

#375

375

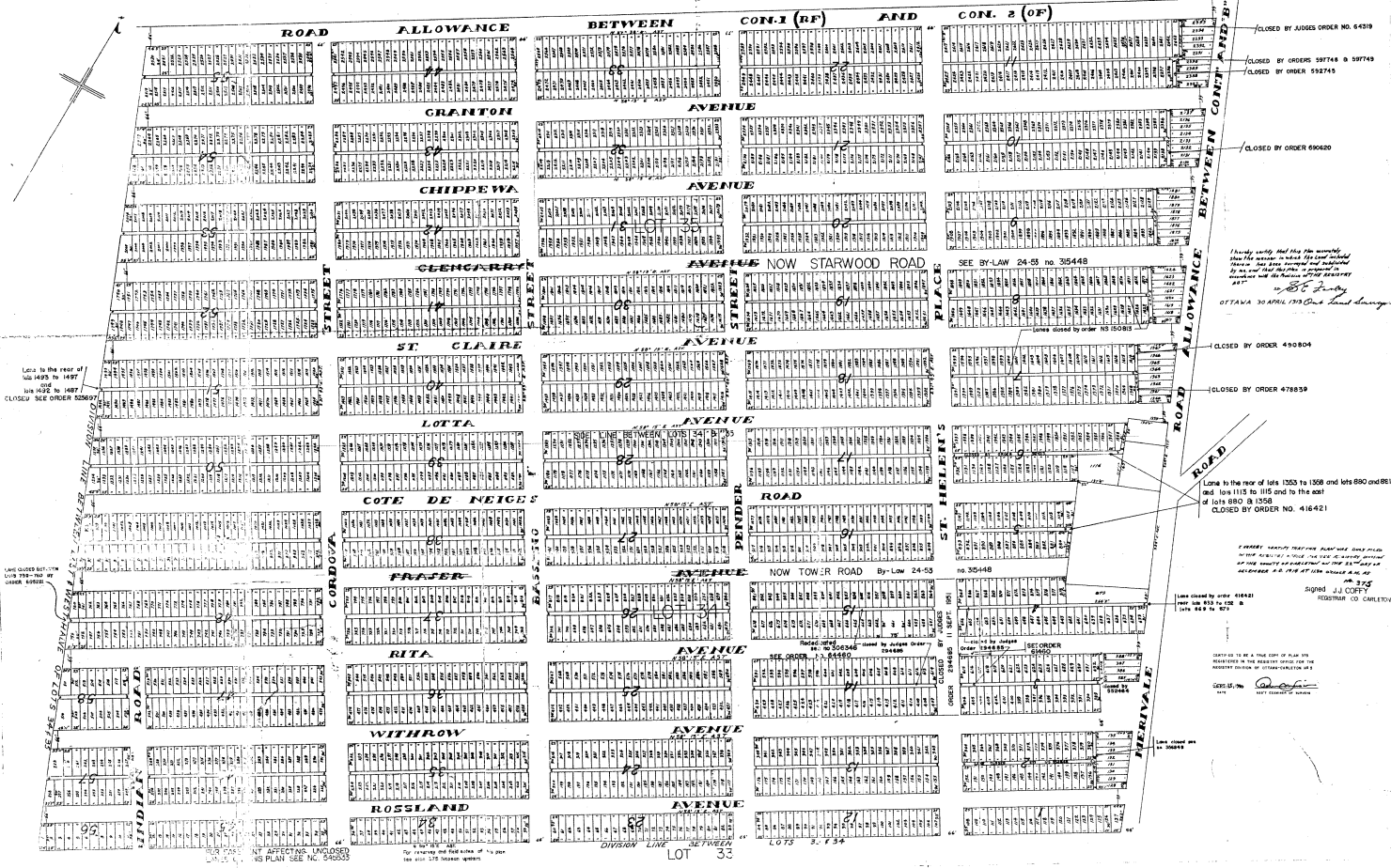
FOR REQUIRY AND FIELD NOTES OF THIS PLAN SEE PLAN 375 NEPEAN (PART)

# ST. CLAIRE GARDENS

## SHEWING SUBDIVISION OF PART OF THE EAST HALVES OF LOTS 34 AND 35 CON. 1 (R.F.)

FOR EASEMENTS AFFECTING UNCLOSED LINES ON THIS PLAN SEE NO. 348333

TOWNSHIP OF NEPEAN  
PROPERTY OF MR. SCOTT ESP  
SCALE: 100 FEET TO AN INCH.



APPROVED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF OTTAWA  
PROVINCE OF ONTARIO  
TO WIT:  
1. I, *John G. Smith*, Mayor of the City of Ottawa, do hereby certify that this plan was prepared in accordance with the provisions of the Act respecting the City of Ottawa, and that the same has been approved by the Council of the City of Ottawa on the 21st day of July 1913.

I hereby certify that this plan was prepared on behalf of

Approved by the Municipal Council of the Township of Nepean, May 5th 1913.

*John G. Smith*  
Mayor

APPROVED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF OTTAWA  
THE 21st DAY OF JULY 1913

*J. G. Smith*  
Mayor

APPROVED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF OTTAWA  
THE 21st DAY OF JULY 1913

*John G. Smith*  
Mayor

Committee of Adjustment  
Received | Reçu le  
2026-02-17  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA THIS  
 21<sup>st</sup> DAY OF September, 2022

*[Signature]*  
 DON HERWEYER, MCI, RPP, ACTING GENERAL MANAGER, PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**PLAN 4M-1706**

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4 AT 13:59 O'CLOCK ON THE 1<sup>st</sup> DAY OF November 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 04689-0173 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. OC2550586.

*[Signature]*  
 REPRESENTATIVE FOR THE LAND REGISTRAR



THIS PLAN COMPRISES ALL OF THE LAND IDENTIFIED BY PIN 04689-0173 LOTS 1 TO 10 (BOTH INCLUSIVE), BLOCKS 13 & 14, AND BLOCKS 11 & 12 (0.30 RESERVE) ARE SUBJECT TO EASEMENT INST. OC2174712. PART OF LOT 5 AND PART OF BLOCKS 13 & 14 ARE SUBJECT TO RIGHT-OF-WAY INST. CR518698.

**PLAN OF SUBDIVISION OF**  
 LOTS 608, 609, 610, 611, 612, 613, 614, 657, 658, 659, 660, 661, 662, 663 AND PART OF LOTS 607, 664 AND PART OF LANE (Closed by Judge's Order Inst. CR294685) AND PART OF RITA AVENUE (Closed by Judge's Order Inst. NP64460) AND PART OF ST. HELEN'S PLACE (Closed by Judge's Order Inst. CR294685) REGISTERED PLAN 375 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022  
 Scale 1: 250

**Metric Note**  
 Distances and 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 0.99993.

**Bearing Note**  
 Bearings are grid and are referred to the Northerly limit of Withrow Avenue having a bearing of N 58° 32' 35" E as shown on Plan 4R-32224 and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

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

POINT ID	NORTHING	EASTING
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65
Ⓐ	5024100.09	364422.83
Ⓑ	5024132.27	364475.42

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 Survey Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.  
 2. The survey was completed on the 3rd day of August, 2022.

Sept. 12/22  
 Date  
*[Signature]*  
 Daniel Robinson  
 Ontario Land Surveyor

**Owner's Certificate - Plan of Subdivision**

This is to certify that:  
 1. Lots 1 to 10 (both inclusive), Blocks 13 & 14, and the Reserves namely Blocks 11 & 12 have been laid out in accordance with our instructions.

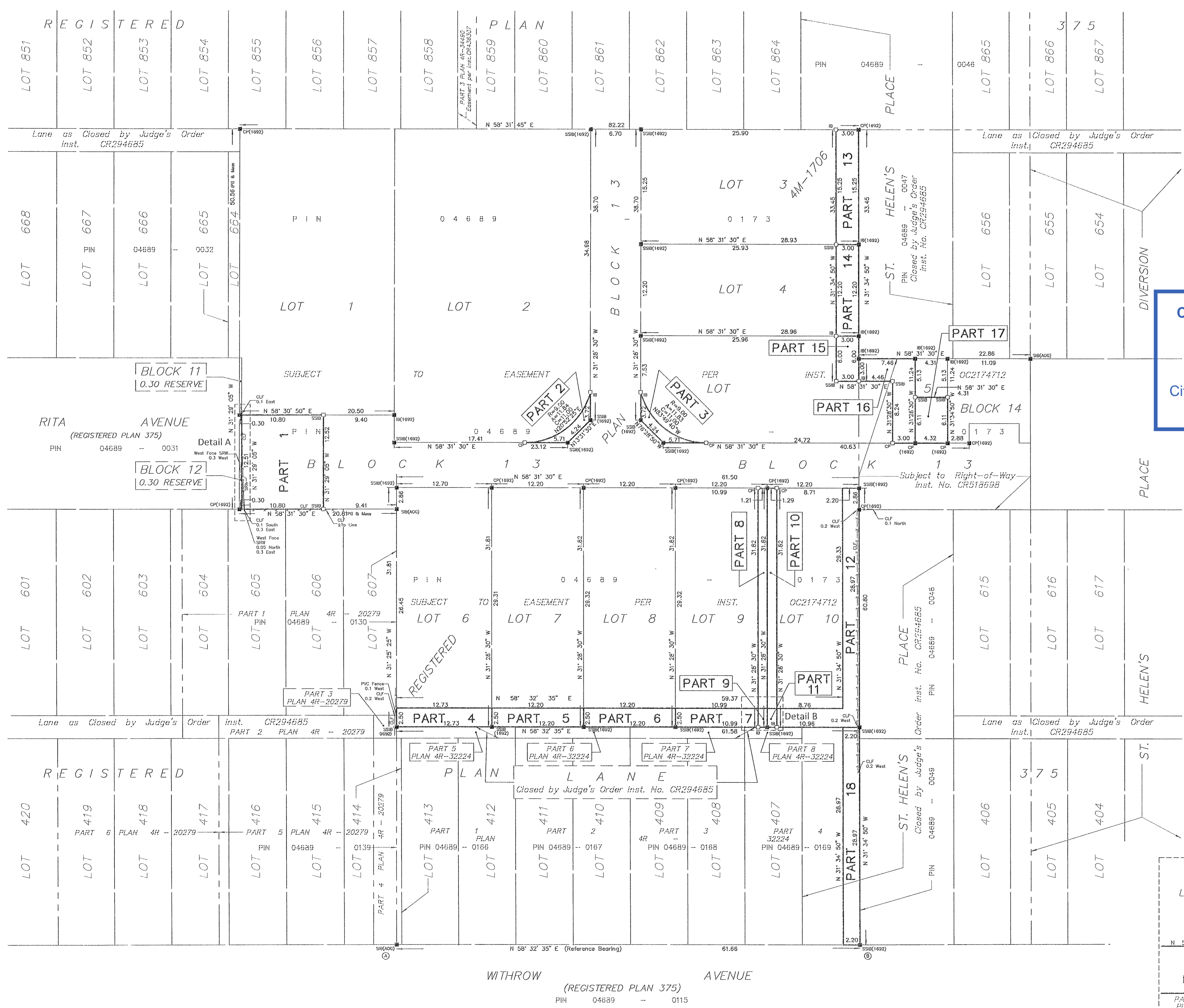
Dated the 12<sup>th</sup> day of September, 2022.  
*[Signature]*  
 Joey Theberge  
 Theberge Developments Land Holdings Limited  
 I have authority to bind the corporation.

**Notes & Legend**

- Survey Monument Planted
- Survey Monument Found
- IB Standard Iron Bar
- IB Iron Bar
- SSIB Short Standard Iron Bar
- SSIB\* Short Standard Iron Bar (0.3m Long)
- CP Concrete Pin
- (P1) Registered Plan 375
- (P2) Plan by [1692] dated November 11, 2015 (File No. 432-15)
- (P3) Plan 4R-32224
- OHV Overhead Wires
- OP Utility Pole
- AN Anchor
- BF Board Fence
- CLF Chain Link Fence
- PVC Plastic Fence
- SRW Stone Retaining Wall
- WRW Wood Retaining Wall
- C/L Centreline

**Committee of Adjustment**  
 Received | Reçu le  
 2026-02-17  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

This plan of survey relates to A015 Plan Submission Form Number V-32826  
**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: fdsurveys@bellnet.ca



**Committee of Adjustment**  
 Received | Reçu le  
**2026-02-17**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: Nov 11/22  
 DANIEL ROBINSON  
 ONTARIO LAND SURVEYOR

**PLAN 4R-35060**  
 RECEIVED AND DEPOSITED  
 DATE: November 15, 2022  
 Linda Crouch  
 REPRESENTATIVE FOR LAND REGISTRAR  
 FOR THE LAND TITLES DIVISION OF  
 OTTAWA-CARLETON NO. 4.

PLAN OF SURVEY SCHEDULE		
PART	LOT/BLOCK	PIN
1	PART OF BLOCK 13	
2	PART OF LOT 2	
3	PART OF LOT 5	
4	PART OF LOT 6	
5	PART OF LOT 7	
6	PART OF LOT 8	
7		
8	PART OF LOT 9	4 M - 1706
9		
10		
11	PART OF LOT 10	
12		
13	PART OF LOT 3	
14	PART OF LOT 4	
15		
16	PART OF LOT 5	
17		
18	PART OF ST. HELEN'S PLACE (Closed By Judge's Order Inst. No. CR294685)	375 PART OF 04689 - 0169

PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17 ARE SUBJECT TO EASEMENT PER INST. OC2174712.  
 PARTS 16 AND 17 ARE SUBJECT TO RIGHT-OF-WAY PER INST. CR518698

PART OF SURVEY OF  
 PART OF LOTS 2, 3, 4, 5, 6, 7, 8,  
 9, 10 AND PART OF BLOCK 13  
 REGISTERED PLAN 4M-1706  
 AND  
 PART OF ST. HELEN'S PLACE  
 (Closed By Judge's Order Inst.  
 CR294685)  
 REGISTERED PLAN 375  
 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022  
 Scale 1: 250



**Metric Note**  
 Distances and 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 0.99993.

**Bearing Note**  
 Bearings are grid and are referred to the Northerly limit of Withrow Avenue having a bearing of N 58° 32' 35" E as shown on Plan 4R-32224 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

CO-ORDINATES WERE DERIVED FROM SMART-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
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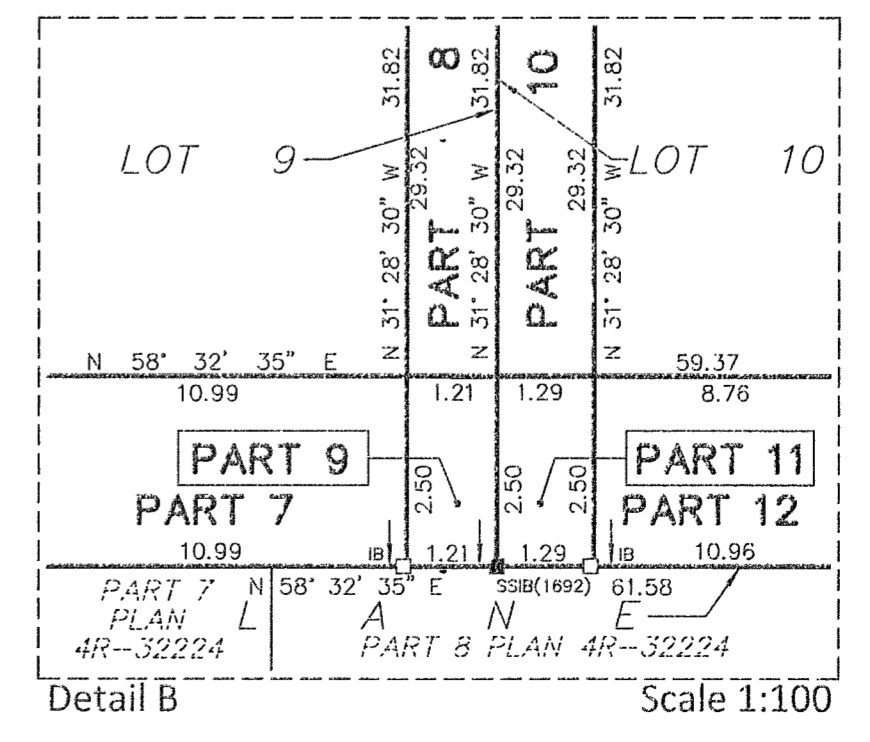
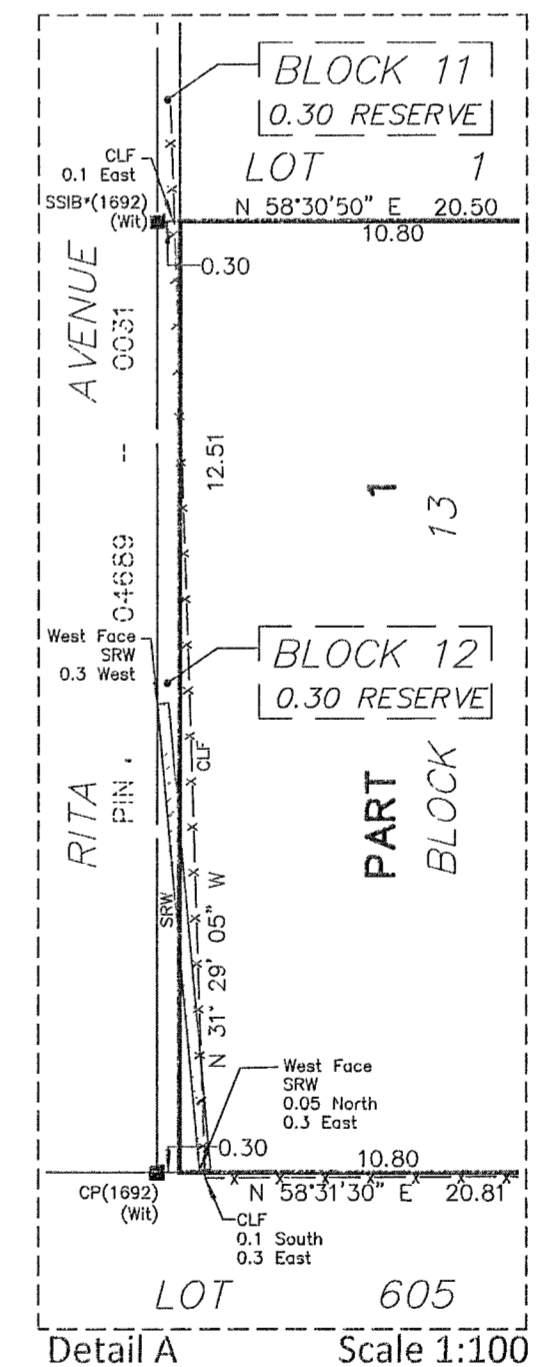
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**Notes & Legend**

—□—	Denotes	Survey Monument Planted
—SIB		Survey Monument Found
—IB		Iron Bar
—SSIB		Short Standard Iron Bar
—SSIB*		Short Standard Iron Bar (0.3m Long)
—CP		Concrete Pin
—(P1)		Registered Plan 4M-1706
—CLF		Chain Link Fence
—PVC		Plastic Fence
—SRW		Stone Retaining Wall
—C/L		Centreline

**Surveyor's Certificate**  
 I certify that:  
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.  
 2. The survey was completed on the 3rd day of August, 2022.

Date: Nov 11/22  
 Daniel Robinson  
 Ontario Land Surveyor



This plan of survey relates to AOLS Plan Submission Form Number V-32826  
**FARLEY, SMITH & DENIS SURVEYING LTD.**

ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 UNIT 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E7J6  
 TEL (613) 727-8226 E-mail: fsdsurveys@bellnet.ca



**Committee of Adjustment**  
 Received | Reçu le  
**2026-02-17**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: Nov 11/22  
 DANIEL ROBINSON  
 ONTARIO LAND SURVEYOR

PLAN 4R-35060  
 RECEIVED AND DEPOSITED  
 DATE: November 15, 2022  
 Linda Crouch  
 REPRESENTATIVE FOR LAND REGISTRAR  
 FOR THE LAND TITLES DIVISION OF  
 OTTAWA-CARLETON NO. 4.

PLAN OF SURVEY SCHEDULE		
PART	LOT/BLOCK	PIN
1	PART OF BLOCK 13	
2	PART OF LOT 2	
3	PART OF LOT 5	
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5	PART OF LOT 7	
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7		
8	PART OF LOT 9	4 M - 1 7 0 6
9		
10		
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16	PART OF LOT 5	
17		
18	PART OF ST. HELEN'S PLACE (Closed By Judge's Order Inst. No. CR294685)	375 PART OF 04689 - 0169

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 PARTS 16 AND 17 ARE SUBJECT TO RIGHT-OF-WAY PER INST. CR518698

PART OF SURVEY OF  
 PART OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10 AND PART OF BLOCK 13  
 REGISTERED PLAN 4M-1706  
 AND  
 PART OF ST. HELEN'S PLACE  
 (Closed By Judge's Order Inst. CR294685)  
 REGISTERED PLAN 375  
 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022  
 Scale 1: 250



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

POINT ID	NORTHING	EASTING
0191968005	5027191.26	361496.76
01919680105	5024915.16	373971.65
ⓐ	5024100.09	364422.83
ⓑ	5024132.27	364475.42

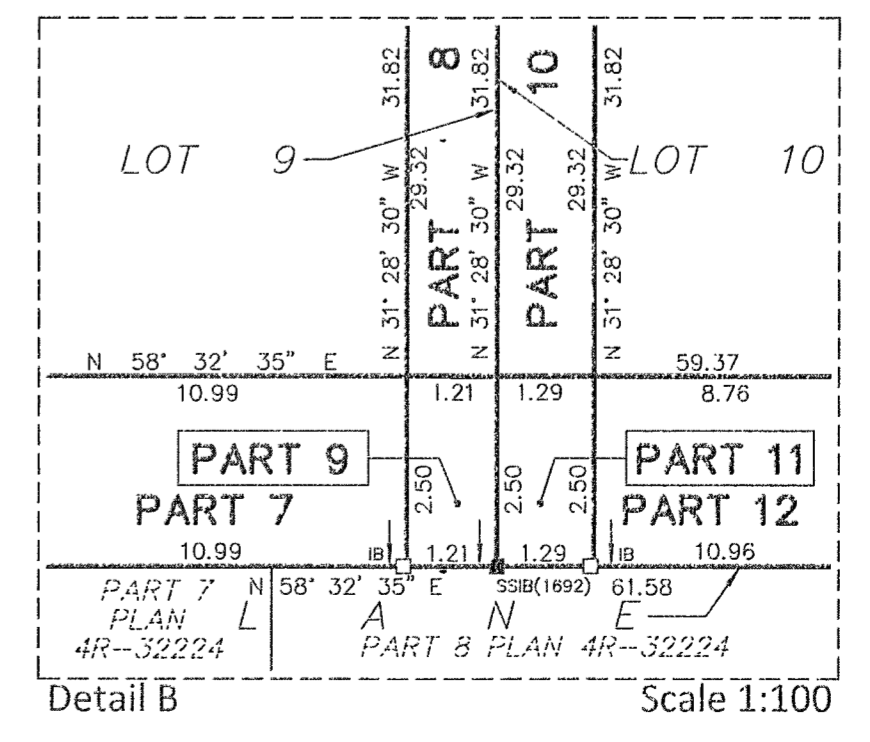
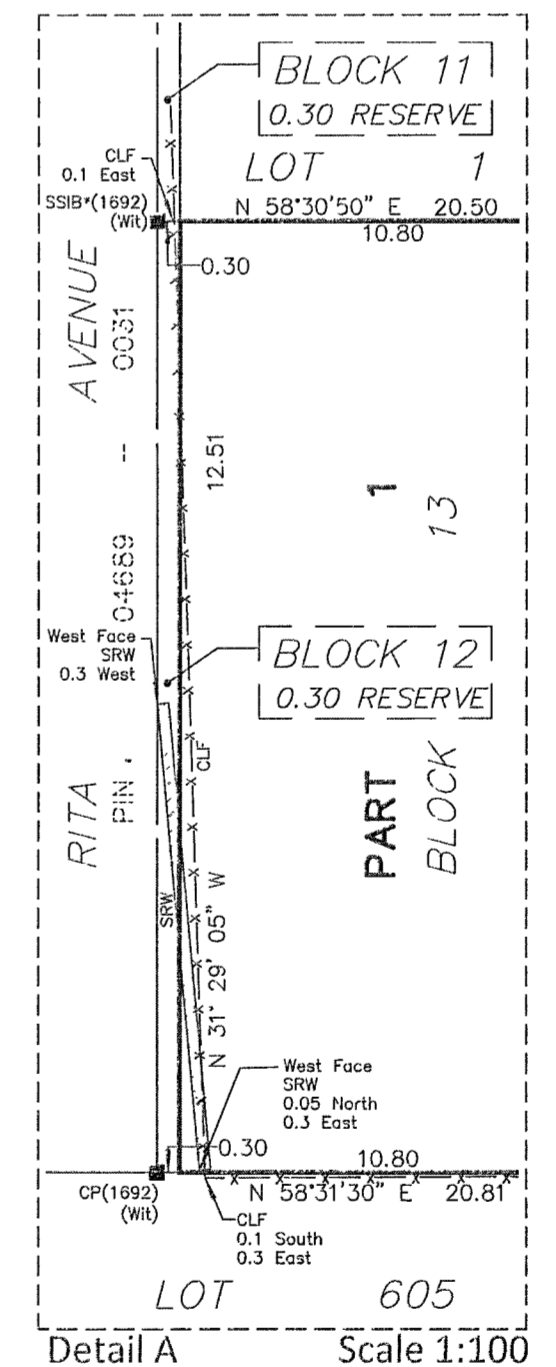
CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**Notes & Legend**

—	Denotes	Survey Monument Planted
—		Survey Monument Found
SIB		Standard Iron Bar
IB		Iron Bar
SSIB		Short Standard Iron Bar
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CP		Concrete Pin
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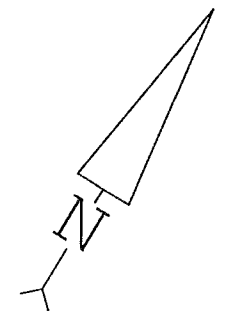
**Surveyor's Certificate**  
 I certify that:  
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.  
 2. The survey was completed on the 3rd day of August, 2022.

Date: Nov 11/22  
 Daniel Robinson  
 Ontario Land Surveyor



This plan of survey relates to AOLS Plan Submission Form Number V-32826  
**FARLEY, SMITH & DENIS SURVEYING LTD.**

ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 UNIT 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E7J6  
 TEL (613) 727-8226 E-mail: fsdsurveys@bellnet.ca



RITA AVENUE  
Closed by Judge's Order Inst. NP64460

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

POINT ID	NORTHING	EASTING
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65
(A)	5024098.50	364420.22
(B)	5024132.27	364475.42

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.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: Sept. 9/19

PLAN 4R-32224  
RECEIVED AND DEPOSITED  
DATE: Sept 9<sup>th</sup> 2019

*[Signature]*  
DANIEL ROBINSON  
ONTARIO LAND SURVEYOR

*[Signature]*  
REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

SCHEDULE

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	All of 412 & 413 & Part of 414			436.4
2	All of 411 & 410			418.3
3	All of 409 & 408			418.3
4	All of 407 & Part of St.Helen's Place (As Closed by Judge's Inst. CR294865)	375	Part of 04689-0025	429.9
5	Part of the Adjacent Lane (Closed by Judge's Order Inst. CR294685)			24.2
6				23.2
7				23.2
8				11.6

PLAN OF SURVEY OF  
LOTS 407, 408, 409, 410, 411, 412, 413 AND PART OF LOT 414 AND PART OF THE ADJACENT LANE (Closed by Judge's Order Inst. CR294685) AND PART OF ST.HELEN'S PLACE (Closed by Judge's Order Inst. CR294865) REGISTERED PLAN 375 CITY OF OTTAWA

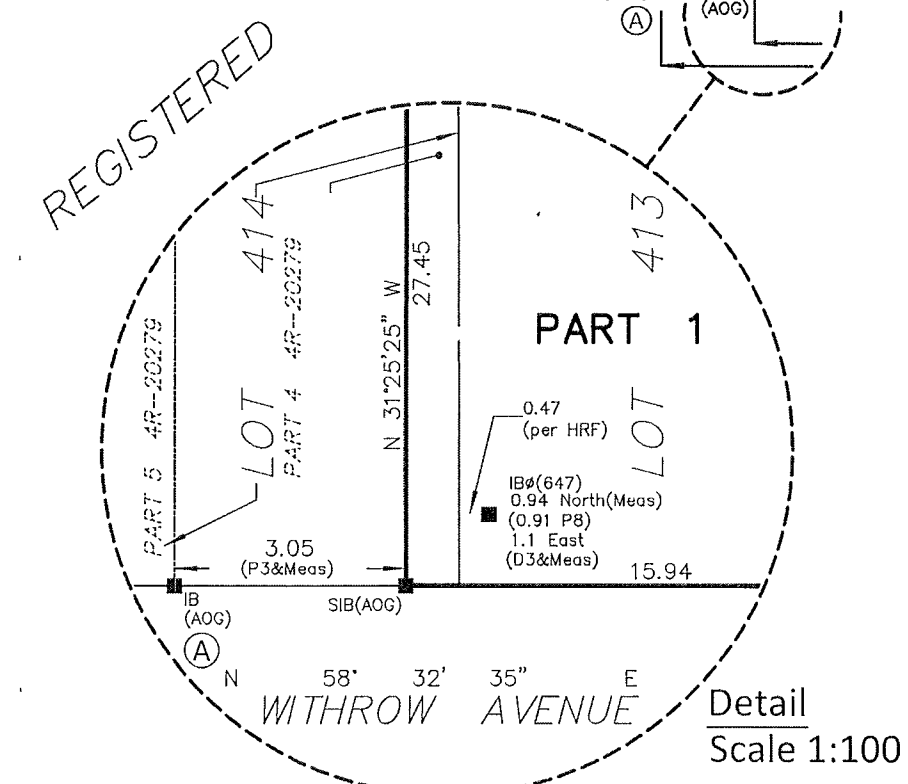
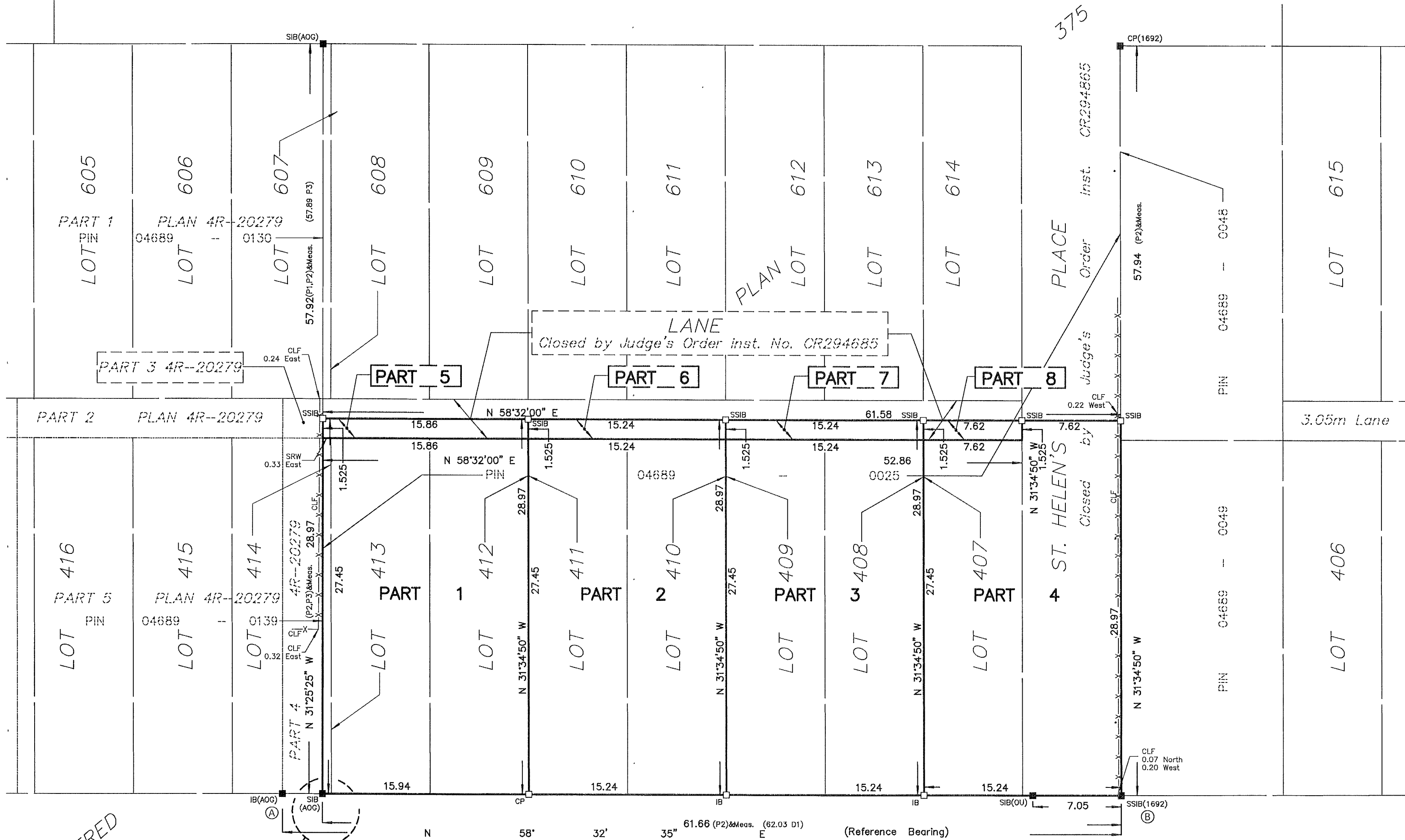
FARLEY, SMITH & DENIS SURVEYING LTD. 2019

Scale 1: 250

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

Bearing Note  
Bearings hereon are grid bearings derived from the Smart-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°17'35" counter-clockwise was applied to bearings on P3.

- Notes & Legend
- Denotes Survey Monument Planted
  - Denotes Survey Monument Found
  - SIB Standard Iron Bar
  - IB Iron Bar
  - SSIB Short Standard Iron Bar
  - CP Concrete Pipe
  - OU Origin Unknown
  - (Wit) Witness
  - Meas Measured
  - (P1) Registered Plan 375
  - (P2) Plan by (1692) dated Nov.11, 2015
  - (P3) Plan 4R-20279
  - (D1) Inst. CR294864
  - 1692 R.A. Denis O.L.S.
  - AOG Annis, O'Sullivan, Vollebakk Ltd.



Committee of Adjustment  
Received | Reçu le  
2026-02-19  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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 27th day of March, 2018.

Date: Sept. 9/19  
Daniel Robinson  
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5  
TEL. (613) 727-8226 FAX. (613) 727-1826