

LOT 214
REGISTERED PLAN 407

MIDWAY AVENUE

Notes

- Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999928.
- 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 N63°18'30"E 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 0°36'40" counter-clockwise was applied to bearings on plans P1, P5 and P6.
- 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 5025915.55 Easting 361505.55
. Point B Northing 5026006.14 Easting 361685.73
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.
- Registered Plan 461 indicates a strip of land 5 feet (1.52 metres) wide fronting on Lawn Avenue is to be reserved for municipal purposes. This reservation is not reflected on the title documents of the subject property.

Legend

- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IB# Round Iron Bar
 - IP Iron Pipe
 - (WIT) Witness
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - S/T Subject To
 - (P1) Registered Plan 461
 - (P2) Registered Plan 407
 - (P3) Plan 4R-33748
 - (P4) Ottawa-Carleton Standard Condominium Plan No. 1032
 - (P5) Plan SR-13786
 - (P6) Plan 4R-13578
 - (P7) (647) Plan dated January 4, 1983
 - (P8) (857) Plan dated March 3, 1977
 - (P9) (647) Notes dated January 28, 1992
 - (P10) (AOG) Plan dated December 12, 2025
 - (D1) Inst. CR705914
 - (D2) Inst. 698337
 - UP Utility Pole
 - AN Anchor
 - BF Board Fence
 - CL Centreline

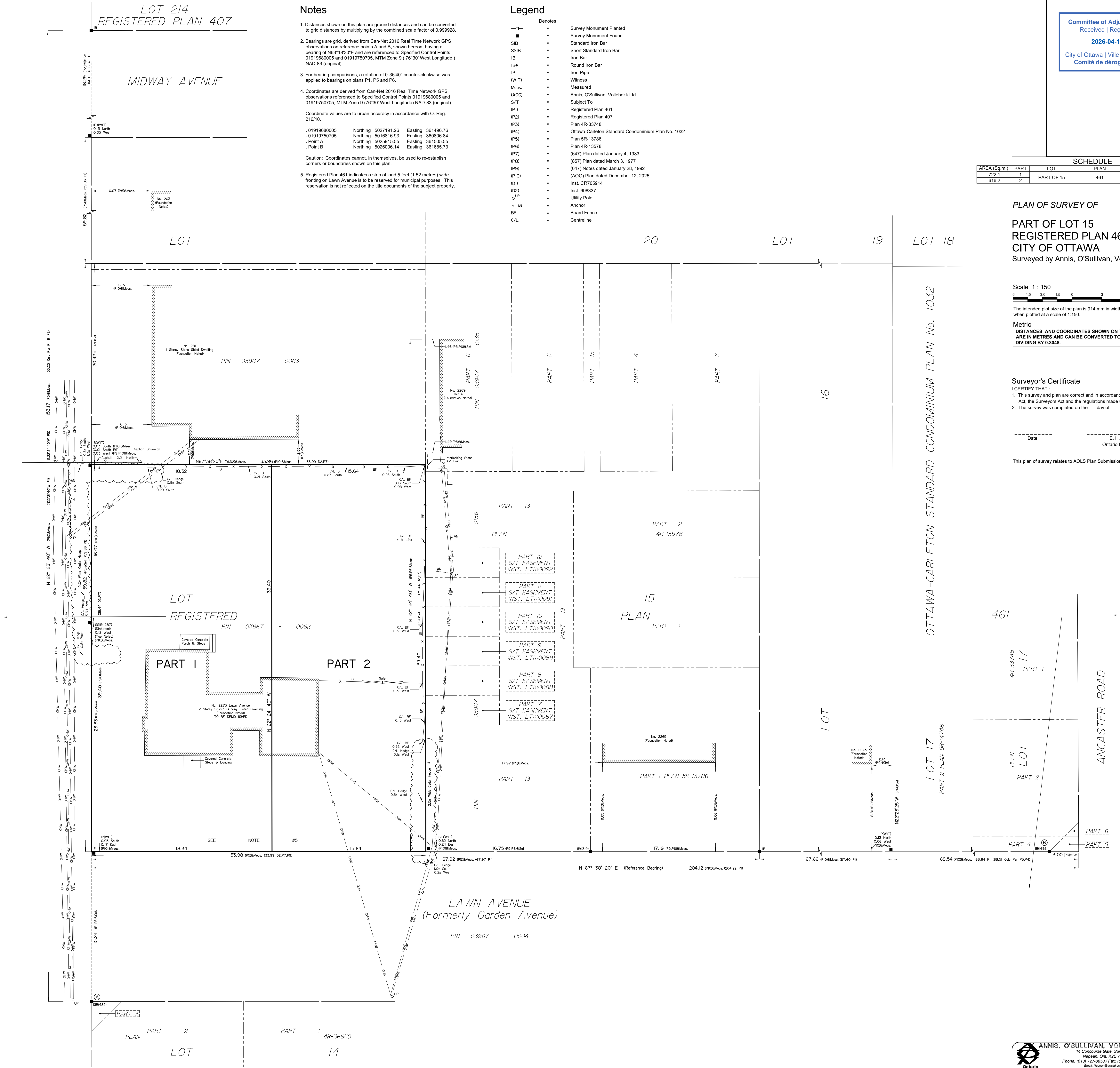
Committee of Adjustment
Received | Reçu le
2026-04-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE				
AREA (Sq. m)	PART	LOT	PLAN	PIN
722.1	1	PART OF 15	461	ALL OF 03967-0062
616.2	2			

PLAN OF SURVEY OF
PART OF LOT 15
REGISTERED PLAN 461
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
6 4.5 3.0 1.5 0 3 6 Metres
The intended plot size of the plan is 914 mm in width by 762 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:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on the ___ day of _____, 2026.
Date _____
E. H. Herweyer
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V.



WOODLAND AVENUE
PIN 03967 - 0007

LAWN AVENUE
(Formerly Garden Avenue)
PIN 03967 - 0004

OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN No. 1032

461
4R-3374B PART 1
PLAN LOT
PART 2
ANCASTER ROAD