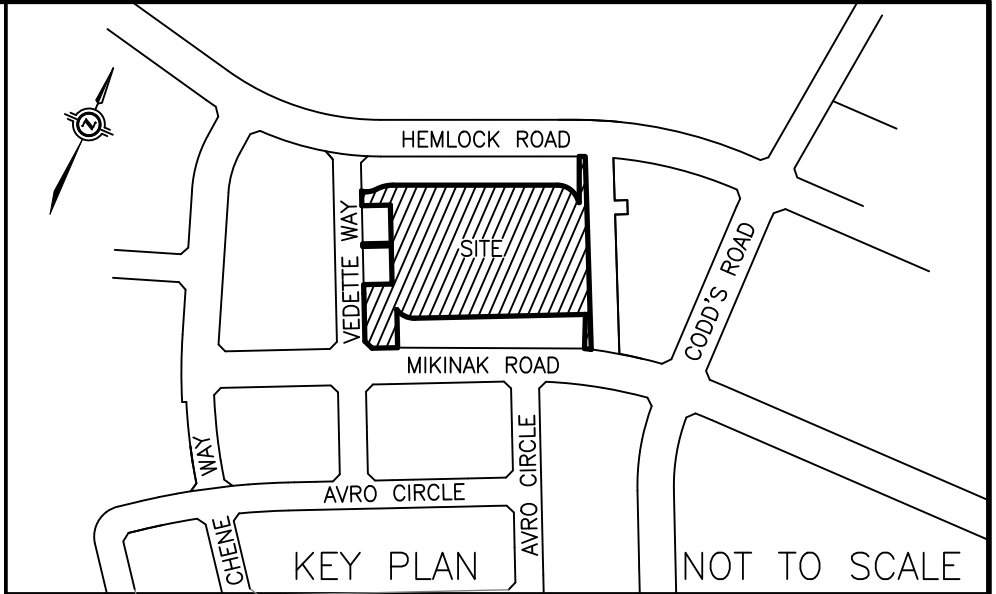


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR
LETTER DATED _____, THIS DRAFT PLAN IS
THE PLANNING ACT THIS _____ DAY OF _____, 20 ____.

ANDREW MCCREIGHT, MCIP, RPP ACTING MANAGER
DEVELOPMENT REVIEW-CENTRAL
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



chemin HEMLOCK ROAD
(DEDICATED BY REGISTERED PLAN 4M-1559)
SUBJECT TO PIN 04273-0573 (LT) EASEMENT AS IN OC1755039

4M-1559

DRAFT PLAN OF COMMON ELEMENTS
CONDOMINIUM OF
PART OF BLOCK 105
REGISTERED PLAN 4M-1559
CITY OF OTTAWA

J.D. BARNES LIMITED
SCALE 1 : 400
10 0 10 20 30 metres

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

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

- FOR A, B, C, E, F, G, AND J SEE DRAFT PLAN AND KEY PLAN
- D WILL BE PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM
- H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
- I CLAY LOAM
- K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
- L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

NOTES
ALL DISTANCES ON CURVES ARE ARC DISTANCES UNLESS OTHERWISE SPECIFIED.

LEGEND

S.S SNOW STORAGE AREA
L/A LANDSCAPE AREA
V VISITOR PARKING
POTL PARCEL OF TIED LAND
PIN PROPERTY IDENTIFICATION NUMBER
R RADIUS
TH TOWNHOUSE

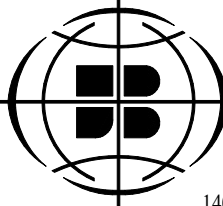
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SEPTEMBER 17, 2025
DATE
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.
MATTAMY (ROCKCLIFFE II) INC.

DATE KEVIN MURPHY - VICE PRESIDENT - LAND DEVELOPMENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

ZONING: R4UC(2311)/11A



J.D. BARNES
LIMITED
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: JM	CHECKED BY: GZ	REFERENCE NO.: 25-10-026-00 (DRAFT PLAN V1)
DATED: 09/17/25		

FILE: C:\25-10-026-00 Wateridge Block 105 Condo\Working\Draft Plan\25-10-026-00 DP.dwg PLOT DATE: 9/17/2025 10:55 AM

REGISTERED

REGISTERED
BLOCK

PLAN

97

BLOCK

4M-1559

99