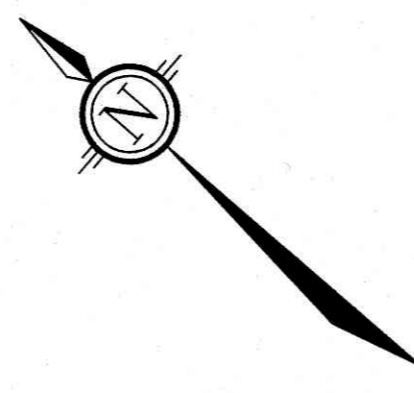
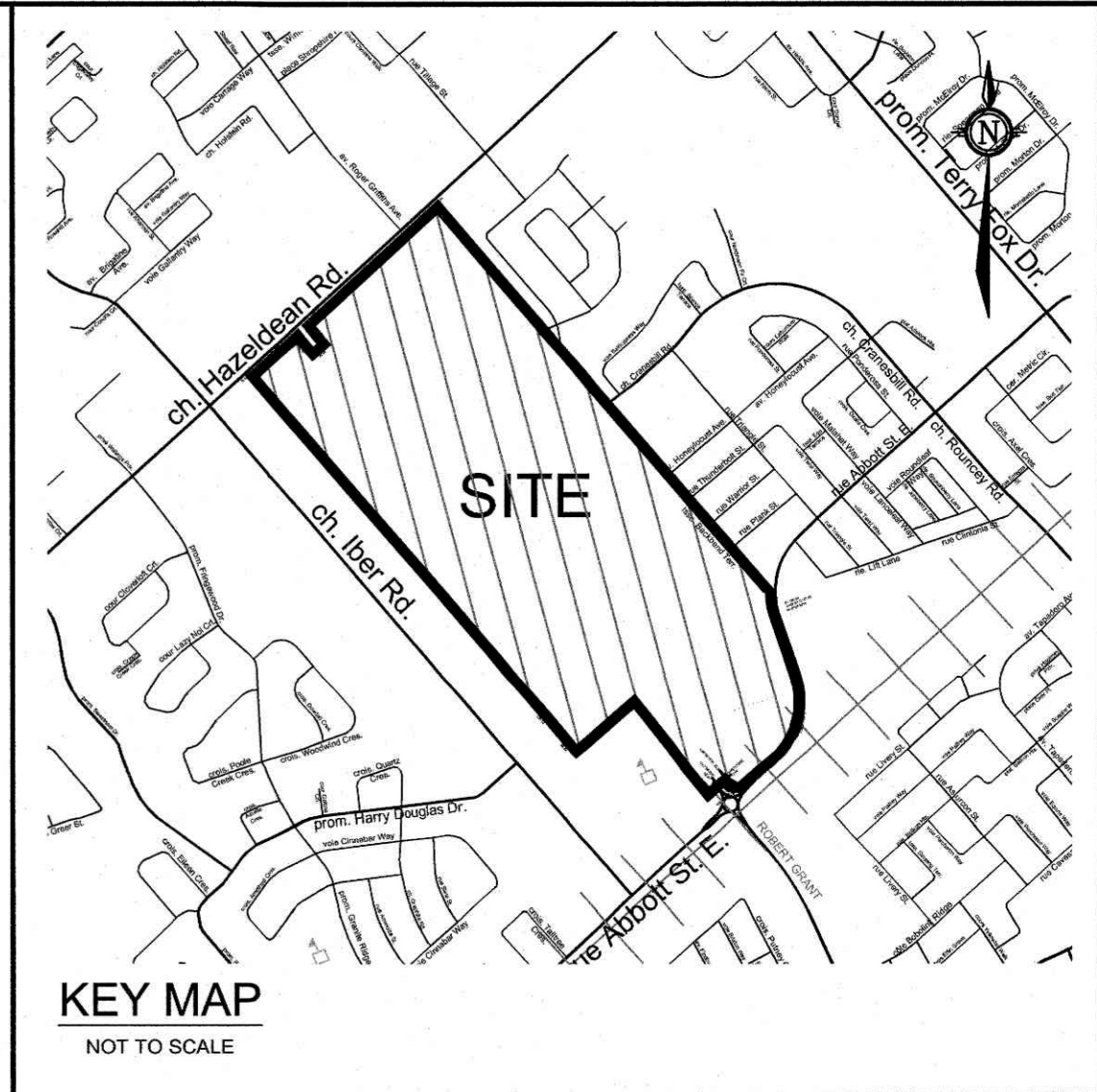


SCHEDULE OF LAND USE

BLOCK #s	LAND USE	UNITS	AREA (hectares)
1 - 288	Singles	288	12.34
289 - 307	Towns	469	12.05
309 - 315	Multi-Family	747	13.58
319, 320	High Density Residential	360	4.40
321	Institutional		3.23
308, 317, 318	Mixed Use	591	6.49
316	MU / Park & Ride	300	2.27
322	SWM		4.41
323 - 326	Park		3.25
327	Open Space		1.19
328, 329	Transmission Corridor		2.69
330 - 332	Pathway Blocks		0.10
333	Private Access Block		0.06
334	Servicing Block		0.11
	Roads		19.84
TOTAL			86.00



Note: Blocks 208, 209, 210, 211 & 212 on PLAN 4M-1606 are 0.30m Reserves.



METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF
PART LOT 28
CONCESSION 11
 GEOGRAPHIC TOWNSHIP OF GOULBOURN
 CITY OF OTTAWA
 SCALE
 1 : 3,000
 DATE: JULY, 2021

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.
 DATED July 19/21
 T. HARTWICK
 ONTARIO LAND SURVEYOR
 ANNIS O'SULLIVAN VOLLEBEKK LTD.
 ONTARIO LAND SURVEYORS

OWNER'S CERTIFICATE
 WE, KIZELL MANAGEMENT CORPORATION, BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OTTAWA FOR REVIEW AND APPROVAL.
 Dated 7/20/2021
 DocuSigned by:
 MARK WITKOWSKI - KIZELL MANAGEMENT CORP.
 I have the authority to bind the Corporation

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- A) The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor.
As shown on Draft Plan
 - B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts.
As shown on Draft Plan
 - C) On a small keyplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the parcels of the land proposed to be subdivided.
As Shown on Draft Plan
 - D) The purposes for which the proposed lots are to be used.
Residential, Mixed Use, Institutional, Stormwater Management Facility, Commercial, Open Space, Park and Park & Ride shown on Draft Plan
 - E) The existing uses of all adjoining lands.
Residential, Light Industrial, Mixed Use, Park, Open Space, and Commercial shown on Draft Plan
 - F) The approximate dimensions & layout of the proposed lots.
As shown on Draft Plan
 - G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided.
As shown on Draft Plan
 - H) The availability & nature of domestic water supplies.
Development will be supplied with full municipal piped water service
 - I) The nature & porosity of the soil.
Silty Clay, Clayey Silt, Glacial till, Sandy Silt, Silt, Silty Sand
 - J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided.
Contours shown at 0.25 metre intervals on Draft Plan
 - K) The municipal services available or to be available to the land proposed to be subdivided.
Development will be supplied with full sanitary and storm water sewer services.
 - L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c. 23, s. 30, 1996, c. 4, s. 29 (3).
Part 3 on 4R-24157 as in GB10262 & GB10307; Part 1 on 4R-24668 OC1151234; Part 1 on 4R-24157 NS12819, OC810339; and Parts 4,5,6 on 4R-24073 OC1151233, OC1603496 (All Lands).

DEL SUBDIVISION

NOVATECH
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PROJECT No. 108195

