



DRAFT PLAN OF SUBDIVISION
PART OF LOTS 11 AND 12
CONCESSION 2
GEOGRAPHIC TOWNSHIP
OF HUNTLEY
CITY OF OTTAWA

BLOCKS 1-3 and 6-14 for commercial/Industrial use
 BLOCK 4 for stormwater management
 BLOCK 5 for other
 STREET A = 26 metres wide

APPLICANT AND PROPERTY OWNER
 T & L CARROLL HOLDINGS INC.
 1388 HOME ROAD
 CARP, ON, N0A 1L0

I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS PLAN TO THE COUNCIL OF THE CITY OF OTTAWA.
 DATED ON APRIL 9, 2026
John Carroll
 T & L CARROLL HOLDINGS INC.
 I HAVE THE AUTHORITY TO END THIS CORPORATION

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 APRIL 9, 2026
John Faulkner
 JOHN FAULKNER
 ONTARIO LAND SURVEYOR

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

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 61 (17) OF THE PLANNING ACT

A. AS SHOWN ON DRAFT PLAN
 B. AS SHOWN ON DRAFT PLAN
 C. AS SHOWN ON DRAFT PLAN
 D. AS SHOWN ON DRAFT PLAN
 E. AS SHOWN ON DRAFT PLAN
 F. AS SHOWN ON DRAFT PLAN
 G. AS SHOWN ON DRAFT PLAN
 H. INDIVIDUAL PRIVATE WELLS
 I. REFER TO SOILS REPORT
 J. AS SHOWN ON DRAFT PLAN
 K. INDIVIDUAL PRIVATE SEPTIC SYSTEMS
 L. AS SHOWN ON DRAFT PLAN

SCHEDULE OF AREAS

LOT/BLOCK	AREA (Ha)	TYPE
BLOCK 1	1.00	COMMERCIAL/INDUSTRIAL USE
BLOCK 2	1.00	COMMERCIAL/INDUSTRIAL USE
BLOCK 3	1.00	COMMERCIAL/INDUSTRIAL USE
BLOCK 4	2.08	STORMWATER MANAGEMENT
BLOCK 5	0.33	OTHER
BLOCK 6	1.23	COMMERCIAL/INDUSTRIAL USE
BLOCK 7	1.20	COMMERCIAL/INDUSTRIAL USE
BLOCK 8	1.26	COMMERCIAL/INDUSTRIAL USE
BLOCK 9	3.83	COMMERCIAL/INDUSTRIAL USE
BLOCK 10	0.98	COMMERCIAL/INDUSTRIAL USE
BLOCK 11	1.14	COMMERCIAL/INDUSTRIAL USE
BLOCK 12	1.14	COMMERCIAL/INDUSTRIAL USE
BLOCK 13	1.15	COMMERCIAL/INDUSTRIAL USE
BLOCK 14	1.48	COMMERCIAL/INDUSTRIAL USE
TOTAL LOT/BLOCK AREA (Ha)	18.78	
STREET	AREA (Ha)	LENGTH (m)
STREET A	2.47	918.97
TOTAL SUBDIVISION AREA (Ha)		21.25

LEGEND:

O B DENOTES BELL UTILITY POLE
 O H DENOTES HYDRO UTILITY POLE
 O BH DENOTES BELL & HYDRO UTILITY POLE
 AN DENOTES ANCHOR
 ANH DENOTES ANCHOR
 OHW DENOTES OVERHEAD WIRES
 SF DENOTES BOARD FENCE
 PWF DENOTES POST & WIRE FENCE
 PWC DENOTES POLYMER COLOURED (PLASTIC)
 MW DENOTES MONITORING WELL
 CT DENOTES TREE LINE
 CT DENOTES SOIL

DISTANCES:
 DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999965.

BEARINGS:
 BEARINGS ARE MTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERRED TO THE NA83 (ORIGINAL) MTM ZONE 9 COORDINATE SYSTEM.

ELEVATIONS:
 ELEVATIONS AND EXISTING TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE PROVIDED BY A METR TO ILLUSTRATE TOPOGRAPHY BY MONTOSH PERRY SURVEYING INC. FILE 23-1883.

HORIZONTAL DATUM:
 HORIZONTAL DATUM IS NA83 (GRID) MTM ZONE 9 AND HAS BEEN DERIVED FROM REAL TIME NETWORK GNSS OBSERVATIONS.

VERTICAL DATUM:
 VERTICAL DATUM IS CGVD28/78 DERIVED FROM REAL TIME NETWORK GNSS OBSERVATIONS REFERENCED TO THE CANADA HT_2 GEOD MODEL.

SCALE 1 : 750
 0 15 30 45 60 75 Metres

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISIONS

No.	DESCRIPTION	DATE	BY
1	REVISIONS DURING 30-DAY COMMENT PERIOD, REDUCED ROW TO 25M, ADDED NEW BLOCKS	2025-02-06	MP
2	ROAD MARKS UPDATED, BLOCKS REVERSED	2025-11-24	MP
3	ROAD MARKS UPDATED, BLOCKS REVERSED	2025-12-09	MP
4	SHADING TRIANGLE ON BLOCK 5	2026-01-09	MP

Callon Dietz INCORPORATED
 ONTARIO LAND SURVEYORS
 CARLETON PLACE LONDON NORTH BAY
 info@callondietz.com callondietz.com

SURVEY BY: DRAWN BY: MP FILE No: 26-28609 PLAN No: