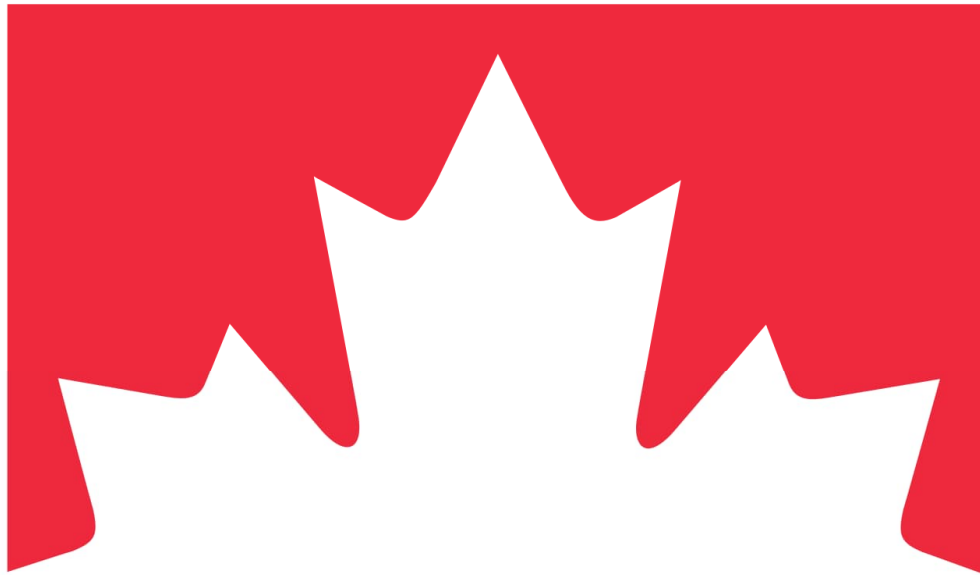




STORMWATER MANAGEMENT REPORT

FOR THE PROPERTY OF PETRO CANADA PRODUCTS LOCATED AT

**6250 HAZELDEAN ROAD @ CARP ROAD,
STITTSVILLE, ONTARIO**



PETRO-CANADA

Prepared For:
Suncor Energy Products Partnership

Prepared by:
J and B Engineering Inc.

25 Centurian Drive, Suite 201
Markham, Ontario, L3R 5N8

April 23, 2026



Stormwater Management Report

Table of Contents

1	INTRODUCTION	1
2	GENERAL INFORMATION.....	1
2.1	Study Area.....	1
2.2	Background	2
2.3	Objectives of Drainage and Stormwater Management Study	2
3	DESIGN.....	3
3.1	Design Criteria	3
3.2	Site Drainage Conditions	3
3.2.1	Existing Drainage Conditions.....	3
3.2.2	Future Drainage Conditions.....	4
3.3	Proposed Stormwater Management Plan	4
3.3.1	Quantity Control	4
3.3.2	Quality Control	6
4	OPERATIONS AND MAINTENANCE.....	6
5	EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION	6
6	SUMMARY AND CONCLUSIONS	7

List of Tables

Table 3-1 Existing Runoff Coefficients	3
Table 3-2: Future Runoff Coefficients.....	4
Table 3-3 Storage volumes provided by stormwater infrastructure and underground conduits.	5
Table 3-4 Total storage volumes.....	5

List of Figures

Figure 1 Study Area	1
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List of Appendix

Appendix A EXISTING SITE GRADING PLAN
Appendix B EXISTING SITE SERVICING PLAN
Appendix C PROPOSED SITE GRADING PLAN
Appendix D PROPOSED SITE SERVICING PLAN
Appendix E PROPOSED EROSION AND SEDIMENT CONTROL PLAN

Stormwater Management Report

1 INTRODUCTION

This stormwater management report was prepared on April 2026 by James Sam (P.Eng with direct experience with the Ministry related items for 15+ years in the civil field) for the site located in 6250 Hazeldean Rd to meet the stormwater management objectives set out by the MOE, City of Ottawa and the MECP and in a manner that mitigates any adverse effects. This report is accurate as of April 2026 based on the site assessment conducted in respect to the catchment area of the stormwater management works and following information provided:

- (1) Topographical and Legal survey by Annis, O'Sullivan, Vollebekk Ltd dated 24 Dec 2025
- (2) City Record Drawing obtained from City of Ottawa:
 - a. Dwg No. 13546-012R by McCormick Rankin Corporation revision dated 28 Jan 2010
 - b. Dwg No. 13546-017 by McCormick Rankin Corporation revision dated 28 Jan 2010
 - c. Dwg No. 13546-024R by McCormick Rankin Corporation revision dated 28 Jan 2010
 - d. Dwg No. 02 by Trow Associates Inc. revision dated 14 Sep 2005
 - e. Dwg No. 03 by Trow Associates Inc. revision dated 13 Oct 2005
- (3) Site plan prepared by K Paul Architect Inc dated 02 April 2026
- (4) Geotechnical Investigation for Pre-Construction Support of Future Development by SLR Consulting (Canada) Ltd. dated 20 Feb 2026.

2 GENERAL INFORMATION

2.1 Study Area

The study area is located at the North-East quadrant of Hazeldean Road – Carp Road intersection with a municipal address of 6250 Hazeldean Road, Stittsville, Ontario. The location of Study area is shown in Figure 1.

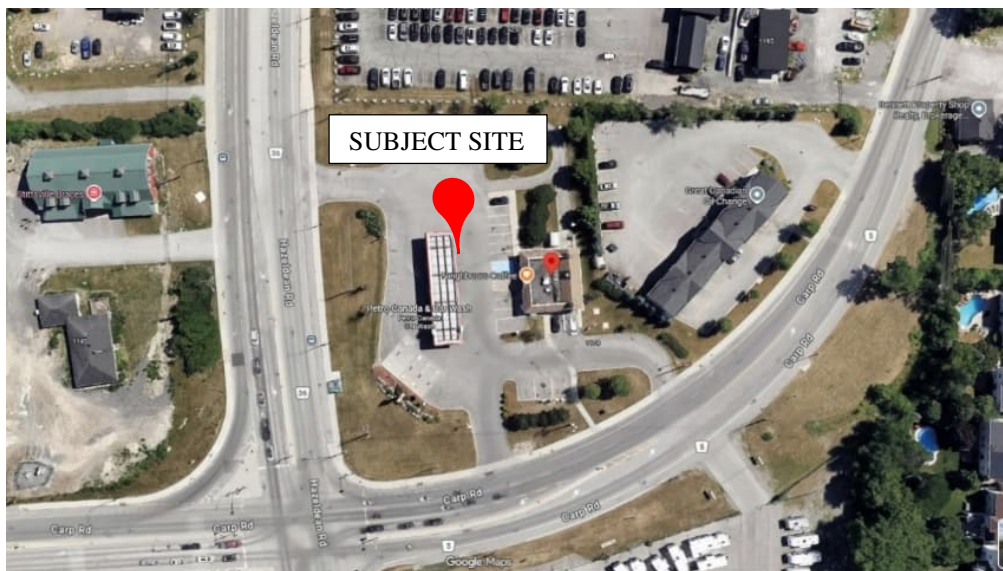


Figure 1 Study Area



Stormwater Management Report

I James Sam, conducted a site assessment and in my opinion, the proposed activity is an activity prescribed by section 2 of Environmental Protection Act - O. Reg. 245/11 -Registration under Part II.2 of the Act – General. The main activities proposed at this site as part of this redevelopment are fuel refilling, instore sales, drive through sales, and a carwash. Monitoring wells have been installed at various locations throughout the site to monitor any impact to the groundwater from the proposed activities at this site.

The site is located within the Mississippi valley source protection area and not within any drinking water intake protection zones or wellhead protection areas. Moreover, the site is situated in Ottawa, and not located in the Lake Simcoe watershed, Niagara escarpment planning area, the portion of the Oak ridges moraine area or the protected countryside in the greenbelt plan established under the Greenbelt Act 2025.

The precipitation patterns in this area are characterized by a humid continental climate with precipitation throughout the year, including snowy winters and wet summer months. Although annual precipitation is consistent, the highest rainfall typically occurs in late spring and summer, particularly in June while early spring conditions are influenced by snowmelt and increased runoff.

The overland flow route is in the northerly direction towards Hazeldean Road. As per the Geotechnical Report prepared by SLR Consulting Ltd dated Feb 20, 2026, the groundwater depth at the site varies between 5.0 - 7.7 meters below ground surface. The nature of the soil beneath the topsoil is mentioned in the report to be mostly sand.

2.2 Background

This study has been prepared on behalf of Petro Canada Products to address Stormwater Management (SWM) requirements for the proposed C-store and drive-thru restaurant re-development. The proposed construction consists of a single storey commercial building addition, drive-thru lanes and an underground storage tank.

This SWM Report provides details for stormwater quantity and quality control to ensure that the proposed re-development will not have any adverse effects on the existing drainage condition.

2.3 Objectives of Drainage and Stormwater Management Study

The objectives of the stormwater management study are to develop a strategy for the project that will:

- Identify potential stormwater runoff (quality) impacts to the receiving watercourses from the proposed development area.
- Address concerns from the review agencies including the City of Ottawa, Mississippi Valley Conservation Authority (MVCA) and the Ministry of Environment, Conservation and Parks (MECP) for the preparation of a Stormwater Management study for quantity, quality, and erosion and sediment control purposes.
- Provide an appropriate site drainage system for safe operational use.



Stormwater Management Report

The existing study area is currently a developed commercial site. The site is proposed to construct a building addition to the existing c-store and the associated drive-thru lanes. The existing gas bar and carwash will remain as-is. Proposed land use is expected to be maintained as commercial. Record drawings obtained from the City of Ottawa were reviewed to obtain information relative to drainage and stormwater management within the project area.

The Site Grading Plan 13776-02 and the Site Services plan 13776-3 prepared by Trow Associates Inc., revision dated Sep 14, 2005, and Oct 13, 2005, respectively, were combined with a current topographical survey and locates information prepared by Annis, O'Sullivan, Vollebekk Ltd., dated Dec 24, 2025, to provide an accurate design. Refer to Appendix A for details.

3 DESIGN

3.1 Design Criteria

General Stormwater Management guidelines and information was obtained from the City of Ottawa Design Criteria and Standard Drawings and the record Site Services Drawing prepared by Trow Associates Inc.

3.2 Site Drainage Conditions

3.2.1 Existing Drainage Conditions

The subject property is completely developed and occupies a total area of approximately 0.61 ha of which 0.21 ha is landscape. The general topography of the site has an overland flow route in the northerly direction towards Hazeldean Road. For minor storm events, the site is self contained the storm runoff which is conveyed and capture by catchbasins located throughout the site prior to discharging into the 525mm storm sewer system along Carp Road. The surface runoff coefficient for the study area under existing conditions is shown in Table 3-1 below.

Surface Composition		Impervious	Pervious	Combined
Existing Condition	(m ²)	3940.72	2118.58	6059.30
	(ha)	0.39	0.21	0.61
Runoff Coefficient		0.90	0.25	0.67

Table 3-1 Existing Runoff Coefficients



Stormwater Management Report

3.2.2 Future Drainage Conditions

The proposed development will consist of a single-story commercial building addition with associated drive-thru lanes and will maintain the existing car wash and gas bar. The coverage area will remain the same as 0.61 ha; however, the stormwater runoff is expected to increase from $C = 0.67$ to $C = 0.71$ as the overall imperviousness increases with the re-development due to increase of drive through lanes. Table 3-2 below shows the weighted surface runoff coefficient.

Surface Composition		Impervious	Pervious	Combined
Proposed Condition	(m ²)	4272.18	1787.12	6059.30
	(ha)	0.43	0.18	0.61
Runoff Coefficient		0.90	0.25	0.71

Table 3-2: Future Runoff Coefficients

The change in runoff coefficient is approximately 8.4%. Therefore, an increase in storage amount by the same increase in runoff shall be considered to account for the additional flow.

3.3 Proposed Stormwater Management Plan

3.3.1 Quantity Control

Based on review of the existing record drawings prepared by Trow Associates Inc., revision dated Oct 13, 2005, the stormwater management quantity control for the site is managed by an existing 122mm orifice at the storm outlet at EX. CBMH#5.

The existing orifice will generate a storm storage requirement of 64.86 m³ based on a 100-year maximum ponding elevation of 124.18m. The existing storage was met by a combination of surface ponding and underground conduits, refer to P-301 and Appendix for additional details.

However, considering the runoff coefficient has increased for the proposed redevelopment, to account for increase (8.4%) in impervious, it is proposed to increase the storage by 8.4% from 64.86 m³ to 70.32m³. The storage requirements will be achieved by a combination of above-ground ponding, underground conduits and stormwater infrastructure as shown in Table 3-3 below.



Stormwater Management Report

Structure	Diameter	Area	TOP	Max Water Level	Invert	Volume
	(mm)	(m ²)	(m)	(m)	(m)	(m ³)
EX. CBMH 5	1200	1.13	124.98	124.18	122.01	2.45
EX. CBMH 4	1200	1.13	124.68	124.18	122.10	2.35
EX. CBMH 3	1200	1.13	124.70	124.18	122.25	2.18
EX. CBMH 1	1200	1.13	124.08	124.08	122.36	1.95
EX. CB 1	600x600	0.36	124.01	124.01	122.58	0.51
NEW STM MH 1	1200	1.13	125.15	124.18	122.37	2.05
NEW CB 2	600x600	0.36	124.60	124.18	122.46	0.62
EX. DICB 2	600x600	0.36	124.70	124.18	122.94	0.45
EX. CB 2	600x600	0.36	125.25	124.18	123.63	0.20
NEW CB 1	600x600	0.36	124.61	124.18	122.57	0.58
NEW CB 3	600x600	0.36	123.88	123.88	122.48	0.50
					Sum	15.37

U/G Conduit		Diameter	Area	Length	Volume
From	To	(mm)	(m ²)	(m)	(m ³)
EX. CB 2	EX. CBMH 5	250	0.0491	16.50	0.81
C-Store	EX. CBMH 5	150	0.0177	16.00	0.28
Carwash	EX. CBMH 5	100	0.0079	5.50	0.04
EX. DICB 2	EX. CBMH 2	450	0.1590	16.50	2.62
NEW CB 2	EX. CBMH 2	250	0.0491	7.50	0.37
EX. CBMH 2	EX. CBMH 3	450	0.1590	20.00	3.18
EX. CB 1	EX. CBMH 3	250	0.0491	17.00	0.83
EX. CBMH 1	EX. CBMH 3	300	0.0707	26.50	1.87
EX. CBMH 3	EX. CBMH 4	600	0.2827	34.00	9.61
Gasbar	EX. CBMH 4	100	0.0079	9.00	0.07
Gasbar	EX. CBMH 4	100	0.0079	9.00	0.07
EX. CBMH 4	EX. CBMH 5	450	0.1590	15.50	2.47
NEW CB 1	EX. CBMH 2	250	0.0491	17.00	0.83
NEW CB 3	EX. CBMH 1	200	0.0314	18.00	0.57
				Sum	23.64
Ponding Location	Pond Top Area	Pond Bottom Area	100-yr Elev	Depth	Volume
	(m ²)	(m ²)	(m)	(m)	(m ³)
EX. CB 1	94.22	0.00	124.18	0.17	5.34
EX. CBMH 1	79.26	0.00	124.18	0.10	2.64
NEW CB 3	130.04	93.07	124.18	0.30	31.62
				Sum	39.60

Table 3-3 Storage volumes provided by stormwater infrastructure and underground conduits.

Proposed Storage Volume For 100-Year Event (m ³)	
Catch Basins & Manholes	15.37
Underground Conduits	23.64
Surface Ponding	39.60
Total Provided	78.61

Table 3-4 Total storage volumes



Stormwater Management Report

Table 3-4 provides a summary of the storage volume proposed for the subject site for a total storage of 78.61m³ which is more than the 70.32m³ estimated; hence maintaining the surface runoff storage requirements for the 100-year storm.

3.3.2 Quality Control

Quality control is serviced by an existing Oil water separator located at the storm outlet for the subject site just downstream of the control manhole identified as EX. CBMH 5. The existing OWS will be maintained to continue to provide water quality treatment. Refer to Appendix C for details.

Monitoring of discharge from the OWS is required in accordance with the ECA and documentation of the monitoring to be kept on file for a period of 5 years.

4 OPERATIONS AND MAINTENANCE

A sediment collection device (stormwater pretreatment device) and other methods are utilized to treat discharge that is leaving the site. Examples of pretreatment devices include, but are not limited to, an appropriately sized catch basin with sump, pretreatment catchment device and an OWS. Installation, operation, and maintenance of these devices shall be in accordance with manufacturer's recommendations. With this in place, most of the suspended solids captured on the site will be settle into the OWS. The pretreatment structures shall be inspected for any debris that will restrict inlet flow rates. Outfall structures such as orifice tube must also be inspected for any obstructions that would restrict outlet flow rates. OSHA Guidelines must be followed when inspecting or cleaning any structure. This manual should be used in conjunction with but does not supersede local regulations or regulatory authorities.

5 EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

The erosion potential of the study area was assessed using methods described in the "MTO Drainage Management Manual" of temporary erosion and sediment control measures suitable for construction sites close to highways.

During Site construction, various temporary measures will be implemented to prevent the discharge of sediment laden Stormwater from the Site. These measures include silt fencing, catchbasin buffers and mud-mats, etc., as shown on Appendix D – Erosion and Sediment Control Plan P-302.

In addition to the above, the following "good housekeeping" measures are recommended:

- All exposed soil shall be stabilized as soon as possible with a seed and mulch application as directed by the Engineer.
- No construction activity or machinery shall intrude beyond the silt/snow fence or limit of construction area. All construction vehicles shall leave the site at designated locations as shown on the plans.
- Stockpiles of soil shall be set back from any watercourse and stabilized against erosion as soon as possible. A set back of at least 15m from any top-of-bank, watercourse or pond is required.
- Cleaning and repairs of mud-mats and any other temporary sediment control measures shall be completed as deemed necessary through regular inspection.



Stormwater Management Report

- Sediment/slit shall be removed from the sediment control devices after storm events and deposited in areas as approved by the engineer.
- All re-graded areas within the development which are not occupied by buildings, roadways, sidewalks, or driveways shall be top-soiled and sodded/seeded immediately after completion of final grading operations as directed by the engineer.

6 SUMMARY AND CONCLUSIONS

In summary, all required conditions for City of Ottawa and other authorities have been satisfied as follows:

- There is no increase in Stormwater flow from the Site.
- The existing OWS will be maintained to continue to provide water quality treatment.
- The Sediment and Erosion Control Plan demonstrates how erosion and sedimentation will be minimized during construction.

This SWM Report satisfies all requirements for stormwater quantity, quality, and erosion & sedimentation control.

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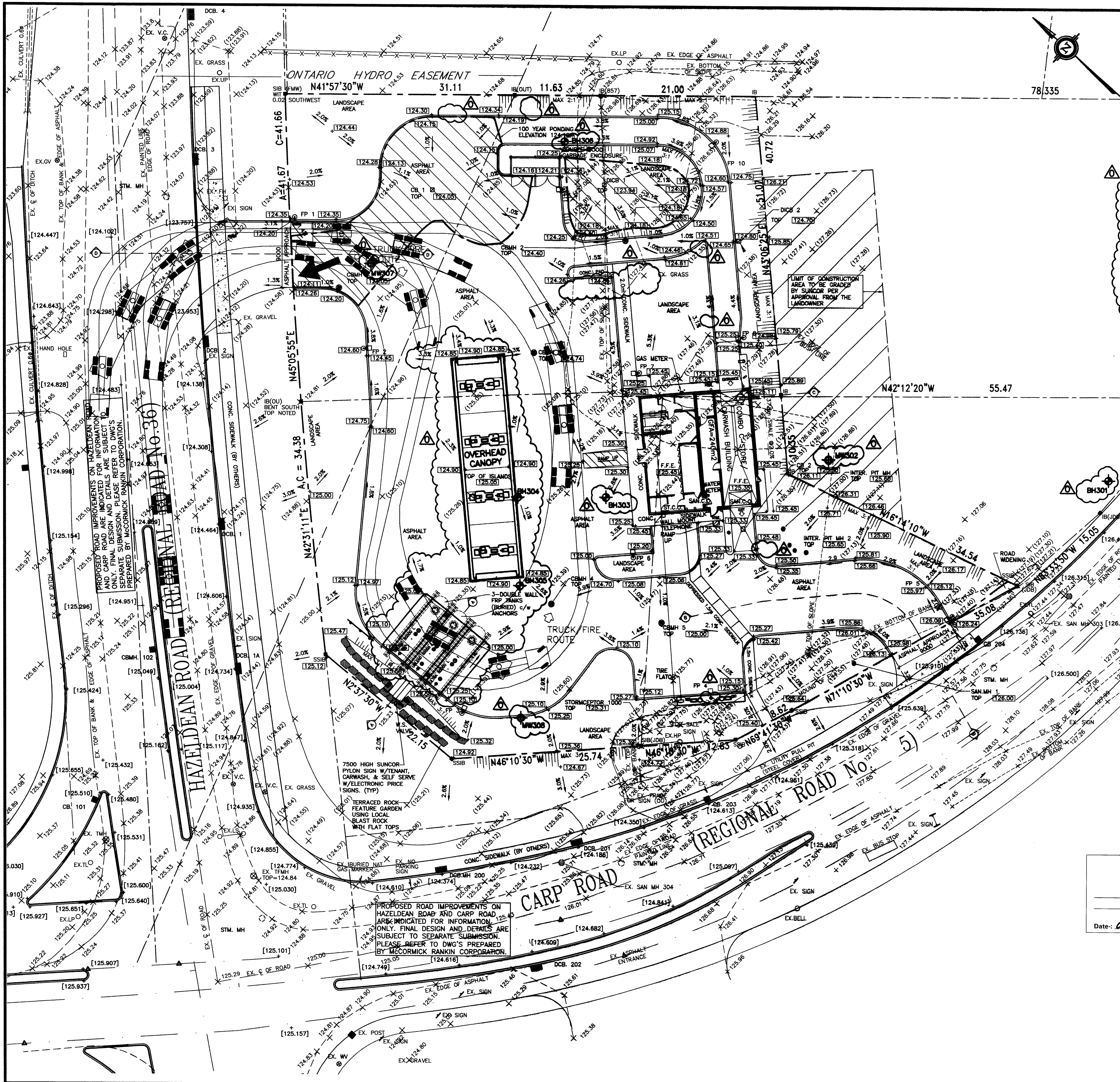
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PETRO CANADA PRODUCTS
6250 HAZELDEAN ROAD
STITTSTVILLE, ON

Stormwater Management Report

Appendix A EXISTING SITE GRADING PLAN



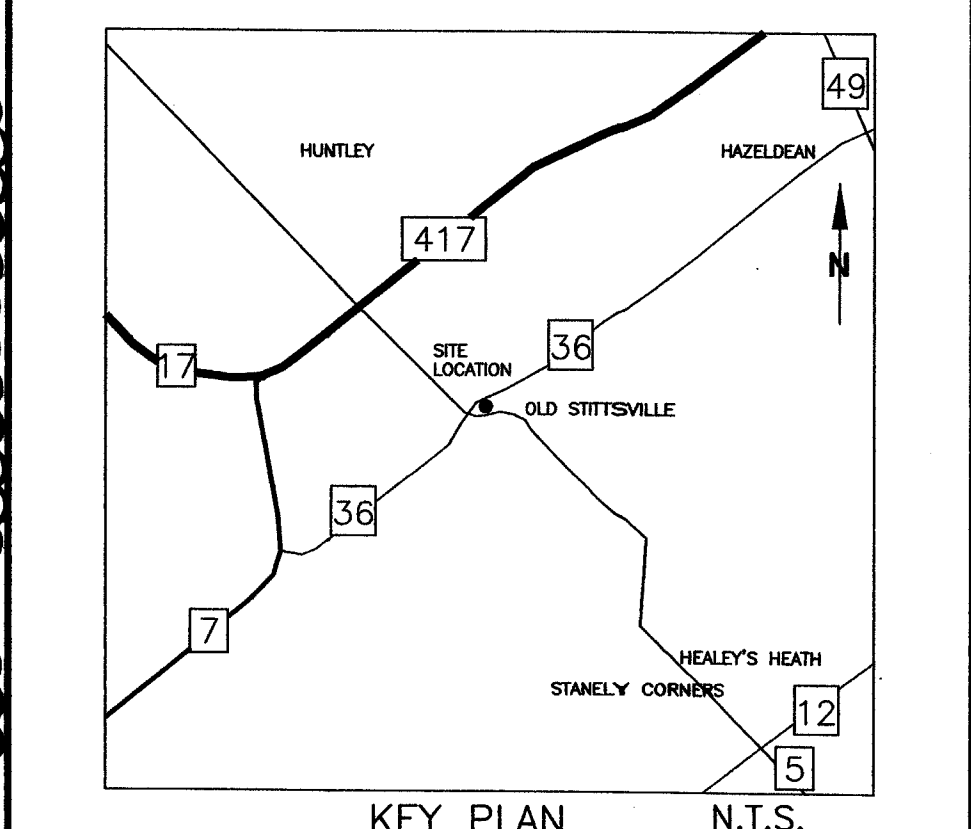
SITE GRADING NOTES:

- ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS INCLUDING THE CITY OF OTTAWA PRIVATE APPROACH BY-LAW REQUIREMENT.
- ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
- PROPOSED ELEVATIONS ALONG SITE PROPERTY LINES MUST MATCH EXISTING ELEVATIONS, UNLESS OTHERWISE SPECIFIED AND/OR AGREED UPON.
- A SILT FENCE MUST BE PLACED AROUND THE PERIMETER OF THE SITE.
- THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD MUST BE PAVED AS PER CITY OF OTTAWA STANDARDS.
- A UTILITY CLEARANCE RADIUS OF 1.2m BETWEEN THE PROPOSED DRIVEWAY ENTRANCE EDGE OF PAVEMENT AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.
- ALL PARKING AREAS AND DRIVEWAYS ARE TO BE HARD SURFACED WITH ASPHALT AND POURED-IN-PLACE CONCRETE CURBS TO SURROUND ALL PAVED AREAS.
- CONTRACTOR SHALL SATISFY HIMSELF OF ALL GEOTECHNICAL INFORMATION, INCLUDING BOREHOLE LOGS, IN-SITU CONDITIONS, AND GEOTECHNICAL RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL REPORT PREPARED BY TORONTO INSPECTION LTD.
- DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED WITH HEAVY DUTY ASPHALT FROM THE BACK OF THE MUNICIPAL CURB OR EDGE OF PAVEMENT TO THE PROPERTY LINE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - (A) 40mm COMPACTED DEPTH OF H13 ASPHALT - TOP COURSE
 - (B) 50mm COMPACTED DEPTH OF H18 ASPHALT - BINDER COURSE
 - (C) 150mm COMPACTED DEPTH OF 20mm CRUSHER RUN LIMESTONE GRANULAR BASE
 - (D) 300mm COMPACTED DEPTH OF 50mm CRUSHER RUN LIMESTONE - GRANULAR SUB-BASE
- THE SURFACE OF ALL LOADING SPACES AND RELATED DRIVEWAYS, PARKING SPACES, AND MANOEUVRING AREAS WITHIN THE SITE SHALL BE PAVED WITH A HARD SURFACE. THE RECOMMENDED MINIMUM DEPTH REQUIREMENTS ARE AS FOLLOWS:
 - (A) 30mm COMPACTED DEPTH OF H13 ASPHALT - TOP COURSE
 - (B) 30mm COMPACTED DEPTH OF H18 ASPHALT - BINDER COURSE
 - (C) 150mm COMPACTED DEPTH OF 20mm CRUSHER RUN LIMESTONE GRANULAR BASE
 - (D) 150mm COMPACTED DEPTH OF 50mm CRUSHER RUN LIMESTONE - GRANULAR SUB-BASE
- ALL DISTURBED R.O.W. AREAS TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.
- CONCRETE CURB IS CONTINUOUS BETWEEN LANDSCAPE AREAS AND ASPHALT PAVING, UNLESS NOTED OTHERWISE.
- WHERE OPSD STANDARDS ARE USED THE CONTRACTOR MUST VERIFY THE CITY'S MOST CURRENT CRITERIA FOR POSSIBLE MODIFICATIONS OR REVISIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY THE RESPECTIVE UTILITY AND VERIFIED PRIOR TO CONSTRUCTION.
- SILTATION AND EROSION DURING CONSTRUCTION MUST BE CONTROLLED AS PER CITY STANDARDS, AND MAINTAINED IN GOOD CONDITION THROUGHOUT CONSTRUCTION PERIOD, UNLESS NOTED OTHERWISE.
- ALL LANDSCAPE AREAS TO SLOPE A MINIMUM OF 2%.
- GRASS AREAS SHALL BE PROVIDED WITH 100mm OF TOPSOIL AND SODDED AS PER OPSD 218.01 UNLESS NOTED OTHERWISE.
- PROVIDE SEDIMENT TRAPS AROUND PERIMETER OF ALL INLETS TO STORM SEWER UNTIL COMPLETION OF PAVING. SEDIMENT TRAPS TO CONSIST OF APPROVED GRANULAR MATERIAL, A MINIMUM OF 1.0m SURROUNDING INLET AND MINIMUM 0.3m THICKNESS.
- UTILITIES TO BE RELOCATED ARE AT OWNER'S EXPENSE.
- ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH LATEST STANDARDS AND CODES.
- ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- ALL CATCHBASIN MANHOLES & MANHOLES W/ INLET CONTROL DEVICES MUST HAVE A MINIMUM 0.3m SLUMP AND TOP AS PER MUNICIPAL STANDARDS.
- FOR GENERAL NOTES REFER TO SITE PLAN, DWG #01.

STORM DRAINAGE:

- (A) ALL STORM WATER SHALL BE DIRECTED IN SUCH A MANNER THAT WATER WILL NOT ACCUMULATE AT OR NEAR A BUILDING INCLUDING FOUNDATION WALLS, WINDOWS, ENTRANCES AND WALKWAYS.
 - (B) WHERE THE EXISTING GRADE IS ALTERED DUE TO GRADING, EXCAVATION, FILLING OR ANY OTHER RELATED WORK ALL SUCH WORK SHALL BE UNDERTAKEN AND COMPLETED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE TO ENSURE STABLE CONDITIONS AND SO AS NOT TO ADVERSELY AFFECT OR DAMAGE PUBLIC OR PRIVATE PROPERTY.
 - (C) STORM DRAINAGE SYSTEM TO CONFORM TO THE STORM WATER MANAGEMENT REPORT PREPARED BY TROW ASSOCIATES INC.
- THE CONTRACTOR MUST PERFORM ALL NECESSARY WORKS TO ENSURE THAT NO SURFACE DRAINAGE PROBLEMS ARE CREATED OR ADJACENT TO PRIVATE OR PUBLIC LANDS BY REASON OF HIS DEVELOPMENT.

NO.	REVISIONS	DATE	BY	APP.
0	DWG UPDATED TO REFLECT SITE PLAN REV. "O". GRADING & LEGEND REVISED. BOREHOLES, MONITORING WELLS, SITE GRADING NOTES No. 8, 9 & 10 ADDED. NOTES RENUMBERED. ISSUED FOR CONSTRUCTION.	SEP 14 2005	A.B.	
G	DWG UPDATED TO REFLECT SITE PLAN REV. "J".	JULY 06 2005	A.B.	
F	DWG UPDATED TO REFLECT SITE PLAN REV. "I". PONDING ELEVATION, PONDING AREA, GRADING & LEGEND REVISED.	JUN 23 2005	A.B.	
E	DWG UPDATED TO REFLECT SITE PLAN REV. "F". PONDING ELEVATION, PONDING AREA, GRADING & LEGEND REVISED. CURB TURNOUT OUTLET DETAIL & SECTIONS DELETED.	OCT 25 2004	A.B.	
D	DWG UPDATED TO REFLECT SITE PLAN REV. "E". PONDING ELEVATION, PONDING AREA, GRADING & LEGEND REVISED. CURB TURNOUT OUTLET DETAIL ADDED.	SEP 28 2004	A.B.	



LEGEND:

IB	EX. IRON BAR	ST	EX. STORM SEWER
LS	EX. STANDARD L.B.	W	EX. SANITARY SEWER
LP	EX. LIGHT POLE	W	EX. WATER MAINS
HP	EX. HYDRO POLE	G	EX. GAS MAINS
UP	EX. UTILITY POLE	OH	EX. OVERHEAD HYDRO
TL	EX. TRAFFIC LIGHT	OH	EX. BELL SERVICES
BP	EX. BELL PEDESTAL	OH	EX. U/G HYDRO
TP	EX. TRAFFIC PEDESTAL	ST	EX. STORM SEWER
WV	EX. WATER VALVE	S	EX. SANITARY SEWER
WC	EX. WATER VALVE CHAMBER	W	EX. WATER SERVICE
FL	EX. FIRE HYDRANT	G	EX. GAS SERVICE
C.O.	CLEAN OUT	H	EX. HYDRO SERVICE
RW	DOWNSPOUT	B	EX. BELL SERVICE
FP	FLOODPOLE	OH	EX. CONC. CURB
ST	EX. STORM M.H.	OH	EX. CONC. CURB
SM	EX. SANITARY M.H.	OH	EX. CONC. CURB
CB	EX. CATCH BASIN	X (92.73)	EX. ELEVATION
SB	EX. CATCH BASIN	X 92.53	EX. ELEVATION
CB	EX. CATCH BASIN	X 93.45	EX. ELEVATION
CB	EX. CATCH BASIN	X 92.53	EX. ELEVATION
CB	EX. CATCH BASIN	X 92.53	EX. ELEVATION

SCALE 1:250 METRES

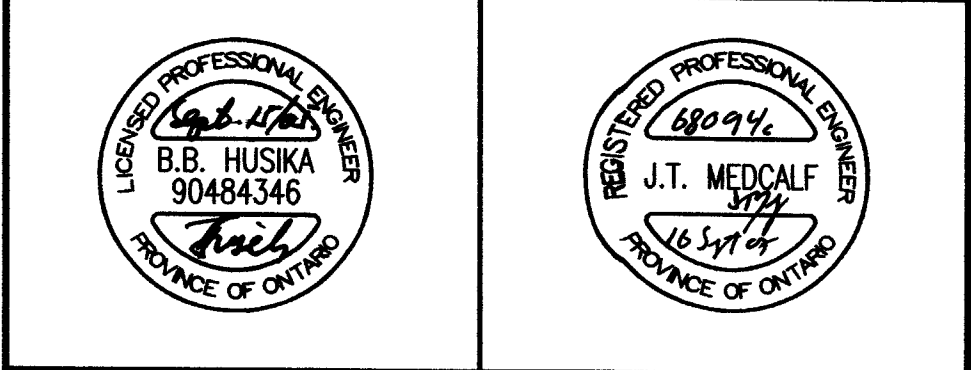
METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

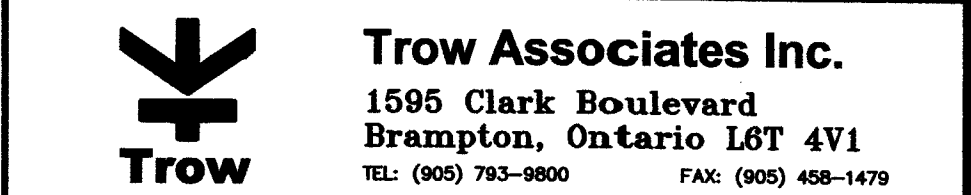
SITE BENCHMARKS

ELEVATION NOTE: ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO WEBSTER & SIMMONS SURVEYING LTD. BENCHMARK, FIRE HYDRANT ON LOT 32 REGISTERED PLAN 4M-1192, BOLT ON FLANGE HAVING AN ELEVATION OF 124.37m.

SERVICE NOTE: SERVICE LOCATIONS SHOWN HEREON ARE APPROXIMATE. SIZES ARE TAKEN FROM AS-BUILT DRAWINGS PREPARED BY THE CITY OF OTTAWA WORKS DEPT.



OWNER/CLIENT:



LOCATION: 6250 HAZELDEAN ROAD & CARP ROAD OTTAWA (STITTVILLE), ONTARIO

TITLE: SITE GRADING PLAN

DESIGNED: B.H./A.B.	DRAWN: A.B.	S/S NO:	I.D. NO:
CHECKED: J.M./B.H.	DATE: SEP 2003		65044
SCALE: 1:250	PROJECT NO:	DWG. NO.	
CAD FILE: 68094Asite0	0068094a		02



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STITTSVILLE, ON

Stormwater Management Report

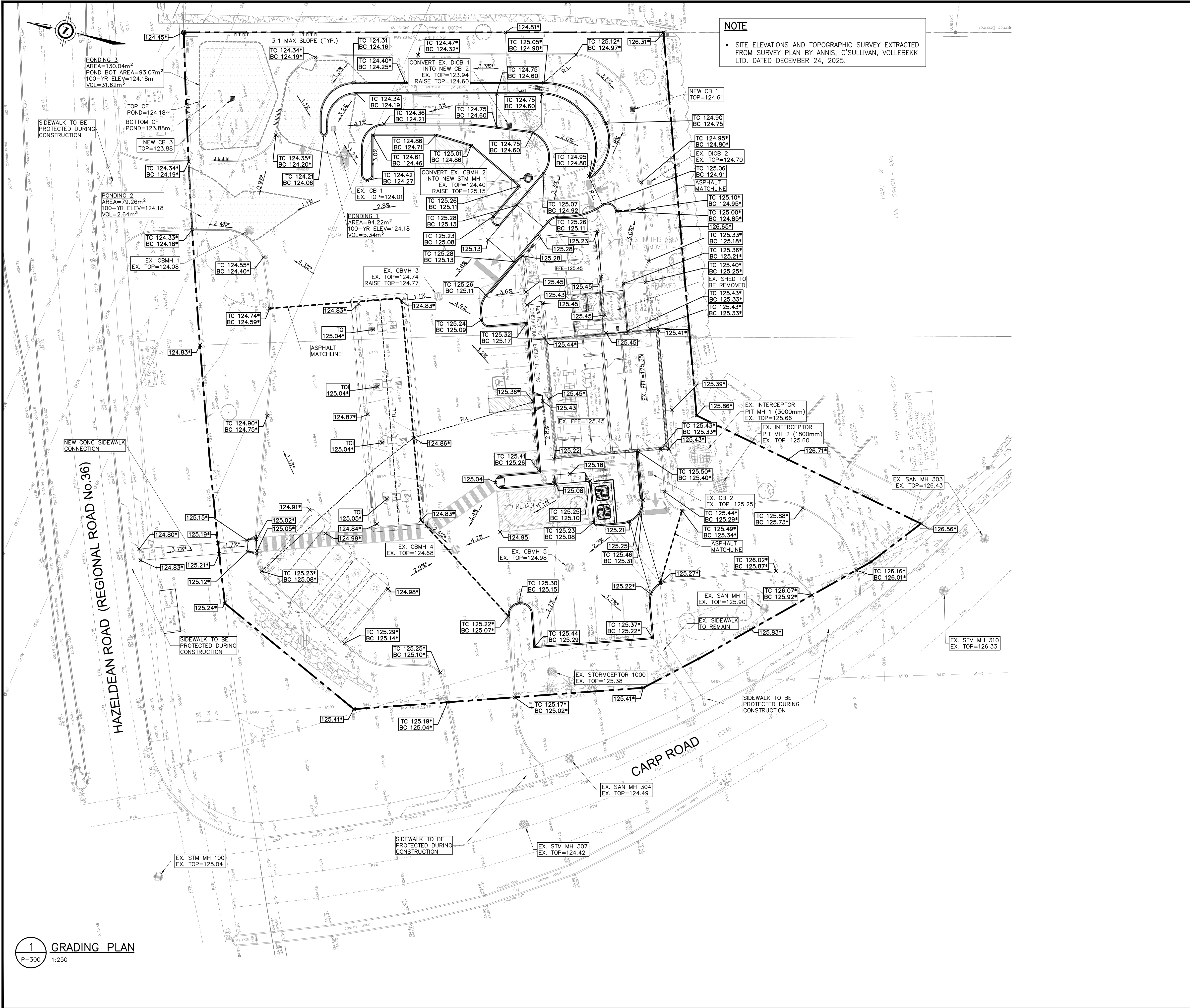
Appendix B EXISTING SITE SERVICING PLAN



PETRO CANADA PRODUCTS
6250 HAZELDEAN ROAD
STITTSVILLE, ON

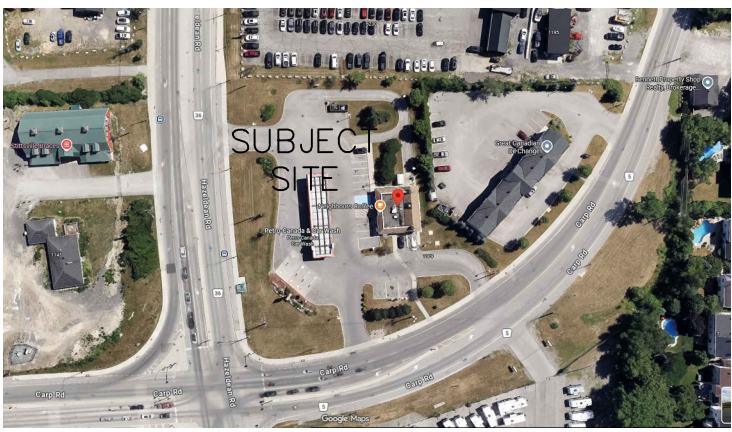
Stormwater Management Report

Appendix C PROPOSED SITE GRADING PLAN



NOTE

- SITE ELEVATIONS AND TOPOGRAPHIC SURVEY EXTRACTED FROM SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED DECEMBER 24, 2025.



KEY PLAN
NTS

GENERAL NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
8. EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.

**TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 23
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Underground Utility Services Marked on Surface (Point) By a Third Party Located & Illustrated As Shown on This Plan

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, UTM Zone 18 (75° West Longitude) NAD-83 (CSRS) (2010).

For bearing comparisons, a rotation of 0°46'00" clockwise was applied to bearings on plan P1, P2 & P3.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from Benchmark No. 0011968U118 having an elevation of 126.180 metres.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

LEGEND

- EXISTING ELEVATION
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN MANHOLE
- PROPOSED SLOPE
- EXISTING SLOPE
- PROPOSED ELEVATION
- EXISTING ELEVATION TO MATCH PROP. ELE. (CURB TOP)
- PROP. ELE. (CURB BOTTOM)
- NEW MANHOLE
- NEW CATCHBASIN
- PROPERTY LINE
- ASPHALT MATCHLINE
- RIDGE LINE
- OVERLAND FLOW
- SURFACE PONDING AREA

REVISION TABLE

REV.	DESCRIPTION	DRAWN	APP'D.	DATE
1	REVISED AS PER COMMENTS	BL	JS	10 MAR '26

ISSUE TABLE

TO	FOR	DATE
SUNCOR	ISSUED FOR REVIEW	05 MAR '26
SUNCOR	ISSUED FOR REVIEW	10 MAR '26
SUNCOR	ISSUED FOR SPA	17 APR '26

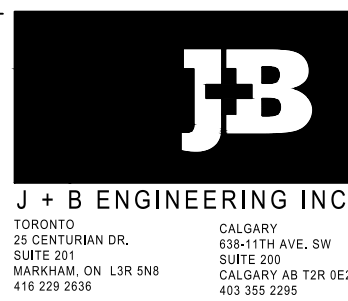
METRIC

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.

SEAL



CONSULTANT



DRAWING TITLE:

SITE GRADING PLAN

PROJECT:

**6250 HAZLEDEAN ROAD
& CARP ROAD
STITTSTVILLE, ON**

DRAWN BY:	BL	CAD INFO:	SHEET SIZE D (559 x 864)
DRAWING SCALE:	1:250		PETRO-CANADA
DATE DRAWN:	05 MAR '26		CONSULTANT 250358-P-300
CHECKED BY:	JS		PLOT SCALE 1:1
APPROVED BY:	JS		PLOT DATE
			PLOT CONFIGURATION

STD No./OUTLET No.

65044

SHEET No.

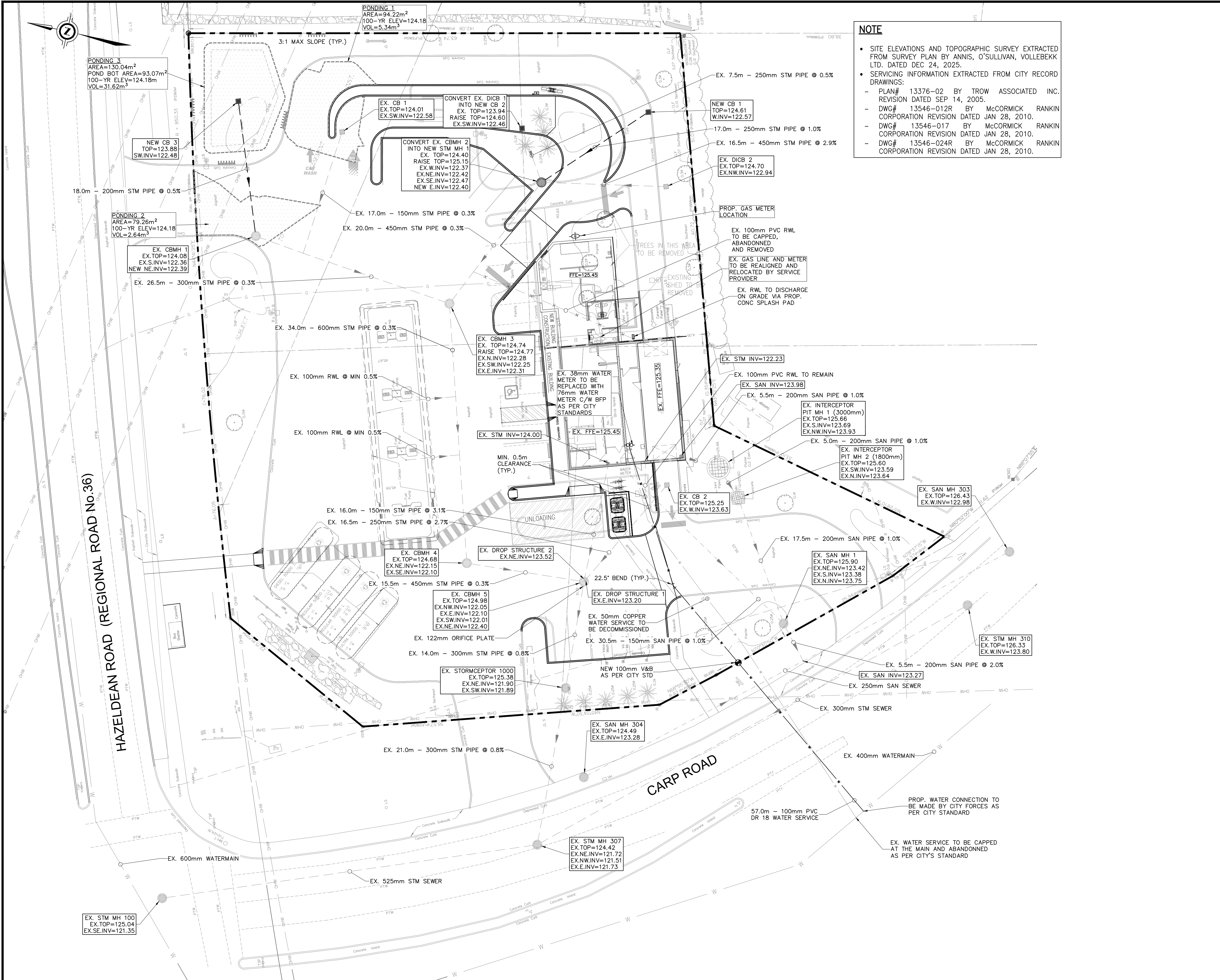
P300



PETRO CANADA PRODUCTS
6250 HAZELDEAN ROAD
STITTSVILLE, ON

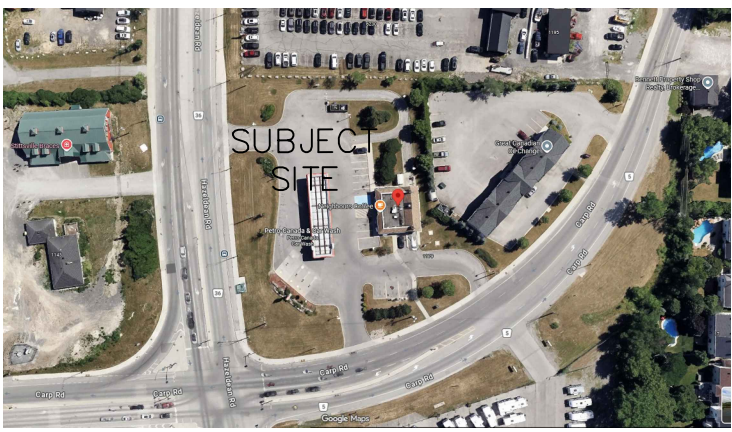
Stormwater Management Report

Appendix D PROPOSED SITE SERVICING PLAN



NOTE

- SITE ELEVATIONS AND TOPOGRAPHIC SURVEY EXTRACTED FROM SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED DEC 24, 2025.
- SERVICING INFORMATION EXTRACTED FROM CITY RECORD DRAWINGS:
 - PLAN# 13376-02 BY TROW ASSOCIATED INC. REVISION DATED SEP 14, 2005.
 - DWG# 13546-012R BY McCORMICK RANKIN CORPORATION REVISION DATED JAN 28, 2010.
 - DWG# 13546-017 BY McCORMICK RANKIN CORPORATION REVISION DATED JAN 28, 2010.
 - DWG# 13546-024R BY McCORMICK RANKIN CORPORATION REVISION DATED JAN 28, 2010.



KEY PLAN
NTS

GENERAL NOTES

- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
- USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
- DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
- ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
- EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 23
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Underground Utility Services Marked on Surface (Paint) By a Third Party Located & Illustrated As Shown on This Plan

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, UTM Zone 18 (75° West Longitude) NAD-83 (CSRS) (2010).

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ELEVATION NOTES

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- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

LEGEND

- EXISTING CATCHBASIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN MANHOLE
- NEW MANHOLE
- NEW CATCHBASIN
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- PROPOSED STORM LINE
- PROPERTY LINE
- OVERLAND FLOW
- SURFACE PONDING AREA

REVISION TABLE

REV.	DESCRIPTION	DRAWN	APP'D.	DATE
1	REVISED AS PER COMMENTS	BL	JS	10 MAR '26

ISSUE TABLE

TO	FOR	DATE
SUNCOR	ISSUED FOR REVIEW	05 MAR '26
SUNCOR	ISSUED FOR REVIEW	10 MAR '26
SUNCOR	ISSUED FOR SPA	17 APR '26

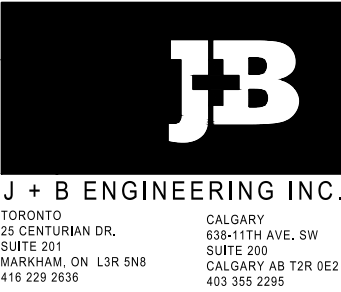
METRIC

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.

SEAL



CONSULTANT



DRAWING TITLE:

SITE SERVICING PLAN

PROJECT:

6250 HAZELDEAN ROAD
& CARP ROAD
STITTVILLE, ON

DRAWN BY:	BL	CAD INFO:	SHEET SIZE D (559 x 864)
DRAWING SCALE:	1:250		PETRO-CANADA
DATE DRAWN:	05 MAR '26		CONSULTANT 250358-P-301
CHECKED BY:	JS		PLOT SCALE 1:1
APPROVED BY:	JS		PLOT CONFIGURATION

STD No./OUTLET No.	65044	SHEET No.	P301
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PETRO CANADA PRODUCTS
6250 HAZELDEAN ROAD
STITTSVILLE, ON

Stormwater Management Report

Appendix E PROPOSED EROSION AND SEDIMENT CONTROL PLAN



 EXISTING CATCHBASIN
 EXISTING MANHOLE
 EXISTING CATCHBASIN MANHOLE
 NEW MANHOLE
 NEW CATCHBASIN
 INLET PROTECTION
 SILT FENCE
 PROPERTY LINE
 OVERLAND FLOW
 MUD MAT

STD No./OUTLET No.	SHEET No.
65044	P302