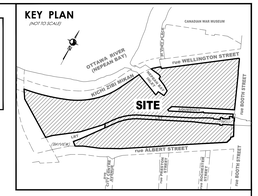
May 28, 2026

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ 20____
THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT. THIS _____ DAY OF _____ 20____.

ANDREW MCCREIGHT, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW-CENTRAL
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

KEY PLAN
(NOT TO SCALE)



DRAFT PLAN OF SUBDIVISION OF

PART OF LOTS 38, 39 AND 40
CONCESSION A (OTTAWA FRONT)
PART OF THE BED OF THE OTTAWA RIVER
IN FRONT OF LOT 38 & LOT 39
CONCESSION A (OTTAWA FRONT)
PART OF DUCK ISLAND
IN FRONT OF LOT 38,
CONCESSION A (OTTAWA FRONT)
PART OF PRESTON STREET
(CLOSED BY BY-LAW OC1899021)
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
PART OF BLOCKS A, B & C
PART OF MILL STREET
(CLOSED BY BY-LAW C9588682)
PART ENGINE HOUSE AREA
REGISTERED PLAN 60
LOTS 1 & 2 AND PART OF LOTS 3, 4 & 5
IN BLOCK E
PART OF LOTS 1, 2 & 3
IN BLOCK F
LOTS 2 TO 12 (BOTH INCLUSIVE)
IN BLOCK G
LOTS 2, 4, 6, 8, 10 & 11 AND PART OF LOTS 3, 5, 7, 9 & 12
IN BLOCK H
PART OF LOTS 23, 24, 25 & 26
IN BLOCK M
PART OF LOTS 3, 4 & 5
IN BLOCK R
LOT 4 AND PART OF LOTS 1, 2 & 3
IN BLOCK S
LOTS 1 & 4 AND PART OF LOTS 2 & 3
IN BLOCK T
PART OF THE LANE AT REAR OF BLOCK S
(CLOSED BY BY-LAW LT1243121)
THE LANE AT REAR OF BLOCK T
(CLOSED BY BY-LAW LT1243121)
PART OF BROAD STREET
(CLOSED BY BY-LAW LT1243127)
PART OF BROAD STREET
(CLOSED BY BY-LAW LT1243121)
PART OF FLEET STREET
(FORMERLY QUEEN STREET)
(CLOSED BY BY-LAW LT1243127)
PART OF OTTAWA STREET
(CLOSED BY BY-LAW LT1243127)
PART OF SHERWOOD STREET
(CLOSED BY BY-LAW LT1243127)
PART OF SHERWOOD STREET
(CLOSED BY BY-LAWS CR280019)
PART OF WELLINGTON STREET
(CLOSED BY BY-LAW LT1243128)
PART OF WELLINGTON STREET
(CLOSED BY BY-LAWS LT1243128 & OC1457912)
REGISTERED PLAN 2
LOTS A, B, C & D
REGISTERED PLAN 31129
CITY OF OTTAWA

SCALE 1:1000
20 0 20 40 60 METRES

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

STRATA NOTE:

THIS PLAN IS STRATIFIED TO SHOW NCC AIR RIGHTS ON BLOCK 12.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT.

(A)-AS SHOWN ON DRAFT PLAN
(B)-AS SHOWN ON DRAFT PLAN
(C)-AS SHOWN ON DRAFT AND KEY PLANS
(D)-
(E)-AS SHOWN ON DRAFT PLAN
(F)-AS SHOWN ON DRAFT PLAN
(G)-AS SHOWN ON DRAFT PLAN
(H)-
(I)-
(J)-AS SHOWN ON DRAFT PLAN
(K)-
(L)-AS SHOWN ON DRAFT PLAN

LAND USE

NUMBER OF RESIDENTIAL BLOCKS: 2
NUMBER OF COMMERCIAL OR MIXED-USE BLOCKS: 7
NUMBER OF PUBLIC ROADS: 4
NUMBER OF PARKS: 2

AREA OF DEVELOPMENT BLOCKS 1-10 =	11.273 Ha
AREA OF PARK BLOCKS 11 & 12=	9.421 Ha
AREA OF STRATIFIED BLOCK 13 =	1.079 Ha
AREA OF PUBLIC ROADS =	1.294 Ha
TOTAL AREA OF SUBDIVISION =	23.067 Ha

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE STANTEC GEOMATICS LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON MY BEHALF

DATE — I HAVE THE AUTHORITY TO BIND THE CORPORATION

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE STANTEC GEOMATICS LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON MY BEHALF

DATE — I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE — FRANCIS LAU
ONTARIO LAND SURVEYOR

Stantec Geomatics Ltd.
CANADA LAND SURVEYORS
ONTARIO LAND SURVEYORS
1331 Clyde Avenue, Suite 300
Ottawa, Ontario, K2C 3G4
TEL: 613.722.4420
stantec.com

DRAWN: ME | CHECKED: * | DATE: May 28, 2026 | PROJECT NO.: 160401780-112