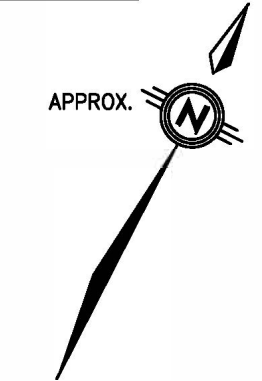


Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-06-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PRELIMINARY

NOTE:
THIS IS NOT A SURVEY. DRAWING HAS BEEN
GENERATED FROM A SCANNED SURVEY DRAWING
AND AERIAL PHOTOS. ALL PROPERTY LINE AND
BUILDING LOCATIONS TO BE CONFIRMED.



NOTE:
CAMERAS TO BE LOCATED BY TRAINED PERSONNEL, WITH EXPERIENCE IN THE
FIELD, SO THAT A CLEAR UNOBSTRUCTED VIEW OF ALL DISPENSERS, WITHIN
THE 25m (59') TO 18m (82') ARC FROM THE CONTROL CONSOLE, ARE
VISIBLE AT ALL TIMES.

NOTE:
EMERGENCY INSTRUCTIONS, INCLUDING THE TELEPHONE NUMBER OF THE FIRE
DEPARTMENT (911) SHALL BE CONSPICUOUSLY POSTED TO ADVISE THE USER,
IN THE EVENT OF A SPILL OR ACCIDENT, TO USE EMERGENCY SHUT OFF
SWITCH AND CALL THE FIRE DEPARTMENT (911).

NOTE:
NEW DISPENSERS COME EQUIPPED WITH INTERCOM CAPABILITIES.
CONTRACTOR TO INSTALL AND COMMISSION INTERCOM SYSTEM BETWEEN
DISPENSERS AND SALES AREA.

NOTE:
TANKS TO BE LOCATED A MINIMUM OF 5'-0" WITHIN THE PROPERTY LINE IN
ACCORDANCE WITH NB REG. 87-97.

NOTE:
DUTIES OF "SELF SERVE" ATTENDANT TO BE POSTED AT SALES AREA (REFER
TO NFC 4.5.8.5(1) AND 4.5.8.6).

NOTE:
ALL VEHICLES, INCLUDING DIESEL-FUELED ENGINES, MUST SHUT DOWN BEFORE
FUELING.

NOTE:
AT LEAST 2 (MIN. 40 BC) PORTABLE FIRE EXTINGUISHERS ARE REQUIRED AT
EACH FUELING AREA.

NOTE:
SALES COUNTER TO PROVIDE AN UNOBSTRUCTED VIEW OF THE FUELING AREA.

NOTE:
OPERATING INSTRUCTIONS AND SIGNAGE AT EACH DISPENSER SHALL BE
CLEARLY LEGIBLE AND CONFORM WITH NFC 4.5.8.8

ISSUE		
FOR	BY	DATE
<input checked="" type="checkbox"/> - FOR REVIEW ONLY	TJG	OCT 2014
<input type="checkbox"/> - FOR APPROVAL		
<input type="checkbox"/> - FOR TENDER		
<input type="checkbox"/> - FOR CONSTRUCTION		
<input type="checkbox"/> - FOR AS BUILT		

- NOTES:
- INSTALLER TO VERIFY LOCATION OF BUILDING AND PROPERTY LINES BEFORE BEGINNING WORK
 - TOP OF TANK ELEVATION SHALL HAVE A -4'-0" MIN. BURIAL OVER TANKS
 - ALL TANKS TO BE INSTALLED LEVEL
 - INSTALLER TO CHECK SITE FOR EXISTING SITE SERVICES SUCH AS: WATER AND SEWER LINES, ELECTRICAL LINES, ETC...
 - PRIOR TO ANY EXCAVATION
 - ALL EQUIPMENT TO BE INSTALLED AND TESTED AS PER MANUFACTURERS RECOMMENDATIONS
 - THIS PETROLEUM STORAGE SYSTEM CONFORMS TO ALL APPLICABLE ULC REQUIREMENTS AND STANDARDS INCLUDING CAN/ULC-S615-M, LATEST EDITION
 - THIS DESIGN HAS ADDRESSED THE ISSUE OF POSSIBLE COLLECTION OF FLAMMABLE VAPOUR AND/OR LIQUID IN UNDERGROUND SLUMPS.
 - REFER TO SITE DEVELOPMENT DRAWINGS FOR ELEVATIONS OF FUELING ISLANDS AND APRONS.

CONCRETE SPEC: 35MPa
5X-8X AIR
400MPa REBAR YIELD STRENGTH

No.	DESCRIPTION	BY	DATE
2	REVISED BVR EXITING PROPERTY	MBO	07 NOV '14
1	25.0m BVR SHOWN	MBO	29 OCT '14

REVISIONS	
Logo:	
Client:	

GAGAN PANJHAZARI

Address:
**ULTRAMAR
3798 DUNROBIN ROAD
WOODLAWN, ON**

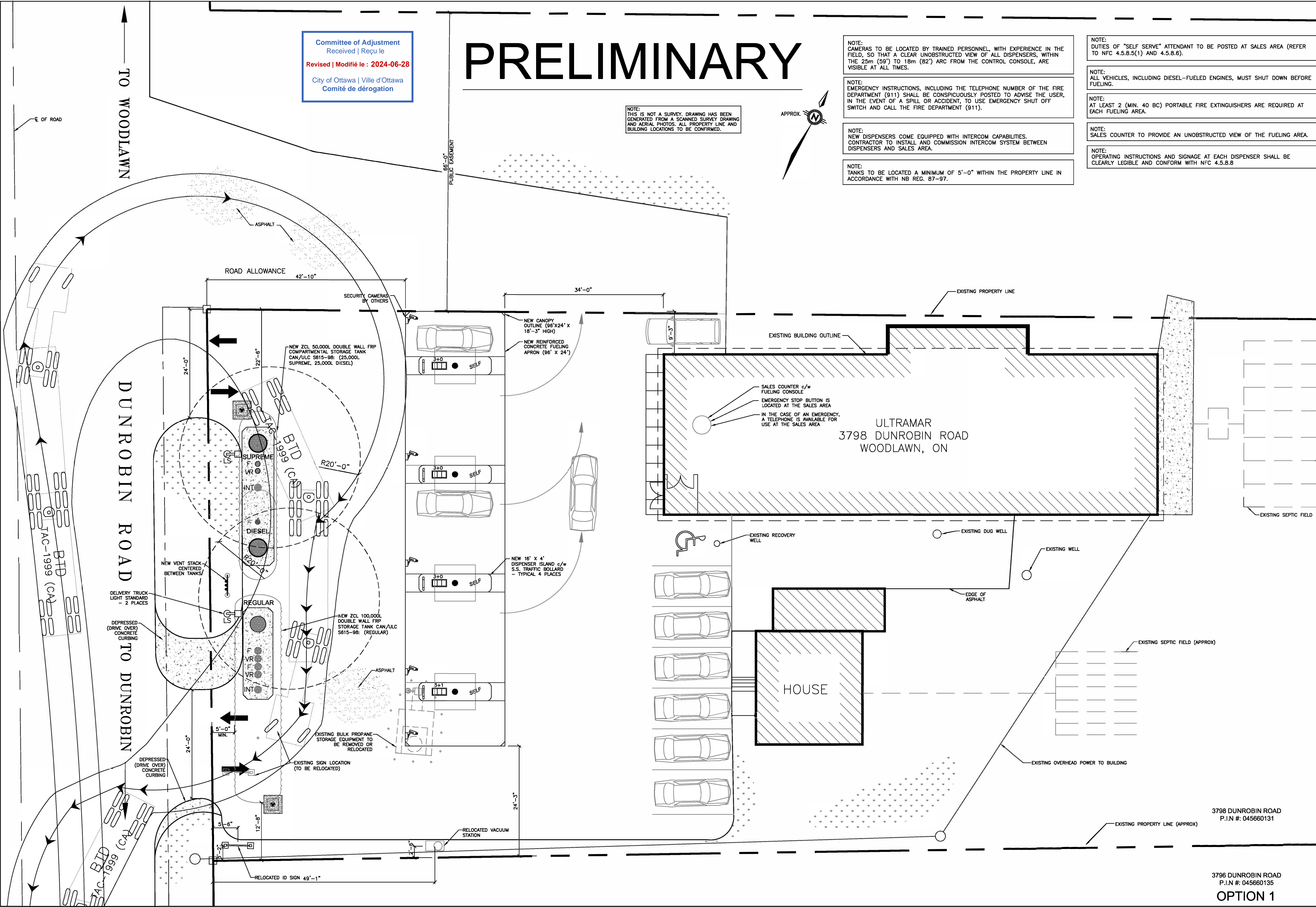
Project:
**NEW RETAIL
FUELING SYSTEM**

Title:
**SITE
PLAN**

22 DOUGLAS DRIVE
QUISPAMIS, NB
E2G 1Y3
PHONE: 506 849 4116
FAX: 506 847 1070

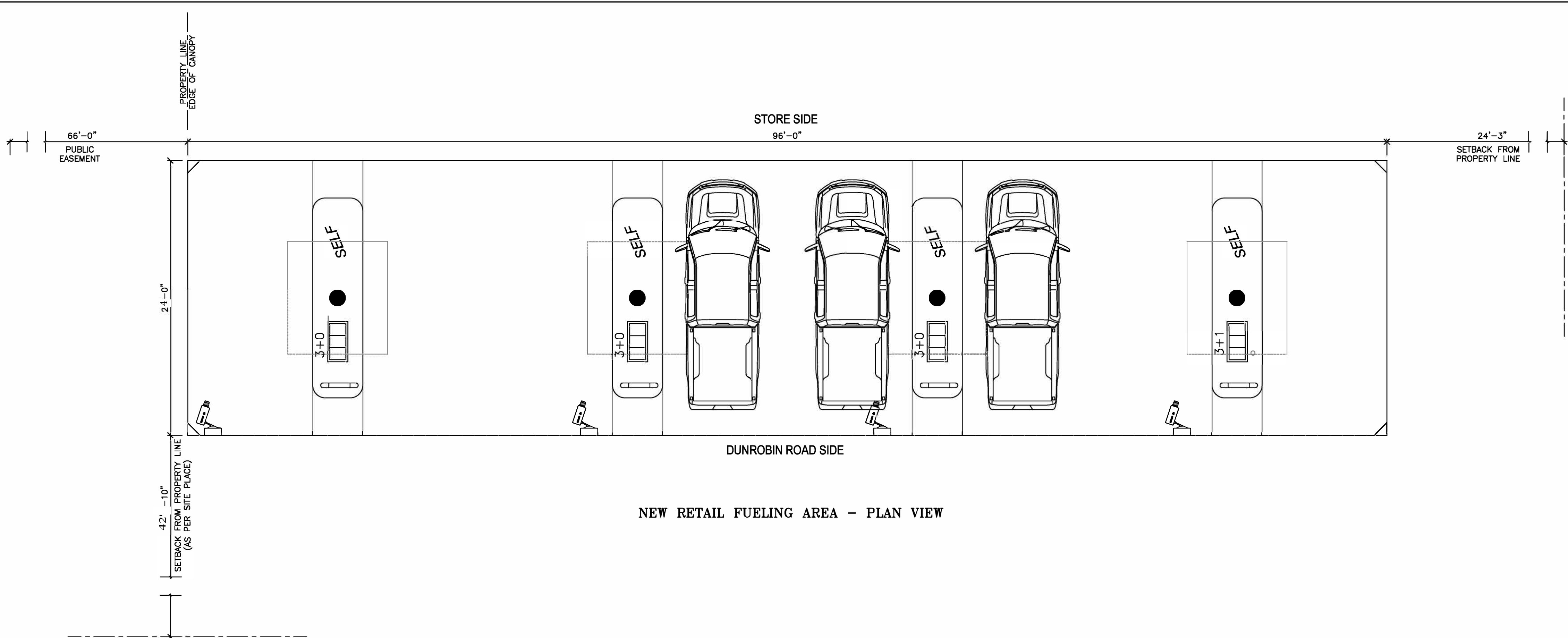
Stamp:	DESIGN: TJG
	DRAWN: RLS
	CHECKED: TJG
	DATE: OCT 2014
	SCALE: 1"=10'
	REV:

PROJECT NUMBER: **GTS-1060** SHEET No. **1**

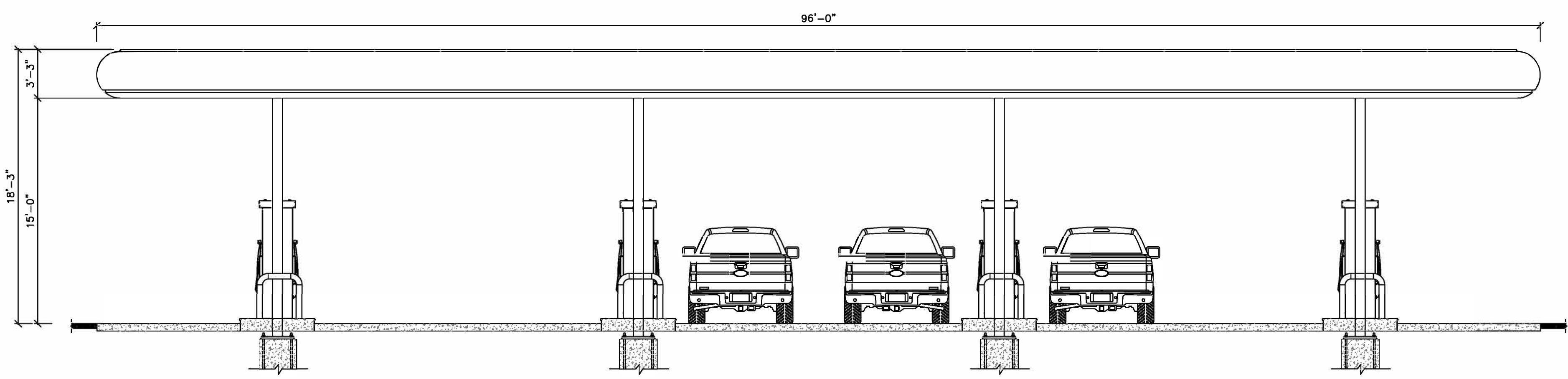


3798 DUNROBIN ROAD
P.I.N #: 045660131

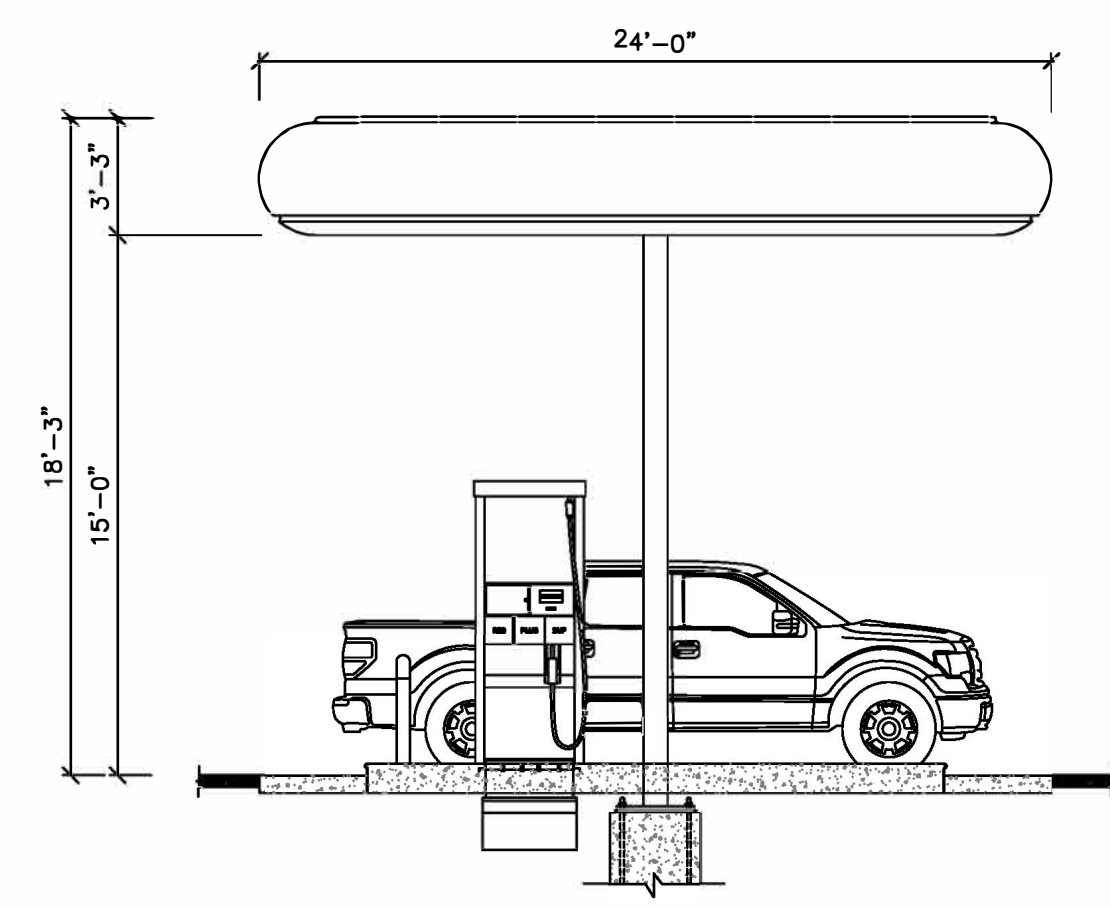
3796 DUNROBIN ROAD
P.I.N #: 045660135
OPTION 1



NEW RETAIL FUELING AREA - PLAN VIEW



NEW RETAIL FUELING AREA - FRONT ELEVATION



NEW RETAIL FUELING AREA - END VIEW

ISSUE

FOR	BY	DATE
<input checked="" type="checkbox"/> - FOR REVIEW ONLY	TJG	OCT 2014
<input type="checkbox"/> - FOR APPROVAL		
<input type="checkbox"/> - FOR TENDER		
<input type="checkbox"/> - FOR CONSTRUCTION		
<input type="checkbox"/> - FOR AS BUILT		

NOTES:

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- ALL TANKS TO BE INSTALLED LEVEL
- INSTALLER TO CHECK SITE FOR EXISTING SITE SERVICES SUCH AS: WATER AND SEWER LINES, ELECTRICAL LINES, ETC... PRIOR TO ANY EXCAVATION.
- ALL EQUIPMENT TO BE INSTALLED AND TESTED AS PER MANUFACTURERS RECOMMENDATIONS
- THIS PETROLEUM STORAGE SYSTEM CONFORMS TO ALL APPLICABLE ULC REQUIREMENTS AND STANDARDS INCLUDING CAN/ULC-5615-M, LATEST EDITION.
- THIS DESIGN HAS ADDRESSED THE ISSUE OF POSSIBLE COLLECTION OF FLAMMABLE VAPOUR AND/OR LIQUID IN UNDERGROUND SLUMPS.
- REFER TO SITE DEVELOPMENT DRAWINGS FOR ELEVATIONS OF FUELING ISLANDS AND APRONS.

CONCRETE SPEC: 35MPa
5% AIR
400MPa REBAR YIELD STRENGTH

No.	DESCRIPTION	BY	DATE

REVISIONS

Logo:

Client:

GAGAN PANJHAZARI

Address:

**ULTRAMAR
3798 DUNROBIN ROAD
WOODLAWN, ON**

Project:

**NEW RETAIL
FUELING SYSTEM**

Title:

**RETAIL FUELING
ELEVATIONS**

	22 DOUGLAS DRIVE QUISPAMIS, NB E2G 1Y3 PHONE: 506 849 4116 FAX: 506 847 1070
	Stamp:

DESIGN: TJG
DRAWN: RLS
CHECKED: TJG
DATE: JULY 2015
SCALE: 3/16" = 1'
REV:

PROJECT NUMBER: **GTS-1060** SHEET No. **2**

Committee of Adjustment
Received | Reçu le
2024-05-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF

PART OF LOT 10
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF TORBOLTON
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 250



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

Surveyor's Certificate

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 - The survey was completed on the 25th day of March, 2024.

April 4 2024
Date

T. Hartwick
Ontario Land Surveyor

Notes & Legend

Denotes	
—	Survey Monument Planted
—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
CM	Concrete Monument
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	(1442) Plan Dated May 11, 2001
(P2)	(1692) Plan Dated April 22, 2022
(P3)	Road Widening Plan TO8084
(DI)	N738203
○ GFP	Gasoline Fuel Pump
— OHW	Overhead Wires
○ UP	Utility Pole
○ AN	Anchor
○ GM	Gas Meter
○ HM	Hydro Meter
□ AC	Air Conditioner
○ MH-G	Maintenance Hole (Gas)
○ B	Bollard
BF	Board Fence
□ TB-B	Bell Terminal Box
○ FV	Fuel Tank Vent
○ GV	Gas Valve

SITE AREA = 4041 m²

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°12'30" counter-clockwise was applied to bearings on P1 & D1.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

V-75377



THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

DUNROBIN ROAD REGIONAL ROAD No. 9
ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4

PIN 04566 - 0126

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14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aosvltd.com
Ontario Land Surveyors Job No. 24765-24 Busco Holdings Ltd. P1 L110 C4 TOR D-E F FS