

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED May 01, THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS 27th DAY OF May, 2025.

[Signature]
LILY XU, M.C.P., R.P.P., MANAGER DEVELOPMENT
REVIEW SOUTH
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

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

(A)(B)(E)(F)(G)(J) AND (L) - 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)(K) - FULL MUNICIPAL SERVICES
(I) - SEE SOIL REPORT

KEY PLAN
(NOT TO SCALE)

SCHEDULE OF LAND USE		
LAND USE	BLOCK(S)	AREA (Sq. m)
REAR LANE TOWNHOME	1 TO 4, (BOTH INCLUSIVE)	11,668.0
STANDARD TOWN HOUSE	5 TO 18, (BOTH INCLUSIVE)	44,397.4
STACKED CONDO BLOCK	19	17,615.3
PARK	20	30,321.7
OPEN SPACE	21	603.5
WALKWAYS	22 AND 23	367.0
STREETS	bois Sapling Grove, chemin Peninsula Road, croissant Deciduous Crescent, croissant Ephemeral Crescent, place Pollination Place, promenade Les Emmerson Drive AND rue Mineral Street	27,982.9
LANES	1' AND 2'	3,228.5
TOTAL:		136,184.3

DRAFT PLAN OF SUBDIVISION
**PART OF LOTS 13 AND 14
CONCESSION 3 (RIDEAU FRONT)**
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
SCALE 1:1500
J.D. BARNES LIMITED
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DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

