

**GENERAL NOTES:**

- 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 DENNIS SURVEYING LTD, DATED APRIL 27, 2022.

**PROJECT DESCRIPTION:**

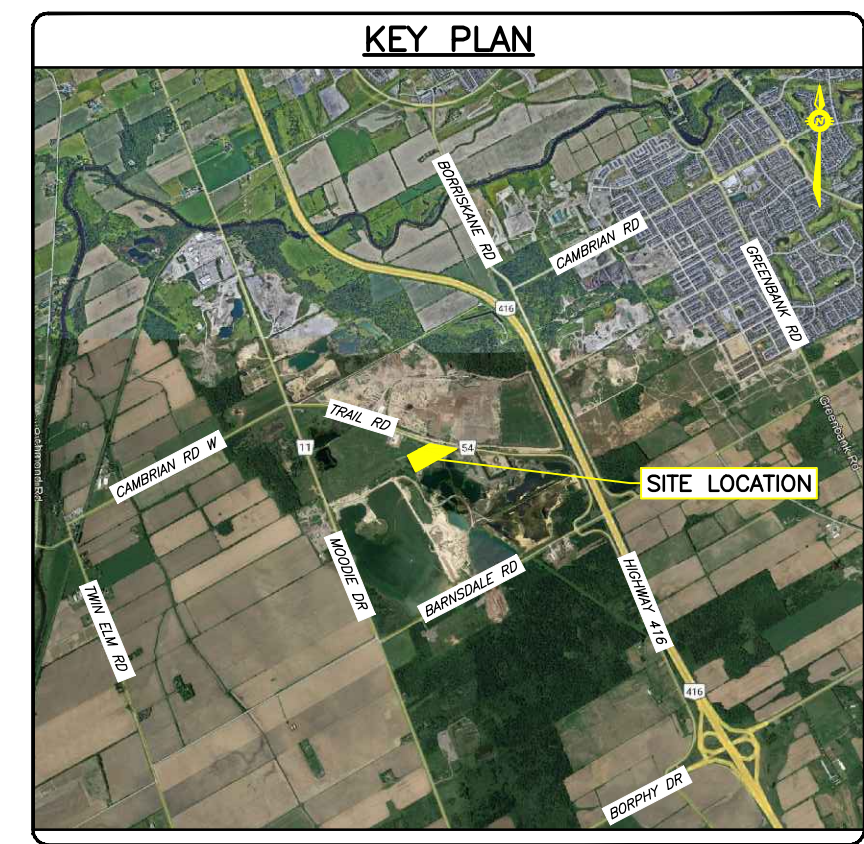
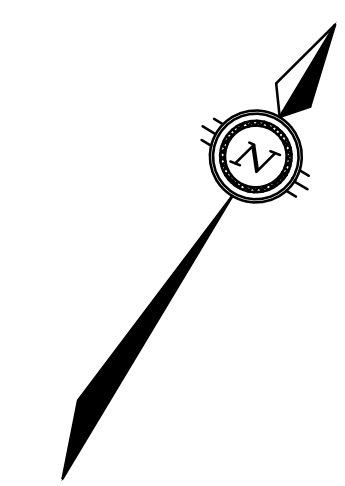
- DEVELOPMENT OF THE SITE AS A SOIL DUMP FACILITY.

**SITE DATA:**

- SITE AREA: 42,992 m<sup>2</sup>/4.299 ha

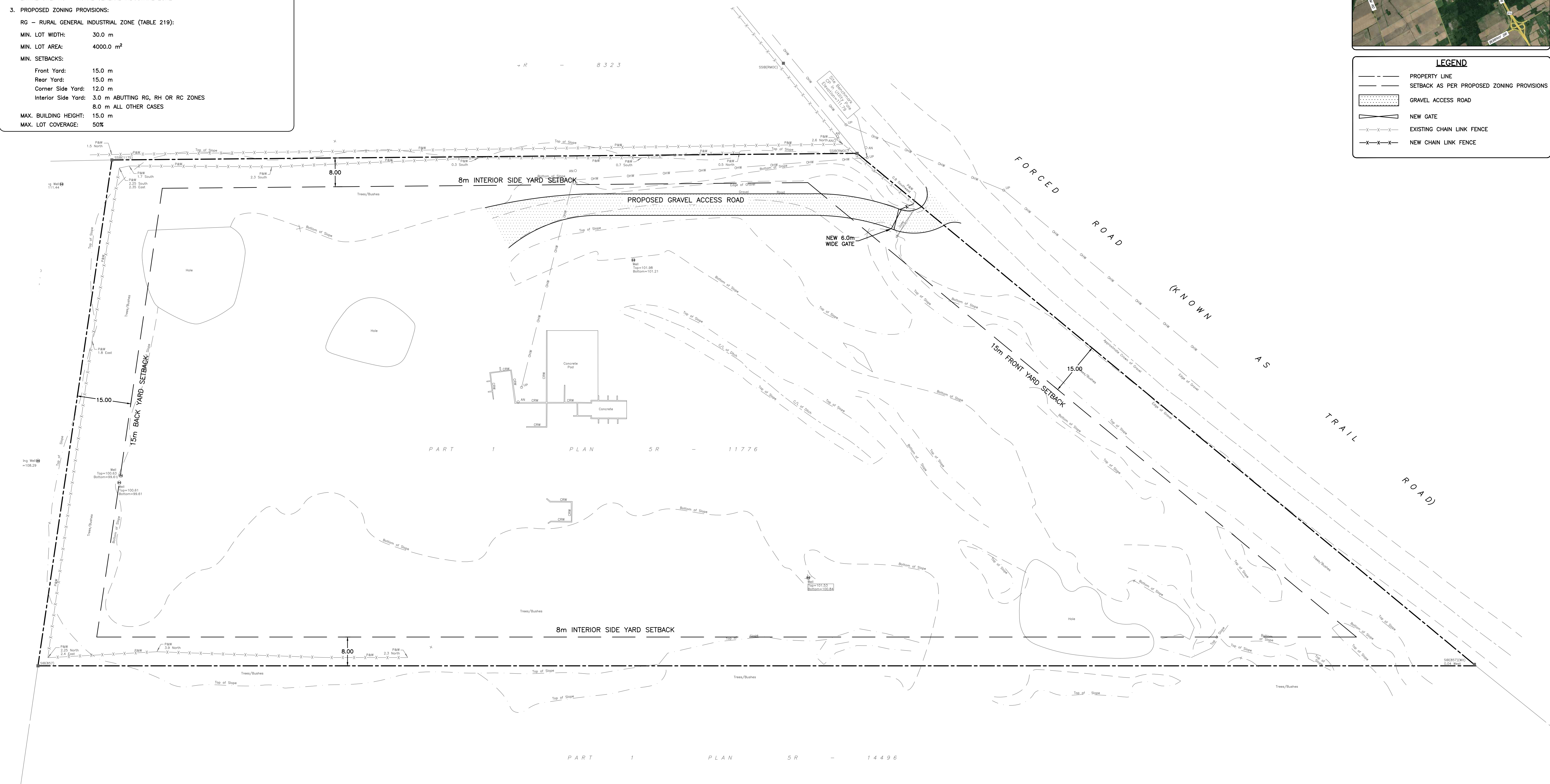
**ZONING:**

- EXISTING ZONING DESIGNATIONS (PART 18):  
 PORTION ALONG NORTH-WEST PROPERTY LINE: O1 - PARKS AND OPEN SPACE ZONE  
 PORTION ALONG SOUTH-EAST PROPERTY LINE: MR[7] - MINERAL AGGREGATE RESERVE ZONE
- PROPOSED ZONING:  
 ENTIRE SITE: RG - RURAL GENERAL INDUSTRIAL ZONE
- PROPOSED ZONING PROVISIONS:  
 RG - RURAL GENERAL INDUSTRIAL ZONE (TABLE 219):  
 MIN. LOT WIDTH: 30.0 m  
 MIN. LOT AREA: 4000.0 m<sup>2</sup>  
 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%



**LEGEND**

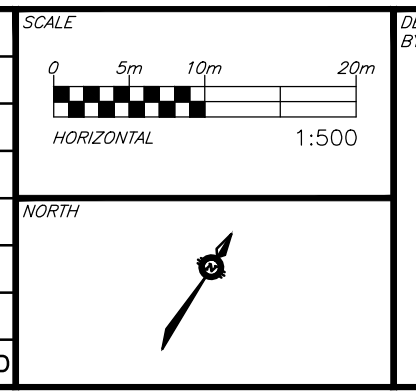
- PROPERTY LINE
- - - SETBACK AS PER PROPOSED ZONING PROVISIONS
- ▨ GRAVEL ACCESS ROAD
- ▭ NEW GATE
- x-x-x- EXISTING CHAIN LINK FENCE
- x-x-x- NEW CHAIN LINK FENCE



**CAUTION**  
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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



DESIGNED BY: [Blank]  
 REVIEWED BY: [Blank]

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

exp Services Inc.  
 1-813-688-1899 | F +1-613-225-7330  
 3055 Queenwood Drive, Unit 100  
 Ottawa, ON K2B 8H6  
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BASEPLAN	PROJECT
AJ	ENGINEERING SERVICES FOR
AJ	4380 TRAIL ROAD,
AA	OTTAWA, ONTARIO.
AA	SITE PLAN

PROJECT No.	DATE	DRAWING No.
OTT-21023795-A0	27/04/2022	C002

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