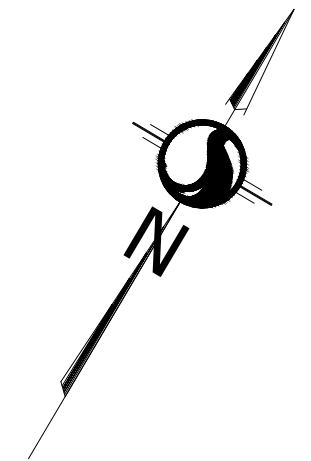
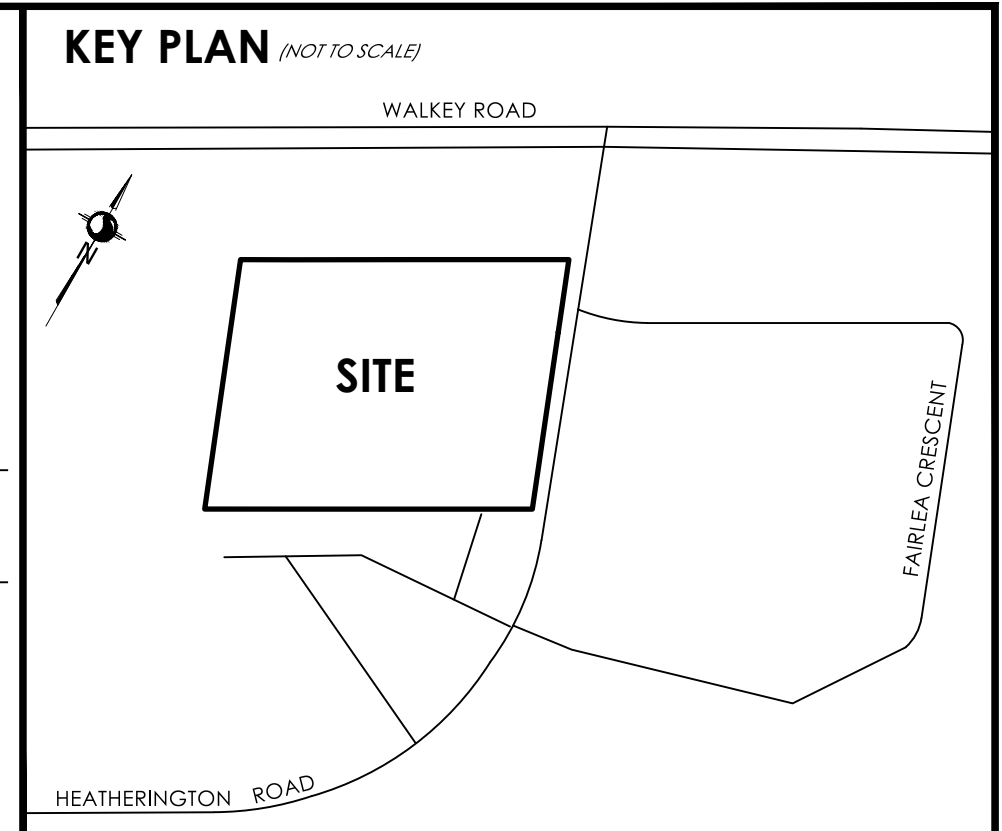


12 September 2023 9:05 AM



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 20 ____

DON HERWEYER, MCPP RPP, MANAGER
DEVELOPMENT REVIEW-SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



DRAFT PLAN OF SUBDIVISION OF PART OF LOT A CONCESSION 4 (RIDEAU FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA

Scale 1:500
0 10 20 30 METRES

Stantec Geomatics Ltd.

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

- INFORMATION REQUIRED: UNDER SECTION 51 (17) OF THE PLANNING ACT R.S.O 1990**
- (A)-AS SHOWN ON DRAFT PLAN
 - (B)-AS SHOWN ON DRAFT PLAN
 - (C)-AS SHOWN ON DRAFT AND KEY PLANS
 - (D)-SEE PROPOSED LAND USE SCHEDULE (BELOW)
 - (E)-AS SHOWN ON DRAFT PLAN
 - (F)-AS SHOWN ON DRAFT PLAN
 - (G)-AS SHOWN ON DRAFT PLAN
 - (H)-CITY WATER AVAILABLE
 - (I)-SEE SOIL REPORT
 - (J)-SEE TOPOGRAPHIC INFORMATION
 - (K)-ALL CITY SERVICES AVAILABLE
 - (L)-NO EASEMENT REGISTERED ON TITLE

SCHEDULE OF LAND USE			
BLOCKS	USE	UNITS	AREA (Ha/ac)
1 & 14	APARTMENTS	90	0.438/1.082
5, 6 & 7	SEMI-DETACHED	4	0.151/0.373
2, 3, 4, 8, 11, 12, 13 & 15	TOWNHOMES	62	1.005/2.483
17	EXISTING CLUBHOUSE		0.475/1.174
10	WALKWAY		0.155/0.383
ROAD			0.751/1.856
TOTAL		158	2.975/7.51

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

DATE _____ DAVID WHITE
CITY CLERK
CITY OF OTTAWA
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.

DATE _____ FRANCIS LAU
ONTARIO LAND SURVEYOR

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613-722-4420
stantec.com

PIN 04741-0006
EXISTING COMMERCIAL

(RIDEAU FRONT)
EXISTING COMMERCIAL

FAIRLEA CRESCENT

OTTAWA-CARLETON
CONDOMINIUM
PLAN NO. 631
EXISTING RESIDENTIAL

HEATHERINGTON ROAD
(BY-LAW 270-70, INST. NO. C7124512)
PIN 04741-0025

CARLETON
CONDOMINIUM
PLAN NO. 211
PIN 15211-001 TO PIN 15211-0088
EXISTING RESIDENTIAL

OTTAWA-CARLETON
CONDOMINIUM
PLAN NO. 628
EXISTING RESIDENTIAL

PART 4
5R-11612
LOT 1
CONCESSION 4
(RIDEAU FRONT)

PART 8
5R-2056

PART 9
5R-2056

PART 11
5R-1725

PART 13
5R-1725

PART 14
5R-1725

PART 15
5R-1725

PART 2
5R-10673

PART 1

PART 1
4R-33322

PIN 04741-0101

PIN 04741-0009

PIN 04741-0010

EXISTING

COMMERCIAL

BLOCK 4
6 U

BLOCK 3
6 U

BLOCK 2
6 U

BLOCK 1
45 U

BLOCK 5
2 U

BLOCK 6
2 U

BLOCK 7
2 U

BLOCK 8
6 U

BLOCK 9

BLOCK 11
8 U

BLOCK 15
16 U

BLOCK 16

BLOCK 17

BLOCK 12
6 U

BLOCK 13
8 U

BLOCK 14
45 U

PIN 04741-0011
PROPOSED PARK
AREA=3227 SQ.M

CONCESSION

PROPOSED ROADWAY

PROPOSED ROADWAY

PROPOSED
5M WALKWAY

BLOCK 10

LOT