



DRAFT PLAN OF SUBDIVISION OF PART OF BLOCKS G AND H REGISTERED PLAN No. 383389 CITY OF OTTAWA

SCALE:
1 : 500

DATE: DECEMBER, 2025

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. 23, 2025

[Signature]
ANNIS O'SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS 25770-25

OWNER'S CERTIFICATE

WE, BAXTER REGIONAL 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 12/23/2025

[Signature]
Evan Garfield
(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 layout, 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 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, and Park shown on Draft Plan
 - E) The existing uses of all adjoining lands.
Residential, and Commercial shown on Draft Plan
 - F) The approximate dimensions & layout of the proposed lots.
As shown on Draft Plan
 - F.1) If any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units.
No affordable housing units are proposed.
 - G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas 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 & quantity of the soil.
Brown Silty Clay, trace 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 0.5 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 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. 25, s. 30, 1996, c. 4, s. 28 (2), 2016, c. 25, Sched. 4, s. 8 (1).
As shown on Draft Plan.

BAXTER ROAD

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__

DERRICK MOODIE, MANAGER
DEVELOPMENT REVIEW WEST
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

NOVATECH
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PROJECT No. 121019

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