

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

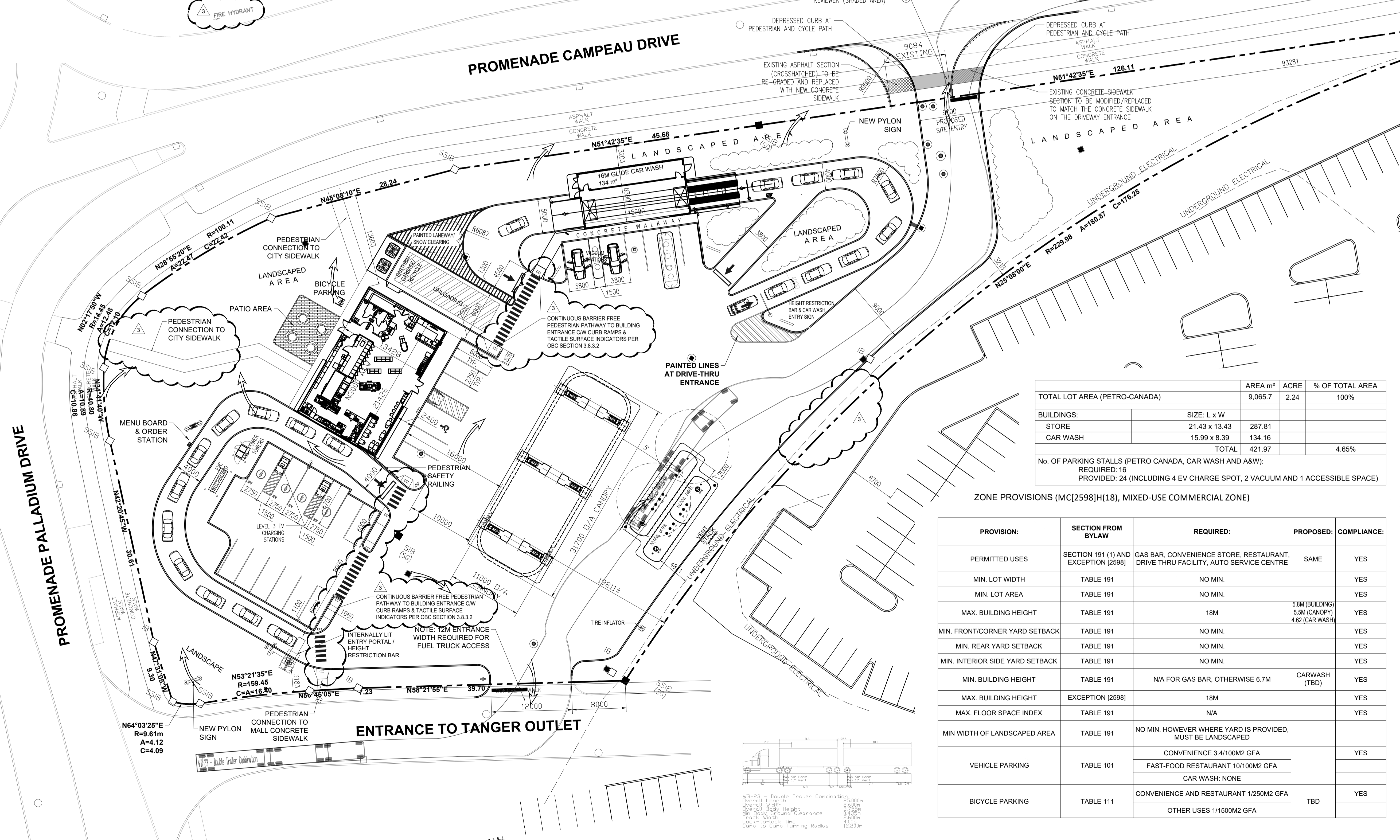
■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IB∅	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
☁	"	SNOW CLEARING AREA
→	"	OVERLAND FLOW

All Hamlin

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

APPROVED
 By Allison Hamlin at 1:24 pm, Nov 23, 2023

KEY PLAN
NTS



	AREA m²	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	5.9M (BUILDING) 5.3M (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		
VEHICLE PARKING	TABLE 101	CONVENIENCE 3.4/100M2 GFA		YES
		FAST-FOOD RESTAURANT 10/100M2 GFA		
		CAR WASH: NONE		
BICYCLE PARKING	TABLE 111	CONVENIENCE AND RESTAURANT 1/250M2 GFA	TBD	YES
		OTHER USES 1/150M2 GFA		

ISSUED

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

REVISION

NO.	DATE	DESCRIPTION
1	2023-02-08	ADDED LEVEL 3 EV CHARGERS, SHOWING UG ELECTRICAL LINES, SHIFTED UG 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

NOTES

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.

SEAL

ISSUED FOR CONSTRUCTION _____ DATE _____

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

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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-R3 - 2023-05-19.dwg 09:24:22 06/22/2023

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