GENERAL NOTES:

1. 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 DENIS SURVEYING LTD, DATED APRIL 27, 2022.

PROJECT DESCRIPTION:

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

SITE DATA:

1. SITE AREA: 42,992 m²/4.299 ha

ZONING:

1. EXISTING ZONING DESIGNATIONS (PART 18):

   PORTION ALONG NORTH-WEST PROPERTY LINE: O1 – PARKS AND OPEN SPACE ZONE
   PORTION ALONG SOUTH-EAST PROPERTY LINE: MR[7r] – MINERAL AGGREGATE RESERVE ZONE

2. PROPOSED ZONING:

   ENTIRE SITE: RG – RURAL GENERAL INDUSTRIAL ZONE

3. PROPOSED ZONING PROVISIONS:

   RG – RURAL GENERAL INDUSTRIAL ZONE (TABLE 219):

   MIN. LOT WIDTH: 30.0 m

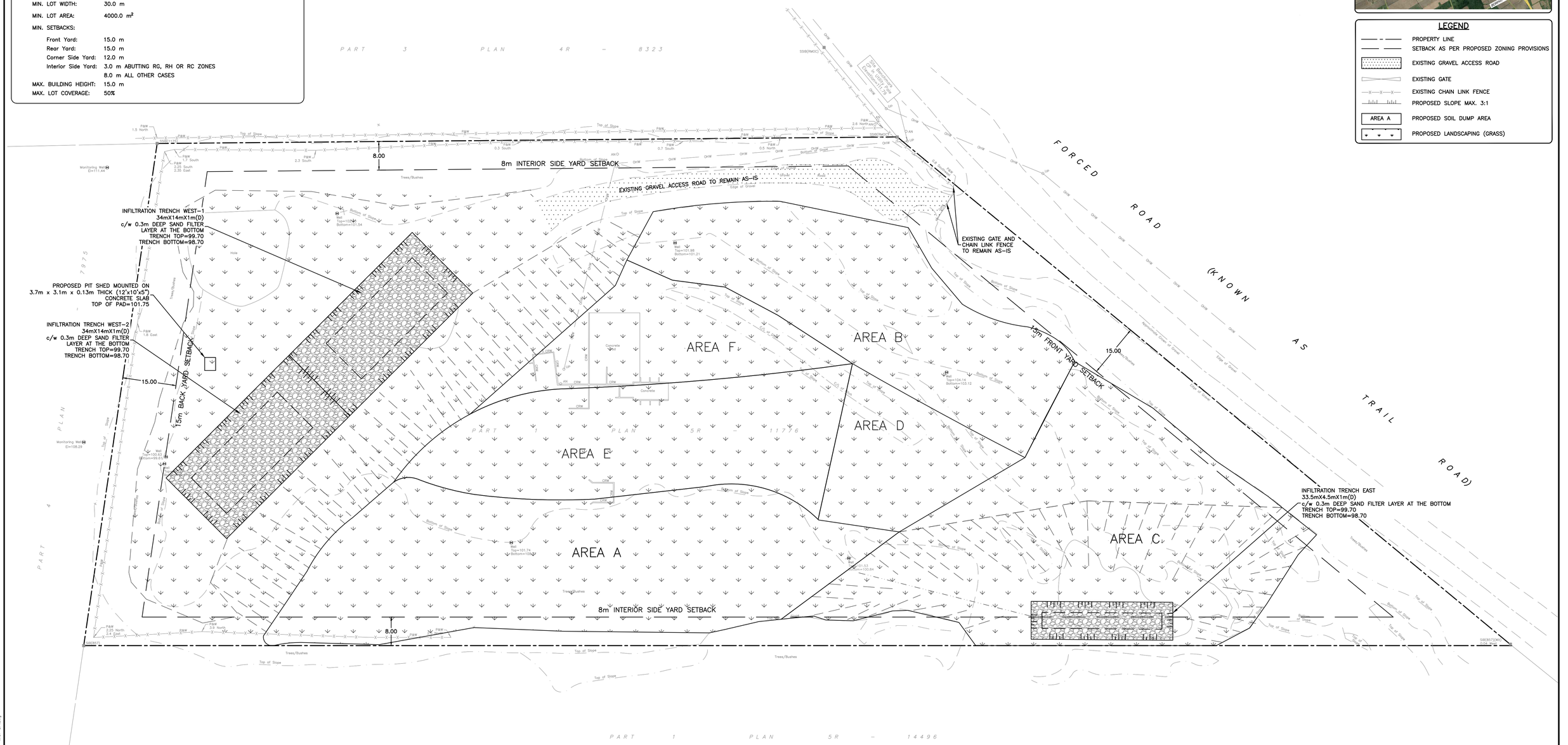
   MIN. LOT AREA: 4000.0 m²

   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%



KEY PLAN

LEGEND

- PROPERTY LINE
- SETBACK AS PER PROPOSED ZONING PROVISIONS
- EXISTING GRAVEL ACCESS ROAD
- EXISTING GATE
- EXISTING CHAIN LINK FENCE
- PROPOSED SLOPE MAX. 3:1
- AREA A — PROPOSED SOIL DUMP AREA
- PROPOSED LANDSCAPING (GRASS)

CAUTION

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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 ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR CONSTRUCTION

REV	REVISION DESCRIPTION	DATE	BY	APPD
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

SCALE: 0 5m 10m 20m — HORIZONTAL 1:500

NORTH

DESIGNED BY

REVIEWED BY

LICENSED PROFESSIONAL ENGINEER — M.A. ANSARI — 2023/06/23 — PROVINCE OF ONTARIO

CLIENT: DRAIN-ALL LTD
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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN: AJ
DESIGN: AJ
CHECKED: AA
CAD: AJ
PROJECT MANAGER: AA
APPROVED: AA

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

TITLE: ZONING PLAN

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

DOT-??-??-????

#?????

Filename: \\ott-vh-21023795-d0\60_exec\dwn\65_drawings\civil\drawings\21023795 – all civil_options#2.dwg
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Xrefs: vxrf-TOPO.dwg, vxrf-CIVIL.dwg, vxrf-SP.dwg
References: vxrf-TOPO.dwg, vxrf-CIVIL.dwg, vxrf-SP.dwg