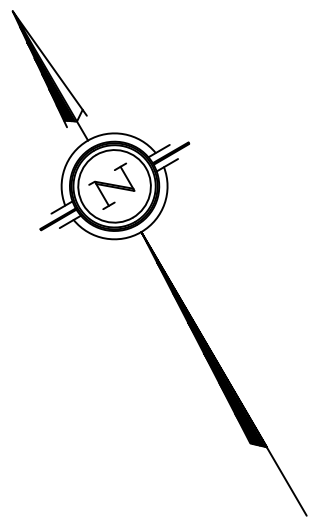
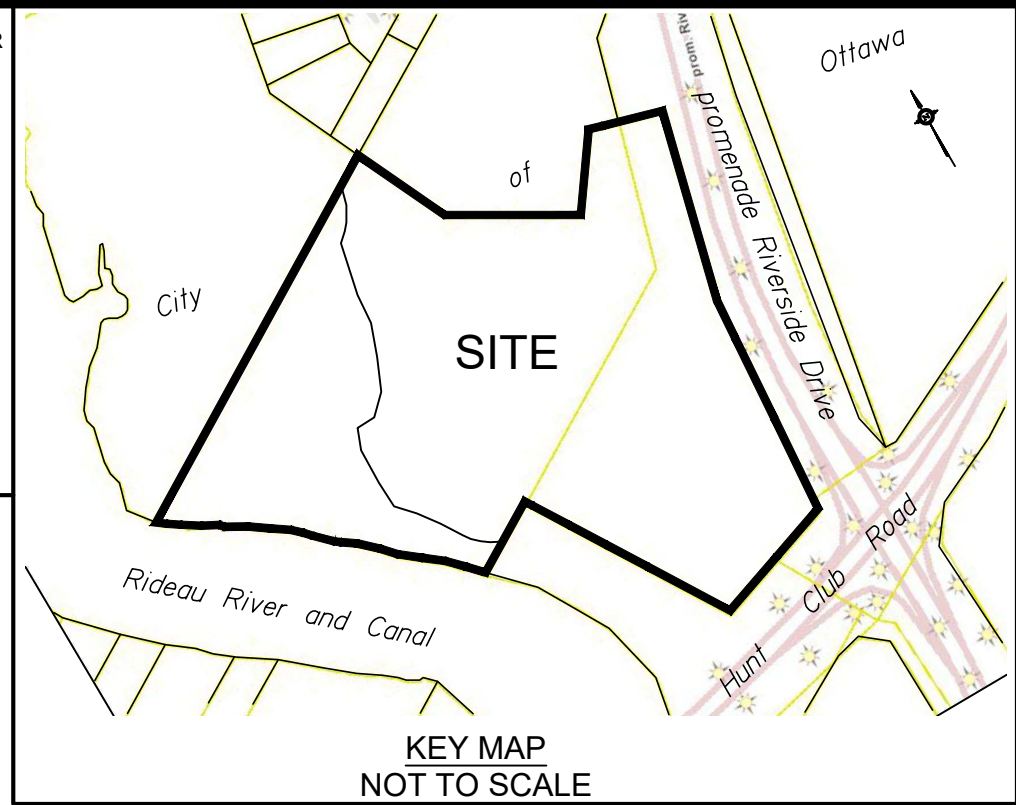




SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____

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
8	walkway block added	DEC. 12, 2024	N
7	revised Block 46	NOV. 27, 2024	N
6	revised Blocks 33 to 38	DEC. 7, 2023	N
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 , Vollebekk Ltd.

Scale 1 : 750
30 22.5 15 7.5 0 15 30 Metres

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
	25 - 32,			
	34, 35, 36	12 780	3.16	1.278
	42, 43, 44, 45			
APARTMENTS	38, 39, 40, 41	12 480	3.08	1.248
	33	416	0.10	0.042
	37	172	0.04	0.017
	47	2 659	0.66	0.266
	46	1 278	0.32	0.128
	52	2 259	0.56	0.226
	55	218	0.05	0.022
ENVIROMENTAL	48, 54, 56	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
WALKWAY	53	1 510	0.37	0.151
TOTAL SITE AREA = 81 581 sqm 20.16 (Ac) 8.158 (Ha)				

NOTE: ENVIROMENTAL LIMIT DERIVED FROM CITY OF OTTAWA WEBSITE.