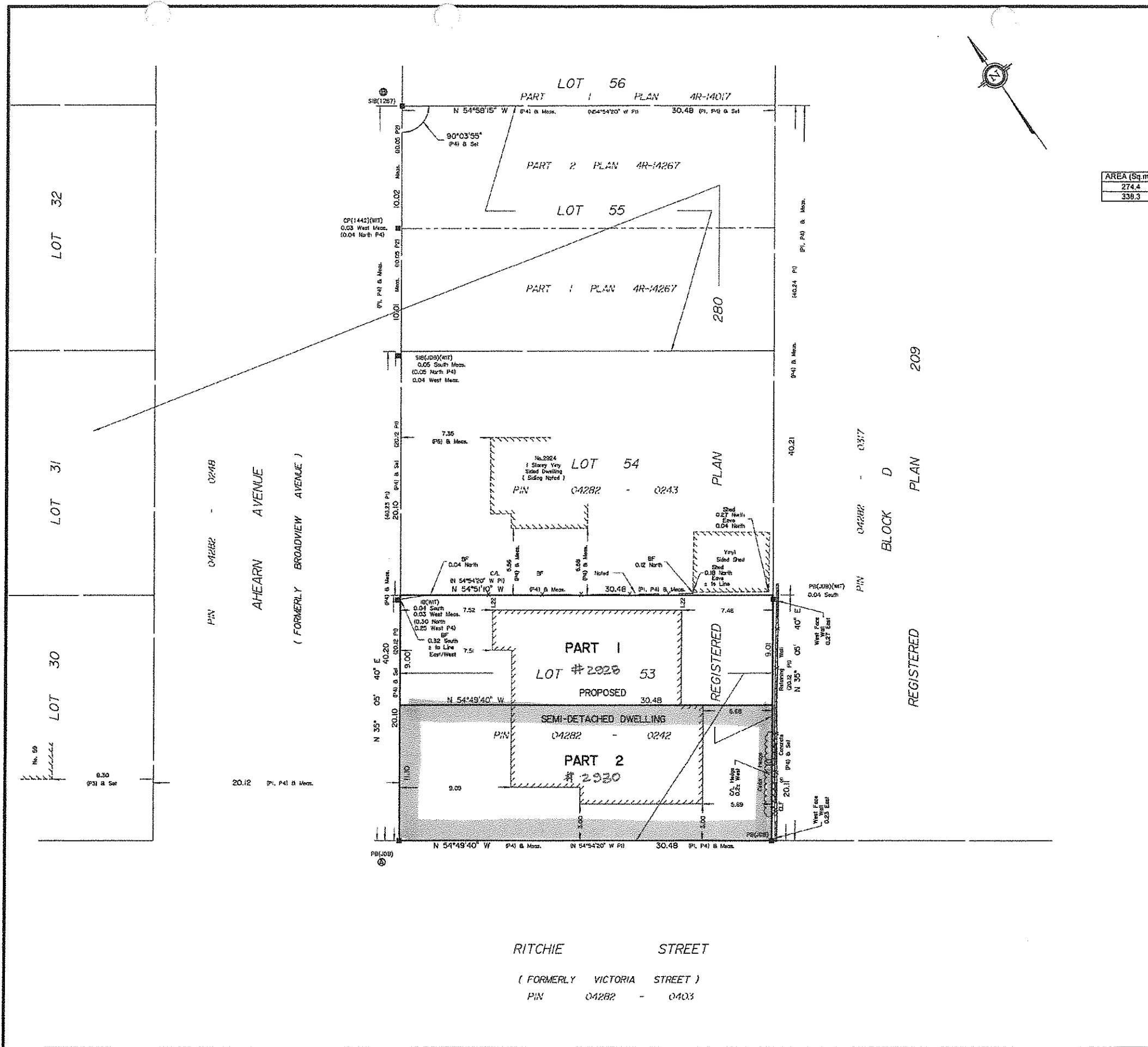


Y:\2020\20487-20_Phoenix Redevelopment Corp_2928 Ahearn Ave_Topo Rplan_TH\Topographic Plans\Drawings\20487-20 Phoenix Lt 53 RP 280 POS D1.dwg, 2020-05-25 6:08:24 AM



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

PLAN 04282-0243
RECEIVED AND DEPOSITED
DATE: _____

T. HARTWICK
ONTARIO LAND SURVEYOR

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

SCHEDULE

| AREA (Sq. m.) | PART | LOT | PLAN | PIN |
|---------------|------|--------|------|------------|
| 274.4 | 1 | ALL OF | 280 | ALL OF |
| 339.3 | 2 | 53 | | 04282-0242 |

**PLAN OF SURVEY OF
LOT 53
REGISTERED PLAN 280
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200

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:

- 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 12th day of May, 2020.

Date: _____
T. Hartwick
Ontario Land Surveyor

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - PB Plastic Bar
 - (NIT) Witness
 - (ADP) Annis, O'Sullivan, Vollebakk Ltd.
 - Meas. Measured
 - (P1) Registered Plan 280
 - (P2) Plan 4R-14267
 - (P3) Plan 4R-19455
 - (P4) (JDB) Plan, June 3, 2019
 - (P5) (JDB) Plan, October 24, 1975

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999927.

For bearing comparisons, a rotation of 10°28'20" counter-clockwise was applied to bearings on plan (P1).

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 N 35°08'50" E and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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 | 5027191.28 | Easting | 381496.76 |
| . 01919750705 | Northing | 6016816.93 | Easting | 380806.84 |
| . Point A | Northing | 6024575.70 | Easting | 359434.48 |
| . Point B | Northing | 6024624.98 | Easting | 359469.13 |

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

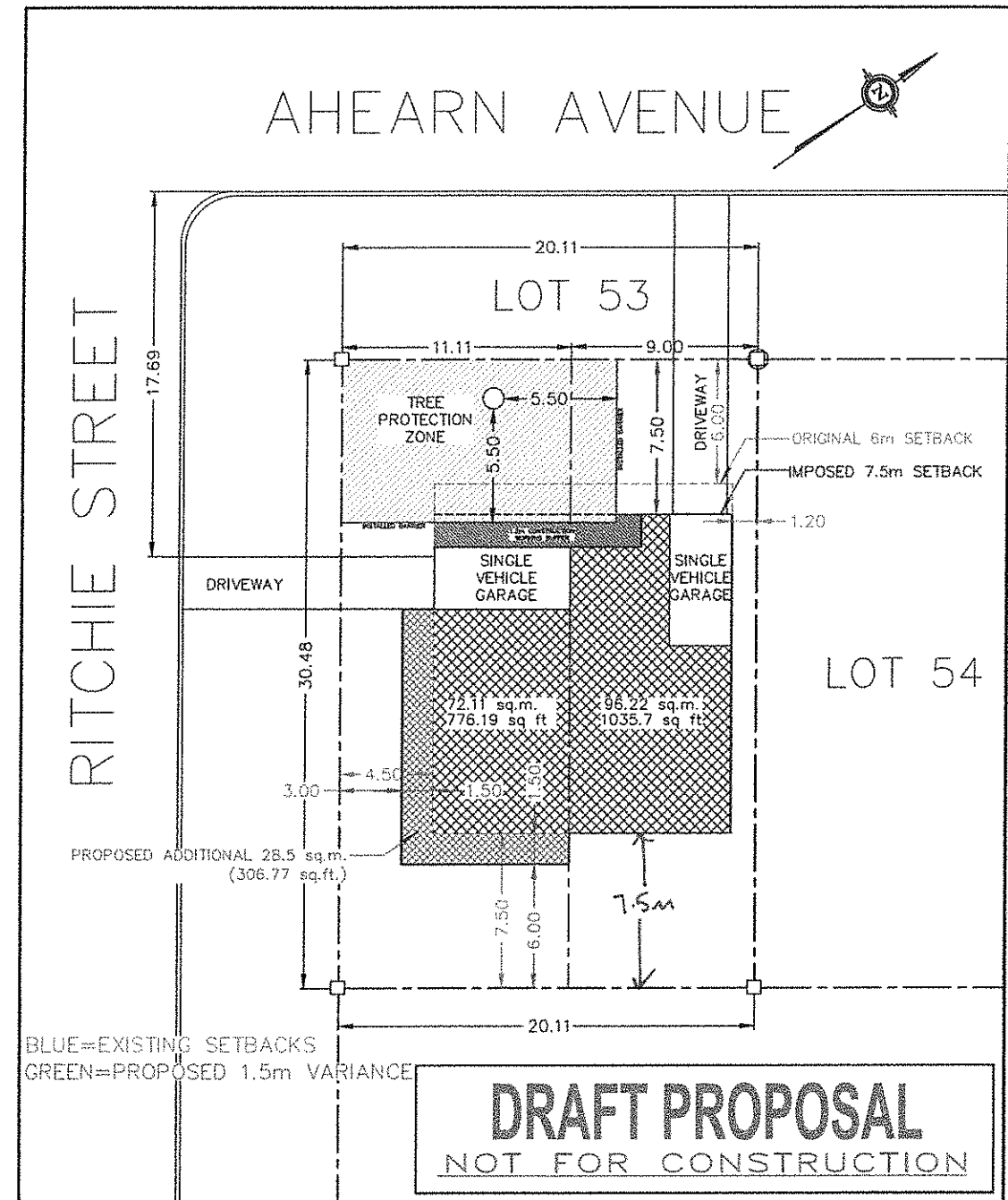
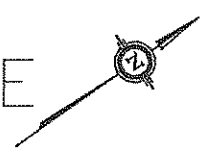
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Napessan, Ont. K2E 7S6
Phone: (613) 727-0950 / Fax: (613) 727-1079
Email: info@annisov.com

Ontario
Land Surveyors

Committee of Adjustment
MAY 27 2020
City of Ottawa


110-117

AHEARN AVENUE

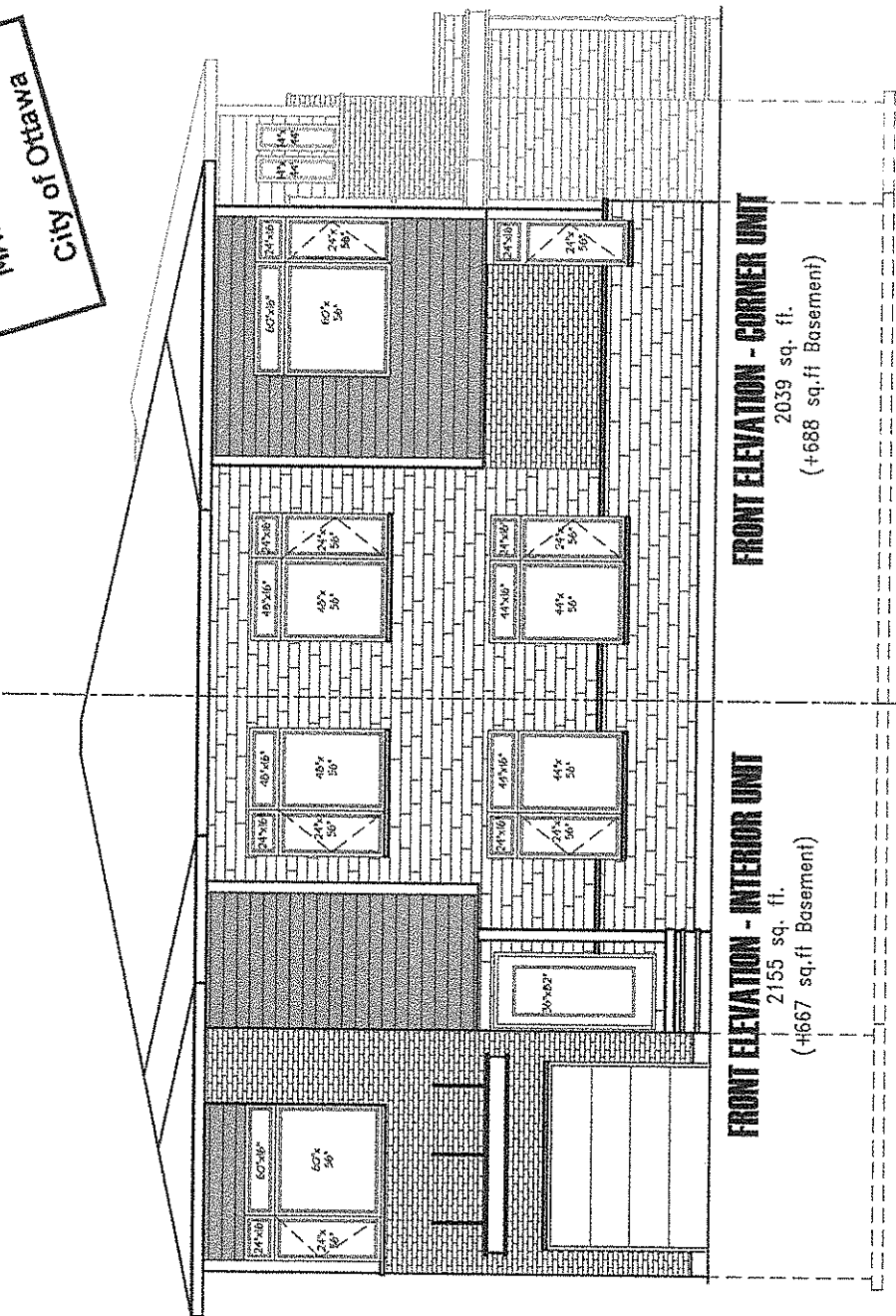


1.5m VARIANCE PROPOSAL FOR EXTERIOR SIDE YARD AND REAR
 THIS PROPOSAL TO MODIFY EXTERIOR SIDE YARD SETBACK FROM 4.5m TO 3m AND REAR YARD SETBACK FROM 7.5m TO 6m.

Committee of Adjustment
MAY 27 2020
 City of Ottawa

| | | | | |
|---|---|---|---|-----------|
| Owner/Applicant Phoenix ReDevelopment Corp. Telephone # 723-9227 Plan # 280 Project name: Address: 2428-2430 AHEARN AVE House model: CUSTOM SEMI |  | LOT 53 SITE/GRADING PLAN | NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT. THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE. ALL DIMENSIONS SHOWN ARE APPROXIMATE. E.O.&E. | REVISIONS |
| Bldg. Ht. _____ m Scale _____ Asphalt Area _____ m ² | | | | |

Committee of Adjustment
 MAY 27 2020
 City of Ottawa

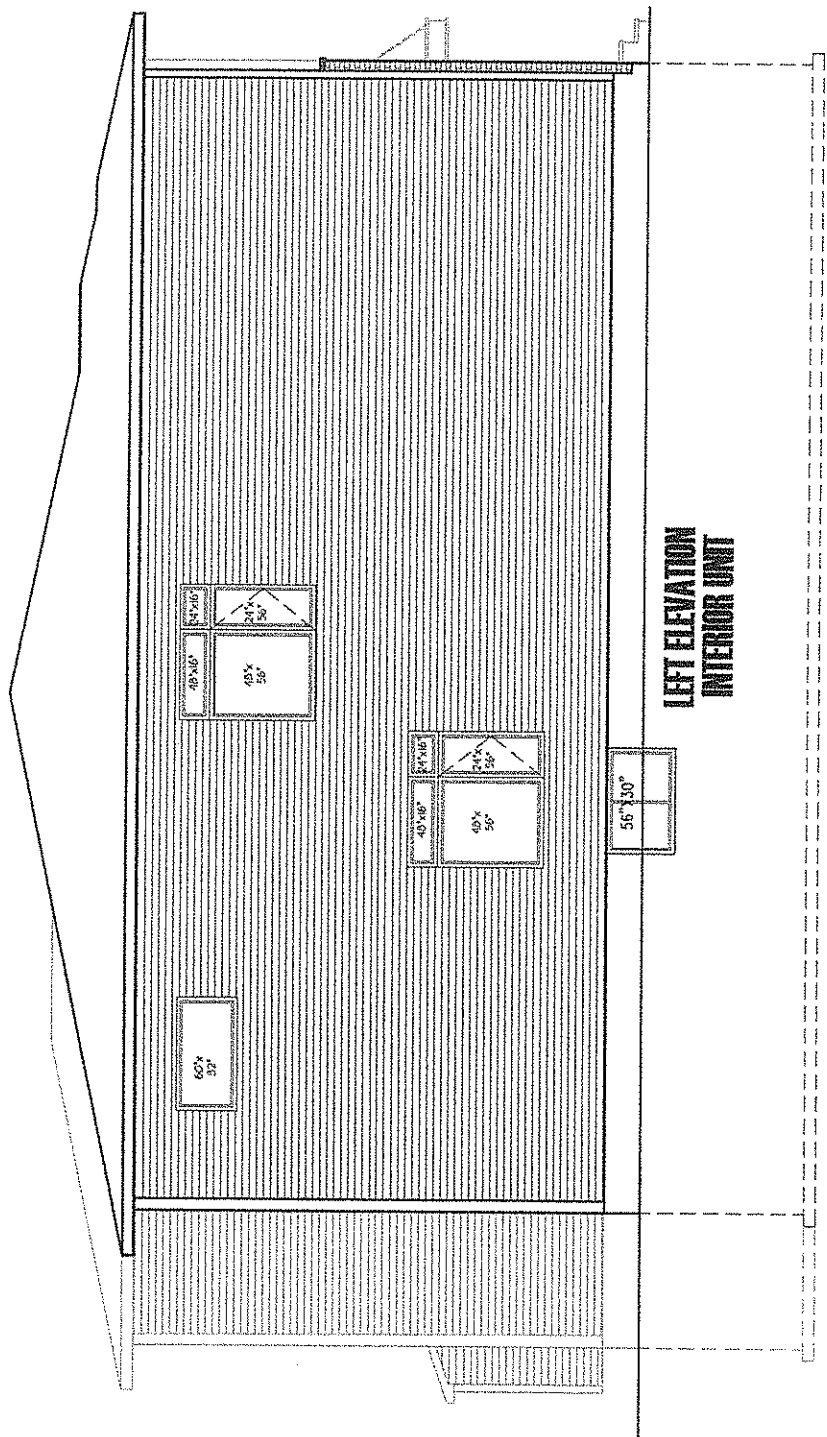


SEMI-DETACHED
 SITE: AHEARN AVE
 LOT NUMBER: **53**
 CIVIC ADDRESS:
 2928 AHEARN AVENUE

| No. | Description | REVISIONS |
|-----|-----------------------------|-----------|
| 2 | PRELIMINARY COMMENTS | MAR 20/20 |
| 1 | PRELIMINARY DESIGN PROPOSAL | MAR 20/20 |

2928 AHEARN AVENUE
 drawn by: SP
 date: NOVEMBER 2018
 scale: 3/16"=1'-0"
 sheet no: **8**
13

Committee of Adjustment
 MAY 27 2020
 City of Ottawa



LEFT ELEVATION
 INTERIOR UNIT

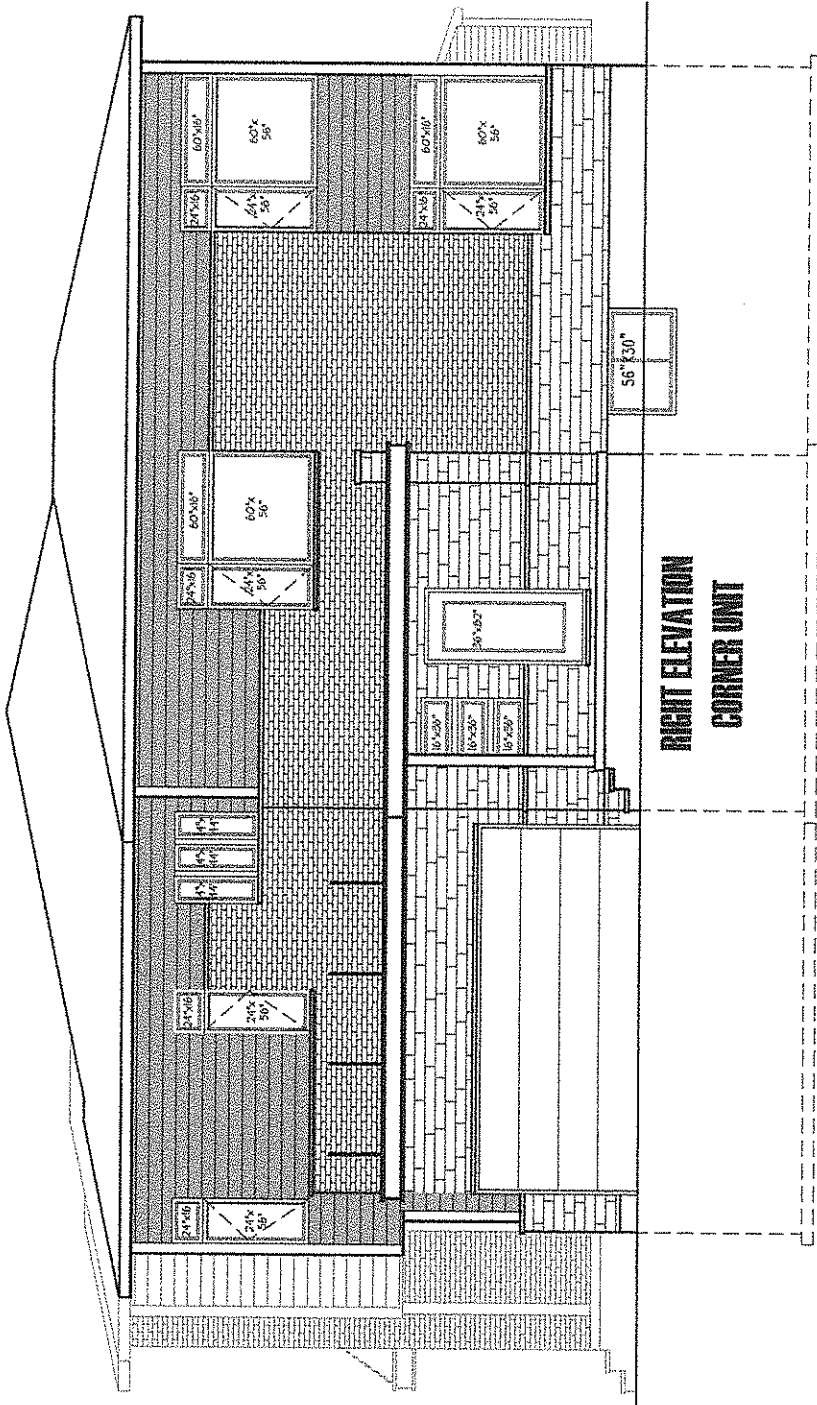


SEMI-DETACHED
 SITE: AHEARN AVE
 LOT NUMBER: **53**
 CIVIC ADDRESS:
 2928 AHEARN AVENUE

| No. | Description | REVISIONS |
|-----|-----------------------------|-----------|
| 2 | PRELIMINARY COMMENTS | MAR 20/20 |
| 1 | PRELIMINARY DESIGN PROPOSAL | MAR 20/20 |

2928 AHEARN AVENUE
 drawn by: SP
 date: NOVEMBER 2018
 scale: 3/16"=1'-0"
 sheet no: **9**
13

Committee of Adjustment
MAY 27 2020
City of Ottawa



SEMI-DETACHED

SITE: AHEARN AVE

LOT NUMBER: **53**

CIVIC ADDRESS:
2928 AHEARN AVENUE

| No. | Description | REVISIONS |
|-----|-----------------------------|-----------|
| 2 | PRELIMINARY COMMENTS | MAR 20/20 |
| 1 | PRELIMINARY DESIGN PROPOSAL | MAR 20/20 |

2928 AHEARN AVENUE

drawn by: SP

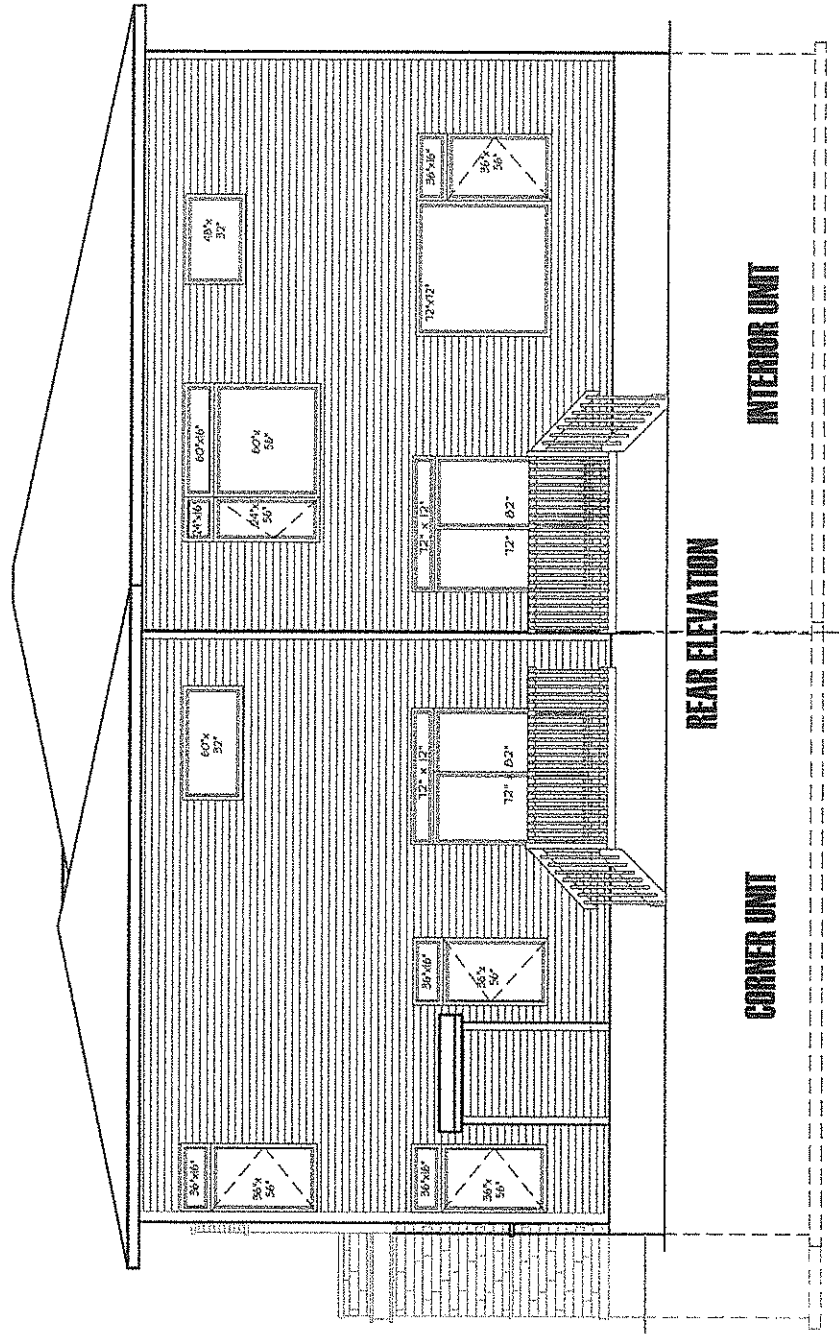
date: NOVEMBER 2018

scale: 3/16"=1'-0"

sheet no:

| |
|----|
| 10 |
| 13 |

Committee of Adjustment
 MAY 27 2020
 City of Ottawa



SEMI-DETACHED
 SITE: AHEARN AVE
 LOT NUMBER: 53
 CIVIC ADDRESS:
 2928 AHEARN AVENUE

| No. | Description | REVISIONS |
|-----|-----------------------------|-----------|
| 2 | PRELIMINARY COMMENTS | MAR 20/20 |
| 1 | PRELIMINARY DESIGN PROPOSAL | MAR 20/20 |

2928 AHEARN AVENUE
 drawn by: SP
 date: NOVEMBER 2018
 scale: 3/16"=1'-0"
 sheet no: 11/13