

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

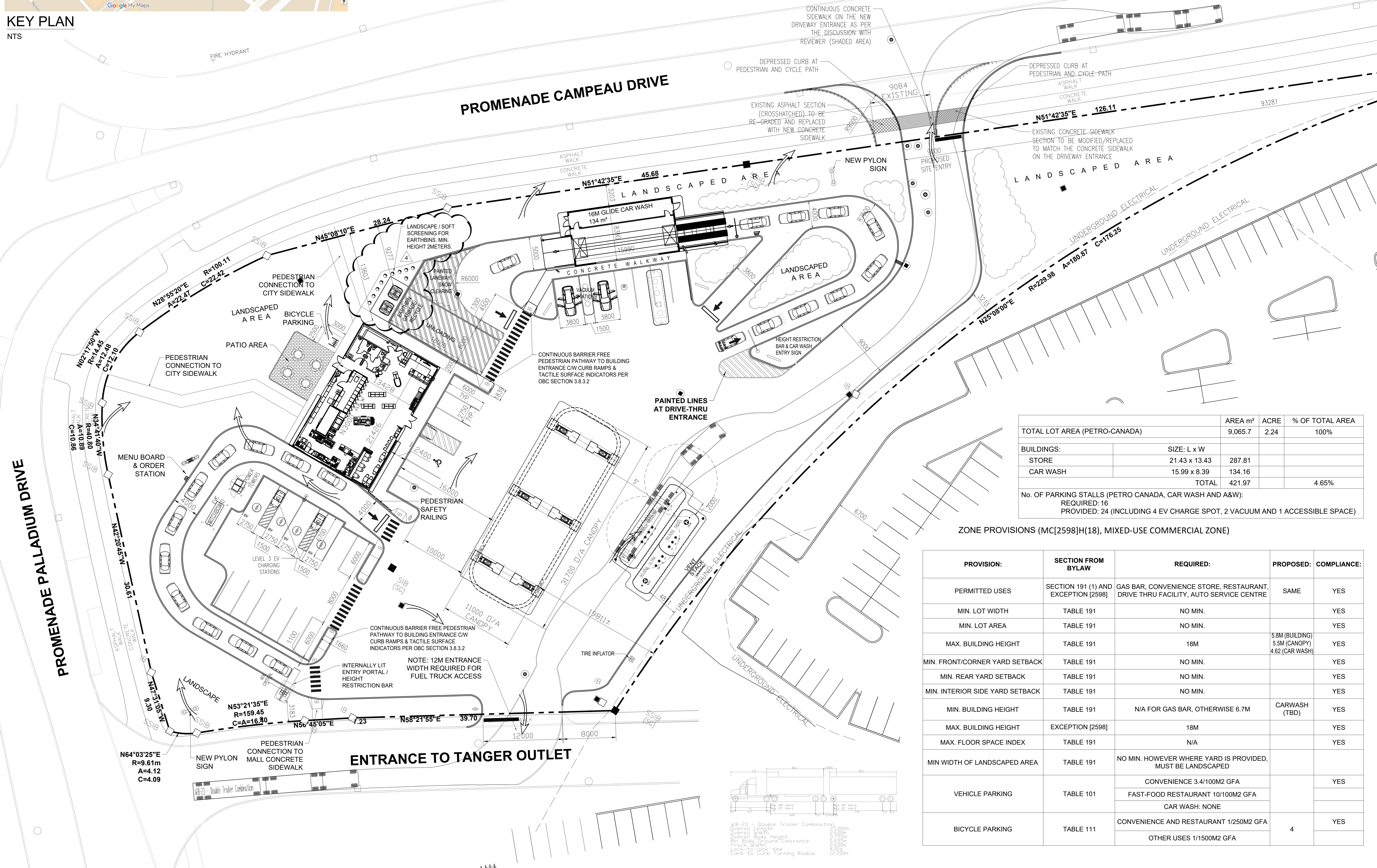
LEGEND

- DENOTES FOUND MONUMENTS
- " SET MONUMENTS
- IB " IRON BAR
- IBØ " ROUND IRON BAR
- SIB " STANDARD IRON BAR
- SSIB " SHORT STANDARD IRON BAR
- ☁ " SNOW CLEARING AREA
- " OVERLAND FLOW

Allison Hamlin

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Allison Hamlin at 4:31 pm, Feb 14, 2024



	AREA m ²	ACRE	% OF TOTAL AREA
TOTAL LOT AREA (PETRO-CANADA)	9,065.7	2.24	100%
BUILDINGS:			
STORE	21.43 x 13.43	287.81	
CAR WASH	15.99 x 8.39	134.16	
	TOTAL	421.97	4.65%

No. OF PARKING STALLS (PETRO CANADA, CAR WASH AND A&W):
REQUIRED: 16
PROVIDED: 24 (INCLUDING 4 EV CHARGE SPOT, 2 VACUUM 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)	YES
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		YES
BICYCLE PARKING	TABLE 111	CONVENIENCE AND RESTAURANT 1/250M2 GFA OTHER USES 1/150M2 GFA	4	YES

ISSUED

NO.	DATE	DESCRIPTION
01	2023/04/17	ISSUED FOR PERMIT

REVISION

NO.	DATE	DESCRIPTION
1	2023-02-08	ADDED LEVEL 3 EV CHARGING STATIONS. SHOWING UG ELECTRICAL LINES SHIFTED US TANKS. SHOWING DEPRESSED CURBS AT CYCLE/PEDESTRIAN CROSSING.
2	2023-03-14	SHIFTED VACUUM STATIONS AWAY FROM RECLAIM TANK.
3	2023-06-19	REMOVED SITE CROSSING TO MALL. SHOWING NEARBY FIRE HYDRANTS. REVISED PEDESTRIAN PATHS TO BE OBC COMPLIANT AS PER CITY COMMENTS.
4	2023-07-12	SHIFTED EARTHINGS TO BE OVER 9M FROM PROPERTY LINE.

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

K PAUL ARCHITECT INC.
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CLIENT

DRAWING TITLE

SITE PLAN

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

10565_SP1_R4 - 2023-07-12.dwg 08:30:17 07/17/2023

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