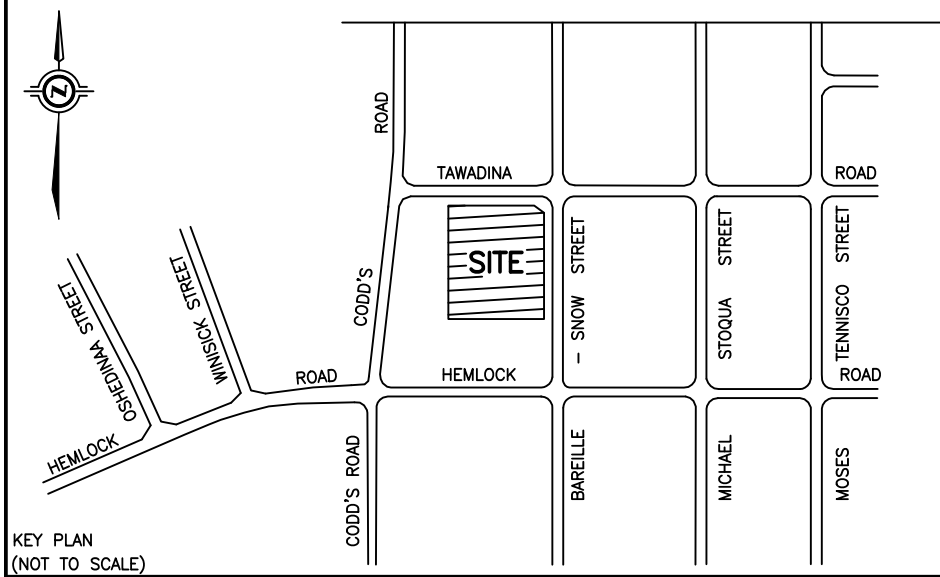


PLAN 4R-34408
PART 17 (above 46.00 metres)
PART 21 (below 46.00 metres)
S/T EASEMENT AS IN OC1771382

PLAN 4R-34408
PART 18 (above 46.00 metres)
PART 22 (below 46.00 metres)
S/T EASEMENT AS IN OC1771382

chemin Tawadina Road (20m WIDE)
(DEDICATED BY REGISTERED PLAN 4M-1753)
PIN 04273-0851 (LT)
SUBJECT TO EASEMENT AS IN OC1771382 AND OC1755039



DRAFT PLAN OF STANDARD CONDOMINIUM OF
PART OF BLOCK 12
REGISTERED PLAN 4M-1651
CITY OF OTTAWA

SCALE 1 : 200
5 0 5 10 metres

J.D. BARNES LIMITED

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

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

FOR A, B, C, E, F, G, AND J SEE DRAFT PLAN AND KEY PLAN

- D EACH UNIT IS SINGLE RESIDENTIAL. THE OWNER OF WHICH HAS OUTRIGHT OWNERSHIP. CERTAIN UNITS SHALL HAVE THE EXCLUSIVE USE OF PORTIONS OF THE COMMON ELEMENTS.
- H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
- I CLAY LOAM
- K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
- L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

NOTES

BEARINGS ARE MTM GRID, MTM ZONE 09, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999948.

LEGEND

- V DENOTES VISITOR PARKING
C DENOTES COMMERCIAL PARKING
L/A DENOTES LANDSCAPED AREA
S/T DENOTES SUBJECT TO

DEVELOPMENT STATISTICS

TOTAL NUMBER OF RESIDENTIAL UNITS = 56

SITE AREA = 5,264.41 sq.m. (0.53 ha) (PHASE 1 TO 2, INCLUSIVE)
BUILDING COVERAGE = 1,578.67 sq.m. (30%)

PARKING

RESIDENT PARKING UNITS = 55
VISITOR PARKING SPACES = 4
BICYCLE RACKS = 8

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ **DRAFT**
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

WE HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL

MATTAMY (ROCKLIFE II) INC.

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



DRAWN BY: KZ CHECKED BY: GZ REFERENCE NO.: 26-10-034-02
DATED: 08/27/2026

rue Bareille - Snow Street
(DEDICATED BY REGISTERED PLAN 4M-1651)
PIN 04273-0846 (LT)

SUBJECT TO EASEMENT AS IN OC1771382, OC1755039 AND OC2090069

PART 3, PLAN 4R-30488
SUBJECT TO EASEMENT AS IN OC1755037

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____, THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 50 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____

JOHN SEVIGNY, M.O.P., R.P.P. ACTING MANAGER
DEVELOPMENT REVIEW-EAST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

ZONING: H2I H(30)

PART 20 (above 46.00 metres)
S/T EASEMENT AS IN OC1755037
PART 24 (below 46.00 metres)
S/T EASEMENT AS IN OC1755037 AND OC1771382
PLAN 4R-34408

PART 26 (above 46.00 metres) S/T EASEMENT AS IN OC1755037
PART 30 (below 46.00 metres) S/T EASEMENTS AS IN OC1771382 AND OC1755037

FUTURE RESIDENTIAL
REGISTERED PLAN 4M-1651
BLOCK 12

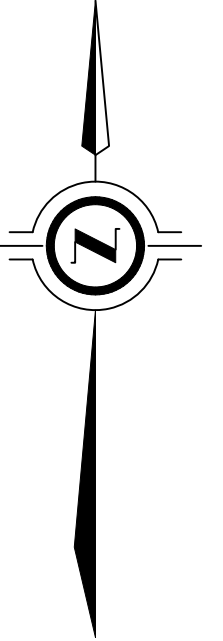
PART 25 (above 46.00 metres)
PART 29 (below 46.00 metres) S/T EASEMENT AS IN OC1771382
PIN 04273-1191 (LT)
S/T EASEMENT AS IN OC2462607 AND OC2201021

FUTURE RESIDENTIAL

REGISTERED BLOCK
PLAN 4R - 34408
PART 13 (above 46.00 metres)
PART 16 (below 46.00 metres)
S/T EASEMENT AS IN OC1771382 AND OC2462607
PIN 04273-1189 (LT)
S/T EASEMENT AS IN OC2201021 AND OC2850645

PART 1
PLAN 4R-37227
S/T EASEMENT AS IN OC2900696

PARK
REGISTERED PLAN 4M-1581
BLOCK 20
PART 1, PLAN 4R-29378
PIN 04273-0611 (LT)
S/T EASEMENT AS IN OC1771382



BLOCK 20, REGISTERED PLAN 4M-1581
BLOCK 12, REGISTERED PLAN 4M-1651