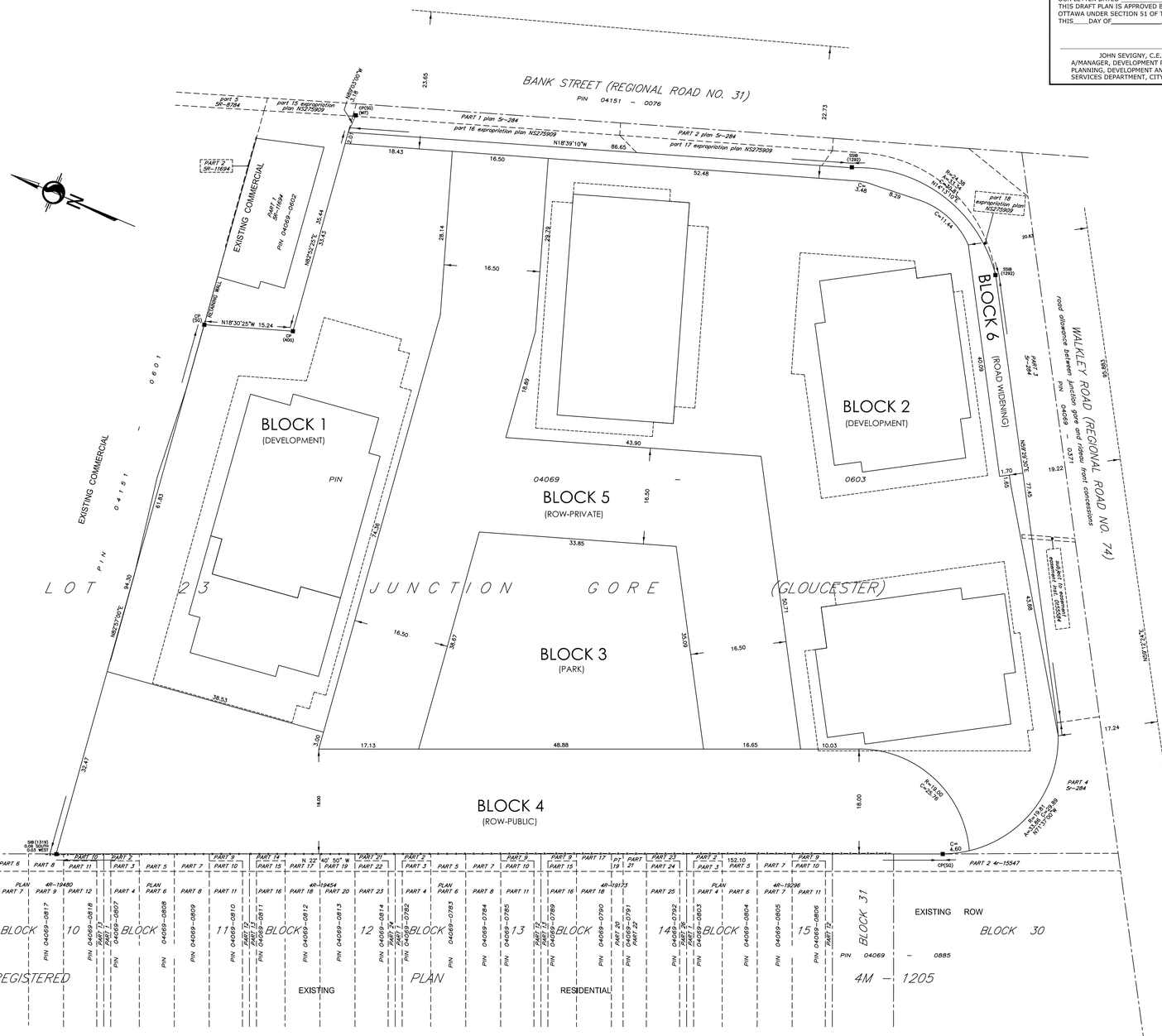
February 25, 2025

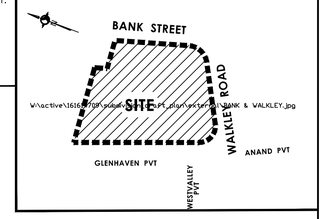


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____20____
THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT.
THIS____DAY OF_____2024.

JOHN SEVIGNY, C.E.T.
A/MANAGER, DEVELOPMENT REVIEW EAST,
PLANNING, DEVELOPMENT AND BUILDING
SERVICES DEPARTMENT, CITY OF OTTAWA

KEY PLAN

(NOT TO SCALE)



DRAFT PLAN OF SUBDIVISION OF

PART OF LOT 23
JUNCTION GORE

(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA

Scale 1:300

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

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT.

(A)-AS SHOWN ON DRAFT PLAN
(B)-AS SHOWN ON DRAFT PLAN
(C)-AS SHOWN ON DRAFT AND KEY PLANS
(D)-MIXED USE
(E)-AS SHOWN ON DRAFT PLAN
(F)-AS SHOWN ON DRAFT PLAN
(G)-AS SHOWN ON DRAFT PLAN
(H)-CITY OF OTTAWA
(I)-SEE SOIL REPORT
(J)-AS SHOWN ON DRAFT PLAN
(K)-ALL MUNICIPAL SERVICES ARE AVAILABLE
(L)-AS SHOWN ON DRAFT PLAN

LAND USE

BLOCK 1 (DEVELOPMENT) =	3242.7 m2
BLOCK 2 (DEVELOPMENT) =	6036.9 m2
TOTAL DEVELOPMENT LANDS=	9279.7 m2
BLOCK 3 (PARK) =	1491.5 m2
BLOCK 4 (ROW PUBLIC) =	3021.0 m2
BLOCK 5 (ROW PRIVATE) =	3079.3 m2
BLOCK 6 (ROAD WIDENING) =	461.7 m2
TOTAL AREA OF SUBDIVISION =	17333.2 m2

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE STANTEC GEOMATICS LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON MY BEHALF

DATE

* PRESIDENT
####### ONTARIO LIMITED

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE

FRANCIS LAU
ONTARIO LAND SURVEYOR

Stantec

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: ME	CHECKED: *	DATE: February 21, 2025	PROJECT No.: 161614709-131

a:\Design\231369_bgo-1822_bank\Figures\PSW\06_current_submission\Figures\2 CONCEPT PLAN.dwg

DSEL

120 Iber Road, Unit 203
Stittsville, ON K2S 1E9
TEL: (613) 836-0856
FAX: (613) 836-7183
www.DSEL.ca

BGO - 1822 BANK ST

CONCEPT PLAN

CITY OF OTTAWA

PROJECT No. :	23-1369
SCALE	1:400
DATE:	FEBRUARY 2025
DRAWING No.	2