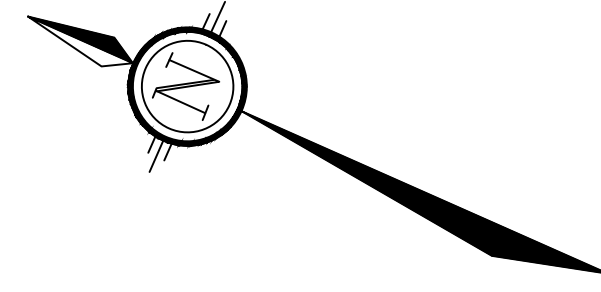


DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 4
CONCESSION 4 (Ottawa Front)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

SCALE
1 : 1250
DATE: SEPTEMBER, 2019



ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT.

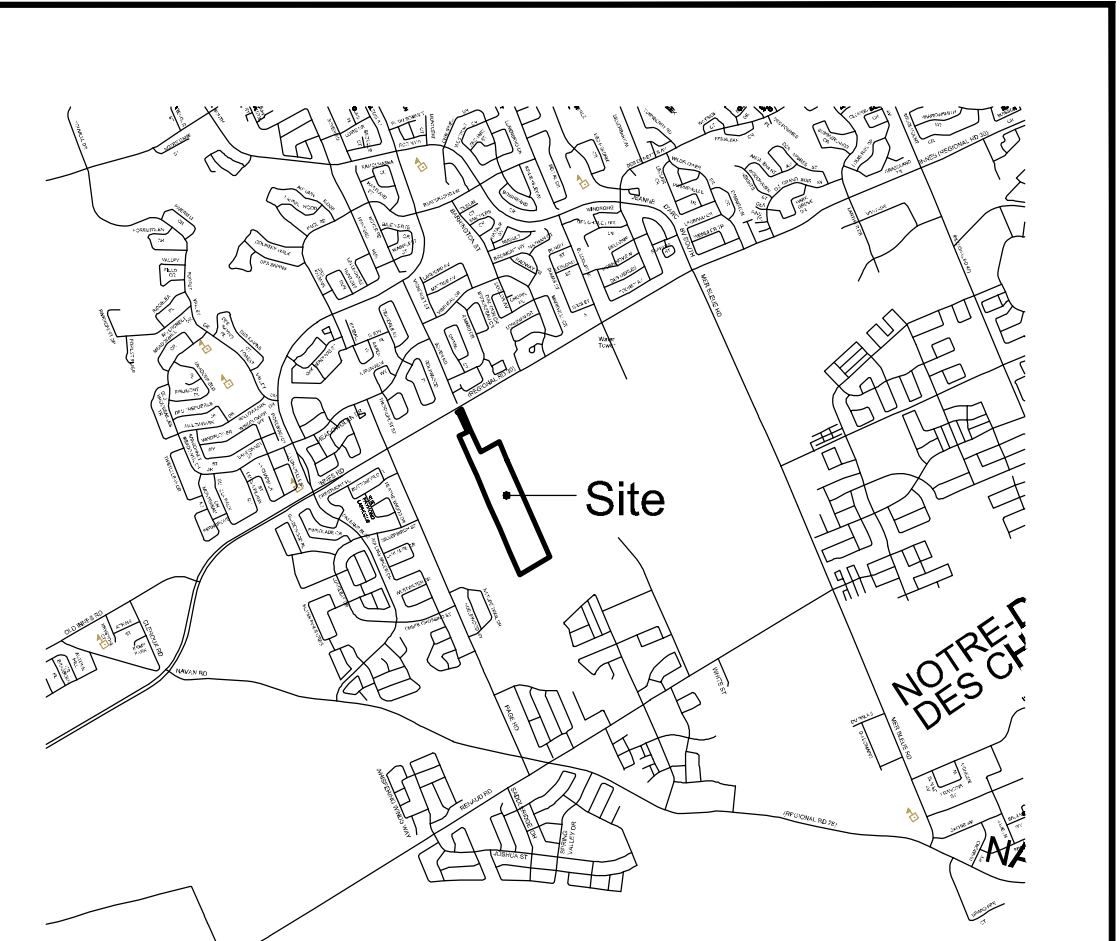
- A) The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor.
As shown on Draft Plan
- B) The locations, widths and names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts.
As shown on Draft Plan
- C) On a small keyplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole part.
As shown on Draft Plan
- D) The purpose for which the proposed lots are to be used.
Residential, Mixed Use and Open Space shown on Draft Plan
- E) The existing uses of all adjoining lands.
Residential and Mixed Use shown on Draft Plan
- F) The approximate dimensions & layout of the proposed lots.
As shown on Draft Plan
- G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas, within or adjacent to the land proposed to be subdivided.
As shown on Draft Plan
- H) The availability and nature of domestic water supply.
Development will be supplied with full municipal piped water service
- I) The nature & porosity of the soil.
*
- J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided.
Contours shown at 0.25 metre intervals on Draft Plan
- K) The municipal services available or to be available to the land proposed to be subdivided.
Development will be supplied with full sanitary and storm water sewer services.
- L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30, 1995, c. 4, s. 29 (2).
As shown on Draft Plan.

| | |
|---|--|
| SURVEYOR'S CERTIFICATE | |
| I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN. | |
| DATED _____ | ?surveyor name? ONTARIO LAND SURVEYOR |
| ?name of surveying company? ONTARIO LAND SURVEYORS | ?surveyor job number? |
| OWNER'S CERTIFICATE | |
| I/WE _____ BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OTTAWA FOR REVIEW AND APPROVAL. | |
| DATED _____ | owner name |

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____

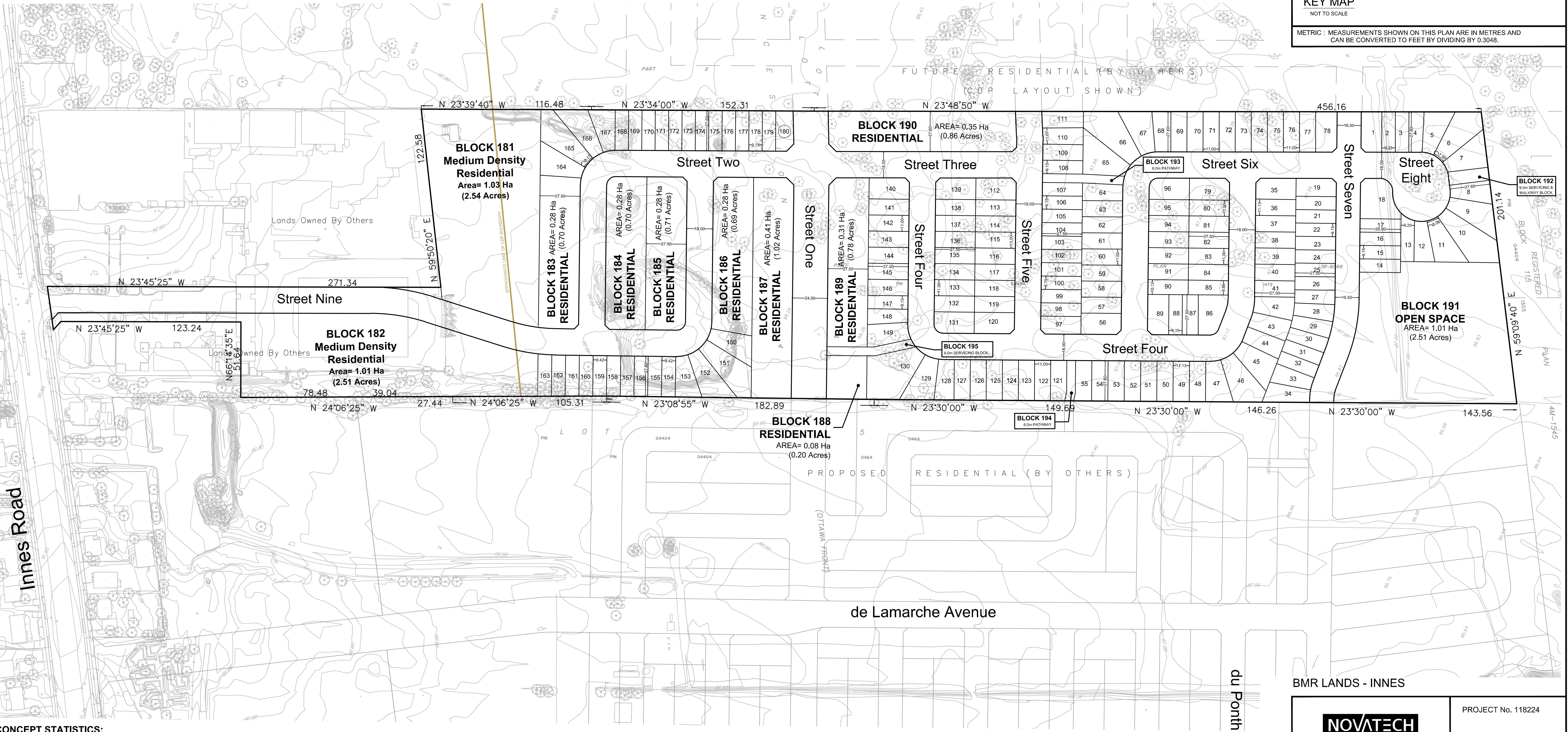
JEFF MCEWEN, P. ENG., MANAGER
DEVELOPMENT REVIEW EAST
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

| UNIT MIX BREAKDOWN | | | |
|---|-----------------------|------------|--------------|
| LOT/BLOCK #s | LOT SIZE | UNITS | % |
| 1-35, 85, 88, 90, 97-108, 147,148, 150-180 | 30' (9.15m) | 82 | 17.94 |
| 36-84, 86, 86, 89, 91-96, 109-146, 149 | 36' (11.0m) | 98 | 21.44 |
| BLK 183 - 190 | 21' (6.6m) | 109 | 23.85 |
| BLK 181, 182 | Medium Density | 168 | 36.76 |
| Total | | 457 | 100.0 |



KEY MAP
NOT TO SCALE

METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



CONCEPT STATISTICS:

| |
|-----------------------|
| RESIDENTIAL FRONTAGE: |
| Singles - 1876.23m |
| Towns - 826.32m |
| Total - 2702.55m |

| |
|------------------|
| ROAD LENGTH: |
| Total - 2329.25m |

BMR LANDS - INNES

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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
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PROJECT No. 118224