

**ADAM BROWN, MANAGER
DEVELOPMENT REVIEW RURAL
PLANNING, DEVELOPMENT AND BUILDING
SERVICES DEPARTMENT, CITY OF OTTAWA**




DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 1
CONCESSION 1 (RIDEAU FRONT),
PART OF LOT 1
CONCESSION 2 (RIDEAU FRONT)
AND PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 1 AND 2
Geographic Township of Nepean
CITY OF OTTAWA
SCALE:
1 : 1000
DATE: MAY, 2025

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

E. H. Herweyer
ONTARIO LAND SURVEYOR

22459-2

WE, UNIFORM URBAN DEVELOPMENTS, 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.

Signed by:

46DD836C054F465...

John MacDougall
Uniform Urban Developments

A) The boundaries of the land proposed to be subdivided, certified by an Ontario land Surveyor;

As shown on Draft Plan

B) The proposed, width & names of the proposed highways within the proposed subdivision & existing highways on which the proposed subdivision sits;

As shown on Draft Plan

C) On a small grid, upon 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 proposed subdivision to the land to which it is adjacent to the boundaries of the township by the original grant of which the land forms the whole part;

As Shown on Draft Plan

D) The purpose for which the proposed lots are to be used;

Residential, Open Space, and Park shown on Draft Plan

E) The existing uses of all adjoining lands;

Residential, Open Space, and Park 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 and nature of domestic water supplies;

Development will be supplied with full municipal piped water service

I) The nature & porosity of the soil;

Slity Clay

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 on Draft Plan

K) The municipal service available or to be available to the land proposed to be subdivided;

Development will be supplied with full sanitary and storm water services.

L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994 S.O. 23, 1996 S.O. 4, 2003 S.O. 3

As shown on Draft Plan

4386 RIDEAU VALLEY DRIVE - PHASE 1

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PROJECT No. 121153