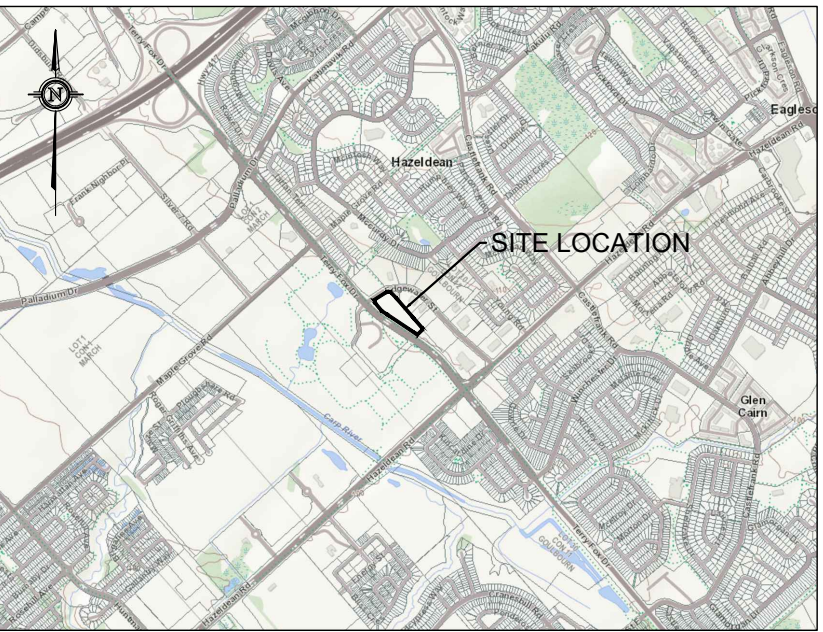
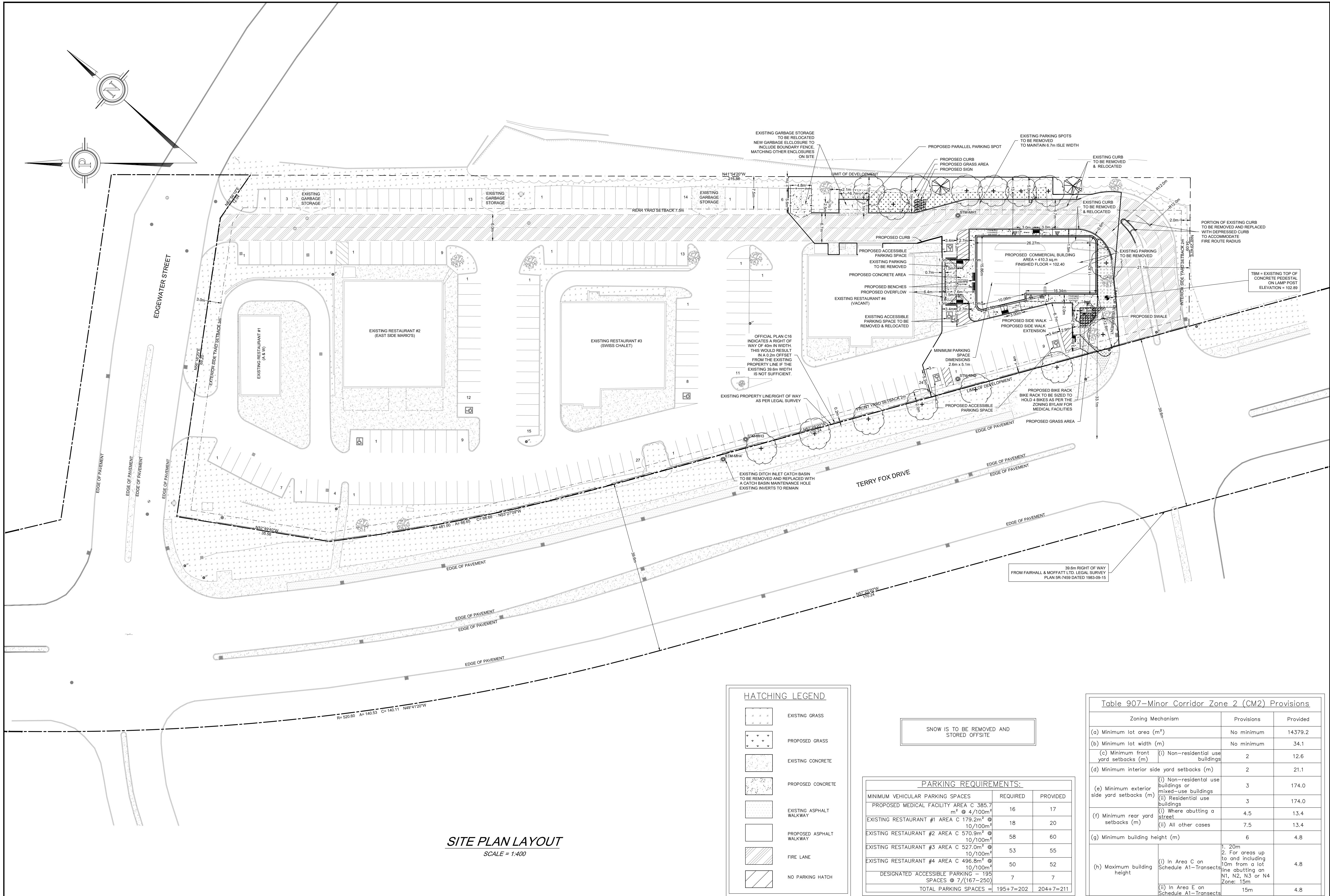
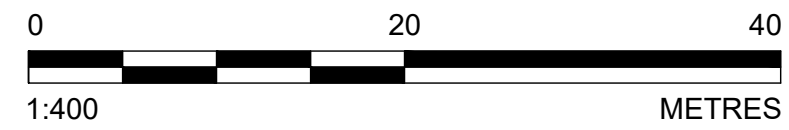




KEY PLAN
NOT TO SCALE



LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED CATCH BASIN
- PROPOSED STORM MAINTENANCE HOLE
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF FLOW
- EXISTING TOP OF SLOPE
- EXISTING FENCE LINE
- EXISTING EDGE OF TREE/BUSH
- EXISTING STORM MAINTENANCE HOLE
- EXISTING SANITARY MAINTENANCE HOLE
- EXISTING CATCH BASIN
- EXISTING INLET CATCH BASIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING ROOF DRAIN
- EXISTING LIGHT POST
- TEMPORARY BENCHMARK
- PROPOSED ENTRANCE

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	PROVIDED
PROPOSED MEDICAL FACILITY AREA C 385.7 m ² @ 4/100m ²	16	17
EXISTING RESTAURANT #1 AREA C 179.2m ² @ 10/100m ²	18	20
EXISTING RESTAURANT #2 AREA C 570.9m ² @ 10/100m ²	58	60
EXISTING RESTAURANT #3 AREA C 527.0m ² @ 10/100m ²	53	55
EXISTING RESTAURANT #4 AREA C 496.8m ² @ 10/100m ²	50	52
DESIGNATED ACCESSIBLE PARKING - 195 SPACES @ 7/(167-250)	7	7
TOTAL PARKING SPACES =	195+7=202	204+7=211

Table 907-Minor Corridor Zone 2 (CM2) Provisions

Zoning Mechanism	Provisions	Provided
(a) Minimum lot area (m ²)	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)		2 21.1
(e) Minimum exterior side yard setbacks (m)	(i) Non-residential use buildings or mixed-use buildings (ii) Residential use buildings	3 174.0 3 174.0
(f) Minimum rear yard setbacks (m)	(i) Where abutting a street (ii) All other cases	4.5 13.4 7.5 13.4
(g) Minimum building height (m)		6 4.8
(h) Maximum building height	(i) In Area C on Schedule A1-Transsects (ii) In Area E on Schedule A1-Transsects	1. 20m 2. For areas up to and including 10m from a lot line abutting on N1, N2, N3 or N4 Zone: 15m 15m 4.8

LEGAL INFORMATION:
PLAN OF SURVEY OF
PART OF LOT 36
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
NOW IN THE
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek & Ltd.
TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC SURVEY FILE #250848
DATE: 2025-10-15
Surveyed by Kollaard Associates Inc.

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KOLLAARD ASSOCIATES INCORPORATED

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0	FOR SITE PLAN CONTROL SUBMISSION	2026.JUL.08	AVB

CONSULTANTS



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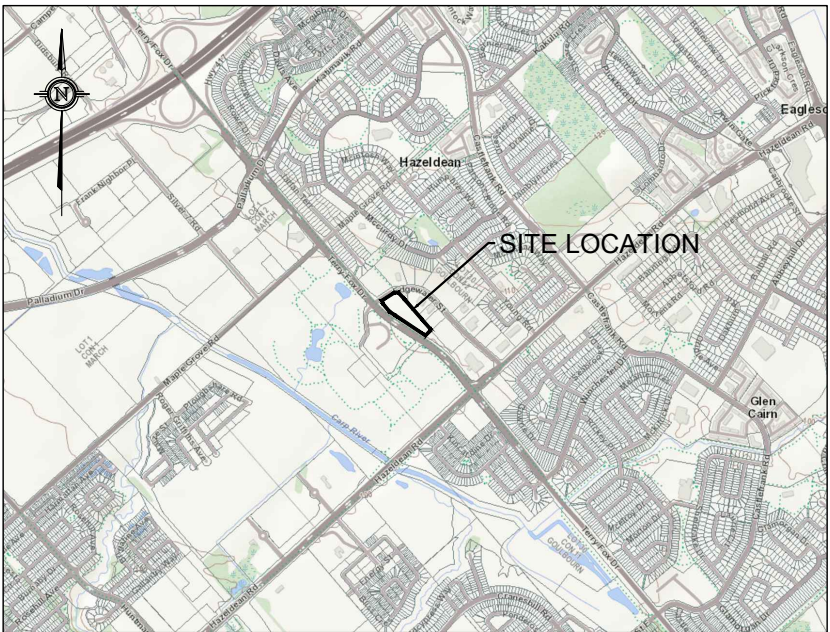
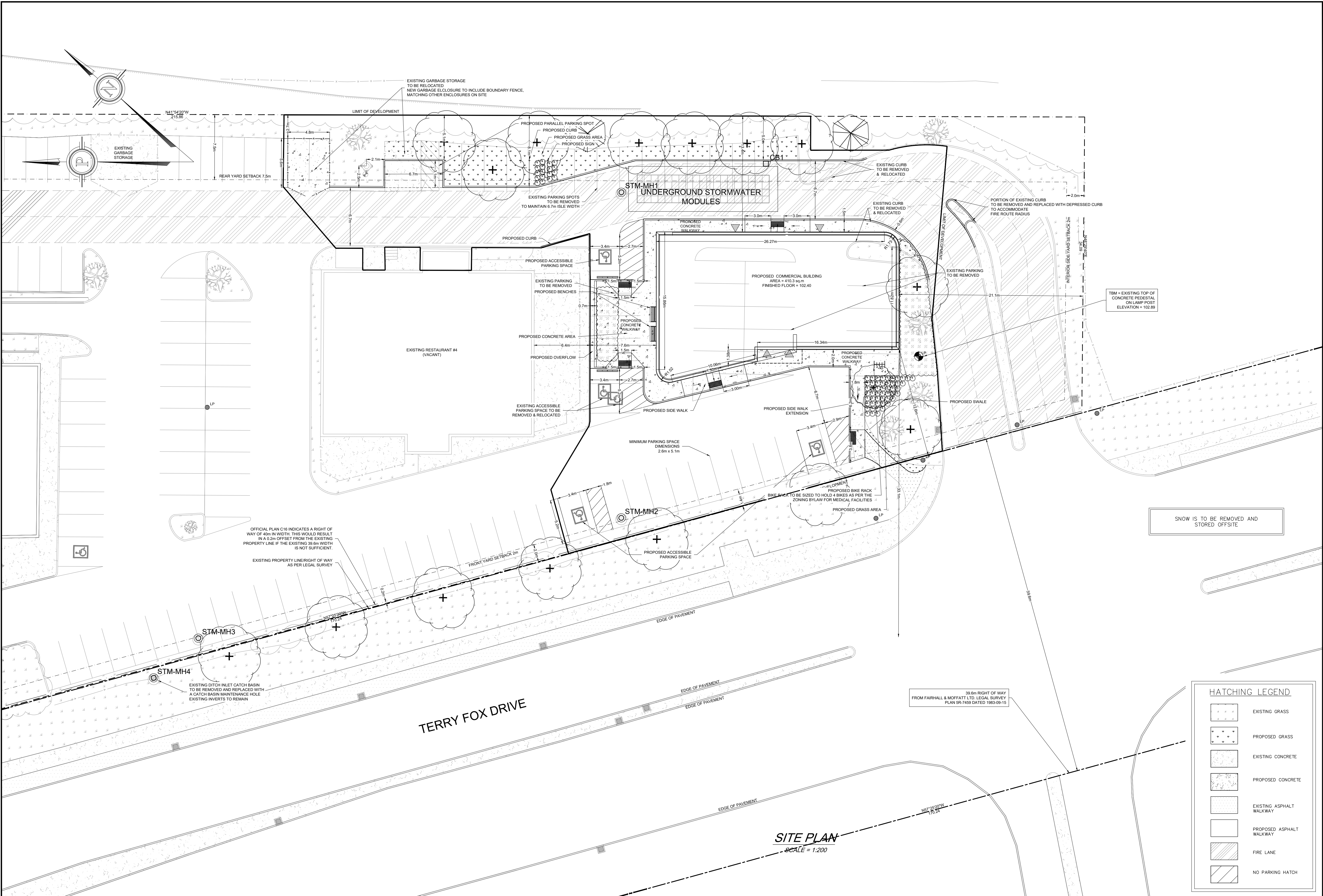
(613) 860-0923

DESIGN	AVB
DRAWN	BM
CHECKED	AVB
APPROVED	AVB

STAMP	

CLIENT NAME	1763295 ONTARIO INC.
PROJECT NAME	PROPOSED COMMERCIAL DEVELOPMENT
PROJECT LOCATION	41 EDGEWATER STREET, KANATA ON
DRAWING	SITE PLAN LAYOUT

PROJECT No.	250848-SPL
DATE	2026.09.24
SCALE	AS NOTED
DRAWING No.	1 OF 6



KEY PLAN
NOT TO SCALE



LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED CATCH BASIN
- PROPOSED STORM MAINTENANCE HOLE
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF FLOW
- EXISTING TOP OF SLOPE
- EXISTING FENCE LINE
- EXISTING EDGE OF TREEBUSH
- EXISTING STORM MAINTENANCE HOLE
- EXISTING SANITARY MAINTENANCE HOLE
- EXISTING CATCH BASIN
- EXISTING INLET CATCH BASIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING ROOF DRAIN
- EXISTING LIGHT POST
- TEMPORARY BENCHMARK
- PROPOSED ENTRANCE

HATCHING LEGEND

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

LEGAL INFORMATION:
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CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
NOW IN THE
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.
TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC SURVEY FILE #250848
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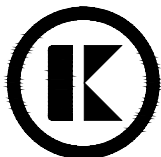
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FACSIMILE (613) 258-0475

(613) 860-0923

DESIGN

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AVB

APPROVED

AVB

STAMP

CLIENT NAME

1763295 ONTARIO INC.

PROJECT NAME

PROPOSED COMMERCIAL DEVELOPMENT

PROJECT LOCATION

41 EDGEWATER STREET, KANATA ON

DRAWING

SITE PLAN

PROJECT No.

250848-SP

DATE

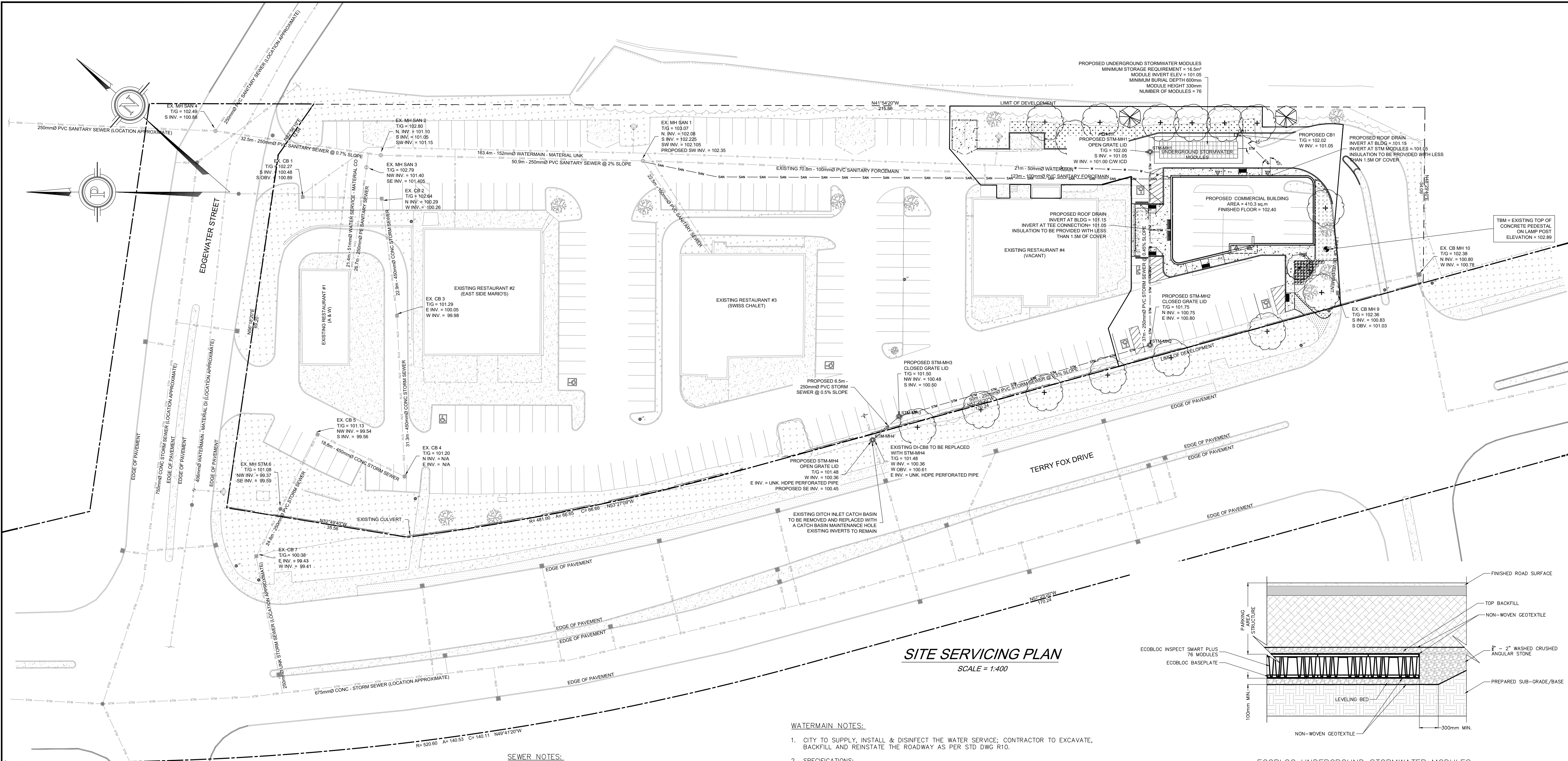
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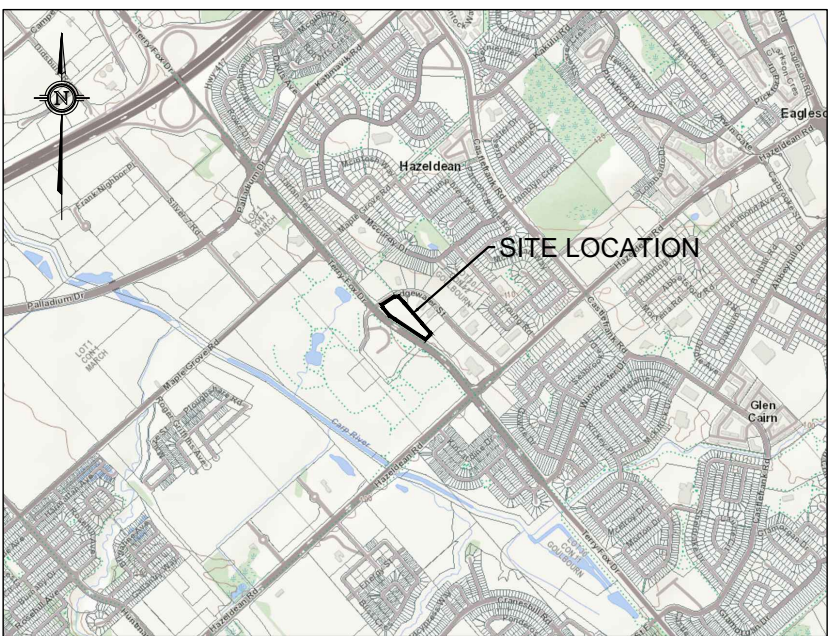
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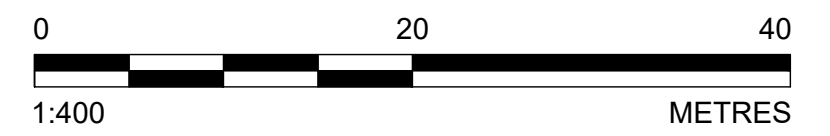
2 OF 6



SITE SERVICING PLAN
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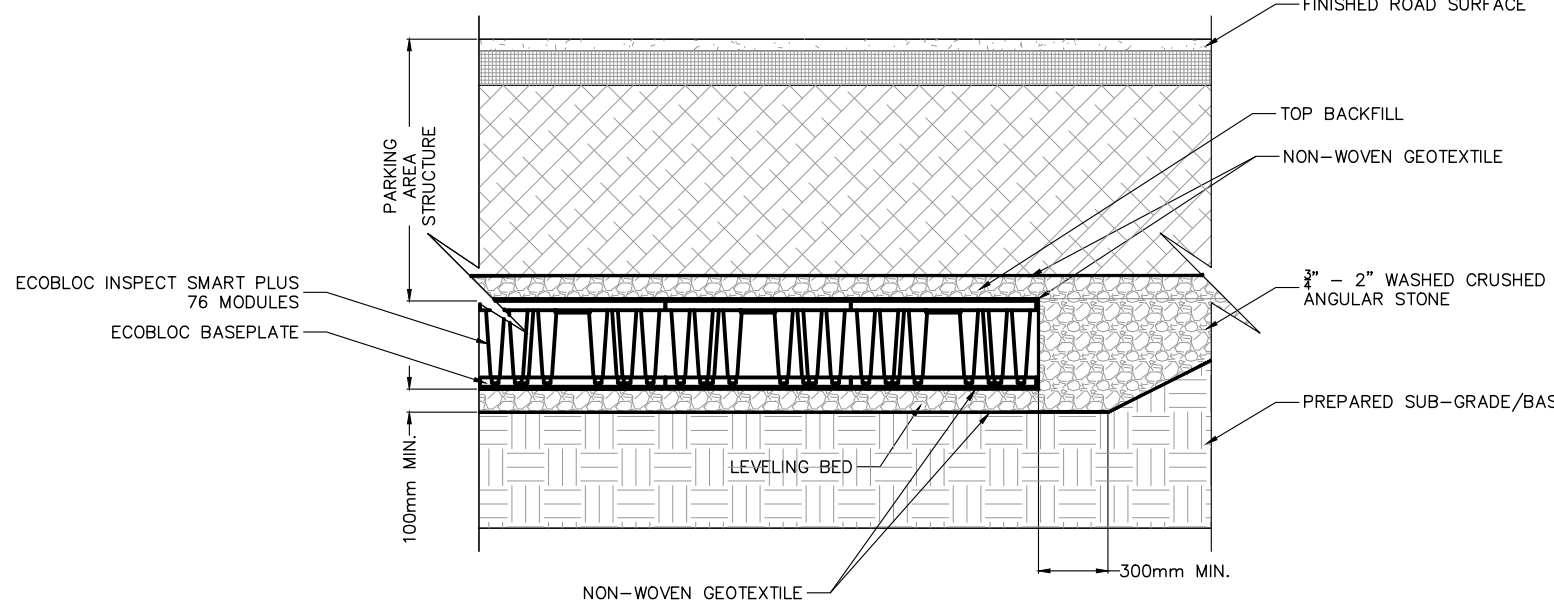


KEY PLAN
NOT TO SCALE



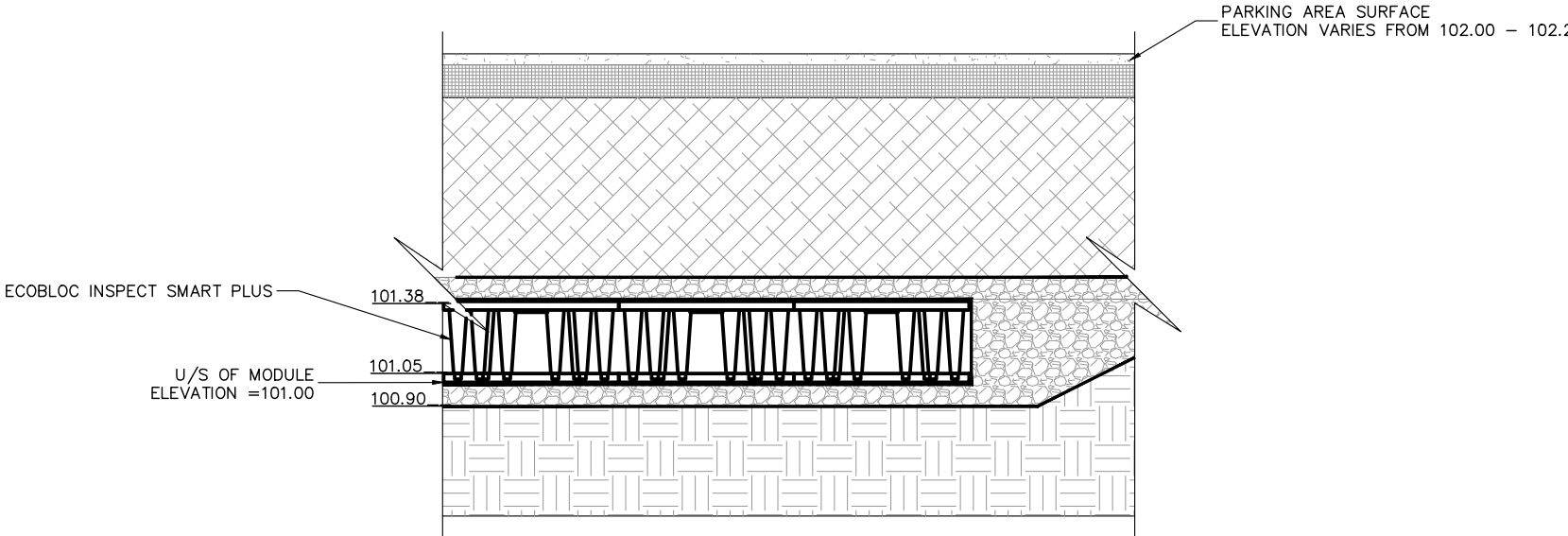
LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MAINTENANCE HOLE
- 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
- DEPRESSED CURB
- PROPOSED ENTRANCE



ECOBLOC UNDERGROUND STORMWATER MODULES
(NOT TO SCALE)

UNDERGROUND MODULES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. SHOP DRAWINGS TO BE REVIEWED BY STORMWATER ENGINEER PRIOR TO MANUFACTURING



ELEVATION DETAILS OF UNDERGROUND STORMWATER MODULES
(NOT TO SCALE)

SEWER NOTES:

- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS FOR ROADS AND PUBLIC WORKS.
- SPECIFICATIONS:

ITEM	CITY STD DWG No.
SEWER SERVICE CONNECTION	S11 & S11.1
SEWER TRENCH	S6 & S7
- INSULATE ALL SANITARY PIPES THAT HAVE LESS THAN 2.0m COVER WITH THERMAL INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTION PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX, POSITIVE SEAL AND DURASEAL). SANITARY RUBBER GASKET TYPE JOINTS SHALL CONFORM TO CSA (B-182.2,3,4).
- THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SERVICES. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- CONTRACTOR TO TELEWISE (OCTV) THE SEWER LATERAL AFTER PIPE INSTALLATION AND BACKFILL IS COMPLETED. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES TO MUNICIPAL SATISFACTION.
- IF THE SANITARY SERVICE CROSSES ABOVE THE WATERMAIN, THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 0.50m VERTICAL SEPARATION, ADEQUATE STRUCTURAL SUPPORT OF THE SEWER TO PREVENT SETTLING AND EXCESSIVE JOINT DEFLECTION AND ENSURE THAT THE LENGTH OF THE WATER PIPE BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

WATERMAIN NOTES:

- CITY TO SUPPLY, INSTALL & DISINFECT THE WATER SERVICE; CONTRACTOR TO EXCAVATE, BACKFILL AND REINSTATE THE ROADWAY AS PER STD DWG R10.
- SPECIFICATIONS:

ITEM	REFERENCE	SPEC. No.	City Std Dwg No.
WATERMAIN BEDDING AND BACKFILL	OPSD	802.010/802.031	W17 (trench detail)
CATHODIC PROTECTION	OPSD	1109.010	W40
CHLORINATION	AWWA	C-651-05	
WATER LATERAL MATERIAL		TYPE K COPPER OR IPEX	
- WATER SERVICE SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. WHERE LESS THAN 2.4m COVER, THERMAL INSULATION IS TO BE PROVIDED AS PER CITY STD DWG W22 (In shallow trenches), W23 (At open structures).
- METALLIC WARNING TAPE SHALL BE USED OVER THE WATER SERVICE.
- INSTALL AND TEST TRACER WIRE FOR THE PROPOSED WATER SERVICE IN ACCORDANCE WITH THE CITY OF OTTAWA DESIGN STANDARDS AS SPECIFIED IN SECTION 4.3.12.
- EXISTING WATERMAIN INFORMATION SHOWN IS BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION OF WATERMAIN AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
- ALL WATER SERVICES SHALL HAVE A SHUT OFF VALVE LOCATED AT THE PROPERTY LINE. TYPICAL PRIVATE SERVICE AS PER STD. DWG. W33. (with the exception that the curb stop is to be located 1.0 m minimum from the foundation wall); SERVICE POST AS PER STD. DWG. W35.
- ALL CONNECTORS, RODS AND VALVE BOLTS SHALL BE STAINLESS STEEL.
- VALVES ARE TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
- NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA AND CITY OF OTTAWA FORCES ARE ON HAND TO MAKE THE CONNECTION.

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FACSIMILE (613) 258-0475

(613) 860-0923

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APPROVED	AVB

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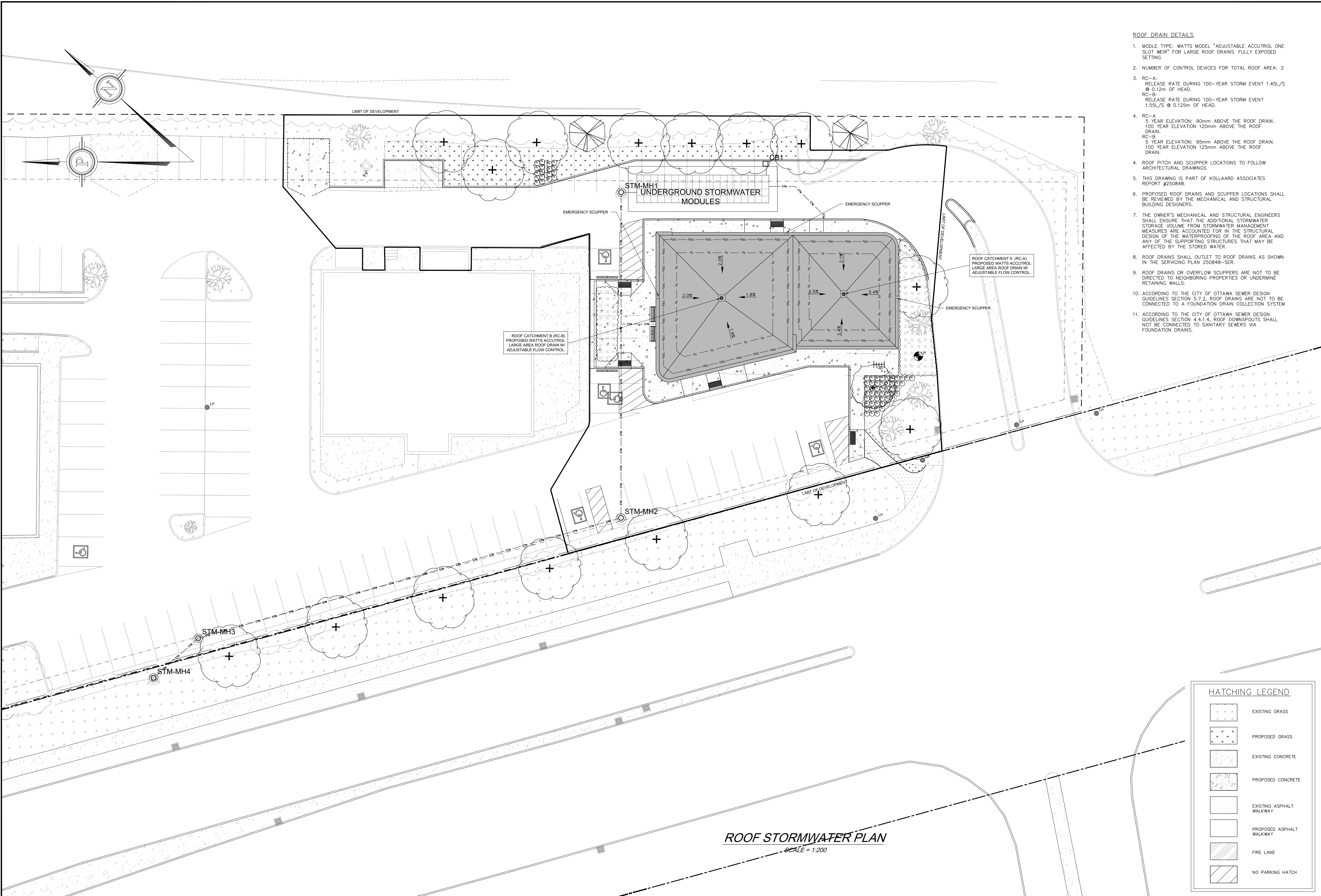
LICENSED PROFESSIONAL ENGINEER
SEP. 24, 2026
A.L.VAN BRUGGEN
100518079
PROVINCE OF ONTARIO

CLIENT NAME	1763295 ONTARIO INC.
PROJECT NAME	PROPOSED COMMERCIAL DEVELOPMENT
PROJECT LOCATION	41 EDGEWATER STREET, KANATA ON
DRAWING	SITE SERVICING PLAN

PROJECT No.	250848-SER
DATE	2026.09.24
SCALE	AS NOTED
DRAWING No.	4 OF 6

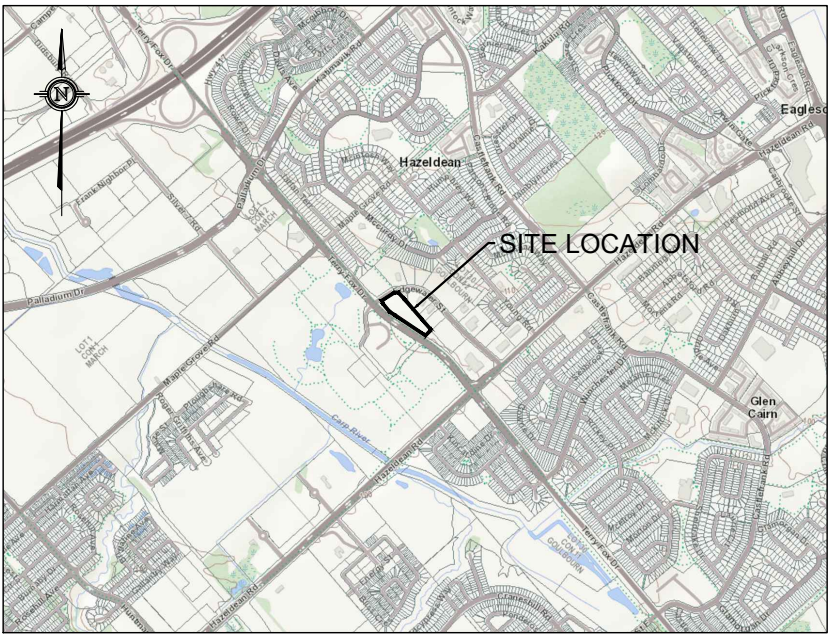
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GEOGRAPHIC TOWNSHIP OF
GOULBOURN
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CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek & Ltd.
TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC SURVEY FILE #250848
DATE: 2025-10-15
Surveyed by Kollaard Associates Inc.

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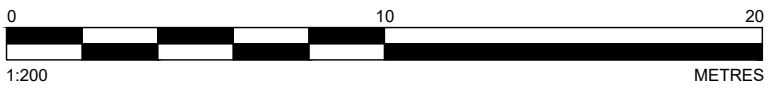


ROOF DRAIN DETAILS

1. MODEL TYPE: WATTS MODEL "ADJUSTABLE ACCUTROL ONE SLOT WEIR" FOR LARGE ROOF DRAINS. FULLY EXPOSED SETTING
2. NUMBER OF CONTROL DEVICES FOR TOTAL ROOF AREA: 2
3. RC-A:
RELEASE RATE DURING 100-YEAR STORM EVENT 1.45L/S @ 0.12m OF HEAD.
RC-B:
RELEASE RATE DURING 100-YEAR STORM EVENT 1.35L/S @ 0.125m OF HEAD.
4. RC-A
5 YEAR ELEVATION: 90mm ABOVE THE ROOF DRAIN.
100 YEAR ELEVATION 120mm ABOVE THE ROOF DRAIN.
RC-B
5 YEAR ELEVATION: 95mm ABOVE THE ROOF DRAIN.
100 YEAR ELEVATION 125mm ABOVE THE ROOF DRAIN.
4. ROOF PITCH AND SCUPPER LOCATIONS TO FOLLOW ARCHITECTURAL DRAWINGS.
5. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES REPORT #250848.
6. PROPOSED ROOF DRAINS AND SCUPPER LOCATIONS SHALL BE REVIEWED BY THE MECHANICAL AND STRUCTURAL BUILDING DESIGNERS.
7. THE OWNER'S MECHANICAL AND STRUCTURAL ENGINEERS SHALL ENSURE THAT THE ADDITIONAL STORMWATER STORAGE VOLUME FROM STORMWATER MANAGEMENT MEASURES ARE ACCOUNTED FOR IN THE STRUCTURAL DESIGN OF THE WATERPROOFING OF THE ROOF AREA AND ANY OF THE SUPPORTING STRUCTURES THAT MAY BE AFFECTED BY THE STORED WATER.
8. ROOF DRAINS SHALL OUTLET TO ROOF DRAINS AS SHOWN IN THE SERVING PLAN 250848-SER.
9. ROOF DRAINS OR OVERFLOW SCUPPERS ARE NOT TO BE DIRECTED TO NEIGHBORING PROPERTIES OR UNDERMINE RETAINING WALLS.
10. ACCORDING TO THE CITY OF OTTAWA SEWER DESIGN GUIDELINES SECTION 5.7.2, ROOF DRAINS ARE NOT TO BE CONNECTED TO A FOUNDATION DRAIN COLLECTION SYSTEM
11. ACCORDING TO THE CITY OF OTTAWA SEWER DESIGN GUIDELINES SECTION 4.4.1.4, ROOF DOWNSPOUTS SHALL NOT BE CONNECTED TO SANITARY SEWERS VIA FOUNDATION DRAINS.



KEY PLAN
NOT TO SCALE



LEGEND

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- PROPOSED BOTTOM OF SLOPE
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- PROPOSED CATCH BASIN
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- EXISTING INLET CATCH BASIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING ROOF DRAIN
- EXISTING LIGHT POST
- TEMPORARY BENCHMARK
- PROPOSED ENTRANCE

HATCHING LEGEND

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

ROOF STORMWATER PLAN

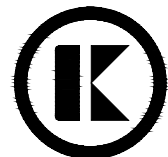
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9. INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND MUNICIPALITY MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.
10. HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
11. 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
2	NO CHANGES TO THIS SHEET	2026.SEP.24	AVB
1	RESPONSE TO CITY OF OTTAWA REVIEW COMMENTS	2026.AUG.28	AVB
0	SHEET NOT INCLUDED	2026.JUL.08	AVB

CONSULTANTS



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Engineers

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DESIGN

AVB

DRAWN

BM

CHECKED

AVB

APPROVED

AVB

STAMP



CLIENT NAME

1763295 ONTARIO INC.

PROJECT NAME

PROPOSED COMMERCIAL DEVELOPMENT

PROJECT LOCATION

41 EDGEWATER STREET, KANATA ON

DRAWING

ROOF STORMWATER PLAN

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PROJECT No.

250848-ROOF

DATE

2026.09.24

SCALE

AS NOTED

DRAWING No.

5 OF 6

FILE No. 2027-12-26-0039 PLAN No. 19487

