

GENERAL NOTES:

1. ASSUMED CONDITIONS ARE ILLUSTRATED ON THE DRAWINGS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. THE MUNICIPAL STANDARDS AND ONTARIO PROVINCIAL STANDARD DETAILS (OPSD) SHALL BE ADHERED TO, AS WELL AS THE STORMWATER MANAGEMENT PLANNING AND DESIGN MANUAL (SWMPDM), ONTARIO, 2003.
4. TECHNICAL REQUIREMENTS FOR ACCESSIBILITY TO BE DETERMINED BASED UPON THE FINALIZED LAYOUT AND IN ACCORDANCE WITH REG 191/11 AND 413/12 AS AMENDED.
5. DRAWING SHALL BE READ IN CONJUNCTION WITH:
 - 5.1. PLAN OF SURVEY BY CALLON DIETZ, FILE NO. 18-0091, DATED OCTOBER 11, 2018,
 - 5.2. PARTIAL TOPOGRAPHIC SKETCH BY CALLON DIETZ, REF. NO. 25-27879, DATED NOV. 6, 2025,
 - 5.3. STORMWATER MANAGEMENT BRIEF (SWMB) BY IN ENGINEERING LTD.

DIMENSION NOTES:

1. EXISTING DIMENSIONS ARE FIELD MEASUREMENTS AND MAY VARY FROM SITE CONDITIONS.
2. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS OF THE EXISTING CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH FABRICATION.
3. ALL DIMENSIONS ARE FIELD MEASUREMENTS AND APPROXIMATE THE EXISTING PLAN, ELEVATIONS AND LAYOUT. NO PRECISION, ACCURACY NOR TOLERANCE IS IMPLIED IN THESE DIMENSIONS.
4. FIELD MEASUREMENTS OF EXISTING CONDITIONS HAVE INHERENT ERRORS THAT MUST BE CONFIRMED BY THE CONTRACTOR. THE PROFESSIONAL ENGINEER'S STAMP DOES NOT ASSUME LIABILITY OF ERROR FOR ANY FIELD MEASUREMENTS.

GEOTECHNICAL NOTES:

1. WATER TABLE/GROUND WATER ELEVATION IF ENCOUNTERED DURING CONSTRUCTION TO BE REPORTED TO THE PROJECT ENGINEER.
2. DEPTH OF BEDROCK IF ENCOUNTERED DURING CONSTRUCTION TO BE REPORTED TO THE PROJECT ENGINEER.

DRAINAGE NOTES:

1. SWALES ARE DESIGNED AS PER MOE STORMWATER MANAGEMENT PLANNING AND DESIGN MANUAL (SWMPDM), MARCH, 2003 AND CVC LID SWM GUIDELINES.
2. OPSD 1860 FOR CLASS II GEOTEXTILES SHALL BE USED, REFER TO CVC CWMPDG V1 2010.
3. INSPECTION AND MAINTENANCE SHALL BE AS PER CVC SWMPDG V1 2010 AS REQUIRED.
4. PLANTING SOIL: (I) USE FOR ENHANCED GRASS SWALES (II) HYDRAULIC CONDUCTIVITY, SATURATED (ASTM D2434) AT 85% MAXIMUM DRY DENSITY (ASTM D698) SHOULD BE OF 15 - 300 MM/H.
5. SAND: SHOULD BE COARSE AND HAVE A FINENESS MODULUS INDEX BETWEEN 2.8 AND 3.1 ACCORDING TO ASTM C33/C33M.
6. TOPSOIL: MUST CONTAIN AT LEAST 9%, AND NOT GREATER THAN 36% CLAY-SIZED PARTICLES AND HAVE A SODIUM ABSORPTION RATIO LESS THAN 15.

LOCATES & LIABILITY NOTES:

1. THE LOCATION OF ALL UNDER/ABOVE GROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. WHERE SHOWN ON THE DRAWING(S), THE ACCURACY OF THE LOCATION OF SUCH UTILITIES ARE NOT GUARANTEED.
2. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME LIABILITY FOR ALL DAMAGE OR RESTORATION TO SAME.

SITE INSPECTIONS

1. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER TO PROVIDE GENERAL REVIEW SERVICES. AS PER OBC DIV C, 1.2.2.2(2), ONLY A PROFESSIONAL ENGINEER MAY CARRY OUT OR PROVIDE THE GENERAL REVIEW OF THE CONSTRUCTION OF A BUILDING:
 - 1.1. THAT IS CONSTRUCTED IN ACCORDANCE WITH A DESIGN PREPARED OR PROVIDED BY A PROFESSIONAL ENGINEER, OR
 - 1.2. IN RELATION TO SERVICES THAT ARE PROVIDED BY A PROFESSIONAL ENGINEER IN CONNECTION WITH THE DESIGN IN ACCORDANCE WITH WHICH THE BUILDING IS CONSTRUCTED.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ALL REQUIRED SITE INSPECTIONS WITH A MINIMUM OF 2 WEEKS NOTICE TO THE DESIGNER.
3. REQUIRED SITE INSPECTIONS AND GENERAL REVIEWS BY AN ENGINEER INCLUDE:
 - 3.1. PRELIMINARY AND FINAL GRADING OF LID FEATURES (SWALES, INFILTRATION TRENCHES), AND,
 - 3.2. FINAL GRADING REVIEW.

EROSION CONTROL NOTES:

1. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL MEASURES AND REPAIR DEFICIENCIES WITHIN 24 HOURS.
2. INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE CONSTRUCTION PROCESS. THE MINIMUM EXTENTS OF THE SILT FENCING SHALL BE INSTALLED AS PER THE CONSTRUCTION DRAWINGS.
3. ALL DOWNGRAIENT PERIMETER SEDIMENT-CONTROL MEASURES MUST BE IN PLACE BEFORE ANY LAND-DISTURBING ACTIVITY BEGINS ON THE SITE.
4. REMOVE TOPSOIL FROM THE SITE AND PLACE IN TEMPORARY STOCKPILE LOCATION. TEMPORARY SEED OR COVER THE STOCKPILE.
5. INSTALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, ELECTRIC AND PHONES) TAKING THE LOCATION AND FUNCTION OF STORM WATER AND EROSION MEASURES INTO CONSIDERATION.
6. COVER OR SEED AND MULCH DISTURBED AREAS ON SITE.
7. CONSTRUCT THE ROADS AND TEMPORARY ACCESS TAKING THE LOCATION AND FUNCTION OF STORM WATER AND EROSION MEASURES INTO CONSIDERATION.
8. PERFORM ALL OTHER SITE IMPROVEMENTS TAKING THE LOCATION AND FUNCTION OF THE STORM WATER AND EROSION MEASURES INTO CONSIDERATION.
9. STABILIZE THE SITE BY IMPLEMENTING THE NATIVE SEEDING AND PLANTING PORTION OF THE LANDSCAPING PLAN.
10. INSTALL THE EROSION CONTROL BLANKET AND COIR ROLL/CHECK DAMS PRIOR TO LAND DISTURBING ACTIVITIES.
11. REMOVE THE SILT FENCE AFTER THE SITE IS STABILIZED PER PROJECT ENGINEER APPROVAL.
12. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR THE DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL AND INSTALLING SILT FENCES AND OTHER SEDIMENT AND EROSION CONTROL MEASURES.
13. WATERCOURSES SHALL NOT BE DIVERTED OR BLOCKED, AND TEMPORARY WATERCOURSE CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED UNLESS OTHERWISE SPECIFIED AND APPROVED BY GOVERNING AUTHORITIES. IF APPLICABLE, OPSS.MUNI 182 SHALL BE FOLLOWED FOR WORK IN AND AROUND WATER BODIES AND ON WATER BODY BANKS.
14. AT THE DISCRETION OF THE CONSERVATION AUTHORITY OR MUNICIPALITY, ADDITIONAL SILT CONTROL DEVICES INCLUDING SILT FENCE, RIP RAP AND ROCK FLOW CHECK DAMS SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
15. THE FOLLOWING ONTARIO PROVINCIAL STANDARD DETAILS (OPSD) AND ONTARIO PROVINCIAL SPECIFICATION STANDARDS (OPSS) SHALL BE FOLLOWED:
 - 15.1. FOR HEAVY-DUTY SILT FENCE BARRIER, USE OPSD 219.130.
 - 15.2. FOR SANDBAG BARRIER, USE OPSD 219.150.
 - 15.3. FOR SANDBAG CHECK DAM, USE OPSD 219.200.
 - 15.4. FOR SILT FENCE CHECK DAM, USE OPSD 219.190.
 - 15.5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS.MUNI 805.
 - 15.6. REVEGETATION SHALL OCCUR AS PER OPSS.PROV 803 Section 803.07.
 - 15.7. PRESERVATION OF TREES SHALL BE AS PER OPSS.MUNI 801.
16. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AS PER OPSS.MUNI 805: PRIOR TO COMMENCEMENT OF EXCAVATION AND WORK THAT WILL DISTURB THE VEGETATION, AFTER SIGNIFICANT OR PROLONGED RAINFALL (AS DEFINED BY CONSERVATION AUTHORITY EROSION AND SEDIMENT CONTROL GUIDE), AND ON A CONTINUAL (DAILY) BASIS BY THE SITE CONTRACTOR.
17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED TO PRESERVE INTEGRITY WITH WORN AREAS REPAIRED AS REQUIRED.
18. SEDIMENT THAT IS ACCUMULATED BY THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AS PER OPS.MUNI 805 IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE.
19. REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS.MUNI 805.
20. INSPECTIONS AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DOCUMENTED AND MADE AVAILABLE TO THE AUTHORITY HAVING JURISDICTION OR THE ENGINEER UPON REQUEST.
21. POST-CONSTRUCTION STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
22. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. WATERCOURSES), AND BE SURROUNDED BY EROSION CONTROL MEASURES.
23. SILT AND OTHER DELETERIOUS MATERIAL NOT ACCEPTABLE FOR USE AS FILL SHALL BE DISPOSED OFF SITE AS PER OPSS.MUNI 180 AND IN ACCORDANCE WITH GOVERNING AUTHORITIES.

INDEX OF DRAWINGS

Sheet List Table	
Sheet Number	Sheet Title
GA-0	NOTES & SPECIFICATIONS
C-1	SITE PLAN
C-2	GRADING & DRAINAGE PLAN
C-3	SITE SERVICING SKETCH

TYPICAL ABBREVIATIONS:

MH	MANHOLE
CRW	CONCRETE RETAINING WALL
TRW	TIMBER RETAINING WALL
SRW	STONE RETAINING WALL
T.B.C	TO BE CONFIRMED
T.B.R	TO BE REMOVED
INV	INVERT
T/G	TOP OF GRATE
U/G	UNDERGROUND
O/H	OVERHEAD
U/S FTG	UNDERSIDE OF FOOTING
C/L	CENTERLINE
FF	FINISHED FLOOR ELEVATION
EXIST.	EXISTING
PROP.	PROPOSED
PVT.	PRIVATE
SWM	STORMWATER MANAGEMENT



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3	JH	AUG. 21, 2026	REVISED PER CITY COMMENTS & ISSUED FOR SPC
2	JH	JUL. 20, 2026	REVISED PER CITY COMMENTS & ISSUED FOR SPC
1	JH	MAR. 12, 2026	ISSUED FOR SITE PLAN CONTROL
NO.	BY:	DATE:	REVISION:

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ENGINEERING + PLANNING

Planning
Land Development
Building Design
Engineering

REVIEWER AFM	DESIGNER JH	DRAFTER JH	FILE NO. 12486
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K0A 1L0

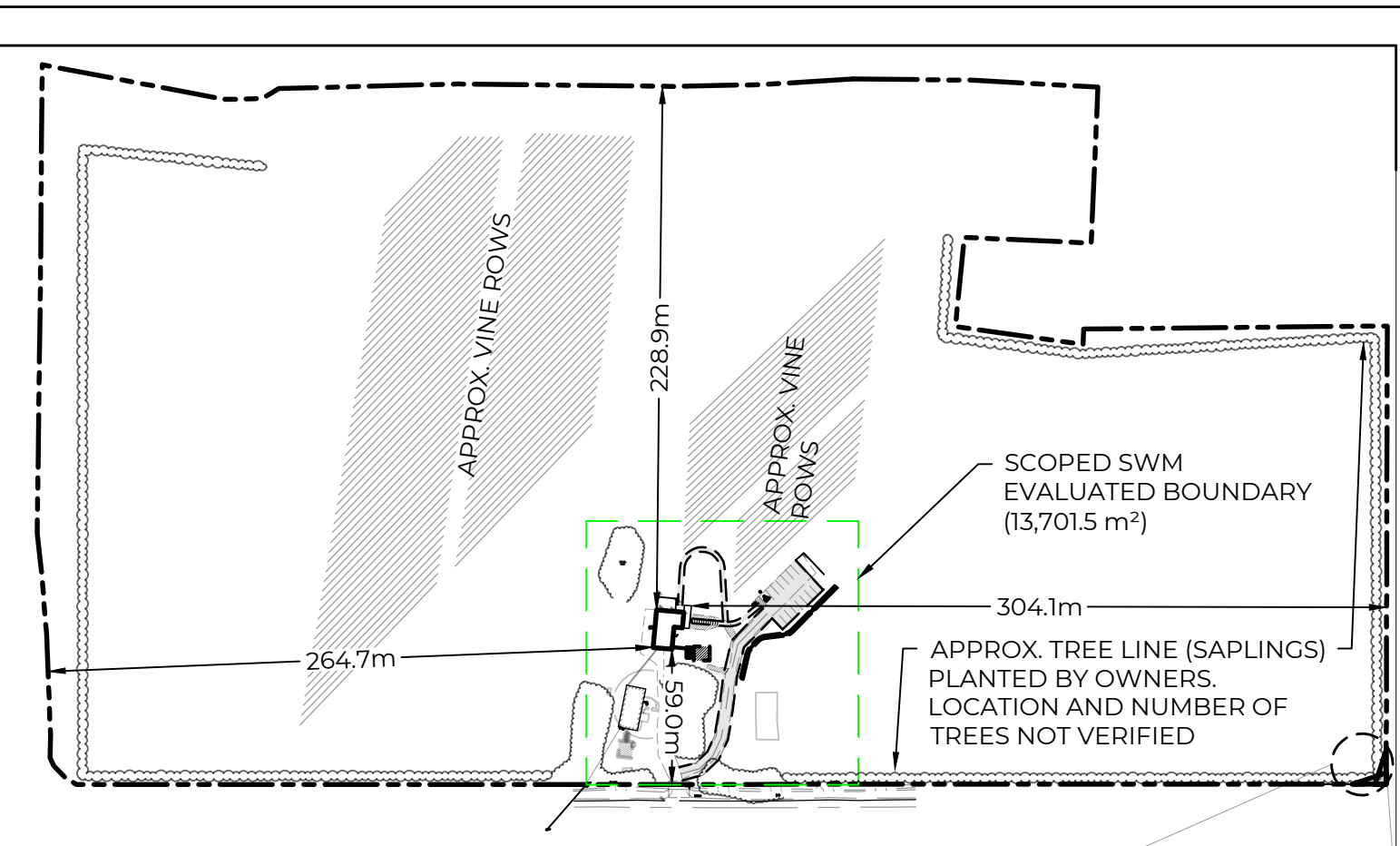
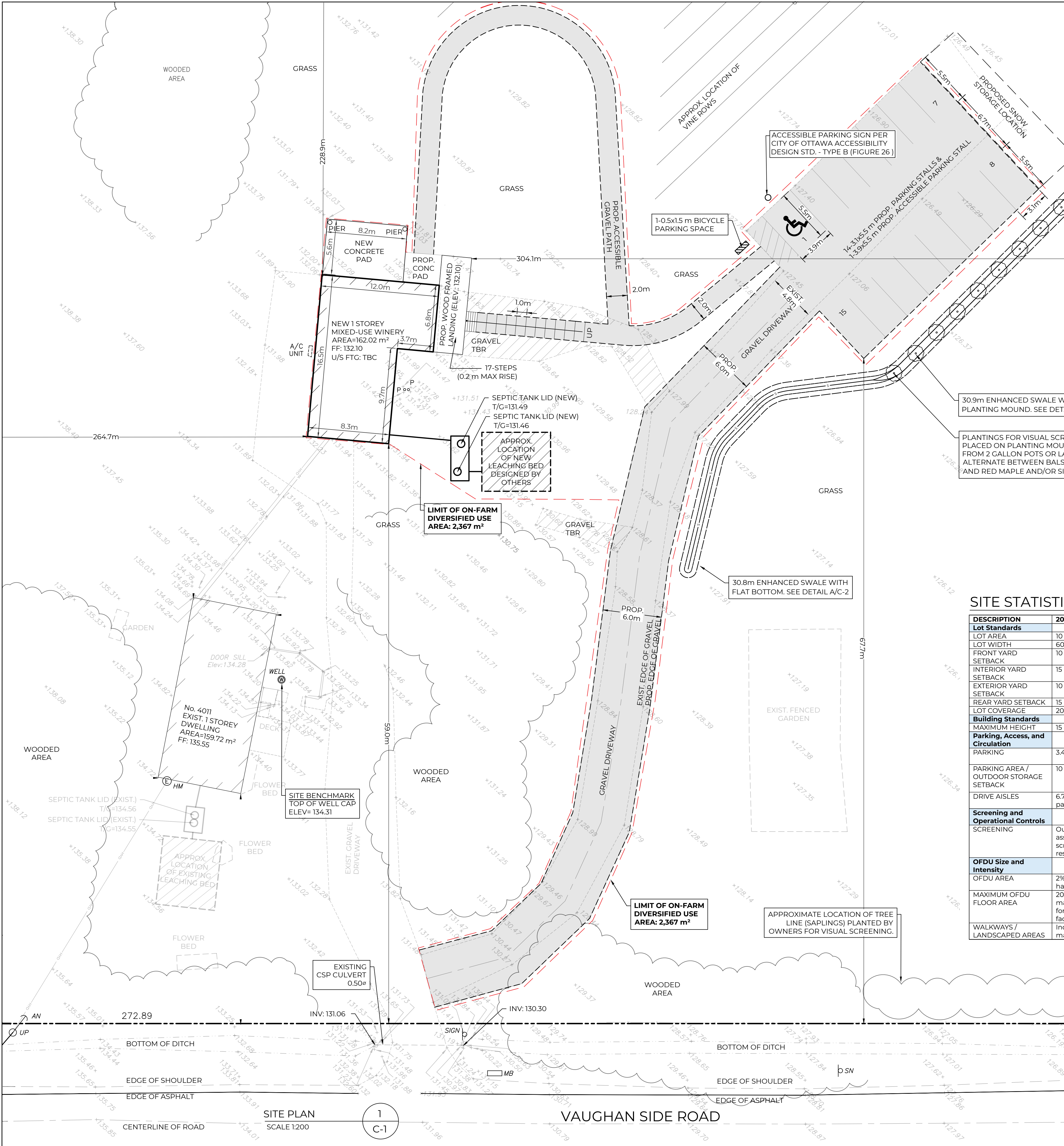
GENERAL ARRANGEMENT

NOTES & SPECIFICATIONS

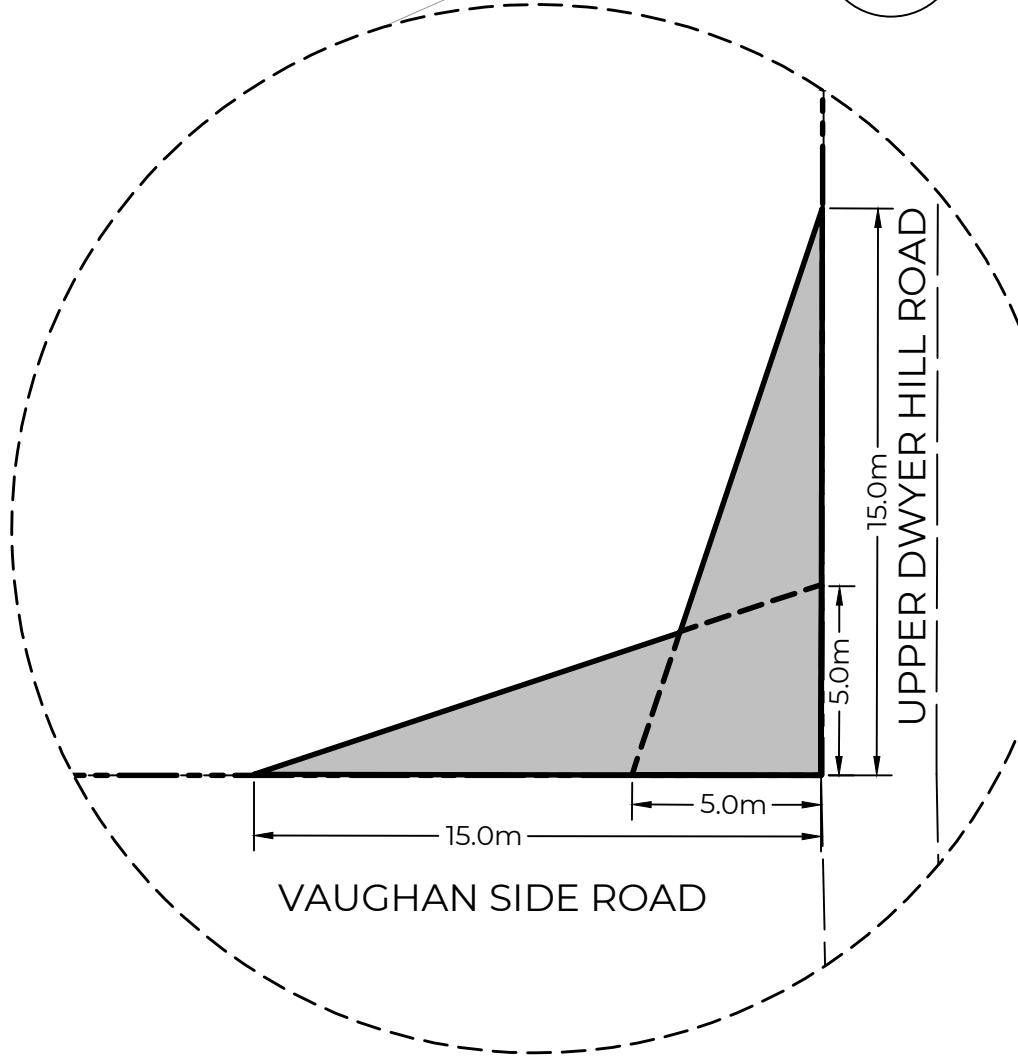
GA-0

FILE PLOTTED BY Alan P @ 8/21/2026 1:09 PM

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SITE PLAN - PROPERTY BOUNDARY & SETBACKS
NTS



CORNER SITE TRIANGLE
SCALE 1:200

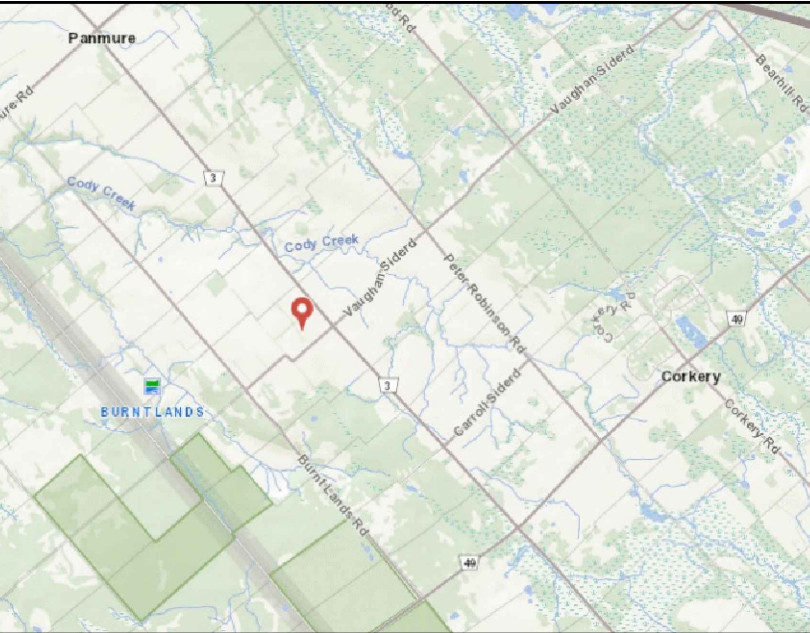
SITE STATISTICS

DESCRIPTION	2008-250	2026-050	PROVIDED
Lot Standards			
LOT AREA	10 ha minimum	10 ha minimum	No Change
LOT WIDTH	60 m minimum	60 m minimum	No Change
FRONT YARD SETBACK	10 m	10 m	59.0m
INTERIOR YARD SETBACK	15 m	15 m	264.7m
EXTERIOR YARD SETBACK	10 m	10 m	304.1m
REAR YARD SETBACK	15 m	15 m	228.9m
LOT COVERAGE	20% maximum	20% maximum	0.18%
Building Standards			
MAXIMUM HEIGHT	15 m	15 m	No change
Parking, Access, and Circulation			
PARKING	3.4 spaces per 100 m² GFA	3.4 spaces per 100 m² GFA	15 total, 1 accessible
PARKING AREA / OUTDOOR STORAGE SETBACK	10 m minimum from any lot line	10 m minimum from any lot line	67.7m
DRIVE AISLES	6.7 m minimum aisle width for 90° parking	6.7 m minimum aisle width for 90° parking	6.7m
Screening and Operational Controls			
SCREENING	Outdoor storage and parking areas associated with an OFDU must be screened from a public street or residential use on an abutting lot	Screening required where visible from street or residential lot; no numeric minimum specified	Provided
OFDU Size and Intensity			
OFDU AREA	2% of total lot area, to a maximum of 1 ha	2% of total lot area, to a maximum of 1 ha	1.46% (2,387 m² of 163,818.93 m²)
MAXIMUM OFDU FLOOR AREA	20% of permitted OFDU area, to a maximum of 600 m²; 150 m² maximum for place of assembly, instructional facility, or restaurant uses	20% of permitted OFDU area, to a maximum of 600 m²; 150 m² maximum for place of assembly, instructional facility, or restaurant uses	208.45 m²
WALKWAYS / LANDSCAPED AREAS	Included within 2% OFDU area / 1 ha maximum	Included within 2% OFDU area / 1 ha maximum	Included

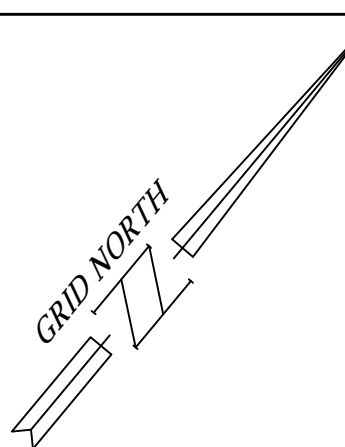
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- "PROP." OR "PROPOSED" REFERS TO PROPOSED CONDITIONS INCLUDED IN THIS SITE PLAN CONTROL APPLICATION FOR THE CHANGE OF USE.
- "EXIST." OR "EXISTING" REFERS TO EXISTING CONDITIONS (PRIOR TO WINERY DEVELOPMENT).

KEY PLAN
NTS

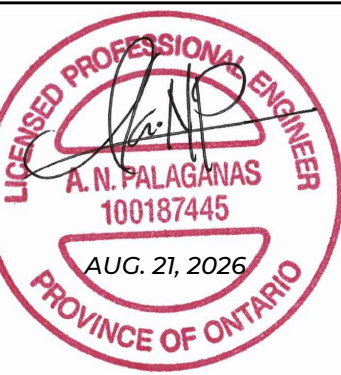


ORIENTATION



SITE SYMBOL LEGEND

○ UP	EXISTING UTILITY POLE
□ MB	EXISTING MAIL BOX
⊙ SN	EXISTING SIGN
⊙ WELL	EXISTING WELL
⊙ HM	EXISTING HYDRO METER
— XX.X m —	SETBACK DISTANCE
---	EXISTING FENCE
---	PROPERTY LINE
---	BOTTOM OF DITCH
---	C/L OF ROAD
---	EXISTING EDGE OF GRAVEL
---	PROPOSED C/L SWALE
---	PROPOSED PLANTING
---	APPROX. WATER SERVICING
---	APPROX. U/G HYDRO SERVICING
---	NEW BUILDING
---	EXISTING BUILDING
---	PROPOSED GRAVEL



IF THIS BAR IS NOT
25mm LONG, ADJUST
YOUR PLOTTING SCALE

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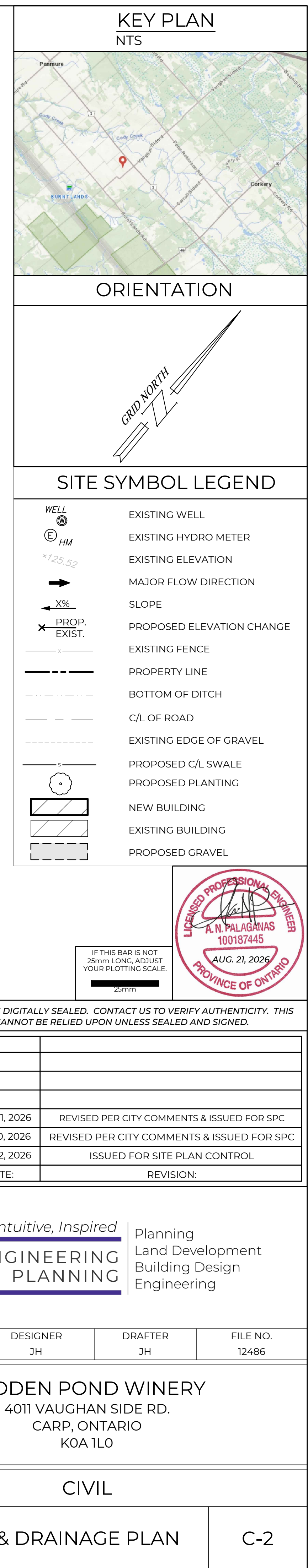
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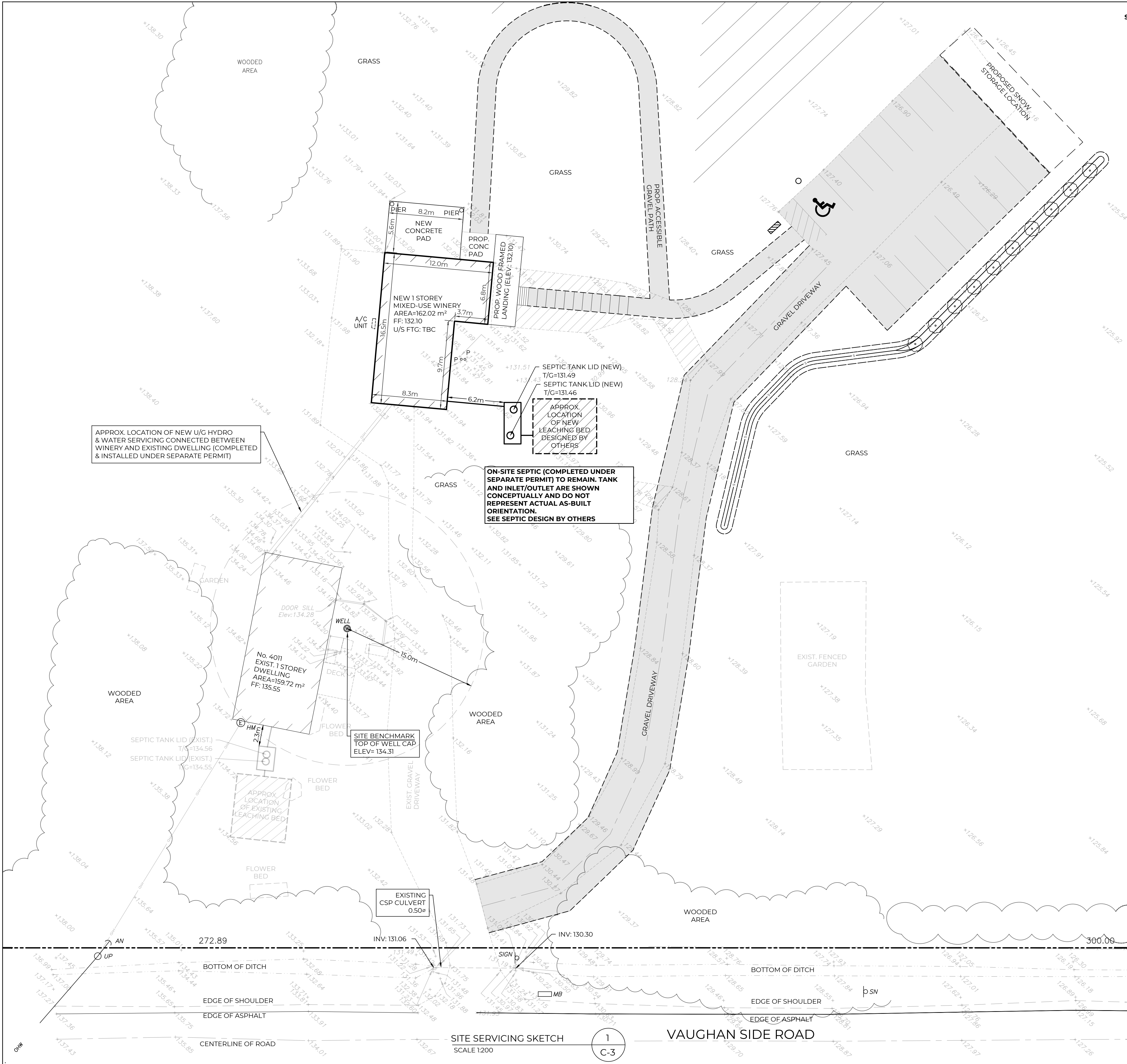
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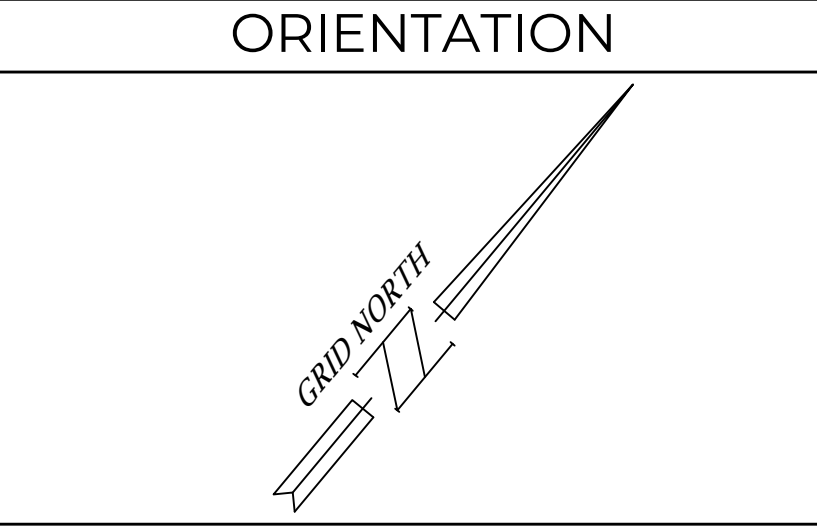
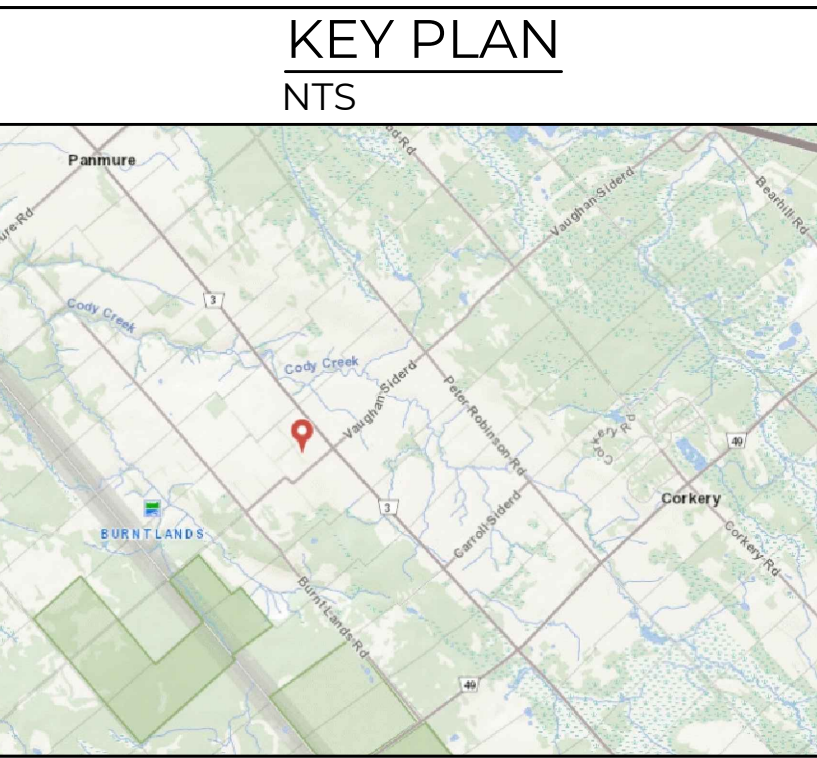
SITE PLAN

C-1





- SERVICING NOTES:**
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SITE SYMBOL LEGEND	
	WELL
	EXISTING WELL
	EXISTING HYDRO METER
	EXISTING ELEVATION
	EXISTING FENCE
	PROPERTY LINE
	BOTTOM OF DITCH
	C/L OF ROAD
	EXISTING EDGE OF GRAVEL
	PROPOSED C/L SWALE
	APPROX. WATER SERVICING
	APPROX. U/G HYDRO SERVICING
	APPROXIMATE EXISTING SEPTIC FIELD BOUNDARY
	APPROXIMATE NEW SEPTIC FIELD BOUNDARY
	NEW BUILDING
	EXISTING BUILDING



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		Planning Land Development Building Design Engineering	
REVIEWER AFM	DESIGNER JH	DRAFTER JH	FILE NO. 12486
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CIVIL			
SITE SERVICING SKETCH			C-3