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 subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Date

Michaël L. Falardeau
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.

Date

Edge at Pathways Regional Inc.
Evan Garfinkel, Authorized Signing Officer
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.

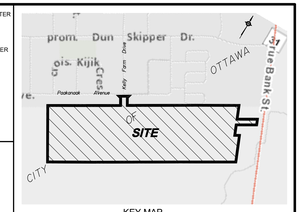
PROPOSED LAND USE TABLE

PROPOSED USE	LOT/BLOCK	NUMBER OF UNITS	AREA Ha / Ac
SINGLES	1-83	83	2.857 / 7.06
TOWNHOMES	87-96, 98-117	131	3.180 / 7.86
BACK2BACK	97	96	1.517 / 3.75
PARK	85		0.424 / 1.05
STORM WATER POND	118		0.328 / 0.81
STREETS, WIDENINGS, RESERVES	121-124, 126, 127		3.677 / 9.09
OTHER	84		0.057 / 0.14
	86		0.060 / 0.15
	119		0.157 / 0.39
	120		0.105 / 0.26
	125		1.398 / 3.45
TOTAL		304	13.760 / 34.00

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

REGISTERED PLAN avenue Paakanaak Avenue Promenade Kelly Farm Drive 4M - 1653 Rue Rallidale Street

EXISTING RESIDENTIAL (OTHER OWNER)

SUBJECT TO EASEMENTS INST.'S OC2225924, OC2225926 & OC2225933

OTTAWA-CARLETON COMMON ELEMENTS CONDOMINIUM PLAN 1102

REGISTERED PLAN 4M-1653 BLOCK 203 PLAN 4M - 1653 (3)

EXISTING RESIDENTIAL (OTHER OWNER)

REGISTERED PLAN 4M - 1653 BLOCK 204 PIN 04328 - 5188

SUBJECT TO EASEMENTS INST.'S OC2624071, OC2624072 & OC2662193

EXISTING RESIDENTIAL (OTHER OWNER)

SUBJECT TO EASEMENT INST.'S OC2455285, OC2455412, OC2594725, OC2455292, OC2638894 & OC2638895

Tussock Private

LOT 169 LOT 168 LOT 167 LOT 166 PIN 04328-5263 BLOCK 210 PIN 04328-5264 LOT 165 PIN 04328-5249 LOT 164 PIN 04328-5248 LOT 163 PIN 04328-5247 LOT 162 PIN 04328-5246 LOT 161 PIN 04328-5245 LOT 160 PIN 04328-5244 LOT 159 PIN 04328-5243 LOT 158 PIN 04328-5242 LOT 157 PIN 04328-5241 LOT 156 PIN 04328-5240 LOT 155 PIN 04328-5239 LOT 154 PIN 04328-5238 LOT 153 PIN 04328-5237 LOT 152 PIN 04328-5236 LOT 151 PIN 04328-5235 LOT 150 PIN 04328-5234 LOT 149 PIN 04328-5233 LOT 148 PIN 04328-5232 LOT 147 PIN 04328-5231 LOT 146 PIN 04328-5230 LOT 145 PIN 04328-5229 LOT 144 PIN 04328-5228 LOT 143 PIN 04328-5227 BLOCK 211 PIN 04328-5195 LOT 142 PIN 04328-5226 LOT 141 PIN 04328-5225 LOT 140 PIN 04328-5224 LOT 139 PIN 04328-5223 LOT 138 PIN 04328-5222 LOT 137 PIN 04328-5221 LOT 136 PIN 04328-5220 LOT 135 PIN 04328-5219 LOT 134 PIN 04328-5218 BLOCK 202 PIN 04328-5196

N 59°23'50" E N 59°13'20" E N 59°13'00" E N 59°28'00" E

LOT 58 LOT 59 BLOCK 84 PARK Area = 0.424 Ha

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27

Area = 0.328 Ha
STORM WATER MANAGEMENT POND
BLOCK 118

(GLOUCESTER)

PIN 04328-0235
EXISTING RESIDENTIAL
(OTHER OWNER)

BLOCK 119
EMERGENCY ACCESS / SERVICING

BLOCK 212 street widening PLAN 4M-1653 INST. OC4661613

BLOCK 127 0.30 Reserve Street Widening

(SAME OWNER) SOUTH LAND VACANT

BLOCK 85 PARK Area = 0.424 Ha

BLOCK 86 FUTURE STREET

BLOCK 126 0.30 Reserve

BLOCK 124 0.30 Reserve

BLOCK 123 0.30 Reserve

BLOCK 122 0.30 Reserve

BLOCK 121 0.30 Reserve

BLOCK 120

Street No. 1 Street No. 2 Street No. 3 Street No. 4

BLOCK 87 BLOCK 88 BLOCK 89 BLOCK 90 BLOCK 91 BLOCK 92

BLOCK 72 BLOCK 73 BLOCK 74 BLOCK 75 BLOCK 76 BLOCK 77 BLOCK 78 BLOCK 79 BLOCK 80 BLOCK 81 BLOCK 82 BLOCK 83 BLOCK 71 BLOCK 70 BLOCK 69 BLOCK 68 BLOCK 67 BLOCK 66 BLOCK 65 BLOCK 64 BLOCK 63 BLOCK 62 BLOCK 61 BLOCK 60

BLOCK 93 BLOCK 94 BLOCK 95 BLOCK 96

Promenade Kelly Farm Drive

BLOCK 97 PLAN FRONT (RIDEAU)

BLOCK 98 BLOCK 99 BLOCK 100 BLOCK 101 BLOCK 102 BLOCK 103 BLOCK 104 BLOCK 105

BLOCK 106 BLOCK 107 BLOCK 108 BLOCK 109 BLOCK 110 BLOCK 111 BLOCK 112 BLOCK 113

BLOCK 114 BLOCK 115 BLOCK 116 BLOCK 117 28 29 30 31 32 33 34 35 36 37 38 39

4R - 3648 6737

PIN 04328-0236
PIN 04328-0237 (RIDEAU FRONT) EXISTING RESIDENTIAL (OTHER OWNER)
PART 1 PLAN 4R-22585 PIN 04328-0238

BANK STREET REGIONAL ROAD NO. 31 ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5 PIN 04328

CONCESSION 4

PART 1 PLAN 4R-23659 PIN 04328 - 0855 VACANT LAND (OTHER OWNER)

CONCESSION

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
1rst Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario Land Surveyors

Job No. 25769-25 Regional Pt Lt 22 C4 RF DPS F3

N

REGIONAL GROUP\Edge of Pathways\Phase 4\Revised\25769-25_Regional_Edge of Pathways_Ph4 Subdivision Development_b2\Draft Plan of Subdivision\Drawings\25769-25 Regional Ph 4 L22 C4 RF DPS 24.dwg