

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED October 8, 2024, THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS 4 DAY OF OCTOBER, 2024.

*J. Seigny*

**JOHN SEIGNY, MANAGER (A)  
DEVELOPMENT REVIEW EAST  
PLANNING, DEVELOPMENT AND BUILDING  
SERVICES DEPARTMENT, CITY OF OTTAWA**

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED July 23, 2024, THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT. THIS DAY OF JULY, 2024.

**JOHN SEIGNY, C.E.T.  
A/MANAGER, DEVELOPMENT REVIEW EAST,  
PLANNING, DEVELOPMENT AND BUILDING  
SERVICES DEPARTMENT, CITY OF OTTAWA**

**KEY PLAN**  
(NOT TO SCALE)

**SITE**

**SITE**

**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)
34-78, 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, 5-4, 9-14, 14, 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 (33X6 UNITS)	18	6%	
150-155, 169-171, 175-179, 192	TOWNS 828	124	43%	
SUB TOTAL TOWNS		290	100%	
193	PARKS			0.41/1.01
194-195	WALKWAYS			0.07/0.17
196	COMMERCIAL			4.25/10.51
197-198	MIXED - USE			7.04/17.39
STREETS				5.13/12.68
TOTAL		431		26.98/66.69

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

- a. SEE PLAN
- b. SEE PLAN
- c. SEE PLAN
- d. SEE PROPOSED LAND USE SCHEDULE (ABOVE)
- e. SEE PLAN
- f. SEE PLAN
- g. SEE PLAN
- h. CITY WATER AVAILABLE
- i. SEE SOIL REPORT
- j. SEE TOPOGRAPHICAL INFORMATION
- k. ALL CITY SERVICES AVAILABLE
- l. NO EASEMENTS REGISTERED ON TITLE 1 SUBJECT TO

**OWNER'S CERTIFICATE**

I HEREBY AUTHORIZE STANTEC GEOMATICS LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON MY BEHALF

July 23, 2024  
DATE

*Stev Grandmont*  
**STEV GRANDMONT**  
CHIEF EXECUTIVE OFFICER  
RICHCRAFT HOMES LTD.  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

**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.

July 23, 2024  
DATE

*Francis Lau*  
**FRANCIS LAU**  
ONTARIO LAND SURVEYOR

**Stantec**  
CANADA LAND SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 400  
OTTAWA, ONTARIO, K2C 3E4  
TEL: 613.722.4420 FAX: 613.722.2799  
stantec.com

**Stantec Geomatics Ltd.**  
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