



DRAFT PLAN OF SUBDIVISION  
PART OF LOTS 21, 22, 23, 24  
AND 25 CONCESSION 4  
(RIDEAU FRONT)

GEOGRAPHIC TOWNSHIP OF NEPEAN  
CITY OF OTTAWA  
J.D. BARNES LIMITED  
© COPYRIGHT 2025  
METRIC DIMENSIONS AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN  
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
SCALE 1 : 1500  
0 50 75 100 metres

SCHEDULE OF PROPOSED LAND USES		
LAND USE	BLOCK(S)	AREA (Sq. m)
SINGLES (DETACHED)	1 TO 35 (BOTH INCLUSIVE)	120,507.63
TOWNHOMES	36 TO 48 (BOTH INCLUSIVE)	42,399.19
REAR LANE TOWNHOMES	49 TO 53 (BOTH INCLUSIVE)	8,285.84
BACK TO BACK TOWNHOMES	54 TO 61 (BOTH INCLUSIVE)	13,065.77
MIXED USE	62 TO 63	34,203.36
MEDIUM DENSITY	64 TO 65	26,328.37
CONDO BLOCKS	66 TO 87	61,962.76
WALKWAYS	88 TO 89	373.58
PARKS & OPEN SPACES	90 TO 99 (BOTH INCLUSIVE)	49,833.15
WETLAND AND CONSERVATION AREAS	100 TO 101 (BOTH INCLUSIVE)	1,480,815.31
SWM POND	102 TO 103 (BOTH INCLUSIVE)	21,715.15
MID BUFFER	104 TO 105	27,641.30
STREETS	1 TO 24 (BOTH INCLUSIVE)	137,878.77
LANES	1 TO 4 (BOTH INCLUSIVE)	1,728.40
TOTAL AREA OF SUBDIVISION		724,481.80

ADDITIONAL INFORMATION AS REQUIRED  
UNDER SECTION 51(17) OF THE  
PLANNING ACT R.S.O. 2001

(A)(B)(C)(D)(E)(F)(G)(H) AND (I) - 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)(I) - FULL MUNICIPAL SERVICES  
(I) - OFFSHORE MARINE DEPOSITS OF CLAY, SILTY CLAY AND SILT, BEDROCK  
OTTAWA FORMATION, LIMESTONE

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 OF THE PLANNING ACT THIS ..... DAY  
OF ..... 2025.

SEAN MOORE, M.C.P., R.P.S. MANAGER  
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT,  
CITY OF OTTAWA

OWNER'S CERTIFICATE

2436091 ONTARIO LIMITED, BEING THE REGISTERED OWNER OF THE  
SUBJECT LOTS, HEREBY CERTIFIES THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE  
CORRECTLY SHOWN.

DATE ..... KEVIN MURPHY  
"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.

JULY 16, 2025  
DATE

SHAWN LEROUX  
ONTARIO LAND SURVEYOR

