

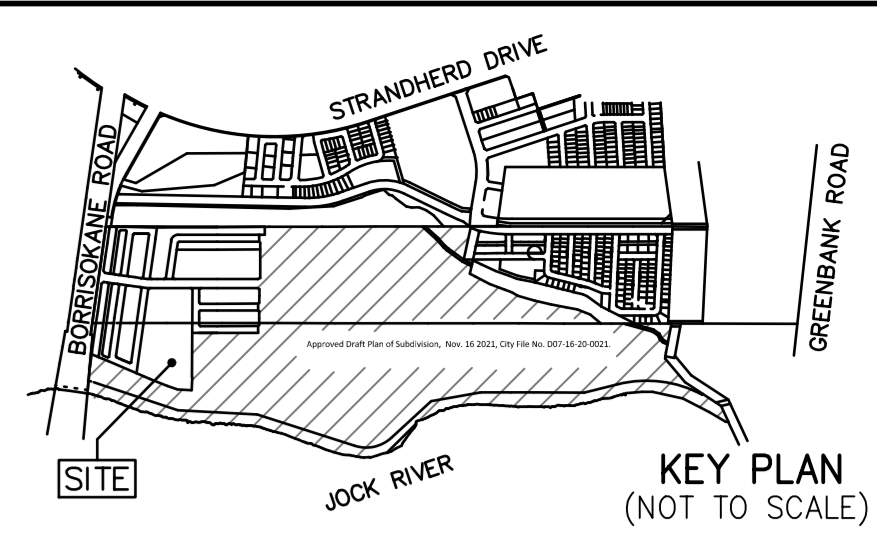
SCHEDULE OF LAND USE		
LAND USE	BLOCK(S)	AREA (Sq. m)
REAR LANE TOWNHOME	1 TO 4, (BOTH INCLUSIVE)	11,608.53
STANDARD TOWN HOUSE	5 TO 18, (BOTH INCLUSIVE)	44,397.38
STACKED CONDO BLOCK	19	17,615.32
PARK	20	30,321.70
OPEN SPACE	24	603.52
WALKWAYS	21 TO 23 (BOTH INCLUSIVE)	484.49
STREETS	bois Sapling Grove, chemin Peninsula Road, croissant Deciduous Crescent, croissant Ephemeral Crescent, place Pollination Place, promenade Les Emmerson Drive AND rue Mineral Street	27,982.93
LANES	"1" AND "2"	3,228.47
TOTAL:		136,240.34

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(17) OF THE PLANNING ACT THIS _____ DAY OF _____, 2024.

LILY XU, MOP, RPP, 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)(I) 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.
(J) - SEE SOIL REPORT.

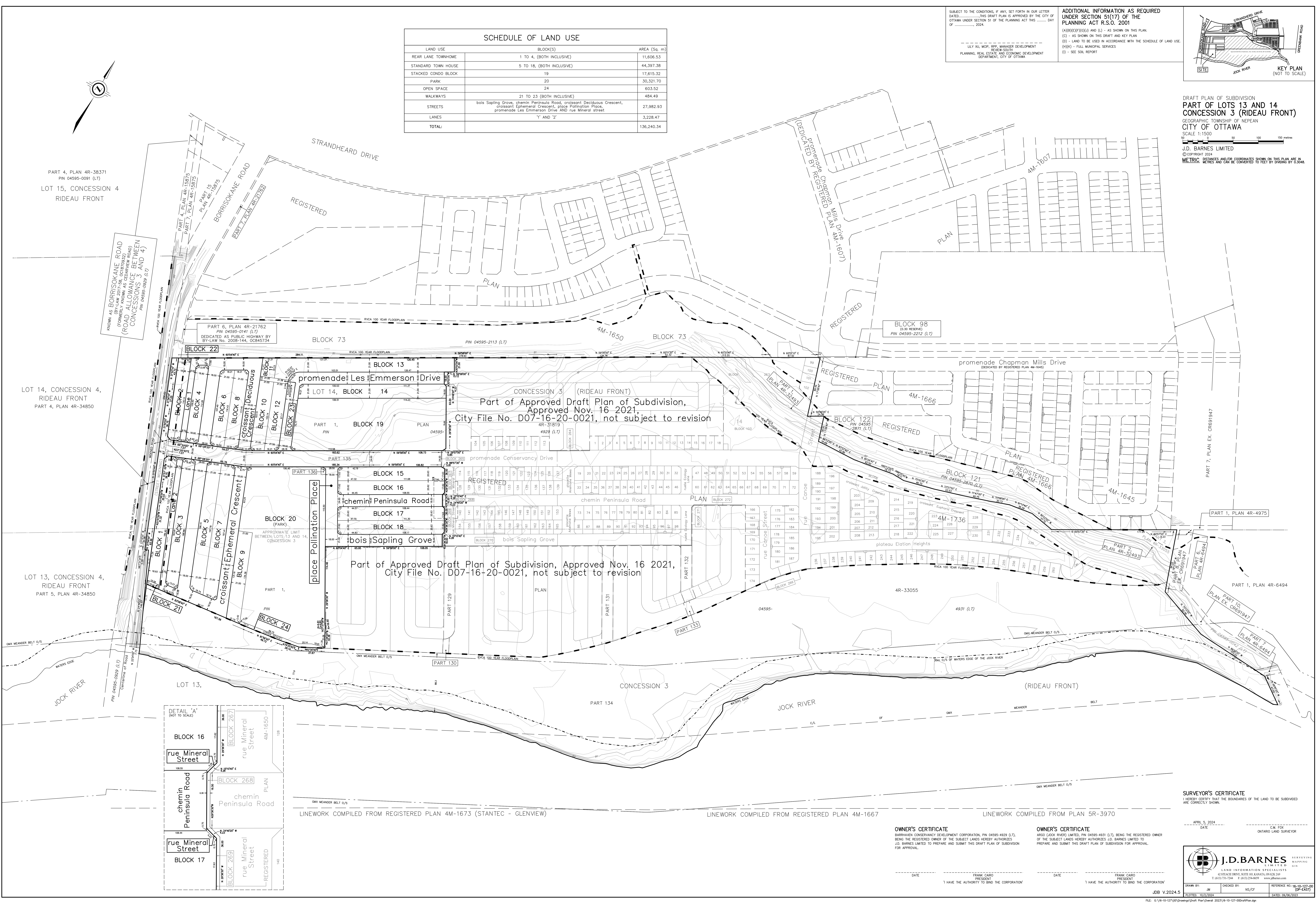


DRAFT PLAN OF SUBDIVISION
**PART OF LOTS 13 AND 14
CONCESSION 3 (RIDEAU FRONT)**
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
SCALE 1:1500
J.D. BARNES LIMITED
© COPYRIGHT 2024
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 4, PLAN 4R-38371
PIN 04595-0091 (LT)
LOT 15, CONCESSION 4
RIDEAU FRONT

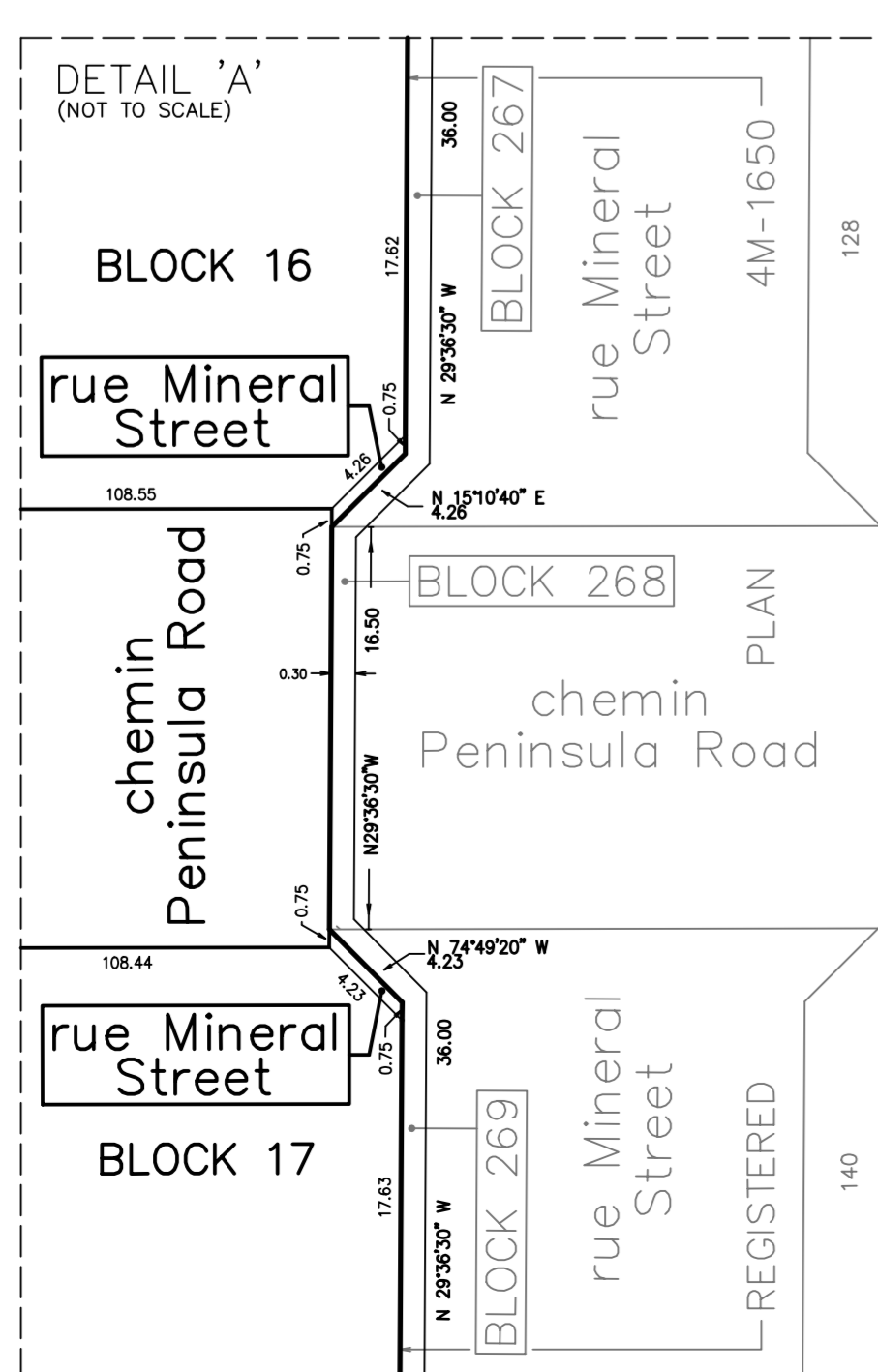
LOT 14, CONCESSION 4,
RIDEAU FRONT
PART 4, PLAN 4R-34850

LOT 13, CONCESSION 4,
RIDEAU FRONT
PART 5, PLAN 4R-34850



Part of Approved Draft Plan of Subdivision,
Approved Nov. 16 2021,
City File No. D07-16-20-0021, not subject to revision

Part of Approved Draft Plan of Subdivision, Approved Nov. 16 2021,
City File No. D07-16-20-0021, not subject to revision



LINework COMPILED FROM REGISTERED PLAN 4M-1673 (STANTEC - GLENVIEW)

LINework COMPILED FROM REGISTERED PLAN 4M-1667

LINework COMPILED FROM REGISTERED PLAN 5R-3970

OWNER'S CERTIFICATE
BARNHART CONSERVANCY DEVELOPMENT CORPORATION, PIN 04595-4929 (LT), BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZES J.D. BARNES LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: _____
FRANK CARO, PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

OWNER'S CERTIFICATE
JOSCO LOCK BARNES LIMITED, PIN 04595-4931 (LT), BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZES J.D. BARNES LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: _____
FRANK CARO, PRESIDENT
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.

APRIL 5, 2024
DATE
ONTARIO LAND SURVEYOR

J.D. BARNES
SURVEYING
MAPPING
LAND INFORMATION SPECIALISTS
45 STACE DRIVE, SUITE 103, KANATA, ONTARIO
T1M 2T8
F: (613) 751-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: JM CHECKED BY: HS/CF REFERENCE NO: 16-10-127-00 (DP-6431)
PLOTTED: 10/2/2024 DATE: 09/06/2023