

PROPERTY DESCRIPTION
 SURVEYOR'S REAL PROPERTY
 PART 1
 PART OF LOT 30
 CONCESSION 1 (RIDEAU FRONT)
 GEOGRAPHIC TOWNSHIP OF NEPEAN
 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

NOTE:
 CIVIL TOP OF SLAB ELEVATION 87.27M, SEE SHEET C-103
 EQUAL TO ARCHITECTURAL LEVEL "1/0 SLAB" 100' - 0", SEE ELEVATIONS (A-300 & A-301) AND SECTIONS (A-600 & A-601).

1 SITE PLAN - ANNOTATIONS
 A-100 1" = 20'-0"

IMPORTANT

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#	DATE	DESCRIPTION	PAR BY
1	2024-10-02	PRELIMINARY PLANS	B.L.
2	2024-10-11	50% COORDINATION	B.L.
3	2024-10-17	75% COORDINATION	B.L.
4	2024-11-01	ISSUED FOR PERMIT	B.L.
5	2024-12-11	REISSUED FOR PERMIT - CITY REQUEST	M.R.
6	2025-07-18	SITE PLAN MODIFICATION	B.L.
7	2025-12-11	SITE PLAN MODIFICATION	M.R.
8	2026-02-20	REVISION OF THE SIDEWALK	S.S.
9	2026-03-09	GENERAL REVISION	S.S.

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Harnois Energies

85, Route 158 - Saint-Thomas - QC - J0K 3L0
 Tél. 450.789.7379 - Fax. 450.789.7001
 www.harnoisenergies.com

ÉQUIPE DE PROJET / PROJECT TEAM:
 ARCHITECTURE & DESIGN:
mro architecture + design
 443 Saint-Claude, Montréal
 Québec H2T 1S8

STRUCTURE, MÉCANIQUE & ÉLECTRICITÉ:
equati+n
 4593, rue Louis-B-Alayer
 Lével (Québec) H7P 6G5

DOSSIER No. / FILE No.:
 GENIE CIVIL:
PARSONS
 100-1223 Michael St North
 Ottawa, Ontario K1J 7T2

DOSSIER No. / FILE No.:
 (SEAU) SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
Manon Renaud
 MANON RENAUD
 LICENCE 6246

CHARGE DE PROJET / MRA: MRA PROJECT MANAGER: C.C. MÉNARD
 SIGNÉ PAR / APPROVED: M. RENAUD

CLIENT: HARNOIS ÉNERGIES INC.
 PROJET / PROJECT: BASE BUILDING PROXI / HARNOIS ÉNERGIES
 1660 Merivale Road Nepean, Ontario

DEPARTEMENT / DEPARTMENT: ARCHITECTURE
 TITRE DU DESSIN / DRAWING TITLE: SITE PLAN - ANNOTATIONS AND ZONING COMPLIANCE TABLE

ÉCHELLE / SCALE: As Shown
 DATE: 9 MARS 2026
 No. SITE / SITE No.: C-757
 PROJECT No.: ARC 2304-1010
 DESSINÉ PAR / DRAWN BY: S.S.
 A-100 1
 FEUILLE / SHEET: OF

ZONING PARAMETERS

NAME OF PROJECT: BASE BUILDING - PROXI GAS STATION - NEPEAN
 PROJECT LOCATION: 1660 MERIVALE ROAD, NEPEAN, ONTARIO
 LOT NUMBER: # 04657-0123 LT

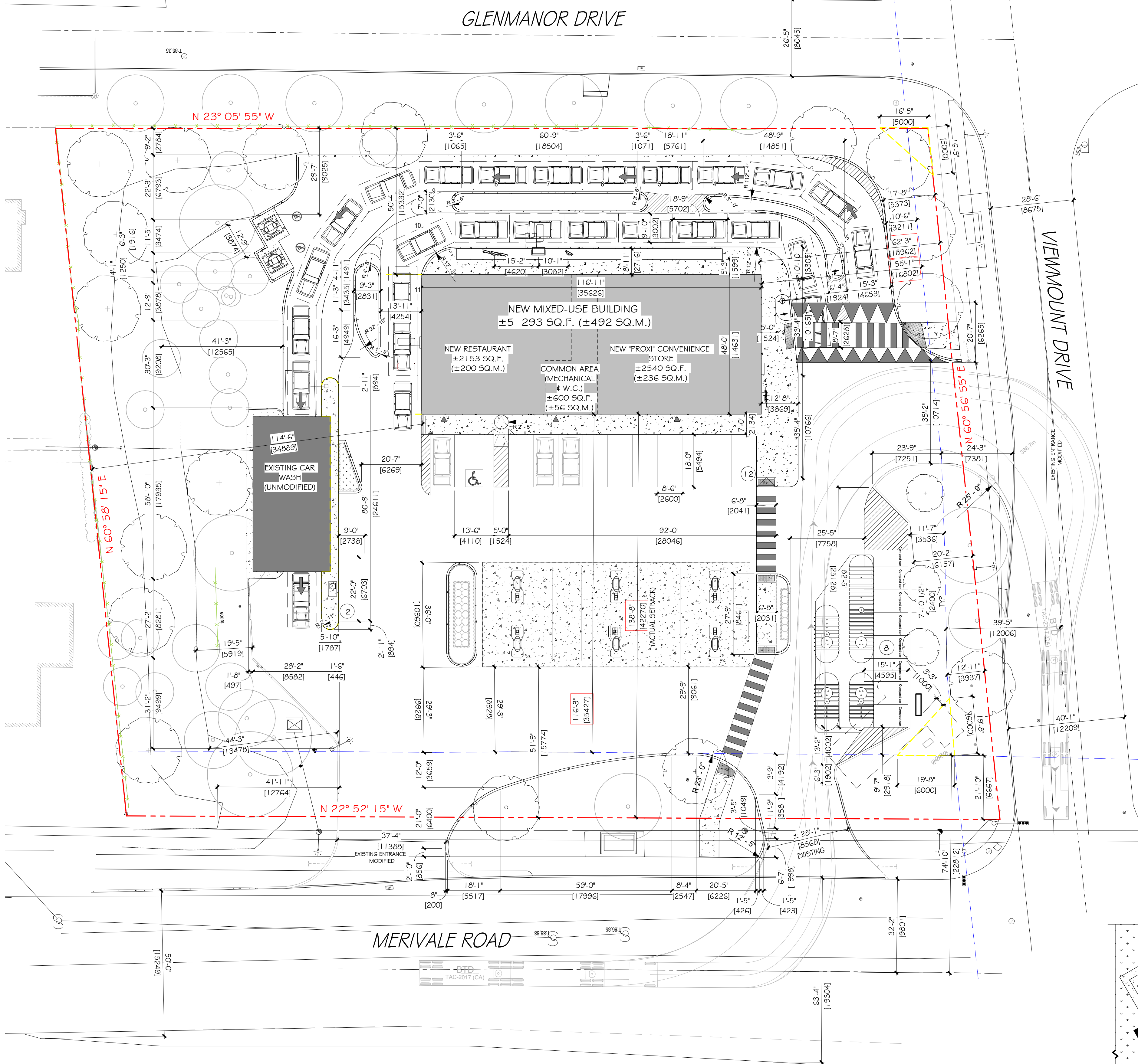
CITY OF OTTAWA
 ZONING BY LAW 2008-250
 ZONE M5-2

ZONING PROVISION	REQUIRED REGULATION	PROPOSED DEVELOPMENT
		OCCUPANCY: MERCANTILE (GROUP E)
		BUILDING: DETACHED
SETBACKS:	FRONT (MERIVALE RD.) = 3 M (MAX.) CORNER SIDE YARD (VIEWMOUNT DR.) = 0 M (MIN.) INTERIOR SIDE YARD = 7.5 M (MIN.) REAR (GLENMANOR) = 3 M (MIN.)	FRONT (MERIVALE RD.) = 42.2 M CORNER SIDE YARD (VIEWMOUNT DR.) = 16.7 M INTERIOR SIDE YARD = 35.1 M REAR (GLENMANOR DR.) = 15.3 M
BUILDING HEIGHT:	HEIGHT: 30 M MAXIMUM	HEIGHT: 7.5 M
LOT AREA: Section 1.85.2 (a) MINIMUM LOT AREA	NO MINIMUM	(FROM SURVEY PLAN 2024-03-21) 71 077.3 SQ.FT., 6 603.3 SQ.M.
LOT WIDTH: Section 1.85.2 (b) MINIMUM WIDTH	NO MINIMUM	91.5 M
MINIMUM GROUND FLOOR FACADE:	50% MINIMUM AREA CONSISTING OF TRANSPARENT GLAZING AND ACTIVE CUSTOMER ENTRANCE ACCESS DOORS	(MERIVALE ROAD): 50% (VIEWMOUNT DRIVE): 0% (GLENMANOR DRIVE): 0%
VEHICLE PARKING (Section 1.0.1): - CONVENIENCE STORE - RESTAURANT - CAR WASH / GAS BAR	- CONVENIENCE STORE: 3.4 SPACES / 100 SQ.M. 3.4 STALLS / 236 SQ.M. = 8 REQUIRED - RESTAURANT: 10 SPACES / 100 SQ.M. 10 STALLS / 200 SQ.M. = 20 (x 0.2 (DRIVE-THRU REDUCTION) = 16 REQUIRED) - CAR WASH / GAS BAR: NONE REQUIRED - TOTAL 22 SPACES (SHARED PARKING PROVISIONS)	- COMBINED CONVENIENCE STORE AND RESTAURANT PARKING (493 SQ.M.) 22 STALLS 21 STANDARD STALLS 01 BARRIER FREE STALLS - CAR WASH/GAS BAR (209 SQ.M.): NONE
BICYCLE PARKING (Section 1.1.1): - CONVENIENCE STORE - RESTAURANT - CAR WASH / GAS BAR	- CONVENIENCE STORE: 1 SPACE / 250 SQ.M. 236 SQ.M. = 1 SPACE REQUIRED - RESTAURANT: 1 SPACE / 250 SQ.M. 200 SQ.M. = 1 SPACE REQUIRED - CAR WASH / GAS BAR: 1 SPACE / 1500 SQ.M. NONE REQUIRED	2 SPACES
MINIMUM SIZE OF SPACES:	PARKING DIMENSIONS: STANDARD SPACE (90°): - STALL WIDTH: 2.6 M MIN - STALL LENGTH: 5.2 M MIN PARALLEL SPACE (90°): - STALL WIDTH: 2.6 M MIN - STALL LENGTH: 6.7 M MIN COMPACT PARKING DIMENSIONS (SECTION 1.06 (B)): UP TO 50% OF SPACES MAY BE REDUCED TO - STALL WIDTH: 2.4 M - STALL LENGTH: 4.6 M	PARKING DIMENSIONS: STANDARD SPACE (90°): 2.6 M x 5.5 M PARALLEL SPACE (90°): 2.6 M x 6.7 M COMPACT PARKING DIMENSIONS: 2.4 M x 4.6 M (36.4% OF SPACES)
REFUSE COLLECTION:	9.0M AWAY FROM THE PUBLIC STREET OPAQUE SCREEN/SOFT LANDSCAPING MINIMUM 2.0 M IN HEIGHT	9.0M 2.0 M OPAQUE SCREEN
CAR WASH (Section 1.1.2 / TABLE 1.1.2): MINIMUM NUMBER OF QUEUING SPACES (b) CAR WASH / GAS BAR (i) AUTOMATIC TYPE	(i) LEADING TO USE: 10 BEFORE / IN EACH WASH BAY (ii) LEADING USE: 1 AFTER EACH WASH BAY (IF A THROUGH BAY) (b) CAR WASH / GAS BAR (i) AUTOMATIC TYPE	7 QUEUING SPACES AT MENU BOARD, 11 TOTAL SPACES
RESTAURANT DRIVE-THROUGH QUEUING SPACE:	7 QUEUING SPACES BEFORE / AT MENU BOARD, MINIMUM OF 11 SPACES	7 QUEUING SPACES AT MENU BOARD, 11 TOTAL SPACES
QUEUING LINE / DRIVE-THROUGH WINDOW / ORDER BOARD SETBACK:	MINIMUM 3M FROM LOT LINE ABUTTING RESIDENTIAL ZONE	> 3.0 M

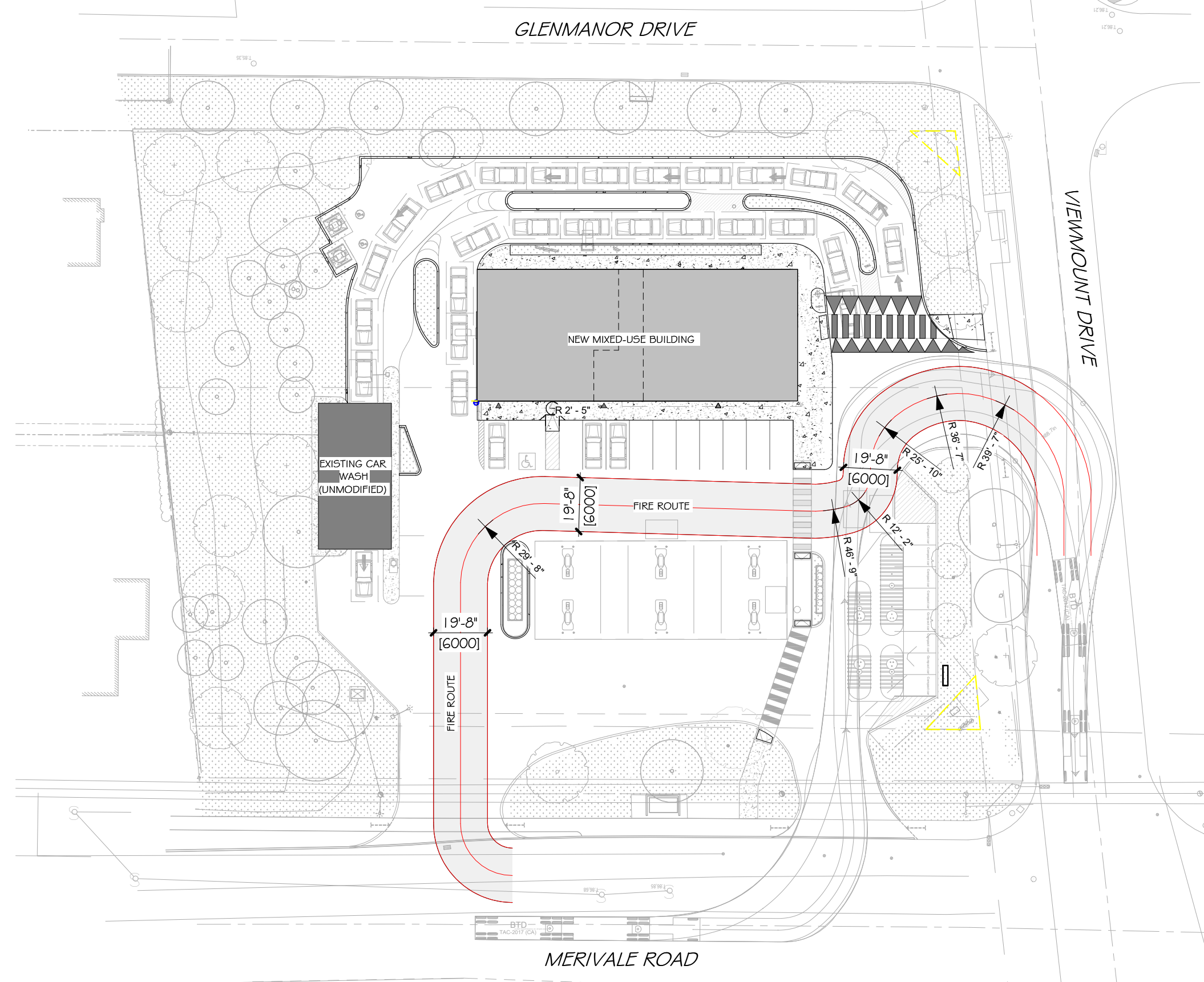
NOTES: THE BASE PLAN COMES FROM THE TOPOGRAPHIC PLAN (M4390DL_R2(2023-11-28)) PROVIDED BY VR5B ARPENITEURS-GÉOMÈTRES ON 2023-11-30

SITE PLAN LEGEND	SITE PLAN LEGEND
LANDSCAPING PROCEED TO LANDSCAPE PLANNING AS REFERENCE PLANS AND DRAWINGS UP TO THE STREET LINE. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND LAY OFF THE LAWN TO THE EDGE OF THE STREET OR SIDEWALK.	ACCESS TO BUILDING
NEW LIGHT STANDARD (LS) (SEE ELECTRICAL PLANS)	HIGH-DENSITY BIKE RACK, MODEL: GALVANIZED FINISH PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR
FENCE EXISTING PROPERTY LINE PROPOSED FUTURE PROPERTY LINE	SEMI BURIED CONTAINERS BY: DURABAC: URSIN MODEL OR EQUIVALENT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR
NEW CONCRETE CURBS, SEE CIVIL PLANS	

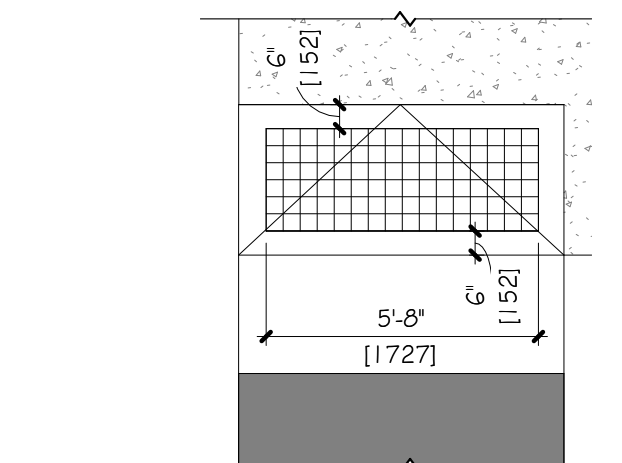
FOR THE SEMI-BURIED CONTAINER DETAIL, SEE 2/A-100
 FOR THE SEMI-BURIED CONTAINERS SECTION, SEE 3/A-100
 FOR THE TYPICAL STEEL BOLLARD DETAIL, SEE 4/A-100



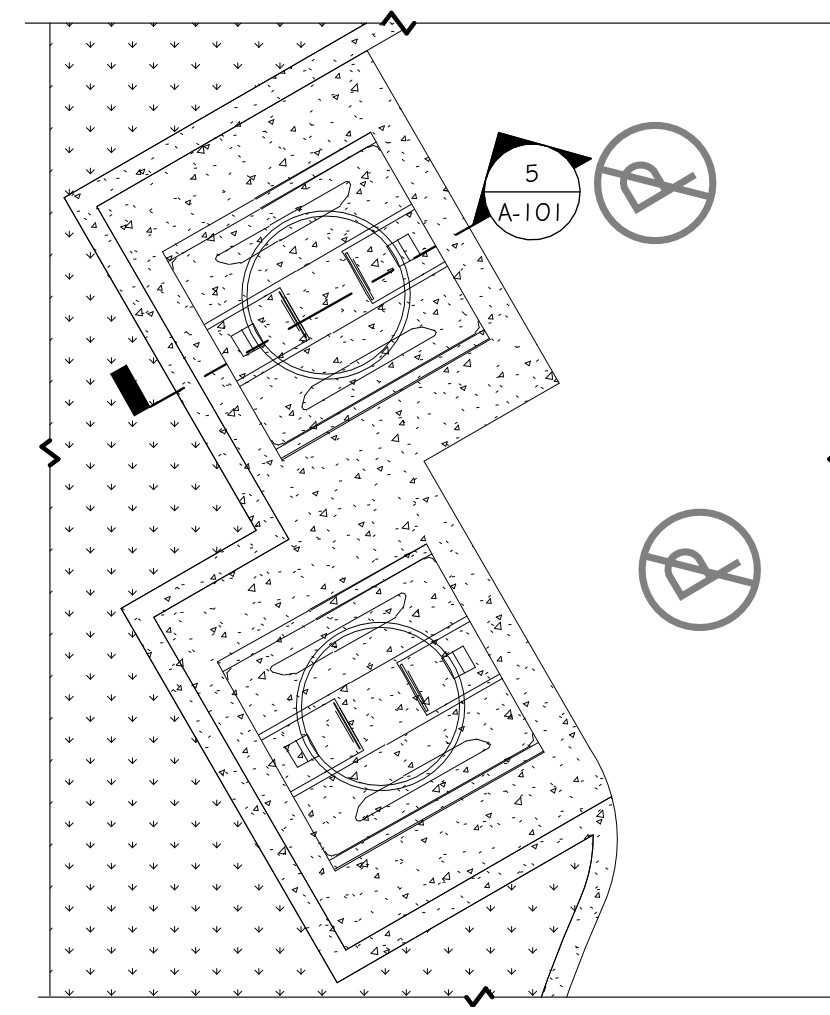
1 SITE PLAN - DIMENSIONS
A-101 1" = 20'-0"



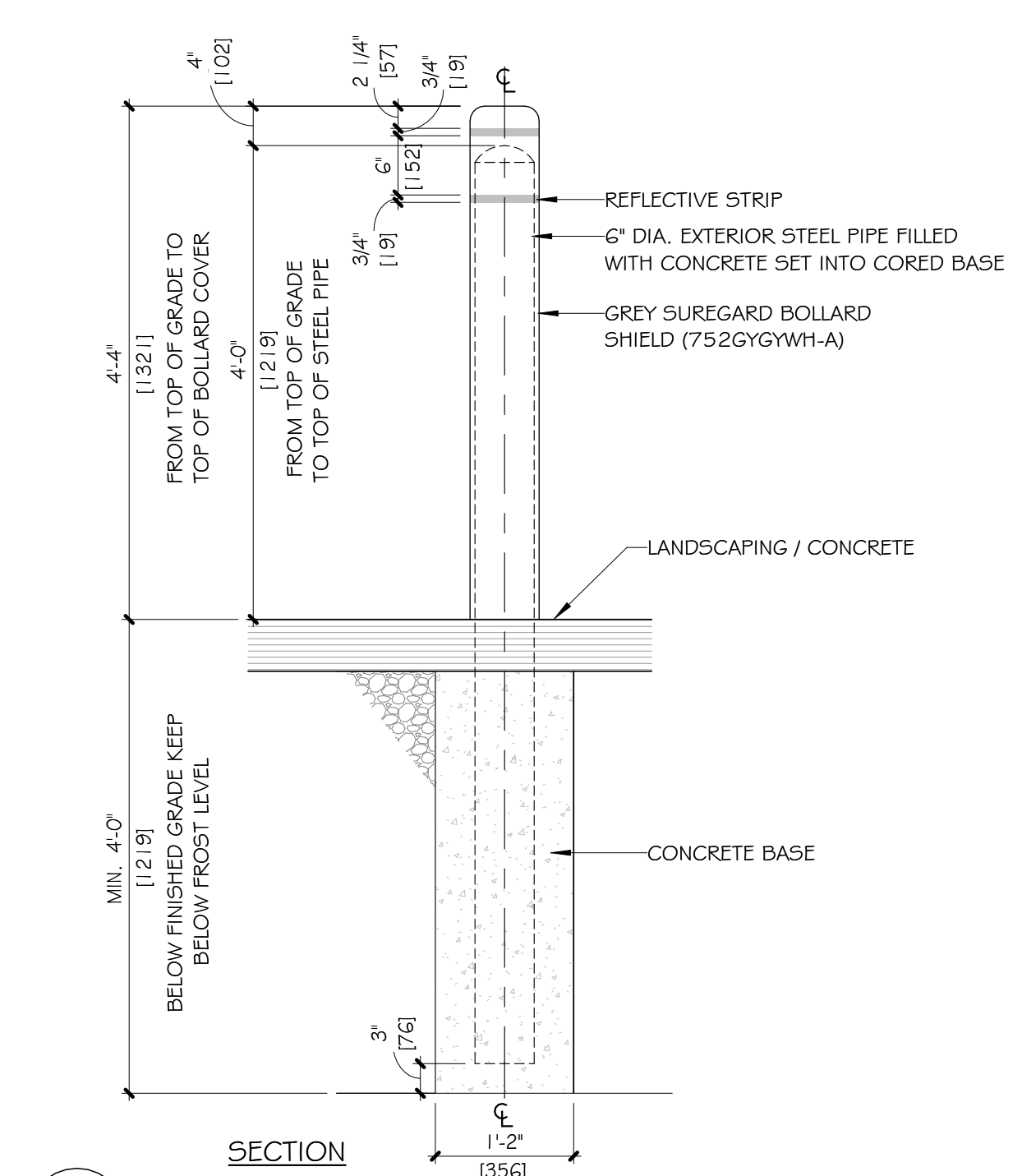
2 FIRE ROUTE
A-101 1" = 40'-0"



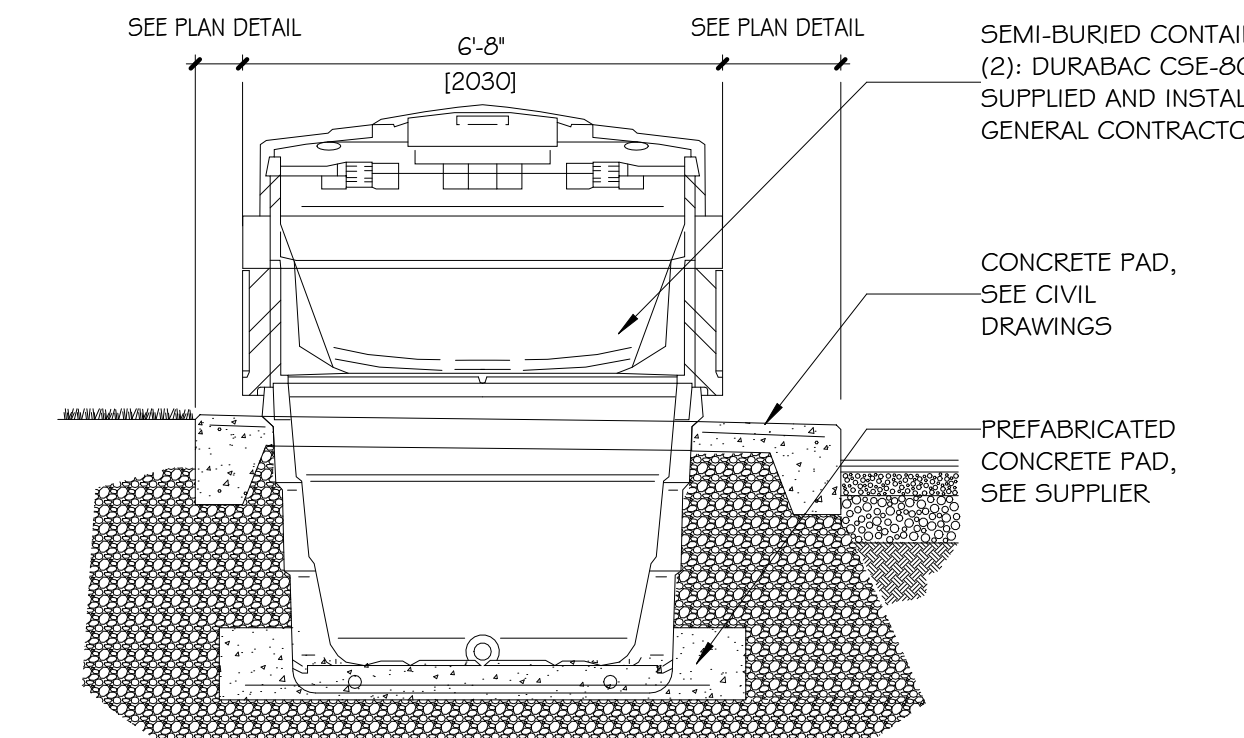
6 TWSS DETAIL
A-101 1/4" = 1'-0"



4 SEMI-BURIED CONTAINERS
A-101 3/16" = 1'-0"



3 TYPICAL STEEL BOLLARD DETAIL
A-101 3/4" = 1'-0"



5 SECTION DETAIL - SEMI-BURIED CONTAINER
A-101 3/8" = 1'-0"

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ARCHITECTURE & DESIGN:
mra architecture + design
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Québec H2Y 3B9

STRUCTURE, MÉCANIQUE & ÉLECTRICITÉ:
equati+n
4593, rue Louis-B. Mayer
Laval (Québec) H7P 6G5

GENIE CIVIL:
PARSONS
100-1223 Michael St North,
Ottawa, Ontario K1J 7T2

DOSSIER No. / FILE No.:

BEAU / SEAL:



CHARGE DE PROJET / PROJECT MANAGER: C.C. MÉNARD
SIGNÉ PAR / APPROVED: M. RENAUD

CLIENT: HARNOIS ÉNERGIES INC.

PROJET / PROJECT: BASE BUILDING PROXI / HARNOIS ÉNERGIES
1660 Merivale Road
Neyran, Ontario

DÉPARTEMENT / DEPARTMENT: ARCHITECTURE

TITRE DU DESSIN / DRAWING TITLE: SITE PLAN - DIMENSIONS AND DETAILS

ÉCHELLE / SCALE: As Shown
DESSINÉ PAR / DRAWN BY: S.S.

DATE: 9 MARS 2026

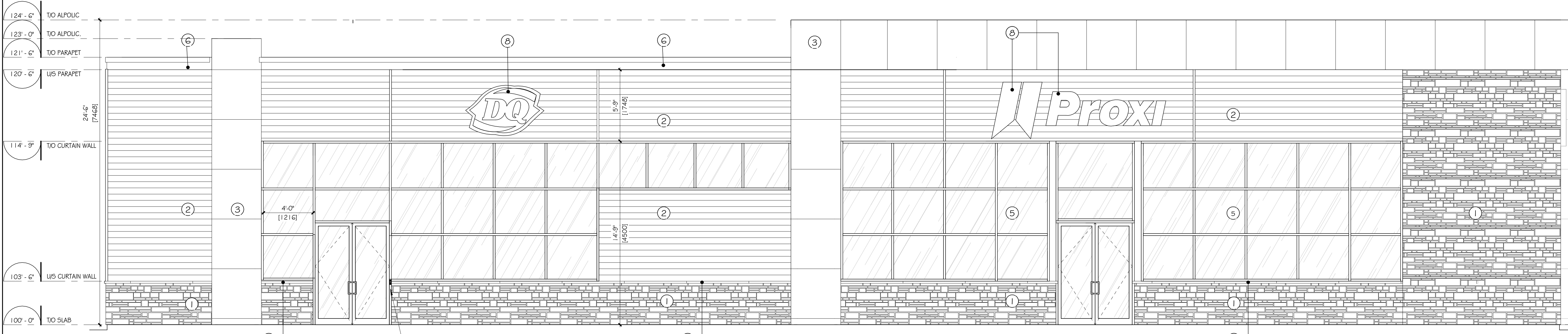
No. SITE / SITE No.: C-757
PROJECT No.: ARC 2304-1010
FEUILLE / SHEET: A-101 1 OF

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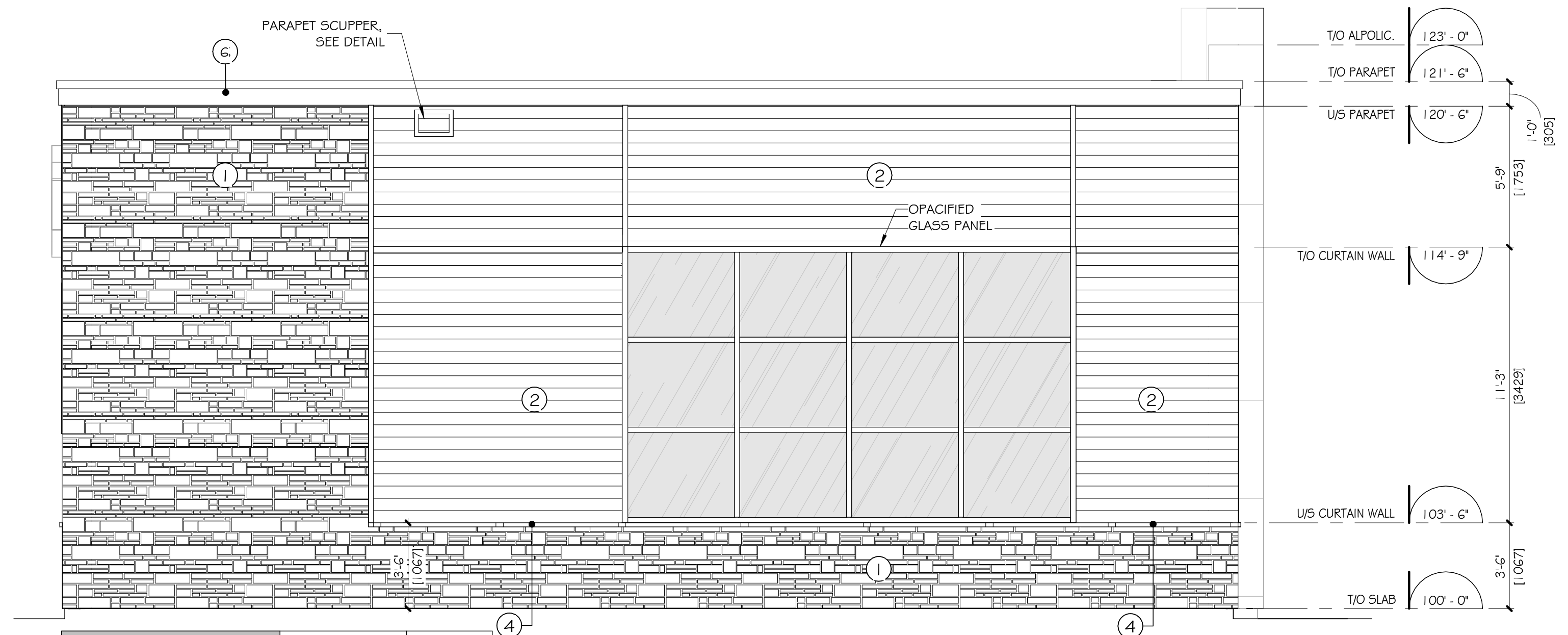


BUILDING FACE CONSISTING OF TRANSPARENT GLAZING/ ACTIVE CUSTOMER ENTRANCE	REQUIRED (MIN.)	OBTAINED
	50%	50%

1 FRONT ELEVATION - MERIVALE ROAD
A-300
1/4" = 1'-0"

EXTERIOR FINISHES SCHEDULE				
TYPE	FINISH DESCRIPTION	MANUFACTURER	MODEL AND COLOUR	NOTES
1	MASONRY BLOCK	PERMACON	LAFITT STONE, ROCKLAND BLACK 3 1/2" x MODULAR SIZES	MORTAR TO MATCH COLOUR OF STONE
2	FIBER CEMENT SIDING	ST-LAURENT	6 1/4" LAP SIDING, SILVER (ORIGINAL COLLECTION)	USE "LIGHT TRIM" ALUMINIUM TRIMS AS SHOWN ON ELEVATIONS COLOUR: CHARCOAL
3	ALUMINUM COMPOSITE MATERIAL (ACM)	VICWEST OR EQUIVALENT	SYSTEM 3 OR EQUIVALENT, COLOUR 56080 - BRIGHT RED	5/8" WIDE x 1" DEEP, TYPICAL JOINT. 48" x 48" STANDARD PANEL DIMENSION.
4	ARCHITECTURAL STONE LEDGE	PRIMCAR	SAINT-MARC LIMESTONE, 2" x 5 1/2" BEVELED EDGE	MORTAR TO MATCH COLOUR OF LEDGE
5	ALUMINUM FLASHING	KAWNEER OR EQUIVALENT	CLEAR ANODIZED	FLAT STOCK ALUMINIUM, SEE DETAILS.
6	STEEL CAP FLASHING	VICWEST OR EQUIVALENT	GAUCHE 22, COLOUR QC56072(CHARCOAL)	PROVIDE FLAT JOINTS EVERY 12" MIN. NO EXPOSED FASTENERS.
7	STEEL FLASHING	VICWEST OR EQUIVALENT	GAUCHE 22, COLOUR 56080 (BRIGHT RED)	PROVIDE FLAT JOINTS EVERY 12" MIN. NO EXPOSED FASTENERS. 4" GRAVEL STOP, SEE DETAIL
8	BUILDING SIGNAGE	-	-	BY OTHERS. GC TO PROVIDE WOOD BACKING AND ELECTRICAL ROUGH-INS

NOTES:
SEE LANDSCAPING PLAN FOR LANDSCAPING AND CIVIL PLANS FOR SPECIFIC LOT ELEVATION POINTS.
SEE ELECTRICAL PLANS FOR EXTERIOR LIGHTING SPECIFICATIONS.
2-PART MASONRY TIES SUCH AS BL-407 BY BLOK-LOK OR EQUIVALENT (DEPENDING ON DEPTH OF CLADDING SHOWN ON PLANS AND WALL SECTIONS). FASTEN TIES TO METAL STUDS WITH SELF-DRILLING SCREWS WITH SLOTTED HEXAGON HEADS WITH INTEGRATED WASHER #12 - 14, TEK #3, 38mm LENGTH. TIES TO BE ARRANGED AT 400mm C/C HORIZONTALLY AND 610mm C/C VERTICALLY.
CONTROL JOINT: PROVIDE CONTROL JOINTS AS SHOWN ON DRAWINGS. FILL JOINT WITH BACKER ROD AND COLOR-MATCHING EXTERIOR CAULKING.



BUILDING FACE CONSISTING OF TRANSPARENT GLAZING/ ACTIVE CUSTOMER ENTRANCE	REQUIRED (MIN.)	OBTAINED
	50%	0%

2 LEFT (SOUTH) ELEVATION
A-300
1/4" = 1'-0"

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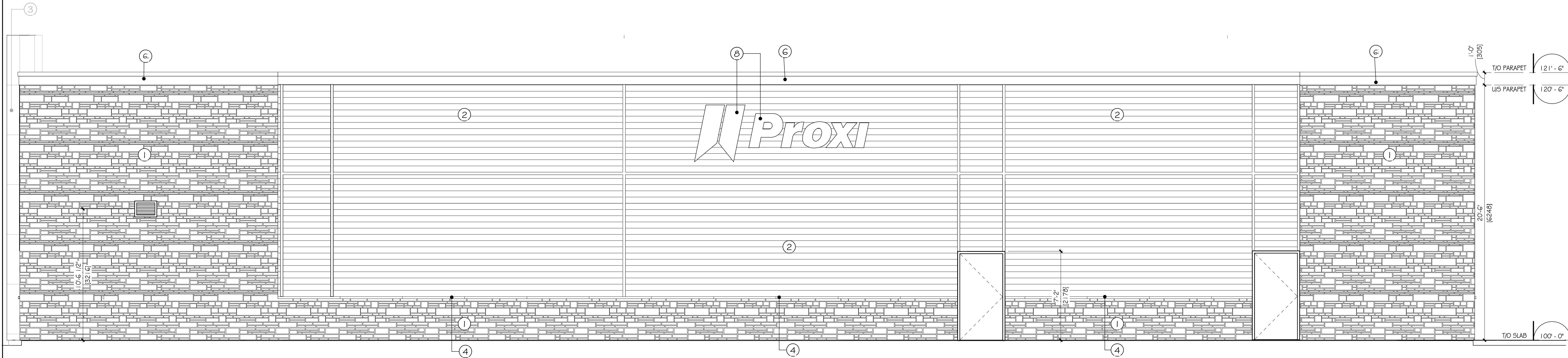
CHARGÉ DE PROJET / PROJECT MANAGER: M. RENAUD
SIGNÉ PAR / APPROVED: M. RENAUD
CLIENT: HARNNOIS ÉNERGIES INC.
PROJET / PROJECT: BASE BUILDING PROXI / HARNNOIS ÉNERGIES
1660 Merivale Road
Merivale, Ontario
DEPARTEMENT / DEPARTMENT: ARCHITECTURE
TITRE DU DESSIN / DRAWING TITLE: EXTERIOR ELEVATIONS
ÉCHELLE / SCALE: 1/4" = 1'-0" DESSINÉ PAR / DRAWN BY: S.S.
DATE: 9 MARS 2026
No. SITE / SITE No.: C-757
PROJECT No.: ARC 2304-1010
A-300 1
FEUILLE / SHEET OF

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BUILDING FACE CONSISTING OF TRANSPARENT GLAZING/ ACTIVE CUSTOMER ENTRANCE	REQUIRED (MIN.)	OBTAINED
	50%	0%

1 REAR ELEVATION - GLENMANOR DRIVE
A-301 1/4" = 1'-0"

EXTERIOR FINISHES SCHEDULE				
TYPE	FINISH DESCRIPTION	MANUFACTURER	MODEL AND COLOUR	NOTES
1	MASONRY BLOCK	PERMACON	LAFITT STONE, ROCKLAND BLACK 3 1/2" x MODULAR SIZES	MORTAR TO MATCH COLOUR OF STONE
2	FIBER CEMENT SIDING	ST-LAURENT	6 1/4" LAP SIDING, SILVER (ORIGINAL COLLECTION)	USE "LIGHT TRIM" ALUMINIUM TRIMS AS SHOWN ON ELEVATIONS COLOUR: CHARCOAL
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8	BUILDING SIGNAGE	-	-	BY OTHERS GC TO PROVIDE WOOD BACKING AND ELECTRICAL ROUGH-INS

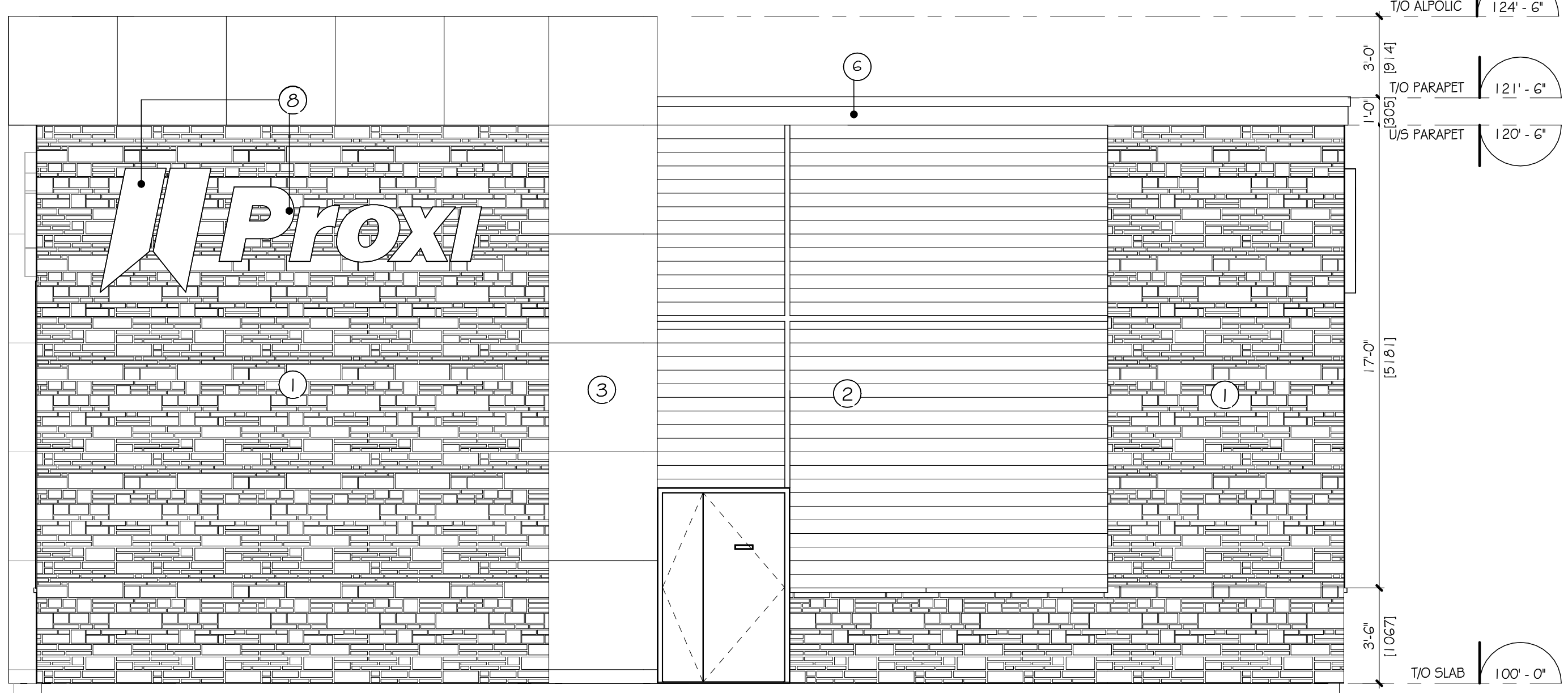
NOTES:

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SEE ELECTRICAL PLANS FOR EXTERIOR LIGHTING SPECIFICATIONS.

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	50%	0%

2 RIGHT ELEVATION VIEWMOUNT DRIVE
A-301 1/4" = 1'-0"

Proxi

Harnois Energies

85, Route 158 • Saint-Thomas • QC • J0K 3L0
Tél. 450.789.7979 • Fax. 450.789.7001 •
www.harnoisenergies.com

ÉQUIPE DE PROJET / PROJECT TEAM :

ARCHITECTURE & DESIGN :

mra architecture + design
443 Saint-Claude, Montréal
Québec H2Y 3B9

STRUCTURE, MÉCANIQUE & ÉLECTRICITÉ :

equati+n
4593, rue Louis-B. Mayer
Laval (Québec) H7P 6G5

DOSSIER No. / FILE No. :

GÉNIE CIVIL :

PARSONS
100-1223 Michael St North,
Ottawa, Ontario K1J 7T2

DOSSIER No. / FILE No. :

SEAU / SEAL :

ONTARIO ASSOCIATION OF ARCHITECTS
Manon Renaud
MANON RENAUD
LICENCE 6246

CHARGE DE PROJET / PROJECT MANAGER :
MRA PROJECT MANAGER : C.C.-MÉNARD

SIGNÉ PAR / APPROVED : M. RENAUD

CLIENT : HARNOIS ÉNERGIES INC.

PROJET / PROJECT : BASE BUILDING PROXI / HARNOIS ÉNERGIES
1660 Mervale Road
Napan, Ontario

DÉPARTEMENT / DEPARTMENT : ARCHITECTURE

TITRE DU DESSIN / DRAWING TITLE : EXTERIOR ELEVATIONS

ÉCHELLE / SCALE : 1/4" = 1'-0" DESSINÉ PAR / DRAWN BY : S.S.

DATE : 9 MARS 2026

No. SITE / SITE No. : C-757

PROJET No. : ARC 2304-1010

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