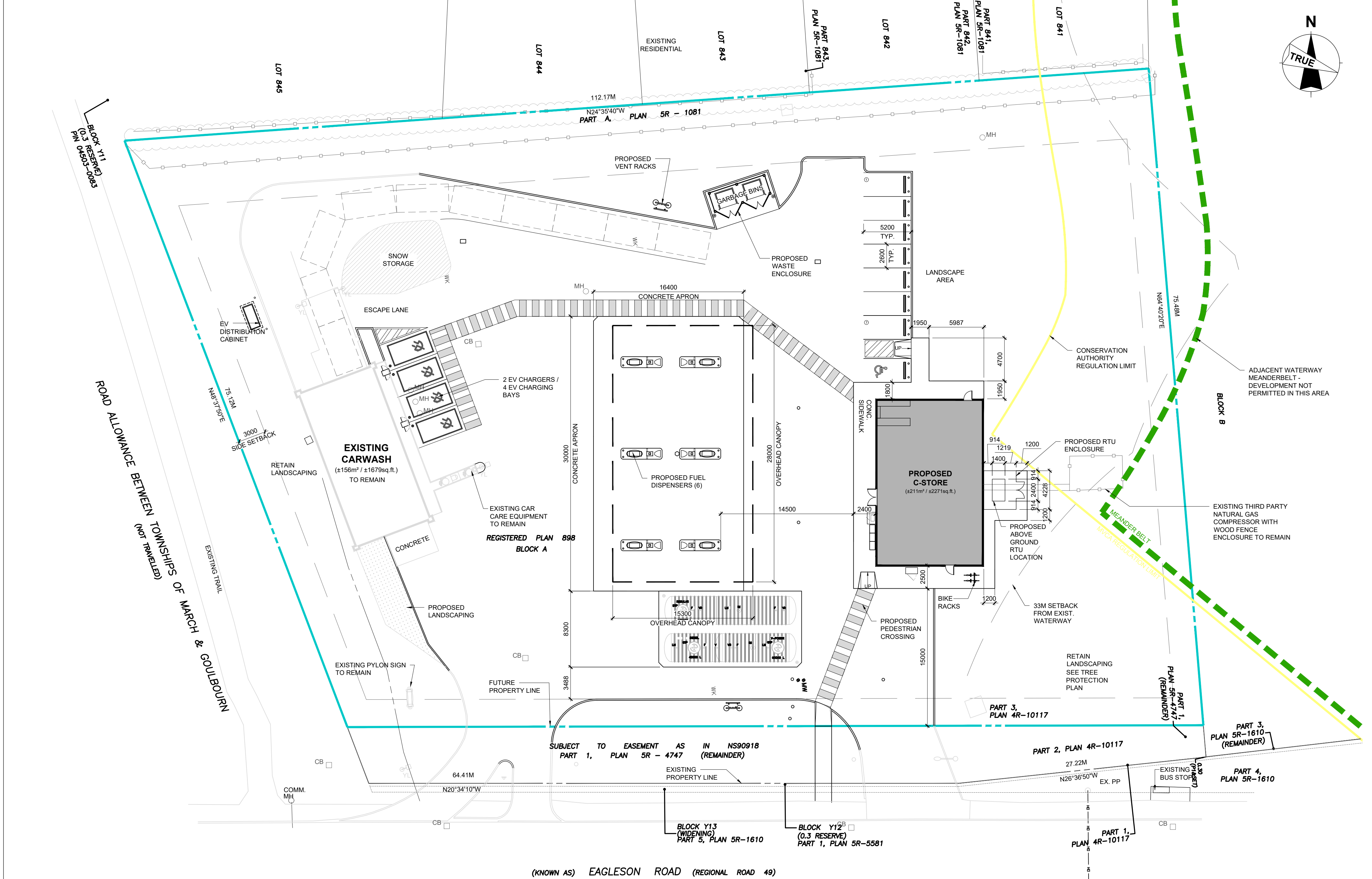
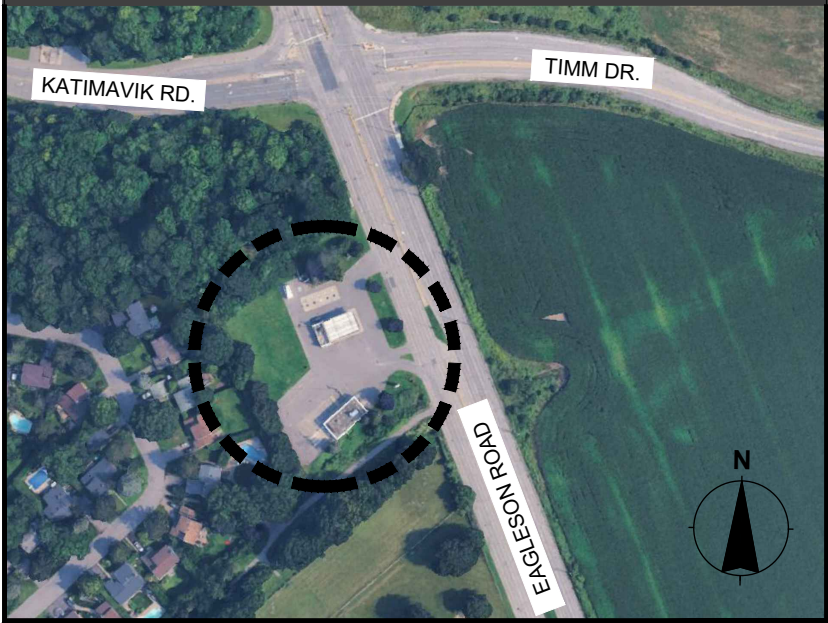


LOCATION PLAN



GENERAL NOTES

- ALL WORK CARRIED OUT ON SITE SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL BYLAWS, STANDARDS, REGULATIONS AND ACTS.
- WHERE MUNICIPAL STANDARDS ARE USED THE CONTRACTOR SHALL VERIFY THAT THE CURRENT STANDARDS ARE USED.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE SUBJECT TO VERIFICATION.
- THIS SITE PLAN WAS CREATED FROM 'A-054529-PSTP_y5-block.dwg' DRAWING, AS PROVIDED TO CTM DESIGN SERVICES, LTD.
- 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.
- 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)
- FUEL CANOPY DIMENSIONS TO BE CONFIRMED BY CANOPY SUPPLIER'S DRAWINGS
- 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
SUMMERSIBLE TURBINE PUMP	STP

PROPOSED SITE LEGEND

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

WK	DENOTES	WATER KEY
MW	DENOTES	MONITORING WELL
MH_SAN	DENOTES	SANITARY MANHOLE
MH_OTHER	DENOTES	MANHOLE
CB	DENOTES	CATCH-BASIN
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 = 27031m ² (275681sq.ft. / 1.737Ac.)

DETAILS OF DEVELOPMENT

MUNICIPAL ADDRESS: 106 Eagleson Rd, Kanata ON			SITE AREAS		TOTAL	SITE COVERAGE
LEGAL ADDRESS: BLOCK "A", REG PLAN 898			LANDSCAPED AREA		3,891m ²	±45%
ZONING			ASPHALT PAVEMENT & CONCRETE AREAS (SITE AREA LESS BUILDING AREAS AND LANDSCAPED AREA)		4,709m ²	±55%
DATA			LAND USE BYLAW SUMMARY:			
REQUIRED			LANDS TO NORTH (ACROSS KATIMAVIK RD.): KATIMAVIK WOOD PARK (EP - ENVIRONMENTAL PROTECTION ZONE)			
PROVIDED			LANDS TO WEST (ACROSS EAGLESON RD.): GRASSLAND (AG - AGRICULTURAL ZONE)			
NO MINIMUM			LANDS TO SOUTH (PASS THE TRAIL): O1 - PARKS AND OPEN SPACES			
±8600m ² [2.215Ac]			LANDS TO EAST (ADJACENT PROPERTY): RESIDENTIAL (R1M - RESIDENTIAL ZONE)			
NO MINIMUM			PERMITTED USE - GENERAL MIXED USE (RETAIL C-STORE AND GAS BAR)			
NO MINIMUM			PARKING			
NO MINIMUM			TOTAL		REQUIRED MIN.	PROVIDED
NO MINIMUM			SPACES		7 STALLS	7 STALLS
NO MINIMUM			STALL LENGTH		5.2m MINIMUM	5.8m, TYP
NO MINIMUM			STALL WIDTH		2.6m MINIMUM	2.6m, TYP
NO MINIMUM			SPACES		1 STALL	1 STALL
NO MINIMUM			LENGTH x WIDTH		5.2m x 2.4m (TYPE B)	5.8m x 2.6m
NO MINIMUM			SPACES		NO MINIMUM	4 STALLS
NO MINIMUM			LENGTH x WIDTH		NO MINIMUM	5.8m x 3.0m
NO MINIMUM			STALL LENGTH		NOT REQUIRED	
NO MINIMUM			STALL WIDTH		NOT REQUIRED	

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

1 PROPOSED SITE PLAN

C101-0 SCALE: 1:250

AECOM

PROJECT

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REGISTRATION

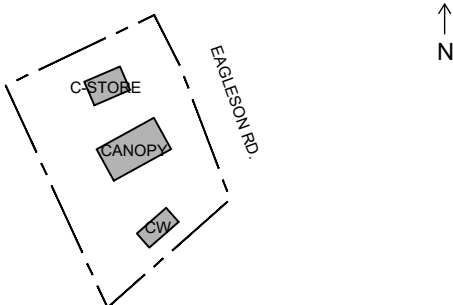
ISSUE/REVISION

C	2026-06-29	ISSUED FOR SPCA REVIEW
B	2026-06-08	ISSUED FOR SPC
A	2026-02-21	ISSUED FOR CLIENT REVIEW
IR	DATE	DESCRIPTION

DRAWN BY

MQ

KEY PLAN



GLOBAL PROJECT ID NUMBER

CAN00---

SHEET TITLE

SITE

PROPOSED SITE PLAN

CTM DESIGN FILE NAME

2025071_C101.0

SHEET NUMBER

C101-0

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