

TAGGART INVESTMENTS



Ottawa Street

Plan of Subdivision & Zoning
Bylaw Amendment Applications
November 16, 2020

Prepared By:

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Introduction

This rationale will support the Draft Plan of Subdivision and Zoning Bylaw Amendment applications for the Tamarack Richmond lands located at the intersection of Ottawa Street and Eagleson Road (the subject lands). Tamarack Richmond is proposing the development of low-density residential uses, a local park, and a site for an elementary school along with reserving lands for employment uses on the subject lands.



Proposed Development

The Draft Plan of Subdivision prepared by AOV (Appendix 1) and concept plan prepared by WND (Appendix 2) illustrate the uses proposed on the subject lands. The subject lands are within the Village of Richmond and the plan introduces a new east west connection to the site connecting to McBean Street and Eagleson Road through the subject lands.

Residential Uses

A range of low-density residential lands are proposed for the subject lands, including:

- 306 detached dwellings
- 54 semi detached dwellings
- 343 townhouse dwellings

School Block

The Concept plan was circulated to appropriate school boards and Ottawa Carleton District School Board indicated that they would require an Elementary School Site in the Plan of Subdivision. A 2.9-hectare block next to the main community park has been set aside for the purposed of an elementary school.

Parks and Open Spaces

The Concept Plan includes 2 parks. A 2.0-hectare block next to the elementary school and a 1.1-hectare block in the north east quadrant of the site. In addition to the two park blocks a small open space block of .16 hectares provides access to the Richmond bypass drain block (4 hectares) which includes a 30-metre buffer/setback from the top of bank.

Stormwater Management Facility

As shown on the Concept Plan, a 2.3-hectare stormwater management facility is proposed to be located adjacent to the bypass drain block to the easterly limit of the drain block.

Employment Uses

Consistent with the Secondary Plan designation an 18.69-hectare employment block is currently reserved at the southernly boundary of the site. Employment uses have not been defined and will be the subject of future applications.

The Planning Applications

Tamarack Richmond are submitting the following 2 planning applications:

Draft Plan of Subdivision

The draft plan would create:

- Development Blocks
- Parks and Open Space
- Right of Way blocks for local and collector roadways
- Employment block along the southern boundary of the site

Zoning By-law Amendment (ZBLA)

The ZBLA would rezone the site from Rural General Industrial Zone (RG3[385r]) to the following zones:

- Village Residential Third Density Zone (V3) for the detached, semi-detached and townhouse dwellings;
- Parks and Open Space (O1) Zone for the 7.3 hectares of land designated parks and open space
- Rural Institutional Zone for the land designated for the elementary school

Subject Lands and Surrounding Areas

Subject Lands

The subject lands are a consolidation of several parcels and those parcels are legally known as:

- FIRSTLY: UNIT 23 PLAN 4D-24 PART 1 PLAN 4R30848; SECONDLY: UNIT 25 PLAN 4D-24 PART 1 PLAN 4R31263; THIRDLY: PART PARK LOTS 1,2 & 3 SOUTH OF OTTAWA ST & PART LOT 26 CON 2 GOULBOURN PART 1 PLAN 4R1802 CITY OF OTTAWA – PIN 039340123
- FIRSTLY: PART OF UNIT 9, PLAN 4D-24, BEING PART 2 ON PLAN 4R-32842 AND PART 3 ON PLAN 5R-1585; CITY OF OTTAWA, SECONDLY: UNIT 11, PLAN 4D-24 EXCEPT PART 3 ON PLAN 4R-32842 AND PART 2 ON PLAN 4R-4631; CITY OF OTTAWA, THIRDLY: PART OF UNIT 19, PLAN 4D-24, BEING PART 1 ON PLAN 4R-2606; TOGETHER WITH AN EASEMENT OVER PART OF UNIT 22, PLAN 4D-24 DESIGNATED AS PART 2 ON PLAN 4R-2606 AS IN RI1308; CITY OF OTTAWA. PIN 039340129

Surrounding Area

The subject lands and surrounding area are characteristic of a growing village in a rural setting. Land uses in the abutting area include:

West

The lands to the immediate west of the subject lands front onto McBean Street and range from a storage facility to a Kitchen Cabinetry manufacturing facility.



West Lands

Subject Lands and Surrounding Areas

South

Actively farmed agricultural lands abut almost the entire southern boundary of the subject lands. A small section on the western edge of the southern boundary are vacant forested general rural designated lands.



South Lands

East

Eagleson Road runs the entire length of the entire eastern boundary of the subject lands. Across Eagleson Road are agricultural lands with sporadic single-family homes.



Looking East from Ottawa Street

Subject Lands and Surrounding Areas

North

The northern boundary of the subject lands is more complex with the Richmond drain form a natural boundary for the subject lands with a small section of lands abutting Ottawa Street. The south side of Ottawa Street is dotted with single family homes and local businesses. A CN rail line crosses Ottawa Street and a works yard is located on the south side of Ottawa street. The location is easily visible from Ottawa Street.



Looking East from Ottawa Street

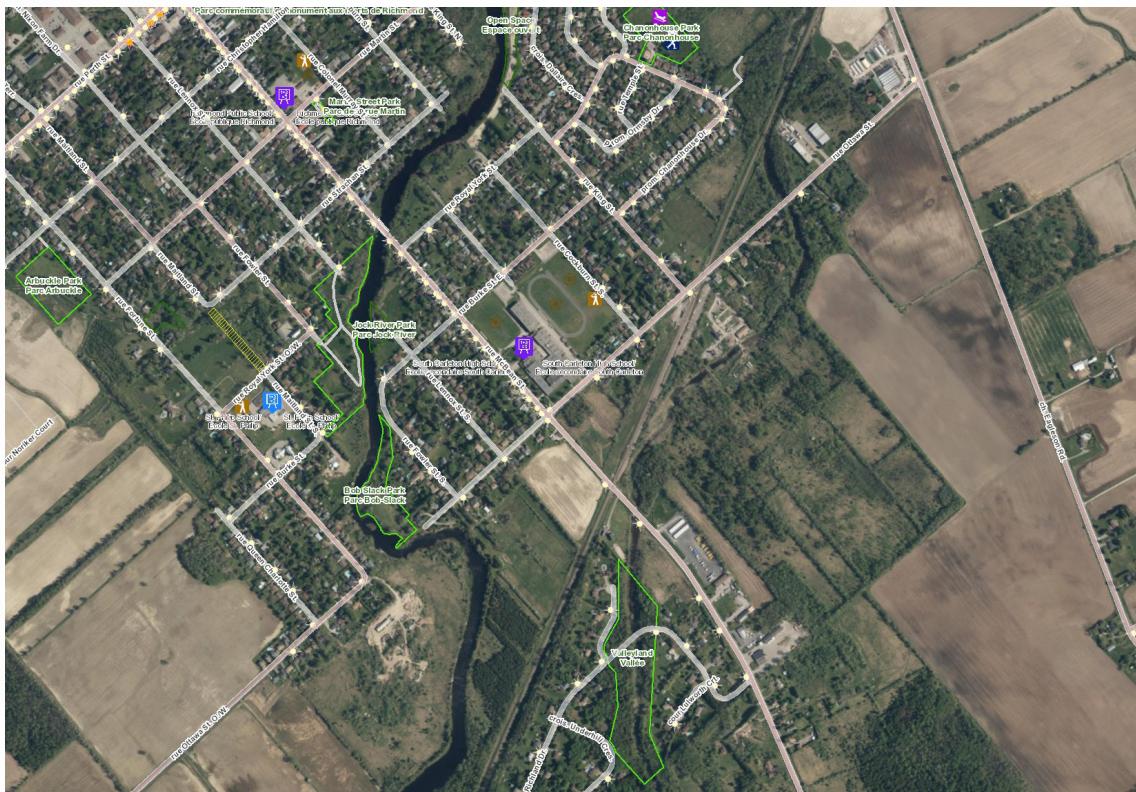
Subject Lands and Surrounding Areas

Community Amenities

Two local parks and an elementary school are proposed for the subject lands. Several existing neighbourhood parks – Bob Slack, Valleyland and Chanonhouse Park are located in the communities abutting the subject lands.

South Carleton High School and its 3 playing fields, baseball diamond and running track are less than 300 metres from the subject lands.

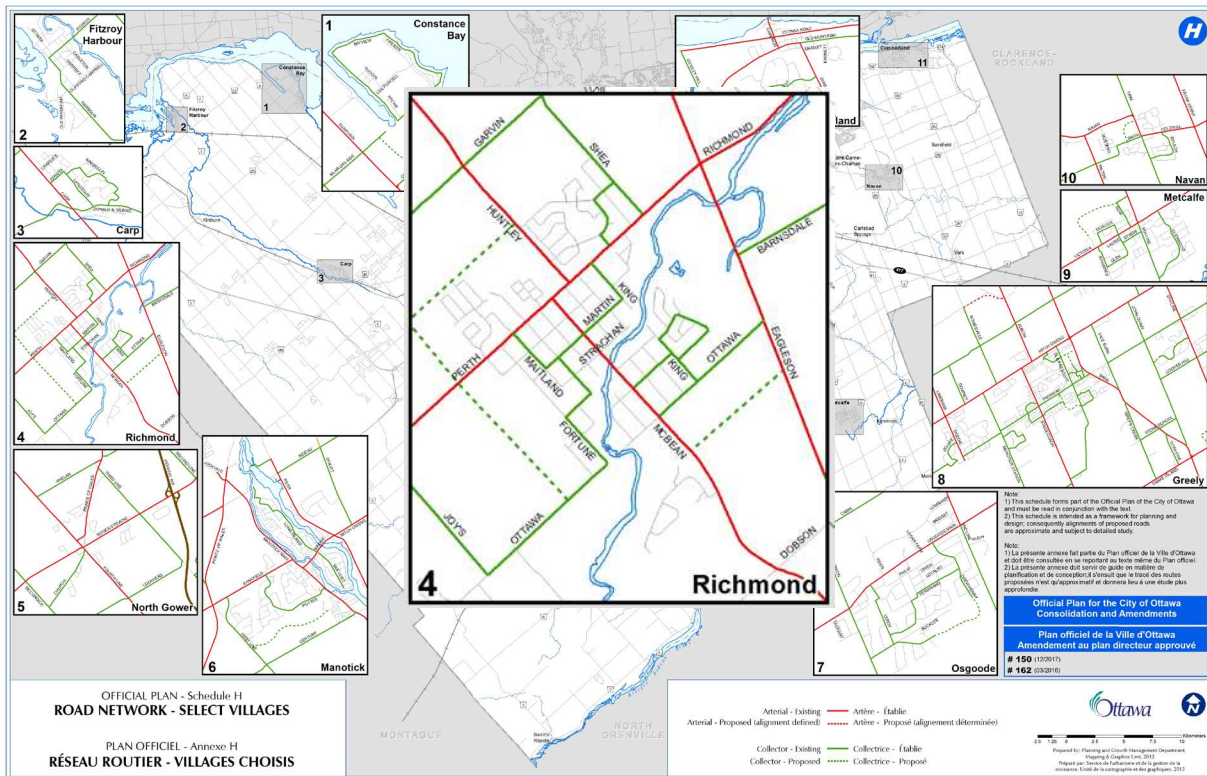
The Richmond Fairgrounds, Richmond Lions Community Park and the Richmond Memorial Community Centre and Arena are located less than 2 kilometres north of the subject lands.



Looking East from Ottawa Street

Roads

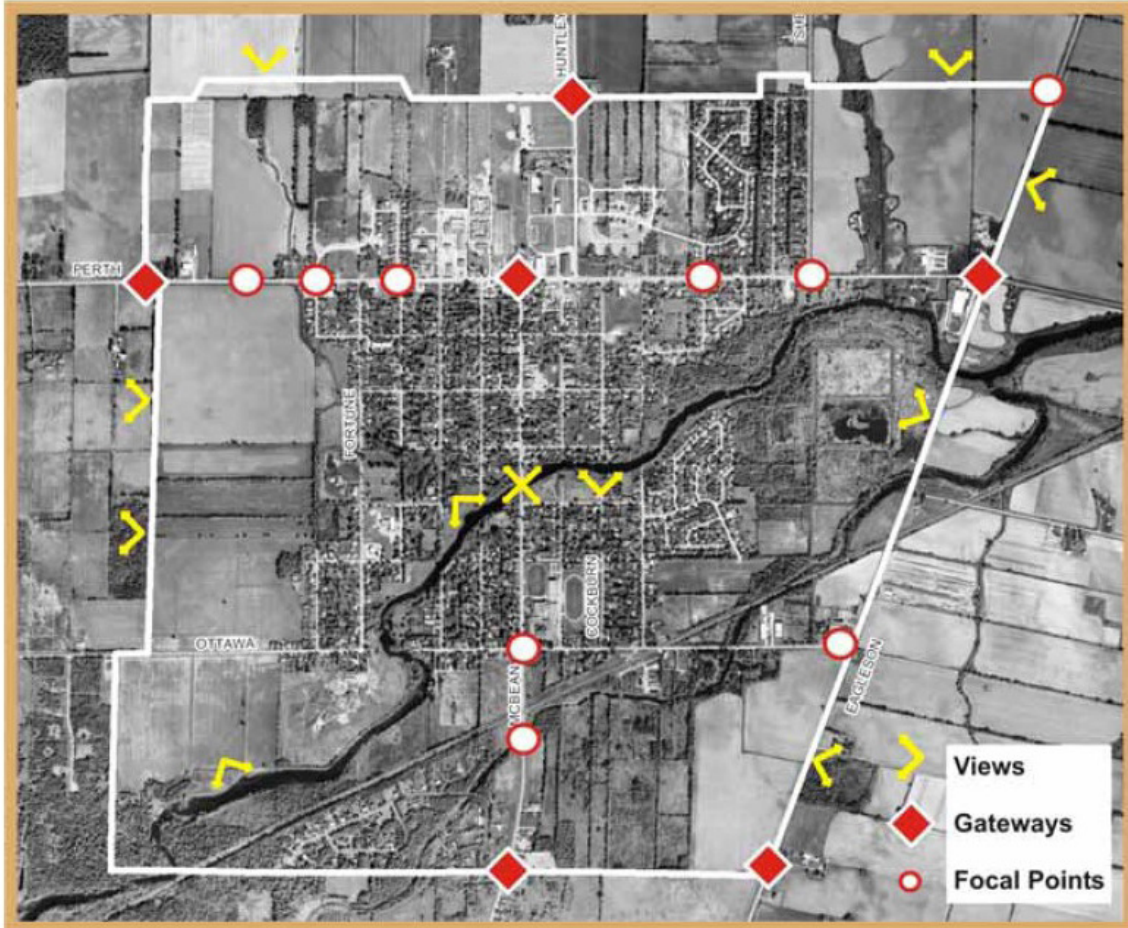
Schedule H – Road Network Select Villages of the City’s Official Plan designates Eagleson Road and McBean Street as an existing arterial roadway (Extract #4 on Schedule H). Schedule H also designates Ottawa Street as an existing collector. The schedule also indicates a proposed collector roadway running parallel to Ottawa Street between Eagleson Road and McBean Street.



Arterial Roads are major roads which carry large volumes of traffic over longer distances. They function as major corridors in most villages providing connectivity for all modes of transportation: car and truck traffic, pedestrians, public utilities, cyclists, and transit.

Collector Roads serve neighbourhood travel needs to and from major collector or arterial roads and provide access to the local road network serving the community.

village of
Richmond
community design plan



The Richmond Village Community design plan designates several Street intersections as locations for Gateways or Focal Points.

The Provincial Policy Statement (PPS) (2020)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The Section 3 Subsection 5 of the Planning Act requires that planning decisions be consistent with the current policy statements and those decisions shall conform with the provincial plans that are in effect on the decision date.

Excerpts from the PPS (2020) are used to test the consistency and conformity of the proposed plan of subdivision.

Building Strong Healthy Communities

Policy Section 1.1.1 Healthy, liveable, and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; (1.1.1 (a))
- accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long term needs.(1.1.1 (b))

Policy Section 1.1.3 Settlement Areas

- Settlement areas shall be the focus of growth and development. (1.1.3.1)
- New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities. (1.1.3.6)

Housing Policy 1.4

- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 1. establishing and implementing minimum targets for the provision of housing which is affordable to low- and moderate-income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities(1.4.3 (a))
 2. directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;(1.4.3 (c))
 3. promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;(1.4.3 (d))

The proposed Plan of Subdivision and requested zoning are consistent with and conform to the PPS (2020).

The proposed Plan of Subdivision supports the key objective of efficient land use patterns and densities that creates a community that will meet long term needs of both the City of Ottawa and the Province of Ontario over the long term.

The proposed development introduces a broad range of residential uses. The school block not only supports the proposed residential development but also helps enhance sustainability of the Village of Richmond by provide modern educational amenities to the broader Richmond community.

Finally, the park and open space blocks serve the local residents and the primary park block is located beside the school block so that both blocks can share amenities. The location is such that all new resi-dents will be able to walk, cycle or ride to these amenities.

City of Ottawa Official Plan (2003, Consolidated)

For the purposes of this rationale, the policies of the City of Ottawa Official Plan have been reviewed with respect to the proposed development.

The subject lands are designated Village on Schedule A – Rural Policy Plan. Although the subject lands are discussed in detail in the Richmond Village Secondary Plan discussed later in this rationale Policy 3.7.1 – Villages of the Official Plan does provide general guidance and support for development of the subject lands.

Building Liveable Communities

- A wide range of housing forms to meet the needs of the Village’s population will be permitted in Villages.
- When reviewing development applications, the City will consider:
 1. Relevant provisions of the village secondary plan or community design plan
 2. Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated.
 3. How the development supports a pedestrian and cycling environment and links the site to the surrounding neighbourhood.
 4. How the application of good design is used to ameliorate the effects of a higher intensity use of land on the surrounding uses.
 5. Those matters addressed in Section 2.5.1 and Section 4.11 related to compatibility and community design.

Section 2.51 of the Official Plan speaks to the issue of community design. The subject lands, while on the edge of the village boundary, can find design guidance in the preamble and design objections. The proposal for subject lands must be sensitive, flexible, complimentary and must fit well into the wider community context.

- Introducing new development and higher densities into existing areas that have developed over a long period of time requires a sensitive approach and a respect for a community’s established characteristics.

- Allowing for some flexibility and variation that complements the character of existing communities is central to successful intensification.
- Compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, can enhance an established community through good design and innovation and coexists with existing development without causing undue adverse impact on surrounding properties.

The concept plan which shows parks, and a new elementary school complements the existing community. The fact that the subject lands abut the McBean Road business area, a natural feature, and a perimeter roadway (Eagleson) minimizes the impact on the neighbouring residential community. The location allows for a different housing product and lot fabric without impacting on the existing community to the north. The proposed connection to McBean Street allows for active transportation to access schools and the Village Main Street for shopping and other activities ensuring that adverse impacts are minimized.

The Official Plan states in Section 4.11 that the compatibility of a development application will be evaluated in the context of this Section. Section 4.11 provides guidance on compatibility against which the subject lands are tested:

1. Development Scale

- The scale of the proposed development is similar to the surrounding community in that it comprises low rise residential development, schools, parks, and open spaces. The density is different but the existing development along McBean and the natural feature on the northern property boundary ensure no adverse community impact.

2. Traffic

- CGD Transportation has prepared a Community Transportation Study (CTS) which concludes that the development will not adversely impact the surrounding transportation network.

3. Access

- The concept plan shows an access to Ottawa Street and Eagleson Road. Consistent with the Village Secondary Plan the applicant has secured a new access to McBean Street. As a result, the CTS does not identify any concerns with respect to the access to the subject lands.

4. Outdoor Amenity Area

- Outdoor amenity areas will be provided in the rear yards of the proposed residential dwellings. Two parks, totalling 3.11 hectares, are proposed as well as a 2.9-hectare school site which will include outdoor play areas. It should be noted that the 3.11-hectare parkland currently proposed is larger than required by the City's Parkland contribution by-law which requires 1 hectare for every 300 units which in this case would require 2.34 hectares.

5. Lighting

- Standard Street lighting is proposed and will not have an impact on abutting properties.

6. Noise and Air Quality

- The proposed low-rise community will not generate any adverse noise impacts.

7. Sunlight

- The building typology is restricted to ground-oriented townhomes, singles and semi-detached units which should not block or impede sun light on abutting amenity areas or abutting land uses.

8. Microclimate

- Wind, snow drifting and temperature impacts on adjacent properties are not anticipated.

9. Supporting Neighbourhood Services

- As discussed earlier the concept plan includes an elementary school

Richmond Village Community Design Plan (July 2010) and the Richmond Secondary Plan

The Richmond Village Community Design Plan was the foundation for the formal Richmond Secondary Plan. The CDP does provide guidance when developing within the village of Richmond.

The Plan anticipates that the new development will implement the following sections of the Richmond CDP:

- Section 1.4 Visionary Principles

- Section 1.5 Liveable Community Initiatives
- Section 4.0 Land Use

The plan also asks that new development to seek to provide a minimum of one tree in the road right-of-way of every new proposed ground-oriented dwelling and on both sides of all arterial and collector roads.

The CDP Vision is announced in 6 principles:

- Create a liveable and sustainable community
- Protect and enhance Richmond's historic village character
- Protect the natural environment and incorporate constraints into the plan
- Expand and maintain transportation infrastructure
- Create and protect open space, recreation, and community services
- Ensure sustainability of servicing

The 6 principles and the liveable community initiatives seek to ensure that new development supports the village core, provides a range of housing and park space, has a transportation network that is efficient and supports walking and cycling, protects the communities natural corridors and has sustainable water and wastewater infrastructure.

The proposed plan of subdivision provides parkland and schools. It improves the transportation networks and by increasing the population of the village supports the core with more people available to shop and use the services in the Village commercial core.

The CDP viewed the subject lands as Industrial lands and provided a demonstration plan which provided good direction on a new collector link between McBean and Eagleson, along with pathways, greenspace, and gateway features.

Although the land use was changed via an amendment to the secondary plan in October 2013 the demonstration plan in the CDP has linkages to the current application in that a new park is being provided, the drainage creek is protected and a new collector road is proposed.

The CDP was converted to a formal secondary plan providing a more structured approach to evaluating new development and in October 2013 the secondary plan was amended to redesignate a large portion of the lands to residential – one and two unit and village commercial.

The final secondary plan is a formal planning document that provides a more concise policy direction. In addition to complying with the direction of the CDP the secondary plan requires that the large lot development section of a proposed subdivision comply with a density target of 17 units per net Ha and comprise a minimum of 2-7% of the total units.

The draft plan proposes 35 large lot singles on 2 hectares of land and comprise 5% of the total units. This would meet the require of the secondary plan.

Design Guidelines for Rural Villages

The City of Ottawa has approved Design Guidelines for Rural Villages which layout the City's expectations during the review of the proposed development. The following lists the appropriate guideline and how it is met with respect to the proposed development.

Guideline 1:

Define community entry points such as major entranceways. Entry point features should reflect village character and may include elements such as landscaping, lighting, public art, and signage.

The proposed subdivision has 2 major entry points – at McBean and Eagleson. As part of the draft conditions of approval this condition will be met.

The CDP offers another key location for a gateway feature – at the south east corner of the village boundary on Eagleson Road. The required plan will address this location as well.

Guideline 2:

Ensure new development respects the natural topography of land, and integrates existing landforms such as hills, terraces, cliffs, valleys, rocky outcrops, and watercourses. Avoid altering natural terrain to accommodate development.

The proposed draft plan does not alter the natural topography. The proposed setbacks along the northern water feature preserve and enhance the feature and its associated topography. The rest of the land is flat and relatively featureless

Guideline 5:

Establish a variety of lot sizes in residential developments. Creating a mix of lot sizes promotes a range in dwelling types and, in turn, creates housing options for residents. Explore innovative servicing methods where lot sizes may be restricted by servicing capabilities.

Lots in the proposed subdivision are varied in size which allows for a range of affordability and housing typology – townhouses, singles, and semi-detached units

Guideline 6:

Develop a mix of housing designs along neighbourhood blocks to avoid a mass produced or “cookie cutter” appearance. Varied housing styles, colours and materials create a visually interesting streetscape and village atmosphere.

The heart of the subdivision is the park and school blocks with the collector and local road networks converging and branch off from that key location. A variety of housing types from back to back and traditional town houses to semi detached and detached housing will be arrayed around the park and school blocks to create a full sense of community

Guideline 7:

Concentrate a mix of uses – commercial, residential, recreational, and institutional – within the village core. Locating uses within walking distance of each other strengthens community interaction and viability. The development of “big-box” stores on the periphery of the village or just outside the village boundaries is discouraged.

By providing sustainable and cost-effective housing the proposed subdivision supports the commercial core of the village. Village commercial is not part of the initial subdivision but can be accommodated in later phases of the subdivision. However given the proximity of the proposed development to the village core and

Policy Framework

the ease of access using active transportation that will occur as a result of this subdivision more thought should be given with respect to the requirement to have village commercial in future phases.

Guideline 9:

Provide direct pedestrian connections between adjacent uses within villages to ensure safe and convenient pedestrian movement.

The CDP proposes that new development provide a roadway connection from McBean to Eagleson and it also proposes new walking and cycling connections from the new access points into the existing community. These new active transportation connections will be part of the proposed transportation network.

Planning Applications

To achieve the development envisioned by the CDP and Secondary Plan will require the submission of two planning applications, a Plan of Subdivision and Zoning By-law Amendment.

Draft Plan of Subdivision

The proposed Plan of Subdivision would create 62 blocks and 16 streets including a new east west collector road connecting Eagleson Road with McBean Street.

The following is a general list of proposed residential units:

- 11.58m (38ft) Single Detached – 5.2 ha – 138 units
- 13.72m (45ft) Single Detached – 6.1 ha – 133 units
- 15.24m (50ft) Single Detached – 2 ha – 35 units
- 15.15m (49.7ft) Semi Detached – 1.6 ha – 54 units
- 3-5 Unit Townhouse Blocks – 7.6 ha – 343 units

Proposed Plan of Subdivision Blocks and Streets

Land Use	Area (ha)
Residential	22.94
Commercial/Employment	18.69
Parks	3.11
Open Space	4.67
Stormwater Management	2.3
Schools	2.9
Roads	11.6

Plan of Subdivision Criteria

The Planning Act Section 51 outlines criteria that applicants and the City of Ottawa must address when reviewing Plan of Subdivision.

Planning Act Section 51 - Part 25 Compliance		
Provision	Applicability	Application Compliance
(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2;	Yes	The Provincial Policy Statement (PPS) provides direction on matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to accommodate a full range of current and future needs taking advantage of existing infrastructure. The proposed subdivision to the overall objectives and intent of the PPS.
(b) Whether the proposed subdivision is premature or in the public interest;	Yes	The subject lands are already identified as appropriate development parcels. The subdivision is therefore in the public interest.
(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The parcels conform to the appropriate OP policies.
(d) The suitability of the land for the purposes for which it is to be subdivided;	Yes	The subdivision is meant to facilitate the creation of a new parcels. Any development that occurs will adhere to City regulations and will occur in accordance with the Village of Richmond Secondary Plan and the City of Ottawa Official Plan.
(e) If any affordable housing is being proposed the suitability of the proposed units for affordable housing;	No	
(f) The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;	No	
(g) The dimensions and shapes of the proposed lots;	Yes	The parcels conform to the appropriate standards and allow of the development of the land for purposes that conform to the Official Plan and Village Design Plan.
(h) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on the adjoining land;	No	
(i) Conservation of natural resources and flood control;	No	
(j) The adequacy of utilities and municipal services;	Yes	A detailed plan of services prepared by a Professional Engineer will support the proposed Subdivision
(k) The adequacy of school sites;	Yes	A detailed plan of services prepared by a Professional Engineer will support the proposed Subdivision
(l) The area of land, if any, within the proposed subdivision that, exclusive of highways is to be conveyed or dedicated for public purposes;	Yes	Parks, open spaces, SWM facilities, schools, and roadways for part of the Subdivision.
(m) The extend to which the plan's design optimized the available supply, means of supplying, efficient use, and conservation of energy; and	No	
(n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30;2001, c. 32, s. 31(2); 2006, c.23, s. 22 (3,4); 2016, c. 25, Sched. 4, s. 8 (2).	No	

Zoning Bylaw Amendment

The ZBLA would rezone the lands from Rural General Industrial Zone - RG3[385r] to the following zoning classifications:

Village Residential Third Density Zone for the residential blocks. The VM3 zone permit a range of low and medium density housing types in areas designated as Village in the Official Plans. The applicable subzone for the VM zone will be determined through the application circulation process.

Dual Village Residential Third Density and Rural Institutional Zone for the School Block. The RI zone permits a range of community-oriented and emergency service uses which serve the needs of the rural population in areas designated primarily as Village in the Official Plan. This property is dual zoned in case it is not purchased by the school board after the reserve period expires. The applicable subzone for the VM and RI zone will be determined through the application circulation process.

Parks and Open Space (O1) for the new parks and for the creek spaces. The O1 zone is the only zone for parks in the City and is appropriate for the parks and open spaces within the subdivision.

Conclusions

Based on the information presented throughout this Planning Rationale, it is my opinion that the proposed Plan of Subdivision, and Zoning By-law Amendment applications are appropriate when evaluated against the applicable Official Plan and CDP policies as they relate to the subject lands.

In conclusion:

- The plan of subdivision would allow for the development of vacant lands located within the boundary of an established Village (Richmond). This subdivision allows for the efficient use of existing infrastructure, which is encouraged by the Provincial Policy Statement (PPS).
- The proposed residential mix of uses and densities generally conform to the Richmond Village Community Design Plan and Design Guidelines for Rural Villages. Further, the provision of a range of residential built forms with parks, schools and open spaces is consistent with the PPS, which encourages development that accommodates residents of all ages and incomes and provides sustainable community amenities.
- The plan of subdivision would result in the development of the community park and new collector roadway, as envisioned in the Richmond Village Community Design Plan.

Respectfully Submitted,

Peter Hume

Peter Hume

DRAFT



PRELIMINARY LAND USE

LAND USE	BLOCKS	AREA (ha)
Residential Area	-	23.51
Elementary School	Block A	2.90
Parks	Blocks B-C	3.11
Village Commercial	Block D	18.69
Stormwater Management Facility	Block E	2.36
Richmond By-Pass Drain	Block F	4.51
Open Space	Block G	0.16
Roads	-	11.80
APPROXIMATE TOTAL AREA		67.05ha
APPROXIMATE ROAD LENGTH		6,647m
Includes 14.3m Window Streets; 16.5m Local Roads;		
20.0m & 24.0m Collector Road		
- - - BICYCLE ROUTE		

PRELIMINARY CONCEPT PLAN

Ottawa Street and Egleson Road
City of Ottawa

Not to Scale September 14, 2020 18.549





1448 DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 47 OF THE PLANNING ACT THIS ... DAY OF ...

2020

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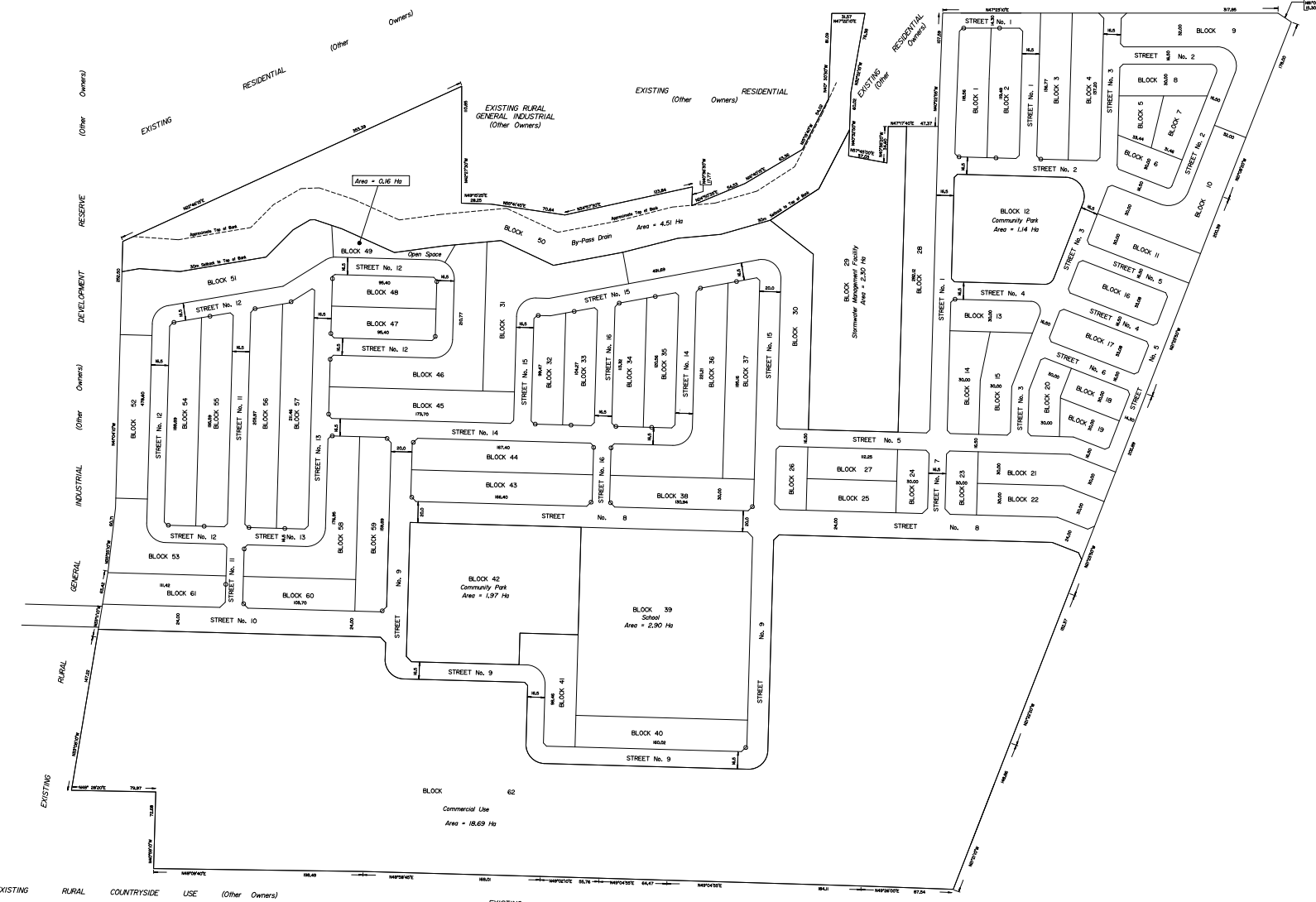
2020

-Pass

DRAFT PLAN OF SUBDIVISION OF
Concept B
PART OF LOT 26
CONCESSION 2
 Geographic Township of Goulbourn
 and
PARK LOTS 1 and 2 and
PART OF PARK LOT 3
 (South Ottawa Street)
VILLAGE OF RICHMOND
 and
PART OF UNITS 9, 11, 19, 23, 25
INDEX PLAN 4D-24
 City of Ottawa
 Prepared by Annis, O'Sullivan, Vollebæk Ltd.
 February 13, 2020

Scale: 1:1250

Metric
 (CONVERSION TABLE FOR METRIC AND IMPERIAL UNITS)
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY that the boundaries of the lots to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Date: _____

 SURVEYOR

OWNERS CERTIFICATE
 This is to certify that we are the owners of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

Date: _____

 ANNIS, O'SULLIVAN, VOLLEBAEK CORPORATION
 ANNIS, O'SULLIVAN, VOLLEBAEK CORPORATION
 I have authority to bind the corporation.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

- (a) see plan
- (b) see plan
- (c) see plan
- (d) single-family residential housing, commercial, park land, institutional, open space, stormwater management/drain
- (e) see plan
- (f) see plan
- (g) City of Ottawa
- (h) see site report
- (i) see plan
- (j) sanitary storm sewers, municipal water, heat, hydro, cable and gas to be installed
- (k) see plan

