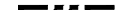










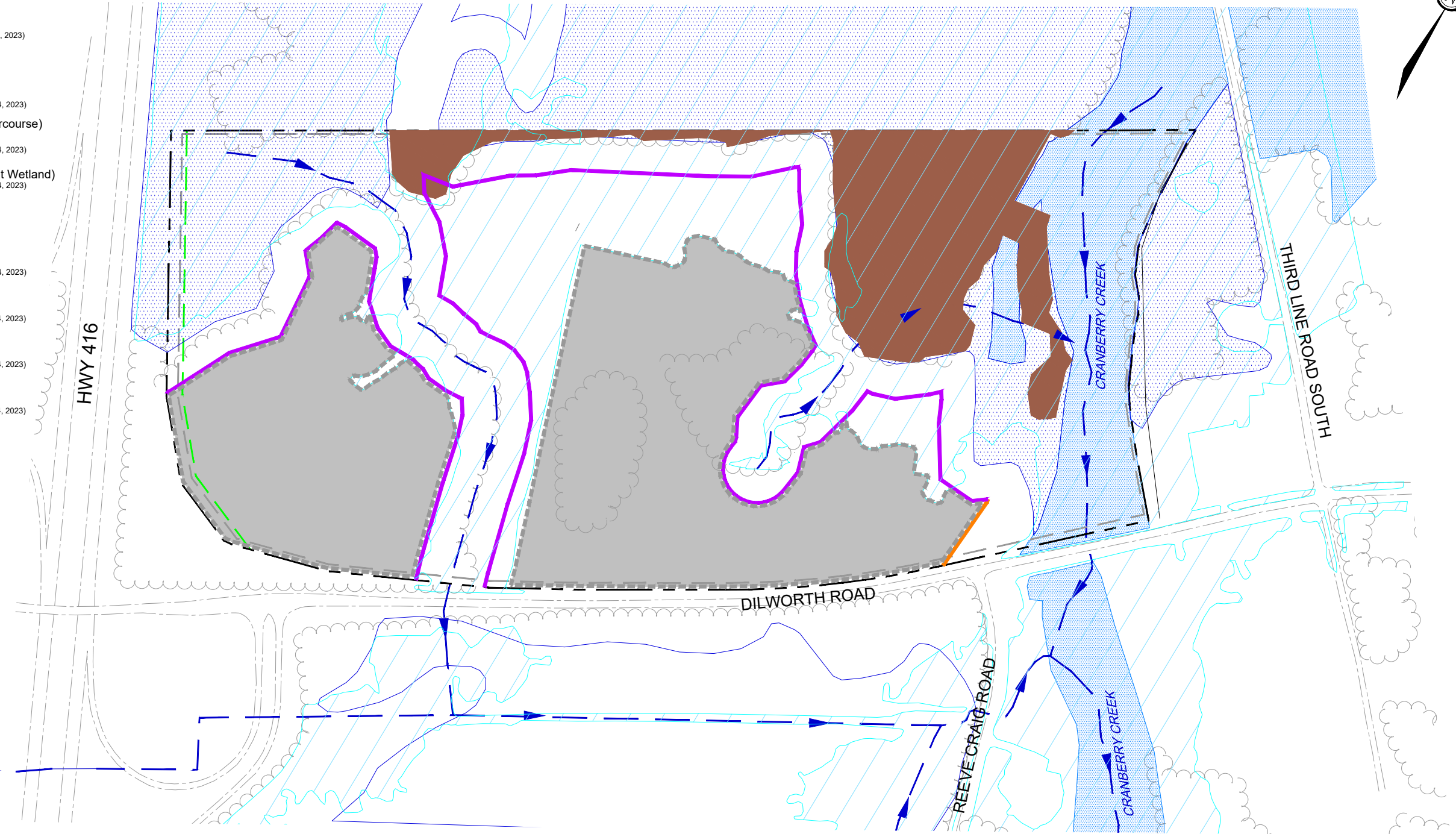




**LEGEND**

-  Site Boundary  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
-  Property Setbacks  
(Zoning Bylaw, 2008-250)
-  Watercourse  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
-  30m Setback (From Local Wetland/Watercourse)  
Blanding's Turtle Category 2 Habitat  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
-  50m Setback (From Provincially Significant Wetland)  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
-  MTO Setback (14m from Property Line)  
(MTO, Highway Corridor Management Manual, April 2022)
-  Provincially Significant Wetland  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
-  Local Wetland  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
-  Existing Floodline  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
-  Significant Woodland  
(GEMTEC, Grading Plan Post Cut-Fill Work, Dated October 24, 2023)
-  Development Area




C:\Temp\AcPublish\_15588\123081-Fig.dwg, FIG-3-Constraints, Mar 25, 2026 - 10:57am, abibi

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643  
 Facsimile (613) 254-5867  
 Website www.novatech-eng.com

**2095 DILWORTH ROAD**

**CONSTRAINTS AND DEVELOPMENT AREA PLAN**

SCALE 1 : 4000 

DATE	JOB	FIGURE
OCT 2025	123081	3