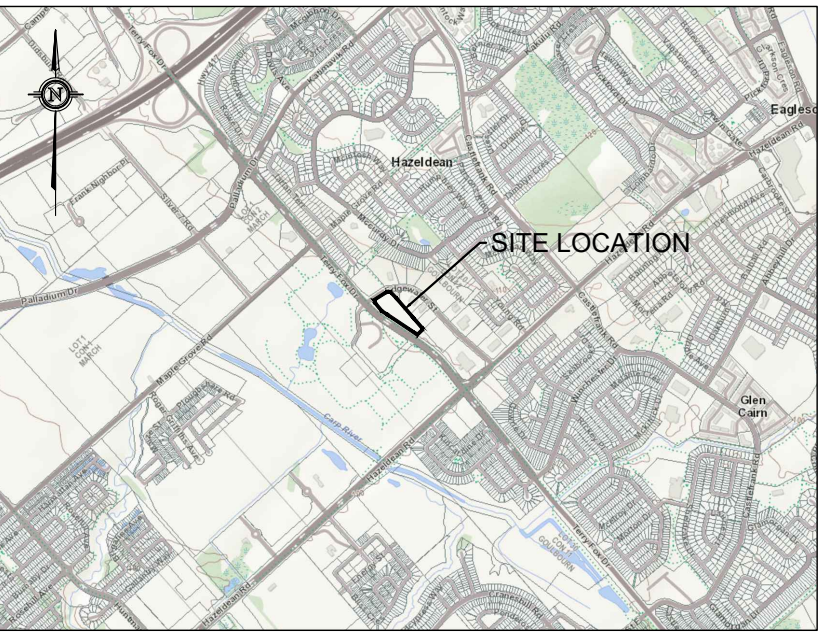
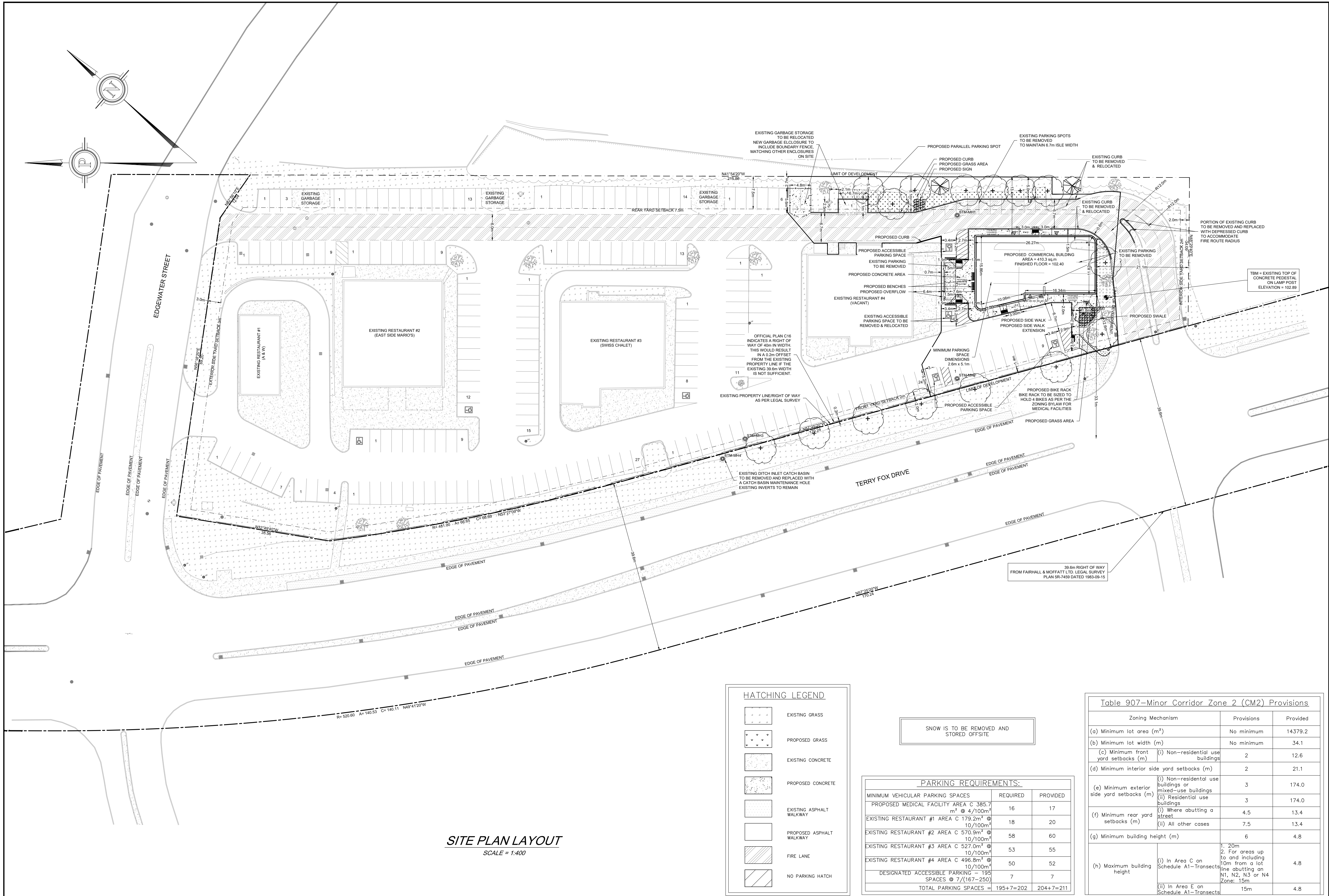
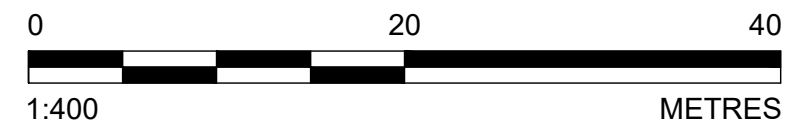




KEY PLAN
NOT TO SCALE



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

- NOTES:
- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES.
 - THIS IS NOT A LEGAL SURVEY.
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- HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
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- THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #250848.

No.	REVISION	DATE	BY
2	RESPONSE TO CITY OF OTTAWA 2ND REVIEW COMMENTS	2026.SEP.24	AVB
1	RESPONSE TO CITY OF OTTAWA REVIEW COMMENTS	2026.AUG.28	AVB
0	FOR SITE PLAN CONTROL SUBMISSION	2026.JUL.08	AVB

CONSULTANTS



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FACSIMILE (613) 258-0475

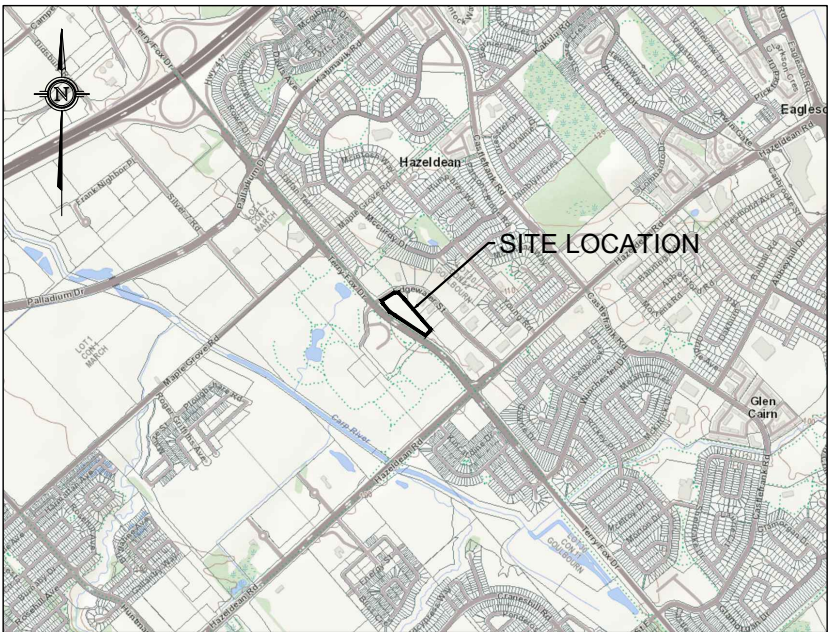
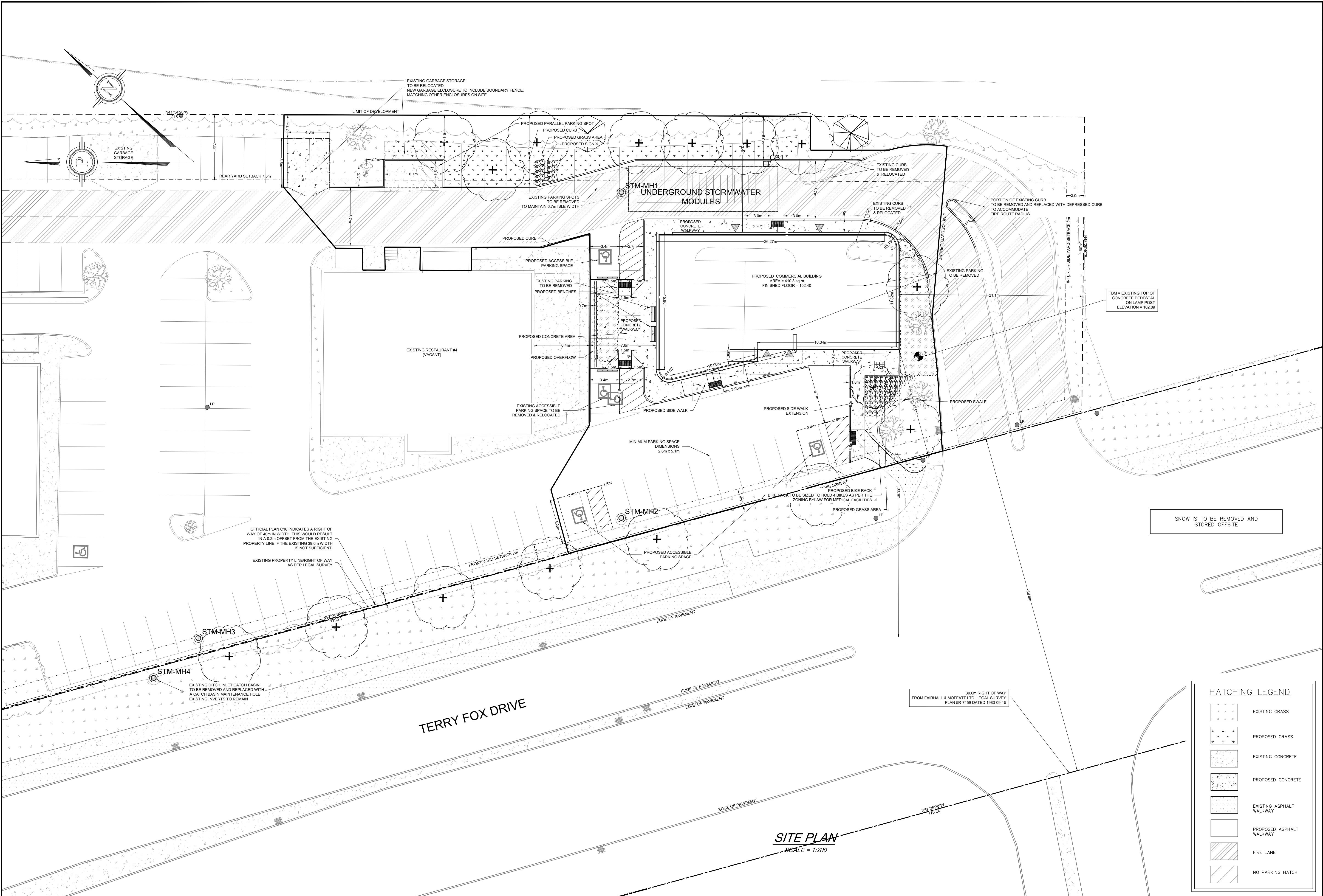
(613) 860-0923

DESIGN	AVB
DRAWN	BM
CHECKED	AVB
APPROVED	AVB

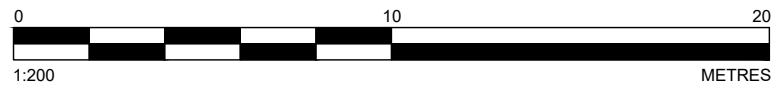
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CLIENT NAME	1763295 ONTARIO INC.
PROJECT NAME	PROPOSED COMMERCIAL DEVELOPMENT
PROJECT LOCATION	41 EDGEWATER STREET, KANATA ON
DRAWING	SITE PLAN LAYOUT

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
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CONCESSION 12
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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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0	FOR SITE PLAN CONTROL SUBMISSION	2026.JUL.08	AVB

CONSULTANTS

Kollaard Associates
Engineers

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FACSIMILE (613) 258-0475

(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

PROJECT No.

250848-SP

DATE

2026.09.24

SCALE

AS NOTED

DRAWING No.

2 OF 6

FILE No. 2025-12-26-0059 PLAN No. 19487