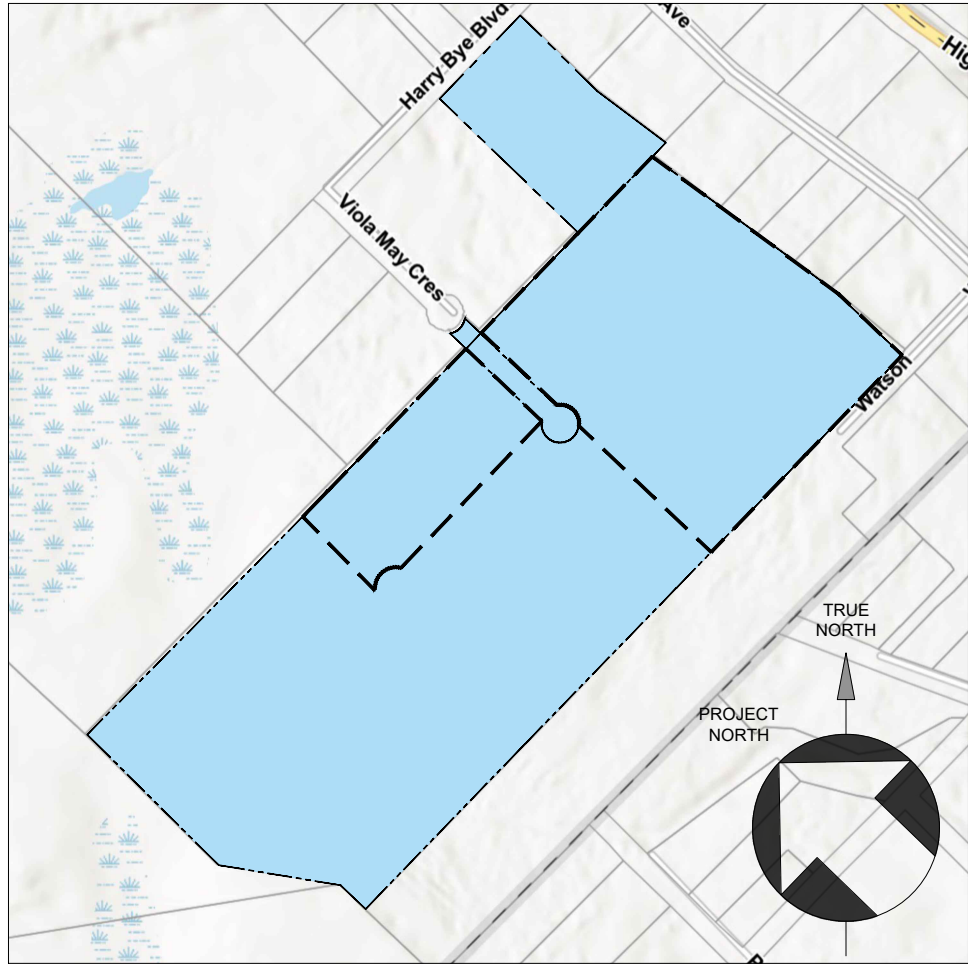




LOT FABRIC AND REZONING PLAN
SCALE 1"=150'



KEY PLAN
SCALE 1" = 600'



WEST GREY ZONING PLAN
SCALE 1" = 600'

| PARCEL DESCRIPTION | |
|--------------------|---|
| ARN | 420501000702460 |
| PRIMARY ADDRESS | --- |
| MUNICIPALITY | Municipality of West Grey |
| LEGAL DESCRIPTION | NORMANBY CON 1 DIV 3 PT LOT 31 RP 16R9945 PART 5 |
| PROPERTY USE | Non-buildable land (walkways, buffer/berm, storm water management pond, etc.) |
| NEC | Outside Niagara Escarpment Plan Area |
| FRONTAGE (ft) | --- |
| DEPTH (ft) | --- |
| AREA (ac) | 0.09 ac |
| SEWER TYPE | Private Service |
| WATER TYPE | Private Service |
| HYDRO ACCESS | YES |
| PROPERTY ACCESS | YES |

| PARCEL DESCRIPTION | |
|--------------------|---|
| ARN | 420501000702500 |
| PRIMARY ADDRESS | 255 Watson Drive |
| MUNICIPALITY | Municipality of West Grey |
| LEGAL DESCRIPTION | CON 1 DIV 1 PT LOT 32 CON 1 DIV 2 PT LOT 32 RP 17R2036 PARTS 7 TO 9 RP 17R2036 PART 1 |
| PROPERTY USE | Farm property without any buildings/structures |
| NEC | Outside Niagara Escarpment Plan Area |
| FRONTAGE (ft) | --- |
| DEPTH (ft) | --- |
| AREA (ac) | 58.31 ac |
| SEWER TYPE | Private Service |
| WATER TYPE | Private Service |
| HYDRO ACCESS | YES |
| PROPERTY ACCESS | YES |

| PARCEL DESCRIPTION | |
|--------------------|--|
| ARN | 420501000702430 |
| PRIMARY ADDRESS | --- |
| MUNICIPALITY | Municipality of West Grey |
| LEGAL DESCRIPTION | NORMANBY CON 1 PT DIV 3 LOT 31 RP 16R9945 PART 1 |
| PROPERTY USE | Vacant industrial land |
| NEC | Outside Niagara Escarpment Plan Area |
| FRONTAGE (ft) | --- |
| DEPTH (ft) | --- |
| AREA (ac) | 5.09 ac |
| SEWER TYPE | Private Service |
| WATER TYPE | Private Service |
| HYDRO ACCESS | YES |
| PROPERTY ACCESS | YES |

| SECTION 24 - M1-237 - INDUSTRIAL ZONE (MUNICIPALITY OF WEST GREY ZONING BY-LAW 37-2006) | | |
|--|--|----------|
| DESCRIPTION | MINIMUM/MAXIMUM ZONING REQUIREMENTS | PROVIDED |
| 24.1 PERMITTED USES | Any manufacturing, processing, assembly, repair, fabricating, milling except for a motor vehicle recycling and salvage or wrecking facility, junk or scrap yard, fertilizer manufacturer, abattoir, rendering plant or any use considered offensive by the Public Health Act | COMPLIES |

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H.BYE
ENGINEERING
MOUNT FOREST
519-323-1527
Since 2017

OWNER:
H.BYE

CONSTRUCTION BY:
H.BYE

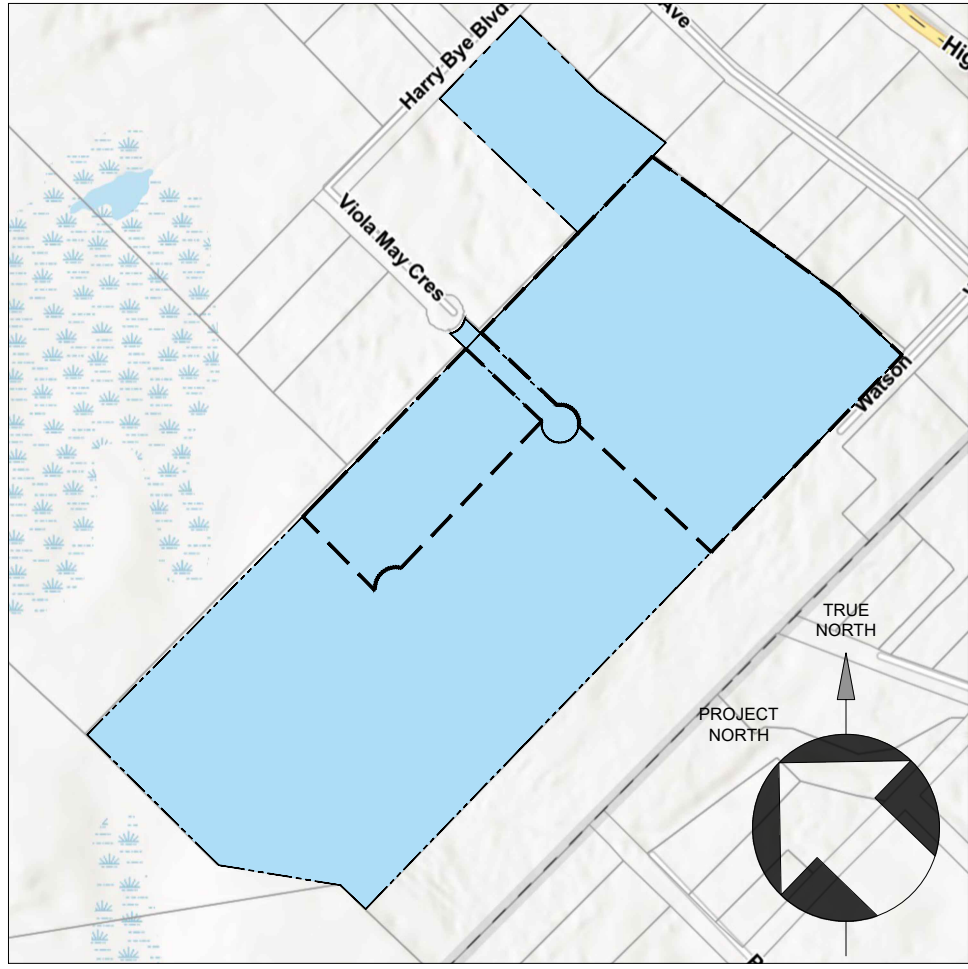
PROJECT NAME / LOCATION:
VIKING & YARDISTRY DEVELOPMENT

SHEET TITLE:
LOT FABRIC AND REZONING PLAN

DWG FILE: Viking Cives + Yardistry #14
DRAWN BY: R.M.M. JOB# 2025.0076
CHECKED BY: H.B.
REVISION: N/A
DATE: SEPT 9, 2025
SCALE: AS NOTED



TOPOGRAPHIC SURVEY
SCALE 1"=150'



KEY PLAN
SCALE 1" = 600'

| LEGEND | |
|-------------------------|------|
| IRON BAR | IB |
| SHORT STANDARD IRON BAR | SSIB |
| STANDARD IRON BAR | SIB |

| LINE TYPES | |
|---|-------|
| PROPERTY BOUNDARY LINE | --- |
| PROPOSED REZONING AREA | --- |
| BOUNDARY LINE | --- |
| EXISTING CONTOUR LINE (ELEVATIONS ARE IN METERS) | 00.00 |

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| DATE | ISSUE | BY | APP'D |
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MOUNT FOREST
519-323-1527
Since 2017

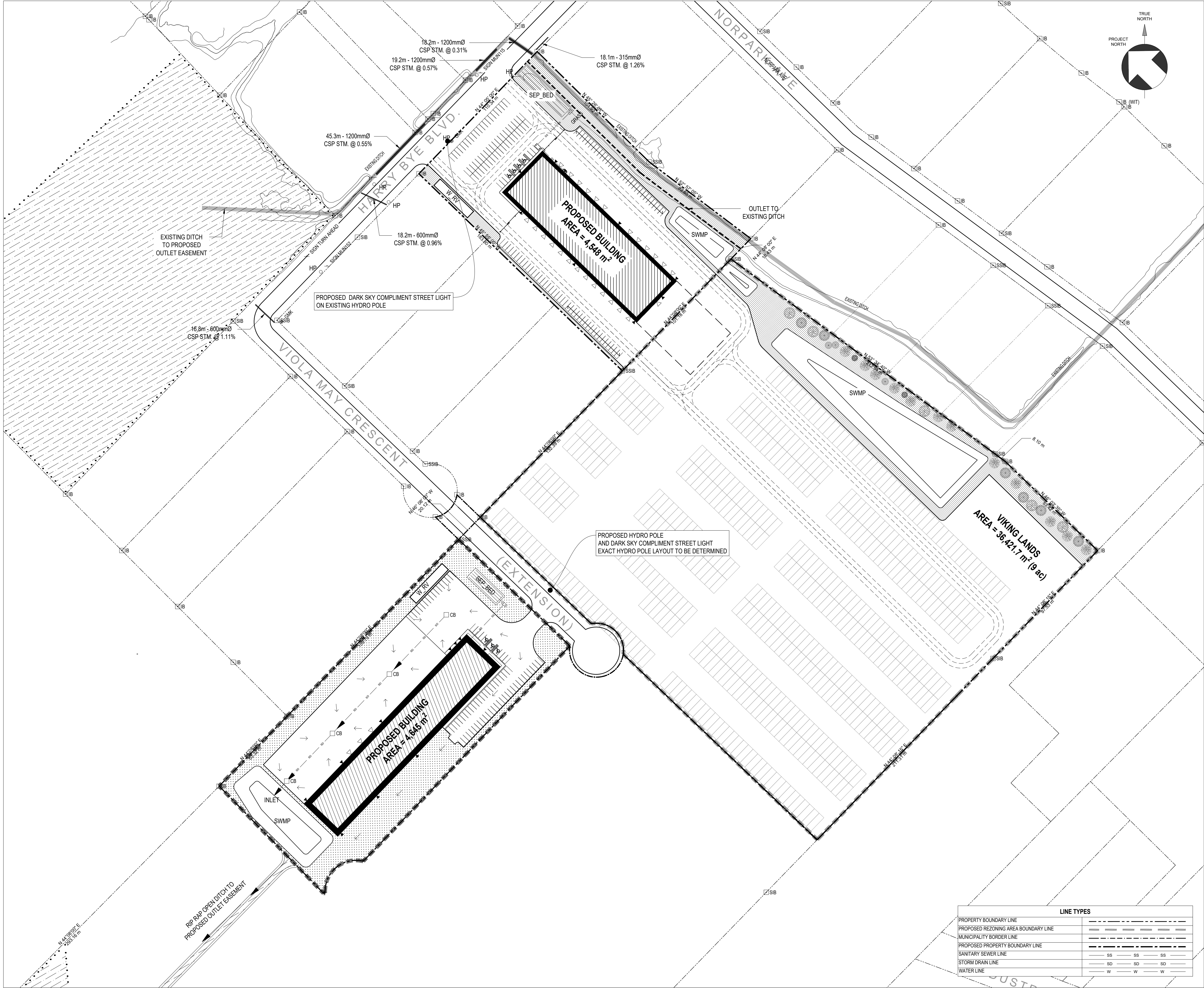
OWNER:
H.BYE

CONSTRUCTION BY:
H.BYE

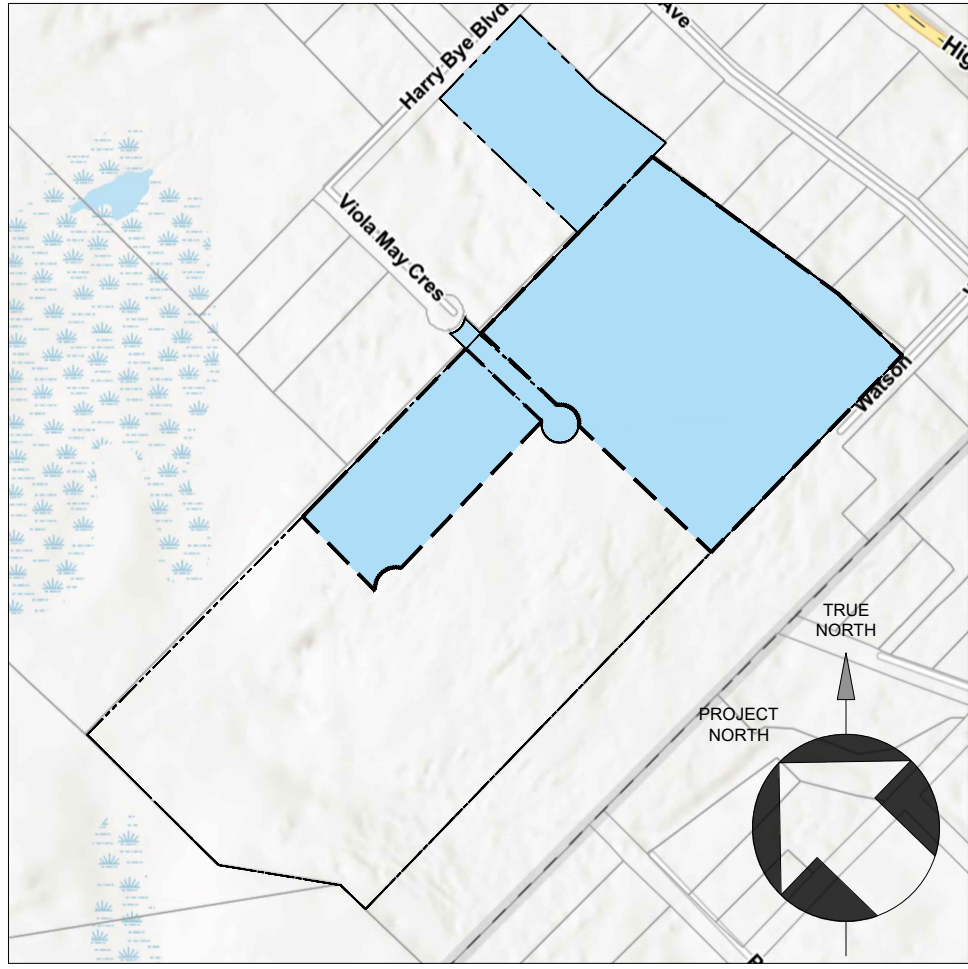
PROJECT NAME / LOCATION:
VIKING & YARDISTRY
DEVELOPMENT

SHEET TITLE:
TOPOGRAPHIC SURVEY

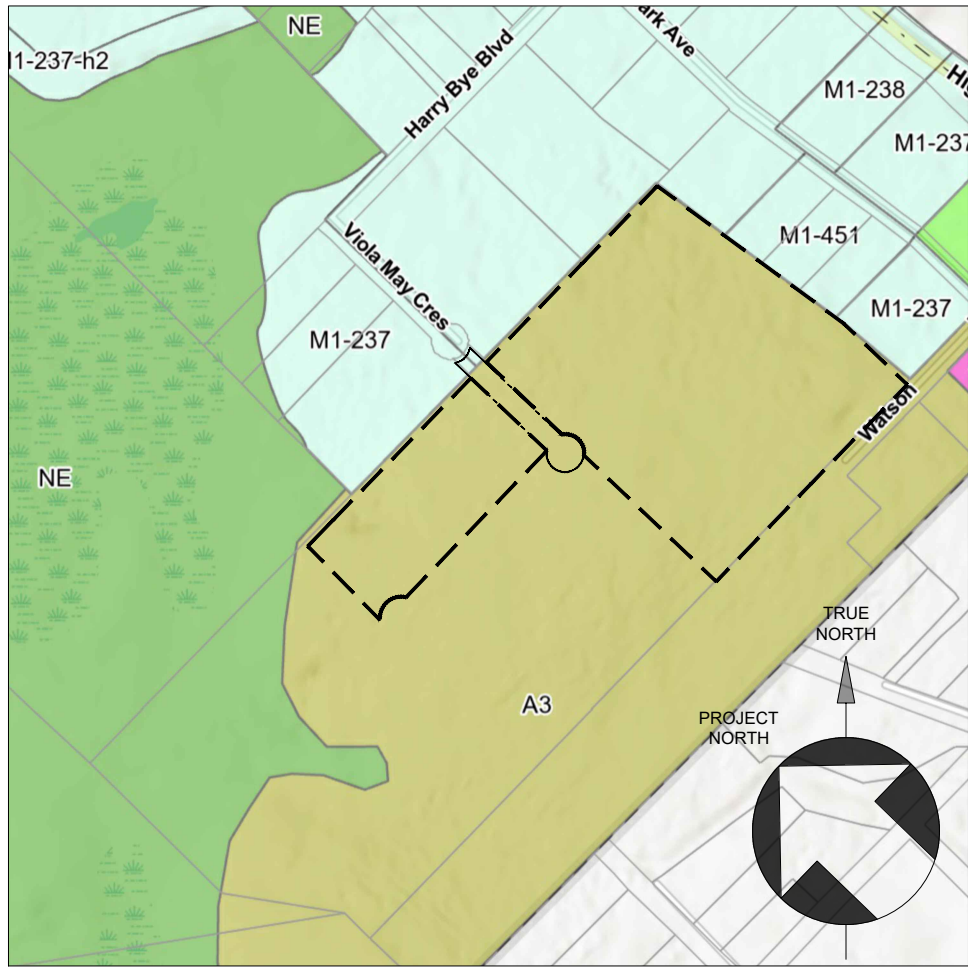
| | | | |
|-----------|------------------------------|-------------|--------------|
| DWG FILE: | Viking Caves + Yardistry #14 | JOB# | 2025.0076 |
| DRAWN BY: | R.M.M. | CHECKED BY: | H.B. |
| REVISION: | N/A | DATE: | SEPT 9, 2025 |
| SCALE: | AS NOTED | | |



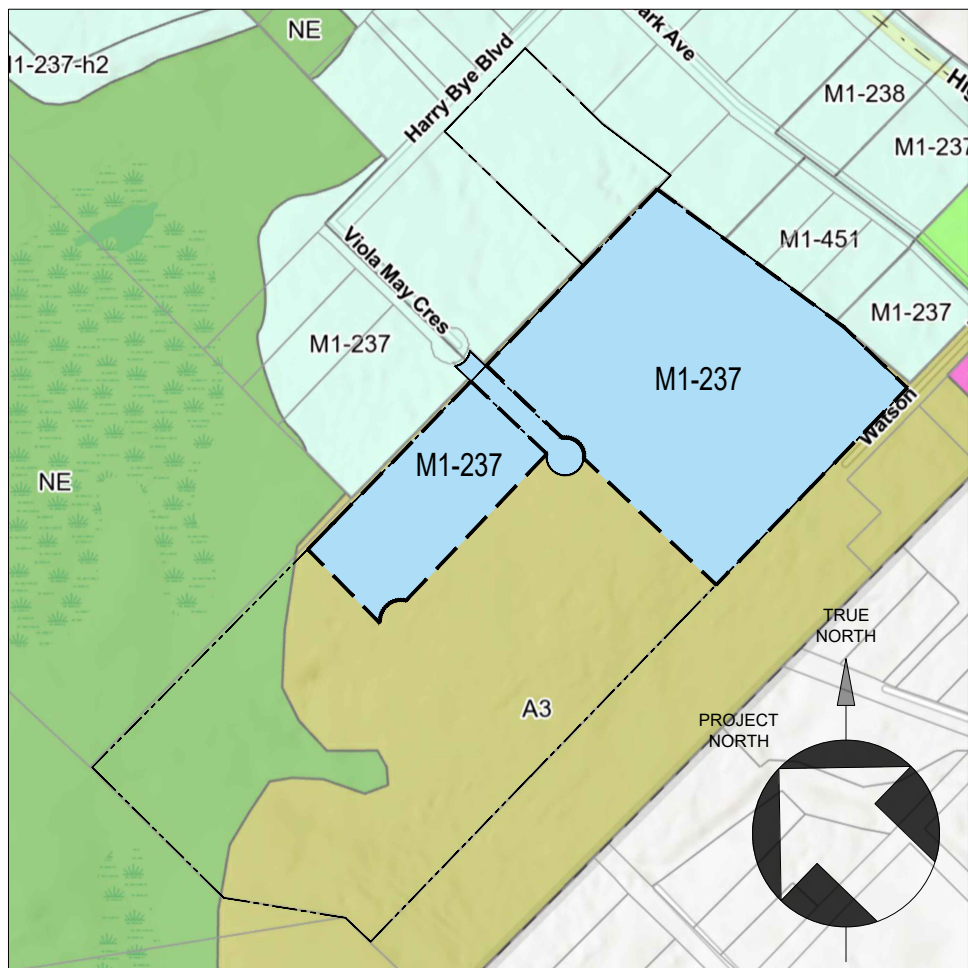
OVERALL SITE PLAN
SCALE 1"=100'



KEY PLAN
SCALE 1"= 600'



CURRENT WEST GREY ZONING PLAN
SCALE 1"= 600'



PROPOSED WEST GREY ZONING PLAN
SCALE 1"= 600'

| LINE TYPES | |
|--------------------------------------|-----|
| PROPERTY BOUNDARY LINE | --- |
| PROPOSED REZONING AREA BOUNDARY LINE | --- |
| MUNICIPALITY BORDER LINE | --- |
| PROPOSED PROPERTY BOUNDARY LINE | --- |
| SANITARY SEWER LINE | --- |
| STORM DRAIN LINE | --- |
| WATER LINE | --- |

| LEGEND | | | |
|-------------------------|----------|--------------------------------|---------|
| DESCRIPTION | TAG | DESCRIPTION | TAG |
| OVERHEAD DOOR | ▽ | WATER RESERVOIR | W_RV |
| EGRESS DOOR | ▽ | FIRE DEPARTMENT PUMPER VEHICLE | FDPV |
| IRON BAR | ■ IB | GRASS | --- |
| SHORT STANDARD IRON BAR | ■ SSIB | MAIN ENTRANCE | M_ENT |
| STANDARD IRON BAR | ■ SIB | PARKING SPOT | P# |
| CATCH BASIN | □ CB | VISITORS PARKING SPOT | VP# |
| MAN HOLE | □ MH | BARRIER FREE PARKING SPOT | VP# |
| PROPOSED FIRE HYDRANT | ● P_FH | SEPTIC TANK | SEP_TNK |
| PROPOSED WELL | ● P_WELL | OIL AND GREASE TRAP | OGT |
| STORM POND | SWMP | SEPTIC BED | SEP_BED |
| HYDRO POLE | ○ HP | SIGN | --- |
| LOADING SPACE | LS | LIGHT POLE | ● LP |

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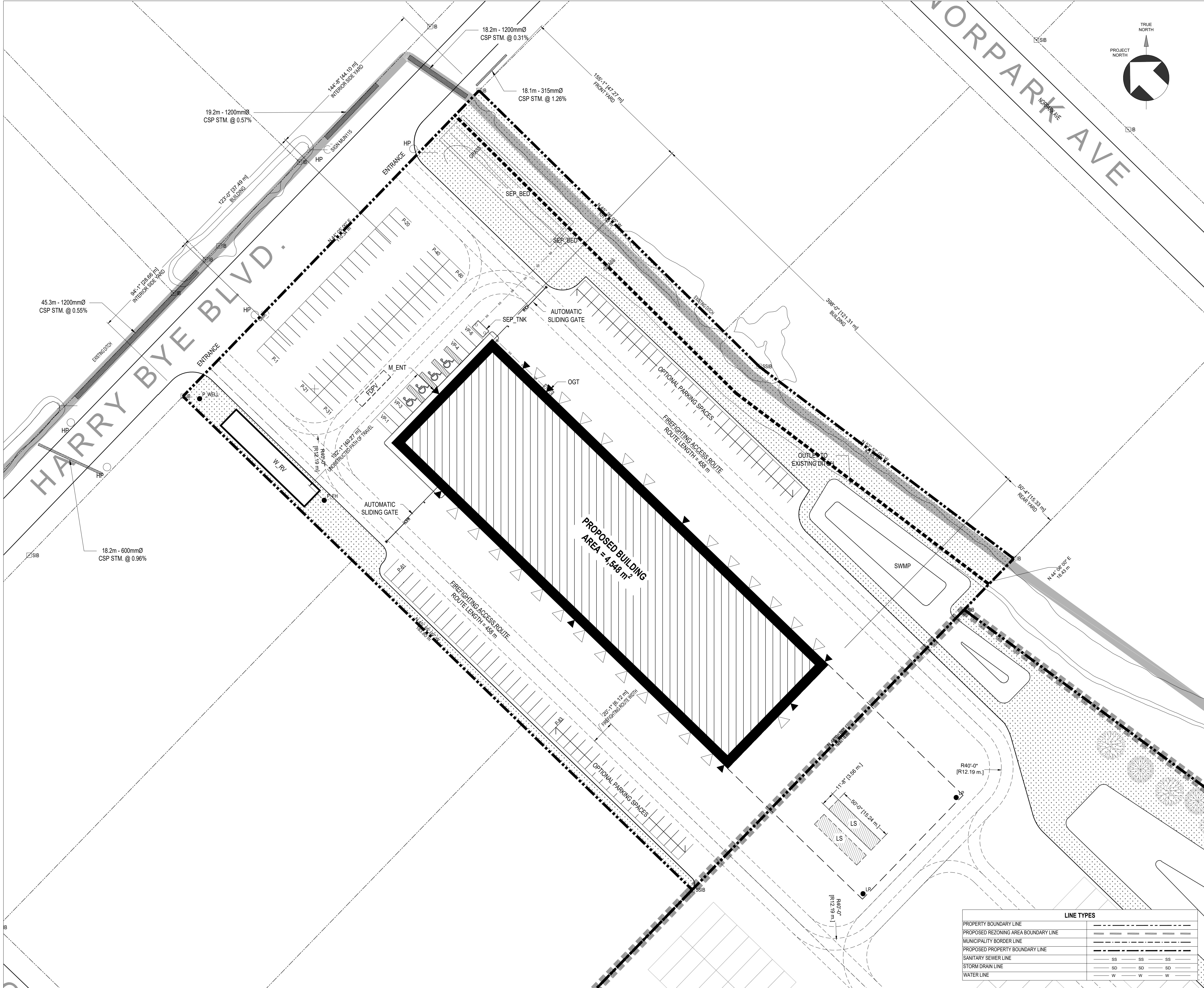
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| DATE | ISSUE | BY | APP'D |
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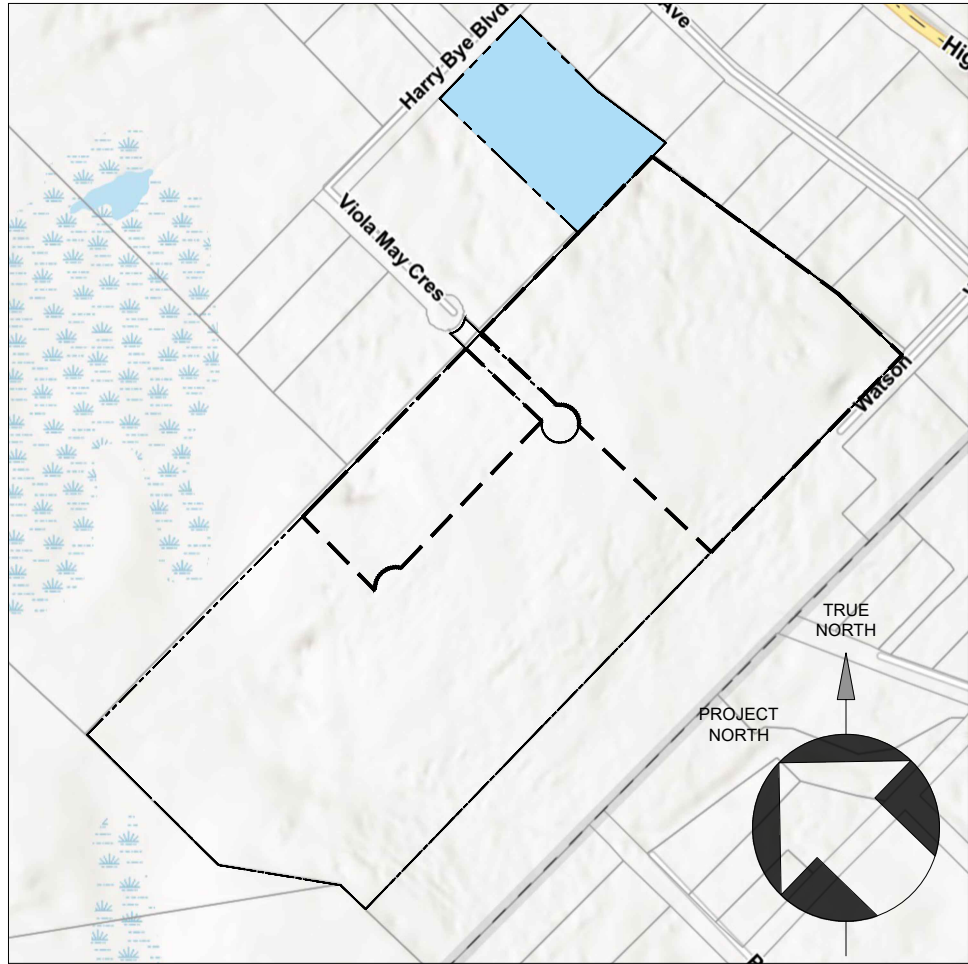
ENGINEER:

H.BYE
ENGINEERING
MOUNT FOREST
519-323-1527
Since 2017

| | |
|--------------------------|---------------------------------|
| OWNER: | H.BYE |
| CONSTRUCTION BY: | H.BYE |
| PROJECT NAME / LOCATION: | VIKING & YARDISTRY DEVELOPMENT |
| SHEET TITLE: | VIKING CIVES ENLARGED SITE PLAN |
| DWG FILE: | Viking Cives + Yardistry #14 |
| DRAWN BY: | R.M.M. |
| CHECKED BY: | H.B. |
| REVISION: | N/A |
| DATE: | SEPT 9, 2025 |
| SCALE: | AS NOTED |



VIKING CIVES SITE PLAN
SCALE 1"=40'



KEY PLAN
SCALE 1" = 600'

| LEGEND | | | |
|-------------------------|----------|--------------------------------|---------|
| DESCRIPTION | TAG | DESCRIPTION | TAG |
| OVERHEAD DOOR | ▽ | WATER RESERVOIR | W.RV |
| EGRESS DOOR | ▲ | FIRE DEPARTMENT PUMPER VEHICLE | FDPV |
| IRON BAR | ■ IB | GRASS | --- |
| SHORT STANDARD IRON BAR | ■ SIB | MAIN ENTRANCE | M_ENT |
| STANDARD IRON BAR | ■ SIB | PARKING SPOT | P-# |
| CATCH BASIN | □ CB | VISITORS PARKING SPOT | VP-# |
| MAN HOLE | □ MH | BARRIER FREE PARKING SPOT | BP-# |
| PROPOSED FIRE HYDRANT | ● P.FH | SEPTIC TANK | SEP.TNK |
| PROPOSED WELL | ● P.WELL | OIL AND GREASE TRAP | OGT |
| STORM POND | SWMP | SEPTIC BED | SEP.BED |
| HYDRO POLE | ○ HP | SIGN | — |
| LOADING SPACE | LS | LIGHT POLE | ● LP |

| SECTION 24 - M1-237 - INDUSTRIAL ZONE (MUNICIPALITY OF WEST GREY ZONING BY-LAW 37-2006) | | |
|--|---|---|
| DESCRIPTION | MINIMUM/MAXIMUM ZONING REQUIREMENTS | PROVIDED |
| 24.1 PERMITTED USES | Any manufacturing, processing, assembly, repair, fabricating, milling except for a motor vehicle recycling and salvage or wrecking facility, junk or scrap yard, fertilizer manufacturer, abattoir, rendering plant or any use considered offensive by the Public Health Act | COMPLIES |
| M1-237 LOT AREA, MINIMUM | 0.8 ha | 2.06 ha |
| 24.2.2 LOT FRONTAGE, MINIMUM | 20 m (65.6 ft) | 110.34 m |
| M1-237 FRONT YARD, MINIMUM | 15 metres | 47.27 m |
| 24.2.4 INTERIOR SIDE YARD, MINIMUM | 3 m (9.8 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone. | EAST 44.1 m WEST 28.66 m |
| 24.2.5 EXTERIOR SIDE YARD, MINIMUM | 7.5 m (24.6 ft) | N/A |
| 24.2.6 REAR YARD, MINIMUM | 7.5 m (24.6 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone. | 15.33 m |
| 24.2.7 LOT COVERAGE, MAXIMUM | 60% | 22.08% (4,548m²) |
| M1-237 BUILDING HEIGHT, MAXIMUM | 15 metres | 12.2 m |
| 24.3 PARKING SPACE REGULATION - VISITOR | In addition to the required number of parking spaces set out in Section 6.27, a maximum of three visitor parking spaces for passenger vehicles may be provided in the required front yard for the first 15 m (49.2 ft) of front wall of the principal building plus one additional visitor parking space for each additional 7.5 m (24.6 ft) of front wall in excess of the first 15 m (49.2 ft). | 6 VISITOR PARKING SPACES |
| 6.27 PARKING REGULATIONS | 6.27.1 Size of Parking Spaces 6.27.2 Access to Parking Spaces 6.27.3 Parking Surfaces 6.27.4 Location of Parking Areas and Spaces 6.27.5 Barrier Free Parking 6.27.8 Calculation of Parking Regulations | COMPLIES COMPLIES COMPLIES 4 SPACES 83 SPACES |
| 24.4 ACCESSORY RETAIL USE | Accessory retailing of products shall be permitted subject to the following regulations: a) A maximum of 25% of the gross floor area is used within i) The main industrial building, or ii) Each individual unit in an industrial mall. b) The products to be sold must be produced on the site. A Buffer Area/Strips shall be required where a M1 Zone directly abuts any Residential Zone subject to the applicable regulations of Section 6.3 of this By-law. | N/A |
| 24.5 (a) OTHER PROVISIONS - a) | | N/A |
| M1-237 MINIMUM LANDSCAPED OPEN SPACE | 10% | 10.01% (0.96 ha) |
| 24.5 (b) OTHER PROVISIONS - b) | Loading requirements shall be in accordance with the applicable regulations of Section 6.16 of this By-law. | 2 LOADING SPACES |
| 24.5 (c) OTHER PROVISIONS - c) | Outdoor storage areas shall be in accordance with the applicable regulations Section 6.26 of this By-law. | COMPLIES |
| 24.5 (d) OTHER PROVISIONS - d) | Garbage Storage Areas shall be provided in accordance with the applicable regulations of Section 6.11 of this By-law. | COMPLIES |

3.2.5.5. LOCATION OF ACCESS ROUTES (OBC 2024)

- Access routes for firefighting shall be located so that the principal entrance is located not less than 3 m (9'-10") and not more than 15 m (49'-3") from the closest portion of the access route required for fire department use, measured horizontally from the face of the building.
- Access routes shall be provided to a building so that:
 - for a building provided with a fire department connection, a fire department pumper vehicle can be located adjacent to the hydrants referred to in Article 3.2.5.16.2, b.
 - for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m (295'-3"), and the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m (147'-8").
- The unobstructed path of travel for the firefighter required by Sentence (2) from the vehicle to the building shall be measured from the vehicle to the fire department connection provided for the building, except that if no fire department connection is provided, the path of travel shall be measured to the principal entrance of the building.
- If a portion of a building is completely off from the remainder of the building so that there is no access to the remainder of the building, the access routes required by Sentence (2) shall be located so that the unobstructed path of travel from the vehicle to one entrance of each portion of the building is not more than 45 m (147'-8").

3.2.5.6 ACCESS ROUTE DESIGN (OBC 2024)

- A portion of a roadway or yard provided as a required access route for fire department use shall,
 - have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory.
 - have a centreline radius not less than 12 m.
 - have an overhead clearance not less than 5 m.
 - have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m.
 - be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions.
 - have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
 - be connected with a public thoroughfare.

6.9 EXTERNAL LIGHTING (MUNICIPALITY OF WEST GREY ZONING BY-LAW 37-2006)

Lighting fixtures providing exterior illumination shall be so arranged as to direct light to the building face, parking area or vicinity of site. Such fixtures shall not cast glare onto adjacent properties nor onto nearby streets.

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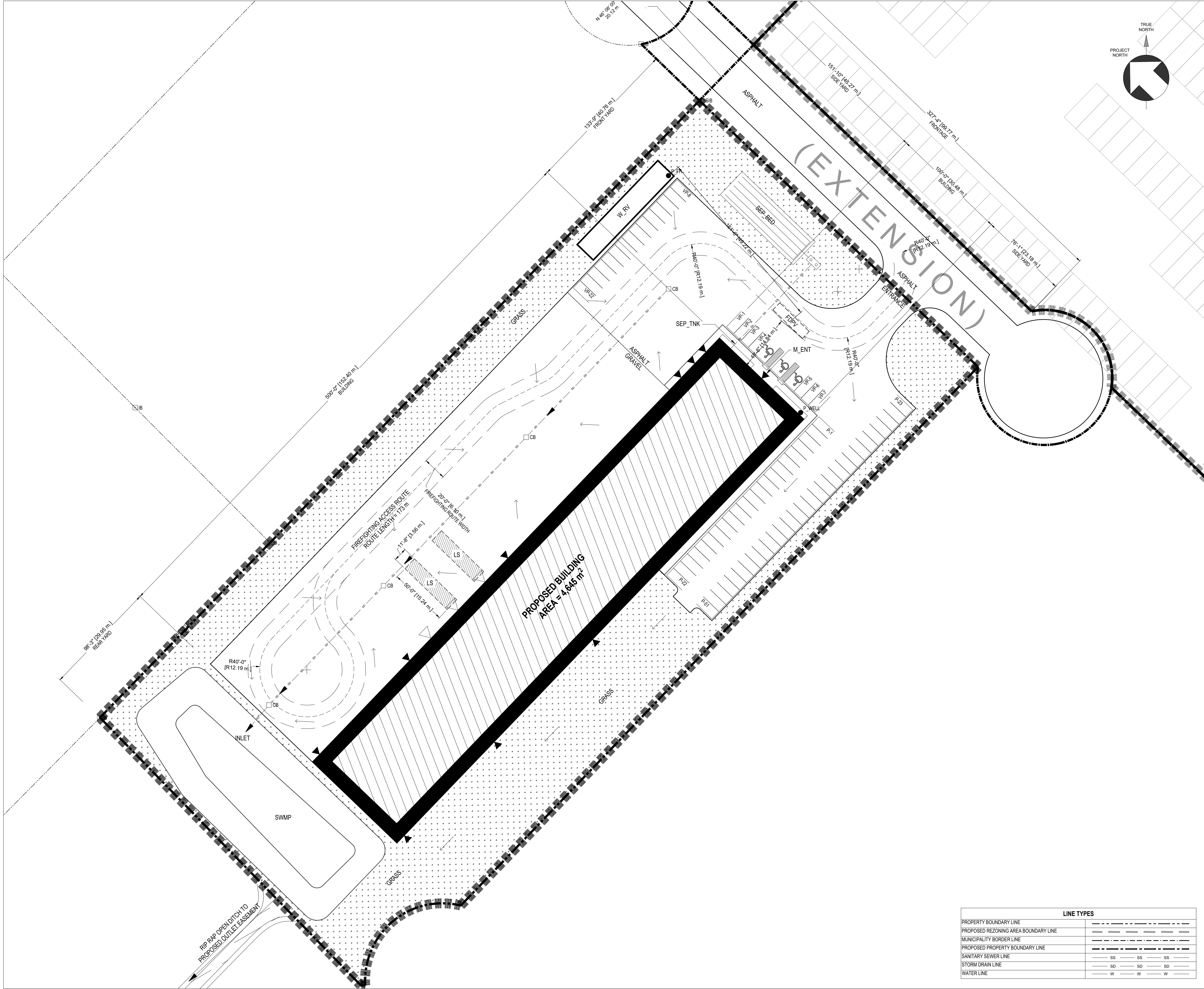
CONSTRUCTION BY:
H.BYE

PROJECT NAME / LOCATION:
VIKING & YARDSTORY DEVELOPMENT

SHEET TITLE:
VIKING CIVES SITE PLAN

| | | | |
|-----------|------------------------------|-------------|--------------|
| DWG FILE: | VIKING CIVES + Yardstory #14 | JOB# | 2025.0076 |
| DRAWN BY: | R.M.M. | CHECKED BY: | H.B. |
| REVISION: | N/A | DATE: | SEPT 9, 2025 |
| SCALE: | AS NOTED | | |

SP4



YARDISTRY SITE PLAN
SCALE: 1"=40'

| LINE TYPES | |
|--------------------------------------|----------------------------------|
| PROPERTY BOUNDARY LINE | ---- |
| PROPOSED REZONING AREA BOUNDARY LINE | ===== |
| MUNICIPALITY BORDER LINE | ----- |
| PROPOSED PROPERTY BOUNDARY LINE | ----- |
| SANITARY SEWER LINE | ----- SS ----- SS ----- SS ----- |
| STORM DRAIN LINE | ----- SD ----- SD ----- SD ----- |
| WATER LINE | ----- W ----- W ----- W ----- |



KEY PLAN
SCALE 1" = 600'

| LEGEND | | | |
|-------------------------|----------|--------------------------------|---------|
| DESCRIPTION | TAG | DESCRIPTION | TAG |
| OVERHEAD DOOR | ▽ | WATER RESERVOIR | W_RV |
| EGRESS DOOR | ▽ | FIRE DEPARTMENT PUMPER VEHICLE | FDPV |
| IRON BAR | ■ IB | GRASS | GRASS |
| SHORT STANDARD IRON BAR | ■ SSIB | MAIN ENTRANCE | M_ENT |
| STANDARD IRON BAR | ■ SIB | PARKING SPOT | P-# |
| CATCH BASIN | □ CB | VISITORS PARKING SPOT | VP-# |
| MAN HOLE | □ MH | BARRIER FREE PARKING SPOT | BP |
| PROPOSED FIRE HYDRANT | ● P_FH | SEPTIC TANK | SEP_TNK |
| PROPOSED WELL | ● P_WELL | OIL AND GREASE TRAP | OGT |
| STORM POND | SWMP | SEPTIC BED | SEP_BED |
| HYDRO POLE | ○ HP | SIGN | SIGN |
| LOADING SPACE | LS | LIGHT POLE | LP |

| SECTION 24 - M1-237 - INDUSTRIAL ZONE (MUNICIPALITY OF WEST GREY ZONING BY-LAW 37-2006) | | | |
|--|------------------------------------|--|---|
| | DESCRIPTION | MINIMUM/MAXIMUM ZONING REQUIREMENTS | PROVIDED |
| 24.1 | PERMITTED USES | Any manufacturing, processing, assembly, repair, fabricating, milling except for a motor vehicle recycling and salvage or wrecking facility, junk or scrap yard, fertilizer manufacturer, abattoir, rendering plant or any use considered offensive by the Public Health Act | COMPLIES |
| M1-237 | LOT AREA, MINIMUM | 0.8 ha | 2.23 ha |
| 24.2.2 | LOT FRONTAGE, MINIMUM | 20 m (65.6 ft) | 99.77 m |
| M1-237 | FRONT YARD, MINIMUM | 15 metres | 40.76 m |
| 24.2.4 | INTERIOR SIDE YARD, MINIMUM | 3 m (9.8 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone. | SOUTH 23.18 m NORTH 46.27 m |
| 24.2.5 | EXTERIOR SIDE YARD, MINIMUM | 7.5 m (24.6 ft) | N/A |
| 24.2.6 | REAR YARD, MINIMUM | 7.5 m (24.6 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone. | 29.95 m |
| 24.2.7 | LOT COVERAGE, MAXIMUM | 60% | 20.83% (4,645 m²) |
| M1-237 | BUILDING HEIGHT, MAXIMUM | 15 metres | 9.2 m |
| 24.3 | PARKING SPACE REGULATION - VISITOR | In addition to the required number of parking spaces set out in Section 6.2.7, a maximum of three visitor parking spaces for passenger vehicles may be provided in the required front yard for the first 15 m (49.2 ft) of front wall of the principal building plus one additional visitor parking space for each additional 7.5 m (24.6 ft) of front wall in excess of the first 15 m (49.2 ft). | 22 VISITOR PARKING SPACES |
| 6.2.7 | PARKING REGULATIONS | 6.2.7.1 Size of Parking Spaces 6.2.7.2 Access to Parking Spaces 6.2.7.3 Parking Surfaces 6.2.7.4 Location of Parking Areas and Spaces 6.2.7.5 Barrier Free Parking 6.2.7.8 Calculation of Parking Regulations | COMPLIES COMPLIES COMPLIES COMPLIES 3 SPACES 51 SPACES |
| 24.4 | ACCESSORY RETAIL USE | Accessory retailing of products shall be permitted subject to the following regulations: a) A maximum of 25% of the gross floor area is used within i) The main industrial building, or ii) Each individual unit in an industrial mall. b) The products to be sold must be produced on the site. | N/A |
| 24.5 (a) | OTHER PROVISIONS - a) | A Buffer Area/Strips shall be required where a M1 Zone directly abuts any Residential Zone subject to the applicable regulations of Section 6.3 of this By-law. | N/A |
| M1-237 | MINIMUM LANDSCAPED OPEN SPACE | 10% | 47.13% (11,924 m²) |
| 24.5 (b) | OTHER PROVISIONS - b) | Loading requirements shall be in accordance with the applicable regulations of Section 8.16 of this By-law. | 2 LOADING SPACES |
| 24.5 (c) | OTHER PROVISIONS - c) | Outdoor storage areas shall be in accordance with the applicable regulations of Section 6.20 of this By-law. | COMPLIES |
| 24.5 (d) | OTHER PROVISIONS - d) | Garbage Storage Areas shall be provided in accordance with the applicable regulations of Section 6.11 of this By-law. | COMPLIES |

- 3.2.5.5. LOCATION OF ACCESS ROUTES**
- Access routes for firefighting shall be located so that the principal entrance is located not less than 3 m (9'-10") and not more than 15 m (49'-3") from the closest portion of the access route required for fire department use, measured horizontally from the face of the building.
 - Access routes shall be provided to a building so that:
 - for a building provided with a fire department connection, a fire department pumper vehicle can be located adjacent to the hydrants referred to in Article 3.2.5.16, 2.b.
 - for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m (295'-3"), and the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m (147'-8").
 - The unobstructed path of travel for the firefighter required by Sentence (2) from the vehicle to the building shall be measured from the vehicle to the fire department connection provided for the building, except that if no fire department connection is provided, the path of travel shall be measured to the principal entrance of the building.
 - If a portion of a building is completely cut off from the remainder of the building so that there is no access to the remainder of the building, the access routes required by Sentence (2) shall be located so that the unobstructed path of travel from the vehicle to one entrance of each portion of the building is not more than 45 m (147'-8").

- 3.2.5.6 ACCESS ROUTE DESIGN**
- A portion of a roadway or yard provided as a required access route for fire department use shall:
 - have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
 - have a centreline radius not less than 12 m,
 - have an overhead clearance not less than 5 m,
 - have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,
 - be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions.
 - have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
 - be connected with a public thoroughfare.

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| DATE | ISSUE | BY | APP'D |
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ENGINEER:



OWNER:
H.BYE

CONSTRUCTION BY:
H.BYE

PROJECT NAME / LOCATION:
VIKING & YARDISTRY DEVELOPMENT

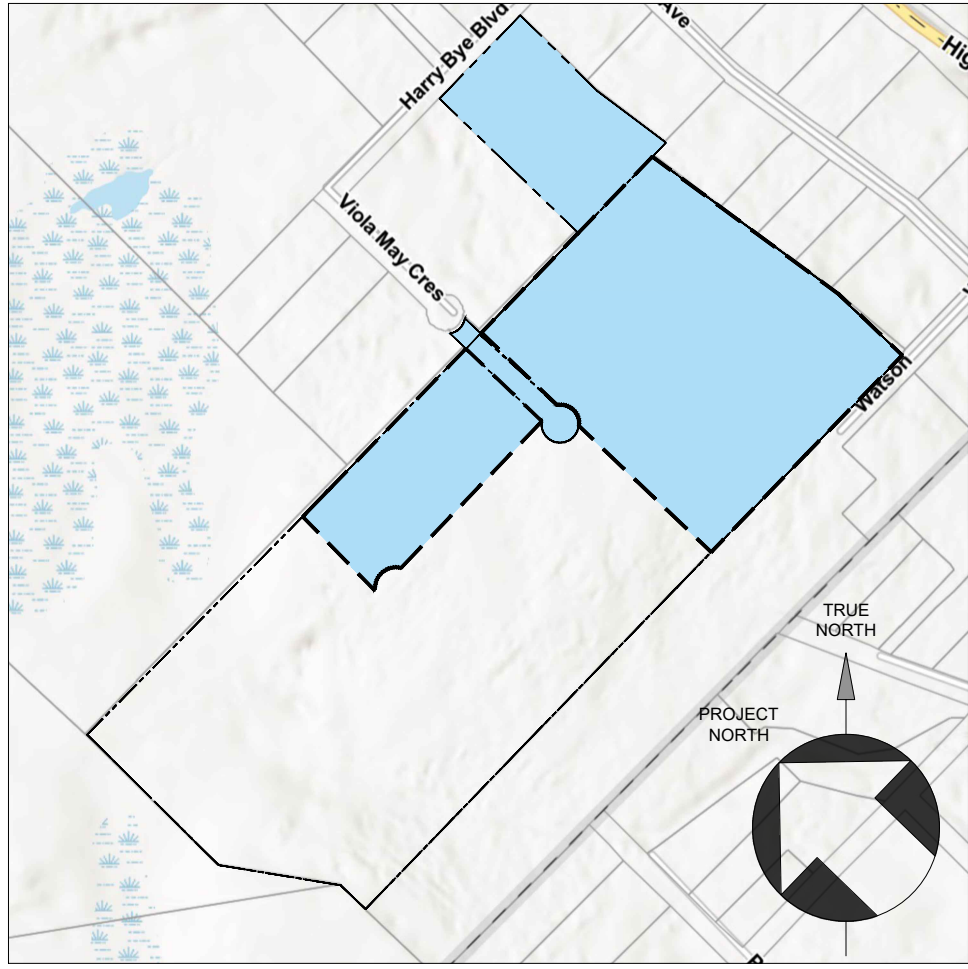
SHEET TITLE:
YARDISTRY SITE PLAN

| | |
|-------------|------------------------------|
| DWG FILE: | Viking Coves + Yardistry #14 |
| DRAWN BY: | R.M.M. |
| CHECKED BY: | H.B. |
| REVISION: | N/A |
| DATE: | SEPT 9, 2025 |
| SCALE: | AS NOTED |

SP5



ENVIRONMENTAL SITE PLAN
SCALE 1:1800



KEY PLAN
SCALE 1" = 600'



SVCA SCREENING KEY PLAN
SCALE 1" = 600'

| LEGEND | |
|-------------------------|------|
| IRON BAR | IB |
| SHORT STANDARD IRON BAR | SSIB |
| STANDARD IRON BAR | SIB |

| LINE TYPES | |
|--------------------------------------|-----|
| PROPERTY BOUNDARY LINE | --- |
| PROPOSED REZONING AREA BOUNDARY LINE | --- |
| MUNICIPALITY BORDER LINE | --- |
| PROPOSED PROPERTY BOUNDARY LINE | --- |
| TREE DRIP LINE | --- |
| 50m WOODLAND BUFFER | --- |
| SVCA SCREENING AREA | --- |
| 10m STORM DITCH OFFSET | --- |

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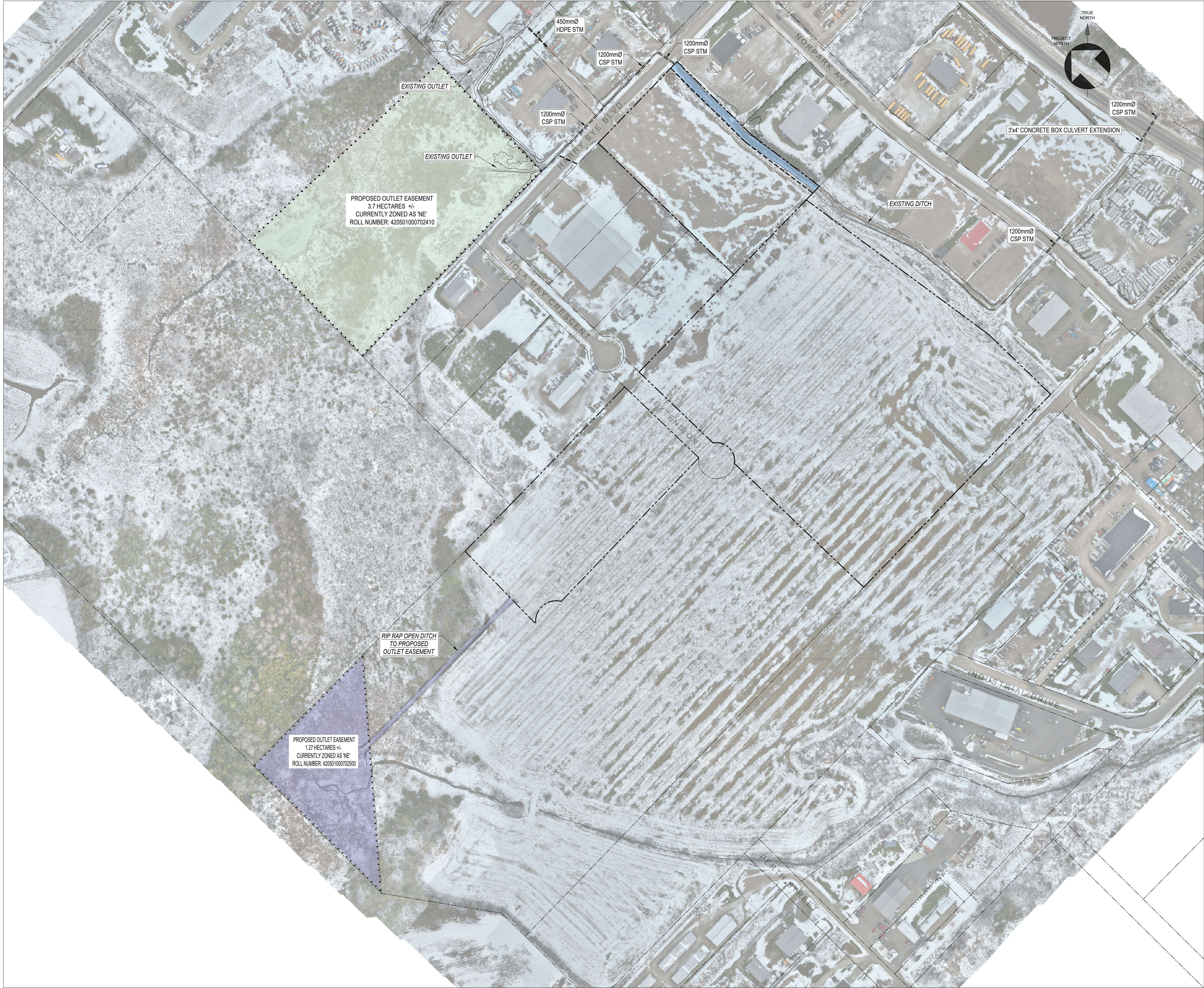
CONSTRUCTION BY:
H.BYE

PROJECT NAME / LOCATION:
VIKING & YARDISTRY DEVELOPMENT

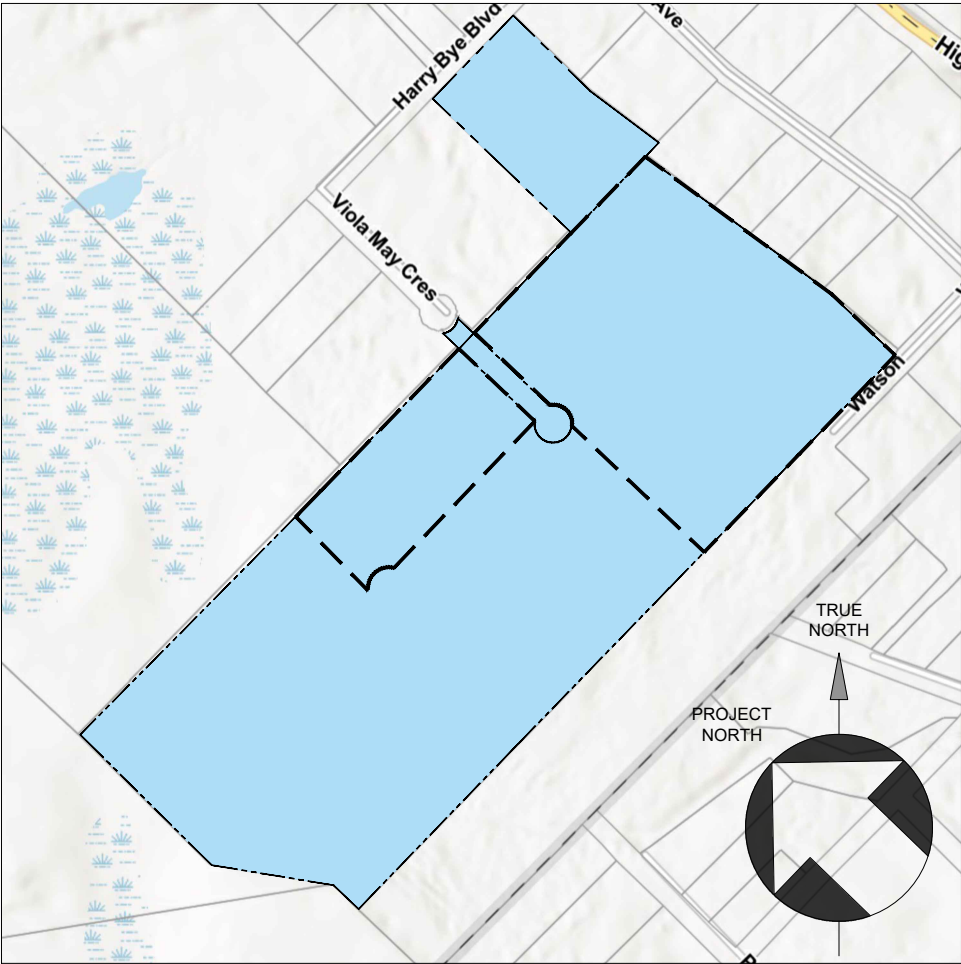
SHEET TITLE: **ENVIRONMENTAL OFFSETS AND PROTECTION PROTOCOL**

| | | | |
|-----------|------------------------------|-------------|--------------|
| DWG FILE: | Viking Coves + Yardistry #14 | JOB# | 2025.0076 |
| DRAWN BY: | R.M.M. | CHECKED BY: | H.B. |
| REVISION: | N/A | DATE: | SEPT 9, 2025 |
| SCALE: | AS NOTED | | |

SP6



EASEMENT PLAN
SCALE 1"=150'



KEY PLAN
SCALE 1" = 600'

LEGEND

| | |
|-------------------------|------|
| IRON BAR | IB |
| SHORT STANDARD IRON BAR | SSIB |
| STANDARD IRON BAR | SIB |

LEGEND

| | |
|--------------------------------------|--|
| PROPOSED VIKING CIVES GROSS EASEMENT | |
| PROPOSED MUTUAL DRAIN AGREEMENT | |
| PROPOSED WEST GREY DRAINAGE BLOCK | |

LINE TYPES

| | |
|--|---------|
| PROPERTY BOUNDARY LINE | --- |
| PROPOSED REZONING AREA BOUNDARY LINE | - - - - |
| EXISTING CONTOUR LINE (ELEVATIONS ARE IN METERS) | 00.00 |

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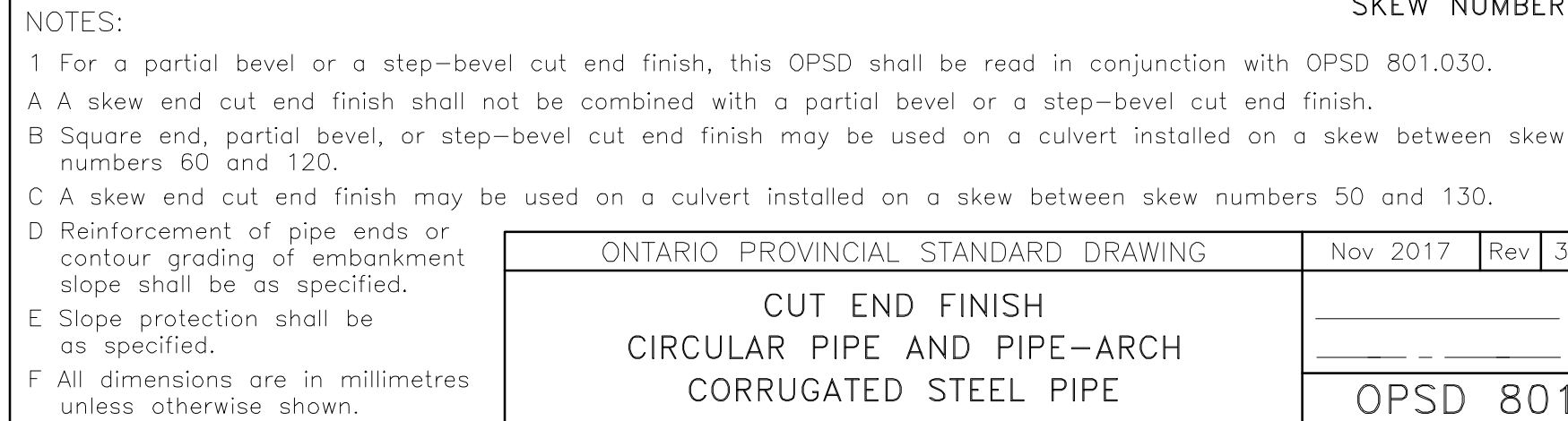
SHEET TITLE:

EASEMENT PLAN

| | |
|-------------|------------------------------|
| DWG FILE: | Viking Cives + Yardistry #14 |
| DRAWN BY: | R.M.M. |
| CHECKED BY: | H.B. |
| REVISION: | N/A |
| DATE: | SEPT 9, 2025 |
| SCALE: | AS NOTED |

SP7

SHEET SIZE: 36" x 24" - DO NOT SCALE DRAWINGS



NOTES:

A Dimensions X, Y, V, and H are standardized by Corrugated Steel Pipe Institute.


B Dimensions for span and rise are nominal. Dimensions for bevel details are actual.

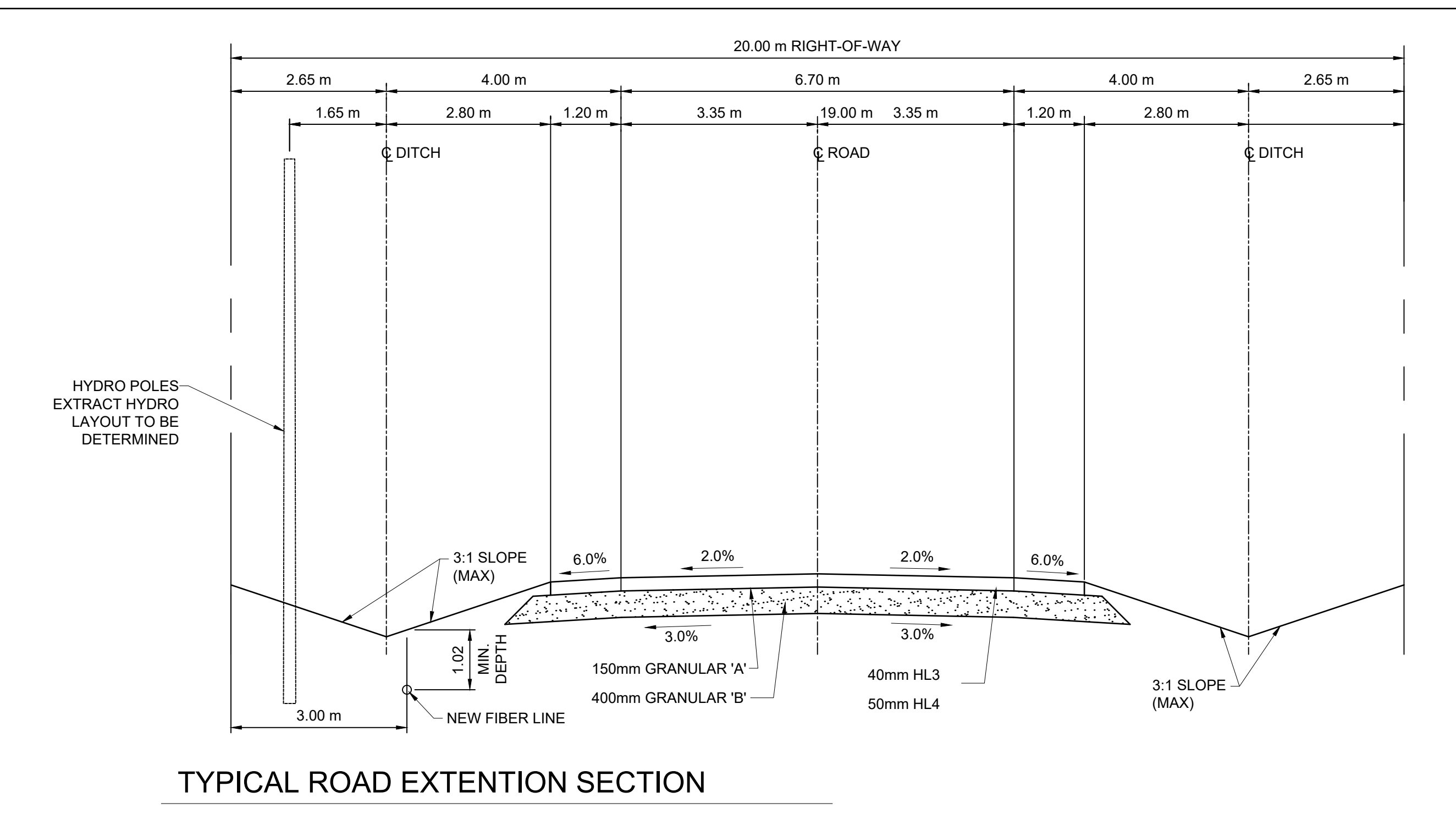
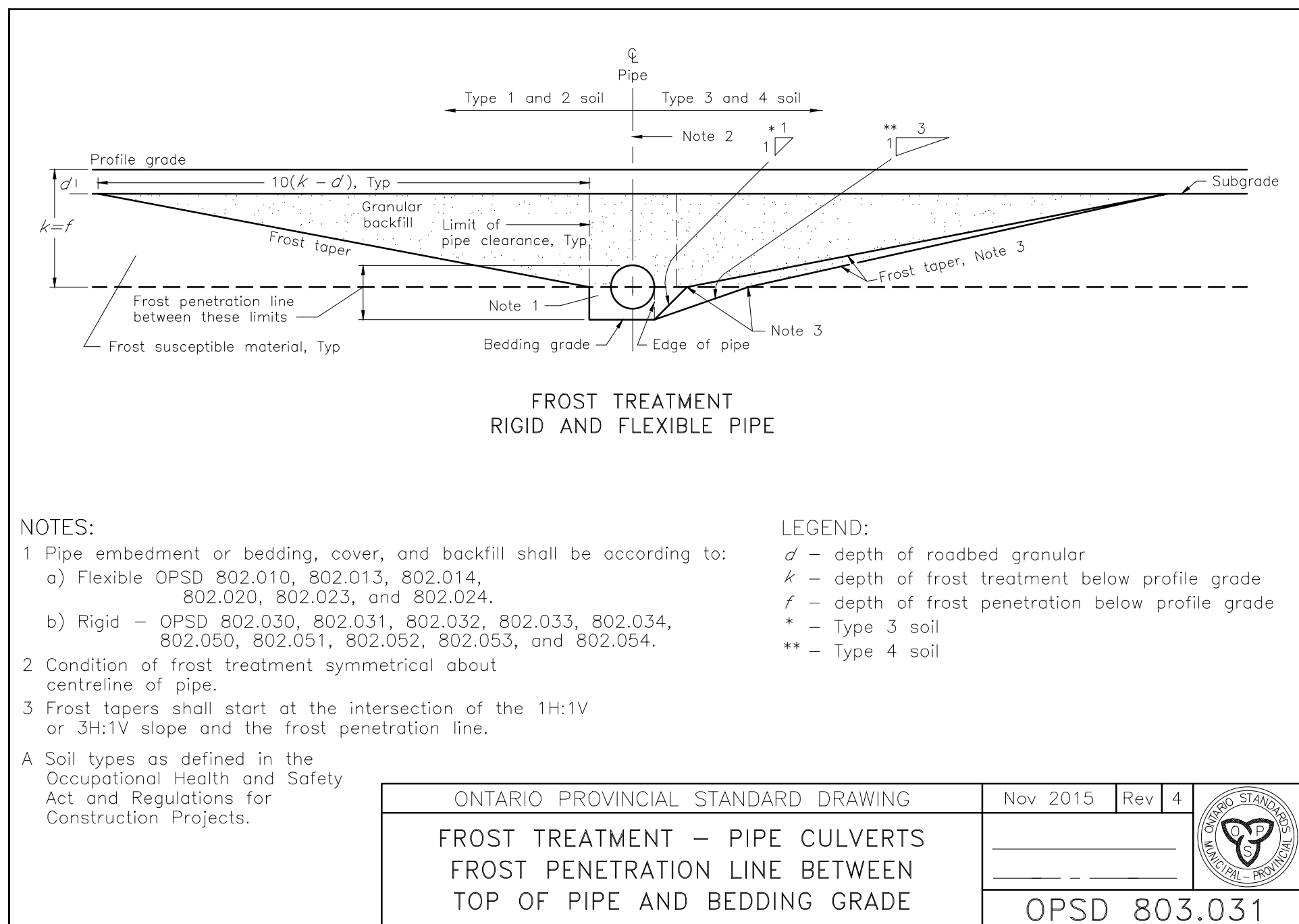
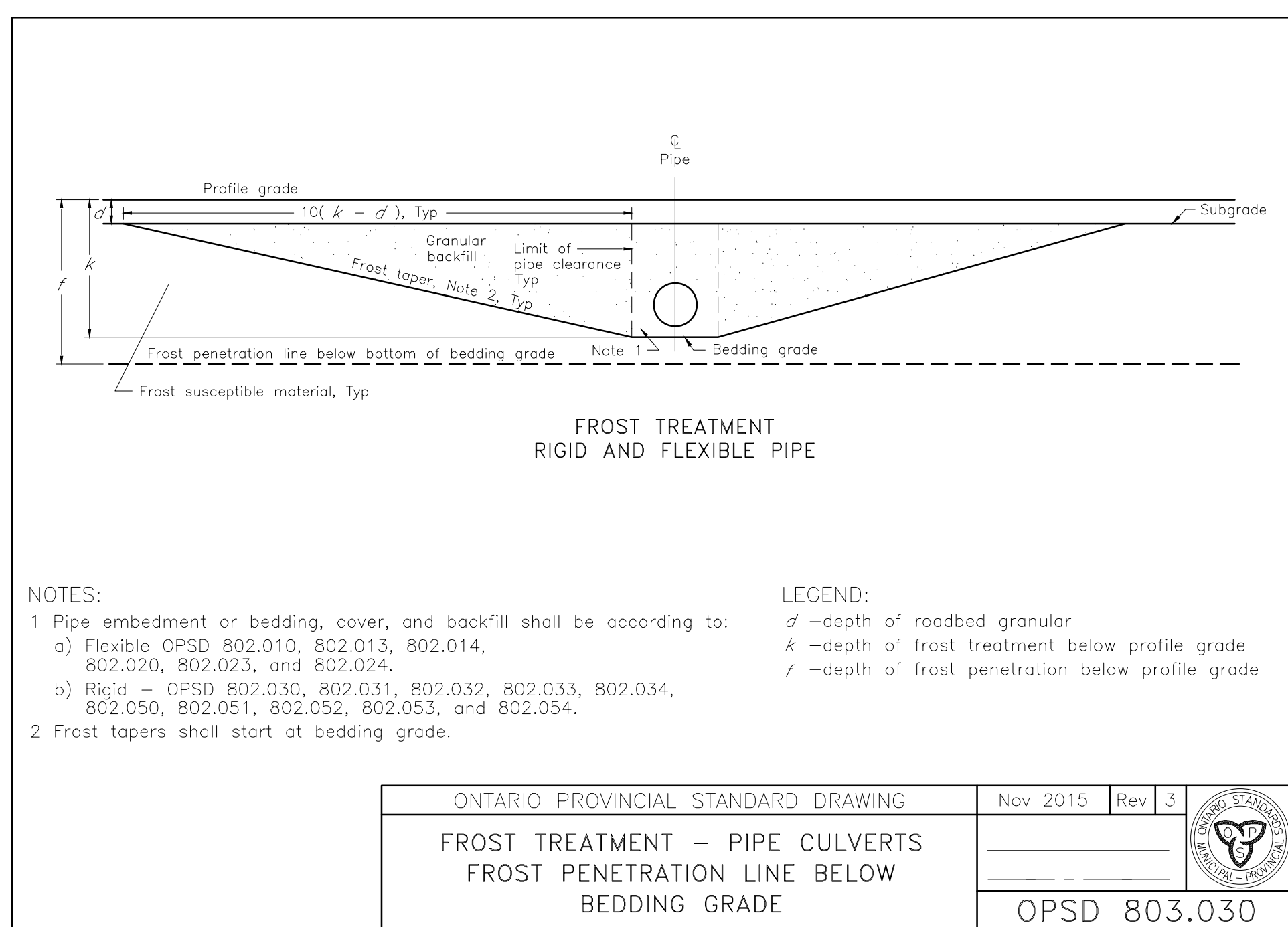
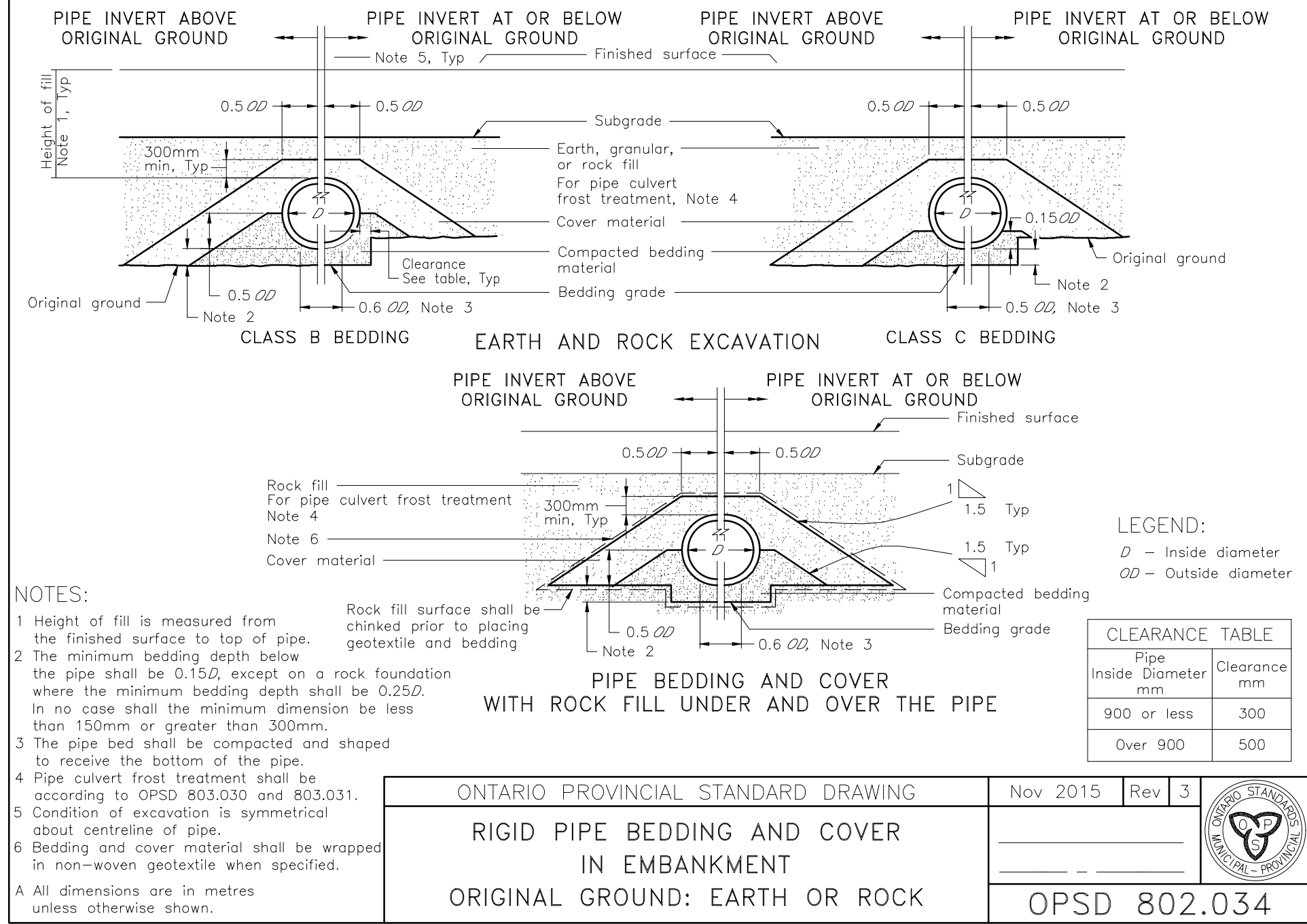
C All dimensions are in millimetres unless otherwise shown.

* Denotes dimension to top of corner plate.

PARTIAL BEVEL PIPE-ARCH STRUCTURAL PLATE PIPE

STEP-BEVEL PIPE-ARCH STRUCTURAL PLATE PIPE

| | | | |
|---|--------------|-------|---|
| ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2017 | Rev 3 |  |
| BEVEL DETAILS CIRCULAR AND PIPE-ARCH STRUCTURAL PLATE CORRUGATED STEEL PIPE | OPSD 801.030 | | |



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H.BYE

PROJECT NAME / LOCATION:

VIKING & YARDISTRY DEVELOPMENT

SHEET TITLE:

STANDARD DETAILS

| | | | |
|-------------|-------------------------------|-------|-----------|
| DWG FILE: | Viking Clives + Yardistry #14 | | |
| DRAWN BY: | R.M.M. | JOB#: | 2025.0076 |
| CHECKED BY: | H.B. | S1 | |
| REVISION: | N/A | | |
| DATE: | SEPT. 9, 2025 | | |
| SCALE: | AS NOTED | | |