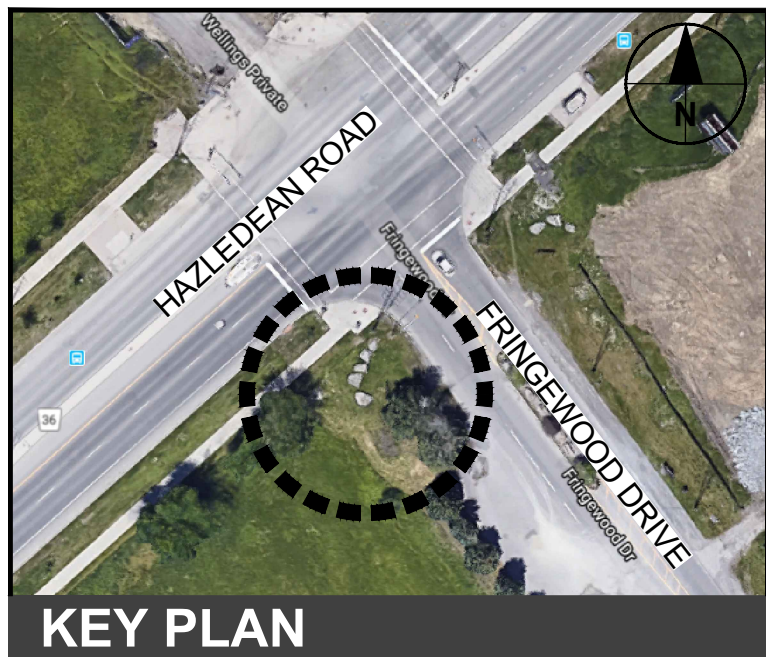
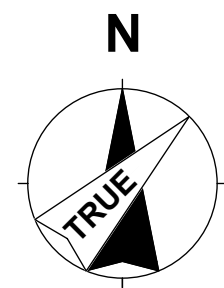
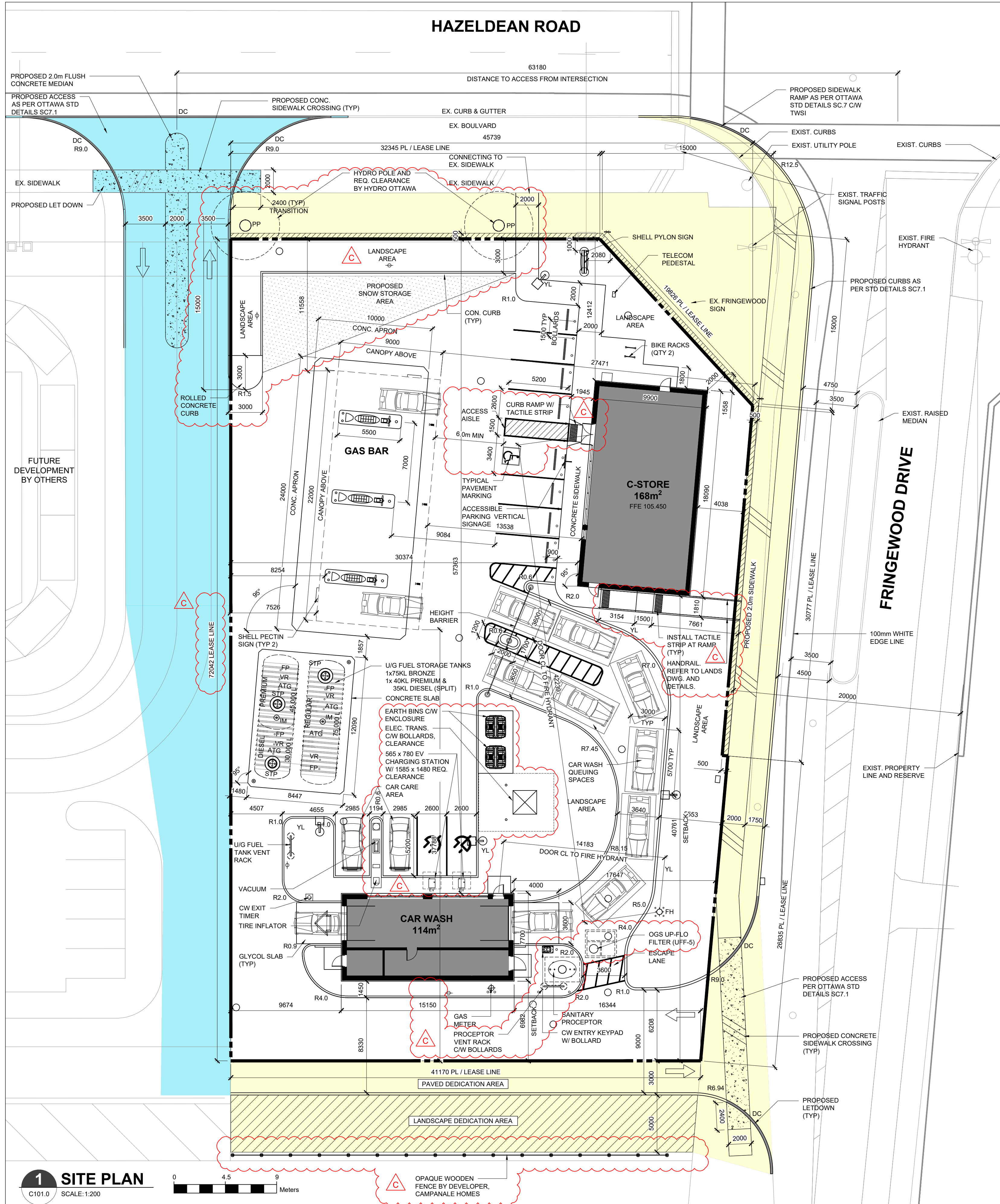




SITE INFORMATION

MUNICIPAL ADDRESS

5 ORCHARD DR
STITTSVILLE, ONTARIO

ZONING

ARTERIAL MAINSTREAM SUBZONE: G - AM9

PERMITTED USE

RETAIL & SERVICE COMMERCIAL USES: GAS BARS,
SERVICE STATIONS, DRIVE THROUGH FACILITIES

LEASED SITE AREA

±3.065m² (±0.78acres)

BUILDING AREAS:

PROPOSED CARWASH BUILDING = ± 114m²
PROPOSED C-STORE BUILDING = ± 168m²

ASSOCIATED SUBDIVISION APPLICATIONS:

ZONING BY-LAW AMENDMENT APPLICATION: D02-02-18-0063
DRAFT PLAN OF SUBDIVISION APPLICATION: D07-16-18-0020

GENERAL NOTES

1. FOR GENERAL NOTES, SEE DRAWING C001.0
2. WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.
3. EXTERNAL GARBAGE ENCLOSURE TO BE COMPLIANT WITH THE URBAN DESIGN GUIDELINE #39.
4. ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT CONC. CURB RADII, WHICH ARE NOTED IN METERS.
5. DO NOT SCALE DRAWING.

LEGEND

IRON SURVEY POST FOUND	● Fd IP
MANHOLE	○ MH
GRATED TOP MANHOLE	○ GTMH
TEST MANHOLE	○ TMH
CATCH BASIN	□ CB
OIL/WATER SEPARATOR	○ OWS
OIL/GRIT SEPARATOR ADS FD-5HC	○ OGS
SANITARY PROCEPTOR	
GROUNDING WELL	○ GW
FIRE HYDRANT	⊗ FH
POWER POLE	○ PP
TRAFFIC LIGHT	○ TL
TRAFFIC SIGN/SIGN POST	⊞ TS
LIGHT STANDARD	⊗ ○ LS
LIGHT STANDARD (SGL)	⊞ ○ YL
LIGHT STANDARD (2head)	⊞ ○ YL
LIGHT STANDARD (4head)	⊞ ○ YL
TELEPHONE PEDESTAL	⊞ TP
EXIST. CONC. CURBS	
NEW CONC. CURBS	
PROPOSED PROPERTY AND LEASE LINE	
DEPRESSED CURB	DC
LANDSCAPE DEDICATION AREA	
OFF-LEASE AREA, INCLUDING LANDSCAPE, TO BE DESIGNED, PERMITTED, AND BUILT BY SHELL	
OFF-LEASE AREA PAVING TO BE PERMITTED BY SHELL. DESIGN AND CONSTRUCTION BY CAMPANALE	
VACUUM	
TIRE INFLATOR	
EARTH BIN	
EV CHARGER CW U/G CLEARANCE	

DETAILS OF DEVELOPMENT

DATA		REQUIRED	PROPOSED
ZONING		ARTERIAL MAINSTREET SUBZONE 9 - AM9	
SETBACKS (C-STORE)	Front Yard (Hazeldean Road) - No Min.		12.42 m
	Corner Yard (Corner Property Line) - No Min.		2.00 m
	Exterior Side Yard (Fringewood Drive) - N/A		4.05 m
	Interior Side Yard (West Lease Line) - No Min.		30.36 m
	Rear Yard (South lease line) - Min. 10 m		40.75 m
SETBACKS (CARWASH)	Front Yard (Hazeldean Road) - No Min.		57.36 m
	Exterior Side Yard (Fringewood Drive) - N/A		17.63 m
	Interior Side Yard (West lease line) - No Min.		9.67 m
	Rear Yard(South lease line) - 10 m		6.98 m
SETBACKS (CANOPY)	Front Yard (Hazeldean Road) - No Min.		11.56 m
	Exterior Side Yard (Fringewood Drive) - N/A		27.47 m
	Interior Side Yard (West Lease line) - No Min.		7.52 m
	Rear Yard (South Lease Line) - Min. 10 m		37.78 m
LOT AREA (sq.m.)		NO MIN.	3065 sq.m.
BUILDING COVERAGE (%)		NO MIN.	9.70%
LOT FRONTAGE - MIN. (m)		N/A	45.74 m
LOT DEPTH (m)		N/A	72.04 m
FLOOR AREA RATIO		NOT SPECIFIED	0.054 (C-STORE)
			0.037 (CARWASH)
LANDSCAPED AREA		NOT SPECIFIED	707 sq.m.
LANDSCAPE COVERAGE		MIN 15.00%	23.07%
BUILDING HEIGHT MAX.(m)		15m	5.14m (C-STORE)
			6.00m (CAR WASH)
			5.30m (CANOPY)
CANOPY		NOT SPECIFIED	198 sq.m.
CARWASH STACKING		10 SPACES	10 SPACES
PAVED AREA		NOT SPECIFIED	1613.50 sq.m.
LOADING SPACES (3.5m WIDE X 9m LONG X 4.2m. VERT CLEARANCE)		0	0
PARKING 		REQUIRED	PROVIDED
Barrier-Free	Spaces	1	1
	Stall Length	5.2 m (MIN)	5.2 m
	Stall Width	3.4 m (MIN)	3.4 m
Standard Parking	Spaces	6	11
	Stall Length	5.2 m (MIN) 6.7 m (MAX)	5.2m
	Stall Width	2.6 m (MIN) 3.1 m (MAX)	2.6 m
Overall Number of Spaces		7	12
Aisle Width		6.7 m (MIN)	9.0 m
Bicycle Parking		1	4
LAND USE: NORTH: AM9, AM9(474), AM7(1894) SOUTH: AM9 EAST: AM7 WEST: O1R			

PROJECT

Shell Canada Products
HAZELDEAN RD. &
FRINGEWOOD DR. NTL

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Stittsville, Ontario
CLIENT

Shell Canada

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Calgary, AB T2P 0J4
403.252.4554 tel
www.shell.ca

CONSULTANT

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Burnaby, BC V5A 4R4
604.444.6400 tel 604.294.8597 fax
www.aecom.com

CTM Design Services Ltd.
210, 340 Midpark Way SE
Calgary, AB T2X 1P1
403.640.0990 tel
www.ctmdesign.ca



REGISTRATION

LEGAL DESCRIPTION

PART OF BLOCK 21 OF DRAFT PLAN OF
SUBDIVISION OF PARTS OF LOTS 26 AND 27 OF
REGISTERED PLAN 4R2506 PART 3,
CONCESSION 11, GEOGRAPHIC TOWNSHIP OF
GOULBOURN (CITY OF OTTAWA)

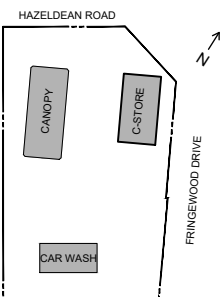
ISSUE/REVISION

C	2020-09-30	RE-ISSUED FOR SPA
B	2020-07-07	REVISED PER SPA COMMENTS
A	2020-03-31	ISSUED FOR SPA
I/R	DATE	DESCRIPTION

DRAWN BY

NAS

KEY PLAN



GLOBAL PROJECT ID NUMBER

CAN01444

SHEET TITLE

SITE

SITE PLAN

CTM DESIGN FILE NAME

2020072 C102.0

SHEET NUMBER

C102.0