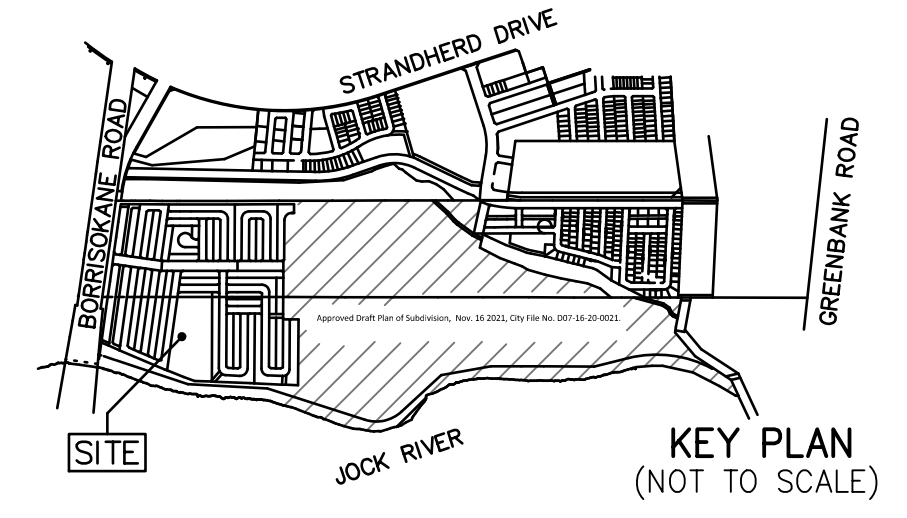


SCHEDULE OF LAND USE		
LAND USE	BLOCK(S)	AREA (Sq. m)
REAR LANE TOWNHOME	1 TO 4, (BOTH INCLUSIVE)	11,691.58
STANDARD TOWN HOUSE	5 TO 18, (BOTH INCLUSIVE)	44,741.00
STACKED CONDO BLOCK	19	17,615.32
PARK	20	30,321.70
OPEN SPACE	27	603.52
WALKWAYS	21 TO 23 (BOTH INCLUSIVE)	484.49
STREETS	bois Sapling Grove, 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

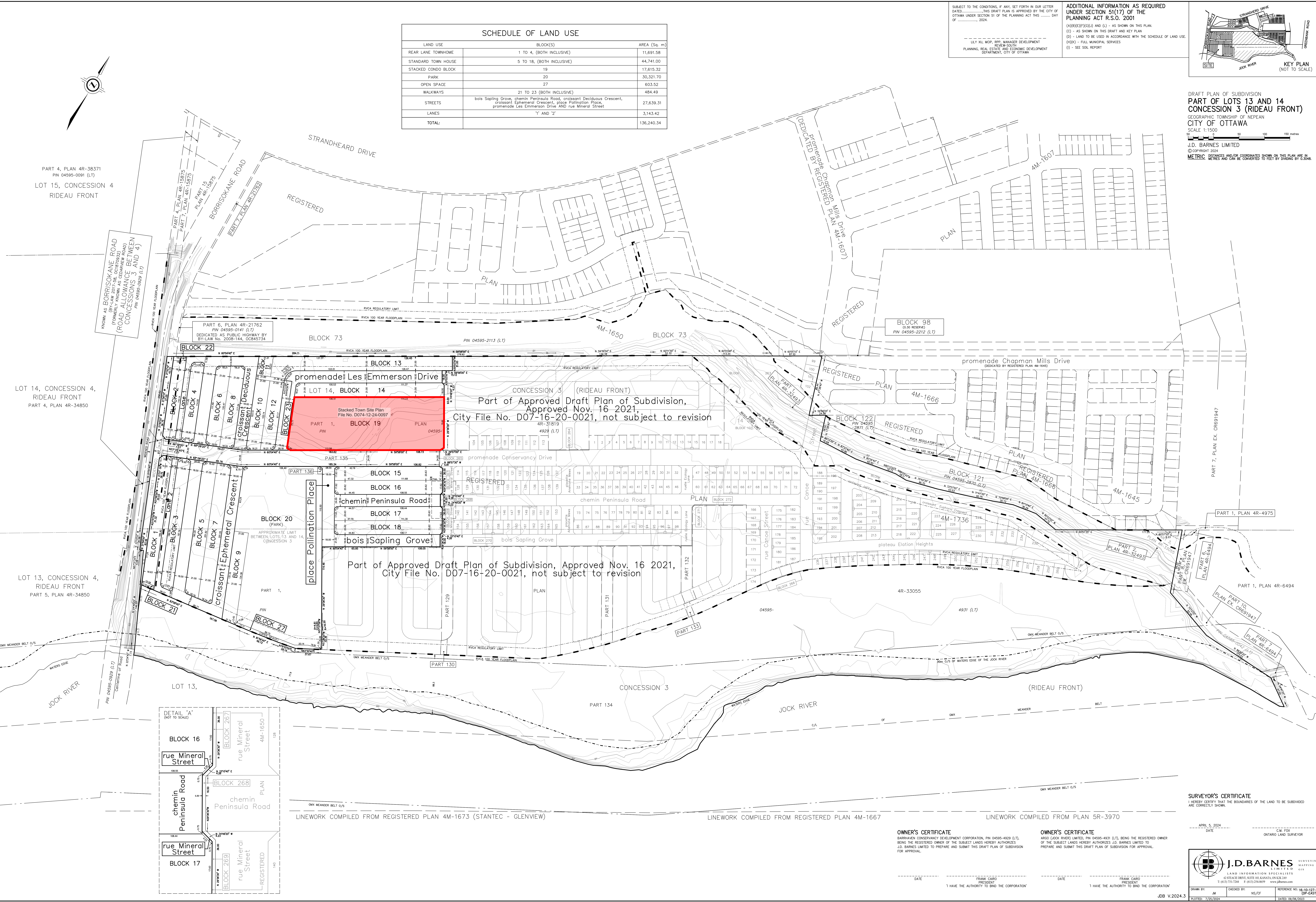
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_ THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51(17) OF THE PLANNING ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



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.



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**  
 BARNHAWK CONSERVANCY DEVELOPMENT CORPORATION, PIN 04595-4929 (L.T.), 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

**OWNER'S CERTIFICATE**  
 JUSOS LOCK BARNER LIMITED, PIN 04595-4931 (L.T.), 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

**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 (905) 771-7244 F: (905) 754-8659 www.jdbarnes.com

DRAWN BY: JM CHECKED BY: HS/CF REFERENCE NO: 16-10-127-00 (DP-6483)  
 PLOTTED: 7/25/2024 DATE: 09/06/2023