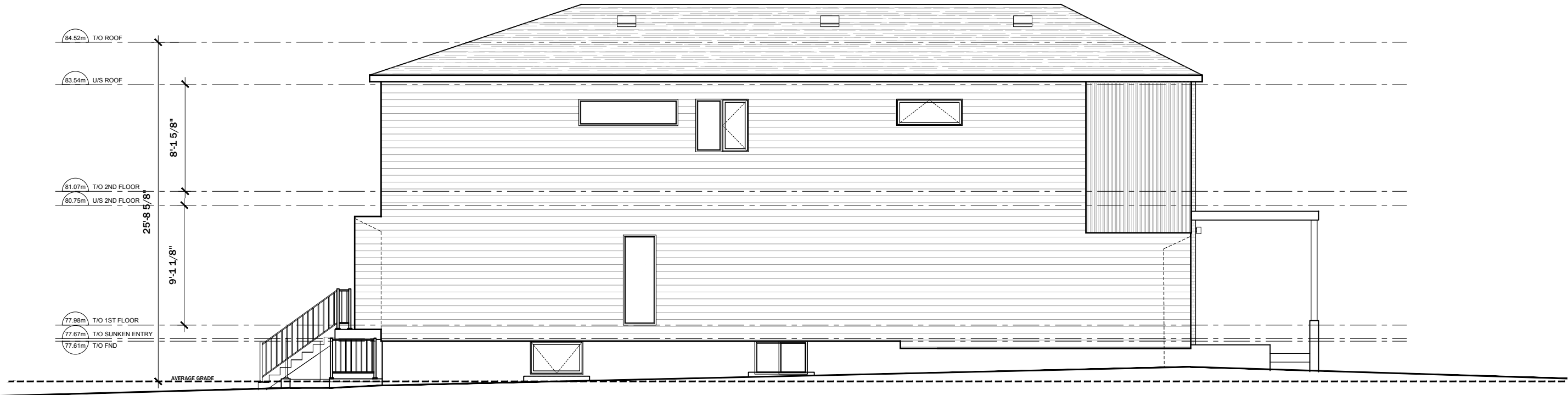


NOV. 21 2025

Project Address:
270 & 272 CURRELL AVE
OTTAWA ON.

Scale 1/8"=1'-0"

WEST ELEVATION



NOV. 21 2025

Project Address:
 270 & 272 CURRELL AVE
 OTTAWA ON.

Scale 1/8"=1'-0"

EAST ELEVATION

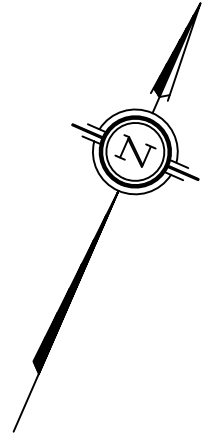


NOV. 21 2025

Project Address:
270 & 272 CURRELL AVE
OTTAWA ON.

Scale 1/8"=1'-0"

SOUTH ELEVATION



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999xx.

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 Nxx°xx'xx"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°00'00" counter-clockwise was applied to bearings on plan

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

| | | | | |
|---------------|----------|------------|---------|-----------|
| . 01919680005 | Northing | 5027191.26 | Easting | 361496.76 |
| . 01919680105 | Northing | 5024915.16 | Easting | 373971.65 |
| . Point A | Northing | 5027288.92 | Easting | 363908.95 |
| . Point B | Northing | 5027275.98 | Easting | 363956.15 |

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

LOT 19
PART 2
PLAN 5R-13589

Committee of Adjustment
Received | Reçu le

2025-11-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation

| SCHEDULE | | | | |
|--------------|------|-----------------|------|------------|
| AREA (Sq.m.) | PART | LOT | PLAN | PIN |
| 248.7 | 1 | PART OF 13 & 14 | 282 | ALL OF |
| 248.4 | 2 | PART OF 14 | | 04013-0121 |

PLAN OF SURVEY OF

LOT 14 AND
PART OF LOT 13
REGISTERED PLAN 282
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



The intended plot size of the plan is 610 mm in width by 457 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:

- 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.

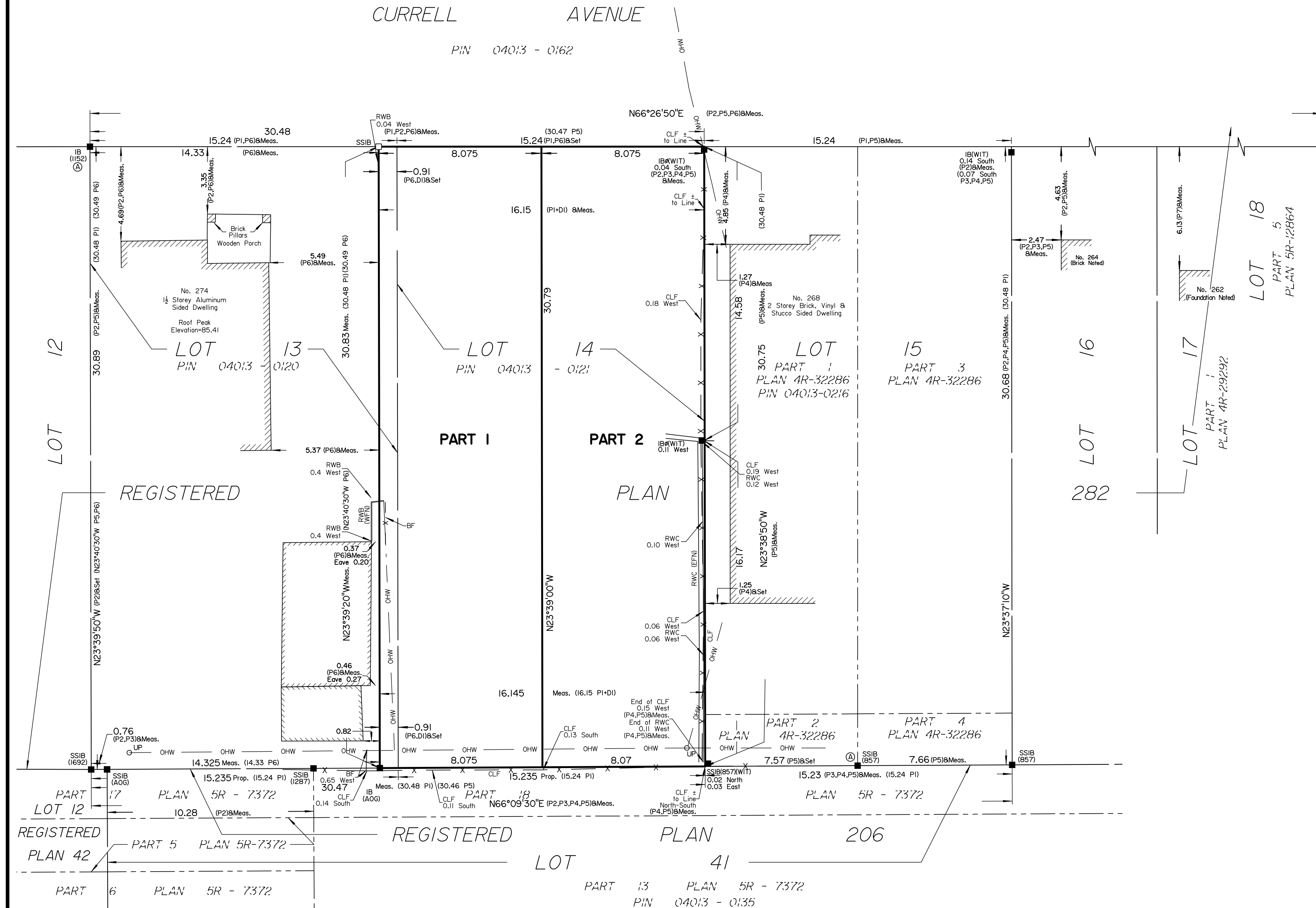
MMM DD YYYY

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
- IBØ " Round Iron Bar
- (WIT) " Witness
- Meas. " Measured
- (AOG) " Annis, O'Sullivan, Vollebek Ltd.
- (PI) " Registered Plan 282
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- RWB " Retaining Wall - Concrete Block
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- PS " Patio Stone
- CLF " Chain Link Fence
- BF " Board Fence
- OHW — " Overhead Wires



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Email: Nepean@novit.com

Ontario Land Surveyors Job No. 26251-25 23792440ntinc L114PL113 RP282 R DI BP

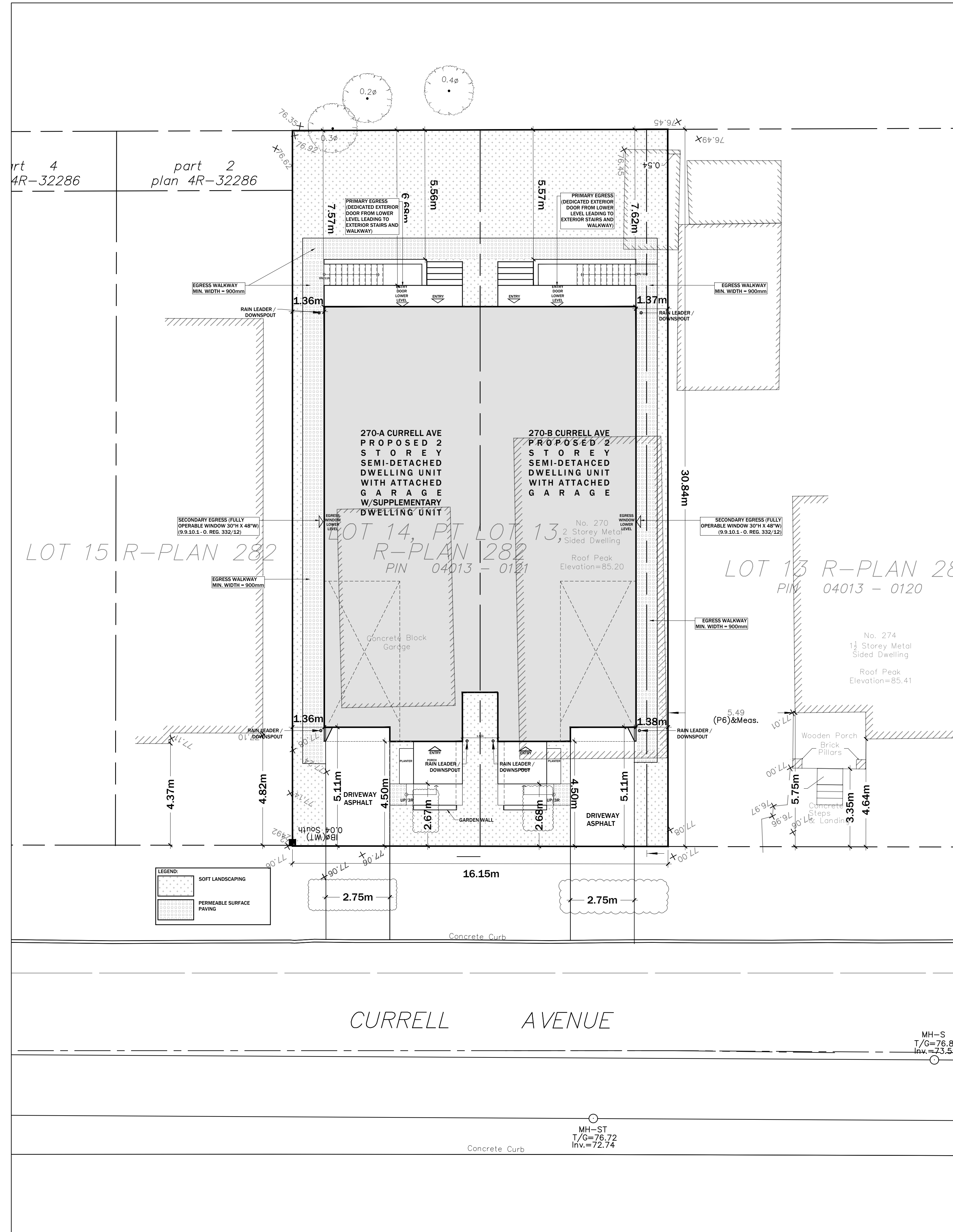
**STREETSCAPE CHARACTER = B-B-A
UNIT A, 270 CURRELL AVE - ZONING -R4UA**

| VARIANCE | PROVIDED | REQUIRED |
|---------------------------------------|----------------------|-------------------|
| LOT WIDTH (TOWNHOUSE) | 8.07M | 6.0M MIN. |
| FRONT YARD SETBACK | 4.5M | 4.5M |
| LOT AREA | 249.03M ² | 180M ² |
| SIDEYARD SETBACK | 1.36M | 1.2M |
| PARKING | 1 SPACE | 1 SPACE |
| BUILDING HEIGHT | 7.7M | 10.0M |
| % REAR YARD SOFT LANDSCAPE | 100% | 15% |
| % FRONT/CORNER SIDE YD SOFT LANDSCAPE | 42% | 30% |
| DRIVEWAY % OF FRONT YARD | 35% | 50% MAXIMUM |

UNIT B, 270 CURRELL AVE - ZONING -R4UA

| VARIANCE | PROVIDED | REQUIRED |
|-------------------------------------|----------------------|-------------------|
| LOT WIDTH (TOWNHOUSE) | 8.07M | 6.0M MIN. |
| FRONT YARD SETBACK | 4.5M | 4.5M |
| LOT AREA | 249.03M ² | 180M ² |
| SIDEYARD SETBACK | 1.36M | 1.2M |
| PARKING | 1 SPACE | 1 SPACE |
| BUILDING HEIGHT | 7.7M | 10.0M |
| REAR YARD SOFT LANDSCAPE | 100% | 15% |
| FRONT/CORNER SIDE YD SOFT LANDSCAPE | 42% | 30% |
| DRIVEWAY % OF FRONT YARD | 35% | 50% MAXIMUM |

2 ZONING DETAILS
Scale: NTS



1 SITE PLAN
Scale: 1/8"=1'-0"

Committee of Adjustment
Received | Reçu le
2025-11-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

| | |
|-------------|--------------------------|
| NORTH | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | ISSUED OF CMA |
| NUMBER | MAILESTONE / FAT SALLANT |
| DESIGNED BY | DATE |
| DRAWN BY | SCALE |
| | SCALE |

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PROJECT
CURRELL AVE
270 CURRELL AVE
OTTAWA, ONTARIO
DRAWING
**ZONING DATA
SITE PLAN**

CLIENT NUMBER SHEET NO.
SP-1