

**LEGAL DESCRIPTION:**  
**INFO TAKEN FROM:**  
 REGISTERED PLAN 5R-11322  
 PLAN OF SURVEY OF  
 PART OF THE SOUTH HALF  
 OF LOT 5  
 CONCESSION 3  
 GEOGRAPHIC TOWNSHIP OF  
 HUNTLEY  
 TOWNSHIP OF WEST CARLETON  
 FAIRHALL, MOFFATT & WOODLAND LTD.

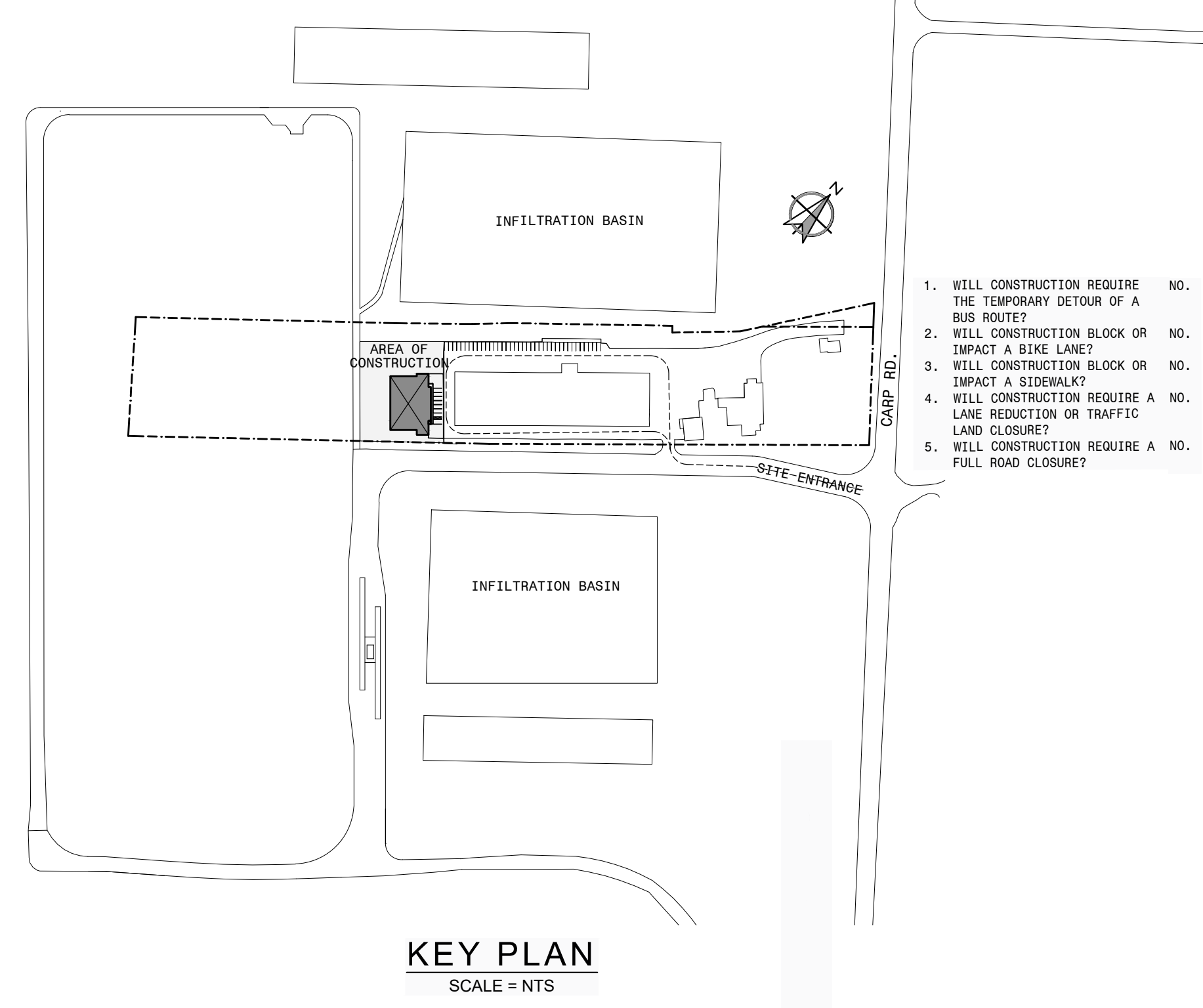
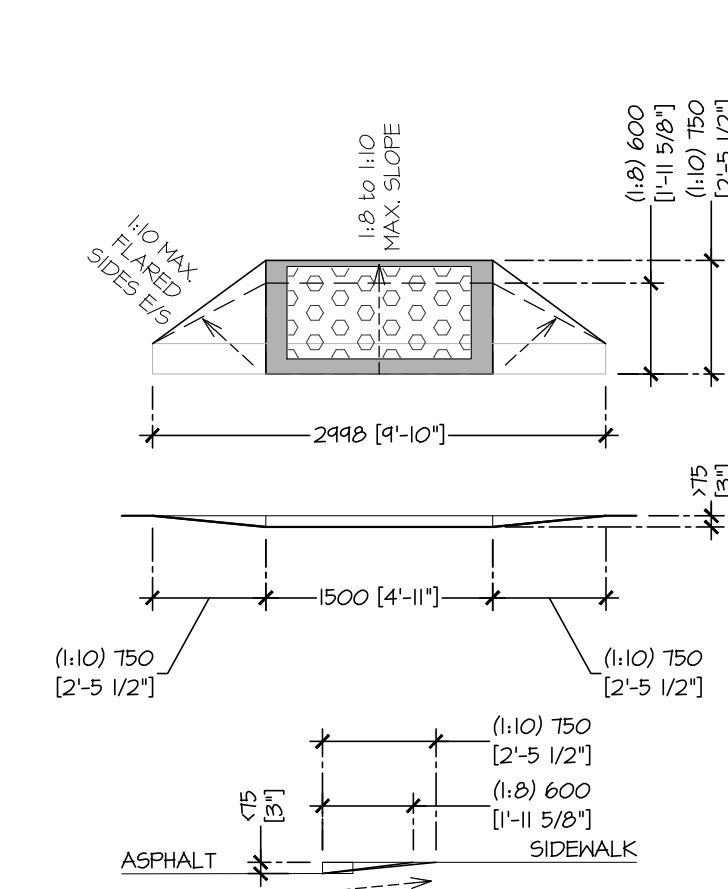
**SITE LEGEND:**

+ 00.00	- EXIST. GRADE ELEVATION
00.00	- PROPOSED GRADE ELEVATION
00.00	- PROPOSED DITCH ELEVATION
H	- FLOW / DIRECTION
STM	- STORM PIPE
SN	- SANITARY PIPE
W	- WATER LINE
G	- GAS LINE
B	- BELL LINE
X	- FENCE
M.H.	- MAN HOLE
H.P.	- HYDRO POLE
LS	- LIGHT STANDARD
F.H.	- FIRE HYDRANT
C.B.	- CATCH BASIN
D.I.	- DITCH INLET
D.J.	- ACCESS / ENTRANCE
W.C.S.	- WATER LINE CURB STOP
SOD / GRASS / LANDSCAPE	- SOD / GRASS / LANDSCAPE
EXISTING GRAVEL	- EXISTING GRAVEL

#? DENOTES REVISION NUMBER

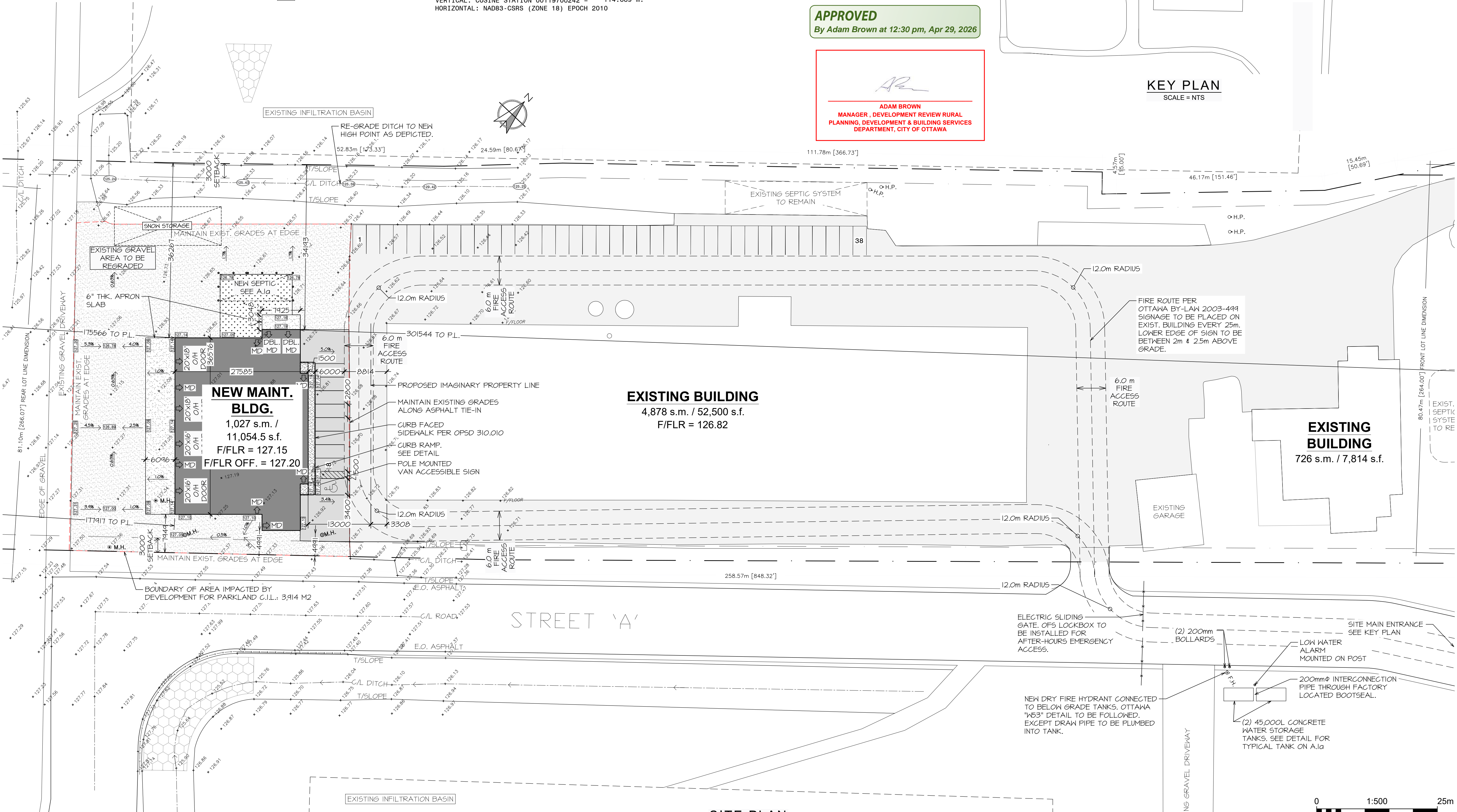
**SITE STATISTICS:**

<b>ZONED :</b>	RH Zone
<b>MIN. PROPERTY AREA :</b>	8,000 s.m.
<b>PROPERTY AREA :</b>	41,188 s.m.
<b>NEW FACILITY AREA :</b>	1,027 s.m.
<b>EXISTING FACILITY AREA :</b>	5,604 s.m.
<b>TOTAL FACILITY AREA:</b>	6,631 s.m.
<b>LOT COVERAGE:</b>	16.0 %
<b>MAX LOT COVERAGE:</b>	50 %
<b>NEW BUILDING HEIGHT :</b>	10.6 m.
<b>MAX BUILDING HEIGHT :</b>	15 m.
<b>No. OF STOREYS :</b>	- 1 -
<b>MIN. FRONT YARD SETBACK :</b>	15 m.
<b>BLDG. FRONT SETBACK:</b>	301.5 m.
<b>MIN. INTERIOR SIDEYARD SETBACK :</b>	3 m.
<b>BLDG. MIN. INTERIOR SIDEYARD SETBACK:</b>	4.9 m.
<b>MIN. REAR YARD SETBACK :</b>	15 m.
<b>BLDG. REAR SETBACK:</b>	175.5 m.
<b>No. OF PROPOSED PARKING SPACES SHOWN :</b>	9 SP.
<b>No. OF BARRIER-FREE SPACES - INCL. :</b>	1 SP.
<b>No. OF REQUIRED PARKING SPACES</b>	
<b>0.75/100m2 HEAVY EQUIP. SERVICE:</b>	8 SP.
<b>0.8/100m2 LIGHT INDUSTRIAL EXISTING:</b>	39 SP.
<b>TYPICAL PARKING WIDTH</b>	2.8 m.
<b>TYPICAL PARKING LENGTH</b>	6.0 m.
<b>SITE BENCHMARKS:</b>	
<b>VERTICAL: COSINE STATION 00119700242 =</b>	114.689 m.
<b>HORIZONTAL: NAD83-CSRS (ZONE 18) EPOCH 2010</b>	



**APPROVED**  
 By Adam Brown at 12:30 pm, Apr 29, 2026

ADAM BROWN  
 MANAGER, DEVELOPMENT REVIEW RURAL  
 PLANNING, DEVELOPMENT & BUILDING SERVICES  
 DEPARTMENT, CITY OF OTTAWA



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 THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO TaskForce Engineering Inc. BEFORE PROCEEDING WITH ANY WORK.

- SITE PLAN NOTES:**
- ALL DIMENSIONS & NOTES MUST BE VERIFIED ON JOB SITE BY CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER.
  - ALL UNDERGROUND WORK AND ABOVE GROUND WORK TO BE DONE IN ACCORDANCE WITH CURRENT CITY PLANS, STANDARDS & SPECS.
  - THE OWNER COVENANTS & AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION DOCUMENT OR OTHER INFORMATION ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE WRITTEN AUTHORIZATION OF THE CITY.
  - EXISTING ASPHALT:
    - HEAVY DUTY ASPHALT:
      - 50mm HL3
      - 40mm HL3
      - 150mm (6") GRANULAR 'A', TYPE II
      - 300mm (12") GRANULAR 'B', TYPE I
  - ALL GRANULAR MATERIAL SHALL BE PLACED IN 300mm LIFTS AND COMPACTED TO 100% STANDARD PROCTOR.
  - INSTALL CONCRETE SIDEWALKS IN ACCORDANCE WITH OPSD-303.03 AND OPSD-303.04 FOR SIDEWALK RAMP.
  - SILT FENCE AS REQUIRED PER OPSD 24.110
  - GRASSED AREAS SHALL BE SOD AND 4" MINIMUM TOPSOIL. HYDROSEED FOR SLOPES EXCEEDING 4:1 SOD & STAKE.
  - CONTRACTOR SHALL OBTAIN A ROAD WORK PERMIT FROM THE CITY OF QUINTE WEST PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE.
  - UTILITY CUTS WITHIN THE MUNICIPAL ROAD ALLOWANCE TO BE RESTORED USING HEAVY DUTY ASPHALT STANDARDS.
  - CONNECTION OF ALL SANITARY AND STORM SEWERS TO CONFORM TO OPSD-1005.010
  - NO LIGHTING WILL BE DIRECTED ONTO ADJACENT PROPERTIES BUT WILL ONLY BE DIRECTED ONTO THE SUBJECT LANDS
  - ALL CURBING IN ACCORDANCE WITH OPSD - 600.110
  - BARRIER FREE SIGNAGE FOR PARKING AREA TO BE IN ACCORDANCE WITH CBC 3.8.3.1 (f)

- OPSD REFERENCES:**
- RIGID PIPE BEDDINGS, COVER AND BACKFILL OPSD - 802.030 EXCEPT a) USE "CLASS B-BEDDING" DETAIL ONLY FOR ALL PIPE BEDDINGS DELETE "CLASS C" - BEDDING" DETAIL. b) THE "GRANULAR BEDDING MATERIAL" IS TO BE GRANULAR "A" CRUSHED MATERIAL. c) COVER MATERIAL IS TO BE SAND FILL. d) DELETE "150 mm" FROM NOTE 1 AND INSERT 225 mm FOR THE MINIMUM BEDDING DEPTH. e) FOR A "NET TRENCH" CONDITION AS DETERMINED BY THE CITY ENGINEER. i) THE "GRANULAR BEDDING MATERIAL" IS TO BE AN "HL3 COARSE" GRADATION, CRUSHED LIMESTONE MATERIAL, AND ii) THE "COVER MATERIAL" IS TO BE LIMESTONE SCREENINGS OR GRANULAR "A" CRUSHED MATERIAL.
  - PRECAST CONCRETE MAINTENANCE HOLE OPSD - 101.010 1200 mm DIAMETER. EXCEPT USE PRECAST MONOLITHIC BASE ONLY.
  - MAINTENANCE HOLE STEPS, HOLLOW OPSD - 405.010 EXCEPT DELETE "RECTANGULAR STAINLESS STEEL" STEP DETAILS. CAST IRON SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN.
  - COVER FOR MAINTENANCE HOLES OPSD - 401.010 EXCEPT DELETE "TYPE 'B' OPEN COVER".
  - CAST-IN-PLACE MAINTENANCE HOLE DROP OPSD - 1003.010 STRUCTURE TEE, EXCEPT THE INVERT OF THE INLET END OF THE 90 DEGREE BEND IS TO BE PLACED AT THE 'SPRINGLINE' OF THE MAIN SEWER PIPE.
  - SEWER SERVICE CONNECTIONS FOR RIGID OPSD - 1006.010 MAIN PIPE SEWER EXCEPT:
    - THE BEDDINGS AND COVER MATERIALS ARE TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH OPSD-802.030.
    - FACTORY MADE TEES OR WYES ARE NOT REQUIRED FOR SANITARY SERVICE CONNECTIONS TO THE MAIN SEWER PIPE UNLESS SPECIFIED.
  - CONCRETE SIDEWALK OPSD - 310.010
  - CONCRETE BARRIER CURB WITH WIDE OPSD - 600.010 GUTTER
  - CONCRETE BARRIER CURB OPSD - 600.110

No.	DATE	REVISION(S)	BY
5	JAN. 29/26	RE-ISSUED FOR SITE PLAN APPROVAL	ERB
4	DEC. 19/25	REVISED SEPTIC AREA	ERB
3	OCT. 14/25	ISSUED FOR TENDER	DGT
2	SEPT. 22/25	RE-ISSUED FOR SITE PLAN APPROVAL	ERB
1	AUG. 13/25	ISSUED FOR SITE PLAN APPROVAL	ERB

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**NEW 11,054 s.f. BUILDING for WASTE MANAGEMENT OF CANADA CORP**  
 2413 CARP RD.  
 OTTAWA, ON

**SITE PLAN AND DETAILS**

DATE: JUNE 2025	CONTRACT No.: 0000
CHECKED BY: E. R. BURTT	DRAWING No.:
DESIGNED BY:	
DRAWN BY: ERB	
SCALE: AS NOTED	

**A.1**

LICENSED PROFESSIONAL ENGINEER  
 Jan. 29/2026  
 E. R. BURTT  
 100515244  
 PROVINCE OF ONTARIO

**SITE PLAN**  
 SCALE = 1 : 500



CITY FILE No. D07-12-25-0116 CITY PLAN No. 19427