

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:

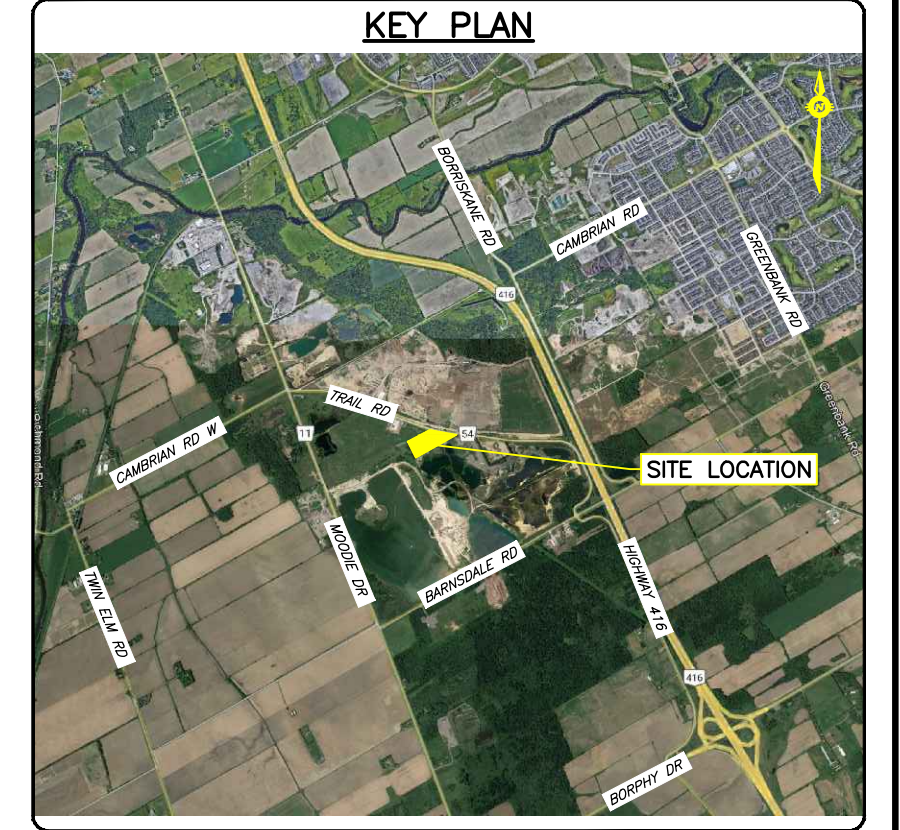
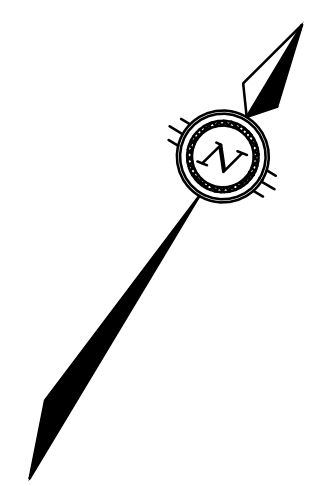
- ZONING AMENDMENT TO CONTINUE EXISTING ACTIVITY OF THE PLACEMENT OF EXCESS SOILS ON SITE.

SITE DATA:

- SITE AREA: 42,992 m²/4.299 ha

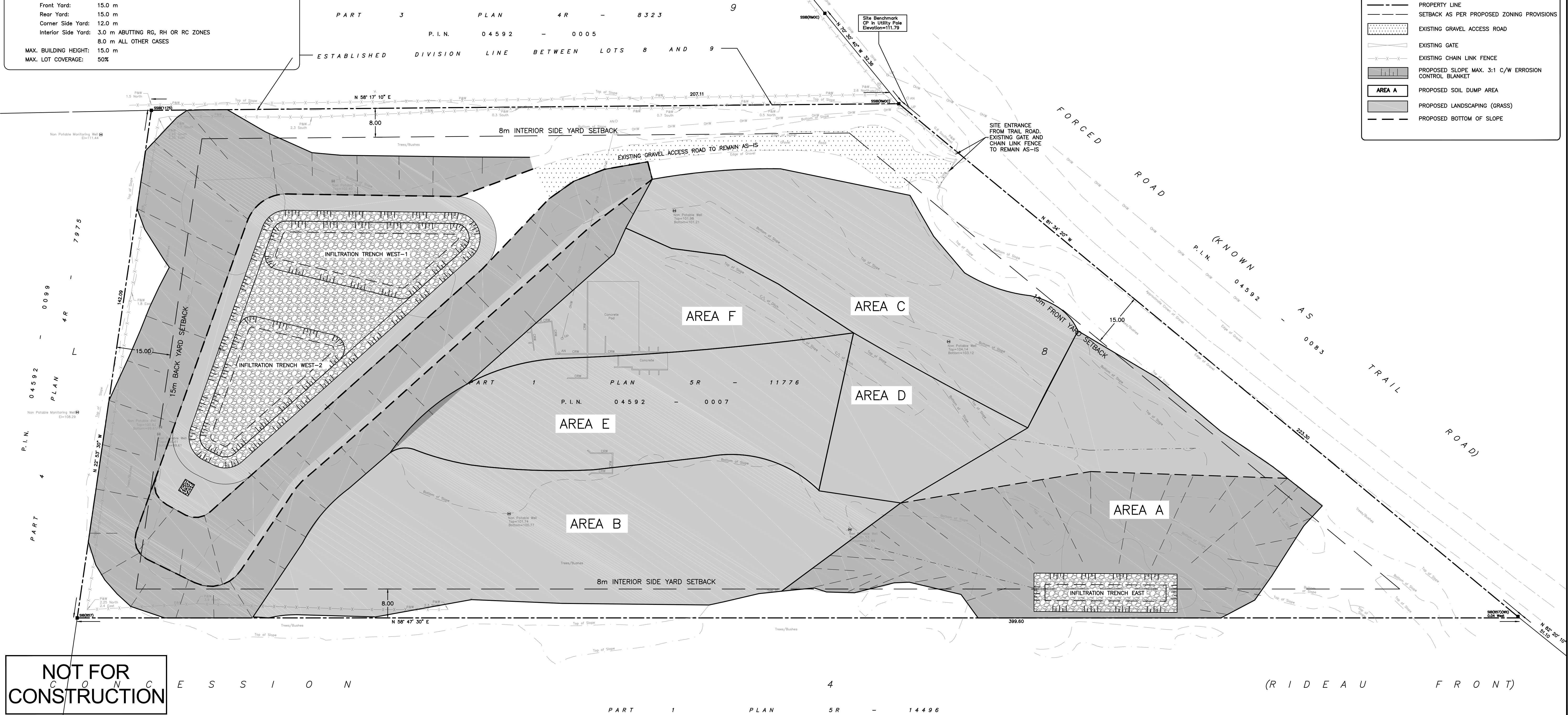
ZONING:

- 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 m²
 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
- [Pattern] EXISTING GRAVEL ACCESS ROAD
- [Symbol] EXISTING GATE
- [Symbol] EXISTING CHAIN LINK FENCE
- [Symbol] PROPOSED SLOPE MAX. 3:1 C/W EROSION CONTROL BLANKET
- [Pattern] AREA A
- [Pattern] PROPOSED SOIL DUMP AREA
- [Pattern] PROPOSED LANDSCAPING (GRASS)
- [Symbol] PROPOSED BOTTOM OF SLOPE



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.

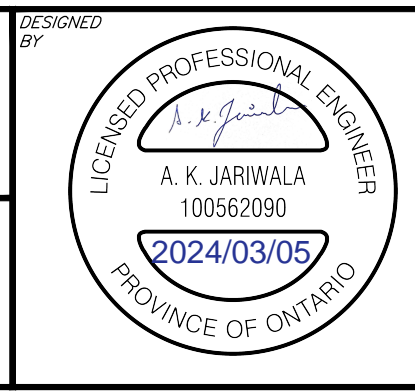
JOB BENCH MARK
 CP IN UTILITY POLE ELEVATION = 111.79

TOPOGRAPHIC INFORMATION
 PART OF LOT 8, CONCESSION 4 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA.

Bearing Note
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes
 Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928:1978 (Monument No. 19770866)

REV	REVISION DESCRIPTION	DATE	BY	APPD
5	RE-ISSUED FOR SPA	05/03/24	AGJ	AA
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



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

exp.
 exp Services Inc.
 1-813-688-1899 | +1-613-225-7330
 3055 Queenensway Drive, Unit 100
 Ottawa, ON K2B 8H6
 Canada
 www.exp.com

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
 • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

DESIGN	PROJECT	PROJECT No.
AJ	ENGINEERING SERVICES FOR	OTT-21023795-AG
AJ	4380 TRAIL ROAD,	SURVEY FSD
AA	OTTAWA, ONTARIO.	DATE 27/04/2022
AA	ZONING/SITE PLAN	DRAWING No. C002

007777