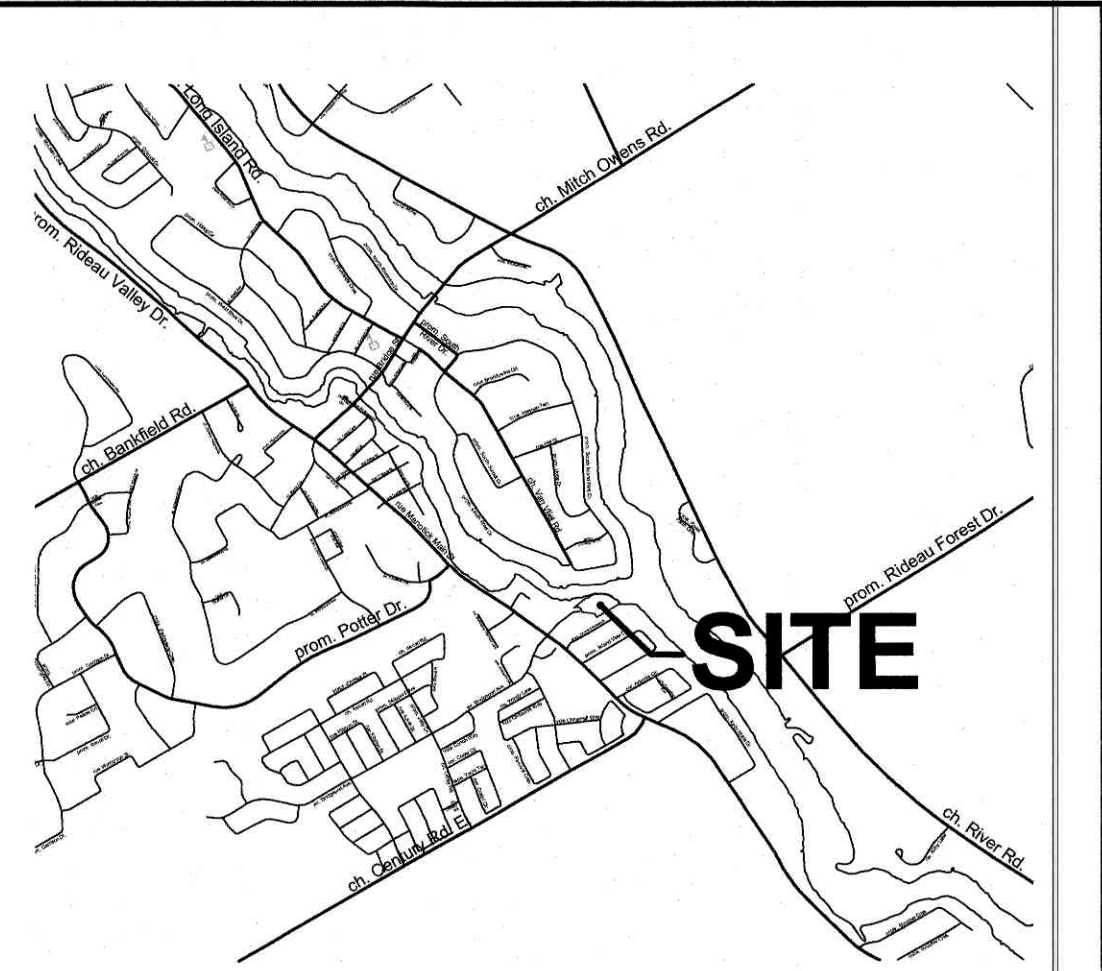


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED June 17, 2025, THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS 16 DAY OF JULY, 2025.

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



KEY MAP  
NOT TO SCALE

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 4  
CONCESSION A (BROKEN FRONT)  
Geographic Township of North Gower  
CITY OF OTTAWA  
SCALE  
1:300  
DATE: JANUARY, 2023  
REVISED: NOVEMBER, 2024

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 Dec 18, 2024

T. Hartwick  
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I/WE, 1910753 ONTARIO INC. 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.

Dec 20, 2024

Rino Verzocchi

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 location, widths and 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 1:1000, 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 township lot of other 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 shown on Draft Plan
- E) The existing uses of all adjoining lands; Residential, and Open Space 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 private piped water service
- I) The nature & topography of the site; Topsoil overlying glacial till, consisting of 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 private 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. 20, 1990, c. 4, s. 28 (3); As shown on Draft Plan.

**NOVATECH**  
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PROJECT No. 120061

