

Committee of Adjustment
Received | Reçu le

2025-12-19

City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT 33, CONCESSION 1 (RIDEAU FRONT) (NEPEAN)

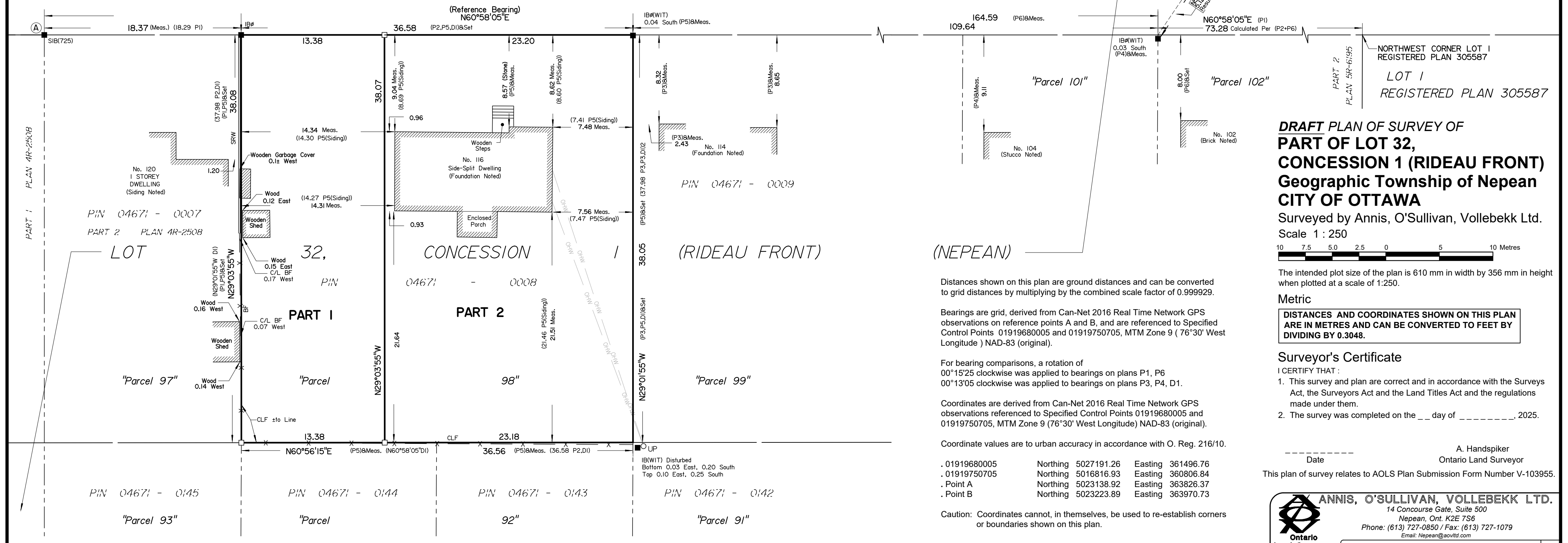
MEADOWLANDS DRIVE WEST
(Formerly Meadows Drive)

Centreline of Constructed Road
Division Line Between Lots 32 & 33,
Concession 1 (Rideau Front) (Nepean)
PIN 04675 - 0256

SCHEDULE				
AREA (Sq.m.)	PART	LOT	CONCESSION	PIN
509.4	1	PART OF 32	1 (RIDEAU FRONT)	ALL OF 04671-0008
882.6	2			

Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- CP " Concrete Pin
- IBØ " Round Iron Bar
- (WIT) " Witness
- (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
- Meas. " Measured
- (P1) " Plan 4R-2508
- (P2) " (663) Plan December 16, 1953
- (P3) " (725) Plan June 21, 1978
- (P4) " (857) Plan September 9, 1994
- (P5) " (857) Plan July 12, 1995
- (P6) " (1697) Plan July 14, 1998
- (D1) " Inst. CR522659
- BF " Board Fence
- CLF " Chain Link Fence
- C/L " Centreline
- SRW " Stone Retaining Wall
- UP " Utility Pole
- OHW — " Overhead Wires



**DRAFT PLAN OF SURVEY OF
PART OF LOT 32,
CONCESSION 1 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
Scale 1 : 250



The intended plot size of the plan is 610 mm in width by 356 mm in height when plotted at a scale of 1:250.

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 ___ day of _____, 2025.

_____ Date
A. Handspiker
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-103955.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999929.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 00°15'25 clockwise was applied to bearings on plans P1, P6 00°13'05 clockwise was applied to bearings on plans P3, P4, D1.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, 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
. 01919750705	Northing	5016816.93	Easting	360806.84
. Point A	Northing	5023138.92	Easting	363826.37
. Point B	Northing	5023223.89	Easting	363970.73

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

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Ontario Land Surveyors
Job No. 25158-25 Reçu P.L.L. 32 C.I. RF NP R. D4