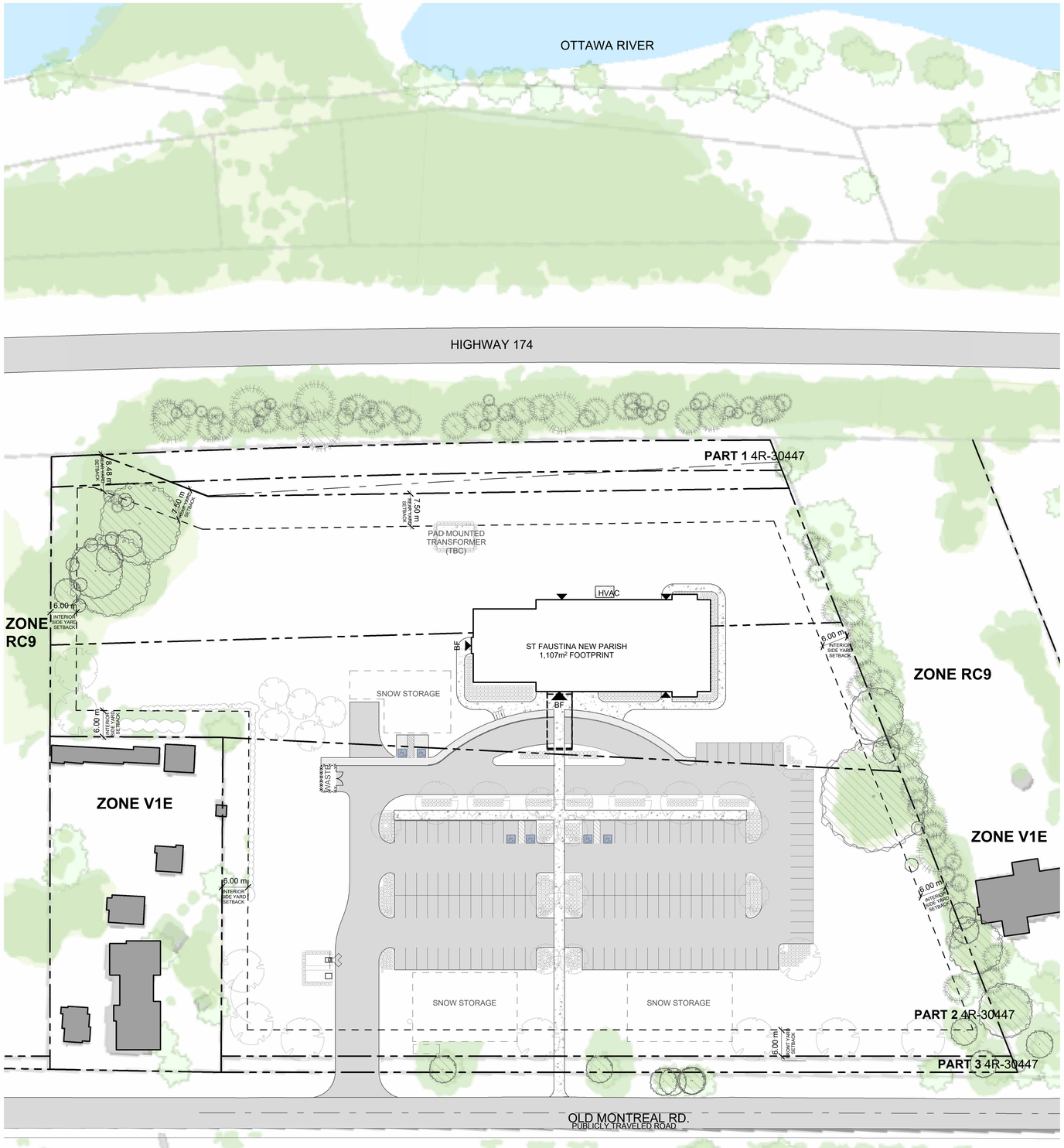


1 ZONING PLAN
A100 1 : 500

ZONING INFORMATION

LEGAL DESCRIPTION

PART LOT 12, CONCESSION 1, OLD SURVEY, CUMBERLAND, PART 1 AND 2, PLAN 4R-30610 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, PLAN 4R-30610 AS IN OC595035 CITY OF OTTAWA."

(Geographic Township of Cumberland, not in the City of Ottawa)

REFERENCE SURVEY

BASED ON INFORMATION FROM A SURVEY
PREPARED BY ARPENTAGE DUTRISAC SURVEYING INC.
DATED OCTOBER 17, 2024.

MUNICIPAL ADDRESS

2835 OLD MONTREAL RD. CUMBERLAND, ON, K4C 1G2

ZONING INFORMATION

SITE AREA:	24,140.8 m² / 259,849.4 ft² (PRE-CONVEYANCE)
BUILDING AREA	1,107 m² / 11,916 ft²
GROSS FLOOR AREA	853 m² / 9,182 ft²
BUILDING HEIGHT	9.6m
ZONE	Rural Institutional (RI)*

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	30m	103m (Irregular lot geometry)
MIN. LOT AREA	2,000m²	24,128m²
MAX. LOT COVERAGE	50%	29%
MIN. FRONT YARD SETBACK	6m	6m
MIN. CORNER YARD SETBACK	6m	n/a
MIN. REAR YARD SETBACK	7.5m	7.5m
MIN. INTERIOR YARD SETBACK	6m	57m / 26m
MAX. HEIGHT	10m	9.6m
AMENITY AREA	n/a	0m²
LANDSCAPED AREA	20%	57%

PARKING QUEUING + LOADING	REQUIRED	PROVIDED
PARKING SPACES	66	139
ACCESSIBLE PARKING	6 (total)	6 (total)
TYPE A SPACES	3	3
TYPE B SPACES	3	3
PARKING LANDSCAPED AREA	20%	21%
LOADING SPACES	0	0
BICYCLE PARKING	4	4
WASTE COLLECTION	Yes	Yes

* INDICATES VARIANCE REQUIRED

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN LEGEND:

- EXISTING BUILDING & SITE ELEMENTS
- ASPHALT PAVING
- PROPERTY LINE
- SETBACK LINE

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REV	DATE	ISSUE
6	2026.10.16	ISSUED FOR SITE PLAN CONTROL

NOTES

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PROJECT

ST. FAUSTINA NEW PARISH

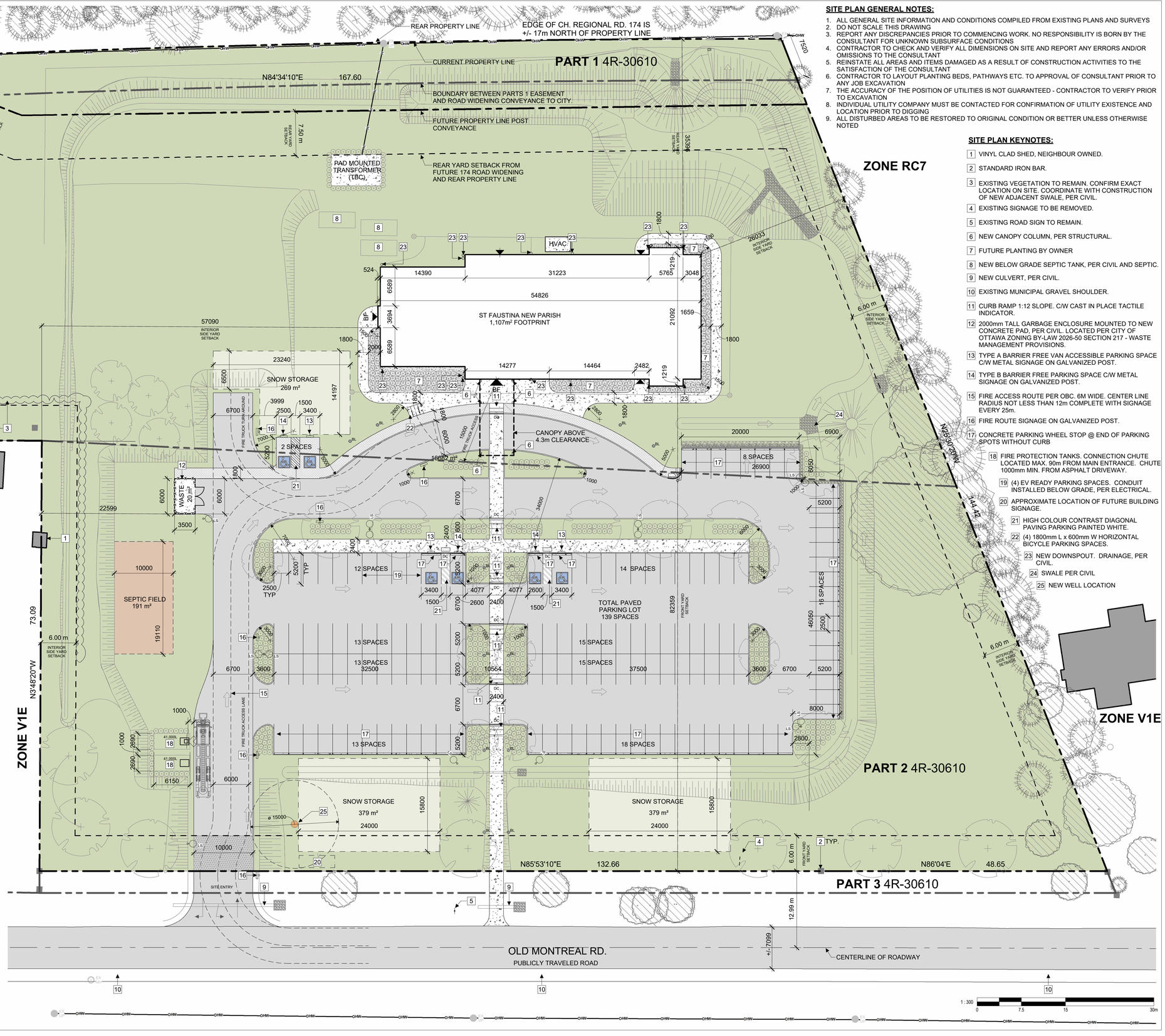
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TITLE

ZONING INFORMATION

PROJECT NO:	2024-0740
DRAWN:	DF
APPROVED:	CL
SCALE:	As indicated
DATE PRINTED:	10/20/2026 9:26:32 AM

REV 6 DRAWING NO. A100



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SITE PLAN KEYNOTES:

1. VINYL CLAD SHED, NEIGHBOUR OWNED.
2. STANDARD IRON BAR.
3. EXISTING VEGETATION TO REMAIN. CONFIRM EXACT LOCATION ON SITE. COORDINATE WITH CONSTRUCTION OF NEW ADJACENT SWALE, PER CIVIL.
4. EXISTING SIGNAGE TO BE REMOVED.
5. EXISTING ROAD SIGN TO REMAIN.
6. NEW CANOPY COLUMN, PER STRUCTURAL.
7. FUTURE PLANTING BY OWNER
8. NEW BELOW GRADE SEPTIC TANK, PER CIVIL AND SEPTIC.
9. NEW CULVERT, PER CIVIL.
10. EXISTING MUNICIPAL GRAVEL SHOULDER.
11. CURB RAMP 1:12 SLOPE. C/W CAST IN PLACE TACTILE INDICATOR.
12. 2000mm TALL GARBAGE ENCLOSURE MOUNTED TO NEW CONCRETE PAD. PER CIVIL. LOCATED PER CITY OF OTTAWA ZONING BY-LAW 2026-50 SECTION 217 - WASTE MANAGEMENT PROVISIONS.
13. TYPE A BARRIER FREE VAN ACCESSIBLE PARKING SPACE C/W METAL SIGNAGE ON GALVANIZED POST.
14. TYPE B BARRIER FREE PARKING SPACE C/W METAL SIGNAGE ON GALVANIZED POST.
15. FIRE ACCESS ROUTE PER OBC. 6M WIDE. CENTER LINE RADIUS NOT LESS THAN 12m COMPLETE WITH SIGNAGE EVERY 25m.
16. FIRE ROUTE SIGNAGE ON GALVANIZED POST.
17. CONCRETE PARKING WHEEL STOP @ END OF PARKING SPOTS WITHOUT CURB
18. FIRE PROTECTION TANKS. CONNECTION CHUTE LOCATED MAX. 90m FROM MAIN ENTRANCE. CHUTE 1000mm MIN. FROM ASPHALT DRIVEWAY.
19. (4) EV READY PARKING SPACES. CONDUIT INSTALLED BELOW GRADE, PER ELECTRICAL.
20. APPROXIMATE LOCATION OF FUTURE BUILDING SIGNAGE.
21. HIGH COLOUR CONTRAST DIAGONAL PAVING PARKING PAINTED WHITE.
22. (4) 1800mm L x 600mm W HORIZONTAL BICYCLE PARKING SPACES.
23. NEW DOWNSPOUT. DRAINAGE, PER CIVIL.
24. SWALE PER CIVIL
25. NEW WELL LOCATION

SITE PLAN LEGEND:

- EXISTING BUILDING & SITE ELEMENTS
- ASPHALT PAVING
- GRASS
- CONCRETE PAD/ WALKWAYS
- MULCH/PLANTING
- PAVER TYPE 1
- ENTRANCE/ BARRIER-FREE ENTRANCE
- MAIN ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- EXTENT OF FUTURE ROAD WIDENING
- DOMESTIC WATER PER CIVIL
- SANITARY PER CIVIL
- NEW STORM PER CIVIL
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS PER CIVIL
- OVERHEAD WIRE
- CATCH BASIN
- FIRE HYDRANT
- MAINTENANCE HOLE
- UTILITY POLE
- FIRE TANK HYDRANT CONNECTION
- SIGN
- DEPRESSED CURB
- SHRUB NEW
- TREE NEW
- TREE EXISTING

SITE LIGHTING LEGEND:

- DOUBLE LIGHT STANDARD
- LIGHT STANDARD
- LIGHT BALLARD

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REV	DATE	ISSUE
6	2026.10.16	ISSUED FOR SITE PLAN CONTROL
4	2026.06.03	ISSUED FOR CONSULTANT COORDINATION
2	2026.05.26	ISSUED FOR SPC PRE-CONSULTATION 02
1	2026.05.14	ISSUED FOR CLIENT REVIEW

NOTES

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PROJECT

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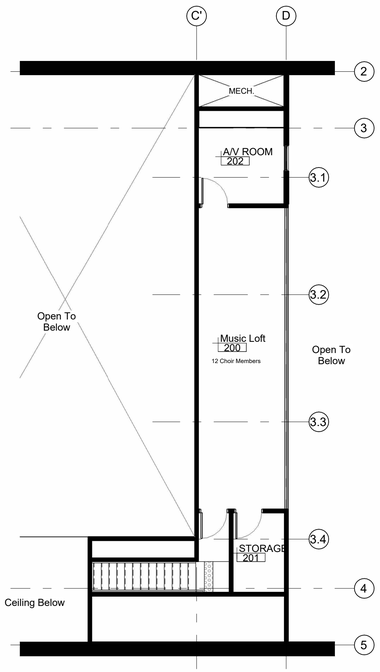
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TITLE

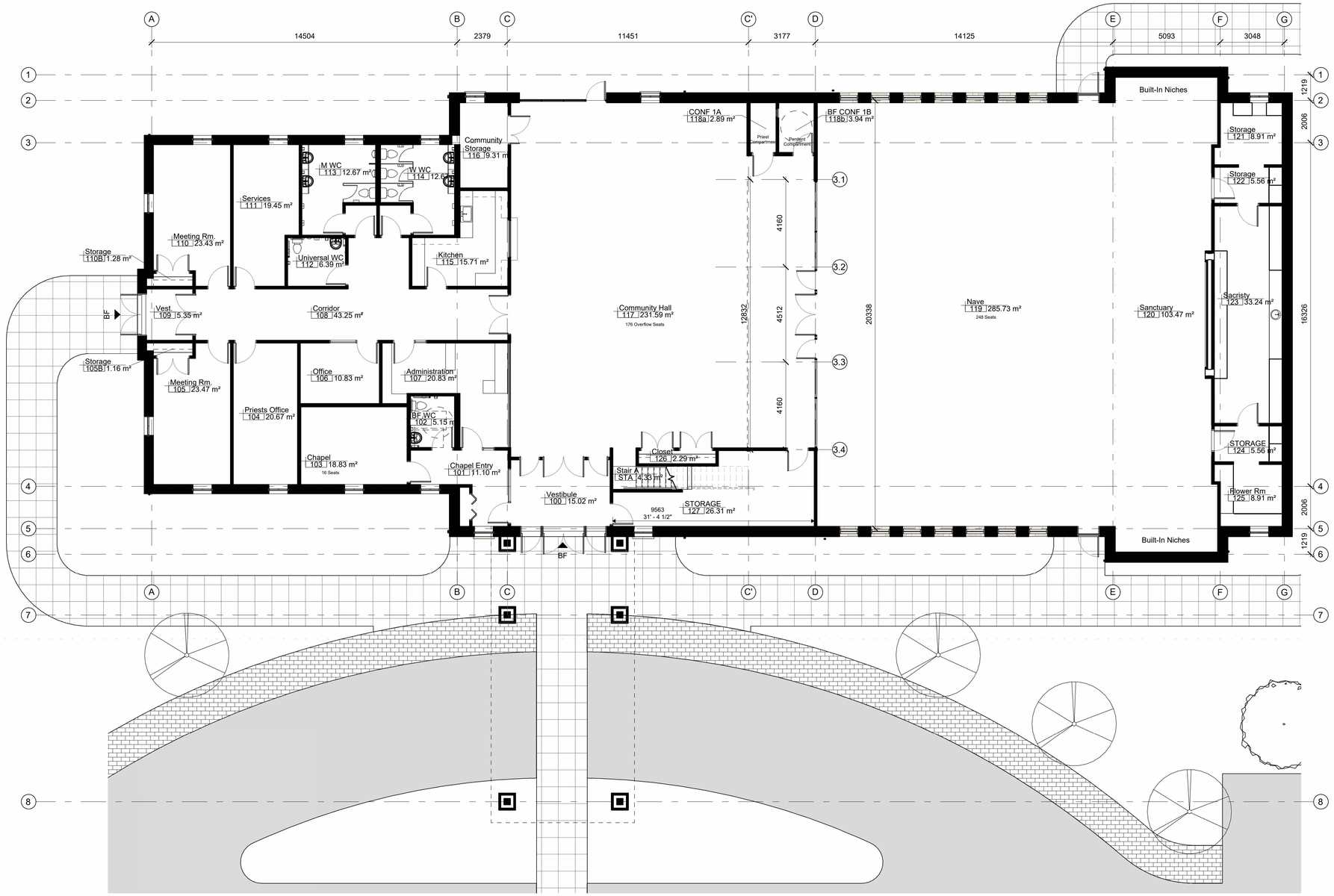
SITE PLAN

PROJECT NO: 2024-0740
DRAWN: RR
APPROVED: CL
SCALE: 1 : 300
DATE PRINTED: 10/16/2026 10:49:27 AM

REV 6
DRAWING NO. A101



2 CHOIR LOFT PLAN
A201 | 1 : 100



1 MAIN FLOOR PLAN
A201 | 1 : 100

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ST. FAUSTINA NEW PARISH

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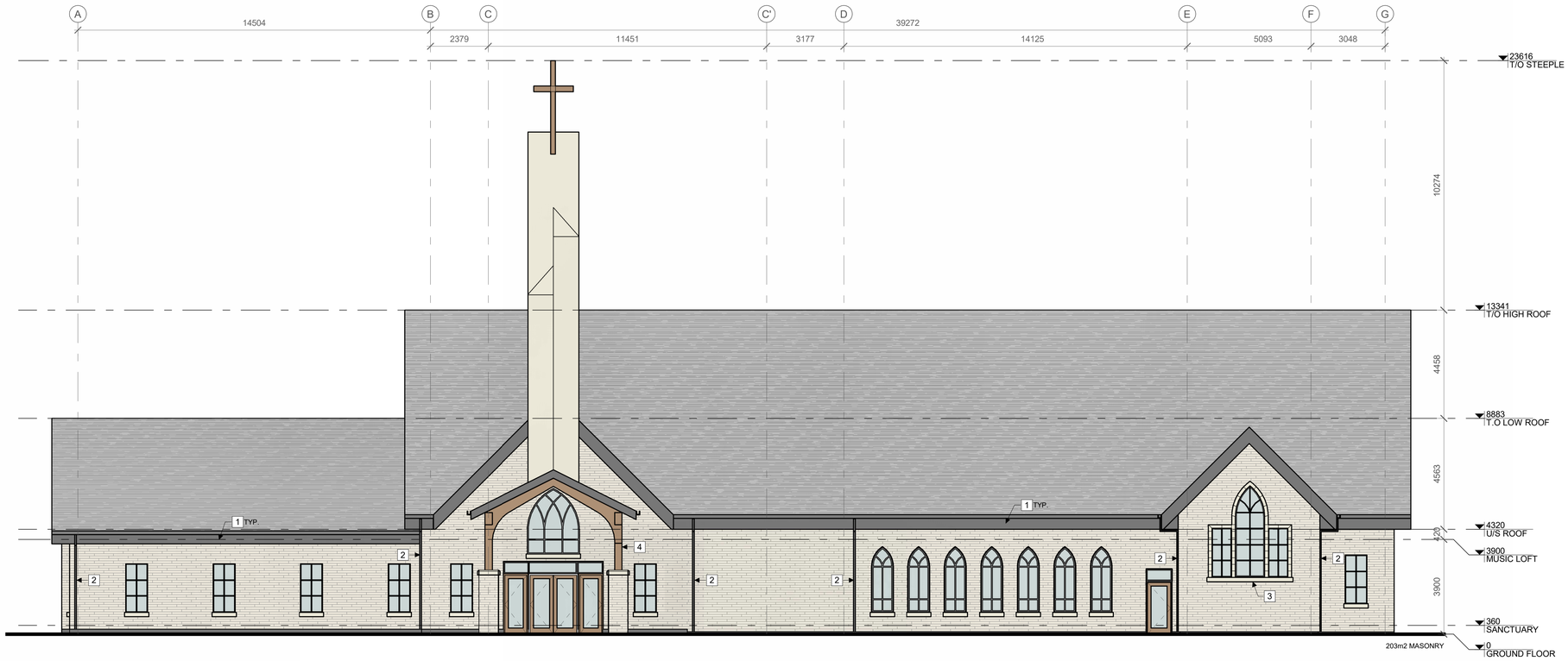
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FLOOR PLANS

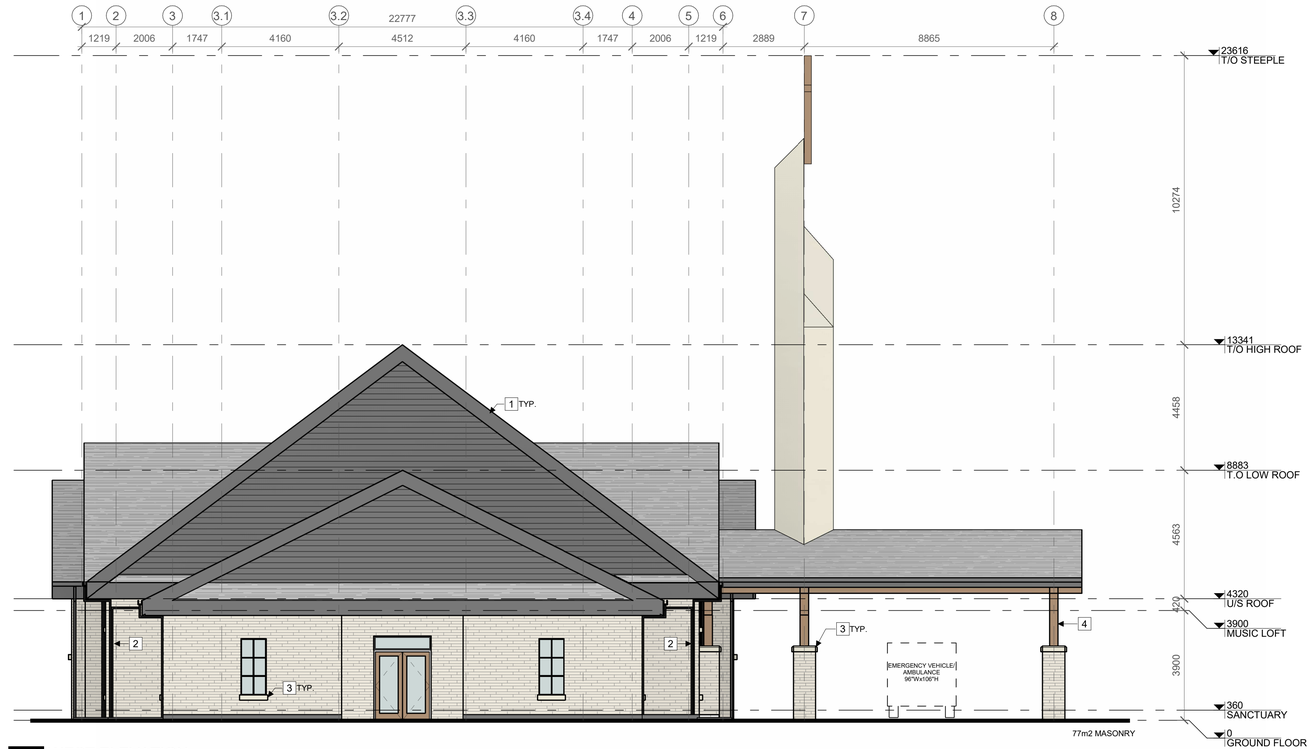
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DRAWN:	RR/DF
APPROVED:	DH/CL
SCALE:	1 : 100
DATE PRINTED:	10/16/2026 10:49:38 AM

REV 6

DRAWING NO. A201



2 SOUTH ELEVATION
A301 | 1 : 100



1 WEST ELEVATION
A301 | 1 : 100

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
		MASONRY VENEER MANUFACTURER: TBD COLOUR: TBD
		WOOD ELEMENT MANUFACTURER: TBD COLOUR: TBD
		ASPHALT SHINGLE MANUFACTURER: TBD COLOUR: TBD
		STEEPLE MATERIAL MANUFACTURER: TBD COLOUR: TBD
		FASCIA / FLASHINGS MANUFACTURER: TBD COLOUR: TBD
		SIDING MANUFACTURER: TBD COLOUR: TBD

ELEVATION KEYNOTES:

1. PREFINISHED ALUMINUM FASCIA
2. DOWNSPOUT
3. PRECAST SILL
4. WOOD CANOPY STRUCTURE

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REV	DATE	ISSUE
6	2026.10.16	ISSUED FOR SITE PLAN CONTROL
5	2026.09.10	CLIENT REVIEW
3	2026.05.27	CLIENT REVIEW

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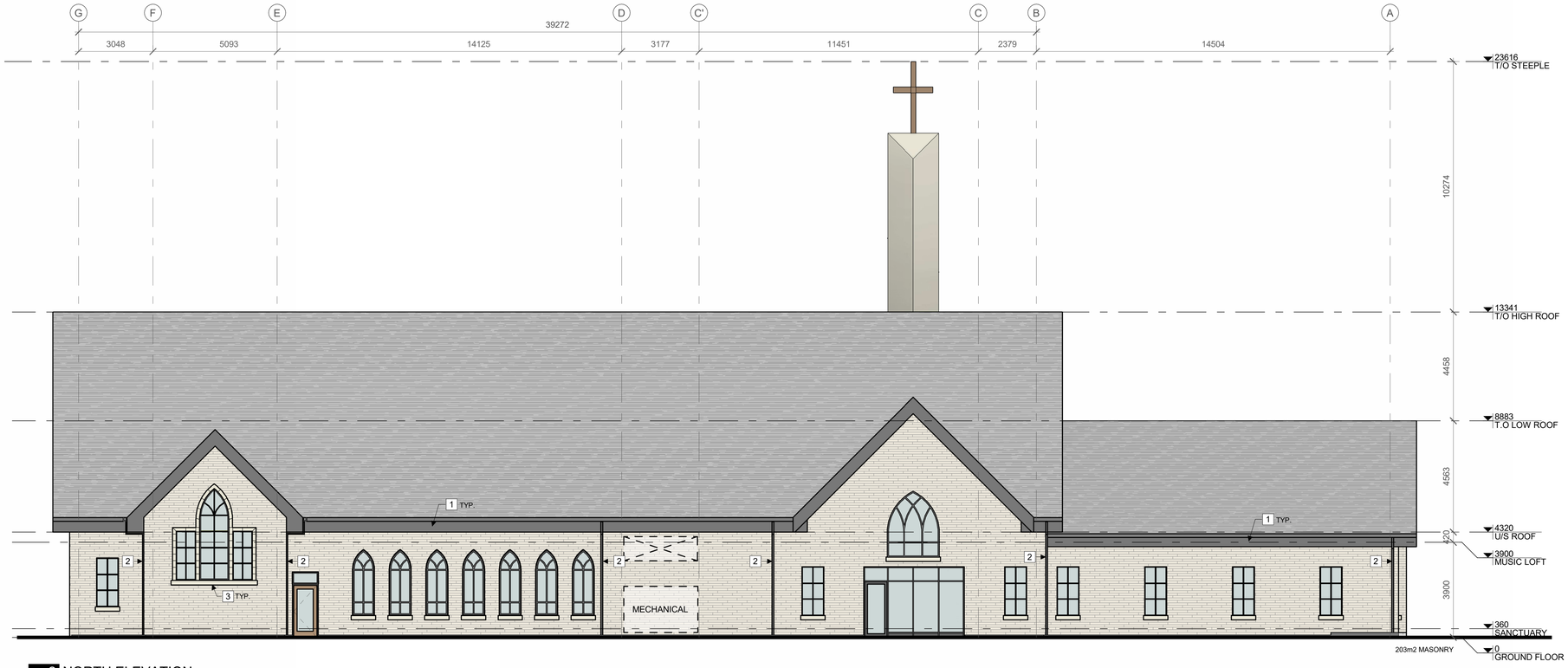
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EXTERIOR ELEVATIONS

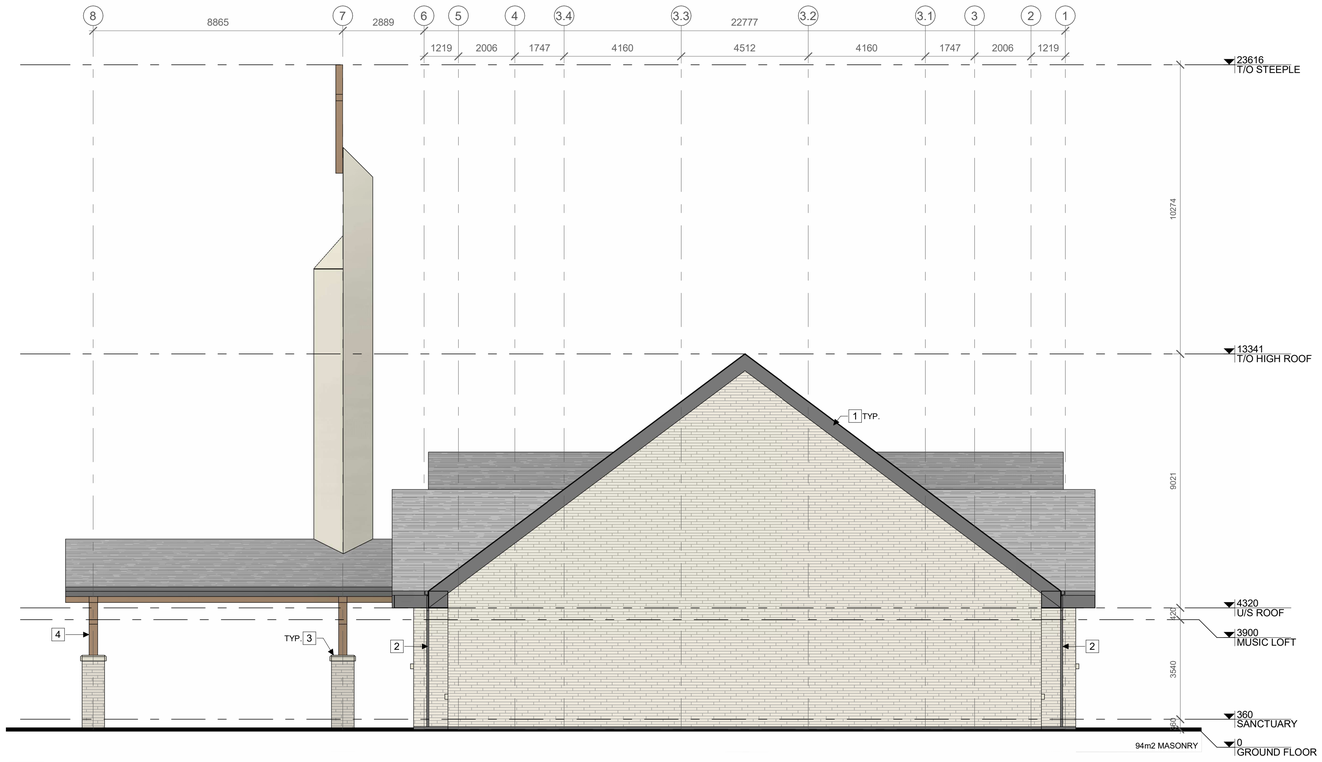
PROJECT NO:	2024-0740
DRAWN:	DF
APPROVED:	DH
SCALE:	As indicated
DATE PRINTED:	2026-10-20 3:02:19 PM

REV 6

DRAWING NO. A301



2 NORTH ELEVATION
A302 | 1 : 100



1 EAST ELEVATION
A302 | 1 : 100

ELEVATION LEGEND:

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		SIDING MANUFACTURER: TBD COLOUR: TBD

ELEVATION KEYNOTES:

1	PREFINISHED ALUMINUM FASCIA
2	DOWNSPOUT
3	PRECAST SILL
4	WOOD CANOPY STRUCTURE

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3	2026.05.27	CLIENT REVIEW

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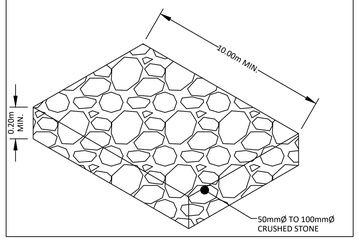
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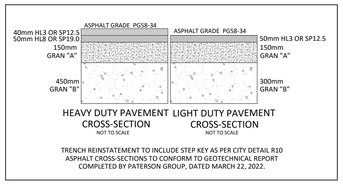
EXTERIOR ELEVATIONS

PROJECT NO:	2024-0740
DRAWN:	DF
APPROVED:	DH
SCALE:	As indicated
DATE PRINTED:	2026-10-20 3:03:11 PM

REV 6 | DRAWING NO. A302

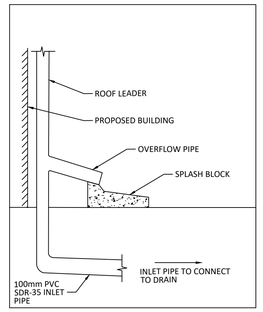
MUD MAT DETAIL (N.T.S.)

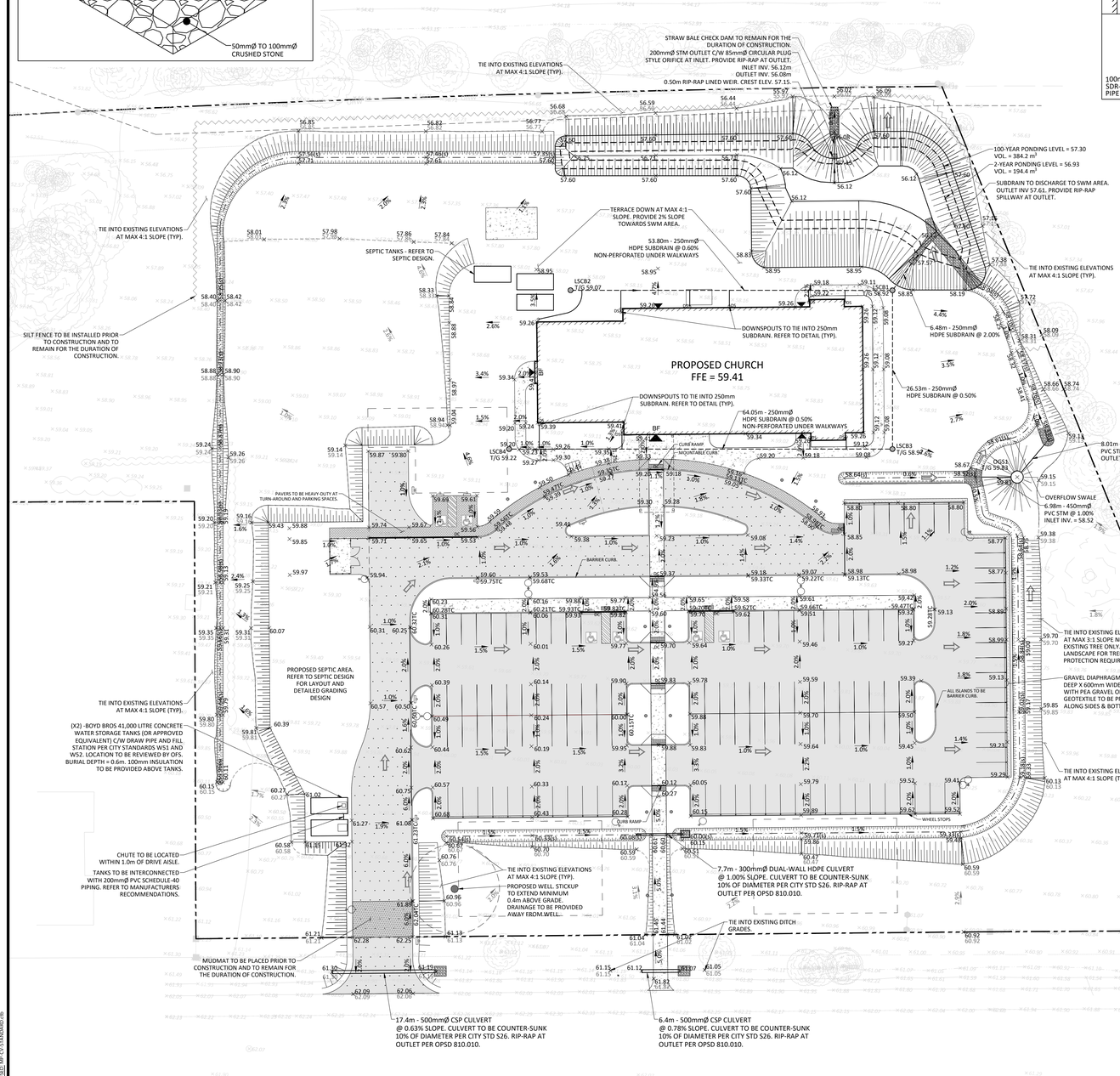




STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
LSCB1	58.92	W57.740 S57.740	NE57.740	PER CITY S30
LSCB2	59.07		ES8.060	PER CITY S31
LSCB3	58.97	W57.890	N57.873	PER CITY S30
LSCB4	59.22		ES8.210	PER CITY S31
OGS1	59.83		W58.520 NE58.410	STORMCEPTOR EFO6 OR APPROVED EQUIVALENT





GENERAL NOTES

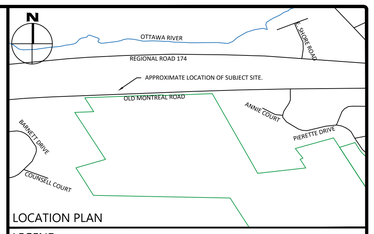
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
13. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
14. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
16. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO ONE,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
18. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
19. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
20. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP, DATED MARCH 22, 2022.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL (GEOSOCK INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED CATCHBASINS, REARYARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
2. AT THE DISCRETION OF THE PROJECT MANAGER, CONSERVATION AUTHORITY, OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE OPSD 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPSS 1860, TABLE 3.
4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1., AND 4.2. BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
    - 4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
    - 4.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
5. ALTHOUGH NOT ANTICIPATED, WORK THROUGH WINTER MONTHS SHALL BE CLOSELY MONITORED FOR EROSION ALONG SLOPED AREAS. SHOULD EROSION BE NOTED, THE CONTRACTOR SHALL BE ALERTED AND SHALL TAKE ALL NECESSARY STEPS TO RECTIFY THE SITUATION. SHOULD THE CONTRACTOR'S EFFORTS FAIL AT REMEDIATING THE ERODED AREAS, THE CONTRACTOR SHALL CONTACT THE CITY AND/OR CONSERVATION AUTHORITY TO REVIEW THE SITE CONDITIONS AND DETERMINE THE APPROPRIATE COURSE OF ACTION. AS THE GROUND BEGINS TO THAW, THE CONTRACTOR SHALL PLACE SILT FENCING AT ALL REQUIRED LOCATIONS AS SOON AS GROUND CONDITIONS WARRANT.
6. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING:
    - 6.1. FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
        - 6.1.1. A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
        - 6.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
    - 6.2. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
    - 6.3. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSS 180.
7. CARE SHALL BE TAKEN AT THE REMOVAL STAGE TO ENSURE THAT ANY SILT THAT HAS ACCUMULATED IS PROPERLY HANDLED AND DISPOSED OF.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED WEEKLY AS WELL AS PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
9. SHOULD DETERIORATION OF ANY EROSION & SEDIMENT CONTROL MEASURE BE OBSERVED, IT SHALL BE IMMEDIATELY REPAIRED OR REPLACED.
10. DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSS 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
11. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPSS 570.
12. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED
13. ANY AREAS OF EXCESS FILL SHALL BE REMOVED OR LEVELED AS SOON AS POSSIBLE AND MUST BE LOCATED A SUFFICIENT DISTANCE FROM ANY DITCH OR WATERCOURSE TO ENSURE THAT NO SEDIMENT IS WASHED OUT INTO THE DITCH/WATERCOURSE.
14. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. LANDSCAPING CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
15. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. DITCHES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY DITCH CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT.
16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS 577
17. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSS 518.
18. ALL SETTLING/FILTRATION BASINS, IF REQUIRED, SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
    - 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 99% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
    - 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
    - 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
    - 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
6. CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERAS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.
8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.



LOCATION PLAN

LEGEND

- BARRIER OR MOUNTABLE CURB (AS NOTED)
- DEPRESSED CURB
- MONOLITHIC CURB & SIDEWALK (SC2)
- DEPRESSED MONOLITHIC CURB & SIDEWALK
- CONCRETE SIDEWALK (SC4)
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED RIP-RAP
- LSCB# — LANDSCAPING CATCHBASIN
- OGS# T/G — OIL & GRIT SEPARATOR
- CB# T/G — CATCHBASIN
- MH#A T/G — SANITARY SEWER MANHOLE
- HYD B/F — FIRE HYDRANT
- DS — DOWNSPOUT
- TWSI
- LIMIT OF GRADING
- PERFORATED PIPE SUBDRAIN
- DRAINAGE SWALE
- DRAINAGE DITCH
- SLOPING AT 3:1 UNLESS SPECIFIED
- 95.50 — SURFACE ELEVATION
- 95.50 (S) — SWALE ELEVATION
- T/W 95.50 B/W 94.25 — TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
- OVERLAND FLOW ROUTE
- SILT FENCE BARRIER
- STRAW BALE CHECK DAM
- MUD MAT
- TRENCH DRAIN
- B — BOLLARD PER CITY STD F-4
- DOORWAY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
1	ISSUED FOR SITE PLAN CONTROL	OCT. 16, 2026

Check and verify all dimensions before proceeding with the work

Do not scale drawings

SCALE 1 : 400

0 10 20 30 40 Metres

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N

Stamp:

LICENSED PROFESSIONAL ENGINEER
25-1892
2026.10.16
F. J. VALENTI
100508068
PROVINCE OF ONTARIO

Client:

CSV ARCHITECTS
190 O'CONNOR STREET, SUITE 100
OTTAWA, ON K2P 2R3

Project:

ST. FAUSTINA NEW PARISH
2835 OLD MONTREAL ROAD

Drawing Title:

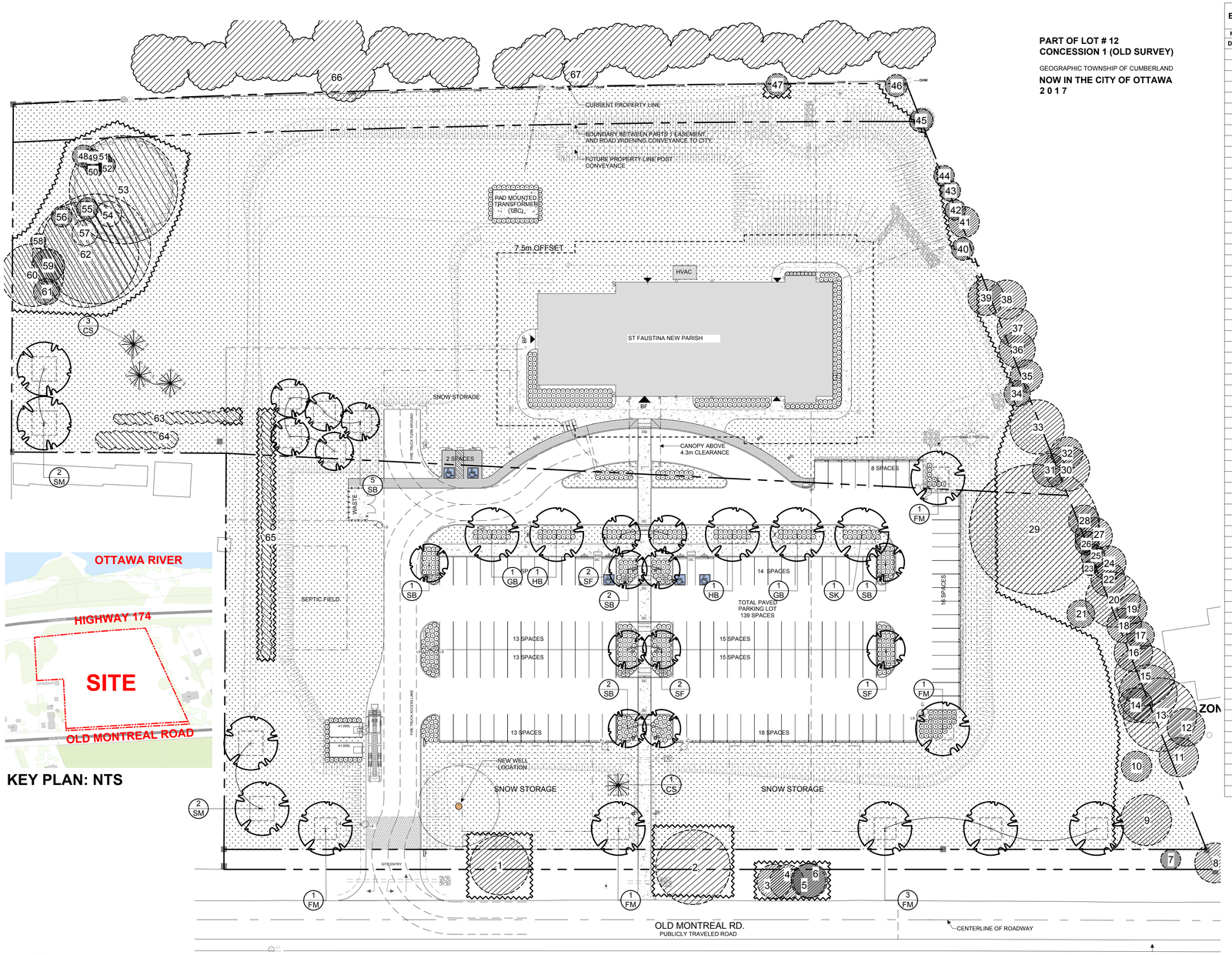
LOT GRADING, DRAINAGE, SERVICING, EROSION & SEDIMENT CONTROL PLAN

Scale: 1:400	Project Number: CCO-25-1892
Drawn By: FV	
Checked By: CJM	Drawing Number: C101
Designed By: FV	

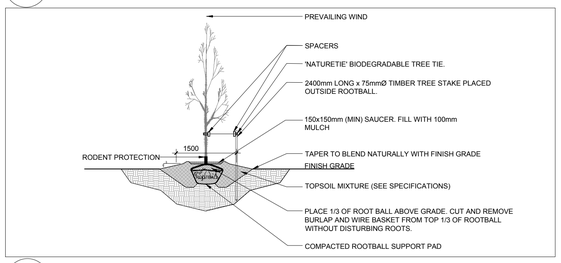
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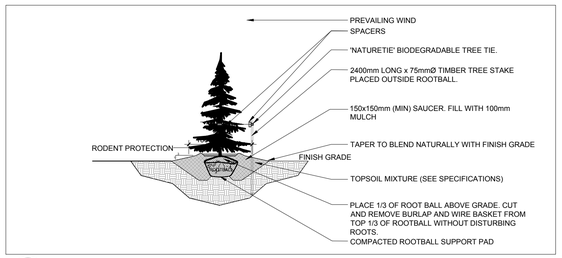
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LAST MODIFIED: Thursday, October 16, 2026 - 08:11:13 AM
LAST PLOTTED: Friday, October 16, 2026 - 08:11:13 AM by CS STANDARD.ctb



1 L.1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
SCALE 1:400



2 L.1 DECIDUOUS TREE PLANTING
SCALE: NTS



3 L.1 CONIFEROUS TREE PLANTING
N.T.S.

EXISTING TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	ACTION	OWNERSHIP
DECIDUOUS TREES							
1	1	*Acer rubrum*	Red Maple	2x500mm dbh	GOOD	To Remain	City of Ottawa
2	1	*Ulmus americana*	American Elm	710mm dbh	GOOD	To Remain	City of Ottawa
3	1	*Populus deltoides*	Eastern Cottonwood	230mm dbh	GOOD	To Remain	City of Ottawa
4	1	*Populus deltoides*	Eastern Cottonwood	210mm dbh	GOOD	To Remain	City of Ottawa
5	1	*Populus deltoides*	Eastern Cottonwood	270mm dbh	GOOD	To Remain	City of Ottawa
6	1	*Populus deltoides*	Eastern Cottonwood	260mm dbh	GOOD	To Remain	City of Ottawa
7	1	*Acer negundo*	Manitoba Maple	150mm dbh	GOOD	To Remain	City of Ottawa
8	1	*Acer negundo*	Manitoba Maple	200mm dbh	GOOD	To Remain	City of Ottawa
9	1	*Acer negundo*	Manitoba Maple	150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
10	1	*Picea abies*	Norway Spruce	250mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
11	1	*Picea glauca*	White Spruce	300mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
12	1	*Picea abies*	Norway Spruce	300mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
13	1	*Acer saccharinum*	Silver Maple	500mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
14	1	*Picea glauca*	White Spruce	200mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
15	1	*Tilia americana*	Basswood	500mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
16	1	*Picea pungens*	Colorado Spruce	250mm dbh	FAIR	To Remain	2895 Old Montreal Rd.
17	1	*Picea pungens*	Colorado Spruce	250mm dbh	FAIR	To Remain	2895 Old Montreal Rd.
18	1	*Picea pungens*	Colorado Spruce	250mm dbh	FAIR	To Remain	2895 Old Montreal Rd.
19	1	*Abies balsamea*	Balsam Fir	400mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
20	1	*Abies balsamea*	Balsam Fir	400mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
21	1	*Acer saccharinum*	Silver Maple	150mm dbh	GOOD	To remain	2835 Old Montreal Rd.
22	1	*Picea abies*	Norway Spruce	300mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
23	1	*Tilia americana*	Basswood	150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
24	1	*Picea glauca*	White Spruce	250mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
25	1	*Acer negundo*	Manitoba Maple	200mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
26	1	*Picea glauca*	White Spruce	250mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
27	1	*Picea abies*	Norway Spruce	250mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
28	1	*Picea glauca*	White Spruce	250mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
29	1	*Quercus macrocarpa*	Bur Oak	1210mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
30	1	*Picea abies*	Norway Spruce	300mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
31	1	*Ulmus americana*	American Elm	200mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
32	1	*Picea glauca*	White Spruce	250mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
33	1	*Salix spp.*	Willow	500mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
34	1	*Picea abies*	Norway Spruce	200mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
35	1	*Abies balsamea*	Balsam Fir	250mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
36	1	*Picea abies*	Norway Spruce	350mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
37	1	*Picea glauca*	White Spruce	350mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
38	1	*Picea abies*	Norway Spruce	300mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
39	1	*Picea abies*	Norway Spruce	300mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
40	1	*Picea glauca*	White Spruce	150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
41	1	*Picea glauca*	White Spruce	250mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
42	1	*Picea glauca*	White Spruce	150mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
43	1	*Acer negundo*	Manitoba Maple	7x100mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
44	1	*Quercus macrocarpa*	Bur Oak	100mm dbh	GOOD	To Remain	2895 Old Montreal Rd.
45	1	*Picea abies*	Norway Spruce	150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
46	1	*Picea abies*	Norway Spruce	100mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
47	1	*Ulmus americana*	American elm	200mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
48	1	*Picea glauca*	White Spruce	250mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
49	1	*Picea glauca*	White Spruce	250mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
50	1	*Picea glauca*	White Spruce	200mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
51	1	*Acer platanoides*	Norway Maple	150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
52	1	*Acer platanoides*	Norway Maple	250mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
53	1	*Acer saccharinum*	Silver Maple	850mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
54	1	*Ulmus americana*	American Elm	400mm dbh	DEAD	To be removed	2835 Old Montreal Rd.
55	1	*Acer platanoides*	Norway Maple	200mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
56	1	*Acer platanoides*	Norway Maple	150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
57	1	*Ulmus americana*	American Elm	300mm dbh	DEAD	To be removed	2835 Old Montreal Rd.
58	1	*Acer platanoides*	Norway Maple	150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
59	1	*Acer platanoides*	Norway Maple	150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
60	1	*Acer platanoides*	Norway Maple	460mm dbh	POOR	To Remain	2835 Old Montreal Rd.
61	1	*Acer platanoides*	Norway Maple	150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
62	1	*Acer rubrum*	Red Maple	600mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
63	*	*Thuja occidentalis*	White Cedar Hedge	100-150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
64	3	*Picea glauca*	White Spruce	200mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
65	*	*Thuja occidentalis*	White Cedar Hedge	100-150mm dbh	GOOD	To Remain	2835 Old Montreal Rd.
66	*	*Pinus strobus*	White Pine	200-400mm dbh	DEAD-GOOD	To Remain	MTO
66	*	*Pinus sylvestris*	Scots Pine	150-400mm dbh	GOOD	To Remain	MTO
66	*	*Pinus nigra*	Austrian Pine	200-300mm dbh	GOOD	To Remain	MTO
67	*	*Pinus sylvestris*	Scots Pine	150-300mm dbh	DEAD-GOOD	To Remain	MTO

40 YEAR CANOPY CALCULATION:

- 24,132m² Site Limit of Work

- (15) Large Deciduous Trees Proposed (177m² ea.)
- (1) Medium Deciduous Tree Proposed (79m² ea.)
- (16) Small Deciduous Trees Proposed (16m²ea.)
- (4) Large Coniferous Trees Proposed (79m²ea.)
-2,589m2 existing tree canopy

= 5,895m² canopy cover = 24.4% canopy cover

***Large deciduous tree calculated at 15m spread, Medium deciduous tree calculated at 10m spread, small deciduous tree calculated at 4.5m spread; Large coniferous tree calculated at 10m spread.**

PROPOSED PLANT LIST

QTY SP

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
CS	4	Picea pungens	Colorado Spruce	2000mm ht.	B&B	
* FM	7	Acer x freemanii	Freeman's Maple	50mm cal.	B&B	
GB	2	Ginkgo biloba	Maidenhair Tree	50mm cal.	B&B	Male tree
* HB	2	Celtis occidentalis	Hackberry	50mm cal.	B&B	
* SB	11	Amelanchier canadensis	Shadblow Serviceberry	50mm cal.	B&B	
* SF	5	Amelanchier laevis 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B	
* SK	1	Gleditsia triacanthos 'Draves'	Street Keeper Honey Locust	50mm cal.	B&B	Native to S. Ont
* SM	4	Acer saccharum	Sugar Maple	50mm cal.	B&B	

*INDICATES NATIVE SPECIES. ALL PLANT MATERIAL IS PROPOSED ON PRIVATE PROPERTY

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
3. THE CONTRACTOR IS TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
4. THE CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
5. THE CONTRACTOR IS TO MAINTAIN A POSITIVE SURFACE RUN-OFF THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
6. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS.
7. THE CONTRACTOR IS TO IDENTIFY ALL EXISTING TREES TO REMAIN ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR IS TO STAKE THE PROPOSED LOCATION OF ALL PLANT MATERIAL IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
9. MINIMUM DISTANCES FOR SELECTED DECIDUOUS TREES ARE AS FOLLOWS:
   - 9.1. BUILDING FOUNDATIONS - 7.5M
   - 9.2. SIDEWALKS - 1.5M
   - 9.3. PUBLIC STREETS - 2.5M
   - 9.4. UNDERGROUND INFRASTRUCTURE - 2.0M
10. ALL TREES WITHIN 1M OF UNDERGROUND UTILITY TRENCHES ARE TO BE EXCAVATED BY HAND.
11. REMOVE ALL PROTECTIVE WRAPPING FROM TREE TRUNKS AFTER INSTALLATION.
12. STAKING OF TREES SHALL ONLY BE PERFORMED IF NECESSARY.
13. ENSURE THAT MULCH IS PULLED BACK A MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.

CLIENT

St. Faustina Parish
Paroisse Ste Faustine
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egis

LEGEND

- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED CONCRETE
- PROPOSED / EXISTING GRASS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- TREE SOIL VOLUME (DEPTH OF 1.5m)
- EXISTING VEGETATION TO REMAIN
- EXISTING HEDGE TO BE REMOVED
- PROPOSED VEGETATION (SHRUBS/PERENNIALS TO BE PLANTED BY OWNER)
- 7.5m OFFSET FROM PROPOSED BUILDING
- TREE PROTECTION FENCE

No.	Issue	Date MM/DD/YY	DR	CK
1	ISSUED FOR SITE PLAN CONTROL	10/16/2026	ML	JL

JAMES B. LENNOX & ASSOCIATES INC.
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PROJECT

SAINT FAUSTINA PARISH

2835 OLD MONTREAL ROAD, OTTAWA ON

DRAWING

TREE CONSERVATION REPORT AND LANDSCAPE PLAN

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS JAMES B. LENNOX & ASSOCIATES MEMBER

SCALE: AS SHOWN

START DATE: FEBURARY, 2025

PROJECT NO.: 24MIS2453

PROJECT NORTH

DRAWING NO.: L.1

PLOT SIZE ARCH-D