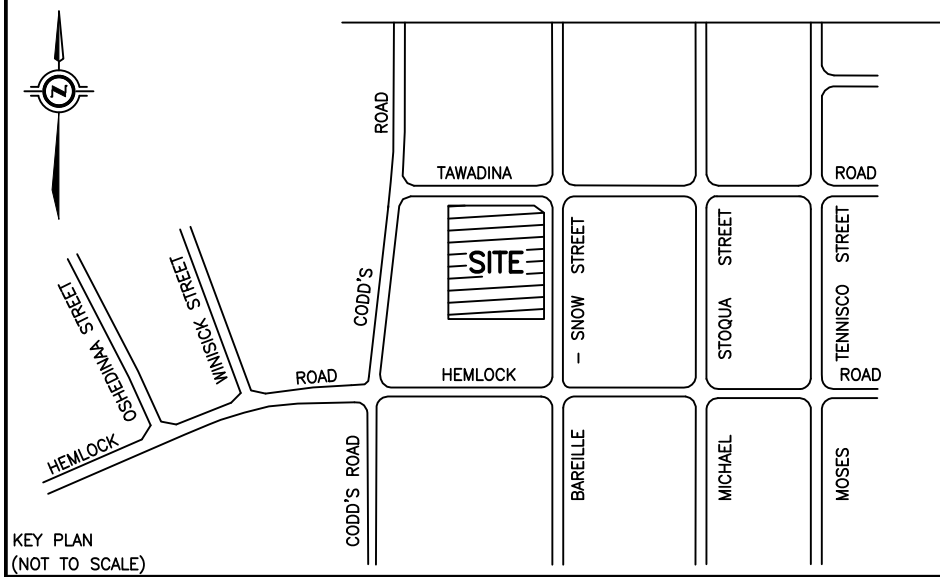


PLAN 4R-34408
PART 17 (above 46.00 metres)
PART 21 (below 46.00 metres)
S/T EASEMENT AS IN OC1771382

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.

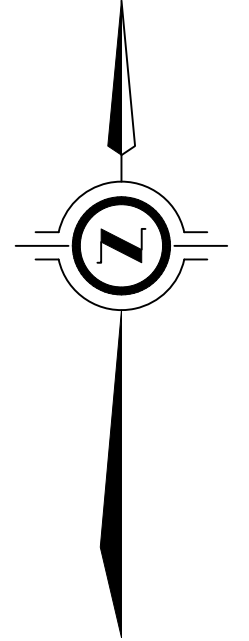
KEVIN MURPHY
VICE PRESIDENT - LAND DEVELOPMENT
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"



J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

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

PLOT DATE: 8/31/2026



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

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

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 OC1755037 AND OC1771382

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)