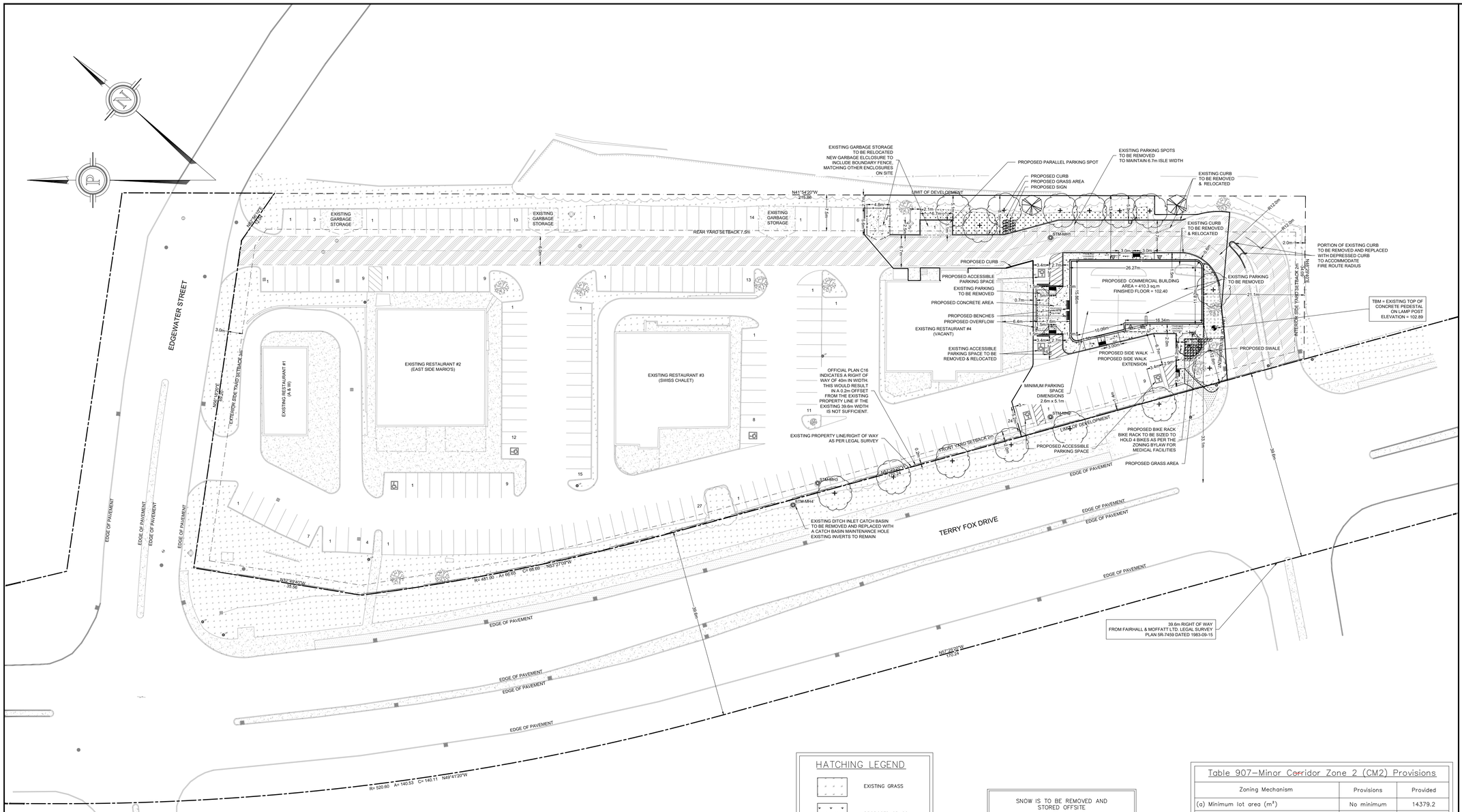
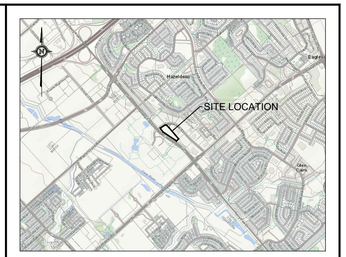




KEY PLAN
NOT TO SCALE

0 20 40
1:400 METRES

LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- CB — PROPOSED CATCH BASIN
- STM-MH — 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
- LP — 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 m² @ 4/100m²	16	17
EXISTING RESTAURANT #1 AREA C 179.2m² @ 10/100m²	18	20
EXISTING RESTAURANT #2 AREA C 570.9m² @ 10/100m²	58	60
EXISTING RESTAURANT #3 AREA C 527.0m² @ 10/100m²	53	55
EXISTING RESTAURANT #4 AREA C 496.8m² @ 10/100m²	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 (m²)		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	3	174.0
	(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–Transects	1. 20m 2. For areas up to and including 10m from a lot line abutting an N1, N2, N3 or N4 Zone: 15m	4.8
	(ii) In Area E on Schedule A1–Transects	15m	4.8

LEGAL INFORMATION:
PLAN OF SURVEY OF
PART OF LOT 30
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
NOW IN THE
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC SURVEY FILE #250848
DATE: 2025-10-15
Surveyed by Kollaard Associates Inc.

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APPROVED
By Emily Charby at 8:47 am, Oct 21, 2026

Emily Charby
EMILY CHARBY
PLANNER
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

SITE PLAN LAYOUT
SCALE = 1:400

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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

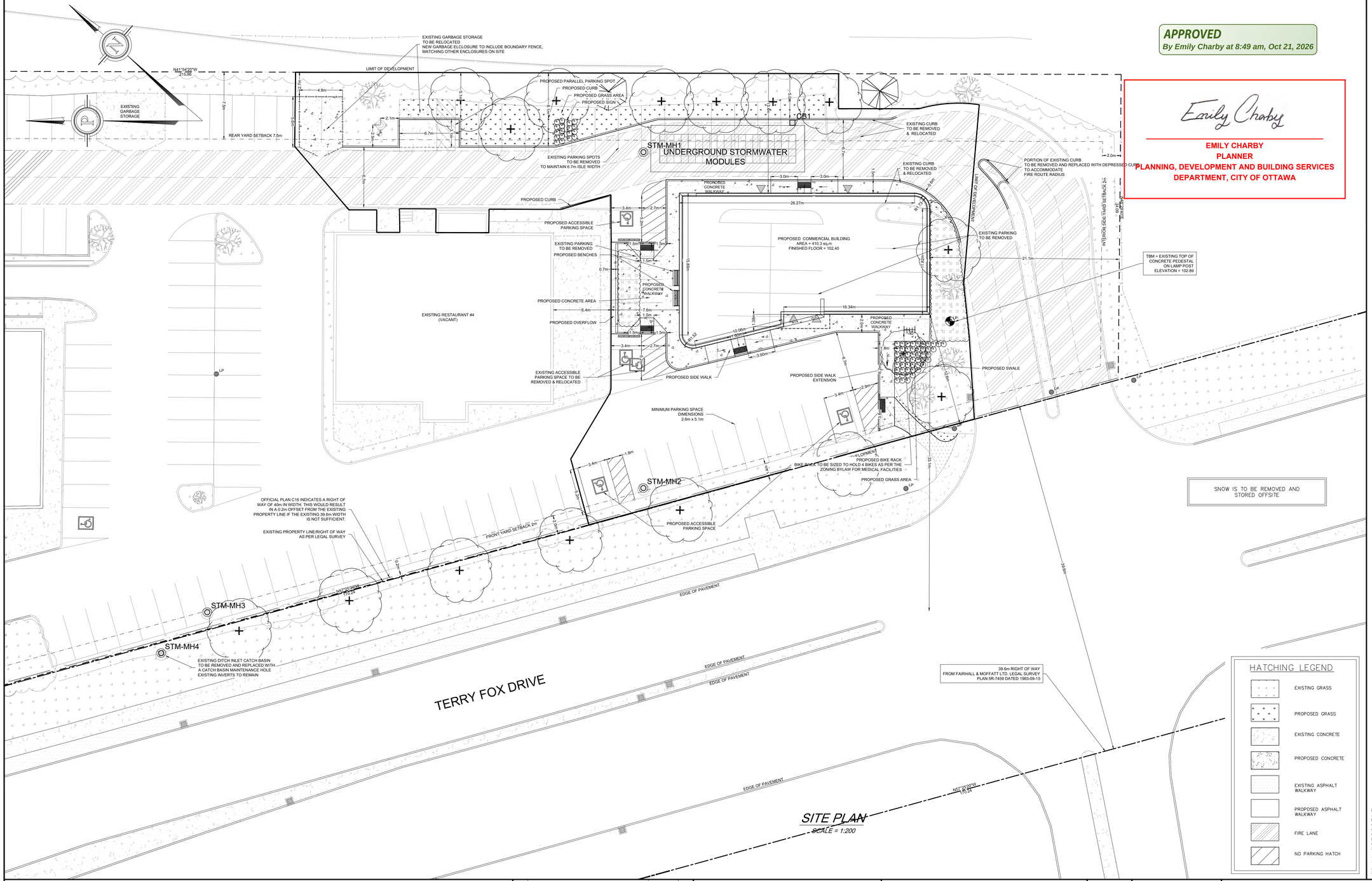
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CHECKED: AVB
APPROVED: AVB
STAMP

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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

FILE No. 007-12-26-0059 PLAN No. 19487

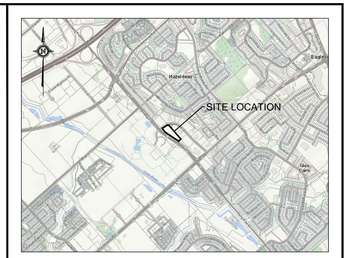
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APPROVED
By Emily Charby at 8:49 am, Oct 21, 2026

Emily Charby

EMILY CHARBY
PLANNER
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA



KEY PLAN
NOT TO SCALE

0 10 20
1:200 METRES

LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- CB — PROPOSED CATCH BASIN
- STM-MH — PROPOSED STORM MAINTENANCE HOLE
- EXISTING BOTTOM OF SLOPE
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- EXISTING HYDRANT
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- TEMPORARY BENCHMARK
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HATCHING LEGEND

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

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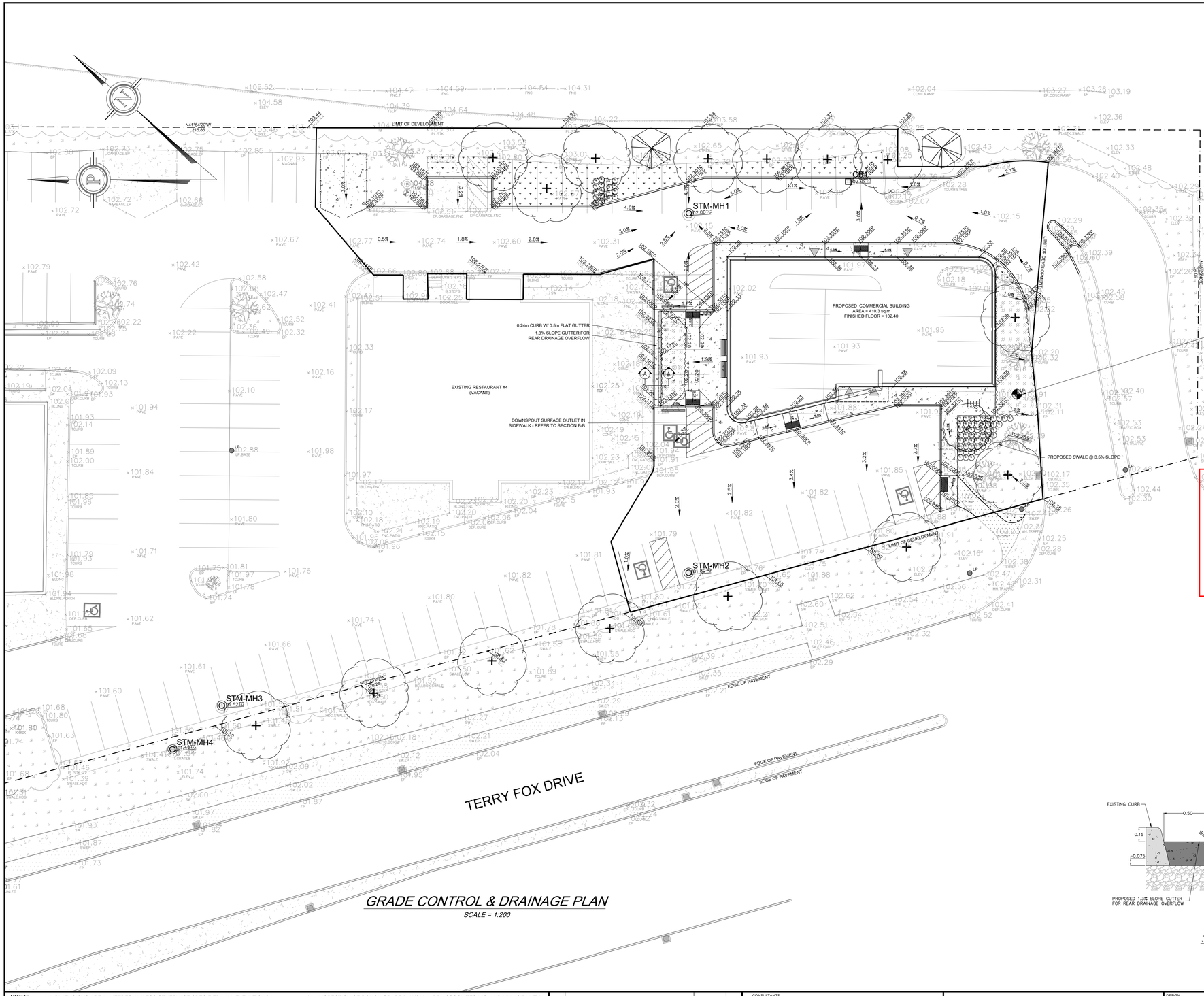
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PROJECT NAME: PROPOSED COMMERCIAL DEVELOPMENT
PROJECT LOCATION: 41 EDGEWATER STREET, KANATA ON
DRAWING: SITE PLAN

PROJECT No.: 250848-SP
DATE: 2026.09.24
SCALE: AS_NOTED
DRAWING No.: 2 OF 6

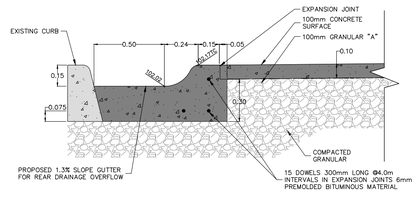
ARCH D

FILE No. 007-12-26-0059 PLAN No. 19487



GRADE CONTROL & DRAINAGE PLAN

SCALE = 1:200



SECTION A–A

NOT TO SCALE

HATCHING LEGEND

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

APPROVED
By Emily Charby at 8:49 am, Oct 21, 2026

Emily Charby

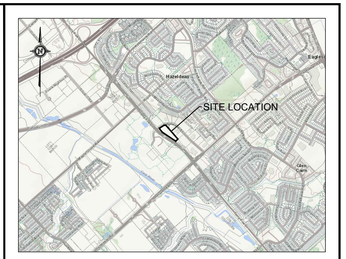
EMILY CHARBY
PLANNER
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS THE NEIGHBOURING PROPERTIES DURING AND AFTER CONSTRUCTION

THERE IS TO BE NO ALTERATION OF EXISTING GRADE AND DRAINAGE PATTERNS ON THE PROPERTY LINES

* THIS GRADING PLAN IS NOT A SITE PLAN. BUILDING LOCATION AS PER SITE PLAN.

* CLIENT IS RESPONSIBLE TO ENSURE BUILDING LOCATION MEETS MUNICIPAL ZONING BY–LAWS



KEY PLAN

NOT TO SCALE

0 10 20
1:200 METRES

LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- 97.25TG PROPOSED TOP OF GRATE ELEVATION
- 97.25TC PROPOSED TOP OF CURB ELEVATION
- 97.25S PROPOSED SWALE ELEVATION
- 97.25EP PROPOSED EDGE OF PAVEMENT ELEVATION
- 1.0% PROPOSED DRAINAGE SLOPE & ARROW
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- CB PROPOSED CATCH BASIN
- STM-MH PROPOSED STORM MAINTENANCE HOLE
- 74.50 EXISTING ELEVATION
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF FLOW
- EXISTING TOP OF SLOPE
- 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
- LP EXISTING LIGHT POST
- TEMPORARY BENCHMARK
- DC DEPRESSED CURB
- PROPOSED ENTRANCE

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NOW IN THE
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Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

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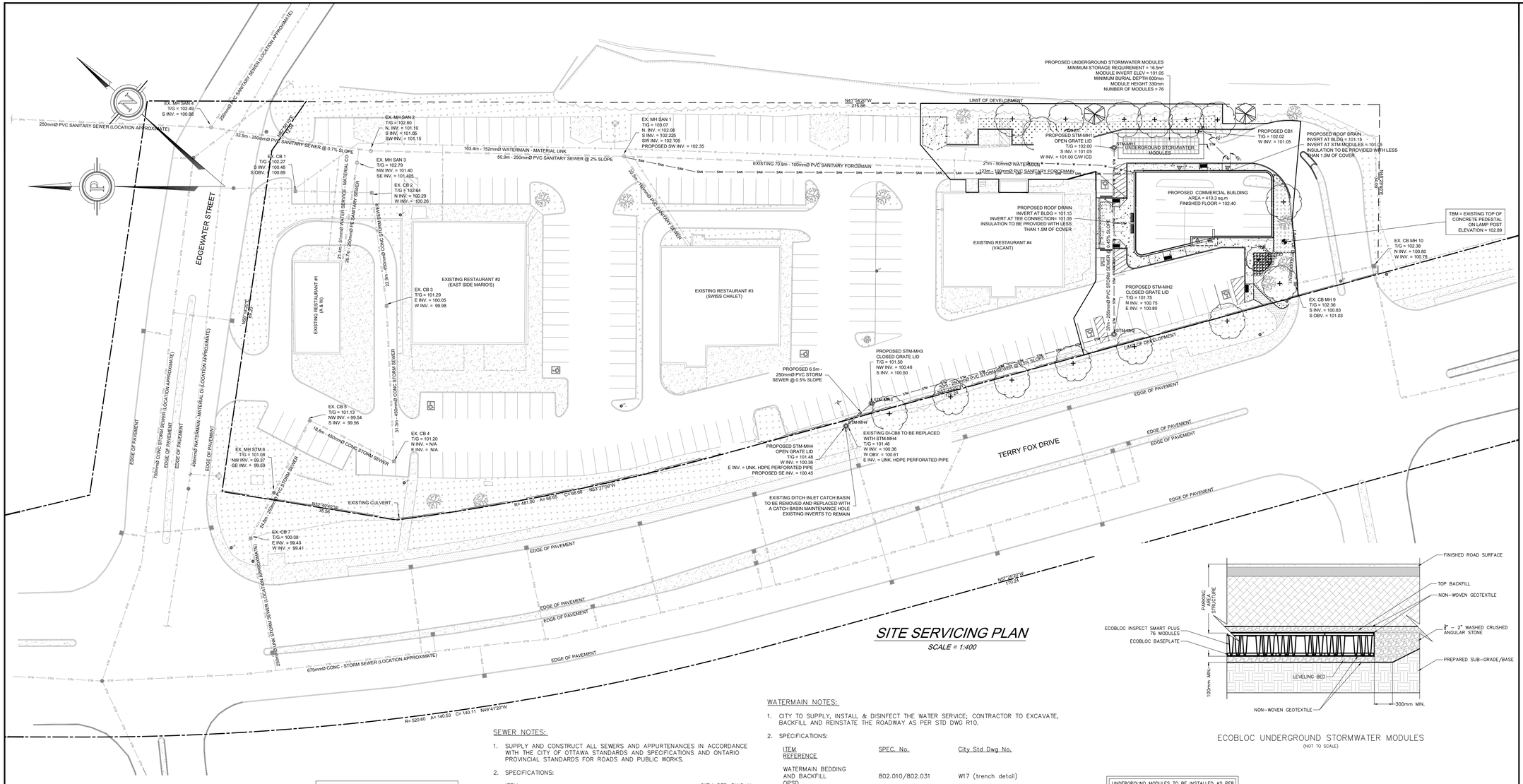
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DRAWN BM
CHECKED AVB
APPROVED AVB

STAMP
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	GRADE CONTROL & DRAINAGE PLAN
PROJECT No.	250848-GRD
DATE	2026.09.24
SCALE	AS_NOTED
DRAWING No.	3 OF 6

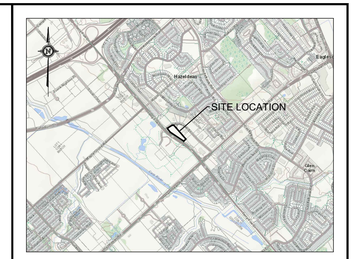
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FILE No. 007-12-26-0059 PLAN No. 19487



SITE SERVICING PLAN

SCALE = 1:400



KEY PLAN

NOT TO SCALE

0 20 40

1:400 METRES

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
- CB — PROPOSED CATCH BASIN
- STM-MH — 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
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- EXISTING HYDRANT
- EXISTING ROOF DRAIN
- LP — EXISTING LIGHT POST
- TEMPORARY BENCHMARK
- DC — 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)

HATCHING LEGEND

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

SEWER NOTES:

1. 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.
2. SPECIFICATIONS:

ITEM	CITY STD DWG No.
SEWER SERVICE CONNECTION	S11 & S11.1
SEWER TRENCH	S6 & S7

3. INSULATE ALL SANITARY PIPES THAT HAVE LESS THAN 2.0m COVER WITH THERMAL INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
4. PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
5. 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).
6. 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.
9. CONTRACTOR TO TELEVISE (CCTV) 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.
10. 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:

1. CITY TO SUPPLY, INSTALL & DISINFECT THE WATER SERVICE; CONTRACTOR TO EXCAVATE, BACKFILL AND REINSTATE THE ROADWAY AS PER STD DWG R10.
2. 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	

3. 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).
4. METALLIC WARNING TAPE SHALL BE USED OVER THE WATER SERVICE.
5. 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.
6. 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.
7. 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.
8. ALL CONNECTORS, RODS AND VALVE BOLTS SHALL BE STAINLESS STEEL.
9. VALVES ARE TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
10. 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.

APPROVED
By Emily Charby at 8:49 am, Oct 21, 2026

Emily Charby

EMILY CHARBY
PLANNER
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

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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

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

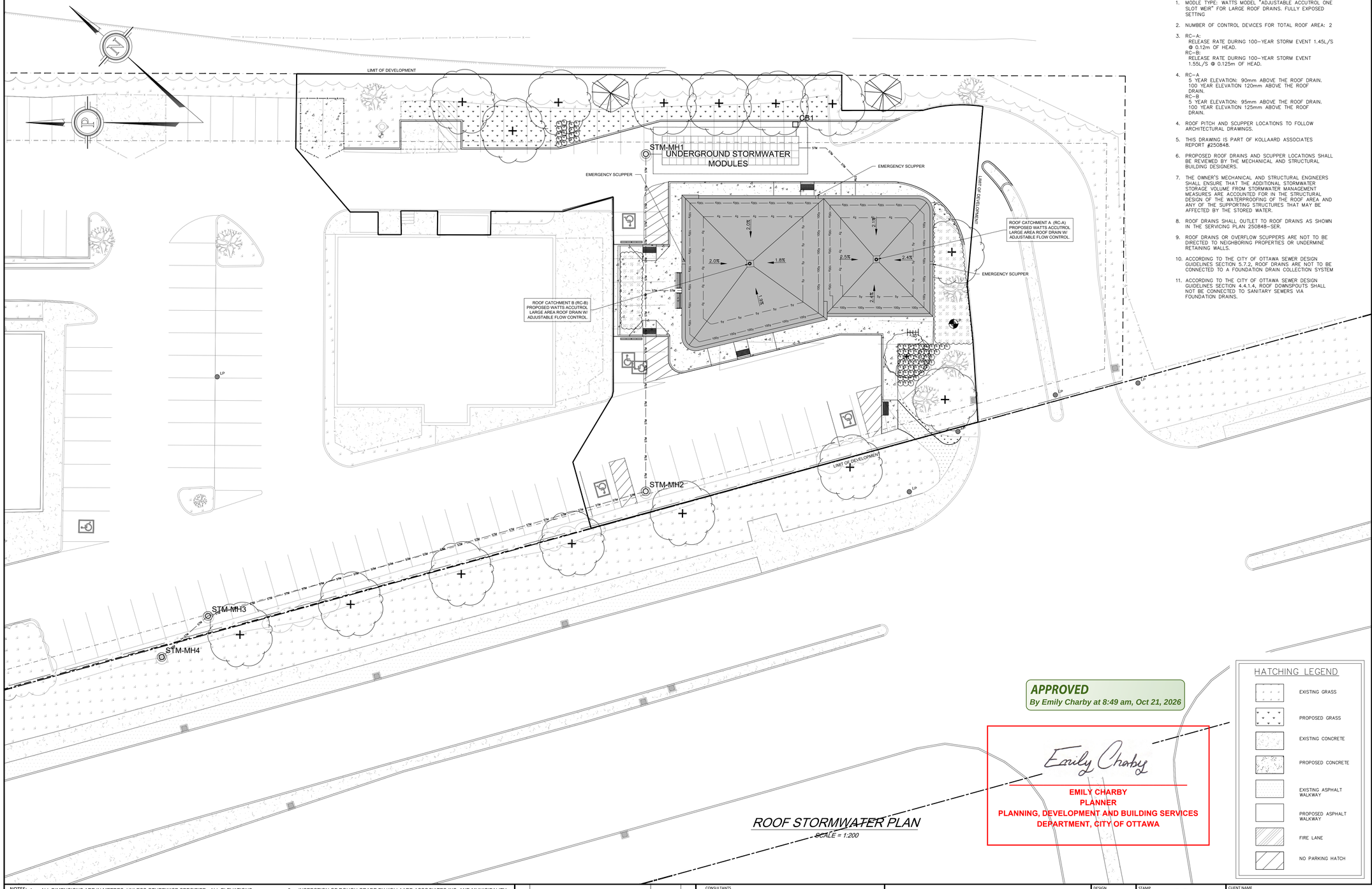
DESIGN AVB
DRAWN BM
CHECKED AVB
APPROVED AVB

STAMP
LICENSED PROFESSIONAL ENGINEER
SEP. 24, 2026
ALVAN 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

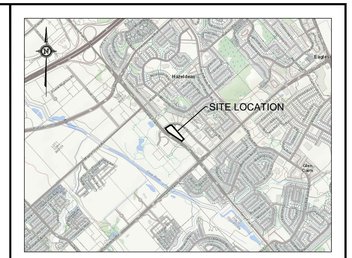
ARCH D

FILE No. 007-12-26-0059 PLAN No. 19487



ROOF DRAIN DETAILS

1. MODLE 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 1.55L/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.
5. ROOF PITCH AND SCUPPER LOCATIONS TO FOLLOW ARCHITECTURAL DRAWINGS.
6. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES REPORT #250848.
7. PROPOSED ROOF DRAINS AND SCUPPER LOCATIONS SHALL BE REVIEWED BY THE MECHANICAL AND STRUCTURAL BUILDING DESIGNERS.
8. 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.
9. ROOF DRAINS SHALL OUTLET TO ROOF DRAINS AS SHOWN IN THE SERVICING PLAN 250848–SER.
10. ROOF DRAINS OR OVERFLOW SCUPPERS ARE NOT TO BE DIRECTED TO NEIGHBORING PROPERTIES OR UNDERMINE RETAINING WALLS.
11. 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
12. 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

0 10 20
1:200 METRES

LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- CB — PROPOSED CATCH BASIN
- STM-MH — 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
- LP — 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

APPROVED
By Emily Charby at 8:49 am, Oct 21, 2026

Emily Charby

EMILY CHARBY
PLANNER
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

ROOF STORMWATER PLAN
SCALE = 1:200

LEGAL INFORMATION:
PLAN OF SURVEY OF
PART OF LOT 30
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
NOW IN THE
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC SURVEY FILE #250848
DATE: 2025-10-15
Surveyed by Kollaard Associates Inc.

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1	RESPONSE TO CITY OF OTTAWA REVIEW COMMENTS	2026.AUG.28	AVB
0	SHEET NOT INCLUDED	2026.JUL.08	AVB

CONSULTANTS

Kollaard Associates
Engineers
BOX 189
210 PRESCOTT STREET
KEMPTVILLE, ONTARIO
K0G 1J0
FACSIMILE (613) 258–0475
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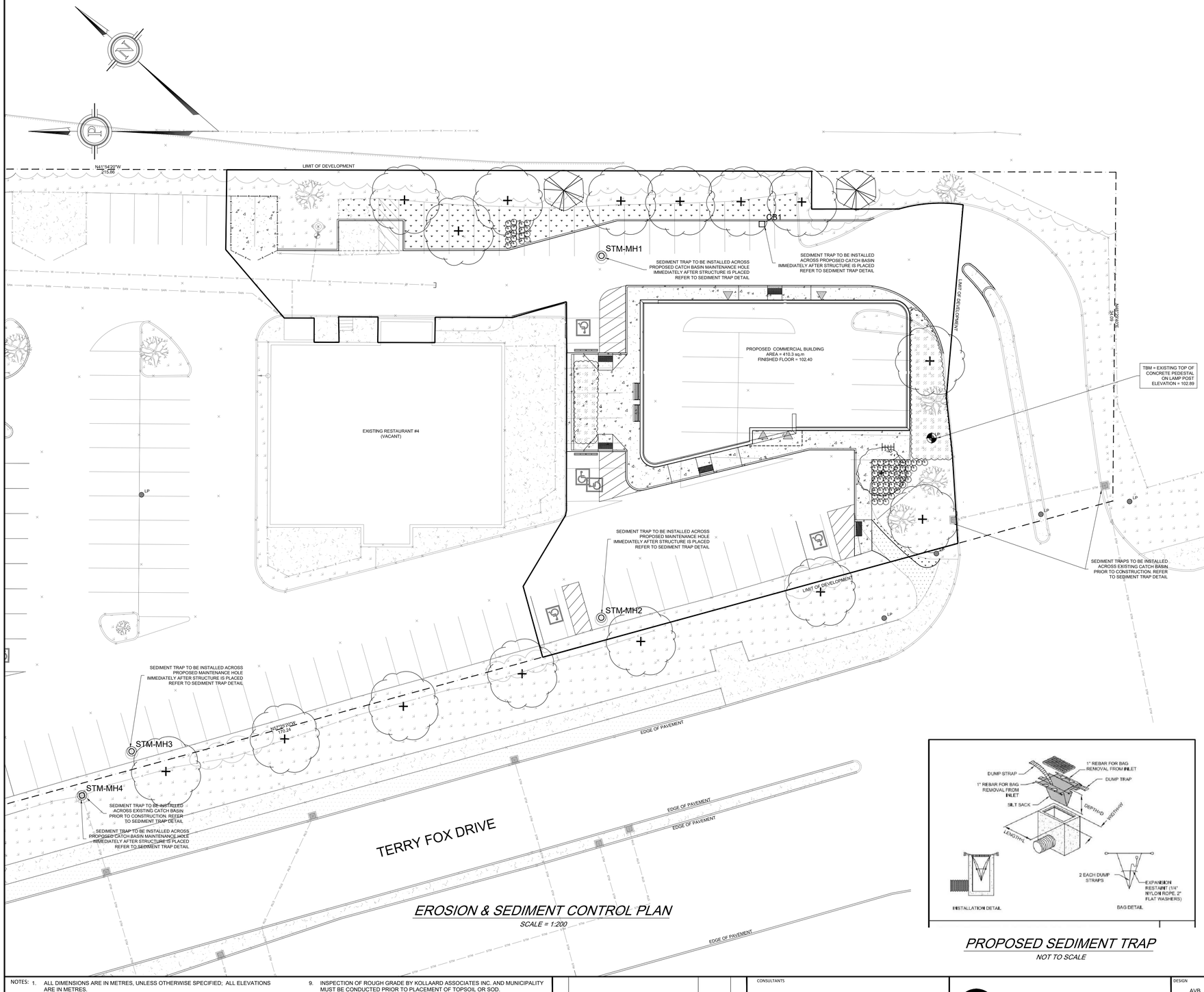
DESIGN AVB
DRAWN BM
CHECKED AVB
APPROVED AVB

STAMP
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: ROOF STORMWATER PLAN

PROJECT No. 250848-ROOF
DATE 2026.09.24
SCALE AS_NOTED
DRAWING No. 5 OF 6

FILE No. 007-12-26-0059 PLAN No. 19487
ARCH D



EROSION & SEDIMENT CONTROL PLAN

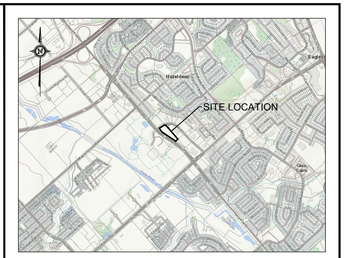
SCALE = 1:200

PROPOSED SEDIMENT TRAP

NOT TO SCALE

HATCHING LEGEND

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



KEY PLAN

NOT TO SCALE

0 10 20
1:200 METRES

LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED SILT FENCE
- CB — PROPOSED CATCH BASIN
- STM-MH — 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 MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN INLET
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING ROOF DRAIN
- LP — EXISTING LIGHT POST
- TEMPORARY BENCHMARK
- DC — DEPRESSED CURB
- PROPOSED ENTRANCE

APPROVED
By Emily Charby at 8:49 am, Oct 21, 2026

Emily Charby

EMILY CHARBY
PLANNER
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

EROSION AND SEDIMENT CONTROL NOTES:

1. THE ESC PLAN IS A LIVING DOCUMENT AND MEASURES TO PROTECT THE SITE SHOULD BE CONSIDERED IF THE SITE CONDITIONS CHANGE FROM THE PLAN EITHER BEFORE OR DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
3. THE CONTRACTOR SHOULD HAVE MATERIAL ON-SITE TO ALLOW FOR ADJUSTMENT TO ESC MEASURES INSTALLED OR TO REPAIR ANY MEASURES.
4. INSPECTIONS OF MEASURES SHOULD BE UNDERTAKEN BY THE CONTRACTOR AND OCCUR WEEKLY AND IMMEDIATELY FOLLOWING STORM EVENTS. REPAIRS SHOULD BE UNDERTAKEN WITHIN A DAY, AND ALL INSPECTIONS AND REPAIRS SHOULD BE RECORDED.
5. THE OWNER (AND/OR CONTRACTOR) AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN AT LEAST EQUAL TO THE STATED MINIMUM REQUIREMENTS AND TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL.
6. THE CONTRACTOR IS TO ENSURE THAT THE SITE ACCESS POINTS AND ADJACENT STREETS TO THE ACCESS POINTS ARE MAINTAINED AND KEPT CLEAN OF CONSTRUCTION MATERIALS SUCH AS, BUT NOT LIMITED TO MUD, DIRT, CLAY AND GRANULARS ON A DAILY BASIS OR AS NECESSARY, TO THE SATISFACTION OF THE CITY OF OTTAWA.
7. EVERY EFFORT WILL BE MADE TO ENSURE THAT ALL DISTURBED AREAS ARE TOPSOILED AND SEEDED AS SOON AS REASONABLY POSSIBLE.

MINIMUM EROSION AND SEDIMENT CONTROL PLAN REQUIREMENTS:

1. TIME THE DEMOLITION AND EXCAVATION ACTIVITIES SO THAT THEY OCCUR NO SOONER THAN IS NECESSARY FOR SUBSEQUENT CONSTRUCTION ACTIVITIES.
2. LANDSCAPE THE SITE AS SOON AS PRACTICALLY POSSIBLE.
3. USE SILT FENCES AROUND ANY STOCKPILES OF SOIL.
4. INSTALL SEDIMENT TRAPS ACROSS ALL EXISTING CATCH BASINS AND CATCH BASIN MANHOLES PRIOR TO CONSTRUCTION.

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CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
NOW IN THE
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC SURVEY FILE #250848
DATE: 2025-10-15
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DESIGN AVB
DRAWN BM
CHECKED AVB
APPROVED AVB

STAMP
LICENSED PROFESSIONAL ENGINEER
SEP. 24, 2026
ALVAN BRUGGEN
100518079
PROVINCE OF ONTARIO

CLIENT NAME	1763295 ONTARIO INC.
PROJECT NAME	PROPOSED COMMERCIAL DEVELOPMENT
PROJECT LOCATION	41 EDGEWATER STREET, KANATA ON
DRAWING	EROSION & SEDIMENT CONTROL PLAN
PROJECT No.	250848-ESC
DATE	2026.09.24
SCALE	AS_NOTED
DRAWING No.	6 OF 6

FILE No. 007-12-25-0059 PLAN No. 19487

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