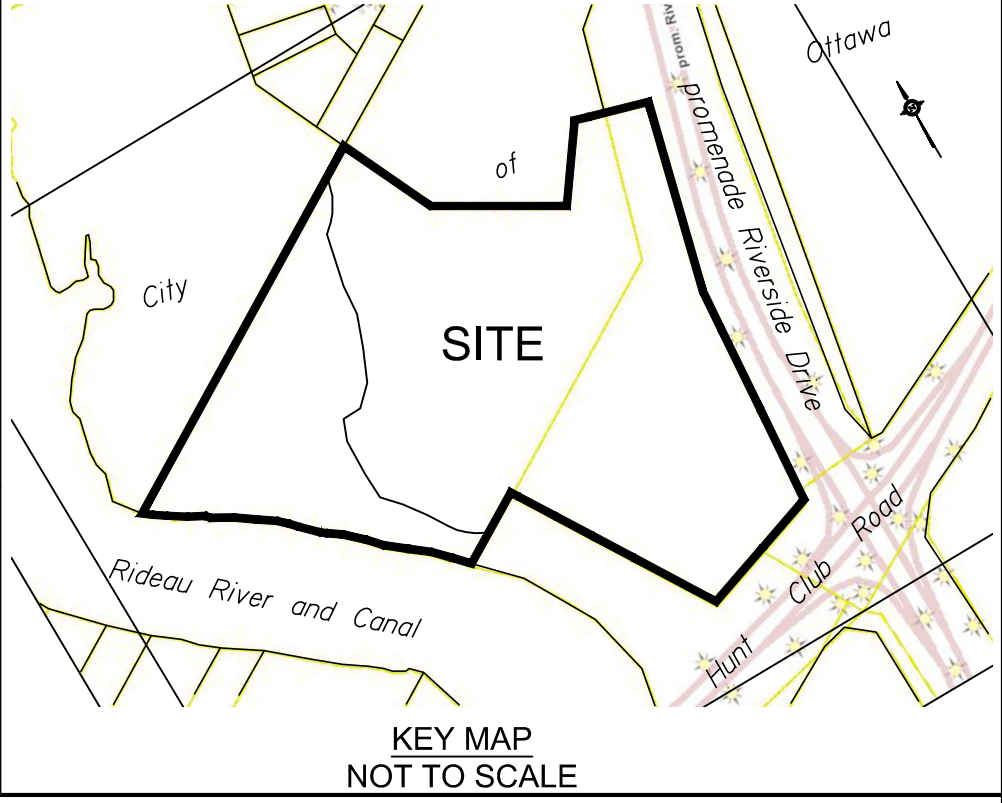


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

LILY XU, MCIIP RPP, MANAGER  
DEVELOPMENT REVIEW-SOUTH  
PLANNING, REAL ESTATE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



REVISION SCHEDULE			
NO.	REVISION	DATE	BY
5	added traffic circle, revised Blocks 41/42	SEPT. 7, 2023	N
4	area conversions added to land use table	JAN. 10, 2023	N
3	REVISIONS	NOV. 17, 2022	N
2	REVISIONS	NOV. 15, 2022	N
1	PLAN PREPARED	NOV. 8, 2022	N

DRAFT PLAN OF SUBDIVISION OF  
**PART OF LOT 5  
CONCESSION 2 ( RIDEAU FRONT )**  
Geographic Township of Gloucester  
**CITY OF OTTAWA**  
Prepared by Annis , O'Sullivan , Vollebek Ltd.  
Scale 1 : 750

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

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Date \_\_\_\_\_ T. Hartwick  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**

This is to certify that I am the owner / agent of the lands to be subdivided and that this plan was prepared in accordance with my instructions.

Date \_\_\_\_\_ Jeff Parkes, President  
St. Mary's Lands Corporation  
I have authority to bind the corporation

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT**

- (a) see plan
- (b) see plan
- (c) see plan
- (d) single and multi-family residential housing, park land, open space
- (e) see plan
- (f) see plan
- (g) see plan
- (h) City of Ottawa
- (i) see soils report
- (j) see plan
- (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
- (l) see plan

PROPOSED LAND USE TABLE				
PROPOSED USE	LOTS/BLOCKS	AREA (sqm)	AREA (Ac)	AREA (Ha)
SINGLE FAMILY	1 - 24	10 219	2.52	1.022
TOWNHOMES	25 - 32	12 768	3.16	1.277
	34, 35, 36			
	42, 43, 44, 45			
APARTMENTS	38, 39, 40, 41	12 563	3.10	1.256
	46	3 536	0.87	0.354
	33	267	0.07	0.027
	37	250	0.06	0.025
	47	4 387	1.08	0.439
ENVIRONMENTAL	48	19 892	4.92	1.989
STREETS	1 - 4	15 972	3.95	1.597
WIDENING	49, 50	398	0.10	0.040
EMBANKMENT	51	1 322	0.33	0.132

TOTAL SITE AREA = 81 581 sqm  
20.16 (Ac)  
8.158 (Ha)

NOTE: ENVIRONMENTAL LIMIT DERIVED FROM CITY OF OTTAWA WEBSITE.

**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2Z 7S8  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@anniss.com

Ontario Land Surveyors  
Reg. No. 2219-21, Toggle PL 17 5 C2 R8 Q, DPS 05

