

**DRAFT PLAN OF SUBDIVISION OF PART OF LOT 12 CONCESSION 3 ( RIDEAU FRONT )**  
 Geographic Township of Nepean  
 CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 1000



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: \_\_\_\_\_  
 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.

Date: \_\_\_\_\_  
 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, open space, 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) see plan

**TABLE TO ILLUSTRATE PROPOSED LAND USE**

PROPOSED USE	LOT / BLOCK	NUMBER OF UNITS	AREA (sqm)
SINGLE DETACHED	1 - 53	53	18 022
STANDARD TOWNHOMES	55-61, 63-65, 68, 69	383	76 150
	75, 76, 78-80		
BACK-TO-BACK UNITS	62, 66, 67 & 77	160	17 322
OPEN SPACE	70 & 95		7 694
WALKWAY BLOCK	54		164
STORM WATER MANAGEMENT	73		6 925
	91, 92, 93 & 94		1 708
OTHER	71		4 553
	72		13 630
	74		852
STREETS	1-11		57 679
	GREENBANK ROAD		26 243
TOTAL		596	230 952

NOTE: TWO PARTIAL TOWNHOUSE UNITS HAVE NOT BEEN INCLUDED.

**REVISION SCHEDULE**

NO.	REVISION	DATE	BY
5	REVISIONS	AUG. 31 2021	N
4	REVISED LAYOUT	AUG. 28 2021	N
3	REVISED LAYOUT	AUG. 5, 2021	N
1	PLAN PREPARED	July 16 2021	N

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\_\_\_\_

LILY XU, MCP/RRP, LEED GREEN ASSOC. (A) MANAGER,  
 DEVELOPMENT REVIEW-SOUTH BRANCH  
 PLANNING, INFRASTRUCTURE AND ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

