

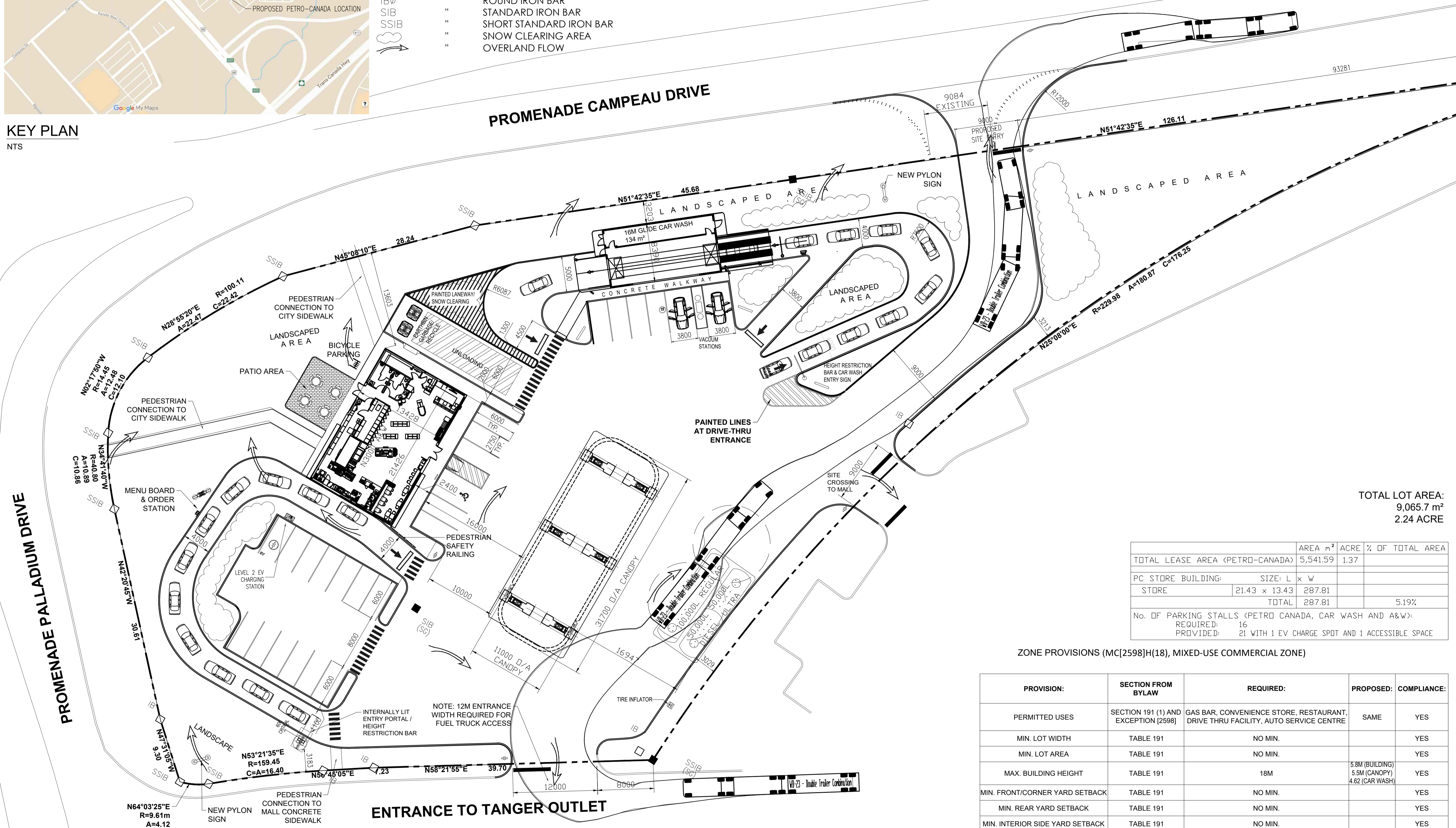
KEY PLAN  
NTS



PROPERTY BOUNDARY INFORMATION DERIVED FROM  
PLAN OF SURVEY OF  
**BLOCK 6 REGISTERED PLAN 4M - 1566**  
**PART OF LOT 3 CONCESSION 1**  
GEOGRAPHIC TOWNSHIP OF HUNTLEY  
CITY OF OTTAWA

**LEGEND**

- |      |         |                         |
|------|---------|-------------------------|
| ■    | DENOTES | FOUND MONUMENTS         |
| □    | "       | SET MONUMENTS           |
| IB   | "       | IRON BAR                |
| IB∅  | "       | ROUND IRON BAR          |
| SIB  | "       | STANDARD IRON BAR       |
| SSIB | "       | SHORT STANDARD IRON BAR |
| ☁    | "       | SNOW CLEARING AREA      |
| →    | "       | OVERLAND FLOW           |



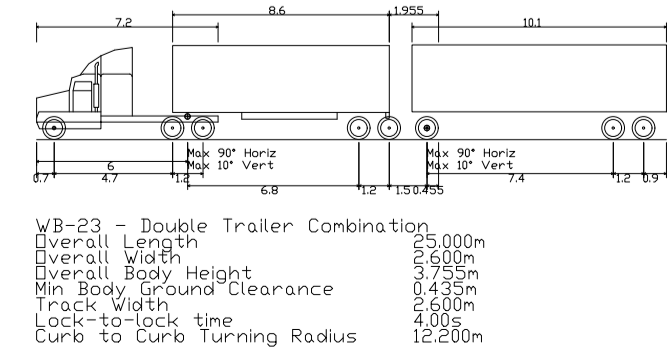
TOTAL LOT AREA:  
9,065.7 m<sup>2</sup>  
2.24 ACRE

	AREA m <sup>2</sup>	ACRE	% OF TOTAL AREA
TOTAL LEASE AREA (PETRO-CANADA)	5,541.59	1.37	
PC STORE BUILDING:			
STORE	21.43 x 13.43	287.81	
TOTAL		287.81	5.19%

No. OF PARKING STALLS (PETRO CANADA, CAR WASH AND A&W):  
REQUIRED: 16  
PROVIDED: 21 WITH 1 EV CHARGE SPOT AND 1 ACCESSIBLE SPACE

**ZONE PROVISIONS (MC[2598]H(18), MIXED-USE COMMERCIAL ZONE)**

PROVISION:	SECTION FROM BYLAW	REQUIRED:	PROPOSED:	COMPLIANCE:
PERMITTED USES	SECTION 191 (1) AND EXCEPTION [2598]	GAS BAR, CONVENIENCE STORE, RESTAURANT, DRIVE THRU FACILITY, AUTO SERVICE CENTRE	SAME	YES
MIN. LOT WIDTH	TABLE 191	NO MIN.		YES
MIN. LOT AREA	TABLE 191	NO MIN.		YES
MAX. BUILDING HEIGHT	TABLE 191	18M	5.8M (BUILDING) 5.5M (CANOPY) 4.62 (CAR WASH)	YES
MIN. FRONT/CORNER YARD SETBACK	TABLE 191	NO MIN.		YES
MIN. REAR YARD SETBACK	TABLE 191	NO MIN.		YES
MIN. INTERIOR SIDE YARD SETBACK	TABLE 191	NO MIN.		YES
MIN. BUILDING HEIGHT	TABLE 191	N/A FOR GAS BAR, OTHERWISE 6.7M	CARWASH (TBD)	NO
MAX. BUILDING HEIGHT	EXCEPTION [2598]	18M		YES
MAX. FLOOR SPACE INDEX	TABLE 191	N/A		YES
MIN WIDTH OF LANDSCAPED AREA	TABLE 191	NO MIN. HOWEVER WHERE YARD IS PROVIDED, MUST BE LANDSCAPED		YES
VEHICLE PARKING	TABLE 101	CONVENIENCE 3.4/100M2 GFA		
		FAST-FOOD RESTAURANT 10/100M2 GFA		
		CAR WASH: NONE		
BICYCLE PARKING	TABLE 111	CONVENIENCE AND RESTAURANT 1/250M2 GFA	TBD	YES
		OTHER USES 1/1500M2 GFA		



ISSUED

NO.	DATE	DESCRIPTION
01	MMM DD/YY	ISSUE DESCRIPTION

REVISION

NO.	DATE	REVISION DESCRIPTION
1	MMM DD/YY	REVISION DESCRIPTION

NOTES

SEAL

The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION \_\_\_\_\_ DATE \_\_\_\_\_

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

**KPAUL ARCHITECT INC.**  
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CLIENT

A Suncor Energy Business

DRAWING TITLE

**PROPOSED SITE LAYOUT WITH CAR WASH**

PROJECT

**PROMENADE PALLADIUM DRIVE @ PROMENADE CAMPEAU DRIVE OTTAWA, ON**

DRAWN	JN	CHECKED	
SCALE	1:300	DATE	2022-09-02
PROJECT NO.	10565	DRAWING NO.	SP1

PLAN NUMBER #18629