NOVATECH
Engineers, Planners & Landscape Architects

M E M O R A N D U M

DATE: **JANAURY 28, 2026**

TO: **FILE LEAD – CITY OF OTTAWA**

FROM: **LISA BOWLEY, P.ENG.**

RE: **2505 AND 2707 SOLANDT ROAD**
LEGAL DESCRIPTIONS
124150A

The development area is shown on the attached legal plans. This memorandum was prepared to describe the legal parts.

The property is Part of Block 29 on Plan **M-280**, and further described on the following plans:

4R-13632

- 2505 and 2707 Solandt Road are described as Part 1 and Part 2 on plan 4R-13632
- Part 3 on plan 4R-13632 was created to describe the existing sanitary sewer easement

4R-33358

- Part 1 on plan 4R-33358 was created to describe the storm drainage easement

4R-26736

- Part 1 on plan 4R-26736 was created to adjust the lot line known as 2505 Solandt Road. This part does not form part of the development lands.

4R-16653

- Part 22 on plan 4R-16653 was created to describe the storm drainage easement
- Part 7, 9 and 23 on plan 4R-16653 were created to describe the sanitary trunk sewer easement
- Additional parts are described over the golf course lands to accommodate watermain, storm sewer and sanitary sewer (a file search is pending to confirm)

Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 www.novatech-eng.com

PLAN MATERIAL	
PLASTIC MATERIAL	— TRANSLAR
GAUGE	— 0.003 INCH
INK	— "T"

OC-2161

M-280

Approved
11 JUNE, 1980
"ROBERT J. MEUNIER"
Asst. Examiner of Surveys

I certify that this Plan M-280 is registered in the Land Registry Office for the Land Titles Division of Ottawa-Carleton at 10:45 a.m. o'clock on the 12th day of JUNE 1980 and entered in the register for Parcel Plan-1 Section M-280 and required consents and affidavits are registered as Plan Document № 235749

"J.H. HALE"
Land Registrar

THE SUBDIVISION REPRESENTED BY THIS PLAN AFFECTS ALL OF PARCEL 6-1, SECTION MARCH 4 AND PARCEL 6-2, SECTION MARCH 4.

BLOCKS 10, 11 AND 26 ARE SUBJECT TO BELL CANADA EASEMENT INST. № N.S. 62066.

APPROVED UNDER SECTION 33 OF THE PLANNING ACT BY THE COUNCIL OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON, THIS 9TH DAY OF JUNE 1980.

REGIONAL CLERK — CHAIRMAN

Regional Municipality of Ottawa-Carleton — Regional Municipality of Ottawa-Carleton

NO SEAL

PLAN OF SUBDIVISION OF PART OF LOTS 6, 7 AND 8 CONCESSION 4 TOWNSHIP OF MARCH now in the CITY OF KANATA

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

SCALE: 1" = 200'

CHARLES W. FAIRHALL, O.L.S.

1980

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT :

1. BLOCKS 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39 AND 40, THE STREETS NAMELY LEGGET DRIVE AND SOLANDT ROAD, THE STREET WIDENING NAMELY BLOCK 1 AND THE RESERVES NAMELY BLOCKS 2, 3, 4, 5, 6, 7, 15, 32, 41 AND 42 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND STREET WIDENINGS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

DATED THE 17th DAY OF MARCH, 1980.

ADMIRAL LEASEHOLDS LIMITED
Lawrence Freedman
LAWRENCE FREEDMAN
PRESIDENT

SHENKMAN CORPORATION LTD.
Victor K. Whittaker
VICTOR K. WHITTAKER
VICE PRESIDENT

20

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MARCH, 1980.

MARCH 12, 1980 — DATE

Charles W. Fairhall
CHARLES W. FAIRHALL
ONTARIO LAND SURVEYOR

NOTES

1. BEARINGS HEREON ARE ASTRONOMIC DERIVED FROM CONTROL MONUMENTS № 14 AND 37 HAVING A BEARING OF N 22°27'38" W AND REFERRED TO THE ONTARIO CO-ORDINATE SYSTEM ZONE 9, CENTRAL MERIDIAN 76° 30' W LONG.
2. UNDERLYING PART NUMBERS REFER TO PLAN 4R-3228 UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT :

1. BLOCKS 9, 11, 13, 25, 26 AND 27, AND THE RESERVES NAMELY BLOCKS 8, 10 AND 12 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

DATED THE 17th DAY OF MARCH, 1980.

ADMIRAL LEASEHOLDS LIMITED
Lawrence Freedman
LAWRENCE FREEDMAN
PRESIDENT

LEGEND

S.I.B.	DENOTES STANDARD IRON BAR.
S.S.I.B.	DENOTES SHORT STANDARD IRON BAR.
I.B.	DENOTES IRON BAR.
FD.	DENOTES FOUND.
W.IT.	DENOTES WITNESS.
N.T.	DENOTES NOT TANGENTIAL.

FAIRHALL & MOFFATT LIMITED
ONTARIO LAND SURVEYORS

FILE 6-282-KD — JOB № 5557 — REF. № 65(k) - March

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE			
PART	BLOCK	REG'D PLAN	PIN
1	PART OF 29	M-280	ALL OF 04517-0789(LT)
2			
3			

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

DATE March 19, 1998

DAVID W. WOODLAND, O.L.S.

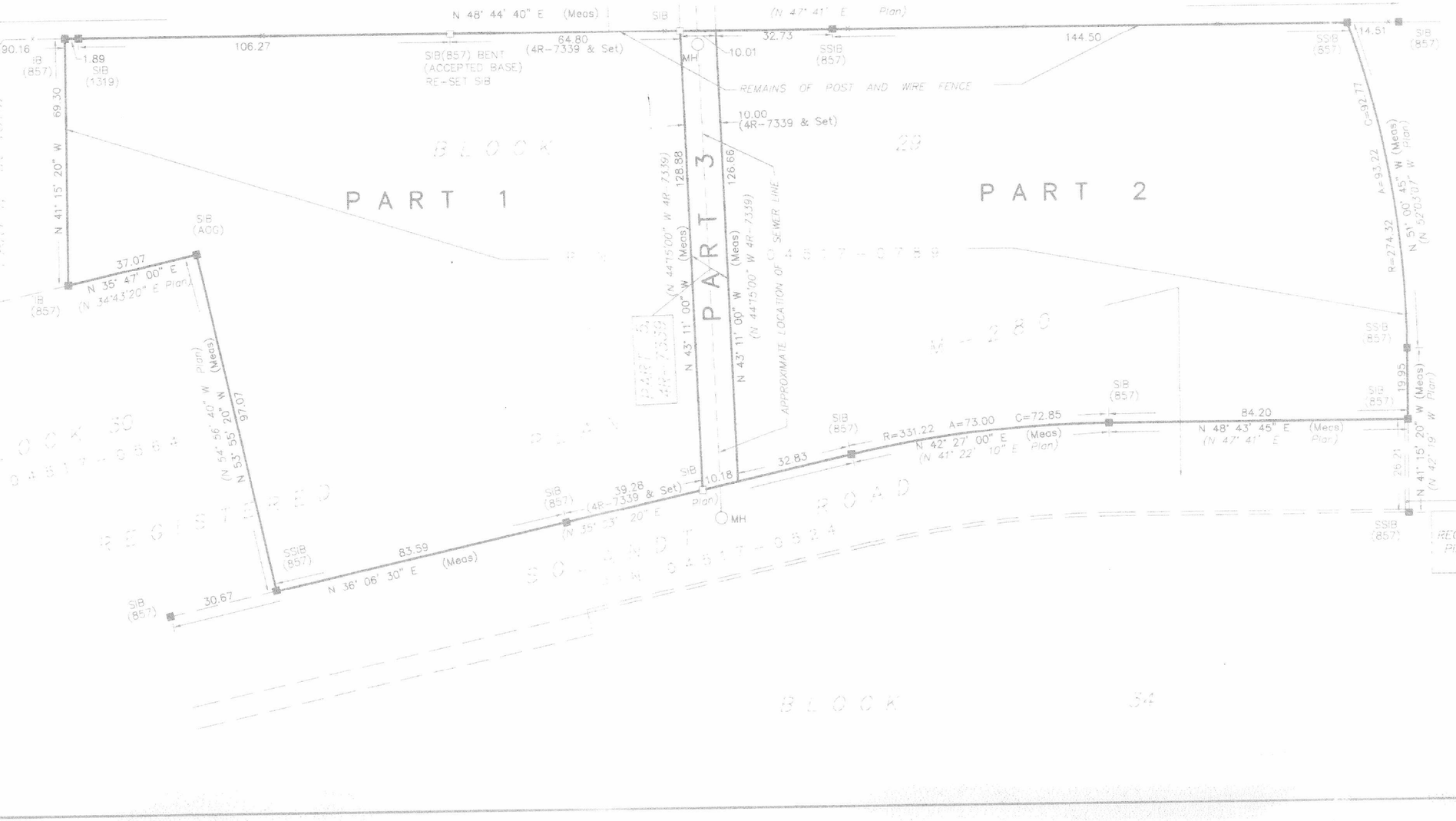
PLAN 4R- 3[illegible]

RECEIVED AND DEPOSITED

DATE Mar 19/

[illegible]
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CARLETON

PART OF THE NORTHWEST HALF LOT 5
CONCESSION
GEOGRAPHIC TOWNSHIP OF MARCH
PIN 04517-0817
PART 3, 4R-7809
PART 4, 4R-7809
PART 5, 4R-7809



PLAN OF SURVEY OF
PART OF BLOCK 29
REGISTERED PLAN M-280
CITY OF KANATA
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

SCALE 1 : 1000

0 10 20 50 100 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS
1998

NOTES

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS N° 019670014 (N 5020681.963, E 429708.685) AND 019680037 (N 5022001.776, E 429191.625) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 18 OF THE 6° UTM GRID SYSTEM BEING 75° WEST LONGITUDE. (NAD 27).

LEGEND

- □ – SURVEY MONUMENT SET
- ■ – SURVEY MONUMENT FOUND
- SIB – STANDARD IRON BAR
- SSIB – SHORT STANDARD IRON BAR
- IB – IRON BAR
- Plan – REGISTERED PLAN M-280
- (P&S) – PLAN & SET
- (857) – FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
- (AOG) – ANNIS, O'SULLIVAN & VOLLEBEKK LTD. O.L.S.
- (1319) – W. J. WEBSTER, O.L.S.
- (SU) – SOURCE UNKNOWN
- ø – ROUND
- WIT – WITNESS
- MH – MANHOLE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 13, 1998.

March 19, 1998
DATE

DAVID W. WOODLAN
ONTARIO LAND SURVE

Fairhall Moffatt & Woodland
LIMITED
ONTARIO LAND SURVEYORS
OTTAWA KANATA

JOB No. 148
FILE No.
REFERENCE N
18 - M
9:\SDSK\PROJ\M
148980 (DJM

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE				
PART	BLOCK	REG'D PLAN	PIN	AREA (M^2)
1	PART OF 29	4M–280	PART OF 04517–1992	1168

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

DATE 2020/12/08

JOHN H. GUTRI, O.L.S.

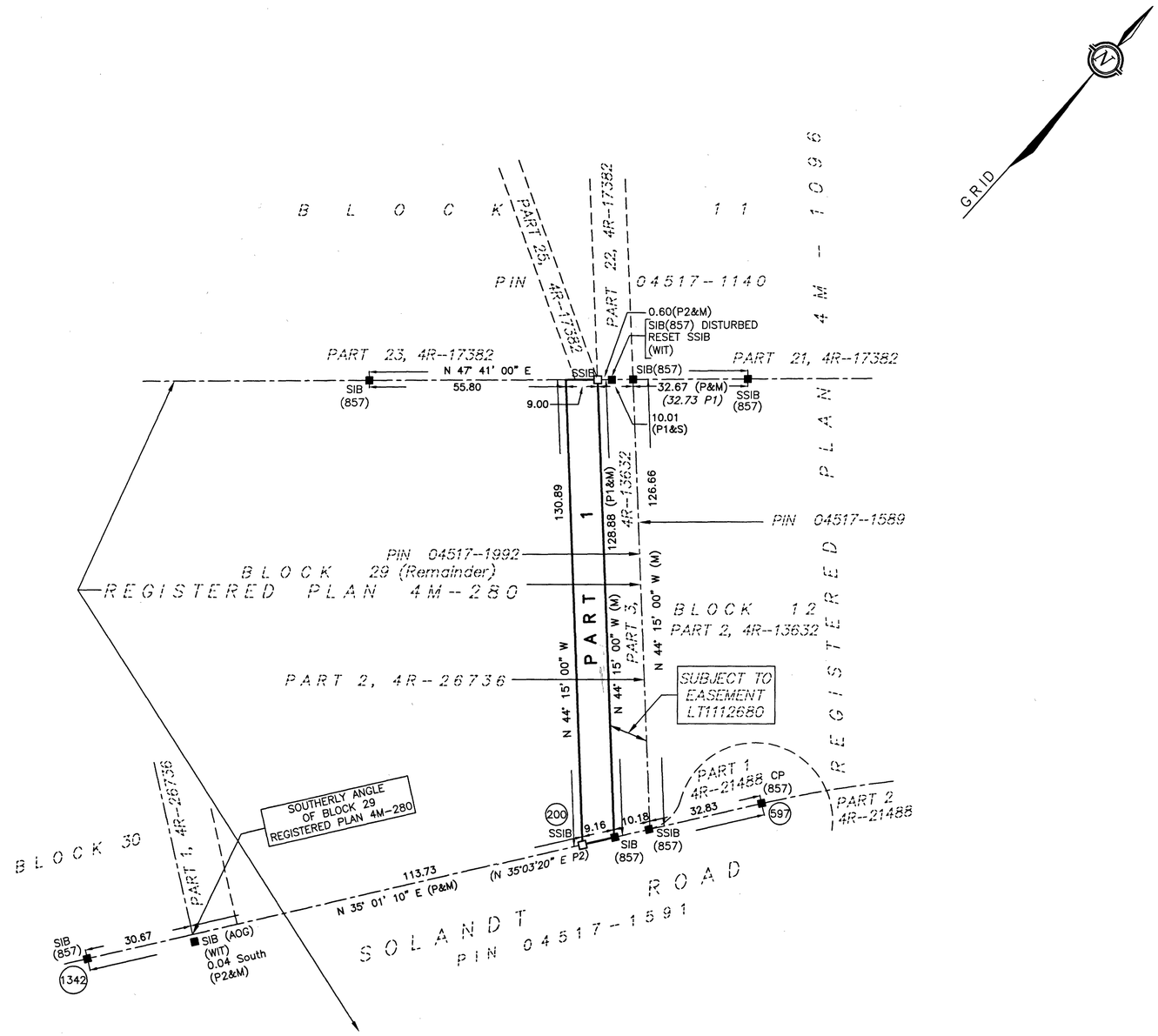
PLAN 4R–33358

RECEIVED AND DEPOSITED

DATE DEC. 9/20

'A. McMullen'

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA – CARLETON (N° 4)



PLAN OF SURVEY OF

PART OF BLOCK 29 REGISTERED PLAN 4M–280 CITY OF OTTAWA

SCALE 1 : 1000

0 10 20 50 100 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES

1. BEARINGS ARE GRID AND ARE DERIVED FROM NCC HORIZONTAL CONTROL MONUMENTS 019680037 (N 5023507.886, E 351533.874) AND 019791036 (N 5024574.053, E 348805.937) AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9, (NAD 83).
2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999919.

LEGEND

□	– SURVEY MONUMENT SET
■	– SURVEY MONUMENT FOUND
SIB	– STANDARD IRON BAR
SSIB	– SHORT STANDARD IRON BAR
CP	– CONCRETE PIN
(P)	– REGISTERED PLAN 4M–1096
(P1)	– 4R–13632
(P2)	– 4R–26736
(M)	– MEASURED
(S)	– SET
PIN	– PROPERTY IDENTIFIER NUMBER
(SU)	– SOURCE UNKNOWN
WIT	– WITNESS
(857)	– FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
(AOG)	– ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S.,
(NCC)	– NATIONAL CAPITAL COMMISSION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 30 , 2020.

2020/12/08
DATE

JOHN H. GUTRI
ONTARIO LAND SURVEYOR

COORDINATES ARE GRID DERIVED FROM NCC CONTROL MONUMENTS AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' W LONGITUDE, MTM ZONE 9 (NAD83 ORIGINAL).

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG.216/10.

POINT ID	NORTHING	EASTING
200	5023235.418	350829.763
597	5023278.134	350859.694
1342	5023117.171	350746.885
019680037	5023507.886	351533.874
019791036	5024574.053	348805.937

COORDINATES CANNOT IN THEMSELVES BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Fairhall Moffatt & Woodland LIMITED
ONTARIO LAND SURVEYORS
OTTAWA
Surveying and Land Information Services
100–600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591–2580 FAX: (613) 591–1495
www.fmw.on.ca

JOB No. AA27800

E 350787, N 50232857

REFERENCE No. 45–4M–280

S:\JOBS\AA27800\DWG 25/09/2020

RP_AA278.dwg (ss)

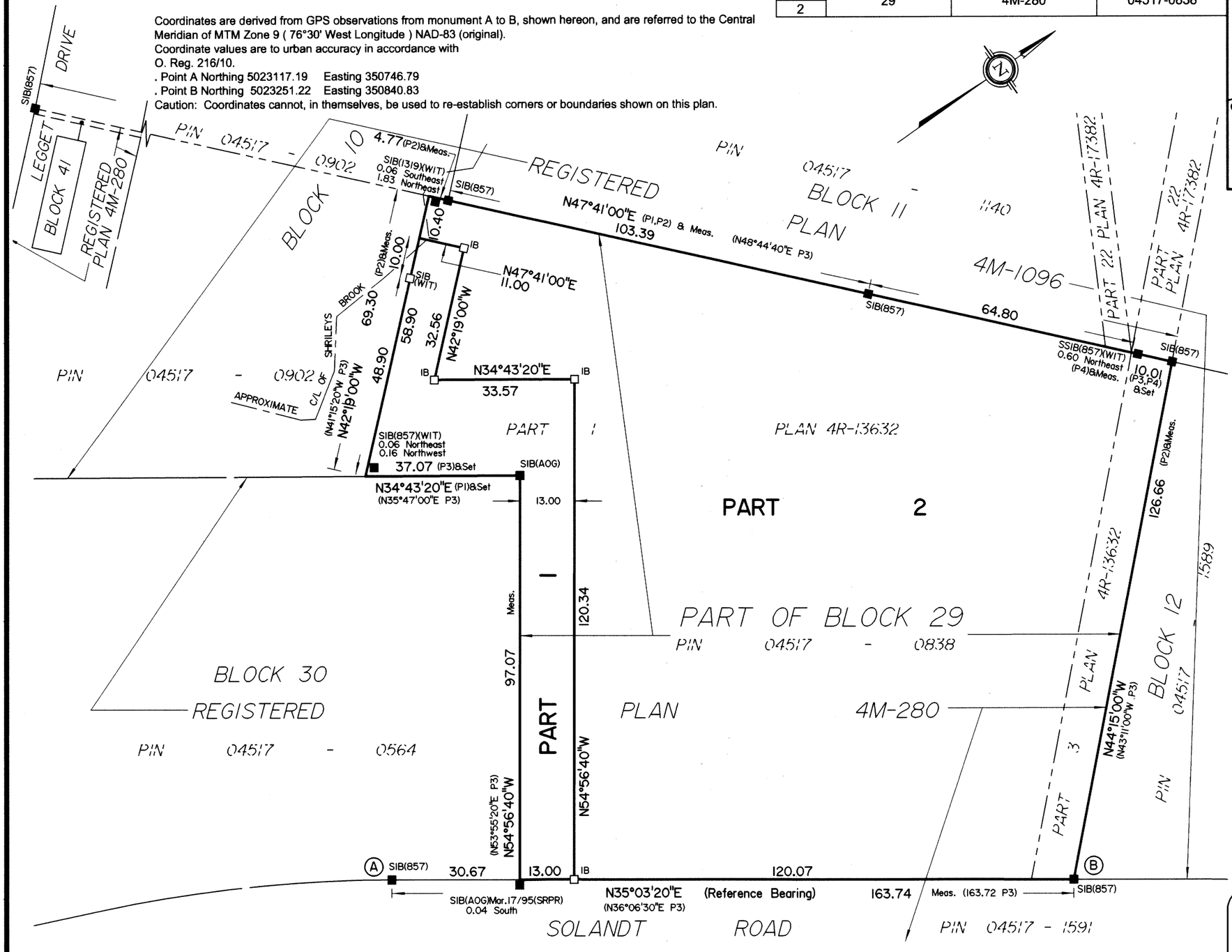
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99992.

Bearings are grid bearings, derived northerly limit of Solandt Road shown to be N35°03'20"E on Registered Plan 4M-280.

Coordinates are derived from GPS observations from monument A to B, shown hereon, and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinate values are to urban accuracy in accordance with
O. Reg. 216/10.
. Point A Northing 5023117.19 Easting 350746.79
. Point B Northing 5023251.22 Easting 350840.83
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

SCHEDULE

PART	PART OF BLOCK	REGISTERED PLAN	ALL OF PIN
1	29	4M-280	04517-0838
2			



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

DATE: JAN. 15, 2013

E.H. HERWEYER
ONTARIO LAND SURVEYOR

PLAN 4R- 26736

RECEIVED AND DEPOSITED
DATE: 15 January 2013

"M Awasag" Representative for
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

PLAN OF SURVEY OF

PART OF BLOCK 29
REGISTERED PLAN 4M-280
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 1000

40 30 20 10 0 20 40 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, the Surveyors Act, the Land Titles Act and the regulations made under them.
2. The survey was completed on the 20th day of December, 2012.

Jan. 15, 2013
Date

E. H. Herweyer
Ontario Land Surveyor

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, Vollebekk Ltd.
Meas.	"	Measured
(P1)	"	Plan Registered Plan 4M-280
(P2)	"	Plan Registered Plan 4M-1096
(P3)	"	Plan 4R-13632
(P4)	"	Plan 4R-17382
C/L	"	Centreline

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 13277-12 SL1 Blk 29 M-280 R F dsm

NOTICE: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN OF SURVEY OF
PART OF BLOCKS 4, 5, 6, 7, 9 & 11
REGISTERED PLAN 4M–1096
Formerly CITY OF KANATA
Now CITY OF OTTAWA

SCALE 1 : 1250
0 10 20 50 100 120 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM NCC HORIZONTAL CONTROL MONUMENTS 019980037 (N 5023507.886, E 351533.874) AND 019781036 (N 5024574.054, E 348805.938) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 9 OF THE ONTARIO COORDINATE SYSTEM BEING 76°26' W LONGITUDE (NAD 83).

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

DATE APR 12/2001

JOHN H. GUTRI, O.L.S.

PLAN 4R–16653

RECEIVED AND DEPOSITED

DATE April 17, 2001

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA – CARLETON (N° 4)

SCHEDULE

PART	BLOCK	REG'D PLAN	PART OF PIN
1	PART OF BLOCK 4	4M–1096	04517–0859
2 to 5	PART OF BLOCK 5		04517–0860
6 & 7	PART OF BLOCK 6		04517–0861
8	PART OF BLOCK 7		04517–0862
9 to 16	PART OF BLOCK 9		04517–0864
17 to 23	PART OF BLOCK 11		04517–0866

DETAIL 'A'
(Not to Scale)

DETAIL 'B'
(Not to Scale)

DETAIL 'C'
(Not to Scale)

DETAIL 'D'
(Not to Scale)

LEGEND

- □ – SURVEY MONUMENT SET
- ■ – SURVEY MONUMENT FOUND
- SIB – STANDARD IRON BAR
- SSIB – SHORT STANDARD IRON BAR
- IB – IRON BAR
- (P) – REGISTERED PLAN 4M–1096
- (S) – SET
- (AOG) – ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S.
- (857) – FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
- (647) – H. R. FARLEY, O.L.S.
- (WT) – WITNESS
- (NCC) – NATIONAL CAPITAL COMMISSION
- (NT) – NON TANGENTIAL
- PT – PART
- PIN – PROPERTY IDENTIFIER NUMBER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 28, 2001.

APR 12/2001
DATE

JOHN H. GUTRI
ONTARIO LAND SURVEYOR

Fairhall Moffatt & Woodland LIMITED
ONTARIO LAND SURVEYORS
OTTAWA KANATA

JOB No. C139OC
FILE No.
REFERENCE No. 4 – 4M – 1096
N:\MMP\Jobs\2000\c139oc-00-09\dgn\c139OCdwg.DGN