

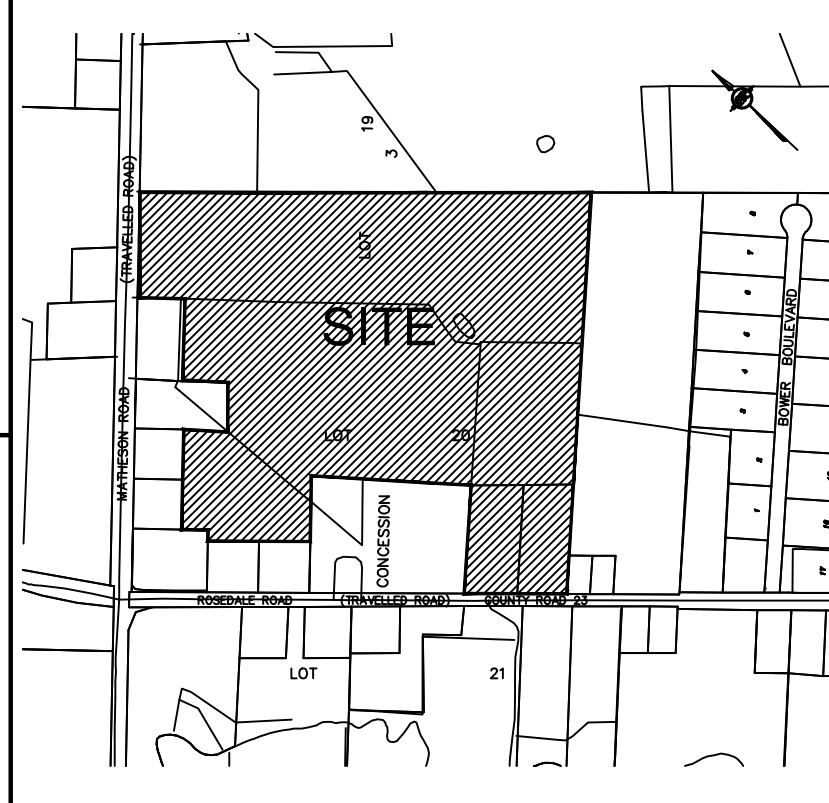
EXISTING AGRICULTURAL

3 (MONTAGUE)

19

LOT

Established Division Line Between Lots 19 & 20 Concession 3 (Montague)



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

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.

NOVEMBER 6, 2025
DATE

Pat Lambert, President
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

Smart Homes Ottawa Inc.
I have the authority to bind the corporation

LEGEND

DENOTES

- CLIP - UTILITY POLE
- ANCH - ANCHOR
- RAIL - RAIL FENCE
- CLF - CHAIN LINE FENCE
- BOF - BOARD FENCE
- PWF - POST & WIRE FENCE
- TOS - TOP OF SLOPE
- CTL - CENTRELINE
- CLD - CENTRELINE OF DITCH
- CRWN - APPROXIMATE CROWN OF ROAD
- EOA - EDGE OF ASPHALT
- OWP - WOOD POST
- OWW - OVERHEAD WIRE

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor.
- As Shown on Draft Plan
- The locations, widths and names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts.
- As Shown on Draft Plan
- 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 to 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 or of other original grant of which the land forms the whole part.
- As Shown on Draft Plan
- The purpose for which the proposed lots are to be used.
- As Shown on Draft Plan
- The availability and nature of domestic water supplies.
- As Shown on Draft Plan
- Drilled Wells & Septic Sewer Disposal
- The nature & porosity of the soil.
- See Hydrogeological Assessment Report
- 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
- The municipal services available or to be available to the land proposed to be subdivided.
- See Septic Systems
- 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	169 068.0
GREEN SPACE	3	16 620.0
STORM WATER POND	1	20 567.0
ROAD WIDENING	2	234.0
STREETS	2	29 095.0
TOTAL AREA		58.21 ACRES (23.5 ha)

MATHESON AND ROSEDALE SUBDIVISION

NO.	REVISION SCHEDULE	DATE	BY
1	ISSUED FOR DRAFT PLAN SUBMISSION	NOV. 3, 2025	DO
2	ADDITION OF BLOCKS 46 & 47	OCT. 28, 2025	DO
3	DRAFT PLAN REVISION	OCT. 27, 2025	DO
4	DRAFT PLAN	JAN. 29, 2025	DO