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

KEY MAP
NOT TO SCALE

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 LOT 4
CONCESSION A (BROKEN FRONT)
Geographic Township of North Gower
CITY OF OTTAWA
SCALE
1 : 300
DATE: JANUARY, 2023
REVISED: NOVEMBER, 2024

Rideau River

WEST CHANNEL OF THE RIDEAU RIVER

EXISTING RESIDENTIAL

Waters Edge April 17th, 2021

Controlled Water Elevation = 85.55 per Parks Canada

PART 4 PIN 03903 - 0102

PART 1 PLAN 4R-35574

N51°02'20"E 14.2

48.24

N 64°54'43" E

N51°02'20"E 26.41

PART 1 PLAN 5R-13143

PART 2 PLAN 4R-35574
SUBJECT TO EASEMENT INST. OC2636104
SUBJECT TO EASEMENT INST.'S NG11635, N530320E & N753243

PART 7 PLAN 5R-13143

58.50

4.69

17.70

12.82

21.41

5.85

14.04

8.79

7.28

40.07

N 87°20'27" W

15.13

16.01

16.75

N 44°38'16" W

61.80

18.36

15.48

3.99

7.09

3.18

9.34

20.47

5.00

30.64

±16.6
N60°04'50"E

93.96

28.56

6.08

1.90

6.04

38.14

51.33

N60°04'50"E

15.85

N30°03'10"W

15.43

10.80

14.19

1.80

52.93

N82°54'10"W

51.46

22.18

5.64

17.65

1.70

20.00

R=20.00
A=46.33
C=36.64
N62°31'40"W

17.24

Antochi Lane

LOT 4 PIN 03903 - 0117

CONCESSION A (BROKEN FRONT)

PLAN 5R-13143

PART 1 PLAN 4R-35574

PART 2 PLAN 4R-35574

PART 7 PLAN 5R-13143

SUBJECT TO EASEMENT INST. OC2636104

SUBJECT TO EASEMENT INST.'S NG11635, N530320E & N753243

SUBJECT TO EASEMENT INST. LT487633

SUBJECT TO EASEMENT INST. 5559

SUBJECT TO EASEMENT INST. NG16355, N530320E & N753243

PART 12 PIN 03903 - 2278

PART 11 PIN 03903 - 2279

PART 10 PIN 03903 - 2280

PART 9 PIN 03903 - 2281

PART 8 PIN 03903 - 2282

PART 2 PIN 03903 - 2283

PART 1 PIN 03903 - 2284

LOT 7 PIN 03903 - 1268

LOT 6 PIN 03903 - 1269

LOT 5 PIN 03903 - 1270

BLOCK 10 PIN 03903 - 1272

BLOCK 9 PIN 03903 - 1271

(NORTH GOWER (BROKEN FRONT)

REGISTERED PLAN 4M-574

EXISTING RESIDENTIAL

EXISTING OPEN SPACE

SHORE LINE PER 4R-13143 MAY 10 2013

86.0 86.5 87.0 88.0 89.0 90.0

BLOCK 5
Common Elements
Area= 0.32 Ha
(0.80 Acres)

BLOCK 1
Residential
Area= 0.38 Ha
(0.96 Acres)

BLOCK 6
Common Elements
Area= 0.01 Ha
(0.04 Acres)

BLOCK 2
Residential
Area= 0.09 Ha
(0.22 Acres)

BLOCK 4
Common Elements
Area= 0.14 Ha
(0.34 Acres)

BLOCK 3
Open Space
Area= 0.01 Ha
(0.03 Acres)

Orchard Hollow Drive

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 Dec 18, 2024

T. Hartwick
ONTARIO LAND SURVEYOR

Annis, O'Sullivan, Vollebekk Ltd.
ONTARIO LAND SURVEYORS

OWNER'S CERTIFICATE

I/WE, 1910753 ONTARIO INC.,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 Dec 20, 2024

Rino Verzeroli

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 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 & porosity 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 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. 28 (3).
As shown on Draft Plan.

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. 120061

D07-16-23-0003

V:\2022\234\15-22_1910753 Ontario Inc_1887 Antochi Lane_Draft Plan of Subdivision_TH\Drawings\234\15-22 Draft Plan of Subdivision DM.dwg