

**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:**

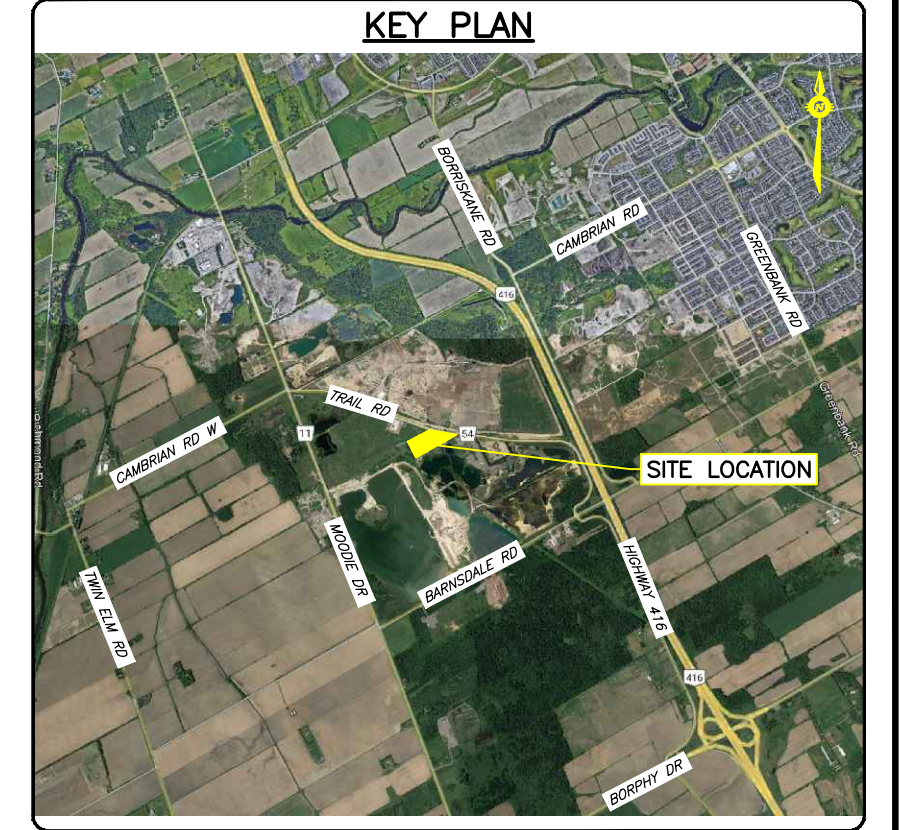
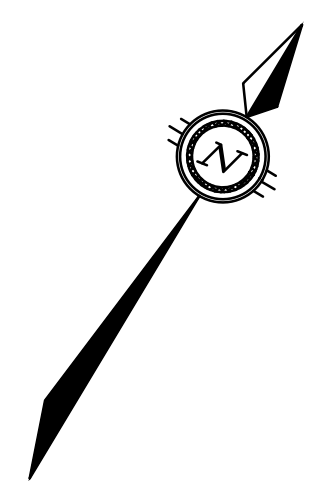
- ZONING AMENDMENT TO CONTINUE EXISTING ACTIVITY OF THE PLACEMENT OF EXCESS SOILS ON SITE.

**SITE DATA:**

- SITE AREA: 42,992 m<sup>2</sup>/4.299 ha

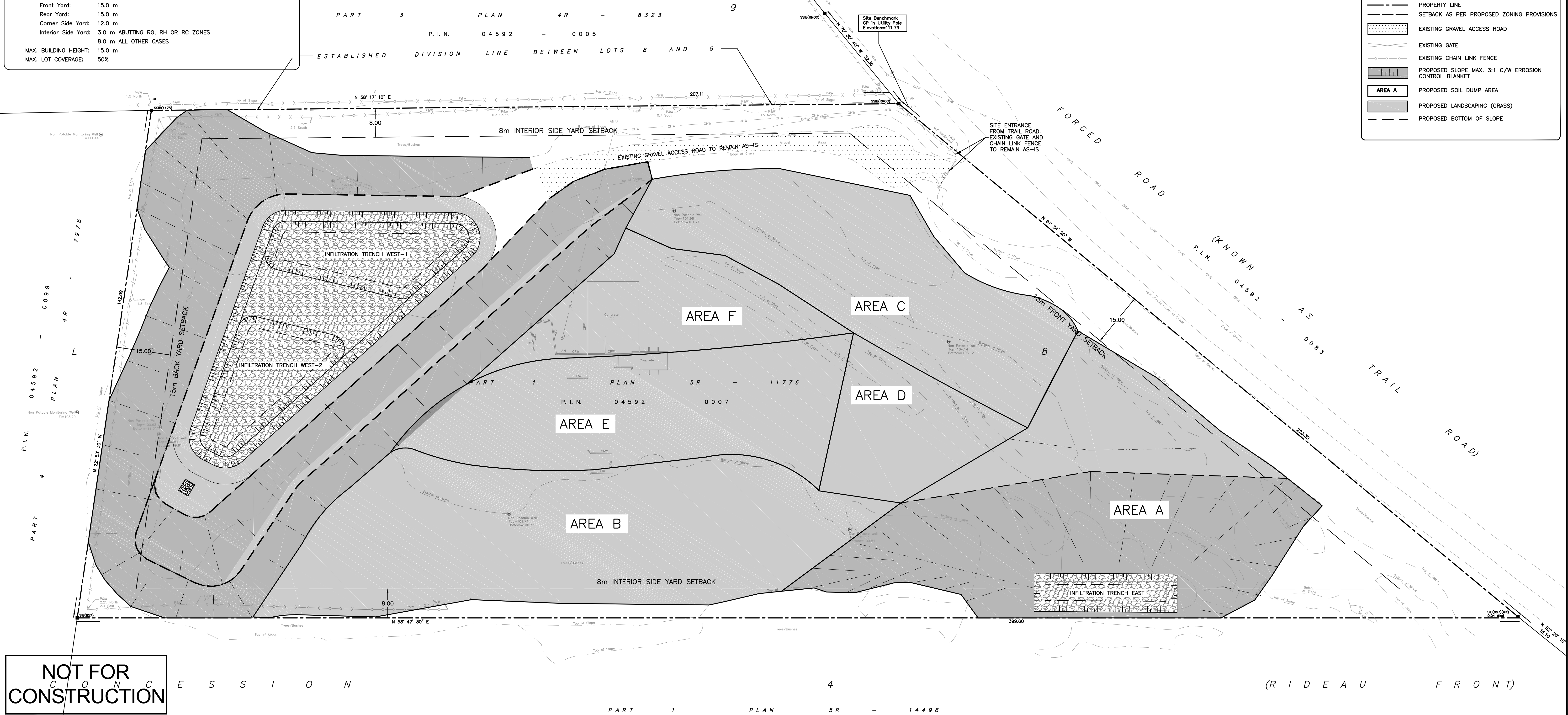
**ZONING:**

- 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 m<sup>2</sup>  
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
- [Pattern] EXISTING GRAVEL ACCESS ROAD
- [Symbol] EXISTING GATE
- [Symbol] EXISTING CHAIN LINK FENCE
- [Symbol] PROPOSED SLOPE MAX. 3:1 C/W EROSION CONTROL BLANKET
- [Pattern] AREA A
- [Pattern] PROPOSED SOIL DUMP AREA
- [Pattern] PROPOSED LANDSCAPING (GRASS)
- [Symbol] PROPOSED BOTTOM OF SLOPE

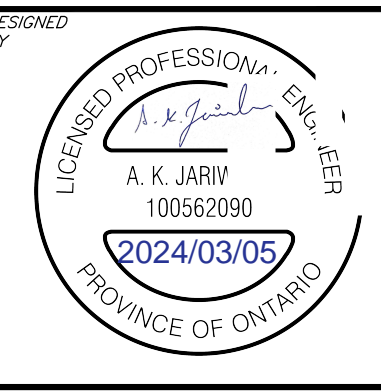
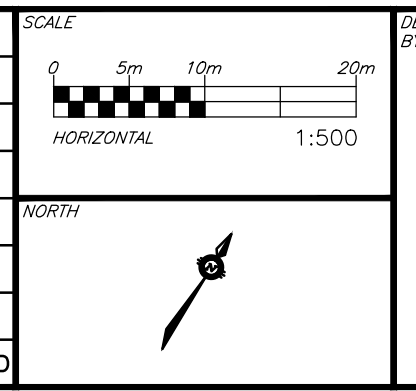


**NOT FOR CONSTRUCTION**

**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.

**JOB BENCH MARK**  
CP IN UTILITY POLE ELEVATION = 111.79  
**TOPOGRAPHIC INFORMATION**  
PART OF LOT 8, CONCESSION 4 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA.  
**Bearing Note**  
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).  
**Elevation Notes**  
Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928:1978 (Monument No. 19770866)

REV	REVISION DESCRIPTION	DATE	BY	APPD
5	RE-ISSUED FOR SPA	05/03/24	AGJ	AA
4	ISSUED FOR SPA	23/06/23	AJ	AA
3	ISSUED FOR CLIENT REVIEW	20/10/22	AJ	AA
2	REVISED AS PER CLIENT COMMENTS	22/07/22	AJ	AA
1	ISSUED FOR REVIEW	24/05/22	AJ	AA



**CLIENT**  
**DRAIN-ALL LTD**  
3385 HAWTHORNE ROAD, OTTAWA, ON.  
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ROLE	NAME
BASEPLAN	AJ
DESIGN	AJ
CHECKED	AA
CAD	AJ
PROJECT MANAGER	AA
APPROVED	AA

**PROJECT**  
**ENGINEERING SERVICES FOR**  
4380 TRAIL ROAD,  
OTTAWA, ONTARIO.

**TITLE**  
**ZONING/SITE PLAN**

**PROJECT No.** OTT-21023795-AG  
**SURVEY** FSD  
**DATE** 27/04/2022  
**DRAWING No.** C002

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