

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 _____, 2023.

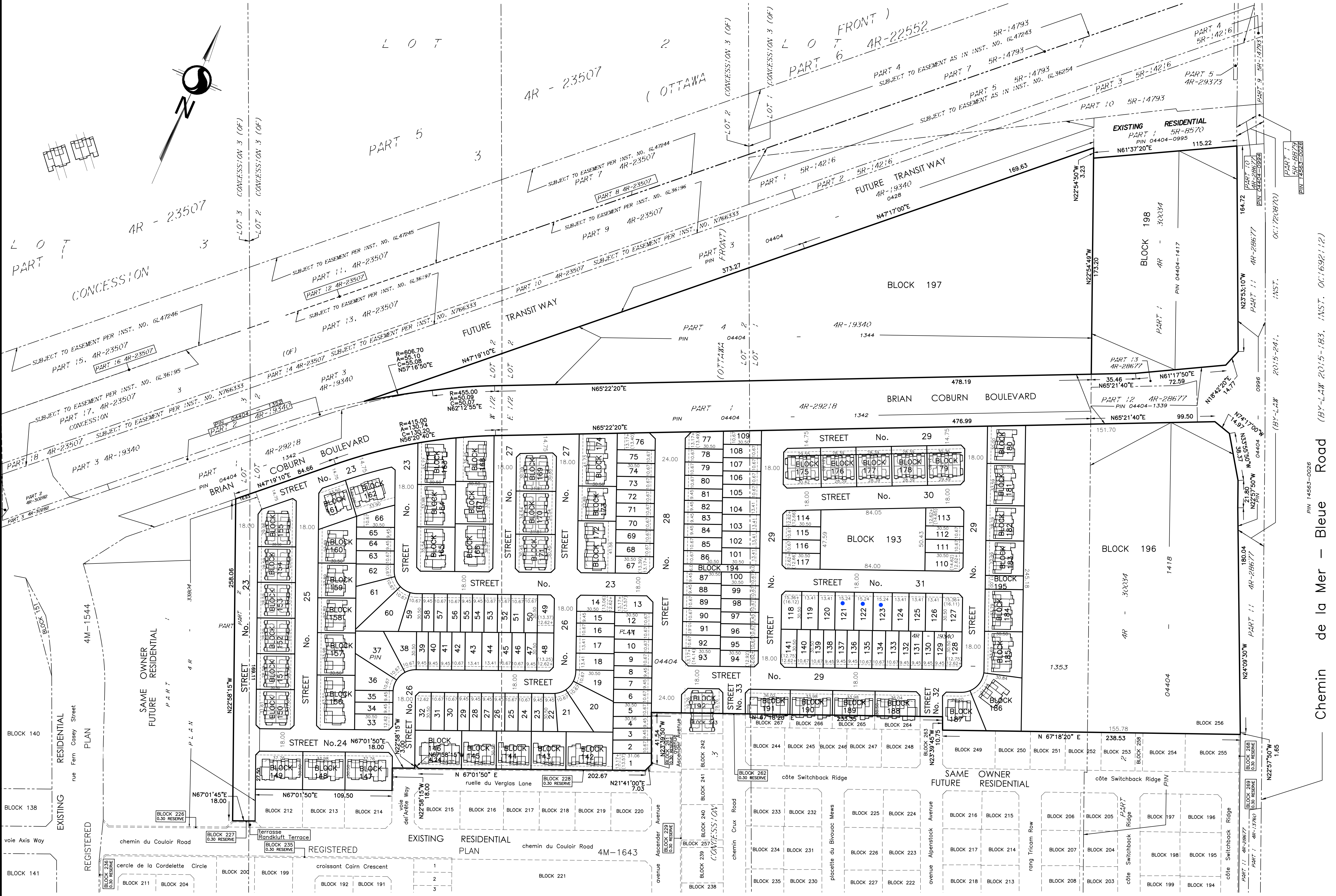
JEFF MCEWEN, P.ENG
MANAGER, DEVELOPMENT REVIEW-EAST
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



DRAFT PLAN OF SUBDIVISION
PART OF LOTS 1, 2 AND 3
CONCESSION 3 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA

Scale 1:1500

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



SCHEDULE OF LAND USE (South of Hydro)				
LOT/BLOCK	TYPE	NUMBER OF UNITS	%	AREA (Ha/AC)
3-4, 7-8, 15, 22-23, 26-29, 34-35, 39-41, 47, 54-55, 58, 64-65, 81-84, 87-88, 97, 129-132, 136-138	31' - 9.45m	36	25%	5.13/12.68
1-2, 5-6, 9-14, 16, 19-21, 24-28, 30-33, 36-38, 40, 45-46, 48-53, 56-57, 59-63, 66-80, 85-86, 89-96, 98-100, 105-117, 129, 134-136, 140-142	35' - 10.67m	87	62%	
17-18, 43-44, 101-104, 118-120, 124-127	44' - 13.41m	15	11%	3.60/8.89
121-123	50' - 15.24m	3	2%	
SUB TOTAL SINGLES		141	100%	
161, 186-187	TOWNS (8X3 UNITS)	9	3%	3.60/8.89
143-145, 158-160, 162, 173, 180, 182-183	TOWNS (11X4 UNITS)	44	15%	
142, 146-149, 157, 163-168, 181, 184-185, 188-191	TOWNS (19X5 UNITS)	95	33%	1.35/3.33
156, 172, 174	TOWNS (36X UNITS)	18	6%	
150-155, 169-171, 175-179, 192	TOWNS 828	124	43%	
SUB TOTAL TOWNS		290	100%	
193	PARKS			0.43/1.05
194-195	WALKWAYS			0.07/0.17
196	COMMERCIAL			4.25/10.51
197-198	MIXED - USE			7.04/17.39
STREETS				5.12/12.66
TOTAL		431		27.00/66.76

INFORMATION: REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT R.S.O. 1990

- SEE PLAN
- SEE PLAN
- SEE PLAN
- SEE PROPOSED LAND USE SCHEDULE (ABOVE)
- SEE PLAN
- SEE PLAN
- SEE PLAN
- CITY WATER AVAILABLE
- SEE SOIL REPORT
- SEE TOPOGRAPHICAL INFORMATION
- ALL CITY SERVICES AVAILABLE
- NO EASEMENTS REGISTERED ON TITLE \ SUBJECT TO

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 Geomatics Ltd.
CANADA LANDS SURVEYORS
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DRAWN: ME CHECKED: FL PM: FL FIELD: * PROJECT No: 161613796-131

NOTE:
THE PLAN DATA IS COMPILED FROM OFFICE RECORDS OF STANTEC GEOMATICS LTD. AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS. ALL DISTANCES ARE APPROXIMATE, TO BE VERIFIED BY FINAL REGISTERED PLAN(S).