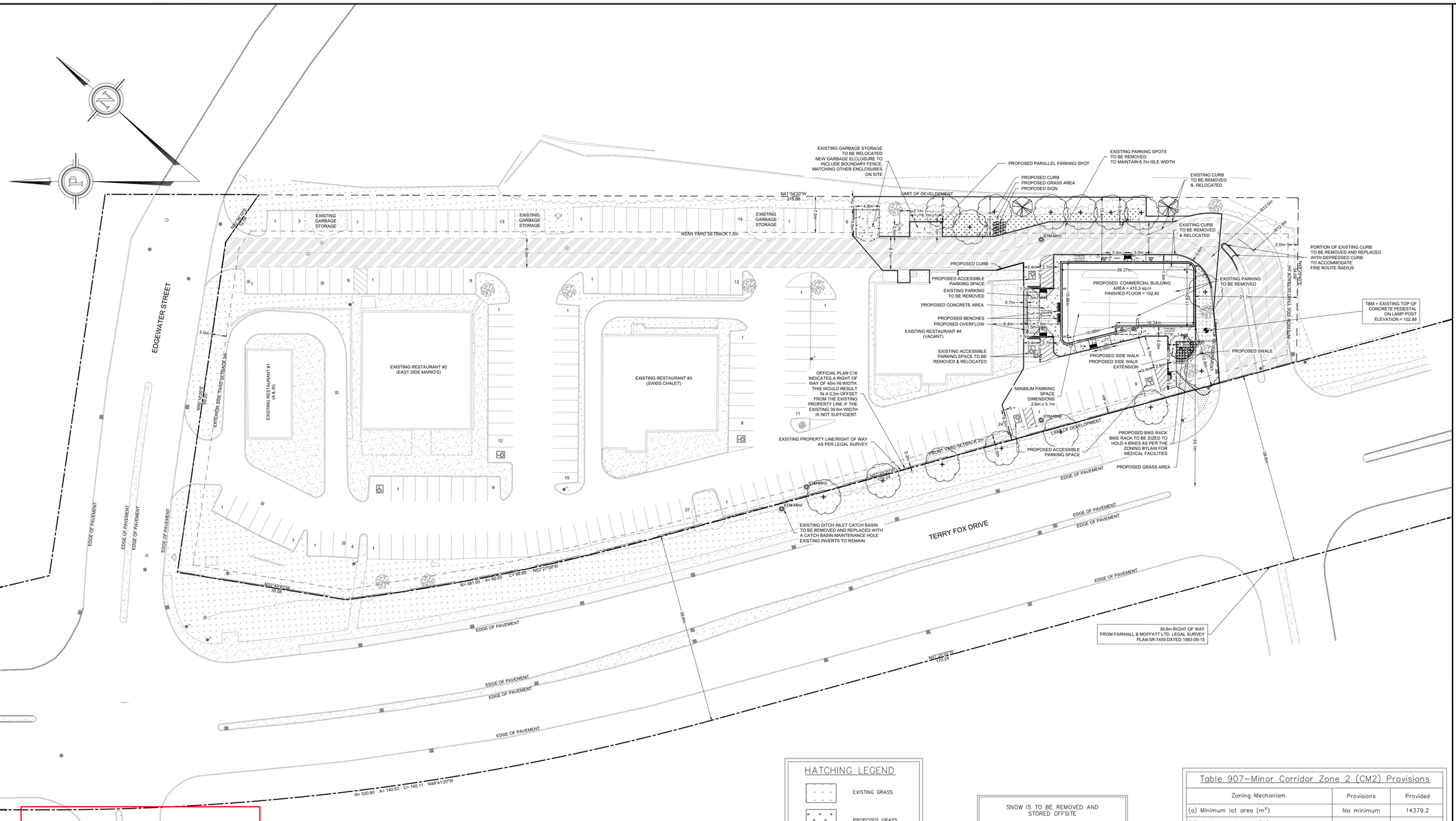
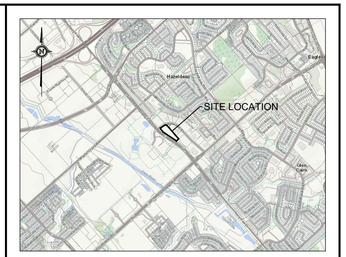



## KEY PLAN
NOT TO SCALE

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
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- 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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KOLLAARD ASSOCIATES INCORPORATED

Emily Charby

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

**APPROVED**
*By Emily Charby at 8:42 am, Oct 21, 2026*

## SITE PLAN LAYOUT
SCALE = 1:400

NOTES:
1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES
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13. 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 |

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(613) 860–0923

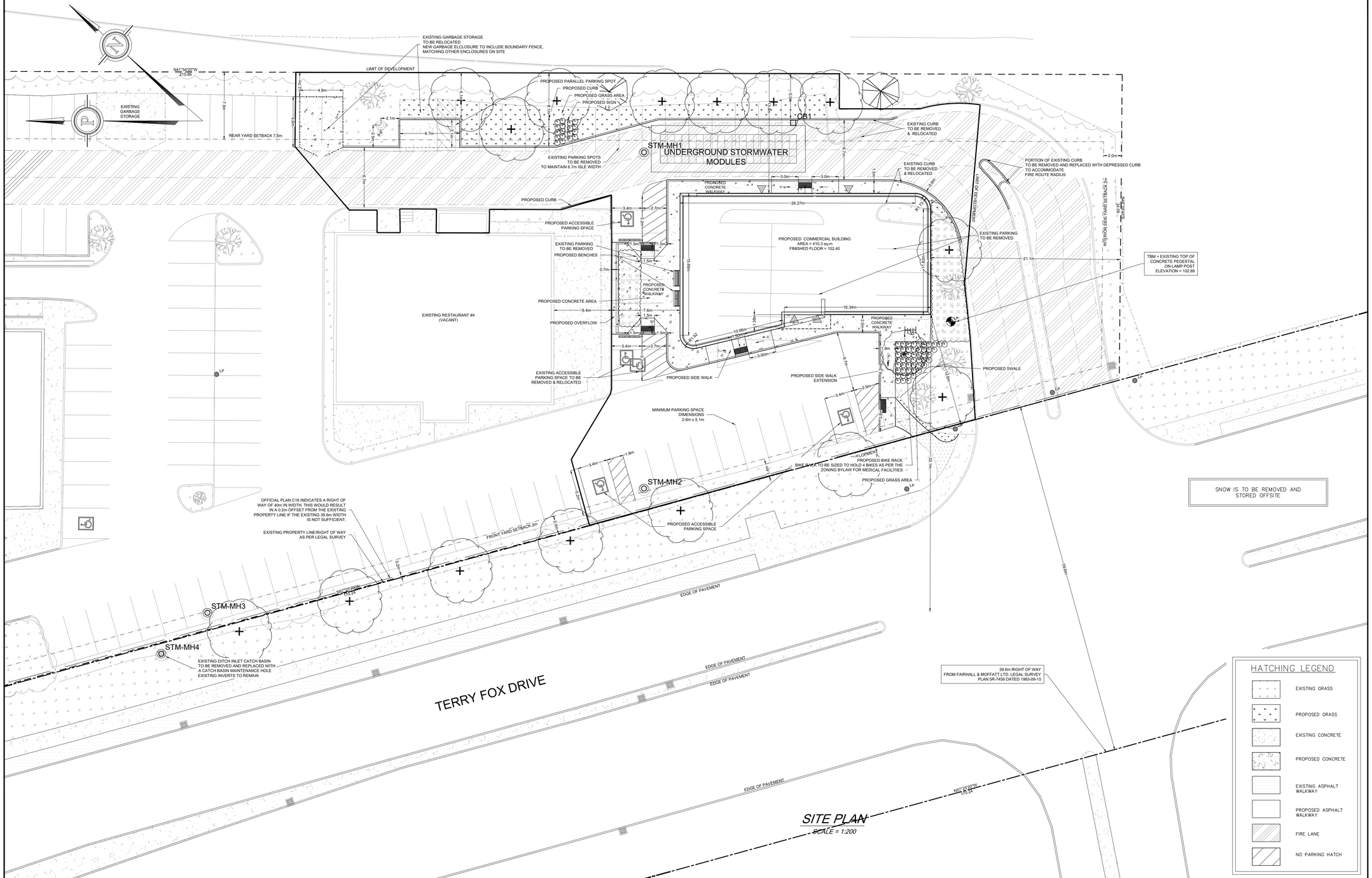
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|---|---|
| DESIGN | AVB |
| DRAWN | BM |
| CHECKED | AVB |
| APPROVED | AVB |

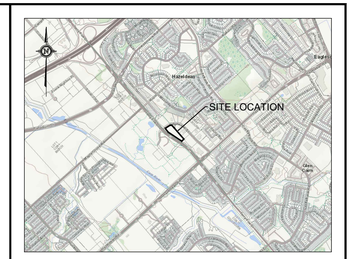
STAMP

| | |
|---|---|
| CLIENT NAME | 1763295 ONTARIO INC. |
| PROJECT NAME | PROPOSED COMMERCIAL DEVELOPMENT |
| PROJECT LOCATION | 41 EDGEWATER STREET, KANATA ON |
| DRAWING | 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

ARCH D




KEY PLAN
NOT TO SCALE

0 10 20
1:200 METRES

## LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
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DESIGN: AVB
DRAWN: BM
CHECKED: AVB
APPROVED: AVB

STAMP

CLIENT NAME: 1763295 ONTARIO INC.
PROJECT No.: 250848-SP
PROJECT NAME: PROPOSED COMMERCIAL DEVELOPMENT
DATE: 2026.09.24
PROJECT LOCATION: 41 EDGEWATER STREET, KANATA ON
SCALE: AS_NOTED
DRAWING: SITE PLAN
DRAWING No.: 2 OF 6

ARCH D

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