


**DAM BROWN, MANAGER  
DEVELOPMENT REVIEW RURAL  
G, DEVELOPMENT AND BUILDING  
DEPARTMENT, CITY OF OTTAWA**



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

T. Hartwick  
ONTARIO LAND SURVEYOR

Rino Verzeroli

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 map, on a scale of not less than 1"cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or to which the applicant has an interest, even if subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the townships & of other original grants 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 & priority of the soil;  
**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 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. 39 (3);  
**As shown on Draft Plan.**

PROJECT No. 120061