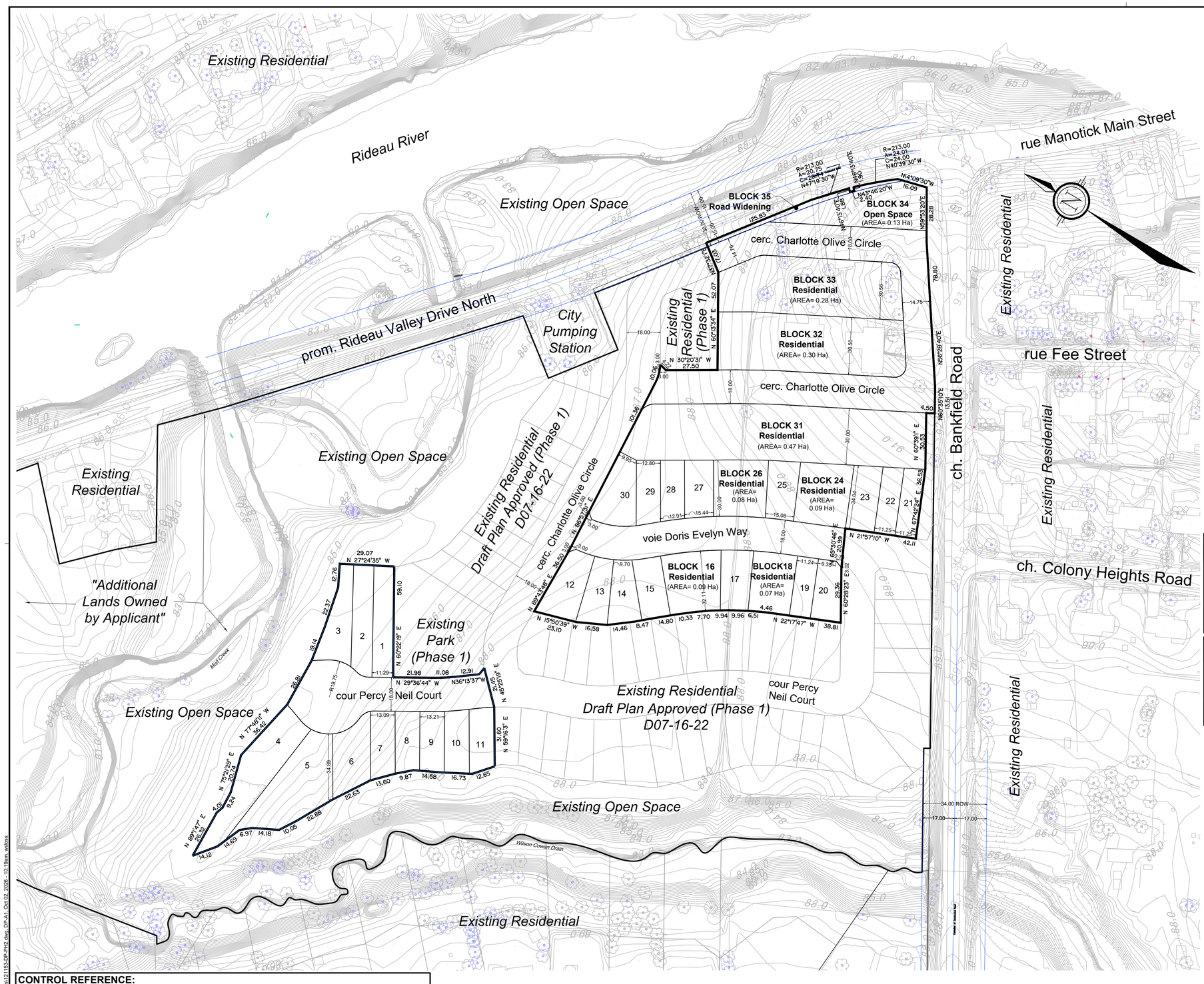
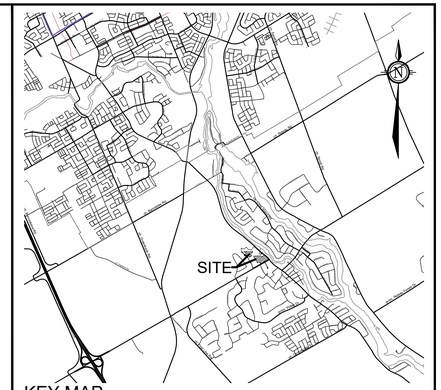




METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF
PART 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: APRIL, 2025
REVISED: MARCH, 2026
REVISED: OCTOBER, 2026

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 _____ _____
E. H. Herweyer
ONTARIO LAND SURVEYOR

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS 22459-21

OWNER'S CERTIFICATE

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.

DATED _____ _____
John MacDougall
Uniform Urban Developments

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 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, and Open Space 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;
Silty 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 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).
As shown on Draft Plan.

4386 RIDEAU VALLEY DRIVE - PHASE 2

CONTROL REFERENCE:
Horizontal Datum:
Projection: Universal Transverse Mercator (MTM Zone 9 , CM76°30'W)
Datum: NAD83 (ORIG))
Vertical Datum:
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A & B, having a bearing of N19°06'35"W & are referenced to Specified Control Points 01919791338 & 0199871649 (MTM Zone 9 , NAD83 (ORIG))

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

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

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

PROJECT No. 121153

D07-16-26-0012

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