

**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.

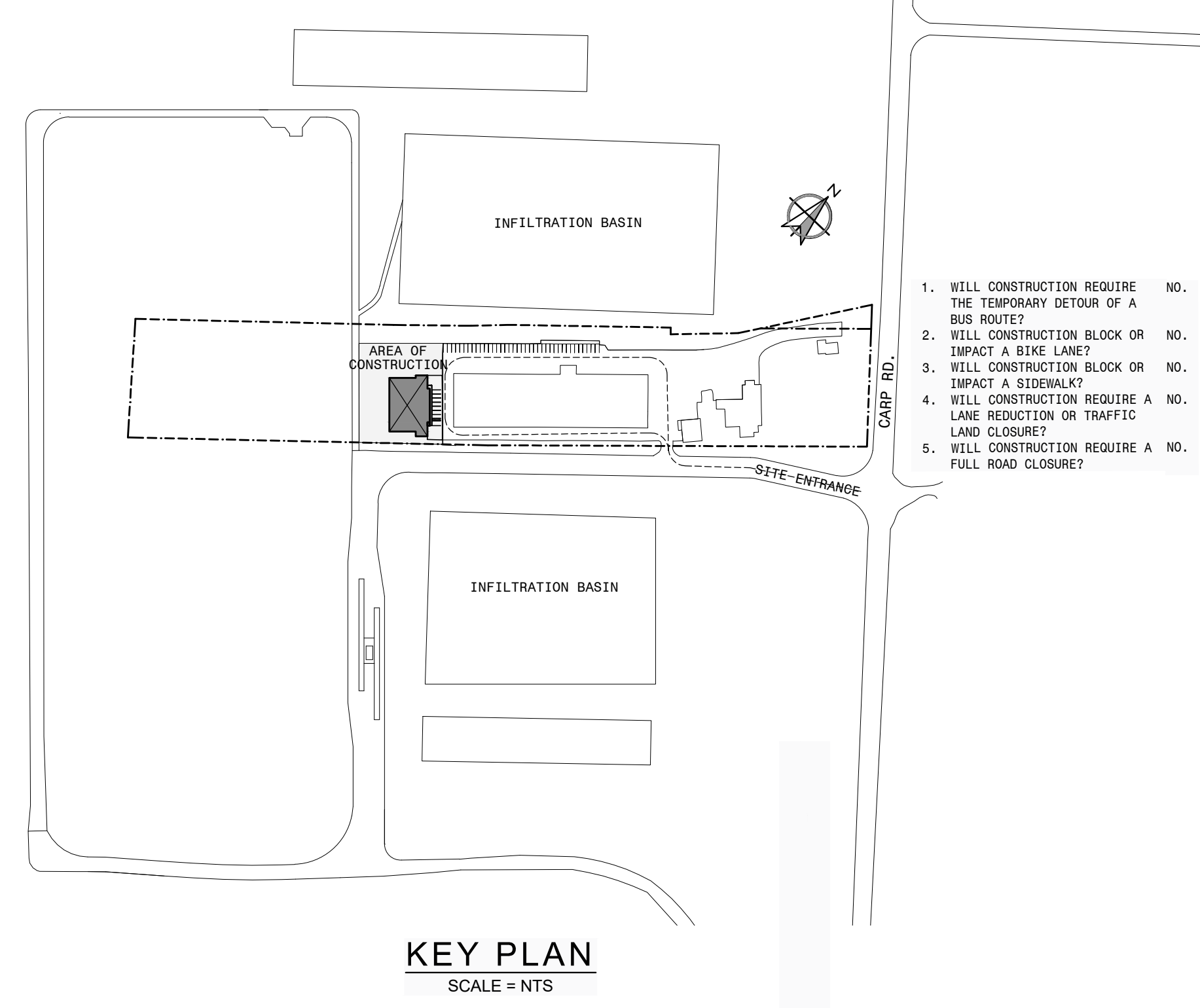
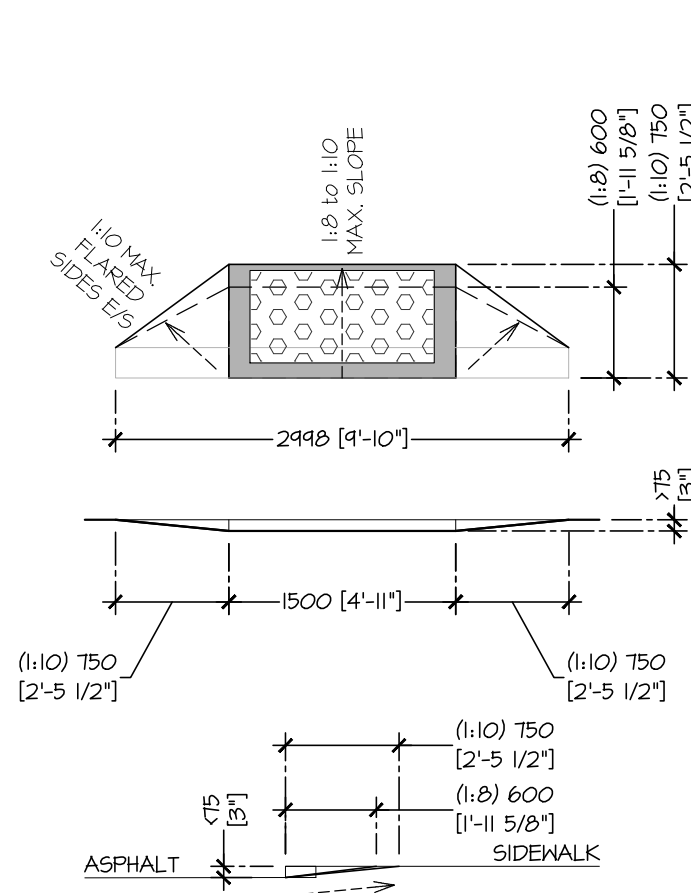
**SITE LEGEND:**

+ 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.I.	- ACCESS / ENTRANCE
W.C.S.	- WATER LINE CURB STOP
SOD / GRASS / LANDSCAPE	- SOD / GRASS / LANDSCAPE
EXISTING GRAVEL	- EXISTING GRAVEL

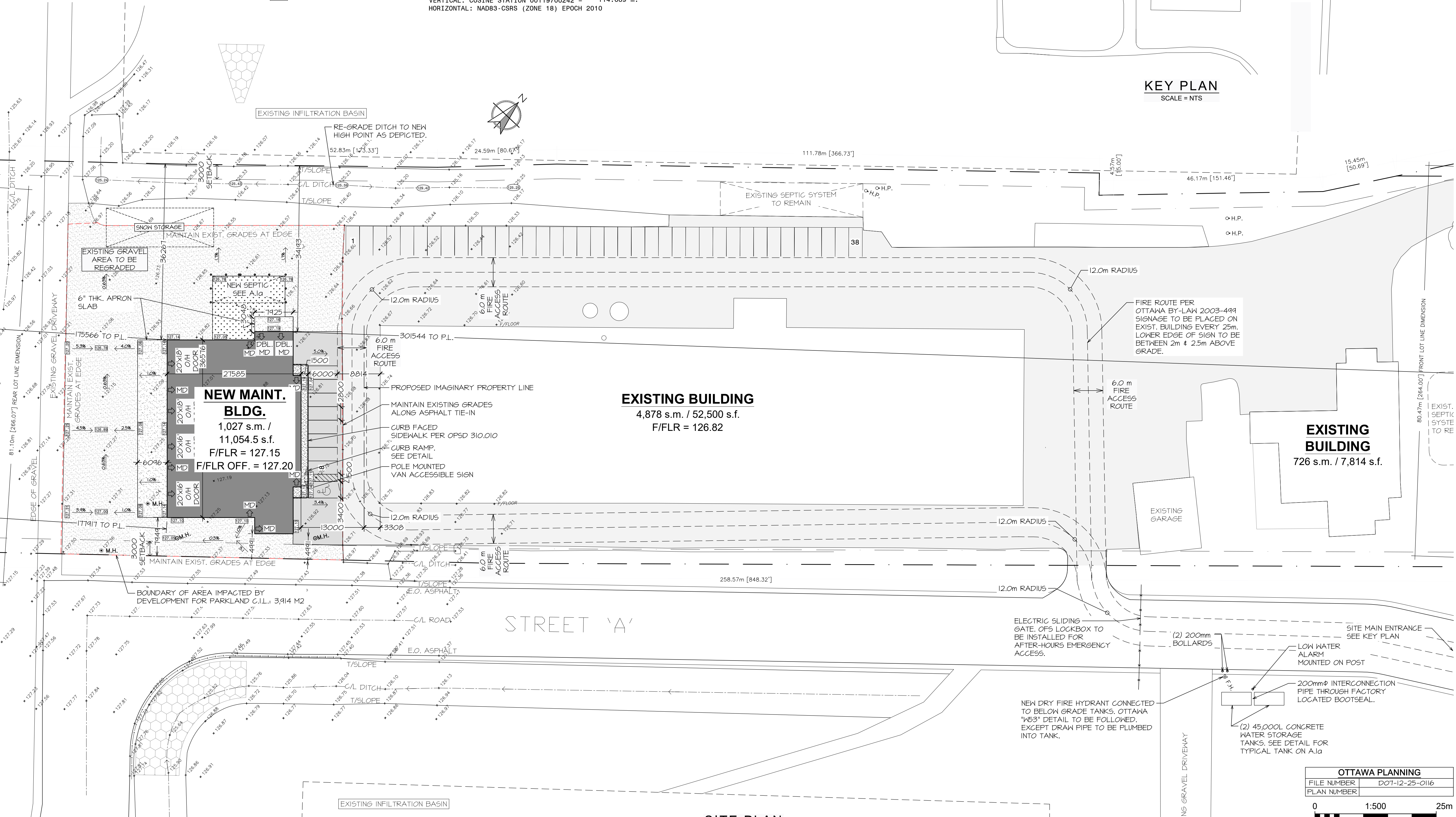
#? DENOTES REVISION NUMBER

**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>	



- 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 284.10
  - 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-1005.00
  - NO LIGHTING SHALL 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 "SPRINGLE" OF THE MAIN SEWER PIPE.
  - SEWER SERVICE CONNECTIONS FOR RIGID OPSD - 1006.010 MAIN PIPE SEWER EXCEPT:
    - a) THE BEDDINGS AND COVER MATERIALS ARE TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH OPSD-802.030.
    - b) 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



- REVISIONS:**
- | 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: 100515244  
 DRAWN BY: ERB  
 SCALE: AS NOTED

**A.1**

**OTTAWA PLANNING**

FILE NUMBER: D07-12-25-0116  
 PLAN NUMBER:

0 1:500 25m

**SITE PLAN**  
 SCALE = 1 : 500