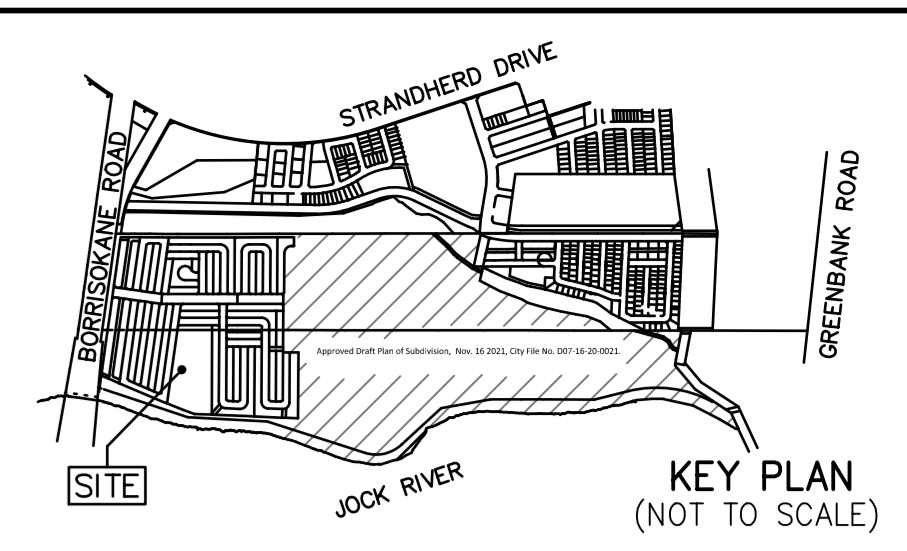


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51(17) OF THE PLANNING ACT THIS _____ DAY OF _____, 2024.

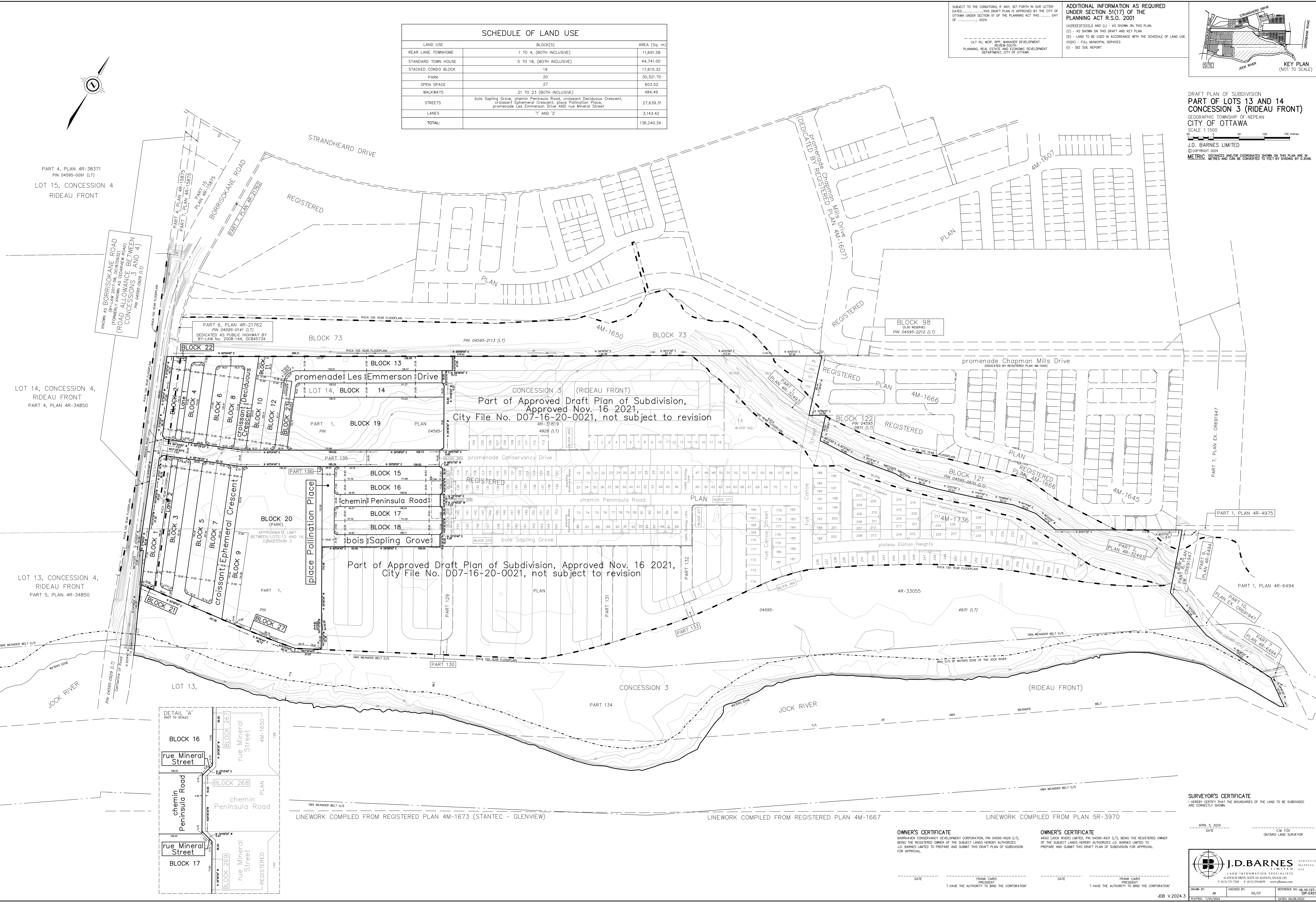
ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 2001
 (A)(B)(E)(F)(G)(I) AND (L) - AS SHOWN ON THIS PLAN.
 (C) - AS SHOWN ON THIS DRAFT AND KEY PLAN.
 (D) - LAND TO BE USED IN ACCORDANCE WITH THE SCHEDULE OF LAND USE.
 (H)(K) - FULL MUNICIPAL SERVICES.
 (J) - SEE SOIL REPORT.

LILY XU, MOP, RPP, MANAGER DEVELOPMENT
 REVIEW SOUTH
 PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA



SCHEDULE OF LAND USE		
LAND USE	BLOCK(S)	AREA (Sq. m)
REAR LANE TOWNHOME	1 TO 4, (BOTH INCLUSIVE)	11,691.58
STANDARD TOWN HOUSE	5 TO 18, (BOTH INCLUSIVE)	44,741.00
STACKED CONDO BLOCK	19	17,615.32
PARK	20	30,321.70
OPEN SPACE	27	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	27,639.31
LANES	"1" AND "2"	3,143.42
TOTAL:		136,240.34

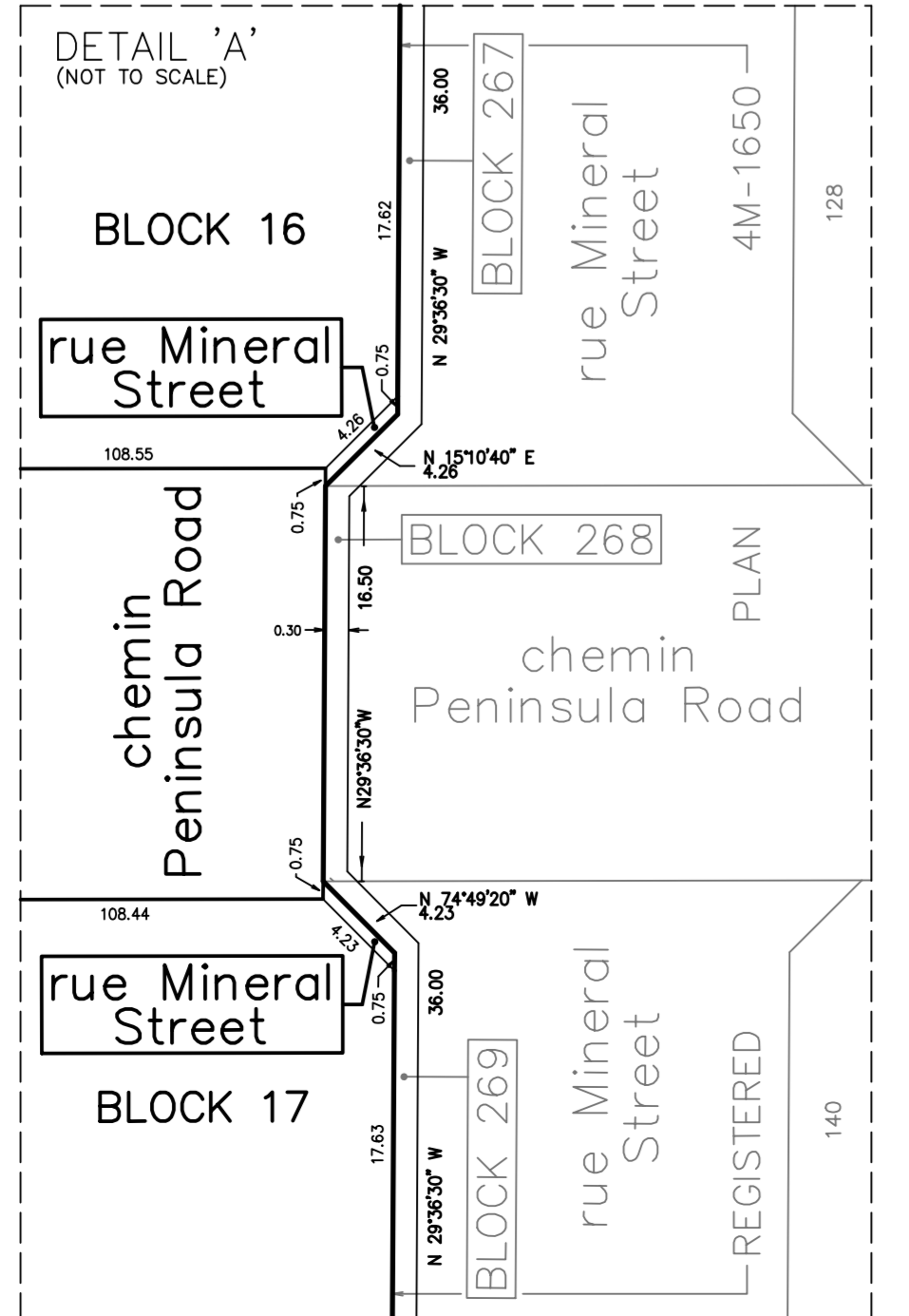
DRAFT PLAN OF SUBDIVISION
**PART OF LOTS 13 AND 14
 CONCESSION 3 (RIDEAU FRONT)**
 GEOGRAPHIC TOWNSHIP OF NEPEAN
 CITY OF OTTAWA
 SCALE 1:1500
 J.D. BARNES LIMITED
 © COPYRIGHT 2024
 DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



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



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

LINWORK COMPILED FROM REGISTERED PLAN 4M-1667

LINWORK 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.

OWNER'S CERTIFICATE
 J.D. 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: _____
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

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.

APRIL 5, 2024
 DATE
 ONTARIO LAND SURVEYOR

J.D. BARNES
 SURVEYING
 MAPPING
 LAND INFORMATION SPECIALISTS
 45 STACE DRIVE, SUITE 101, KANATA, ONTARIO
 T1M 2T8
 F: (613) 751-7244 F: (613) 254-8659 www.jdbarnes.com