



**LEGEND**

	PROPERTY BOUNDARY
	ZONING SETBACK
	PROPOSED TOP OF SLOPE
	PROPOSED BOTTOM OF SLOPE
	PROPOSED CENTERLINE OF FLOW
	PROPOSED CATCHBASIN
	PROPOSED MAINTENANCE HOLE
	PROPOSED REAR YARD CATCHBASIN
	EXISTING BOTTOM OF SLOPE
	EXISTING CENTERLINE OF FLOW
	EXISTING TOP OF SLOPE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING FENCE LINE
	EXISTING EDGE OF TREE/BUSH
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING CATCHBASIN
	EXISTING CATCHBASIN INLET
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING ROOF DRAIN
	EXISTING LIGHT POST
	TEMPORARY BENCHMARK
	PROPOSED ENTRANCE

**HATCHING LEGEND**

	EXISTING GRASS
	PROPOSED GRASS
	NO PARKING

**Table 907—Minor Corridor Zone 2 (CM2) Provisions**

Zoning Mechanism	Provisions	Provided
(a) Minimum lot area (m <sup>2</sup> )	No minimum	14379.2
(b) Minimum lot width (m)	No minimum	34.1
(c) Minimum front yard setbacks (m)	(i) Non-residential use buildings	2 / 12.6
(d) Minimum interior side yard setbacks (m)	(i) Non-residential use buildings or mixed-use buildings	2 / 174.0
(e) Minimum exterior side yard setbacks (m)	(ii) Residential use buildings	3 / 174.0
(f) Minimum rear yard setbacks (m)	(i) Where abutting a street	4.5 / 13.4
	(ii) All other cases	7.5 / 13.4
(g) Minimum building height (m)		6 / 4.8
(h) Maximum building height	(i) In Area C on Schedule A1—Transacts	1. 20m 2. For areas up to and including 10m from a lot line abutting on N1, N2, N3 or N4 Zone: 15m
	(ii) In Area E on Schedule A1—Transacts	15m / 4.8

**PARKING REQUIREMENTS:**

MINIMUM VEHICULAR PARKING SPACES	REQUIRED	PROVIDED
PROPOSED MEDICAL FACILITY AREA C 385.7 m <sup>2</sup> @ 4/100m <sup>2</sup>	16	18
EXISTING RESTAURANT #1 AREA C 179.2m <sup>2</sup> @ 10/100m <sup>2</sup>	18	20
EXISTING RESTAURANT #2 AREA C 570.9m <sup>2</sup> @ 10/100m <sup>2</sup>	58	60
EXISTING RESTAURANT #3 AREA C 527.0m <sup>2</sup> @ 10/100m <sup>2</sup>	53	55
EXISTING RESTAURANT #4 AREA C 496.8m <sup>2</sup> @ 10/100m <sup>2</sup>	50	52
DESIGNATED ACCESSIBLE PARKING - 195 SPACES @ 7/(167-250)	7	7
<b>TOTAL PARKING SPACES =</b>	<b>195+7=202</b>	<b>205+7=212</b>

**SITE PLAN LAYOUT**  
SCALE = 1:400

- NOTES:**
- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES.
  - THIS IS NOT A LEGAL SURVEY.
  - EXISTING SERVICES INFORMATION SHOWN ARE BASED ON BEST CURRENT INFORMATION; CONTRACTOR TO VERIFY EXACT LOCATION AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
  - CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
  - CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
  - ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
  - THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.
  - INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND MUNICIPALITY MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.
  - HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
  - ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS
  - ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
  - THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #250848.

#	COMMENT	2025-XXX-XX	XX
No.	REVISION	DATE	BY

CONSULTANTS

DESIGN	AVB
DRAWN	BM
CHECKED	AVB
APPROVED	AVB

**Kollaard Associates Engineers**

BOX 189  
210 PRESCOTT STREET  
KEMPVILLE, ONTARIO  
K0G 1J0  
FACSIMILE: (613) 258-0475

(613) 860-0923

DESIGN	AVB	STAMP	CLIENT NAME	1763295 ONTARIO INC.	PROJECT No.	250848
DRAWN	BM		PROJECT NAME	PROPOSED COMMERCIAL DEVELOPMENT	DATE	2026.03.27
CHECKED	AVB		PROJECT LOCATION	41 EDGEWATER STREET, KANATA ON	SCALE	AS NOTED
APPROVED	AVB		DRAWING	SITE PLAN LAYOUT	DRAWING No.	2 OF 6

LEGAL INFORMATION:  
PLAN OF SURVEY OF  
PART OF LOT 33  
CONCESSION 12  
GEOGRAPHIC TOWNSHIP OF  
GOULBOURN  
NOW IN THE  
CITY OF OTTAWA  
Surveyed by Anna O'Sullivan, Vollebak Ltd.  
DATE: 2025-10-15  
TOPOGRAPHIC INFORMATION:  
TOPOGRAPHIC SURVEY FILE #250848  
DATE: 2025-10-15  
Surveyed by Kollaard Associates Inc.

© COPYRIGHT 2025  
KOLLAARD ASSOCIATES INCORPORATED