



DRAFT PLAN OF SUBDIVISION
PART OF LOTS 21, 22, 23, 24
AND 25 CONCESSION 4
(RIDEAU FRONT)

GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
J.D. BARNES LIMITED
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METRIC DIMENSIONS AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
SCALE 1 : 1500
0 50 75 100 metres

SCHEDULE OF PROPOSED LAND USES		
LAND USE	BLOCK(S)	AREA (Sq. m)
SINGLES (DETACHED)	1 TO 35 (BOTH INCLUSIVE)	120,507.63
TOWNHOMES	36 TO 48 (BOTH INCLUSIVE)	42,398.19
REAR LANE TOWNHOMES	49 TO 53 (BOTH INCLUSIVE)	8,285.84
BACK TO BACK TOWNHOMES	54 TO 61 (BOTH INCLUSIVE)	13,065.77
MIXED USE	62 TO 63	34,203.36
MEDIUM DENSITY	64 TO 65	26,328.37
CONDO BLOCKS	66 TO 87	61,962.76
WALKWAYS	88 TO 89	373.58
PARKS & OPEN SPACES	90 TO 99 (BOTH INCLUSIVE)	49,833.15
WETLAND AND CONSERVATION AREAS	100 TO 101 (BOTH INCLUSIVE)	1,480,815.31
SWM POND	102 TO 103 (BOTH INCLUSIVE)	21,715.15
MID BUFFER	104 TO 105	27,641.30
STREETS	1 TO 24 (BOTH INCLUSIVE)	137,878.77
LANES	1 TO 4 (BOTH INCLUSIVE)	1,728.40
TOTAL AREA OF SUBDIVISION		724,481.80

ADDITIONAL INFORMATION AS REQUIRED
UNDER SECTION 51(17) OF THE
PLANNING ACT R.S.O. 2001

(A)(B)(C)(D)(E)(F)(G)(H) AND (I) - AS SHOWN ON THIS PLAN
(C) - AS SHOWN ON THIS DRAFT AND KEY PLAN
(D) - LAND TO BE USED IN ACCORDANCE WITH THE SCHEDULE OF LAND USE
(H)(H) - FULL MUNICIPAL SERVICES
(I) - OFFSHORE MARINE DEPOSITS OF CLAY, SILTY CLAY AND SILT, BEDROCK
OTTAWA FORMATION, LIMESTONE

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 2025.

SEAN MOORE, M.C.P., R.P.S. MANAGER
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT,
CITY OF OTTAWA

OWNER'S CERTIFICATE

2436091 ONTARIO LIMITED, BEING THE REGISTERED OWNER OF THE
SUBJECT LOTS, HEREBY CERTIFIES THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

2436091 ONTARIO LIMITED

DATE I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

JULY 16, 2025
DATE

SHAWN LEROUX
ONTARIO LAND SURVEYOR

