



KEY PLAN
NTS

PROMENADE CAMPEAU DRIVE

PROMENADE PALLADIUM DRIVE

ENTRANCE TO TANGER OUTLET

LANDSCAPED AREA

FUTURE DEVELOPMENT

TOTAL LOT AREA:
9,065.7 m²
2.24 ACRE

TOTAL LEASE AREA (PETRO-CANADA)	AREA m ²	ACRE	% OF TOTAL AREA
	5,541.59	1.37	
PC STORE BUILDING:	SIZE: L x W		
STORE	21.43 x 13.43	287.81	
	TOTAL	287.81	5.19%

No. OF PARKING STALLS (PETRO CANADA AND A&W):
 REQUIRED: 16
 PROVIDED: 18 AND 1 HANDICAP

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		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	(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		
VEHICLE PARKING	TABLE 101	CONVENIENCE 3.4/100M2 GFA		YES
		FAST-FOOD RESTAURANT 10/100M2 GFA		
		AUTO SERVICE CENTRE GREATER OF 1/100M2 GFA OR 2/SERVICE BAY		
BICYCLE PARKING	TABLE 111	CONVENIENCE AND RESTAURANT 1/250M2 GFA	TBD	YES
		OTHER USES 1/1500M2 GFA		

REVISION TABLE

REV.	DESCRIPTION	DRAWN	APP'D.	DATE
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ISSUE TABLE

TO	FOR	DATE
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---	---	YEAR-MM-DD
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METRIC
 ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER. DO NOT SCALE DRAWINGS.

CONSULTANT:



PROPOSED SITE LAYOUT WITH CAR WASH

PROJECT:
PROMENADE PALLADIUM DRIVE @ PROMENADE CAMPEAU DRIVE
 OTTAWA, ON

DRAWN BY: ALAIN P./J.NORTON
 SHEET SIZE: D (559 x 864)
 DRAWING SCALE: 1:300
 DATE DRAWN: 2021-07-13
 CHECKED BY:
 APPROVED BY:

CAD INFO:
 PETRO-CANADA
 CAD FILE No.
 CONSULTANT
 CAD FILE No.
 PLOT SCALE: 1:1
 PLOT DATE: 7/13/2021
 PLOT CONFIGURATION

STD No./OUTLET No.
10565 SP1

7/13/2021 11:21:13 AM E:\12-Central Region\10565 - Ottawa on Campeau Dr. on @ Palladium Rd. (North)\2021-07-13-19-18-17 Proposed - Green Site\10565 SP1 2021-07-13