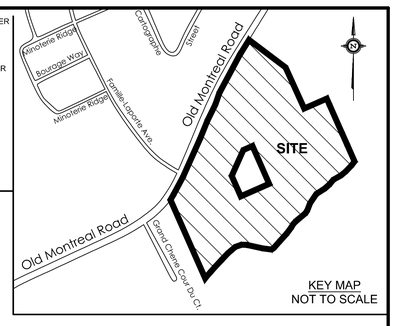
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED

_____

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT.
THIS ____ DAY OF _____, 20__.

_____
GERALDINE WILDMAN, RPP, MCIP, MANAGER,
DEVELOPMENT REVIEW-EAST
PLANNING, REAL ESTATE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



DRAFT PLAN OF SUBDIVISION OF

PART OF LOTS 27 and 28

CONCESSION 1 (OLD SURVEY)

Geographic Township of Cumberland

CITY OF OTTAWA

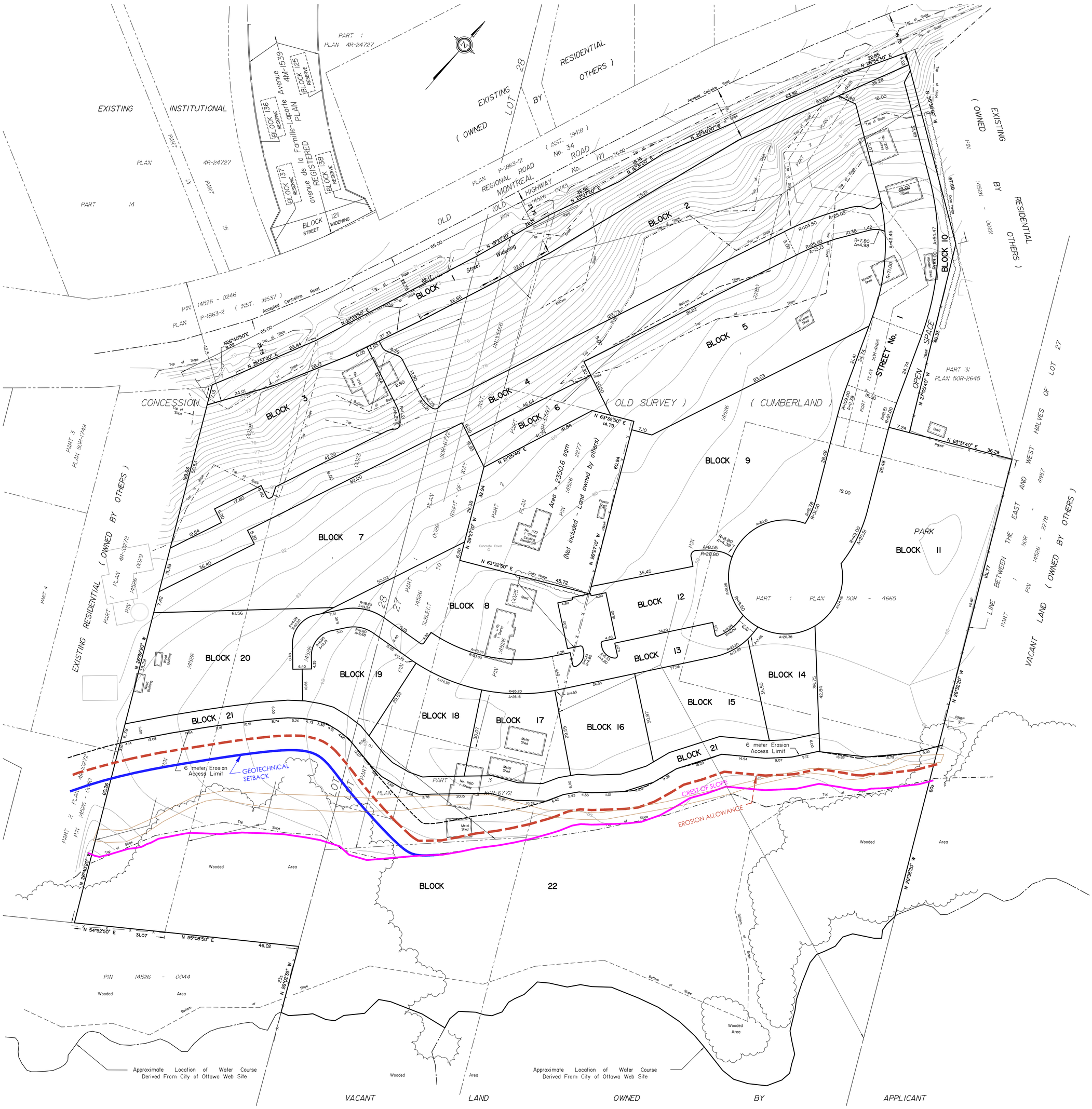
Surveyed by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 500

20 15 10 5 0 10 20 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

_____ PHOENIX HARBOUR OLD MONTREAL ROAD INC. 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) 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

REVISION SCHEDULE			
NO.	REVISION	DATE	BY
13	REVISIONS	SEPT. 5, 2023	N
12	REVISED REAR LIMIT OF BLKS 13-19	SEPT. 13, 2022	N
11	REVISION BLK11 (PARK)	SEPT. 1, 2022	DG
10	REVISIONS	AUG. 4, 2022	N
8	REVISIONS	JULY 19, 2022	N
7	ADDED ZONE LIMITS	DEC. 15, 2021	N
6	PLAN REVISIONS FOR REVIEW	OCT. 26, 2021	N
4	REVISIONS TO WIDENING	JUNE 16, 2021	N
3	ADJUSTED WIDENING TO 18.75	FEB. 24, 2021	N
2	PLAN PREPARED	FEB. 22, 2021	N
1	PLAN PREPARED	2021	??

PROPOSED LAND USE TABLE

USE	BLOCK	NO. OF UNITS	AREA (sqm)
WIDENING	1		2 262
MULTI-FAMILY RESIDENTIAL	2	144	5 598
	3	48	2 359
PRIVATE STREET	4		3 076
MULTI-FAMILY RESIDENTIAL	5	89	3 342
	6	FUTURE RESIDENTIAL	539
	7	59	3 408
	8	16	1 788
	9	28	3 957
OPEN SPACE	10		519
PARK	11		4 922
MULTI-FAMILY RESIDENTIAL	12	16	991
PRIVATE STREET	13		1 911
MULTI-FAMILY RESIDENTIAL	14	2	740
	15	6	1 179
	16	4	888
	17	4	920
	18	4	988
	19	4	877
	20	2	1 833
MULTI USE PATHWAY	21		1 510
CREEK CORRIDOR	22		21 699±
ROAD	STREET No. 1		4 164
	TOTAL	426	69 470±

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. 16878-17 Phoenix Pt Lts 27 28 Cl 0S CU DPS D13 N

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