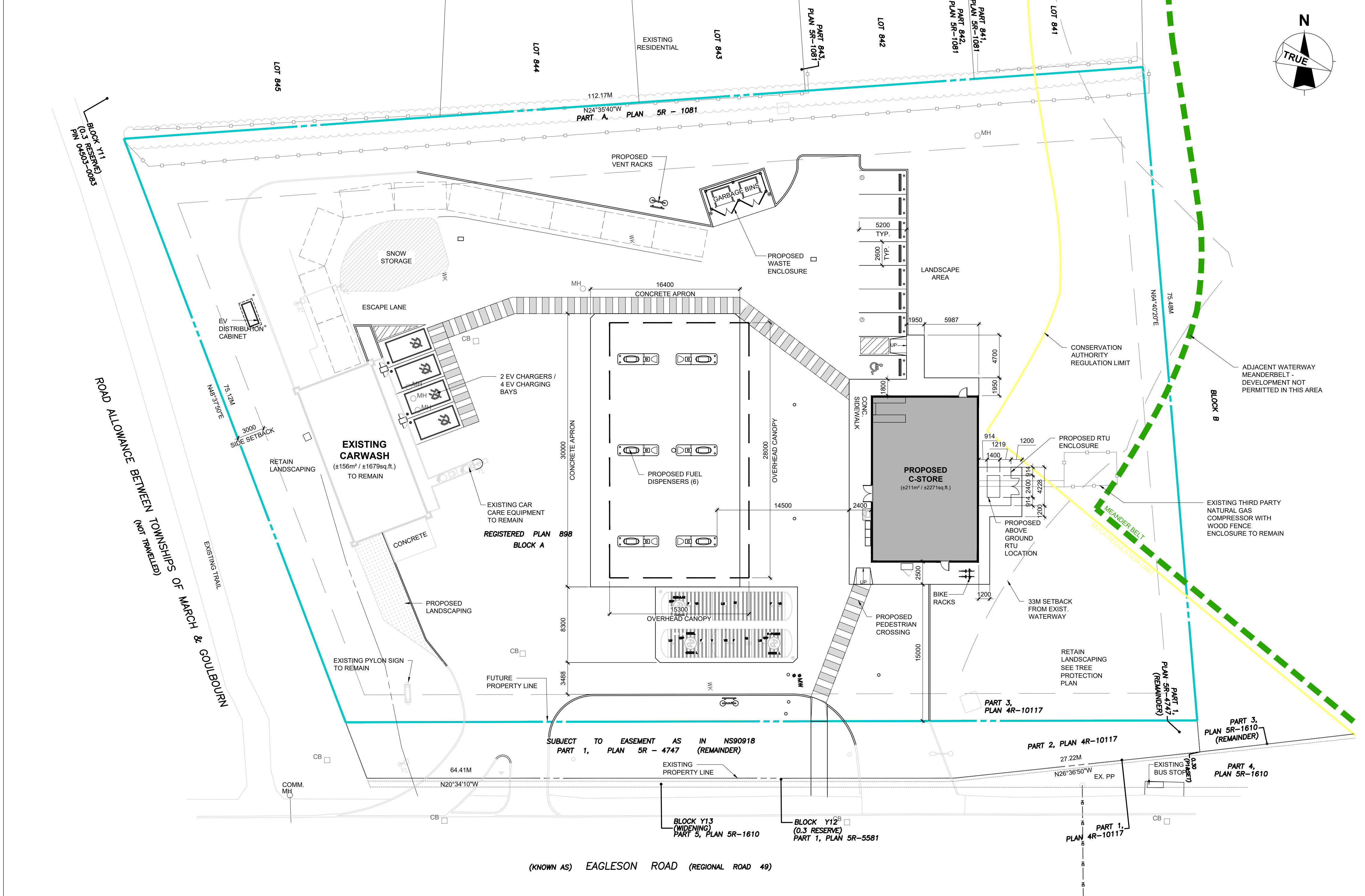
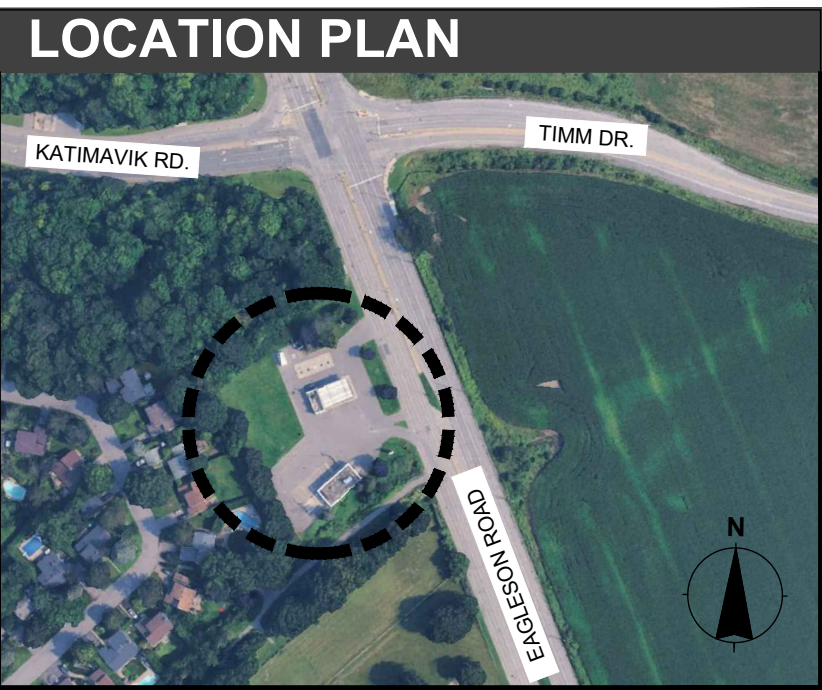




1 PROPOSED SITE PLAN
C101-0 SCALE: 1:250

DETAILS OF DEVELOPMENT							
MUNICIPAL ADDRESS: 106 Eagleson Rd, Kanata ON				SITE AREAS		TOTAL	SITE COVERAGE
LEGAL ADDRESS: BLOCK "A", REG PLAN 898				LANDSCAPED AREA		3,891m²	±45%
DATA		REQUIRED		PROVIDED		ASPHALT PAVEMENT & CONCRETE AREAS (SITE AREA LESS BUILDING AREAS AND LANDSCAPED AREA)	
ZONING	GM15 H(6) - GENERAL MIXED USE ZONE					4,709m²	±55%
MIN LOT AREA	NO MINIMUM		±8600m² [2.215Ac]		LAND USE BYLAW SUMMARY:		
LOT WIDTH	NO MINIMUM		±38.54m		LANDS TO NORTH (ACROSS KATIMAVIK RD.): KATIMAVIK WOOD PARK (EP - ENVIRONMENTAL PROTECTION ZONE)		
BUILDING AREA	NOT SPECIFIED		367m² (C-STORE+CW)		LANDS TO WEST (ACROSS EAGLESON RD.): GRASSLAND (AG - AGRICULTURAL ZONE)		
FLOOR AREA RATIO	2 MAXIMUM		±0.106		LANDS TO SOUTH (PASS THE TRAIL): O1 - PARKS AND OPEN SPACES		
BUILDING HEIGHT	18m MAXIMUM		±5.392m (TBC)		LANDS TO EAST (ADJACENT PROPERTY): RESIDENTIAL (R1M - RESIDENTIAL ZONE)		
ACCESSORY BUILDING HEIGHT		6m MAXIMUM		±5.516m (CANOPY)		PERMITTED USE - GENERAL MIXED USE (RETAIL C-STORE AND GAS BAR)	
				PARKING		REQUIRED MIN.	PROVIDED
BUILDING SETBACKS	FRONT YARD SETBACK	3m MINIMUM		3m MINIMUM		TOTAL	12 STALLS
						STANDARD PARKING SPACES	7 STALLS
						STALL LENGTH	5.2m MINIMUM
	CORNER SIDE YARD SETBACK	3m MINIMUM		3m MINIMUM		STALL WIDTH	2.6m MINIMUM
						ACCESSIBLE PARKING SPACES	1 STALL
	INTERIOR SIDE YARD SETBACK	NO MINIMUM		NO MINIMUM		LENGTH x WIDTH	5.2m x 2.4m (TYPE B)
						EV PARKING SPACES	4 STALLS
	REAR YARD SETBACK	NO MINIMUM		7.5m MINIMUM		LENGTH x WIDTH	NO MINIMUM
				LOADING ZONE		STALL WIDTH	5.8m x 3.0m
						NOT REQUIRED	
*CALCULATION FOR REQUIRED TOTAL NOT INCLUDING CARWASH FLOOR AREA (C-STORE ONLY)							



- ### GENERAL NOTES
- ALL WORK CARRIED OUT ON SITE SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL BYLAWS, STANDARDS, REGULATIONS 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 'A-054529-PSTP_v5-block.dwg' DRAWING, AS 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.
 - ANY EXISTING MONITORING WELLS ARE TO BE PRESERVED, WHEREVER POSSIBLE. MONITORING WELLS INSIDE AREA OF EXCAVATION TO BE REMOVED UNDER SUPERVISION OF ENV. CONSULTANT AND FILLED WITH THE FULL DEPTH OF THE HOLE FILLED WITH BENTONITE OR OTHER NON-PERMEABLE MATERIAL, WHERE POSSIBLE. (TYP)
 - FUEL CANOPY DIMENSIONS TO BE CONFIRMED BY CANOPY SUPPLIER'S DRAWINGS
 - GEODETIC DESIGN VALUES ARE PRELIMINARY AND SUBJECT TO CHANGE; DETAILED CIVIL / GRADING DESIGN IS TO BE DETERMINED.

ABBREVIATIONS

VENT	V
VENT RECOVERY	VR
REMOTE VENT RECOVERY	RVR
FILL	F
REMOTE FILL	RF
LEVEL MONITOR	LM
INTERSTITIAL MONITOR	IM
SUMMERSIBLE TURBINE PUMP	STP

PROPOSED SITE LEGEND

PROPERTY LINE	EX.YL
EXISTING YARD LIGHT	EX.SL
EXISTING STREET LIGHT	EX.PP
EXISTING POWER POLE	EX.MH
EXISTING MANHOLE	EX.TS
EXISTING TRAFFIC SIGN	EX.
EXISTING	EX.
VENT RACK	
EX. MONITORING WELL	
EX. FENCE	
EX. OVERHEAD LINE	
PETROLEUM HAZARDOUS ZONE	
WK	WATER KEY
MW	MONITORING WELL
MH_SAN	SANITARY MANHOLE
MH_OTHER	MANHOLE
CB	CATCH-BASIN
G	BURIED GAS PIPELINE
E	BURIED ELECTRICAL CABLE
H	BURIED HYDRO CABLE
COM	BURIED COMMUNICATION CABLE
W	BURIED WATER LINE
SAN	SANITARY SEWER LINE
STM	STORM SEWER LINE

SITE INFORMATION

ZONING	GM15 H(6) - GENERAL MIXED USE ZONE
PERMITTED USES:	RETAIL (C-STORE) GAS BAR CARWASH (EXISTING)
LOT AREA	OVERALL SITE AREA = 27031m² (27568sq.ft. / 1.737Ac.)



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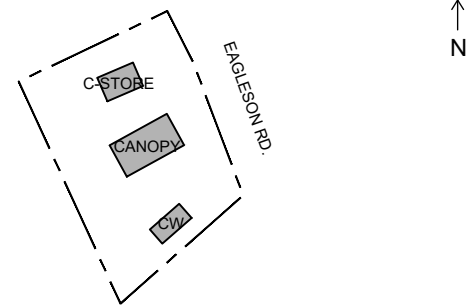


REGISTRATION

ISSUE/REVISION

C	DATE	DESCRIPTION
C	2026-06-29	ISSUED FOR SPCA REVIEW
B	2026-06-08	ISSUED FOR SPC
A	2026-02-21	ISSUED FOR CLIENT REVIEW
I/R	DATE	DESCRIPTION

DRAWN BY
MQ
KEY PLAN



GLOBAL PROJECT ID NUMBER
CAN00---
SHEET TITLE
SITE
PROPOSED SITE PLAN

CTM DESIGN FILE NAME
2025071_C101.0
SHEET NUMBER
C101-0