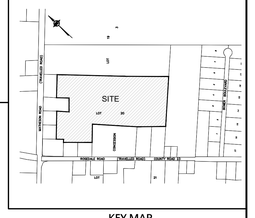
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED

THIS DRAFT PLAN IS APPROVED BY THE COUNTY OF LANARK UNDER SECTION 51 OF THE PLANNING ACT. THIS _____ DAY OF _____ 20__.

KURT GREAVES
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.

SCALE 1 : 750
30 22.5 15 7.5 0 15 30

METRIC
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

Oup	-	UTILITY POLE
⚓	-	ANCHOR
Gate	-	GATE
RF	-	RAIL FENCE
CLF	-	CHAIN LINK FENCE
BF	-	BOARD FENCE
PWF	-	POST & WIRE FENCE
TOS	-	TOP OF SLOPE
C/L	-	CENTRELINE
CLD	-	CENTRELINE OF DITCH
CRWN	-	APPROXIMATE CROWN OF ROAD
EOA	-	EDGE OF ASPHALT
Owp	-	WOOD POST
OH	-	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 abuts:
As Shown on Draft Plan
(c) On a small key plan, 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 i 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 form the whole part:
As Shown on Draft Plan
(d) The purpose 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 te 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	1662.0
STREETS	2	29 0968.0
TOTAL AREA		58.15 ACRES (23.53 ha)

MATHESON AND ROSEDALE SUBDIVISION

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

Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
710 WOODWARD DRIVE
OTTAWA, ON K2C 0P9
TEL (613) 800-1383
SW C. FOURTH LINE EAST
SAULT STE. MARIE ON, P6A 6JE
TEL (705) 254-7851
FAX (705) 254-5571

DRAWN: DG | FILE No:
CHECKED: SB | R-7735 Matheson PH1(DC)m3 DPS 01
PROCESSED: SB