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 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):

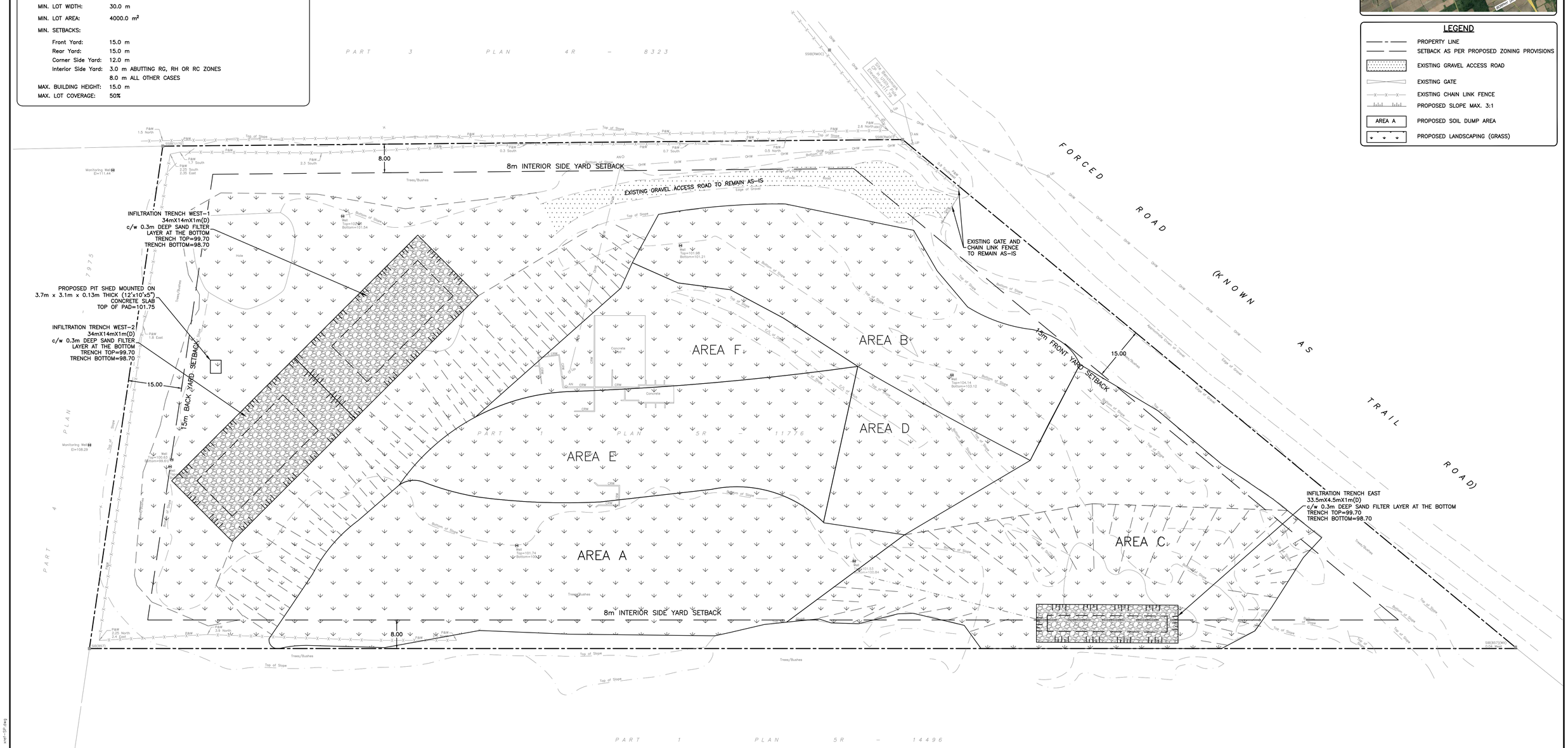
   MIN. LOT WIDTH: 30.0 m

   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
	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 STRUCTURES 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: HORIZONTAL 1:500 (0, 5m, 10m, 20m)
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-??-??-????

#?????