

February 11, 2022



Ambassador Realty Inc.
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Attn: Arthur H. Loeb

**Re: 1166 Bank Street
Lot 81, Part of Lots 80 and 82
Registered Plan 109930
City of Ottawa
Our Reference: 22660-22**

**ONTARIO LAND
SURVEYORS**

T.J. Allison
A.J. Broxham
G.T. Hartwick
E.H. Herweyer
J.H. Kennedy
B.W. Kerr
E.K. Ketchum
V.A. Shelp
D.R. Vollebakk

G.D. Annis (1939-2013)

DEVELOPMENT

J.F. Penney

CONDOMINIUMS

A.Z. Pichette

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Copies of the Topographical Plan of Survey are enclosed with our account for the above noted property. I trust this is satisfactory.

There are several items requiring further comment:

1. The northerly property line aligns with the foundation wall of 1162 Bank Street – there is a sign on this wall that projects 0.05 metres into the subject property – until the property line jogs to the original line between Lots 82 and 83; this adjacent building then extends up to 0.20 metres into the subject property.
2. The Bank Street sidewalk extends up to 0.24 metres into the subject property.
3. The retaining wall at the rear of 1166 Bank Street is displaced up to 0.05 metres from the property line shared with the adjacent Rear Passage/Lane.
4. The adjacent Lane is a “public road” under the City’s jurisdiction. The northerly portion is essentially open for use, the southerly section has been fenced as part of the yard for Lot 79 (5 Grove Avenue) but this portion of the Lane has not been closed to public use nor transferred to 5 Grove Avenue.
5. The easterly 2.90 metres of Lot 80 has been transferred/assumed as a public road widening (Part 1 Plan 5R-9048); the widened limit is in close agreement with the City’s current widening policy for Bank Street in this area ie 11.5 metres from the centreline of construction. How this widening criteria plays with the current development plans is for further discussion with the City Planner for this area.
6. Property lines/corners are marked or offset by survey monuments as shown on the survey plan.
7. The area of this property is 1,015 square metres.

Questions are always welcome. I look forward to hearing from you.

Yours truly,

Ed H. Herweyer
Ontario Land Surveyor
Direct Line: 613-727-0934

EHH:kj
Encl.