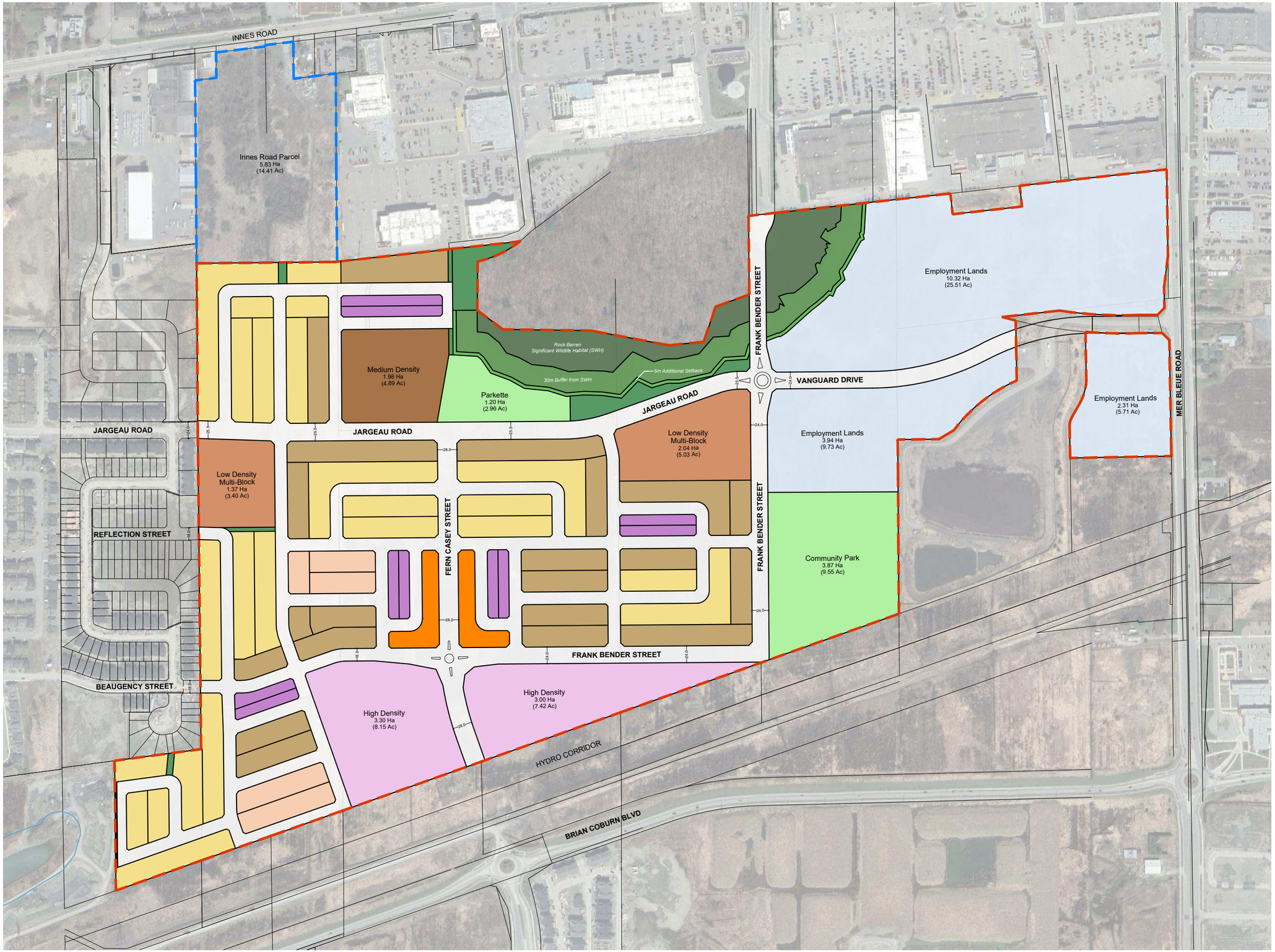
APPENDIX A



PROPOSED LAND USE PLAN

RICHCRAFT

TRAILSEDGE PHASE 5

LEGEND

- Single Detached
- Bungalow Towns
- Front Loaded Towns
- Dual Frontage Towns
- Back-to-Back Towns
- Low Density Multi-Block
- Medium Density
- High Density
- Parkland
- Open Space
- Rock Barren
  Significant Wildlife Habitat (SWH)
- 30m Buffer from SWH
- 5m Additional Setback
- Employment Lands
- MUP
- Subject Lands
- Innes Road Parcel

NORTH

NAK design strategies

213 STERLING ROAD, SUITE 211, TORONTO, ON M6R 2B2 CANADA
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM

1:5000

0 75m 150m

DATE | 12.18.2025

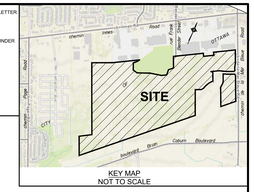
PROJECT | 21116

CP-17

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 _____, 20__.

JOHN SEVIGNY, C.E.T.
DEVELOPMENT REVIEW-EAST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



KEY MAP
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 1, 2, 3 and 4
CONCESSION 3 (OTTAWA FRONT)
Geographic Township of Gloucester
and
PART OF BLOCK 115
REGISTERED PLAN 4M-1545
CITY OF OTTAWA
Prepared by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 1250
0 12.5 25 37.5 50 75 100 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Date — K. Harbeck, ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

This is to certify that I am the owner / agent of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

Date — Steve Grandmont, RICHCRAFT HOMES LTD. 2322028 ONTARIO INC.
I have authority to bind the corporation.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

(a) see plan
(b) see plan
(c) see plan
(d) single family, multi-family residential housing, park land and open space
(e) see plan
(f) see plan
(g) see plan
(h) City of Ottawa
(i) see soils report
(j) see plan
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
(l) see plan

REVISION SCHEDULE			
NO.	REVISION	DATE	BY
23	REVISIONS	JAN. 7, 2026	N
22	REVISIONS	JAN. 6, 2026	N
21	REVISIONS	NOV. 25, 2025	N
20	REVISIONS	NOV. 13, 2025	N
19	REVISIONS	NOV. 12, 2025	N
18	#BLUFE HABITAT & BUFFER BLOCKS ADDED	NOV. 5, 2025	N
17	UPDATED CITY SIL BOX	MAY 27, 2025	N
16	REVISED CONCEPT FOR DISCUSSION	MAY 7, 2025	N
15	REVISED CONCEPT FOR DISCUSSION	MAY 7, 2025	N
14	REVISED CONCEPT FOR DISCUSSION	MAY 6, 2025	N
12	REVISED CONCEPT FOR DISCUSSION	APR. 29, 2025	N
11	REVISIONS	APR. 23, 2025	N
8	REVISIONS	JULY 5, 2022	N
6	REVISIONS	APR. 19, 2022	N
5	BLK. 36 CHANGED TO MED. DENSITY	OCT. 16, 2020	N
4	REVISIONS	AUG. 13, 2020	N
3	REVISIONS	AUG. 7, 2020	AR/N
2	REVISIONS	JULY 16, 2020	N
1	PLAN PREPARED	JAN 6, 2020	N

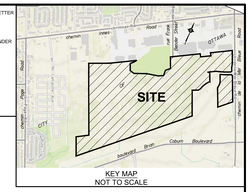
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario Land Surveyors — Job No. 19BSB-19 Richcraft Ph 1/4 1-3 C3 OF G, DPS 023 — N

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 _____, 20__.

JEFF MOSHER, P. ENG. MANAGER
DEVELOPMENT REVIEW-EAST
PLANNING, REAL ESTATE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



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and
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50 37.5 25 12.5 0 25 50 Metres

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I CERTIFY THAT :
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Date — T. Hartwick, ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

This is to certify that I am the owner / agent of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

Date — Steve Grandmont, RICHCRAFT HOMES LTD., 2322/2328 ONTARIO INC.
I have authority to bind the corporation.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

(a) see plan
(b) see plan
(c) see plan
(d) single-family, multi-family residential housing, park land and open space
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(g) see plan
(h) City of Ottawa
(i) see soils report
(j) see plan
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
(l) see plan

PROPOSED LAND USE TABLE

PROPOSED USE	LOTS / BLOCKS	NO. OF UNITS	AREA (Ha/Ac)
SINGLE FAMILY	1 - 340	340	12.369 / 30.57
TOWNHOMES	343, 345, 347, 348-353, 357-360, 362-365, 367, 368-372, 375-378, 380, 381, 383-385	529	11.996 / 29.64
BACK TO BACK	354, 373, 382	114	1.452 / 3.59
MEDIUM DENSITY	356	...	2.506 / 6.19
HIGH DENSITY	366, 379	...	7.797 / 19.24
WALKWAYS	344, 346, 355, 361		0.115 / 0.28
PARKS	342, 374, 386		0.411 / 15.64
OPEN SPACE	341		3.653 / 9.03
EMPLOYMENT LANDS	387, 388, 389		19.339 / 47.79
STREETS			15.400 / 38.28
OTHER	390, 391	...	0.867 / 2.14
SITE TOTAL		...	91.985 / 202.59

REVISION SCHEDULE

NO.	REVISION	DATE	BY
8	REVISIONS	JULY 5, 2022	N
7	REVISIONS	JUNE 21, 2022	N
6	REVISIONS	APR. 19, 2022	N
5	BLK. 36 CHANGED TO MED. DENSITY	OCT. 16, 2020	N
4	REVISIONS	AUG. 13, 2020	N
3	REVISIONS	AUG. 7, 2020	AR/N
2	REVISIONS	JULY 16, 2020	N
1	CONCEPT PLAN PREPARED	JAN. 6, 2020	N

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Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 18858-9 Rshcpfl Pt Lts 1-4 CS OF OL DPS 08 — N

DEVELOPMENT SERVICING STUDY CHECKLIST

4.1 General Content		
☐	Executive Summary (for larger reports only).	N/A
☐	Date and revision number of the report.	Title Page
☐	Location map and plan showing municipal address, boundary, and layout of proposed development.	Figure 1
☐	Plan showing the site and location of all existing services.	Figures 2/3/4
☐	Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.	Section 1.0 & Section 2.0
☐	Summary of Pre-consultation Meetings with City and other approval agencies.	Section 1.4
☐	Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defendable design criteria.	All sections
☐	Statement of objectives and servicing criteria.	Section 1.0 & Section 3.2, Section 4.2, and Section 5.2
☐	Identification of existing and proposed infrastructure available in the immediate area.	Sections 3.1, Section 4.1, and Section 5.1
☐	Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).	Sections 1.1 & 1.2
☐	Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.	Drawing 1
☐	Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts.	*MSS*
☐	Proposed phasing of the development, if applicable.	N/A. Depends on landowner preferred timing
☐	Reference to geotechnical studies and recommendations concerning servicing.	Section 1.1 & Section 2.1
☐	All preliminary and formal site plan submissions should have the following information: -Metric scale -North arrow (including construction North) -Key plan -Name and contact information of applicant and property owner -Property limits including bearings and dimensions -Existing and proposed structures and parking areas -Easements, road widening and rights-of-way -Adjacent street names	All Figures

4.2 Development Servicing Report: Water		
☐	Confirm consistency with Master Servicing Study, if available	Section 3.2
☐	Availability of public infrastructure to service proposed development	MSS & Section 3.2
☐	Identification of system constraints	MSS & Section 3.2
☐	Identify boundary conditions	Detailed hydraulic assessment N/A for FSR

*Extracted from the City of Ottawa-Servicing Study Guidelines for Development Applications

☐	Confirmation of adequate domestic supply and pressure	MSS. Detailed hydraulic assessment N/A for FSR.
☐	Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter's Survey. Output should show available fire flow at locations throughout the development.	MSS. Detailed hydraulic assessment N/A for FSR.
☐	Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	Detailed hydraulic assessment N/A for FSR.
☐	Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	Detailed hydraulic assessment N/A for FSR.
☐	Address reliability requirements such as appropriate location of shut-off valves	Detailed hydraulic assessment N/A for FSR.
☐	Check on the necessity of a pressure zone boundary modification	MSS.
☐	Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	MSS. Detailed hydraulic assessment N/A for FSR.
☐	Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	MSS, Section 3.2 & Figure 5. Detailed hydraulic assessment N/A for FSR.
☐	Description of off-site required feedermains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	MSS.
☐	Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Section 3.2, Appendix C
☐	Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	Detailed hydraulic assessment N/A for FSR.

4.3 Development Servicing Report: Wastewater		
☐	Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	Section 4.2
☐	Confirm consistency with Master Servicing Study and/or justifications for deviations.	Section 4.2
☐	Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	MSS
☐	Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Section 4.1 & 4.2
☐	Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	MSS, Section 4.2, Appendix D
☐	Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	Appendix D
☐	Description of proposed sewer network including sewers, pumping stations, and forcemains.	MSS, Section 4.2, Appendix C & Figure 3

*Extracted from the City of Ottawa-Servicing Study Guidelines for Development Applications

☐	Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	MSS
☐	Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
☐	Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
☐	Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
☐	Special considerations such as contamination, corrosive environment etc.	N/A

4.4 Development Servicing Report: Stormwater Checklist

☐	Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Section 1.1 & Section 5.1
☐	Analysis of available capacity in existing public infrastructure.	MSS & Section 5.3
☐	A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Figure 5, Appendix B
☐	Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5 year event (dependent on the receiving sewer design) to 100 year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	MSS, Section 5.2
☐	Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	MSS & Section 5.2
☐	Description of the stormwater management concept with facility locations and descriptions with references and supporting information	MSS, Section 5.3, & Figure 5
☐	Set-back from private sewage disposal systems.	N/A
☐	Watercourse and hazard lands setbacks.	MSS, Section 5.3
☐	Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	N/A
☐	Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	MSS, Section 5.2, Section 5.3 & Section 5.4
☐	Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).	*MSS,* Section 5.3
☐	Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	MSS, Section 5.3
☐	Calculate pre and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	*MSS*
☐	Any proposed diversion of drainage catchment areas from one outlet to another.	Section 5.3
☐	Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Section 5.3, Appendix E & Figure 2

*Extracted from the City of Ottawa-Servicing Study Guidelines for Development Applications

☐	If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	N/A
☐	Identification of potential impacts to receiving watercourses	MSS
☐	Identification of municipal drains and related approval requirements.	N/A
☐	Descriptions of how the conveyance and storage capacity will be achieved for the development.	*MSS,* Section 5.5
☐	100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	MSS, Section 5.3 & Drawing 1
☐	Inclusion of hydraulic analysis including hydraulic grade line elevations.	*MSS & EUC Pond 1 North Main Cell and North Forebay Modifications (DSEL, August 31, 2020)*
☐	Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Section 7.0
☐	Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	MSS
☐	Identification of fill constraints related to floodplain and geotechnical investigation.	Section 1.1 & 5.6

4.5 Approval and Permit Requirements: Checklist		
☐	Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement ct. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.	Section 1.2
☐	Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.	Section 1.2
☐	Changes to Municipal Drains.	N/A
☐	Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)	Section 1.2

4.6 Conclusion Checklist		
☐	Clearly stated conclusions and recommendations	Section 8.0
☐	Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	N/A first submission
☐	All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	Section 8.0

*Extracted from the City of Ottawa-Servicing Study Guidelines for Development Applications