

Committee of Adjustment
 Received | Reçu le
2026-02-18
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

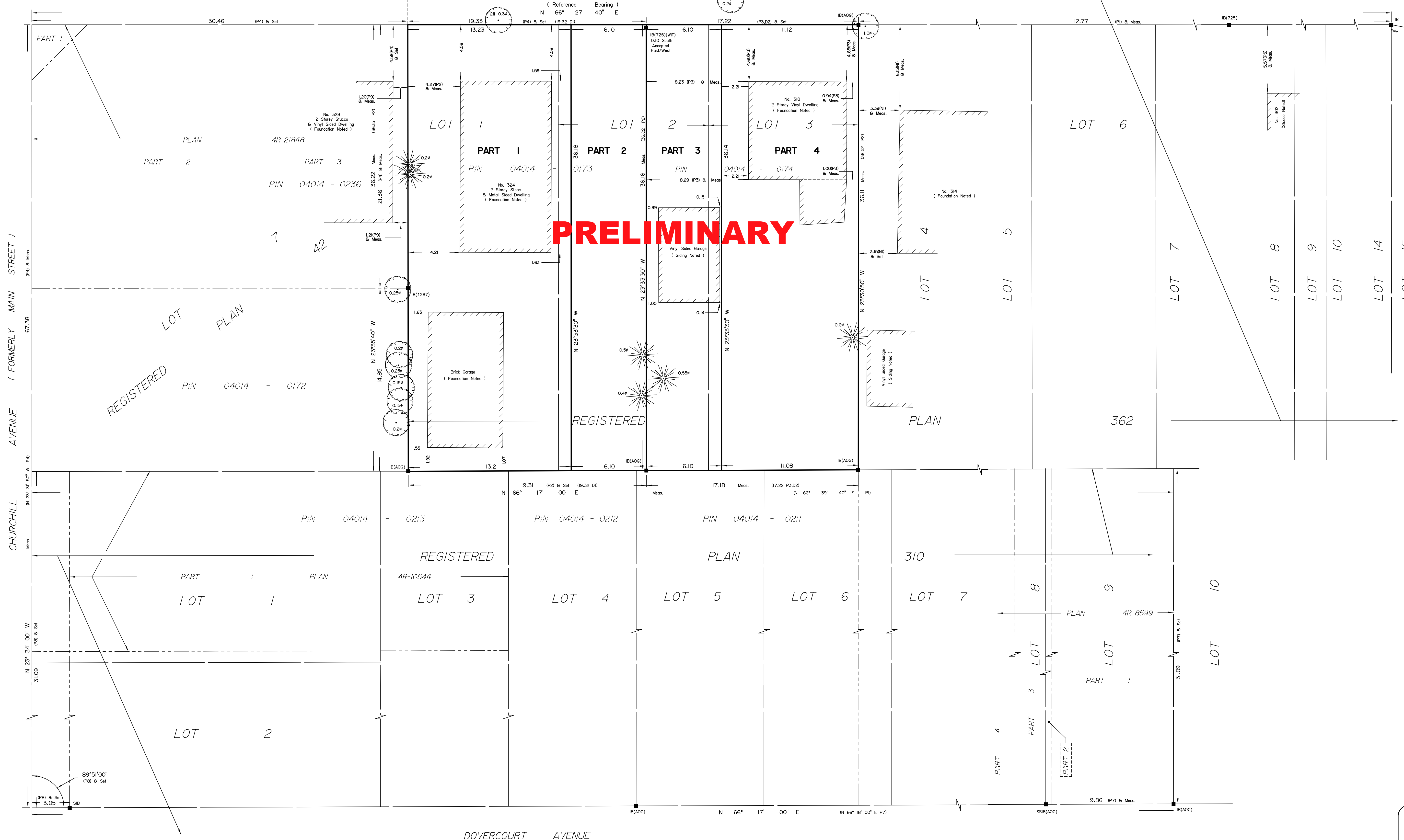
**PLAN OF SURVEY OF
 LOTS 1, 2, AND 3
 REGISTERED PLAN 362
 CITY OF OTTAWA**
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

PRELIMINARY

DUNCAIRN AVENUE (FORMERLY MOUNT PLEASANT AVENUE)

PIN 04014 - 0170

SCHEDULE			
PART	LOTS	PLAN	PIN
1	ALL OF 1 AND PART OF 2		ALL OF 04014-0173
2	PART OF 2	362	ALL OF 04014-0173
3	PARTS OF 2 AND 3		ALL OF 04014-0174
4	PART OF 3		ALL OF 04014-0174



PRELIMINARY

Scale 1 : 150
 6 4.5 3.0 1.5 0 3 6 Metres

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 and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the ___ day of _____, 2026.

Date _____
 Emmett Ketchum
 Ontario Land Surveyor

This Plan of Survey relates to AOLS Plan Submission Form number V-XXXXX.

- Notes & Legend**
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
 - Mess. Measured
 - (P1) Registered Plan 362
 - (P2) (725) Plan, September 9, 1988
 - (P3) (647) Plan, December 15, 1975
 - (P4) Plan 4R-21848
 - (P5) (725) Plan, June 13, 1988
 - (P6) (AOG) Plan, November 7, 1994
 - (P7) Plan 4R-8599
 - (P8) Plan 4R-10544
 - (P9) (647) Plan, October 18, 2007
 - (N1) (AOG) Notes, May 30, 1983
 - (D1) Instrument NS148912
 - (D2) Instrument NS395021
 - Deciduous Tree
 - Coniferous Tree
 - Diameter

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999942.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points (ORP A and ORP B), shown hereon, having a bearing between them of NXX°XX'XX"W and are referenced to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (CSRS)(2010).

For bearing comparisons, a rotation of 0°32'20" counter-clockwise was applied to bearings on plans P1, P4, P7 and P8.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (CSRS)(2010).

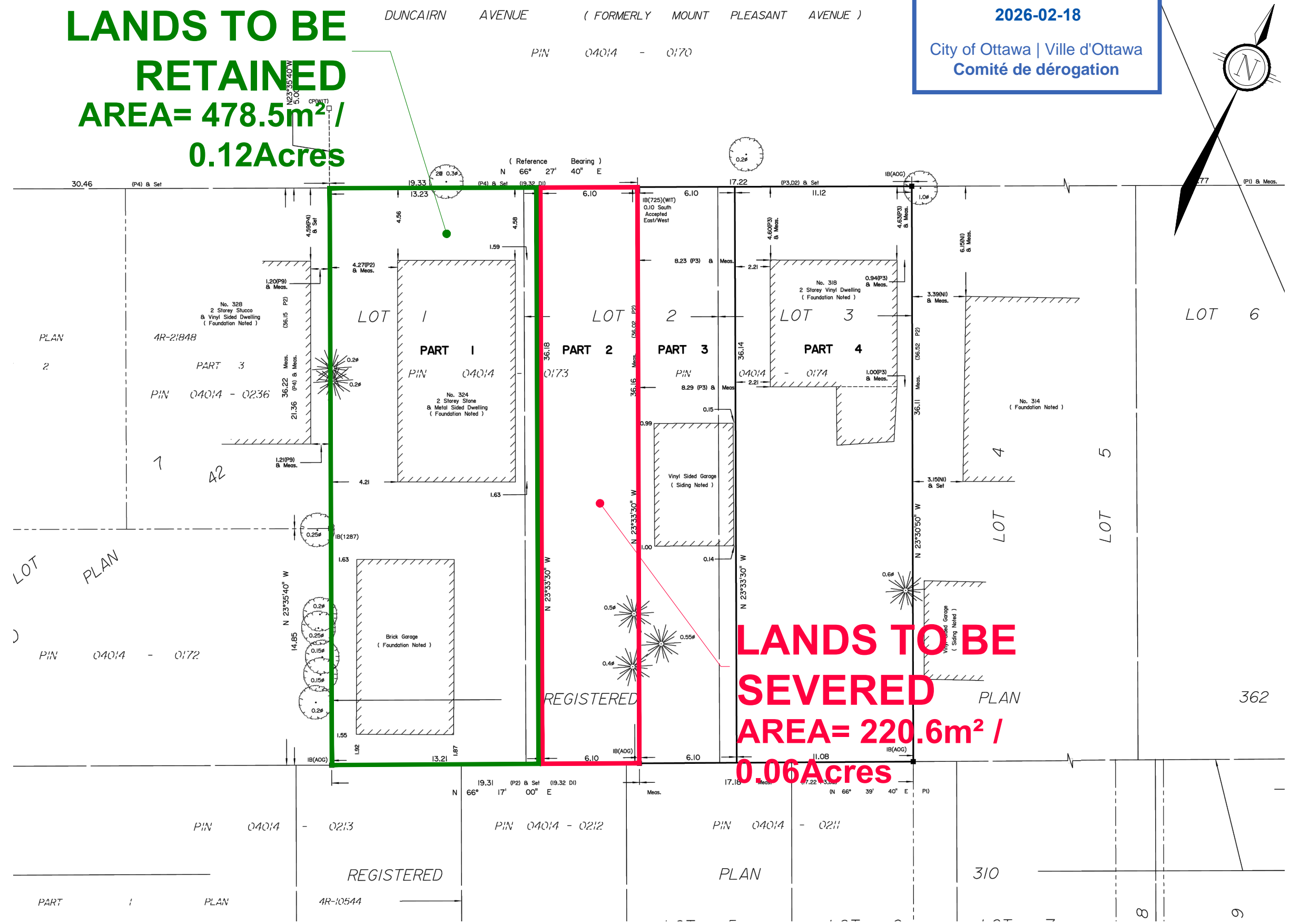
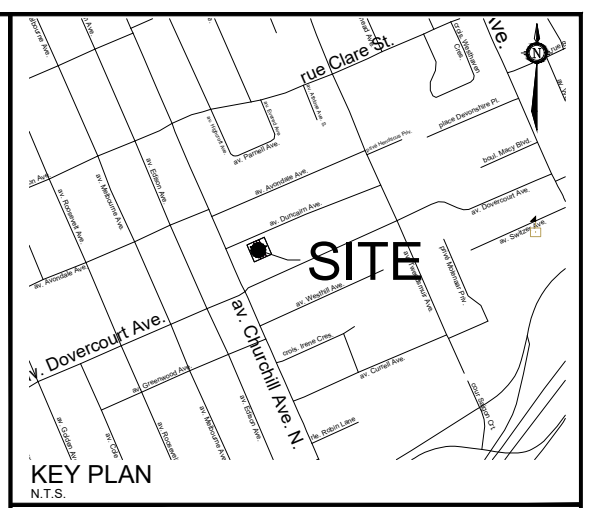
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.ORP A Northing Y Easting X
 .ORP B Northing Y Easting X

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

**LANDS TO BE
RETAINED
AREA= 478.5m² /
0.12Acres**

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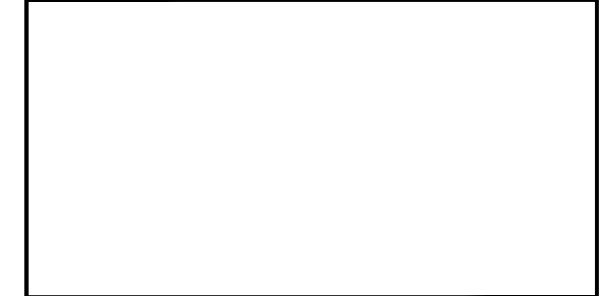


**LANDS TO BE
SEVERED
AREA= 220.6m² /
0.06Acres**

SEVERANCE APPLICATION #1

324 DUNCAIRN AVENUE

LOTS 1 & 2
REGISTERED PLAN362
CITY OF OTTAWA



No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	FEB 12/26	SS

NOVATECH
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Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
FEBRUARY, 2026
PROJECT No. 122068
DRAWING No. 122068-SEV

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