



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: MARCH, 2025

**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 March 13, 2025  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
ONTARIO LAND SURVEYORS  
22459-21  
E. H. Herweyer  
ONTARIO LAND SURVEYOR

**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 March 13, 2025  
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 foregoing 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,  
sewerage & water supply lines 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, 1995, c. 4, s. 28 (3).  
**As shown on Draft Plan.**

4386 RIDEAU VALLEY DRIVE - PHASE 2

Y:\UNIFORM\22459-21\_Bankfield\_1st App\Misc-Novatech Draft Plan of Sub. 2024.03.13\121153-DP-PHP - Standard\121153-DP-PHP2.dwg, DPA1, Mar 13, 2025 - 11:40am, Peter J.

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, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT - CITY OF OTTAWA

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PROJECT No. 121153

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