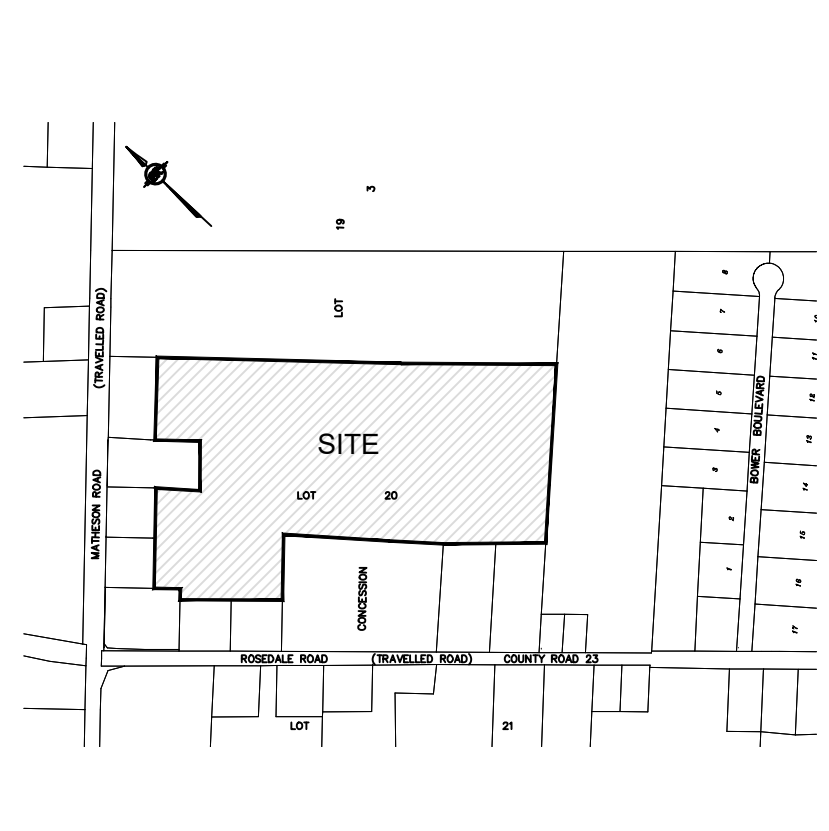


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____

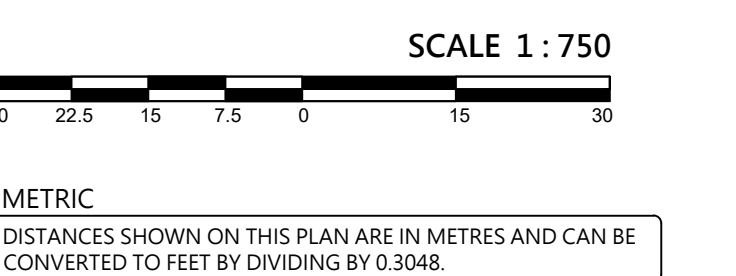
THIS DRAFT PLAN IS APPROVED BY THE COUNTY OF LANARK UNDER SECTION 51 OF THE PLANNING ACT. THIS _____ DRAWING IS _____

KURT GRAYES
CHIEF ADMINISTRATIVE OFFICER
COUNTY OF LANARK



KEY MAP
Not to Scale

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 20
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF MONTAGUE
TOWNSHIP OF MONTAGUE
COUNTY OF LANARK
MONUMENT-URSO SURVEYING LTD.



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

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
The boundaries of the lands to be subdivided and their relationship to the adjoining lands have been accurately and correctly shown.

JANUARY 30, 2025
DATE

STEFAN BAZAR
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
I, HEREBY BEING THE REGISTERED OWNER, HEREBY AUTHORIZE MONUMENT-URSO, TO SUBMIT THIS PLAN OF PROPOSED SUBDIVISION TO THE COUNTY OF LANARK FOR APPROVAL.

DATE _____
Pat Lambert, President
Smart Homes Ottawa Inc.
I have the authority to bind the corporation

LEGEND
DENOTES

- UP - UTILITY POLE
- GA - GATE
- RF - RAIL FENCE
- CF - CHAIN LINK FENCE
- BF - BOARD FENCE
- PF - POST & WIRE FENCE
- TS - TOP OF SLOPE
- CL - CENTRELINE
- CD - CENTRELINE OF DITCH
- CR - APPROXIMATE CROWN OF ROAD
- EA - EDGE OF ASPHALT
- OW - WOOD POST
- OW - OVERHEAD WIRE

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 is shown;
As Shown on Draft Plan

(c) On a small key plan on a scale of not less than 1 cm to 100 m, all of the land adjacent to the proposed subdivision that is owned by the applicant or 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 or 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, Stormwater Management, and Greenspace shown on Draft Plan

(e) The existing uses of all adjoining lands;
As Shown on Draft Plan

(f) The approximate dimensions & layout of 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;
Drilled Wells & Septic Sewer Disposal

(i) The nature & porosity of the soil;
See Hydrogeological Assessment Report

(j) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land 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;
See Septic Systems

(l) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements;
As Shown on Draft Plan

SCHEDULE OF LAND USE		
LAND USE	UNITS / BLOCKS	AREA (sq.m.)
RESIDENTIAL	41	198 958.0
GREEN SPACE	3	14 368.0
STORM WATER POND	1	20 282.0
NETWORK CONNECTION	1	1 662.0
STREETS	2	29 068.0
TOTAL AREA		58.13 ACRES (23 531 m²)

MATHESON AND ROSEDALE SUBDIVISION

NO.	REVISION	DATE	BY
1	DRAFT PLAN	JAN 29, 2025	DG



COUNTY ROAD 23
Known as ROSEDALE ROAD SOUTH - FORCED ROAD
PIN 05264 - 0112