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 _____ 2024

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT,
CITY OF OTTAWA

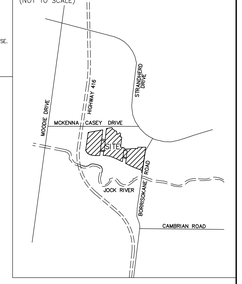
ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 2001

(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 SOILS REPORT

SCHEDULE OF LAND USE

LAND USE	BLOCK(S)	AREA (Sq. m)
TOWNHOMES	1 TO 30 (BOTH INCLUSIVE)	75,057.67
REAR LANE TOWNHOMES	31 TO 34 (BOTH INCLUSIVE)	12,917.92
SINGLES (DETACHED)	35 TO 69 (BOTH INCLUSIVE)	99,131.84
STACKED CONDO	70 TO 73 (BOTH INCLUSIVE)	101,433.89
FUTURE DEVELOPMENT	74	9,642.10
PARK	75 AND 76	29,203.16
PUMP STATION	77	449.27
MULTI-USE PATHWAY	78 TO 84 (BOTH INCLUSIVE)	3,111.58
OPEN SPACE	85	959.63
STREET WIDENNING	86	2,747.53
STREETS	1 TO 29 (BOTH INCLUSIVE)	149,121.34
LANES	1 AND 2	3,491.67
TOTAL:		487,267.61

KEY PLAN
(NOT TO SCALE)



DRAFT PLAN OF SUBDIVISION
PART OF LOTS 13, 14 AND 15 CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
SCALE 1 : 1250

25 0 25 50 75 metres

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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.

NOTES

BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM PLAN 4R-34850.
TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM THE TOPOGRAPHIC SURVEY BY J.D. BARNES LTD. COMPLETED DECEMBER 15th, 2017.
DISTANCES ARE GROUND.
ALL DISTANCES ON CURVES ARE ARC DISTANCES UNLESS OTHERWISE SPECIFIED.

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM MINISTRY OF TRANSPORTATION CONTROL MONUMENT 00119BUJ00 HAVING A PUBLISHED ELEVATION OF 78.945 METRES.

LEGEND

CONTOUR INTERVALS ARE SHOWN AS 1.00m FOR MAJOR AND 0.25m FOR MINOR
DENOTES MAJOR CONTOUR
DENOTES MINOR CONTOUR

OWNER'S CERTIFICATE

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION, 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 _____ FOR REVIEW
FRANK CARO
PRESIDENT
"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.

DATE _____ PRELIMINARY
SHAWN LEROUX
ONTARIO LAND SURVEYOR

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 101, KANATA, ON K2K 2A9
T: (613) 721-7244 F: (613) 294-0659 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
J.M.	N.S. / S.L.	21-10-134-00 (McKenna Casey Dr)
PLOTTED: 3/6/2024		DATED: 10/12/2021

JDB V6

FILE: G:\21-10-134\00\Drawing\Draft Plan\21-10-134_DP McKennaCaseyDr.dgn