



DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 12, CONCESSION 3, RIDEAU FRONT
CITY OF OTTAWA

SCALE 1 : 500

J.D. BARNES LIMITED - 2025

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

ALL DISTANCES ON CURVES ARE ARC DISTANCES UNLESS OTHERWISE SPECIFIED

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 Soils Report

SCHEDULE OF LAND USE		
LAND USE	BLOCK(S), LOT(S)	AREA (sq.m)
SINGLE DETACHED	LOT 1	471.38
	LOT 2	427.73
	LOT 3	434.39
	LOT 4	364.24
	LOT 5	346.20
	LOT 6	313.75
	LOT 7	300.35
	LOT 8	299.45
	LOT 9	396.26
STREET	BLOCK 1	1,520.17
OPEN SPACE	BLOCK 2	3,393.51
TOTAL:		8,266.45

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
2. THE SURVEY WAS COMPLETED ON

JUNE 16, 2025
DATE

GEORGE ZERVOS
ON/PROF. LAND SURVEYOR

OWNER'S CERTIFICATE
MATTAMY (HALF MOON BAY) LIMITED, BEING A REGISTERED OWNER OF THE SUBJECT LANDS HEARBY AUTHORIZES J.D. BARNES LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

MATTAMY (HALF MOON BAY) LIMITED

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

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DATE

DRAWN BY: KZ CHECKED BY: GZ REFERENCE NO.: 25-10-052-00
DATED: 06/16/2025

FILE: C:\25-10-052-00 Half Moon Bay North Sales Center M-Plan\Drawing\Draft Plan of Subdivision\25-10-052-00-Draft Plan of Subdivision.dwg PLOT DATE: 6/16/2025 2:50 PM