



DRAFT PLAN OF SUBDIVISION OF  
PART OF LOT 1  
CONCESSION 1 (RIDEAU FRONT),  
PART OF LOTS 1 AND 2  
CONCESSION 2 (RIDEAU FRONT)  
AND PART OF THE ROAD ALLOWANCE BETWEEN  
CONCESSIONS 1 AND 2 (RIDEAU FRONT) (CLOSED)  
Geographic Township of Nepean  
CITY OF OTTAWA  
SCALE:  
1 : 1000  
DATE: February 19, 2025

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR  
RELATIONSHIP TO ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.  
DATED February 20, 2024  
E. H. Herveyer  
ONTARIO LAND SURVEYOR  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
ONTARIO LAND SURVEYORS  
22459-21

**OWNER'S CERTIFICATE**  
WE, UNIFORM URBAN DEVELOPMENTS LTD., 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.  
2025-02-20  
John MacDougall  
John MacDougall  
Uniform Urban Developments  
I have the authority to bind the corporation

- 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 purposes 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 & 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).  
**Silly 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 1

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 BUILDINGS  
SERVICES DEPARTMENT, CITY OF OTTAWA  
(613) 254-9643  
(613) 254-5867  
www.novatech-eng.com

**NOVATECH**  
Engineers, Planners & Landscape Architects  
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Ottawa, Ontario, Canada K2M 1P6  
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Facsimile (613) 254-5867  
Website www.novatech-eng.com

PROJECT No. 121153

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