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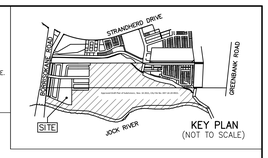
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED May 6th THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS 27th DAY OF May 2025.

LILY XU, MCIP, 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)(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 SOIL REPORT



SCHEDULE OF LAND USE

LAND USE	BLOCK(S)	AREA (Sq. m)
REAR LANE TOWNHOME	1 TO 4, (BOTH INCLUSIVE)	11,668.0
STANDARD TOWN HOUSE	5 TO 18, (BOTH INCLUSIVE)	44,397.4
STACKED CONDO BLOCK	19	17,615.3
PARK	20	30,321.7
OPEN SPACE	21	603.5
WALKWAYS	22 AND 23	367.0
STREETS	bois Sapling Grove, chemin Peninsula Road, croissant Deciduous Crescent, croissant Ephemeral Crescent, place Pollination Place, promenade Les Emmerson Drive AND rue Mineral street	27,982.9
LANES	'1' AND '2'	3,228.5
TOTAL:		136,184.3

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 13 AND 14 CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
SCALE 1:1500
50 0 50 100 150 metres

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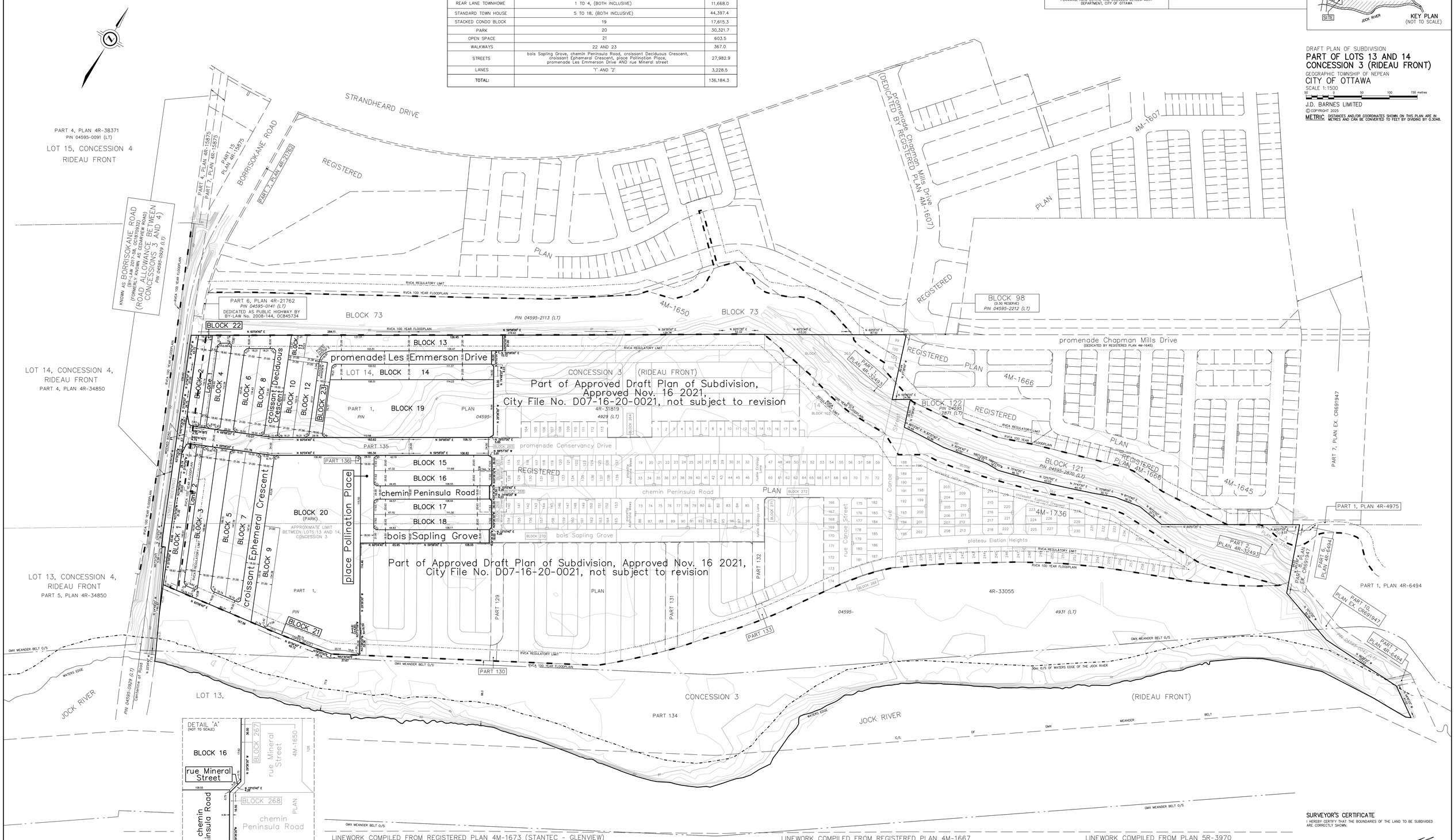
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

APRIL 9, 2025
DATE

C.M. FOX
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
BARRHAVEN 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.

Apr-09-2025
DATE

FRANK CAIRO
PRESIDENT
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

OWNER'S CERTIFICATE
ARGO (JOCK RIVER) 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.

Apr-09-2025
DATE

FRANK CAIRO
PRESIDENT
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

JDB V.2024.6

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 101, KANATA, ON K2E 7X9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.: 16-10-127-00 (DP-EAST)
JM	NS/CF	
PLOTTED: 4/9/2025		DATED: 09/06/2023

FILE: G:\16-10-127\00\Drawings\Draft Plan\Overall 2023\16-10-127-00DraftPlan.dgn