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. DEVELOPMENT OF THE SITE AS A SOIL DUMP FACILITY.

SITE DATA:

1. SITE AREA: 42,992 m^2/4.299 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):

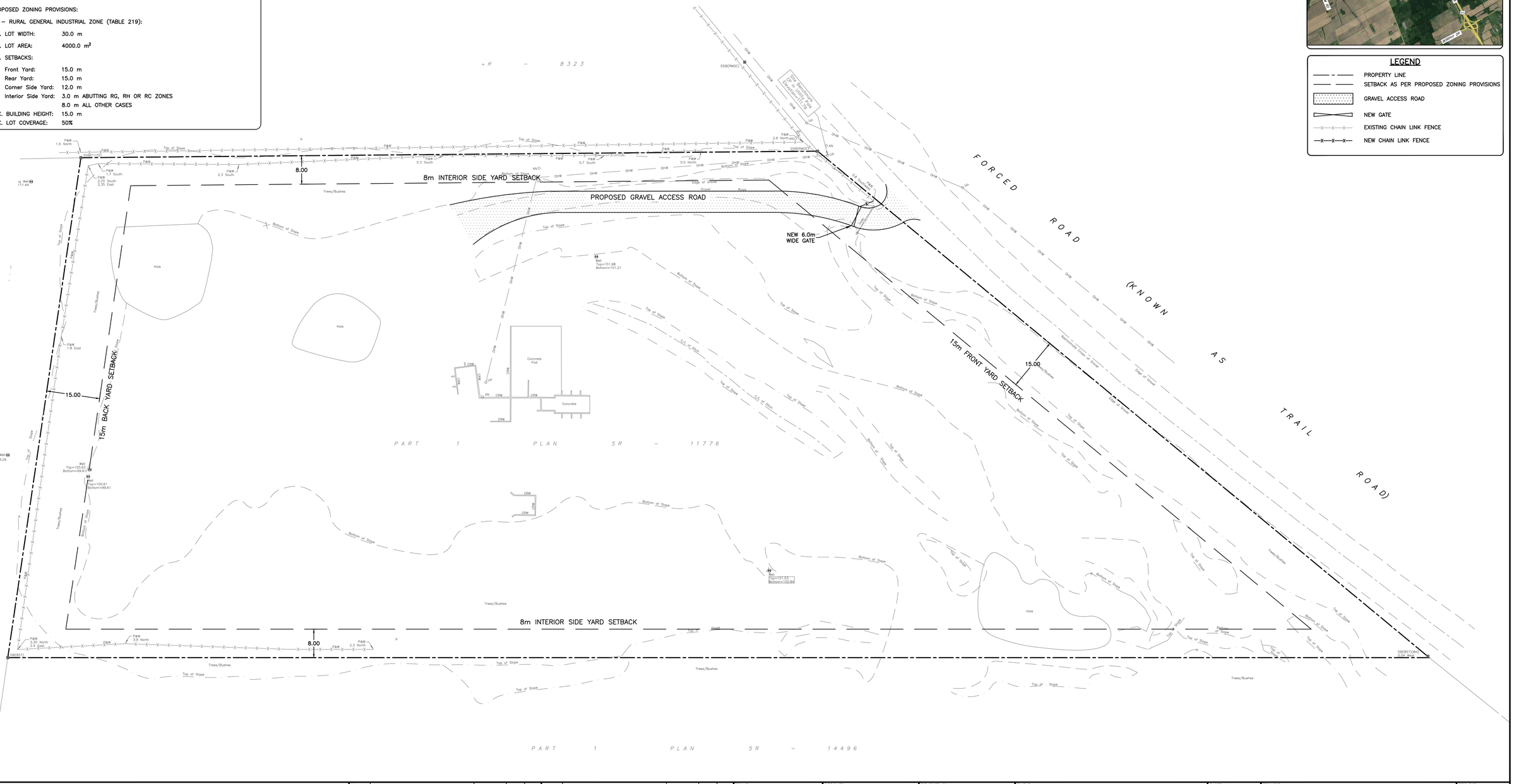
   MIN. LOT WIDTH: 30.0 m

   MIN. LOT AREA: 4000.0 m^2

   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
- GRAVEL ACCESS ROAD
- NEW GATE
- EXISTING CHAIN LINK FENCE
- NEW CHAIN LINK FENCE

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 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

SCALE: 0 5m 10m 20m — HORIZONTAL 1:500
NORTH
DESIGNED BY
REVIEWED BY

CLIENT: DRAIN–ALL LTD
3385 HAWTHORNE ROAD, OTTAWA, ON.
K1G 4G2 613.739.1070

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

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

TITLE: SITE PLAN

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

DO7-??-??-????

#?????

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Last Saved: 27/04/2022 2:33:08 PM Plotted: 27/04/2022 2:33:40 PM Plotted by: tgbrown
Layout: C002 Plot Scale: 1:500
References: xref-TOPO.dwg