

ANSI D 864mm x 569mm
Checked: JP / DJ Approved: PE
Designer: PE
Project Management Initials:
Last Plotted: 2025-06-20
Filename: 2024072_C101.0.DWG

ENBRIDGE GAS DISTRIBUTION

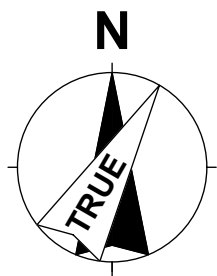
CONFLICT YES ☐ NO ☒

BEFORE DIGGING ENBRIDGE GAS MAINS/SERVICES MUST BE LOCATED ON SITE. CALL ONTARIO ONE CALL (1-800-400-2255) 5 DAYS IN ADVANCE.

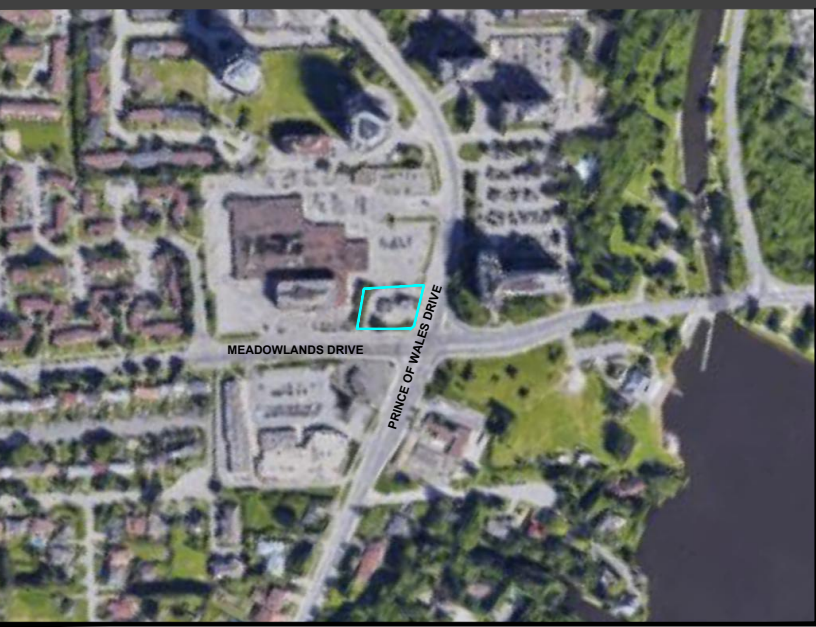
**GAS MAINS TO BE FIELD LOCATED
CALL FOR GAS LOCATES
BEFORE YOU DIG
ONTARIO ONE CALL
1-800-400-2255
FREE LOCATE SERVICE**

TEST HOLES ARE REQUIRED TO DETERMINE ACTUAL LOCATION OF GAS MAIN. MARK-UPS (mark-ups@enbridge.com) MUST BE CONTACTED IF THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM OUR GAS MAIN CANNOT BE MET, AS REFERENCED IN THE ATTACHED "THIRD PARTY REQUIREMENTS IN THE VICINITY OF NATURAL GAS FACILITIES" DOCUMENT.

LOCATION	MIN. COVER
UNDER TRAVELLED SURFACES (ROADS), ROAD CROSSINGS	1.2 m
RIGHT-OF-WAY	1.0 m
HIGHWAYS	1.5 m
BELOW WATER COURSE, DRAINAGE AND IRRIGATION DITCH	1.2 m



LOCATION PLAN



GENERAL NOTES

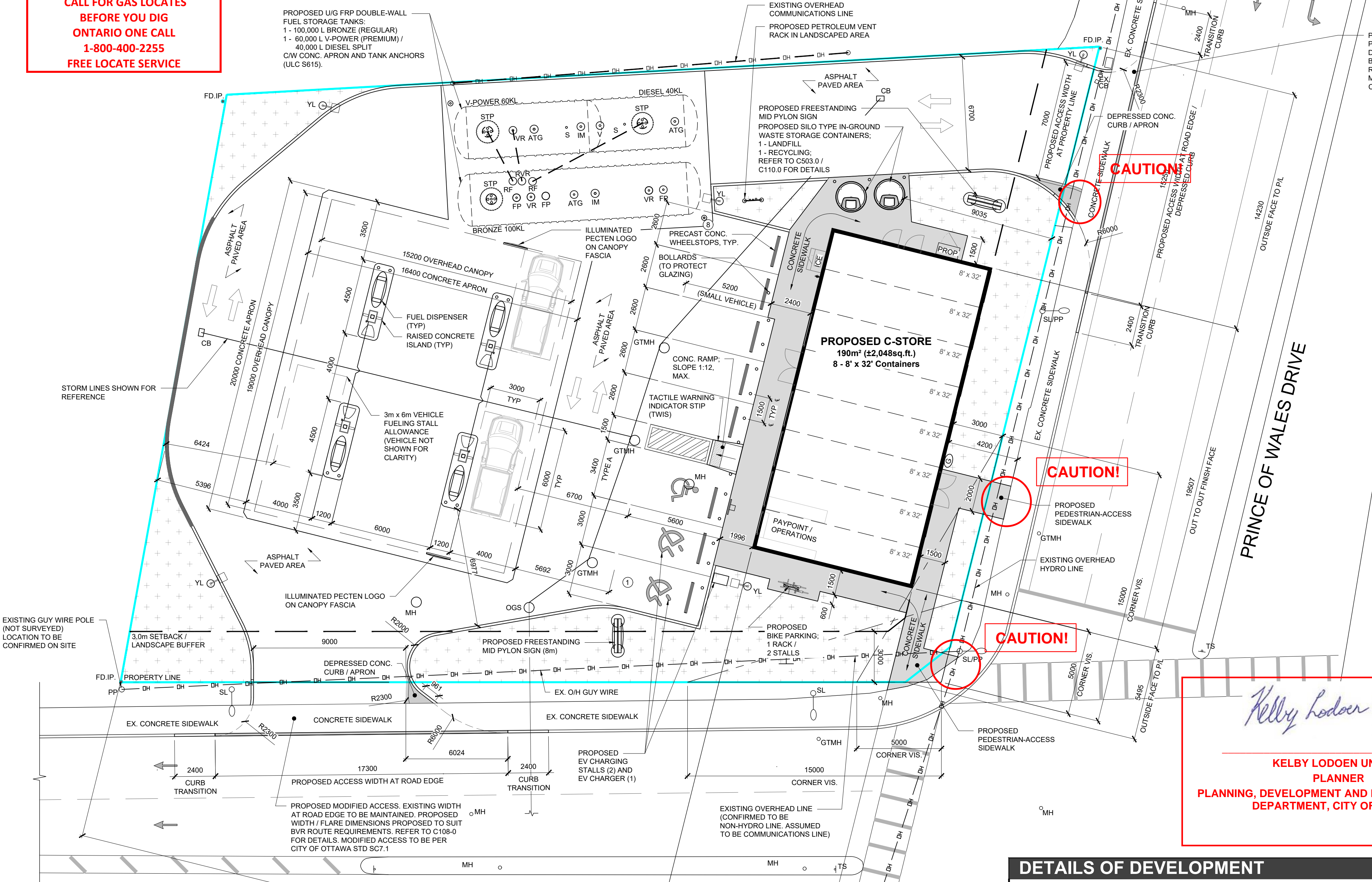
- ALL WORK CARRIED OUT ON SITE SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL BYLAWS, STANDARDS, REGULATIONS CODES AND ACTS.
- WHERE MUNICIPAL STANDARDS ARE USED THE CONTRACTOR SHALL VERIFY THAT THE CURRENT STANDARDS ARE USED.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE SUBJECT TO VERIFICATION.
- THIS SITE PLAN WAS CREATED FROM TOPOGRAPHICAL PLAN DRAWING AND DATA PREPARED BY GEOVERRA, DATED JULY 7TH, 2022 AND PROVIDED TO CTM DESIGN SERVICES LTD.
- G.C. TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION, UNLESS PLANS CALL FOR THEIR REMOVAL / MODIFICATION. GAS, HYDRO, TELEPHONE, OR ANY OTHER UTILITY THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY THE RESPECTIVE UTILITY AND VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD SUBSTANTIAL DISCREPANCIES BECOME APPARENT.

LEGEND

PROPERTY LINE / LEASE LINE	YL
YARD LIGHT	YL
STREET LIGHT	SL
TRAFFIC SIGNAL	TS
POWER POLE	PP
MANHOLE	MH
TRAFFIC SIGN	TS
VENT RACK	VR
EX. OVERHEAD LINE	DH
DIRECTIONAL TRAFFIC ARROW (REPRESENTATIVE, NOT INDICATIVE OF CONSTRUCTION)	→
PARKING STALL #	1
PROPOSED GAS METER	G
PROPOSED LANDSCAPED AREA (REFER TO LANDSCAPE DRAWINGS FOR DETAILS)	+
PROPOSED SIDEWALK	▬

ABBREVIATIONS

VENT	V
VENT RECOVERY	VR
REMOTE VENT RECOVERY	RVR
FILL	F
REMOTE FILL	RF
AUTOMATED TANK GAUGE	ATG
INTERSTITIAL MONITOR	IM
SUBMERSIBLE TURBINE PUMP	STP
EXISTING	EX

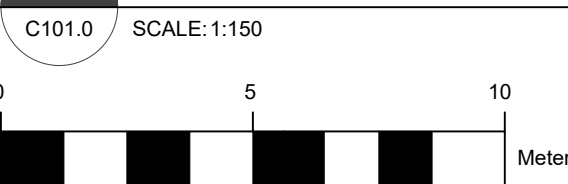


VERTICAL AND HORIZONTAL CLEARANCE REQUIREMENTS:

ENBRIDGE GAS DISTRIBUTION STRUCTURE	VERTICAL DIST.	HORIZONTAL DIST.
GAS MAIN LESS THAN 16" Ø - OPEN TRENCH/HYDROVAC METHOD	300mm	600mm
GAS MAIN LESS THAN 16" Ø - NON CER/NON VITAL MAIN - DIRECTIONAL DRILLING/BORING/MICRO TRENCH METHOD	300mm**	1000mm
CER PIPELINES AND VITAL MAINS - OPEN TRENCH/HYDROVAC METHOD	600mm	1000mm
GAS MAIN 16" Ø AND GREATER, CER PIPELINES AND VITAL MAINS - DIRECTIONAL DRILLING/BORING/MICRO TRENCH METHOD	1000mm	1000mm
REGULATOR STATIONS	*	1000mm

NOTE: CLEARANCE MUST BE FROM THE ADJACENT EDGE OF THE GAS INFRASTRUCTURE TO THE EDGE OF ANY PROPOSED STRUCTURE
* CLEARANCE TO BE DETERMINED ON A CASE-BY-CASE BASIS
** DAYLIGHTING IS REQUIRED WHEN CROSSING GAS MAIN

1 PRELIMINARY SITE PLAN



STANDARD NOTE PRIVATE PROPERTY

Enbridge Gas Distribution does not provide information regarding gas infrastructure in private properties. We suggest that a field locate be performed through Ontario One Call (1-800-400-2255). If further details are still required, it is suggested that test holes be performed by an outside party in order to determine the actual gas infrastructure.

DETAILS OF DEVELOPMENT

MUNICIPAL ADDRESS: 1440 PRINCE OF WALES DRIVE	SITE AREAS	TOTAL	SITE COVERAGE
LEGAL ADDRESS: PART OF LOT 34, CONCESSION BROKEN RIDEAU FRONT (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPAN, REGIONAL MUNICIPALITY OF OTTAWA-CARLETON	LANDSCAPED AREA	311.12m²	±17.3%
DATA	REQUIRED	PROVIDED	
ZONING	GM15 F(1.0) MIXED USE - COMMERCIAL ZONES I		
MIN LOT AREA	NOT SPECIFIED	±1796m² [0.444Ac]	
LOT WIDTH	NOT SPECIFIED	±38.54m	
BUILDING AREA	NOT SPECIFIED	190m² (C-STORE)	
LOT COVERAGE	2 MAXIMUM	±0.106	
BUILDING HEIGHT	18m MAXIMUM	4.344m [14'3"]	
ACCESSORY BUILDING HEIGHT	6m MAXIMUM	±5.516m (CANOPY; TBC)	
BUILDING SETBACKS	CORNER SIDE YARD (PRINCE OF WALES DR.) AND (MEADOWLANDS DR.)	3m (PRINCE OF WALES) 5.56m (MEADOWLANDS)	
	INTERIOR SIDE YARD (NORTH) AND REAR YARD SETBACK (WEST)	NOT SPECIFIED 9.85m (NORTH) 35.33m (WEST)	
	PUMP ISLAND (MEADOWLANDS DR.)	NOT SPECIFIED 8.77m	
	CANOPY (MEADOWLANDS DR.)	NOT SPECIFIED 6.44m	
	PERMITTED USE, PER GM15 SUBZONE: GAS BAR		
	PARKING	REQUIRED	PROVIDED
	TOTAL	8	
STANDARD PARKING	SPACES	5	
	STALL LENGTH	5.2m MINIMUM	5.6m, TYP
	STALL WIDTH	2.6m MINIMUM	2.6m, TYP
ACCESSIBLE PARKING	SPACES	1 (TYPE A)	1 (TYPE A)
	STALL LENGTH	5.2m MINIMUM	5.6m
	STALL WIDTH	3.4m	3.4m (+ 1.5m AISLE)
EV STALLS	SPACES (3.0m x 5.6m)	NOT SPECIFIED	2
PARKING AISLE WIDTH (MIN)	6.7m FOR 90° PARKING	1	±6.7m
BICYCLE PARKING			2

* PER N391 TABLE 101 IN ZONING BYLAW 2008-250: GAS BAR MINIMUM PARKING SPACE RATE = NONE
* CONVENIENCE STORE USE ACCESSORY TO GAS BAR; NO ADDITIONAL REQUIRE PARKING ACCOUNTED FOR

AECOM

PROJECT

Shell Canada Products
Prince of Wales and
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REGISTRATION

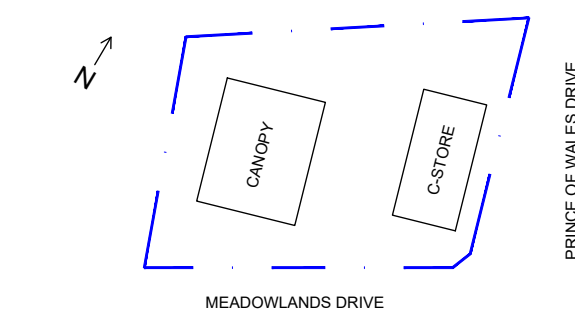
ISSUE/REVISION

S	DATE	DESCRIPTION
S	2025-06-20	ISSUED FOR MUNICIPAL REVIEW
R	2025-05-01	ISSUED FOR SPC - PHASE 3
Q	2024-12-06	ISSUED FOR SPC PHASE 3 REVIEW
P	2024-11-27	ISSUED FOR CLIENT REVIEW (SPC COMMENTS)
N	2024-10-23	FOR ARBOURIST REVIEW
M	2024-09-27	FOR MUNICIPAL DISCUSSION
L	2024-09-19	ISSUED FOR CLIENT REVIEW
K	2024-09-05	ISSUED FOR CLIENT REVIEW
J	2024-08-01	ISSUED FOR SPC - PHASE 3
H	2024-01-11	ISSUED FOR SPC-PHASE 3 CLIENT REVIEW
G	2024-01-03	ISSUED FOR SPC-PHASE 3 CLIENT REVIEW
F	2023-11-03	ISSUED FOR SPC-PHASE 3 CLIENT REVIEW
E	2023-10-17	CLIENT / MUNICIPAL REVIEW
D	2023-09-13	ISSUED FOR CLIENT REVIEW
C	2023-08-29	ISSUED FOR CLIENT REVIEW
I/R	DATE	DESCRIPTION

DRAWN BY

PE

KEY PLAN



GLOBAL PROJECT ID NUMBER

CAN00650

SHEET TITLE

SITE
PRELIMINARY SITE PLAN
CUSTOM CONTAINER CONCEPT (1)

CTM DESIGN FILE NAME

2024072_C101.0

SHEET NUMBER

C101.0

FILE NUMBER:
D07-12-24-0166
PLAN NUMBER:
19243