

GENERAL NOTES:

- FOR SURVEY, REFER TO TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 8 CONCESSION 4 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH AND DENNIS SURVEYING LTD, DATED APRIL 27, 2022.

PROJECT DESCRIPTION:

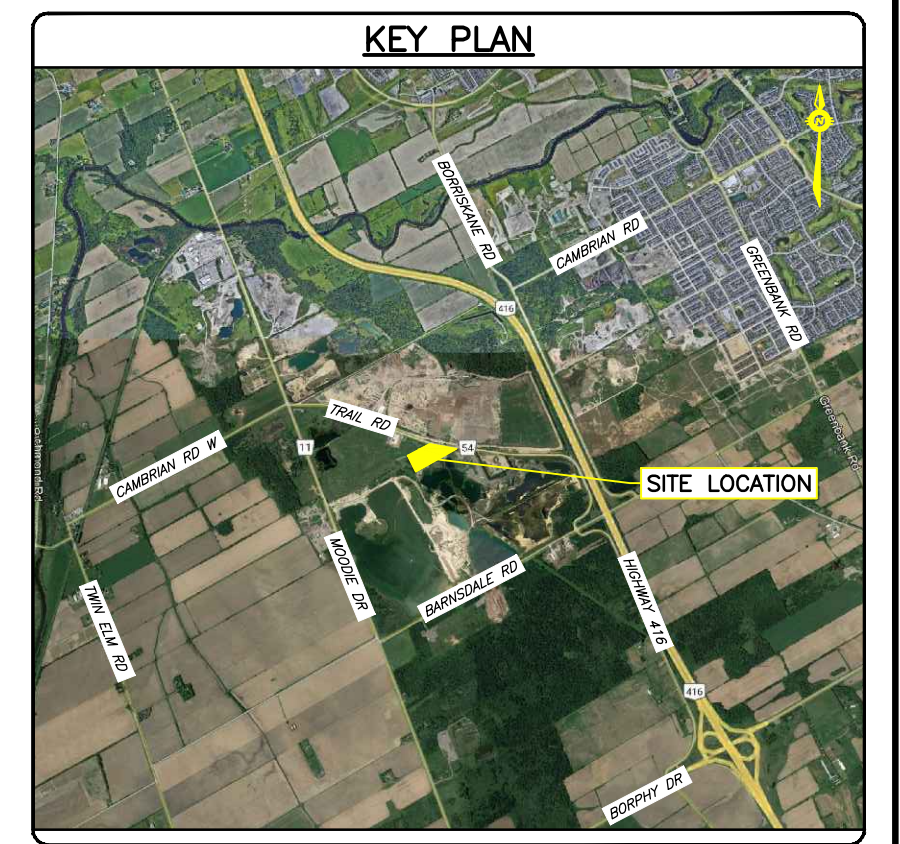
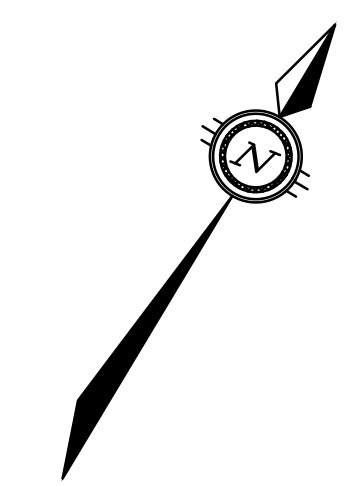
- DEVELOPMENT OF THE SITE AS A SOIL DUMP FACILITY.

SITE DATA:

- SITE AREA: 42,992 m²/4.299 ha

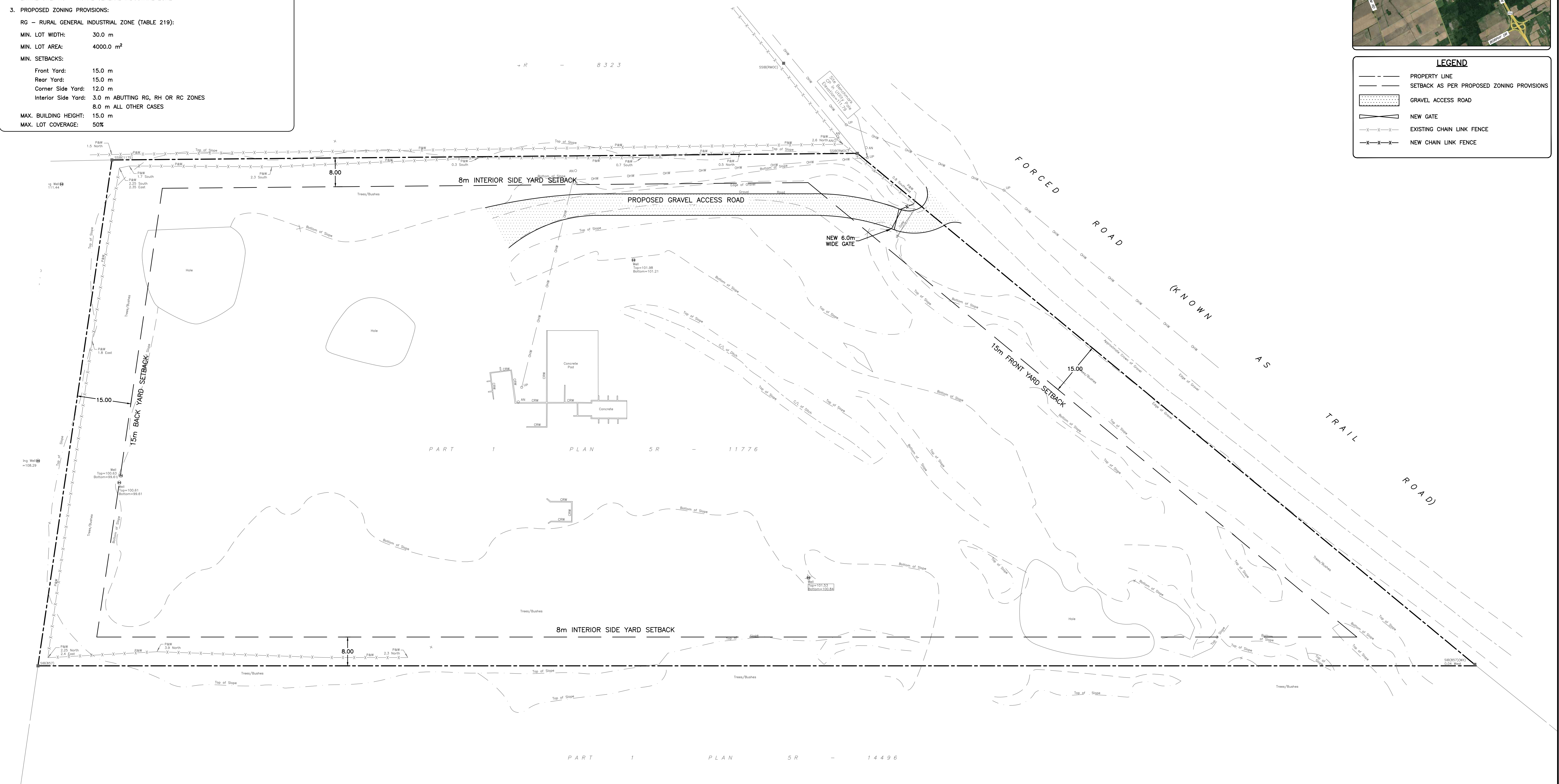
ZONING:

- EXISTING ZONING DESIGNATIONS (PART 18):
 PORTION ALONG NORTH-WEST PROPERTY LINE: O1 - PARKS AND OPEN SPACE ZONE
 PORTION ALONG SOUTH-EAST PROPERTY LINE: MR[7] - MINERAL AGGREGATE RESERVE ZONE
- PROPOSED ZONING:
 ENTIRE SITE: RG - RURAL GENERAL INDUSTRIAL ZONE
- PROPOSED ZONING PROVISIONS:
 RG - RURAL GENERAL INDUSTRIAL ZONE (TABLE 219):
 MIN. LOT WIDTH: 30.0 m
 MIN. LOT AREA: 4000.0 m²
 MIN. SETBACKS:
 Front Yard: 15.0 m
 Rear Yard: 15.0 m
 Corner Side Yard: 12.0 m
 Interior Side Yard: 3.0 m ABUTTING RG, RH OR RC ZONES
 8.0 m ALL OTHER CASES
 MAX. BUILDING HEIGHT: 15.0 m
 MAX. LOT COVERAGE: 50%



LEGEND

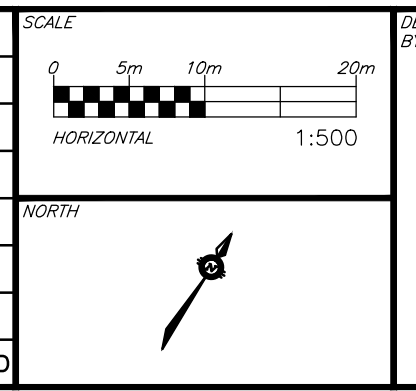
- PROPERTY LINE
- - - SETBACK AS PER PROPOSED ZONING PROVISIONS
- ▨ GRAVEL ACCESS ROAD
- ▭ NEW GATE
- x-x-x- EXISTING CHAIN LINK FENCE
- x-x-x- NEW CHAIN LINK FENCE



CAUTION
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**PRELIMINARY
 NOT FOR CONSTRUCTION**

REV	REVISION DESCRIPTION	DATE	BY	APPD
1	ISSUED FOR REVIEW	24/05/22	AJ	AA



DESIGNED BY: [Blank]
 REVIEWED BY: [Blank]

CLIENT: DRAIN-ALL LTD
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BASEPLAN	PROJECT
AJ	ENGINEERING SERVICES FOR
AJ	4380 TRAIL ROAD,
AA	OTTAWA, ONTARIO.
AA	SITE PLAN

PROJECT No.	DATE	DRAWING No.
OTT-21023795-A0	27/04/2022	C002

File: \\exp\work\21023795\400\mch\2022\05\24\1023795_01.dwg
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 Scale: 1:500
 Sheet: 1 of 1

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