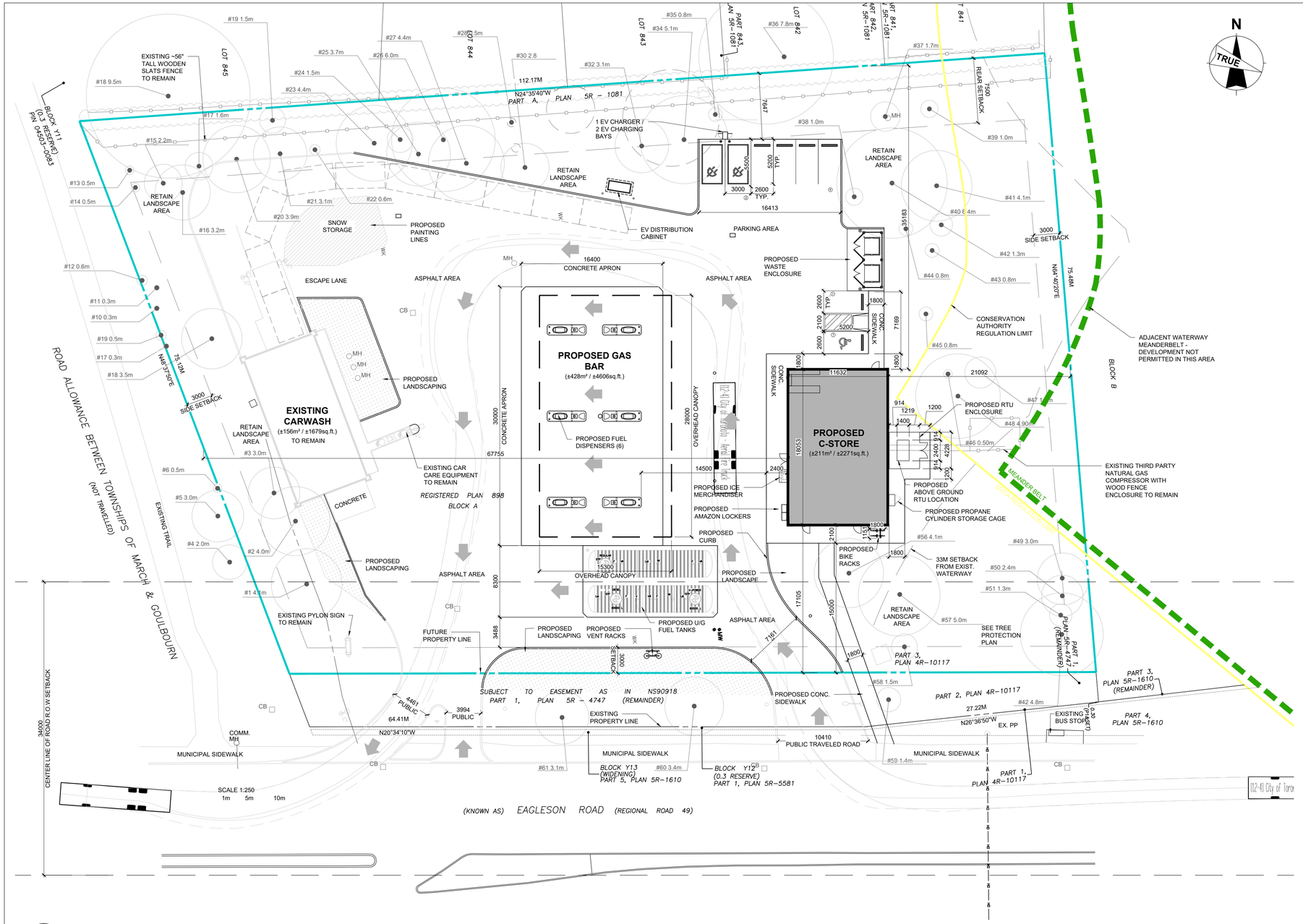
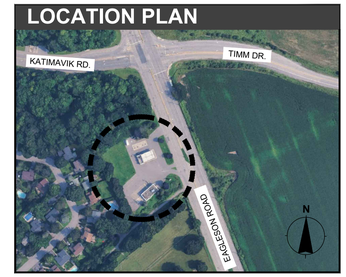


1 PROPOSED SITE PLAN

C101-0 SCALE:1:250

LOCATION PLAN



GENERAL NOTES

1. ALL WORK CARRIED OUT ON SITE SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL BYLAWS, STANDARDS, REGULATIONS AND ACTS.
2. WHERE MUNICIPAL STANDARDS ARE USED THE CONTRACTOR SHALL VERIFY THAT THE CURRENT STANDARDS ARE USED.
3. DO NOT SCALE DRAWINGS
4. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION.
6. THIS SITE PLAN WAS CREATED FROM 'A-054529-PSTP_v5-block.dwg' DRAWING, AS PROVIDED TO CTM DESIGN SERVICES_LTD. WORK COMPLETED BY LAND SURVEYOR DAVE COMERY WITH IBW SURVERYORS.
7. BOUNDARY INFORMATION WAS DERIVED FROM THE SURVEYOR FILE 'A--054529-PSTP_v5-block.dwg' PROVIDED BY IBW SURVEYORS. LOCATED AT: 71 MEARNS COURT, UNIT 16, BOWMANVILLE, ON L1C 4N4
8. G.C. TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION, UNLESS PLANS CALL FOR THEIR REMOVAL / MODIFICATION. GAS, HYDRO, TELEPHONE, OR ANY OTHER UTILITY THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY THE RESPECTIVE UTILITY AND VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD SUBSTANTIAL DISCREPANCIES BECOME APPARENT.
9. ANY EXISTING MONITORING WELLS ARE TO BE PRESERVED, WHEREVER POSSIBLE. MONITORING WELLS INSIDE AREA OF EXCAVATION TO BE REMOVED UNDER SUPERVISION OF ENV. CONSULTANT AND FILLED WITH THE FULL DEPTH OF THE HOLE FILLED WITH BENTONITE OR OTHER NON-PERMEABLE MATERIAL, WHERE POSSIBLE. (TYP)
10. FUEL CANOPY DIMENSIONS TO BE CONFIRMED BY CANOPY SUPPLIER'S DRAWINGS
11. GEODETIC DESIGN VALUES ARE PRELIMINARY AND SUBJECT TO CHANGE; DETAILED CIVIL / GRADING DESIGN IS TO BE DETERMINED.

ABBREVIATIONS

VENT	V
VENT RECOVERY	VR
REMOTE VENT RECOVERY	RVR
FILL	F
REMOTE FILL	RF
LEVEL MONITOR	LM
INTERSTITIAL MONITOR	IM
SUBMERSIBLE TURBINE PUMP	STP

PROPOSED SITE LEGEND

- PROPERTY LINE
- EXISTING YARD LIGHT — EX.YL
- EXISTING STREET LIGHT — EX.SL
- EXISTING POWER POLE — EX.PP
- EXISTING MANHOLE — EX.MH
- EXISTING TRAFFIC SIGN — EX.TS
- EXISTING — EX.
- VENT RACK
- EX. MONITORING WELL
- EX. FENCE
- EX. OVERHEAD LINE — DH DH DH
- PETROLEUM HAZARDOUS ZONE

WK	DENOTES	WATER KEY
MW	DENOTES	MONITORING WELL
MH_SAN	DENOTES	SANITARY MANHOLE
MH_OTHER	DENOTES	MANHOLE
CB	DENOTES	CATCHBASIN
G	DENOTES	BURIED GAS PIPELINE
E	DENOTES	BURIED ELECTRICAL CABLE
H	DENOTES	BURIED HYDRO CABLE
COM	DENOTES	BURIED COMMUNICATION CABLE
W	DENOTES	BURIED WATER LINE
SAN	DENOTES	SANITARY SEWER LINE
STM	DENOTES	STORM SEWER LINE

SITE INFORMATION

ZONING

GM15 H(6) - GENERAL MIXED USE ZONE

PERMITTED USES:
RETAIL (C-STORE)
GAS BAR
CARWASH (EXISTING)

LOT AREA

OVERALL SITE AREA = ±7031m² (±75681sq.ft. / 1.737Ac.)

DETAILS OF DEVELOPMENT

MUNICIPAL ADDRESS: 106 Eagleson Rd, Kanata ON

LEGAL ADDRESS: BLOCK "A", REG PLAN 898

DATA	REQUIRED	PROVIDED
ZONING	GM15 H(6) - GENERAL MIXED USE ZONE	
MIN LOT AREA	NO MINIMUM	±8600m² [2.215Ac]
LOT WIDTH	NO MINIMUM	±38.54m
BUILDING AREA	NOT SPECIFIED	367m² (C-STORE+CW)
FLOOR AREA RATIO	2 MAXIMUM	±0.106
BUILDING HEIGHT	18m MAXIMUM	±5.392m (TBC)
ACCESSORY BUILDING HEIGHT	6m MAXIMUM	±5.516m (CANOPY)

BUILDING SETBACKS		
FRONT YARD SETBACK	3m MINIMUM	3m MINIMUM
CORNER SIDE YARD SETBACK	3m MINIMUM	3m MINIMUM
INTERIOR SIDE YARD SETBACK	NO MINIMUM	NO MINIMUM
REAR YARD SETBACK ABUTTING RESIDENTIAL ZONE	7.5 MINIMUM	7.5m MINIMUM

SITE AREAS	TOTAL	SITE COVERAGE
LANDSCAPED AREA	3,891m²	±45%
ASPHALT PAVEMENT & CONCRETE AREAS (SITE AREA LESS BUILDING AREAS AND LANDSCAPED AREA)	4,709m²	±55%

LAND USE BYLAW SUMMARY:
LANDS TO NORTH (ACROSS KATIMAVIK RD): KATIMAVIK WOOD PARK (EP - ENVIRONMENTAL PROTECTION ZONE)
LANDS TO WEST (ACROSS EAGLESON RD.): GRASSLAND (AG - AGRICULTURAL ZONE)
LANDS TO SOUTH (PASS THE TRAIL): O1 - PARKS AND OPEN SPACES
LANDS TO EAST (ADJACENT PROPERTY): RESIDENTIAL (R1M - RESIDENTIAL ZONE)

PERMITTED USE - GENERAL MIXED USE (RETAIL C-STORE AND GAS BAR)

PARKING		REQUIRED MIN.	PROVIDED
	TOTAL	7 STALLS	8 STALLS
STANDARD PARKING	SPACES		5 STALLS
	STALL LENGTH	5.2m MINIMUM	5.2m, TYP
	STALL WIDTH	2.6m MINIMUM	2.6m, TYP
ACCESSIBLE PARKING	SPACES	1 STALL	1 STALL
	LENGTH x WIDTH	5.2m x 2.4m (TYPE B)	5.2m x 2.6m
EV PARKING	SPACES	NO MINIMUM	2 STALLS
	LENGTH x WIDTH	NO MINIMUM	5.5m x 3.0m
LOADING ZONE	STALL LENGTH	NOT REQUIRED	
	STALL WIDTH		

*CALCULATION FOR REQUIRED TOTAL NOT INCLUDING CARWASH FLOOR AREA (C-STORE ONLY)

AECOM

PROJECT

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Eagleson, KDR

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REGISTRATION

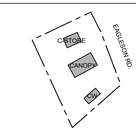
ISSUE/REVISION

	2026-11-23	RE ISSUED FOR SPCA REVIEW
	2026-10-06	ISSUED FOR MINOR VARIANCE
C	2026-06-29	ISSUED FOR SPCA REVIEW
B	2026-06-08	ISSUED FOR SPC
A	2026-02-21	ISSUED FOR CLIENT REVIEW
I/R	DATE	DESCRIPTION

DRAWN BY

JO

KEY PLAN



GLOBAL PROJECT ID NUMBER

CAN00---

SHEET TITLE

SITE
PROPOSED SITE PLAN

FILE NUMBER: D07-12-26-0056
CTM DESIGN FILE NAME

2025071_C101.0

SHEET NUMBER

C101-0

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ANSI D 864mm x 559mm
Approved:
Checked:
Designer:
Project Management Initials:
Last Plotted: 2026-11-23
Last Plotted: JORTEGA(2026-11-23)
Filename: 2025071_C101.0.DWG