

DIAGRAM 1
PLAN VIEW TO SHOW THE RELATIONSHIP OF PARTS FROM ELEVATION 58.00 to 60.75

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 15 & 16 (SOUTH OF ST. ANDREW STREET)			184.7
2				200.4
3				N/A
4	PART OF 16 (SOUTH OF ST. ANDREW STREET)	42482	ALL OF 04216-0084	N/A
5	PART OF 16 (SOUTH OF ST. ANDREW STREET) and PART OF 16 (NORTH OF GUIGUES AVENUE)			538.7

PARTS 3 & 4 - SUBJECT TO EASEMENT PER INST. CR429746

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE: _____	PLAN 4R- RECEIVED AND DEPOSITED DATE: _____
DANIEL ROBINSON ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SHEET 1 of 8

STRATA PLAN OF SURVEY OF
PART OF LOTS 15 & 16 (SOUTH OF ST. ANDREW STREET) AND PART OF LOT 16 (NORTH OF GUIGUES AVENUE)
REGISTERED PLAN 42482
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-1978. (Monument No. 197534238, reference PSJ Job 449-24).
2. 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.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°41'25" counter-clockwise was applied to bearings on P2.

For bearing comparisons, a rotation of 0°01'15" clockwise was applied to bearings on P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5032694.43	367748.86
(B)	5032771.05	367868.01
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND 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: _____ Daniel Robinson
Ontario Land Surveyor

Surveyor's Certificate
I certify that:
1. The structures shown on this plan are in existence.
2. The dimensions shown on this plan have been verified by actual measurements.

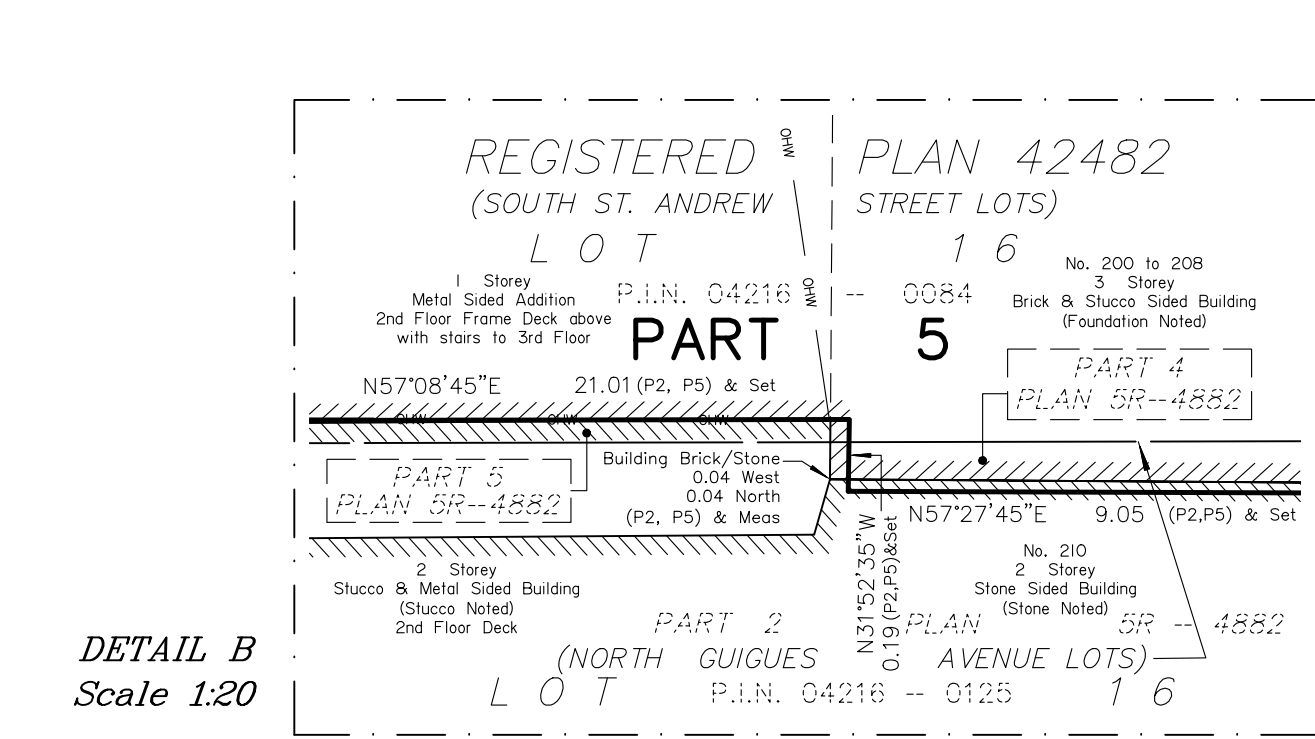
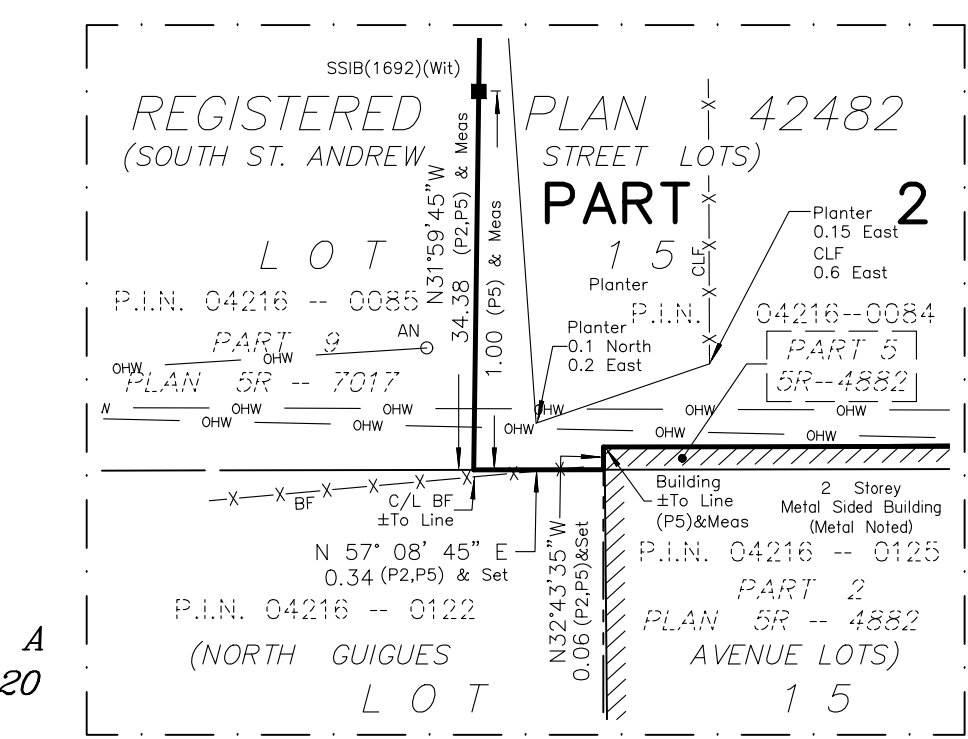
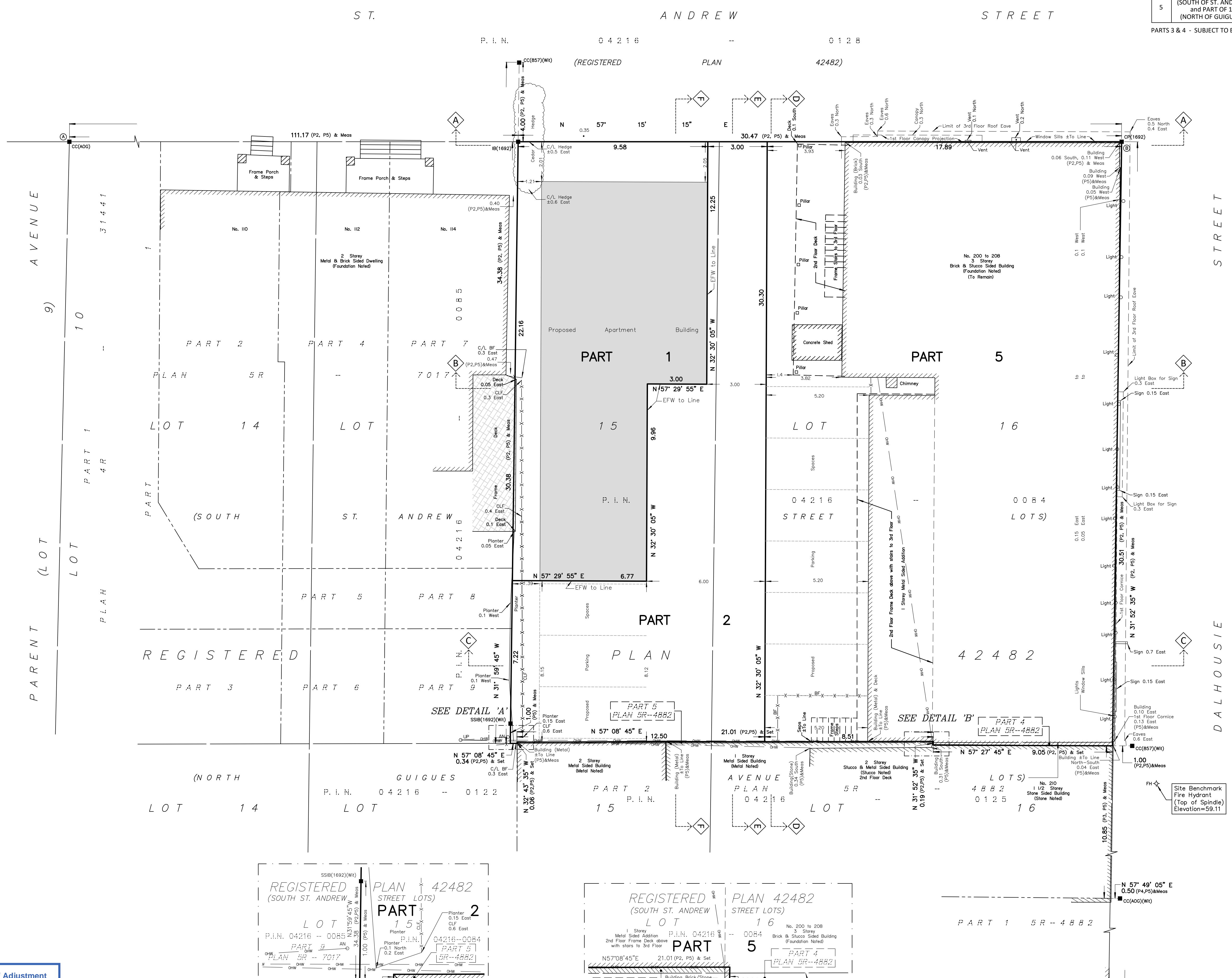
Date: _____ Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

Notes & Legend

- Denotes Survey Monument Planted
- Denotes Survey Monument Found
- SSIB = Short Standard Iron Bar
- CC = Cut Cross
- CP = Concrete Pin
- (Wit) = Witness
- (M) = Measured
- (P1) = Registered Plan 42482
- (P2) = Plan by (857) dated March 21, 2018 (Ref No. 207-42482)
- (P3) = Plan 5R-4882
- (P4) = Plan by (AOG) dated August 19, 2016 (Ref No. 17154-16)
- (P5) = Plan by (FSD) dated January 17, 2025 (Ref No. 449-24)
- (D1) = Inst. No. CR429746
- EFW = Exterior Face of Wall
- V.P. = Vertical Plane
- Existing Building
- See Section 'X' for Extent of Parts
- See Diagram 'H' for Plan View
- Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: info@fsdsurveys.ca



Committee of Adjustment
Received | Reçu le
2026-03-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DIAGRAM 2
PLAN VIEW TO SHOW THE RELATIONSHIP OF PARTS FROM ELEVATION 61.00 TO 71.00

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SHEET 2 of 8

STRATA PLAN OF SURVEY OF
PART OF LOTS 15 & 16
(SOUTH OF ST. ANDREW STREET) AND
PART OF LOT 16
(NORTH OF GUIGUES AVENUE)
REGISTERED PLAN 42482
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238, reference FSD Job 449-24).
2. 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.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°41'25" counter-clockwise was applied to bearings on P2.

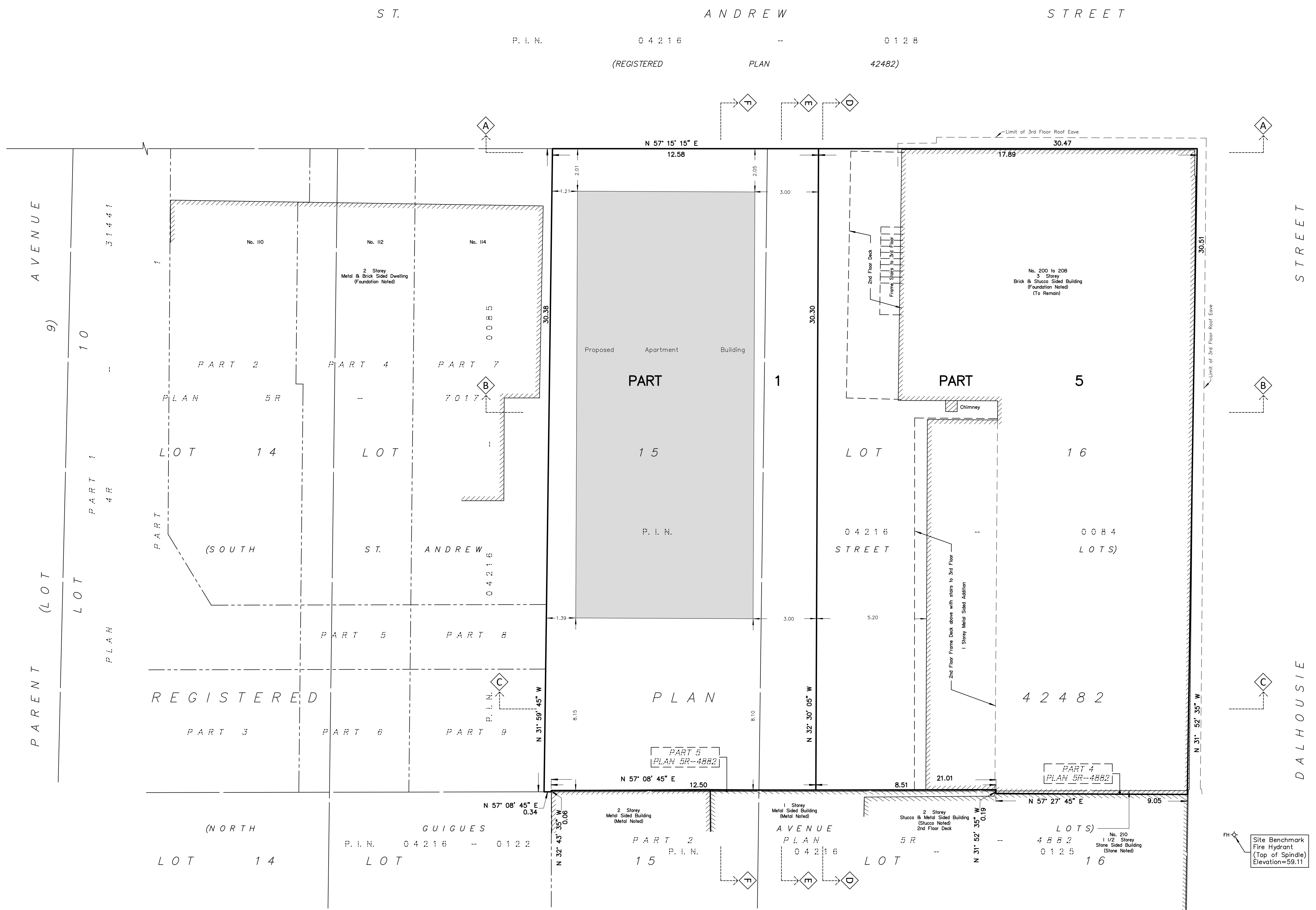
For bearing comparisons, a rotation of 0°01'15" clockwise was applied to bearings on P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5032694.43	367748.86
(B)	5032771.05	367868.01
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - IB " Iron Bar
 - SSIB " Short Standard Iron Bar
 - CC " Cut Cross
 - CP " Concrete Pin
 - (Wit) " Witness
 - Meas " Measured
 - (P1) " Registered Plan 42482
 - (P2) " Plan by (857) dated March 21, 2018 (Ref No. 207-42482)
 - (P3) " Plan SR-4882
 - (P4) " Plan by (AOG) dated August 19, 2016 (Ref No. 17154-16)
 - (P5) " Plan by (FSD) dated January 17, 2025 (Ref No. 449-24)
 - (D1) " Inst. No. CR429746
 - ERW " Exterior Face of Wall
 - V.P. " Vertical Plane
 - U.P. " Utility Pole
 - AN " Anchor
 - PH " Fire Hydrant
 - CLF " Chain Link Fence
 - BF " Board Fence
 - C/L " Centreline
 - U/S " Underside
 - Ø " Diameter
 - Existing Building
 - See Section 'X' for Extent of Parts
 - See Diagram '# for Plan View



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TEL: (613) 727-8226 E-mail: info@fstdsurveys.ca

BRIAN 240626(2025)

DIAGRAM 3
PLAN VIEW TO SHOW THE RELATIONSHIP OF PARTS FROM ELEVATION 72.00 and ABOVE

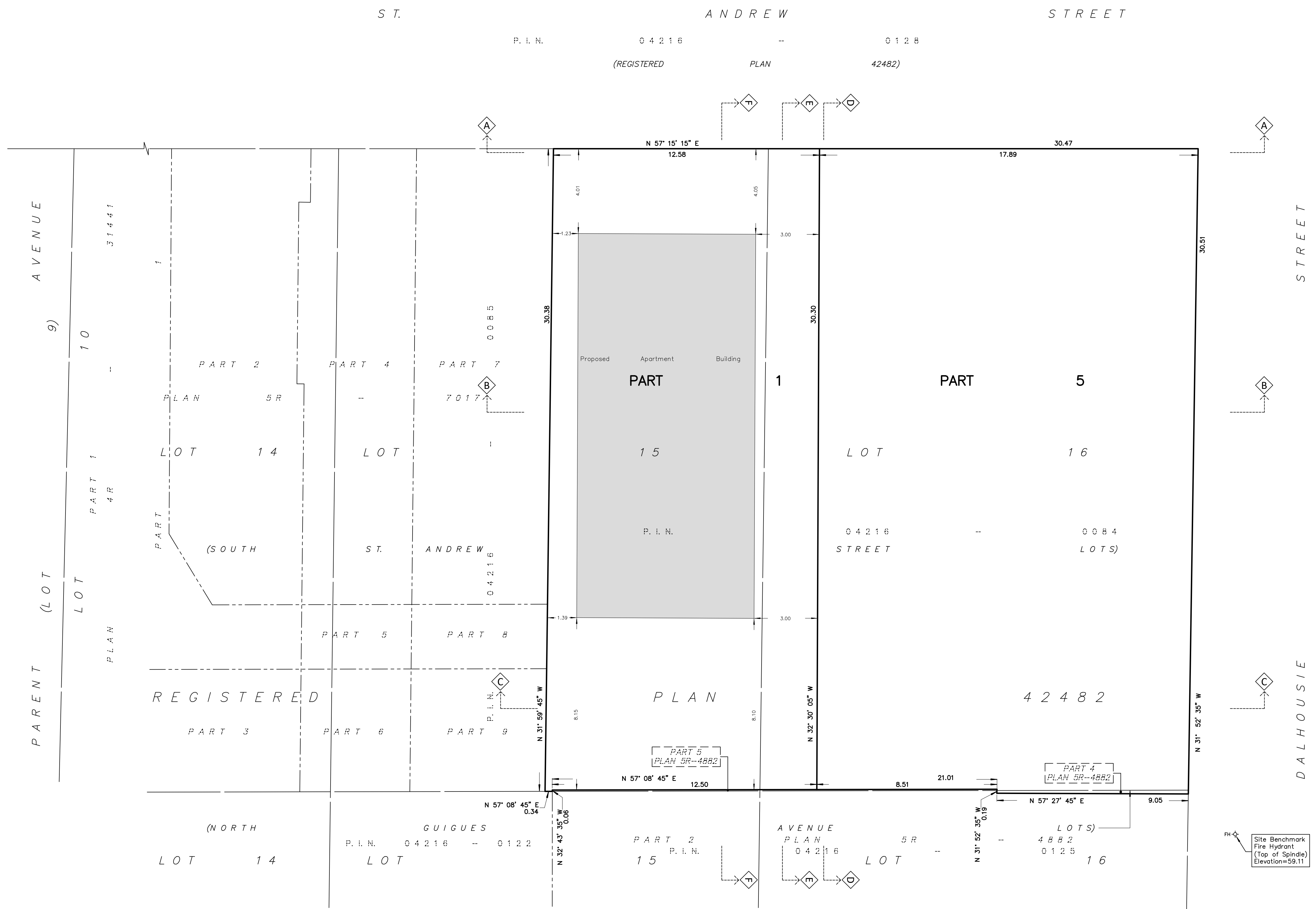
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SHEET 3 of 8



STRATA PLAN OF SURVEY OF
PART OF LOTS 15 & 16
(SOUTH OF ST. ANDREW STREET) AND
PART OF LOT 16
(NORTH OF GUIGUES AVENUE)
REGISTERED PLAN 42482
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
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Elevation Notes
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2. 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.

Bearing Note
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For bearing comparisons, a rotation of 0°41'25" counter-clockwise was applied to bearings on P2.
For bearing comparisons, a rotation of 0°01'15" clockwise was applied to bearings on P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

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 - SSIB Short Standard Iron Bar
 - CC Cut Cross
 - CP Concrete Pin
 - (WIT) Witness
 - Meas Measured
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 - (P3) Plan 5R-4882
 - (P4) Plan by (AOG) dated August 19, 2016 (Ref No. 17154-16)
 - (P5) Plan by (FSD) dated January 17, 2025 (Ref No. 449-24)
 - (D1) Inst. No. CR429746
 - EFW Exterior Face of Wall
 - V.P. Vertical Plane
 - CL Centreline
 - U/S Underside
 - ⊕ Fire Hydrant
 - Existing Building
 - See Section 'X' for Extent of Parts
 - See Diagram 'M' for Plan View

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TEL: (613) 727-8226 E-mail: info@fstdsurveys.ca

RPLAN 24256515661

DIAGRAM 4
PLAN VIEW TO SHOW THE RELATIONSHIP OF PARTS FROM ELEVATION 44.00 TO 58.00

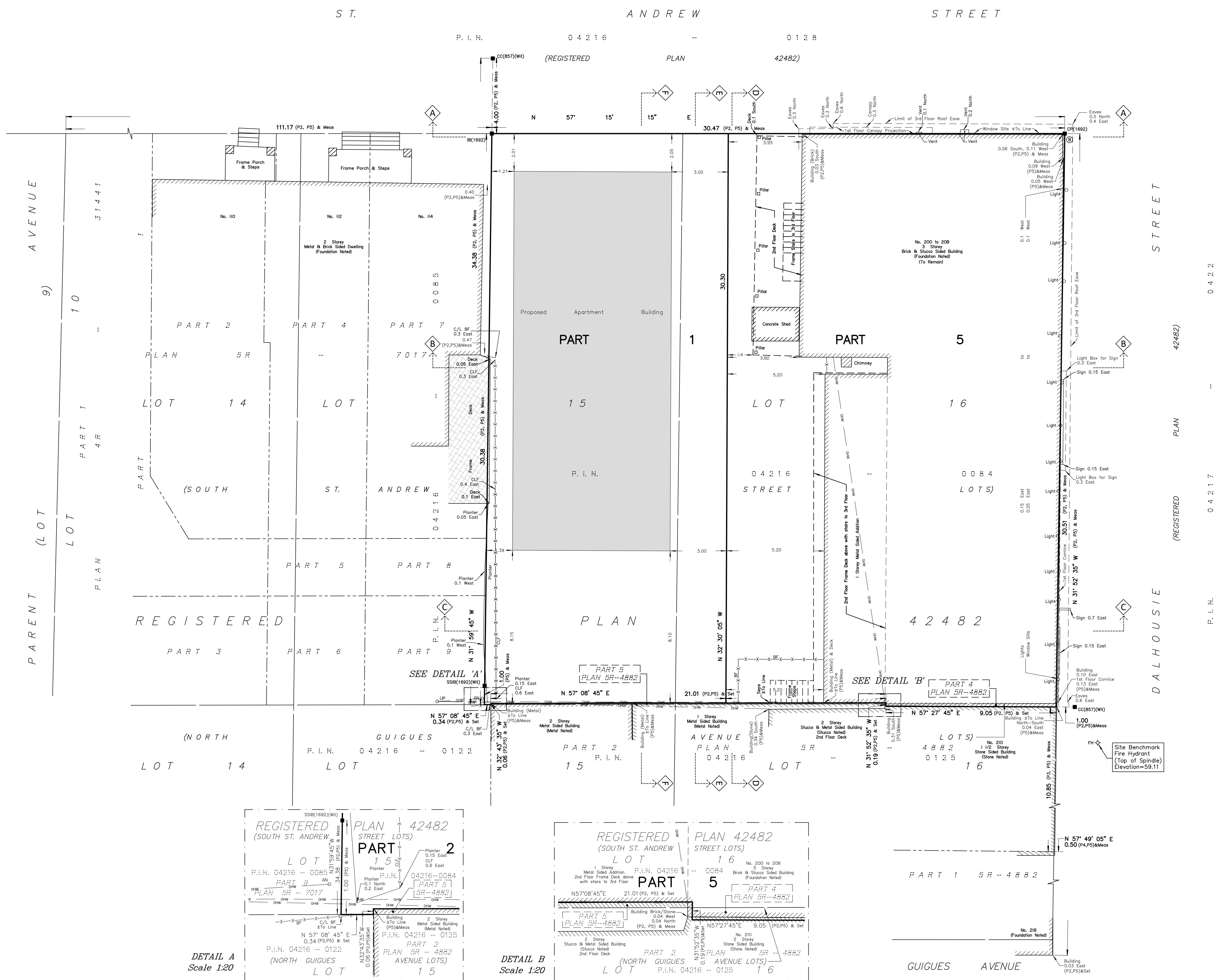
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
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SHEET 4 of 8



STRATA PLAN OF SURVEY OF
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Scale 1: 100
0 2.5 5 7.5 10 metres

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Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

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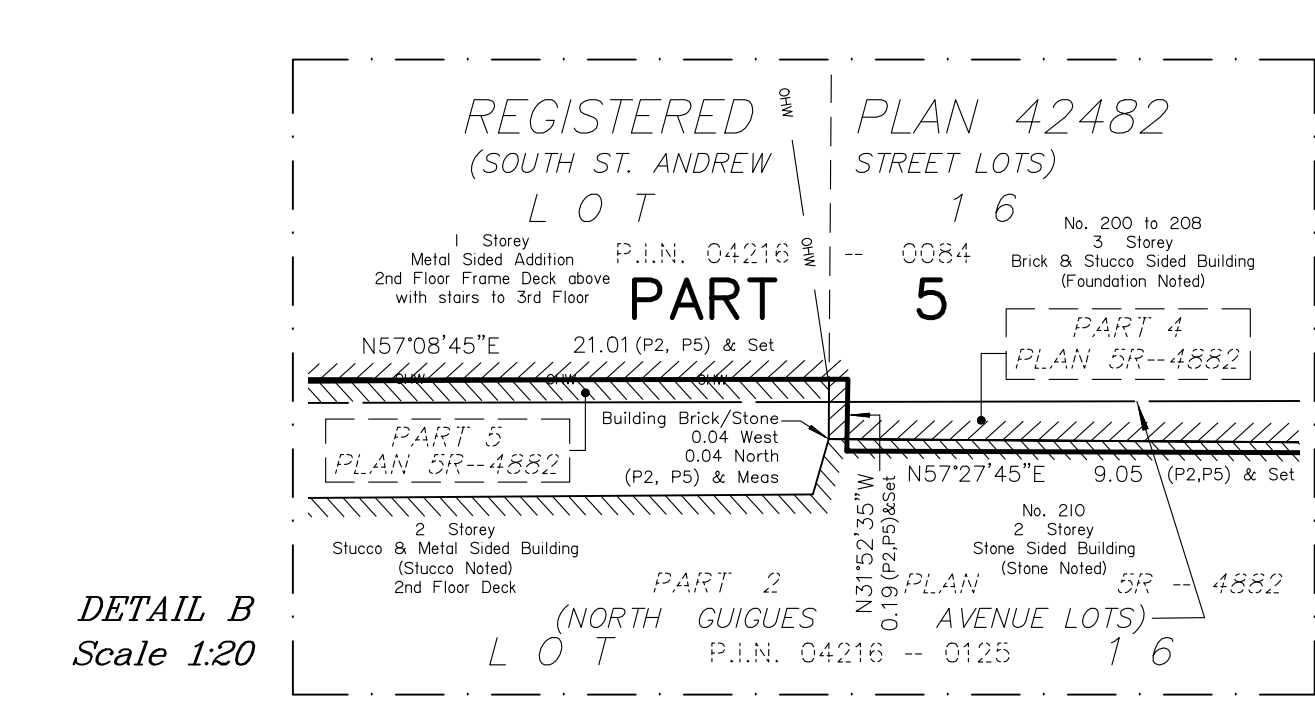
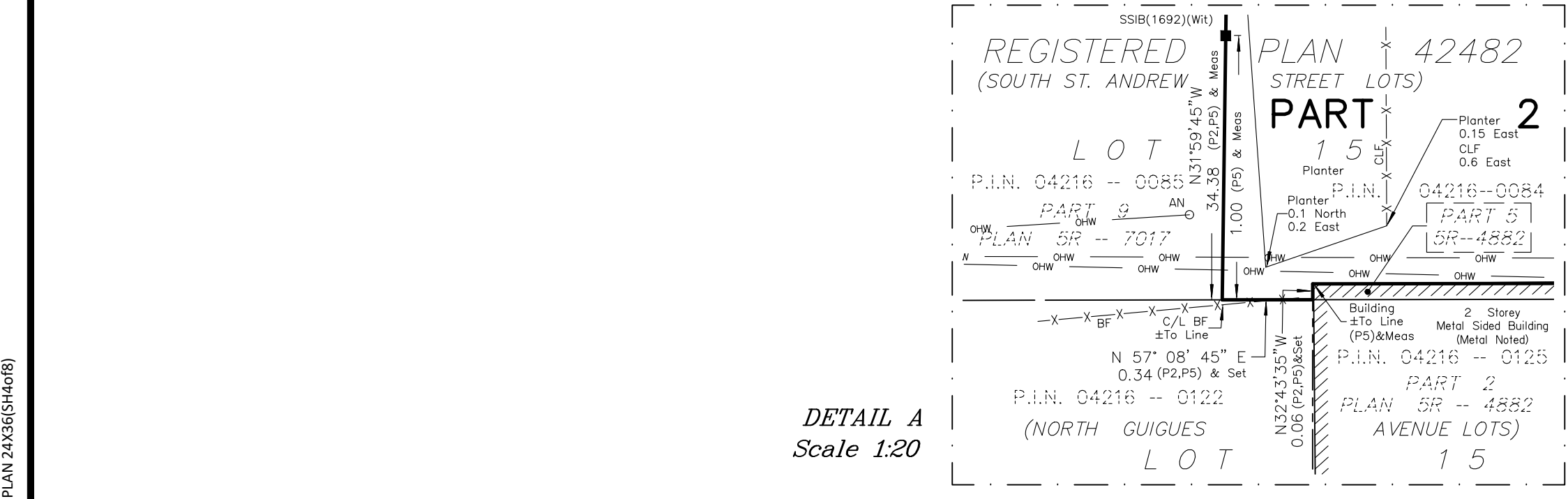
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CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

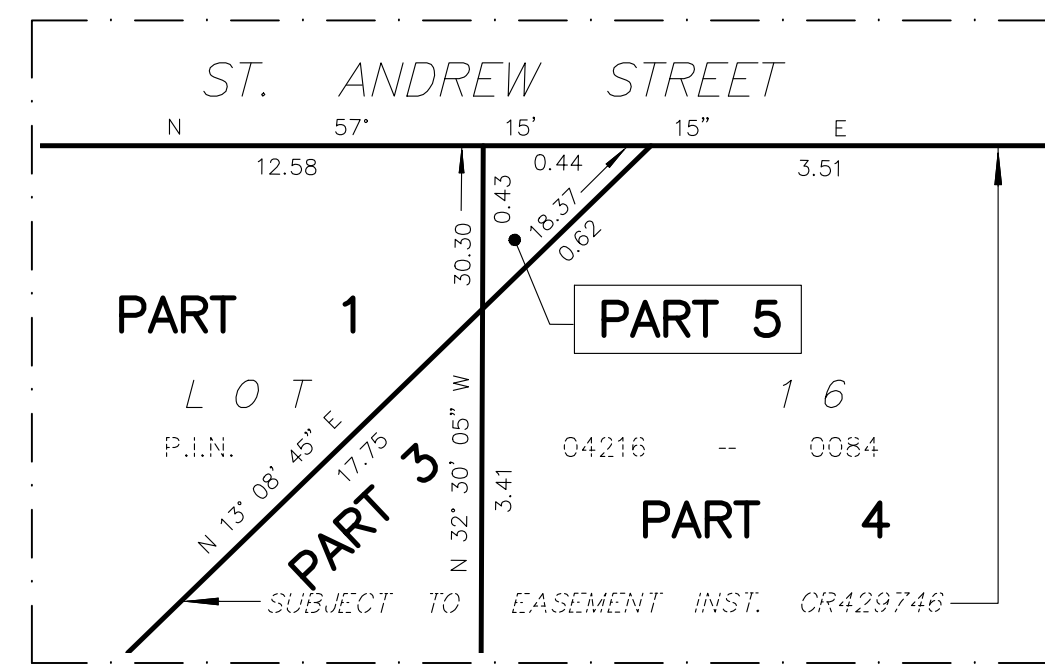
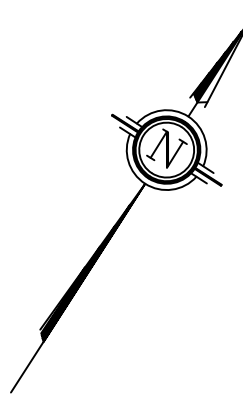
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- Notes & Legend**
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 - IB Iron Bar
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 - CC Cut Cross
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 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 42482
 - (P2) Plan by (S57) dated March 21, 2018 (Ref No. 207-42482)
 - (P3) Plan 5R-4882
 - (P4) Plan by (AOG) dated August 19, 2016 (Ref No. 17154-16)
 - (P5) Plan by (FSD) dated January 17, 2025 (Ref No. 449-24)
 - (D1) Inst. No. CR429746
 - EPW Exterior Face of Wall
 - UP Utility Pole
 - AN Anchor
 - PH Fire Hydrant
 - CLF Chain Link Fence
 - BF Board Fence
 - C/L Centreline
 - U/S Underside
 - Ø Diameter
 - Existing Building
 - See Section 'X' for Extent of Parts
 - See Diagram 'H' for Plan View
 - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.



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TEL: (613) 727-8226 E-mail: info@fstdsurveys.ca



DETAIL C
Scale 1:20

DIAGRAM 5
PLAN VIEW TO SHOW THE RELATIONSHIP OF PARTS FROM ELEVATION 42.76 and BELOW

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 4R- RECEIVED AND DEPOSITED

DATE: _____ DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SHEET 5 of 8

STRATA PLAN OF SURVEY OF
PART OF LOTS 15 & 16
(SOUTH OF ST. ANDREW STREET) AND
PART OF LOT 16
(NORTH OF GUIGUES AVENUE)
REGISTERED PLAN 42482
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
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Elevation Notes
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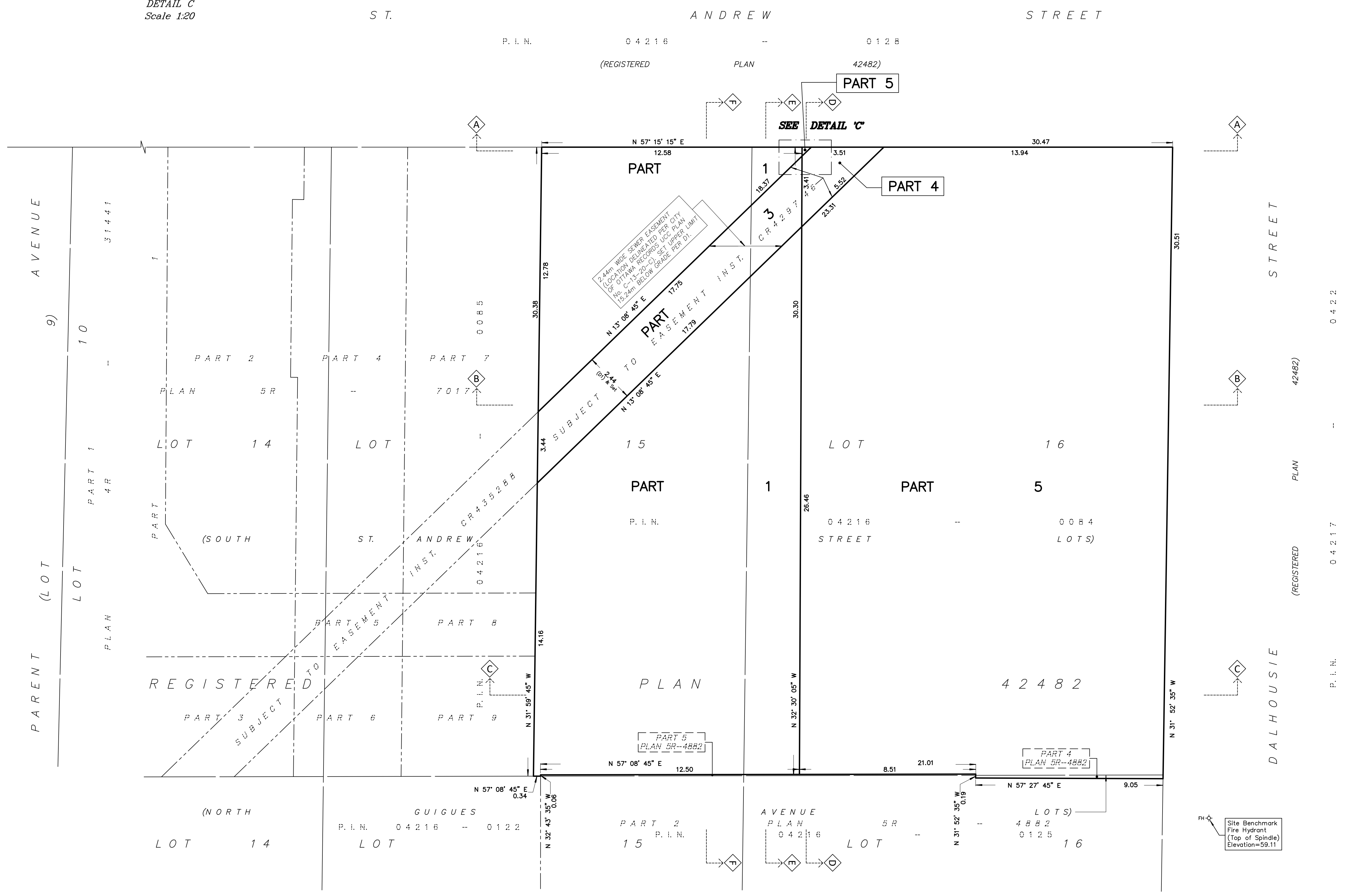
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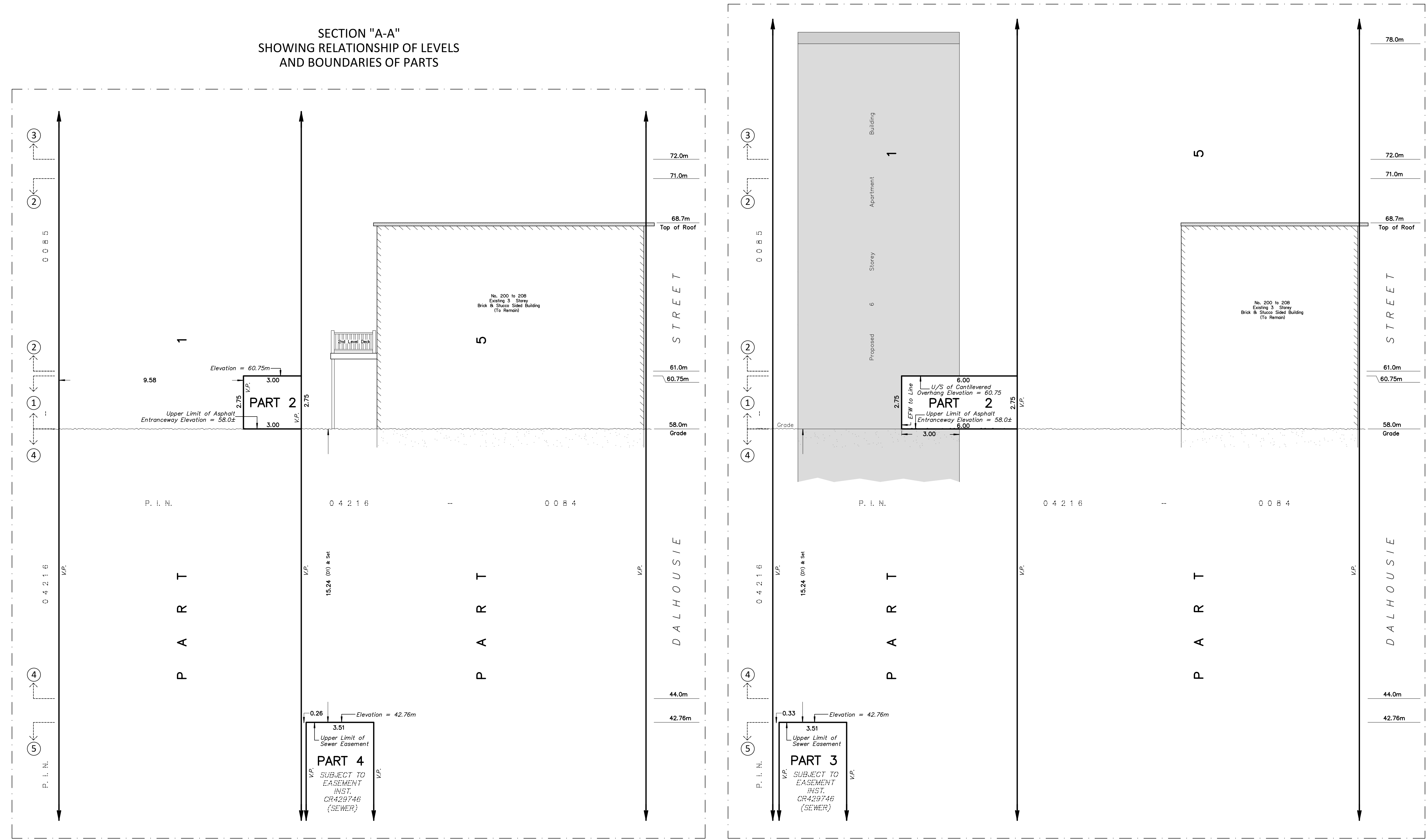
ONTARIO LAND SURVEYORS
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TEL. (613) 727-8226 E-mail: info@fstdsurveys.ca

RPAN 24256156(6)

SECTION "B-B"
SHOWING RELATIONSHIP OF LEVELS
AND BOUNDARIES OF PARTS

SECTION "A-A"
SHOWING RELATIONSHIP OF LEVELS
AND BOUNDARIES OF PARTS



STRATA PLAN OF SURVEY OF
PART OF LOTS 15 & 16
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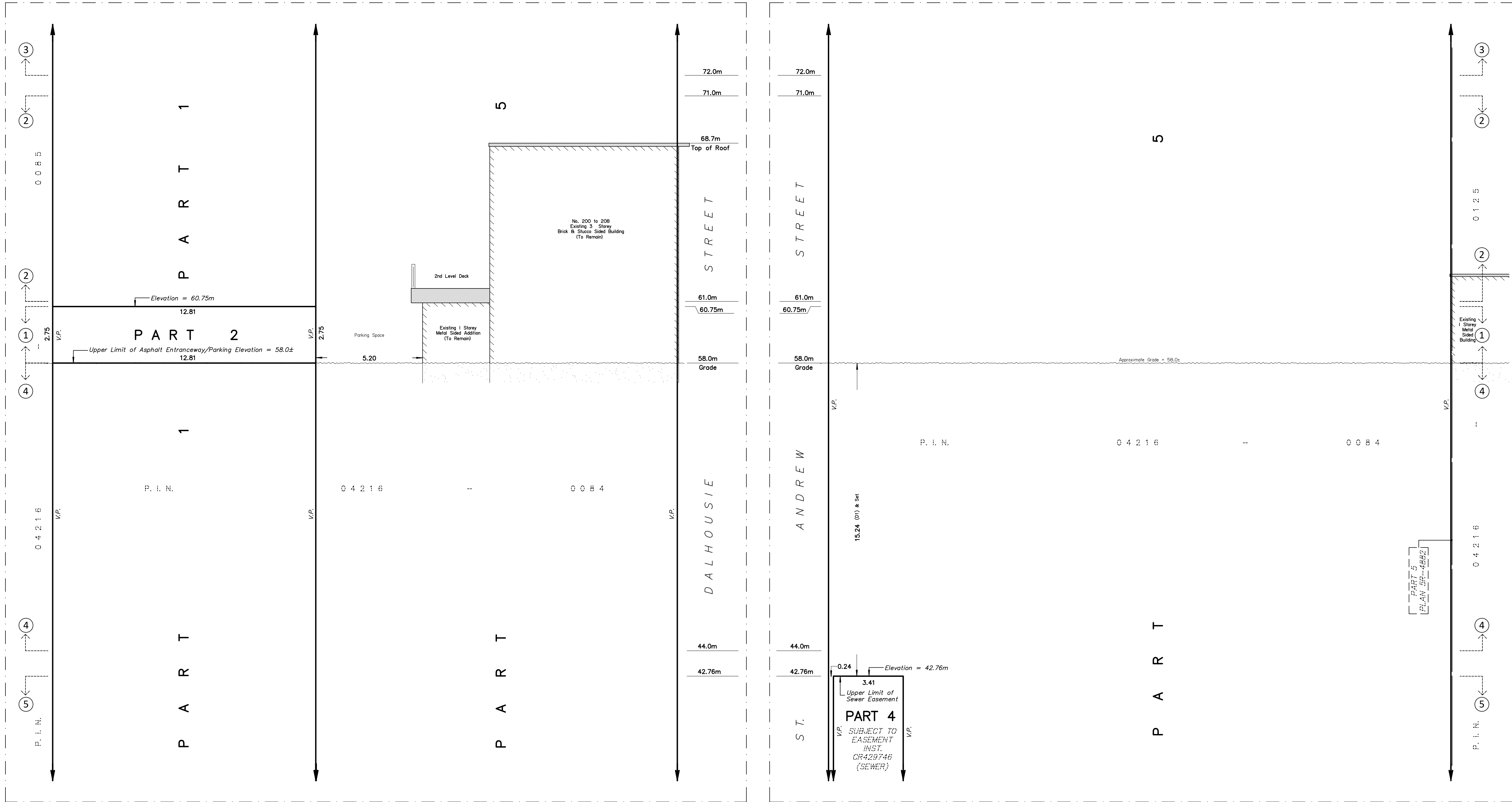
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 - Fire Hydrant
 - Existing Building
 - See Section 'X' for Extent of Parts
 - See Diagram 'H' for Plan View

SECTION "C-C"
 SHOWING RELATIONSHIP OF LEVELS
 AND BOUNDARIES OF PARTS

SECTION "D-D"
 SHOWING RELATIONSHIP OF LEVELS
 AND BOUNDARIES OF PARTS



STRATA PLAN OF SURVEY OF
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REGISTERED PLAN 42482
 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100
 0 2.5 5 7.5 10 metres

Metric Note
 Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Elevation Notes
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (Monument No. 197534238, reference FSD Job 449-24).
 2. 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.

Bearing Note
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).
 For bearing comparisons, a rotation of 0°41'25" counter-clockwise was applied to bearings on P2.
 For bearing comparisons, a rotation of 0°01'15" clockwise was applied to bearings on P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

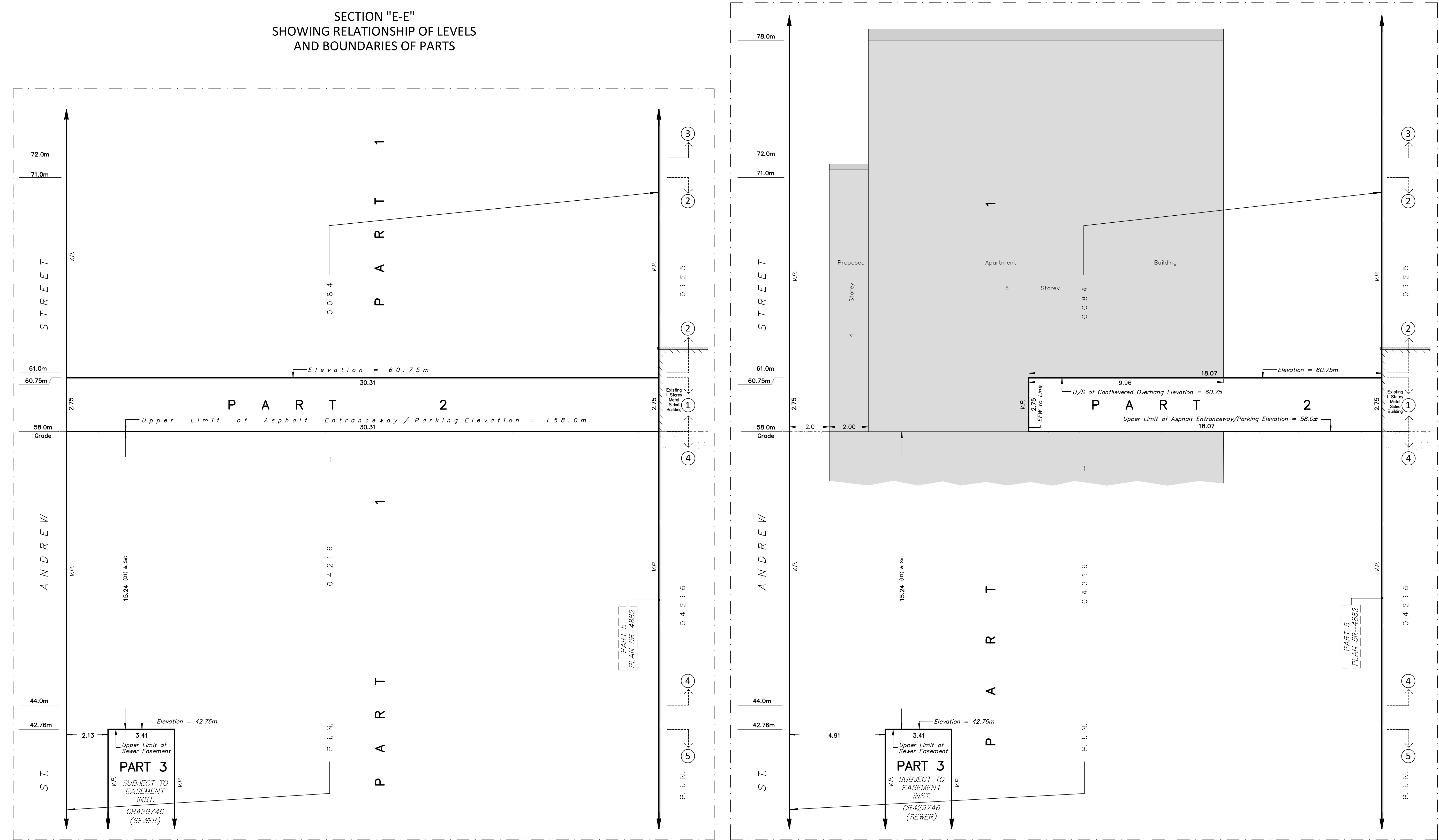
POINT ID	NORTHING	EASTING
(A)	5032694.43	367748.86
(B)	5032771.05	367868.01
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - IB Iron Bar
 - SSIB Short Standard Iron Bar
 - CC Cut Cross
 - CP Concrete Pin
 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 42482
 - (P2) Plan by (857) dated March 21, 2018 (Ref No. 207-42482)
 - (P3) Plan SR-4882
 - (P4) Plan by (AOG) dated August 19, 2016 (Ref No. 17154-16)
 - (P5) Plan by (FSD) dated January 17, 2025 (Ref No. 449-24)
 - (D1) Inst. No. CR429746
 - EFW Exterior Face of Wall
 - V.P. Vertical Plane
 - C/L Centreline
 - U/S Underside
 - ↻ Fire Hydrant
 - Existing Building
 - See Section 'X' for Extent of Parts
 - See Diagram 'W' for Plan View

SECTION "F-F"
 SHOWING RELATIONSHIP OF LEVELS
 AND BOUNDARIES OF PARTS

SECTION "E-E"
 SHOWING RELATIONSHIP OF LEVELS
 AND BOUNDARIES OF PARTS



STRATA PLAN OF SURVEY OF
PART OF LOTS 15 & 16
 (SOUTH OF ST. ANDREW STREET) AND
PART OF LOT 16
 (NORTH OF GUILGUES AVENUE)
REGISTERED PLAN 42482
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2025

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