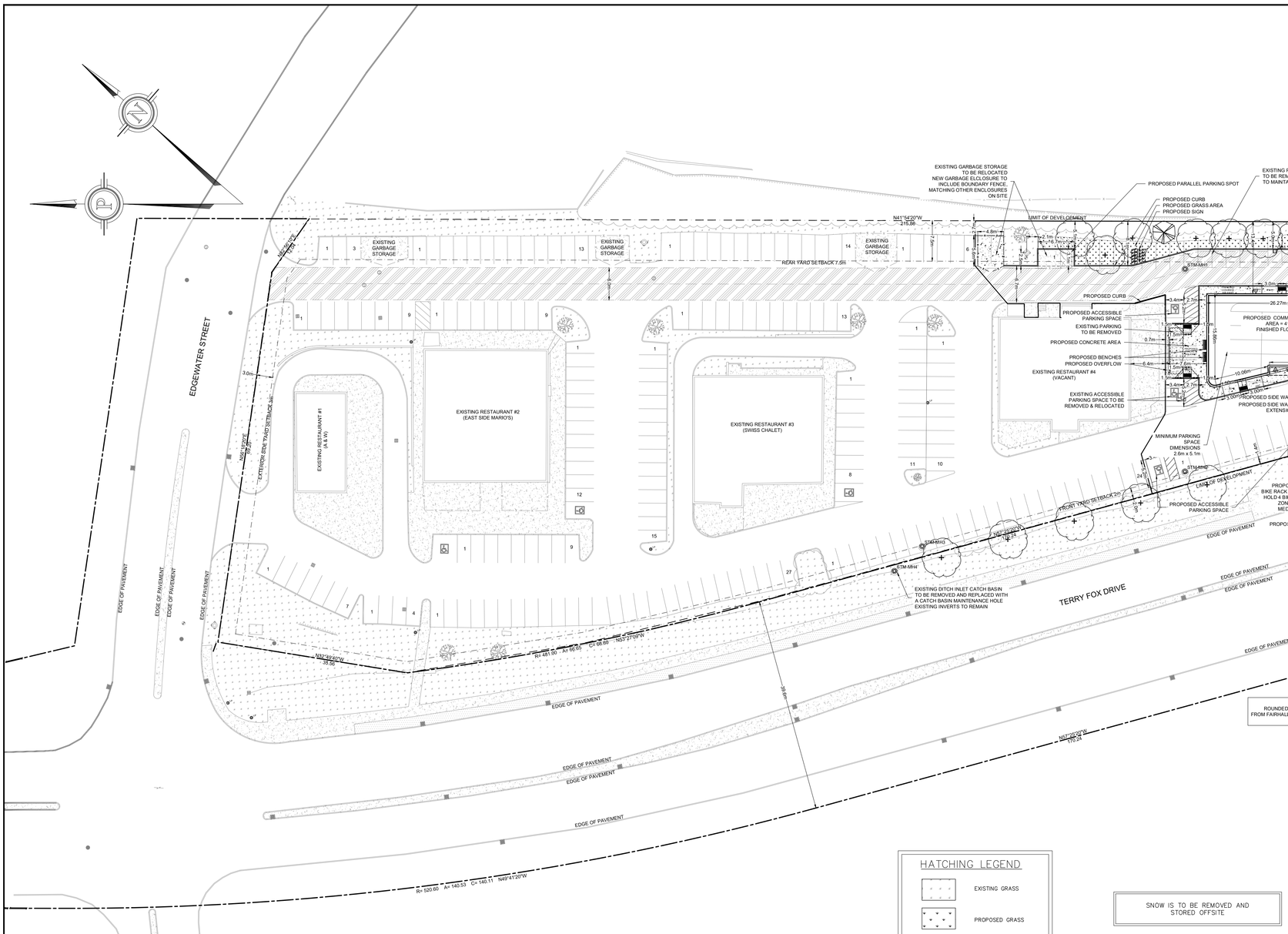


SITE PLAN LAYOUT

SCALE = 1:400

HATCHING LEGEND

- EXISTING GRASS
- PROPOSED GRASS
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT WALKWAY
- PROPOSED ASPHALT WALKWAY
- FIRE LANE
- NO PARKING HATCH

SNOW IS TO BE REMOVED AND STORED OFFSITE

PARKING REQUIREMENTS:

MINIMUM VEHICULAR PARKING SPACES	REQUIRED
PROPOSED MEDICAL FACILITY AREA C 385.7 m² @ 4/100m²	16
EXISTING RESTAURANT #1 AREA C 179.2m² @ 10/100m²	18
EXISTING RESTAURANT #2 AREA C 570.9m² @ 10/100m²	58
EXISTING RESTAURANT #3 AREA C 527.0m² @ 10/100m²	53
EXISTING RESTAURANT #4 AREA C 496.8m² @ 10/100m²	50
DESIGNATED ACCESSIBLE PARKING – 195 SPACES @ 7/(167–250)	7
TOTAL PARKING SPACES =	195+7=202

NOTES:

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

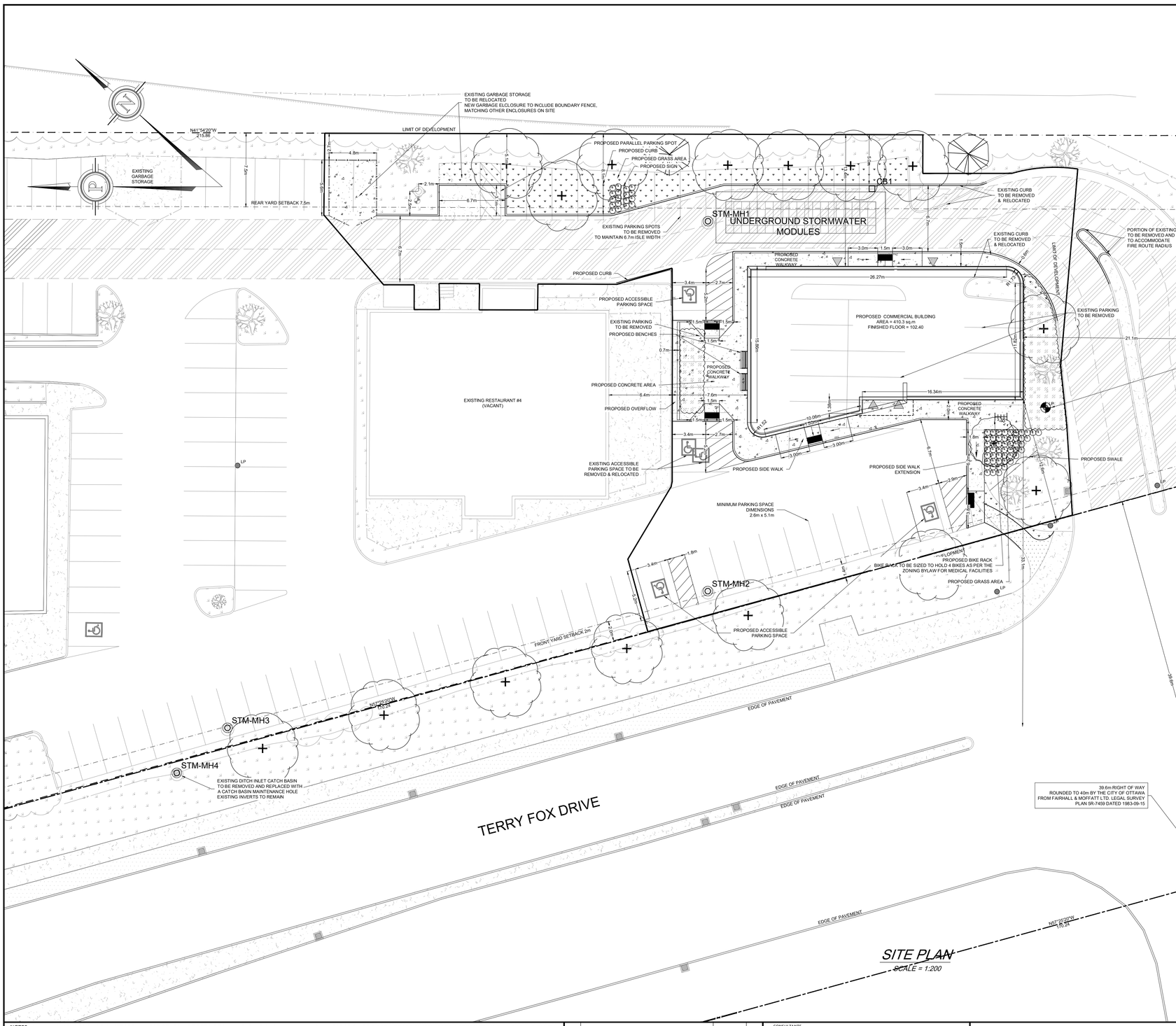
No.	REVISION	DATE	BY
1	RESPONSE TO CITY OF OTTAWA REVIEW COMMENTS	2026.AUG.28	AVB
0	FOR SITE PLAN CONTROL SUBMISSION	2026.JUL.06	AVB

CONSULTANTS

Kollaard Associates Engineers

BOX 189
210 PRESCOTT STREET
KEMPTVILLE, ONTARIO
K0G 1J0
FACSIMILE (613) 258–0475

(613) 860–0923



SITE PLAN
SCALE = 1:200

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

No.	REVISION	DATE	BY
1	RESPONSE TO CITY OF OTTAWA REVIEW COMMENTS	2026.AUG.28	AVB
0	FOR SITE PLAN CONTROL SUBMISSION	2026.JUL.08	AVB

CONSULTANTS

Kollaard Associates
Engineers
BOX 189
210 PRESCOTT STREET
KEMPTVILLE, ONTARIO
K0G 1J0
FACSIMILE (613) 258-0475
(613) 860-0923