

LEGAL DESCRIPTION:
INFO TAKEN FROM:
 REGISTERED PLAN 5R-11322
 PLAN OF SURVEY OF
 PART OF THE SOUTH HALF
 OF LOT 5
 CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF
 HUNTLEY
 TOWNSHIP OF WEST CARLETON
 FAIRHALL, MOFFATT & WOODLAND LTD.

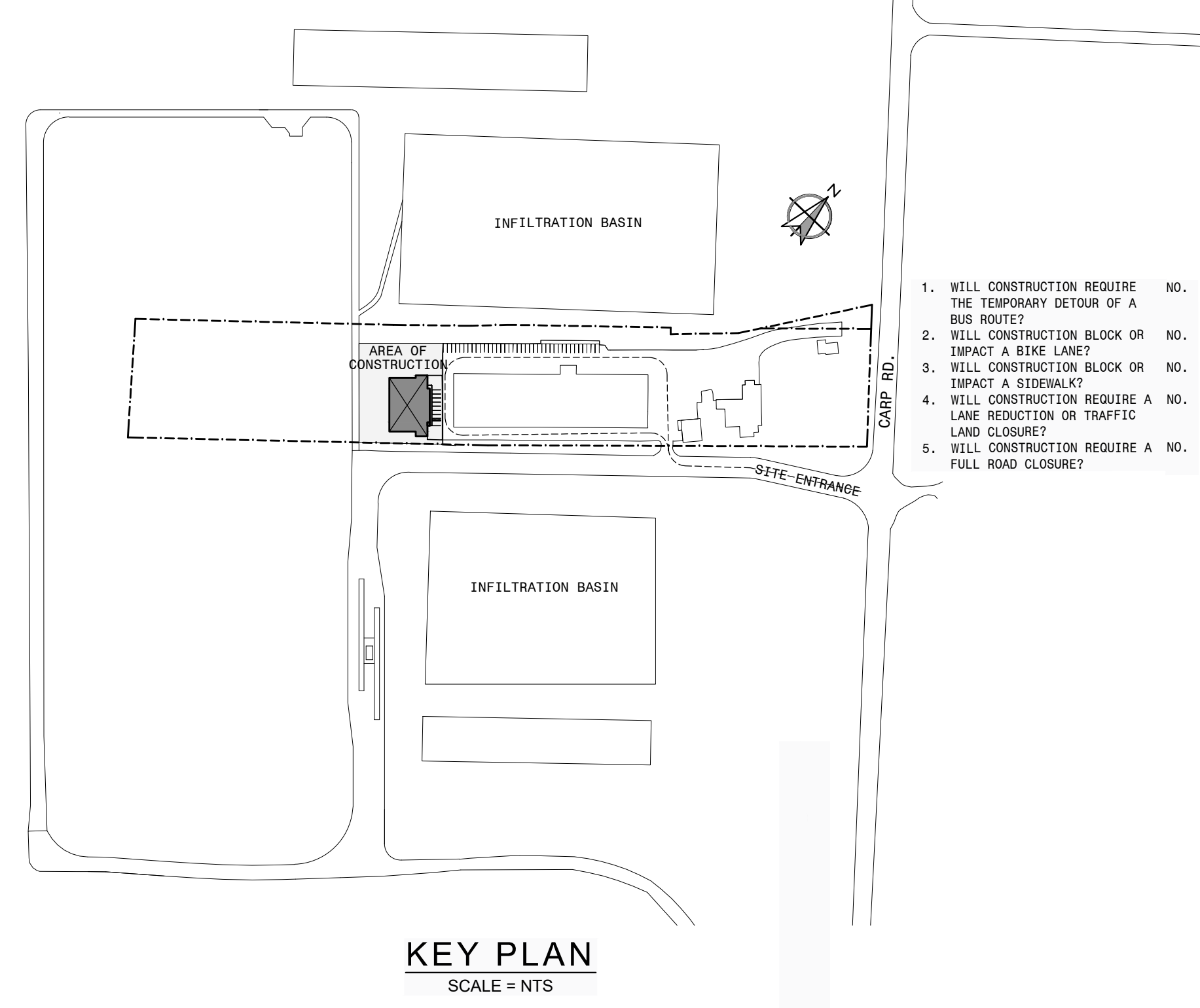
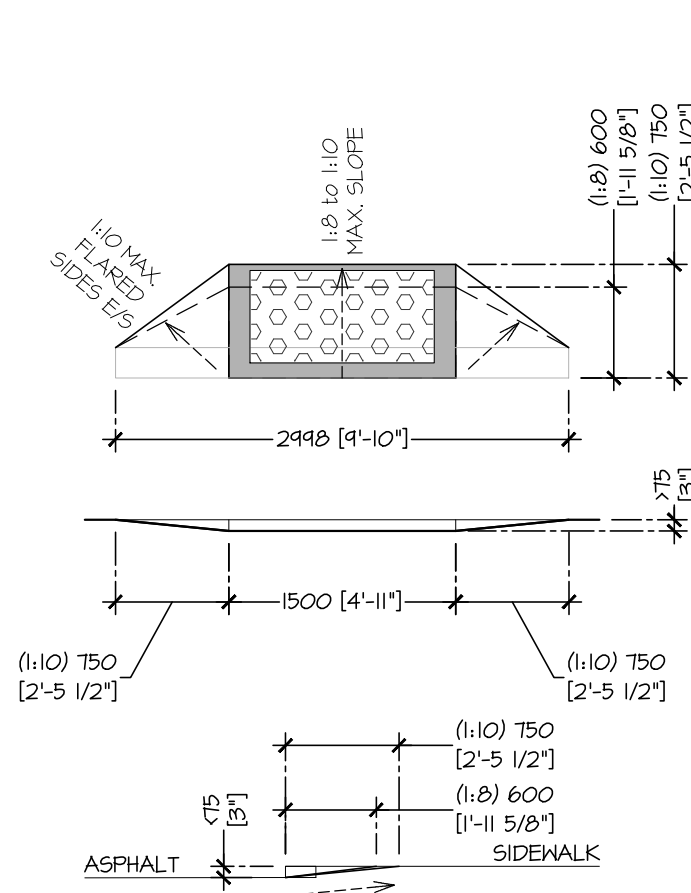
SITE LEGEND:

+ 00.00	- EXIST. GRADE ELEVATION
00.00	- PROPOSED GRADE ELEVATION
00.00	- PROPOSED DITCH ELEVATION
H	- FLOW / DIRECTION
STM	- STORM PIPE
SN	- SANITARY PIPE
W	- WATER LINE
G	- GAS LINE
B	- BELL LINE
X	- FENCE
M.H.	- MAN HOLE
H.P.	- HYDRO POLE
LS	- LIGHT STANDARD
F.H.	- FIRE HYDRANT
C.B.	- CATCH BASIN
D.I.	- DITCH INLET
D.I.	- ACCESS / ENTRANCE
W.C.S.	- WATER LINE CURB STOP
SOD / GRASS / LANDSCAPE	- SOD / GRASS / LANDSCAPE
EXISTING GRAVEL	- EXISTING GRAVEL

#? DENOTES REVISION NUMBER

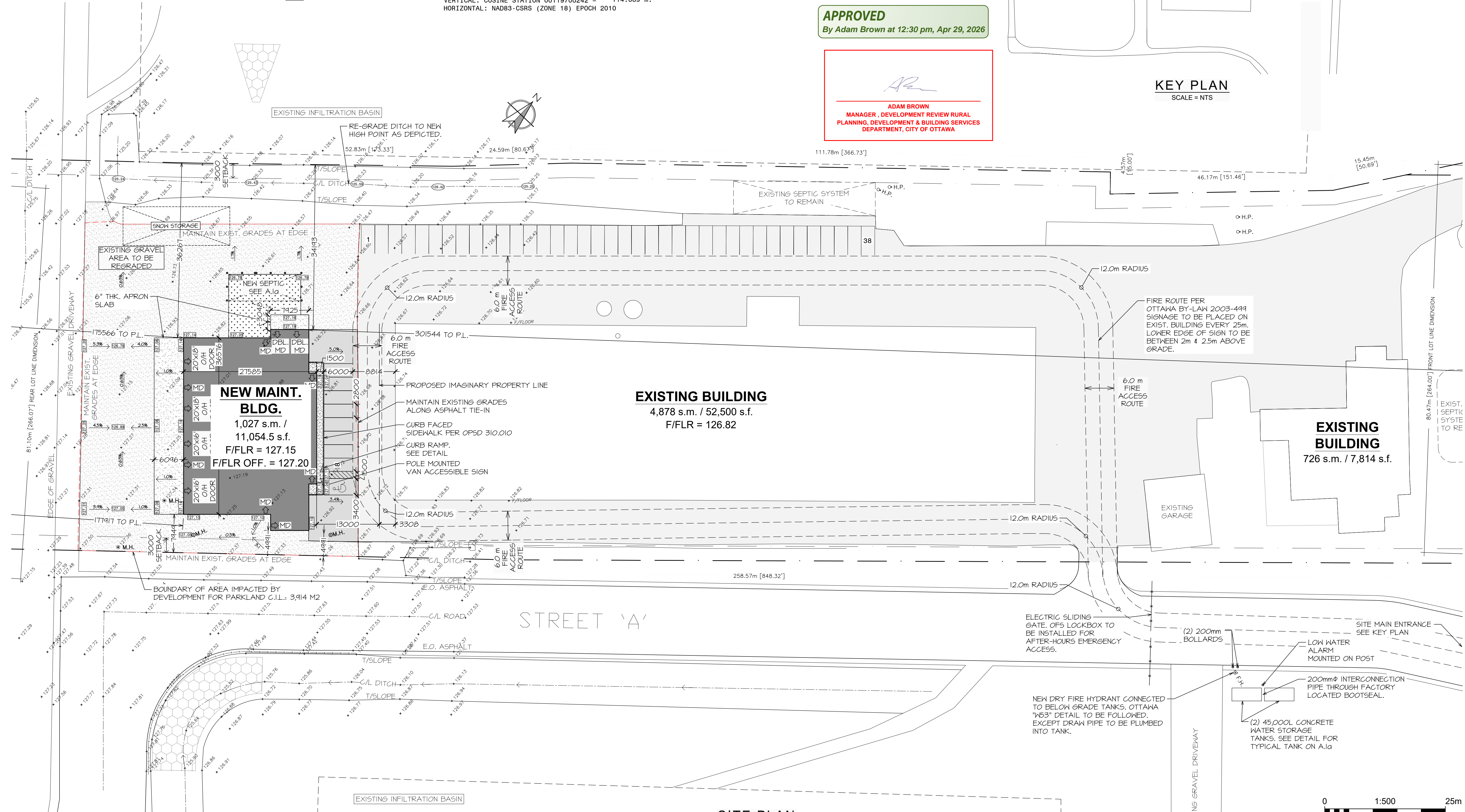
SITE STATISTICS:

ZONED :	RH Zone
MIN. PROPERTY AREA :	8,000 s.m.
PROPERTY AREA :	41,188 s.m.
NEW FACILITY AREA :	1,027 s.m.
EXISTING FACILITY AREA :	5,604 s.m.
TOTAL FACILITY AREA :	6,631 s.m.
LOT COVERAGE :	16.0 %
MAX LOT COVERAGE :	50 %
NEW BUILDING HEIGHT :	10.6 m.
MAX BUILDING HEIGHT :	15 m.
No. OF STOREYS :	- 1 -
MIN. FRONT YARD SETBACK :	15 m.
BLDG. FRONT SETBACK :	301.5 m.
MIN. INTERIOR SIDEYARD SETBACK :	3 m.
BLDG. MIN. INTERIOR SIDEYARD SETBACK :	4.9 m.
MIN. REAR YARD SETBACK :	15 m.
BLDG. REAR SETBACK :	175.5 m.
No. OF PROPOSED PARKING SPACES SHOWN :	9 SP.
No. OF BARRIER-FREE SPACES - INCL. :	1 SP.
No. OF REQUIRED PARKING SPACES	
0.75/100m2 HEAVY EQUIP. SERVICE :	8 SP.
0.8/100m2 LIGHT INDUSTRIAL EXISTING :	39 SP.
TYPICAL PARKING WIDTH	2.8 m.
TYPICAL PARKING LENGTH	6.0 m.
SITE BENCHMARKS:	
VERTICAL: COSINE STATION 00119700242 =	114.689 m.
HORIZONTAL: NAD83-CSRS (ZONE 18) EPOCH 2010	



APPROVED
 By Adam Brown at 12:30 pm, Apr 29, 2026

ADAM BROWN
 MANAGER, DEVELOPMENT REVIEW RURAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA



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 THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO TaskForce Engineering Inc. BEFORE PROCEEDING WITH ANY WORK.

- SITE PLAN NOTES:**
- ALL DIMENSIONS & NOTES MUST BE VERIFIED ON JOB SITE BY CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER.
 - ALL UNDERGROUND WORK AND ABOVE GROUND WORK TO BE DONE IN ACCORDANCE WITH CURRENT CITY PLANS, STANDARDS & SPECS.
 - THE OWNER COVENANTS & AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION DOCUMENT OR OTHER INFORMATION ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE WRITTEN AUTHORIZATION OF THE CITY.
 - EXISTING ASPHALT:
 - HEAVY DUTY ASPHALT:
 - 50mm HL3
 - 40mm HL3
 - 150mm (6") GRANULAR 'A', TYPE II
 - 300mm (12") GRANULAR 'B', TYPE I
 - ALL GRANULAR MATERIAL SHALL BE PLACED IN 300mm LIFTS AND COMPACTED TO 100% STANDARD PROCTOR.
 - INSTALL CONCRETE SIDEWALKS IN ACCORDANCE WITH OPSD-303.03 AND OPSD-303.04 FOR SIDEWALK RAMP.
 - SILT FENCE AS REQUIRED PER OPSD 284.10
 - GRASSED AREAS SHALL BE SOD AND 4" MINIMUM TOPSOIL. HYDROSEED FOR SLOPES EXCEEDING 4:1 SOD & STAKE.
 - CONTRACTOR SHALL OBTAIN A ROAD WORK PERMIT FROM THE CITY OF QUINTE WEST PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE.
 - UTILITY CUTS WITHIN THE MUNICIPAL ROAD ALLOWANCE TO BE RESTORED USING HEAVY DUTY ASPHALT STANDARDS.
 - CONNECTION OF ALL SANITARY AND STORM SEWERS TO CONFORM TO OPSD-1005.00
 - NO LIGHTING WILL BE DIRECTED ONTO ADJACENT PROPERTIES BUT WILL ONLY BE DIRECTED ONTO THE SUBJECT LANDS
 - ALL CURBING IN ACCORDANCE WITH OPSD - 600.110
 - BARRIER FREE SIGNAGE FOR PARKING AREA TO BE IN ACCORDANCE WITH CBC 3.8.3.1 (f)

- OPSD REFERENCES:**
- RIGID PIPE BEDDINGS, COVER AND BACKFILL OPSD - 802.030 EXCEPT:
 - a) USE "CLASS B-BEDDING" DETAIL ONLY FOR ALL RIGID PIPE BEDDINGS DELETE "CLASS C" - BEDDING DETAIL.
 - b) THE "GRANULAR BEDDING MATERIAL" IS TO BE GRANULAR "A" CRUSHED MATERIAL.
 - c) COVER MATERIAL IS TO BE SAND FILL.
 - d) DELETE "150 mm" FROM NOTE 1 AND INSERT 225 mm FOR THE MINIMUM BEDDING DEPTH.
 - e) FOR A "NET TRENCH" CONDITION AS DETERMINED BY THE CITY ENGINEER:
 - i) THE "GRANULAR BEDDING MATERIAL" IS TO BE AN "HL3 COARSE" GRADATION, CRUSHED LIMESTONE MATERIAL, AND
 - ii) THE "COVER MATERIAL" IS TO BE LIMESTONE SCREENINGS OR GRANULAR "A" CRUSHED MATERIAL.
 - PRECAST CONCRETE MAINTENANCE HOLE OPSD - 101.010 1200 mm DIAMETER. EXCEPT USE PRECAST MONOLITHIC BASE ONLY.
 - MAINTENANCE HOLE STEPS, HOLLOW OPSD - 405.010 EXCEPT DELETE "RECTANGULAR STAINLESS STEEL" STEP DETAILS. CAST IRON SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN.
 - COVER FOR MAINTENANCE HOLES OPSD - 401.010 EXCEPT DELETE "TYPE 'B' OPEN COVER".
 - CAST-IN-PLACE MAINTENANCE HOLE DROP OPSD - 1003.010 STRUCTURE TEE, EXCEPT THE INVERT OF THE INLET END OF THE 90 DEGREE BEND IS TO BE PLACED AT THE "SPRINGLE" OF THE MAIN SEWER PIPE.
 - SEWER SERVICE CONNECTIONS FOR RIGID OPSD - 1006.010 MAIN PIPE SEWER EXCEPT:
 - a) THE BEDDINGS AND COVER MATERIALS ARE TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH OPSD-802.030.
 - b) FACTORY MADE TEES OR WYES ARE NOT REQUIRED FOR SANITARY SERVICE CONNECTIONS TO THE MAIN SEWER PIPE UNLESS SPECIFIED.
 - CONCRETE SIDEWALK OPSD - 310.010
 - CONCRETE BARRIER CURB WITH WIDE OPSD - 600.010
 - CONCRETE BARRIER CURB OPSD - 600.110

No.	DATE	REVISION(S)	BY
5	JAN. 29/26	RE-ISSUED FOR SITE PLAN APPROVAL	ERB
4	DEC. 19/25	REVISED SEPTIC AREA	ERB
3	OCT. 14/25	ISSUED FOR TENDER	DGT
2	SEPT. 22/25	RE-ISSUED FOR SITE PLAN APPROVAL	ERB
1	AUG. 13/25	ISSUED FOR SITE PLAN APPROVAL	ERB

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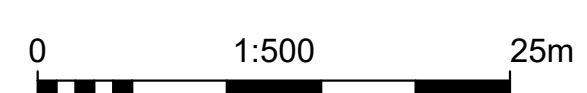
NEW 11,054 s.f. BUILDING for WASTE MANAGEMENT OF CANADA CORP
 2413 CARP RD.
 OTTAWA, ON

SITE PLAN AND DETAILS

DATE: JUNE 2025	CONTRACT No.: 0000
CHECKED BY: E. R. BURTT	DRAWING No.:
DESIGNED BY:	
DRAWN BY: ERB	
SCALE: AS NOTED	

A.1

SITE PLAN
 SCALE = 1 : 500



CITY FILE No. D07-12-25-0116 CITY PLAN No. 19427