DRAFT PLAN OF SUBDIVISION OF

PART OF LOT 22
CONCESSION 4 (Rideau Front)
Geographic Township of Gloucester
BLOCK 211
REGISTERED PLAN 4M-1653
CITY OF OTTAWA

Prepared by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 750

30 22.5 15 7.5 0 15 30 Metres

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
The boundaries of the lands to be suodivided and their relationship to adjoining lands have been accurately and correctly shown.

Aug 19, 2025
Date

T. Hartwick
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

This is to certify that I am the owner / agent of the lands to be subdivided and that this plan was prepared in accordance with my instructions.

August 19, 2025
Date

David Kardish
Edge at Pathways Regional Inc.
I have authority to bind the corporation

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

(a) see plan
(b) see plan
(c) see plan
(d) single, multi-family residential housing, park land, storm water management
(e) see plan
(f) see plan
(g) see plan
(h) City of Ottawa
(i) see soils report
(j) see plan
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
(l) no easements on subject property

NOTES

Bearings are grid and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.

PROPOSED LAND USE TABLE

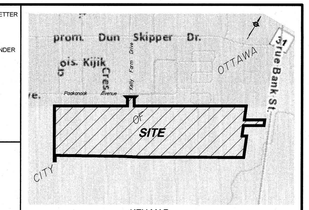
PROPOSED USE	LOT/BLOCK	NUMBER OF UNITS	AREA Ha / Ac
SINGLES	1-77	77	2.674 / 6.61
TOWNHOMES	81-90, 92-111	131	3.180 / 7.86
BACK2BACK	91	96	1.517 / 3.75
PARK	79		0.424 / 1.05
STORM WATER POND	112		0.512 / 1.27
STREETS, WIDENINGS, RESERVES	121 115 - 120		3.677 / 9.09
OTHER	78		0.057 / 0.14
	80		0.060 / 0.15
	113		0.157 / 0.39
	114		0.105 / 0.26
TOTAL		304	12.363 / 30.55

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED

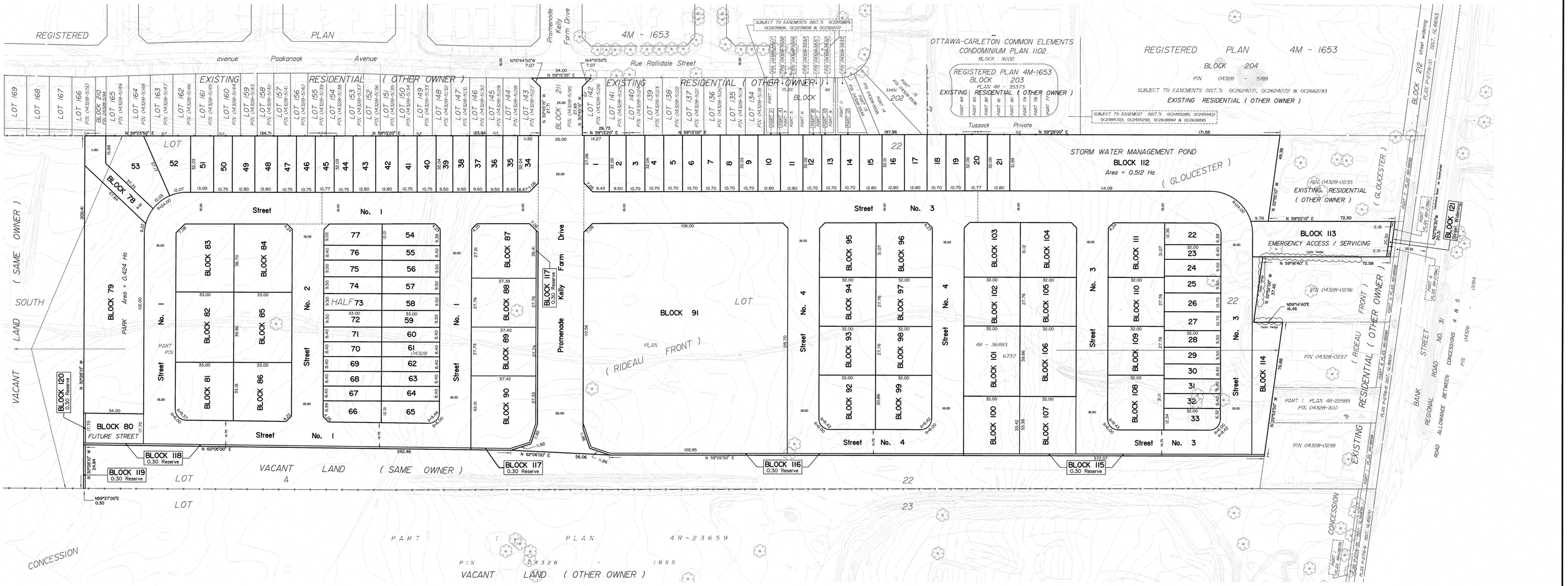
_____

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT.
THIS _____ DAY OF _____, 20__.

_____
ADAM BROWN, MANAGER
DEVELOPMENT REVIEW-RURAL
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



KEY MAP
NOT TO SCALE



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Ontario Land Surveyors

Job No. 25769-25 Regional Pt Lt 22 04 RF SPS F