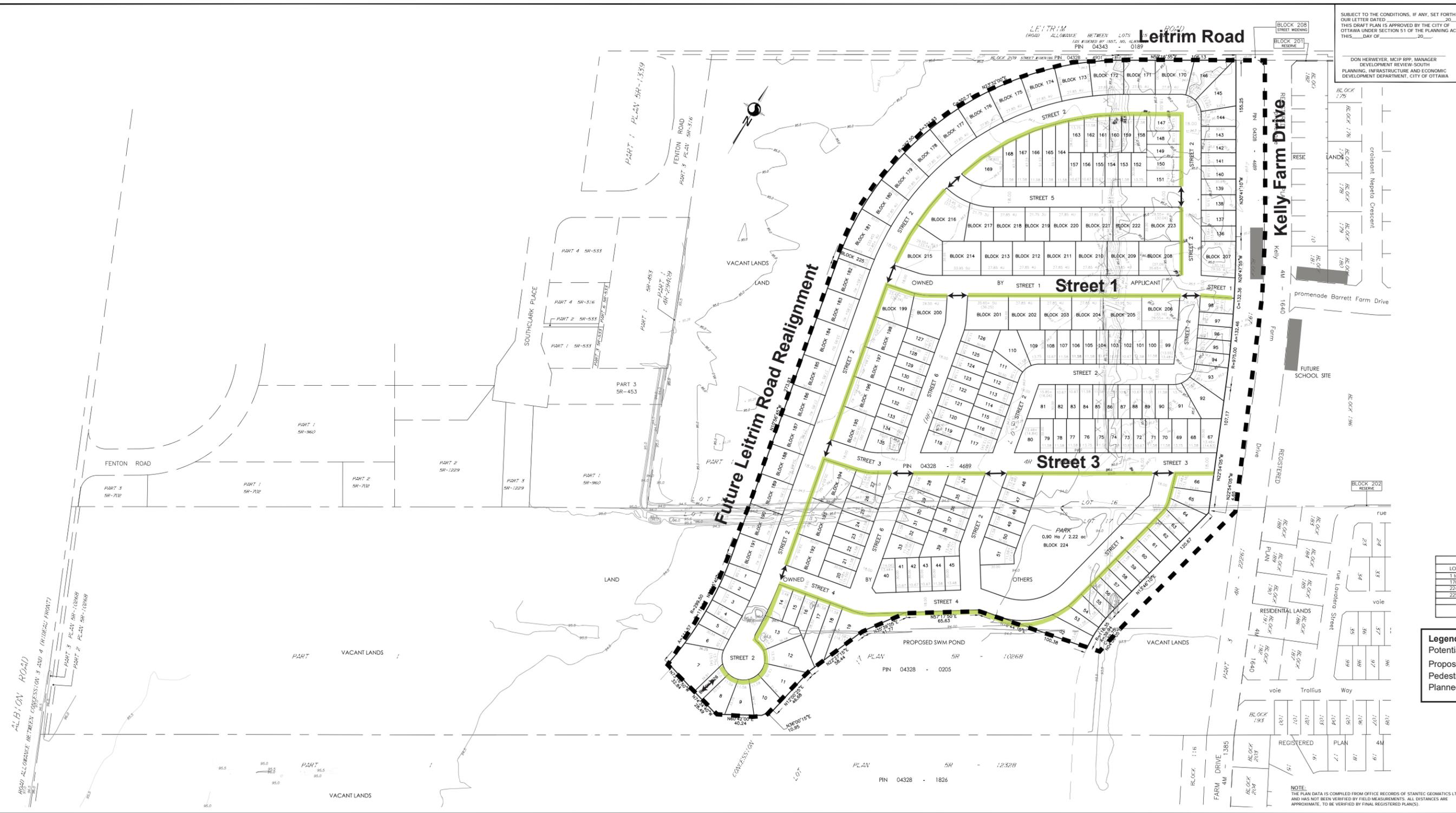


1/2/2025 10:14 AM



DRAFT PLAN OF SUBDIVISION
PART OF LOTS 16 AND 17
CONCESSION 4 (RIDEAU FRONT)
 (GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA

Scale 1:1250
 0 20 40 60 80 METRES

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

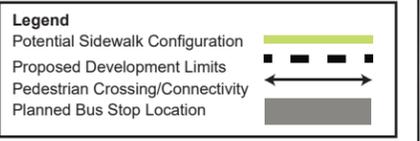
INFORMATION:
 REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT R.S.O.1990

- 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 SITE REPORT
- j. SEE TOPOGRAPHICAL INFORMATION
- k. ALL CITY SERVICES AVAILABLE
- l. NO REGISTERED EASEMENTS ON TITLE

LAND USE

AREA OF LOTS (SINGLES 1-169) = 7.16 Hectares (17.7 Acres)
 AREA OF BLOCKS (ROWHOMES 170-223) = 4.88 Hectares (12.1 Acres)
 AREA OF BLOCK (PARK 224) = 0.9 Hectares (2.2 Acres)
 AREA OF BLOCKS (WALKWAYS 225-226) = 0.06 Hectares (0.15 Acres)
 AREA OF STREETS = 4.99 Hectares (12.3 Acres)
 TOTAL AREA OF SUBDIVISION = 18.01 Hectares (44.5 Acres)

SCHEDULE OF LAND USE			
LOT/BLOCK	USE	UNITS	AREA (Ha/ac)
1 to 169	Singles	169	7.16/17.7
170 to 223	Townhomes	-	4.88/12.1
224	Park	-	0.90/2.2
225 and 226	Walkways	-	0.06/0.15
	Streets	-	4.99/12.3
Total			18.01/44.5



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 LAND SURVEYORS
 ONTARIO LAND SURVEYORS
 1331 COLLE AVENUE, SUITE 400
 OTTAWA, ONTARIO, K2C 3G4
 TEL: 613-724-4500 FAX: 613-722-0771
 stantec.com

PROJECT No: 161614109-131

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, MCIP RPP, MANAGER
 DEVELOPMENT REVIEW-SOUTH
 PLANNING, INFRASTRUCTURE AND ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

LEITRIM ROAD
 (ROAD) ALLOTTMENT BETWEEN LOTS
 (AS SHOWN BY INT. NO. 6674)
 PIN 04343 - 0189

Leitrim Road

BLOCK 208
 STREET WIDENING

Kelly Farm Drive

Street 1

Street 3

Future Leitrim Road Realignment

PROPOSED SWM POND
 PIN 04328 - 0205

PLAN 5R - 1232B
 PIN 04328 - 1826

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).

DRAWN: ME CHECKED: FL INK: FL FIELD: _____ PROJECT No: 161614109-131