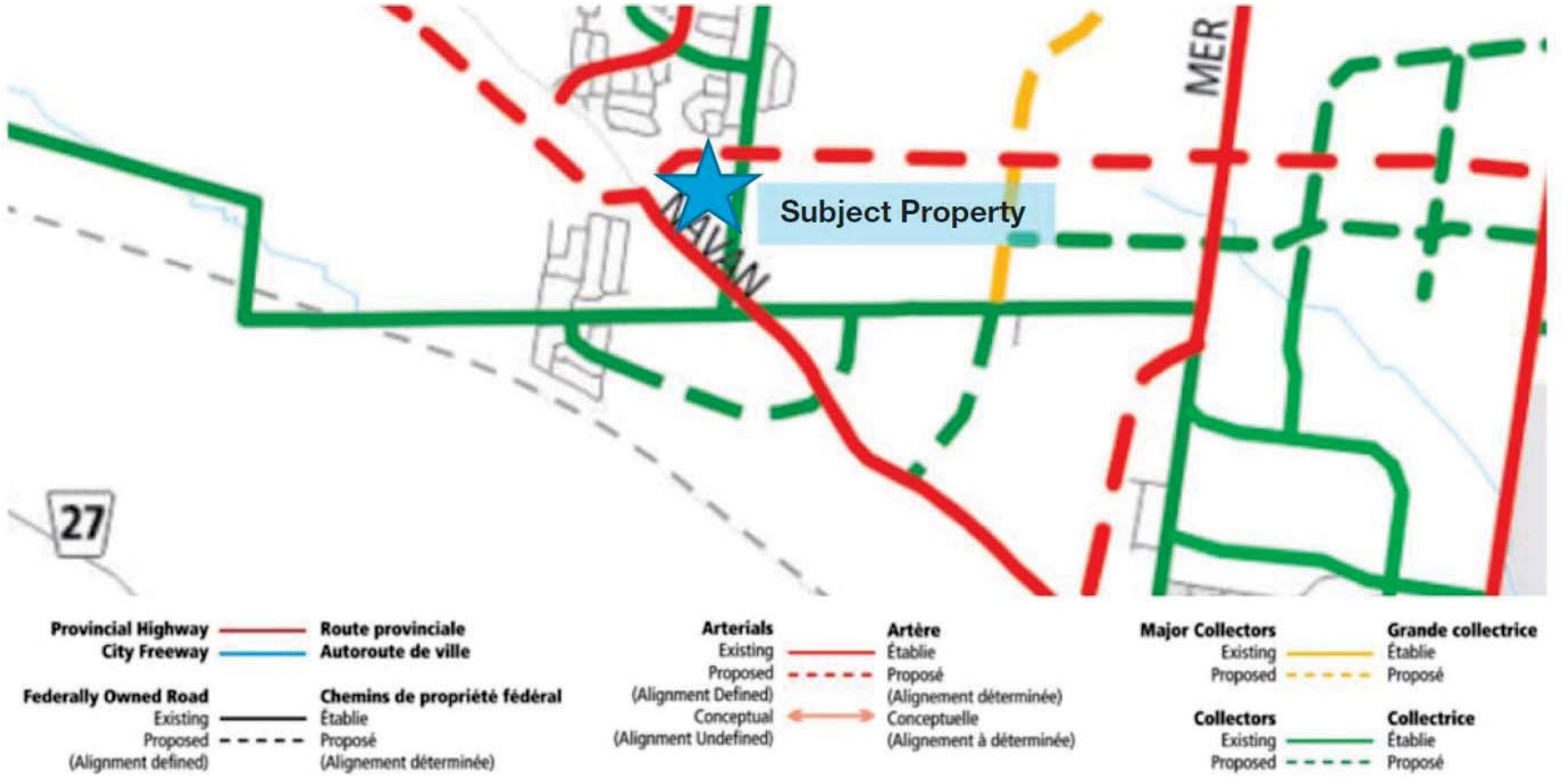


Official Plan - Schedule B



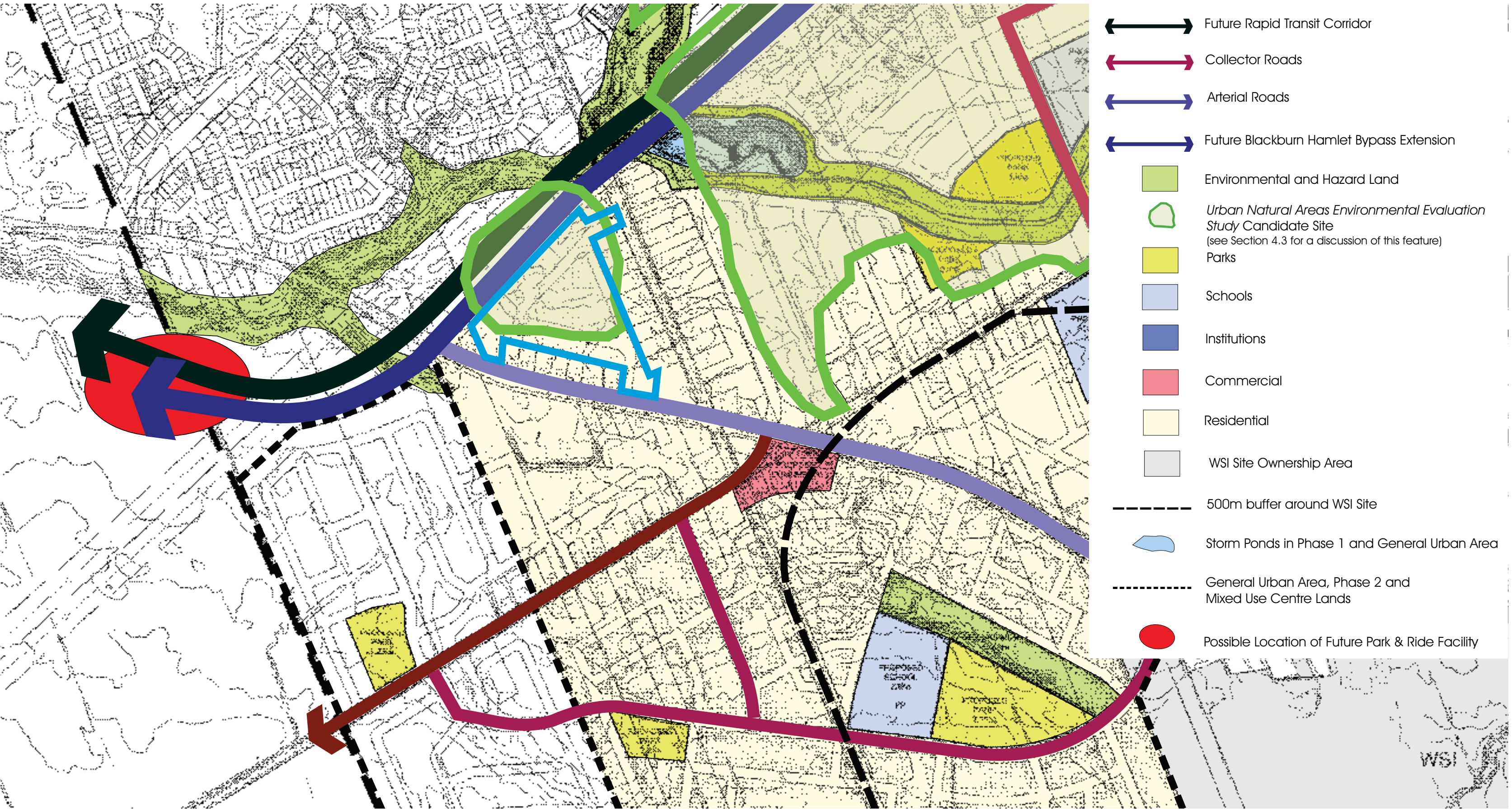
Official Plan - Schedule E



Zoning By-Law



East Urban Community Design Plan - Land Use



Daytime Stationary Noise Contours (1.5m above grade)

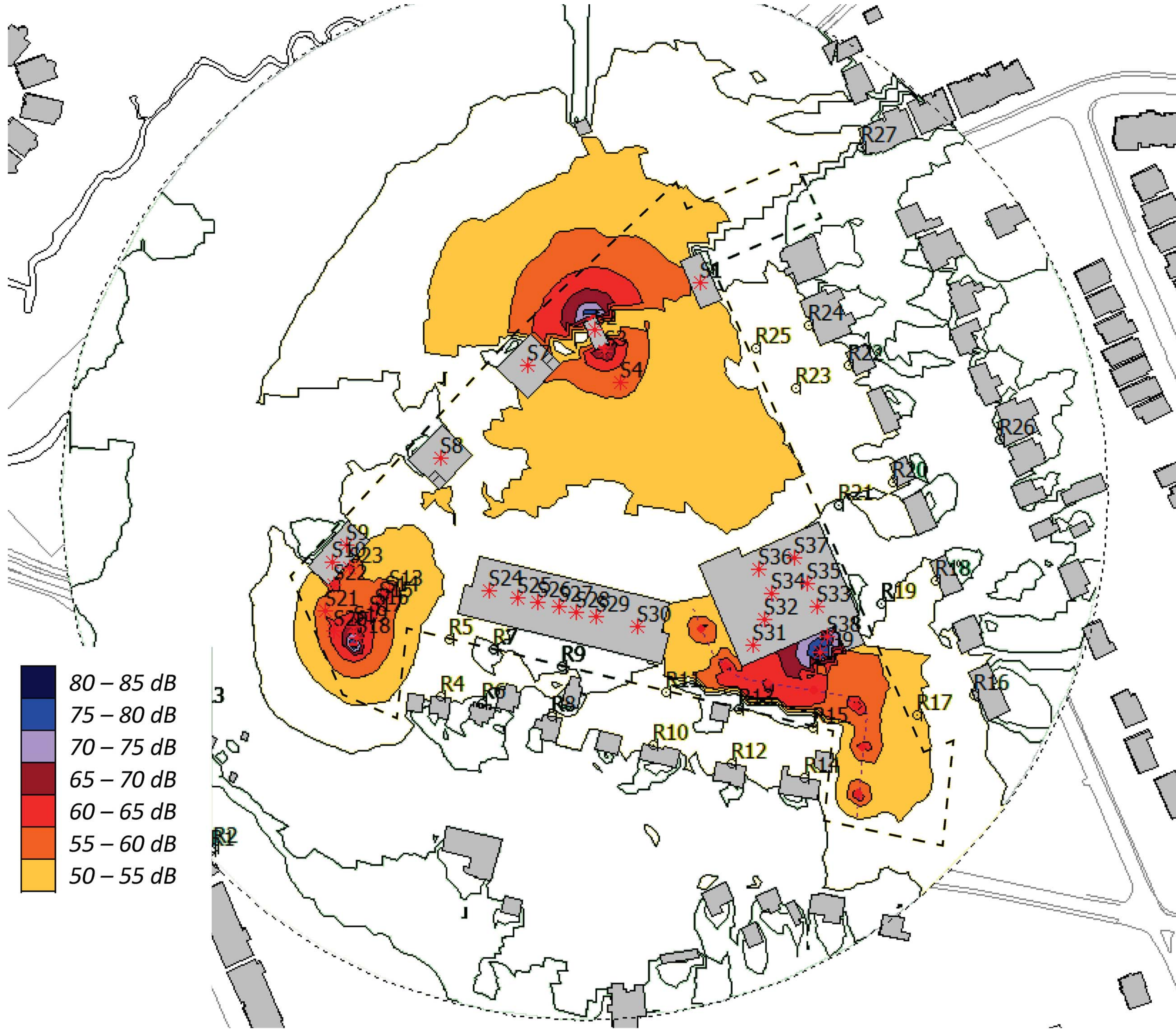
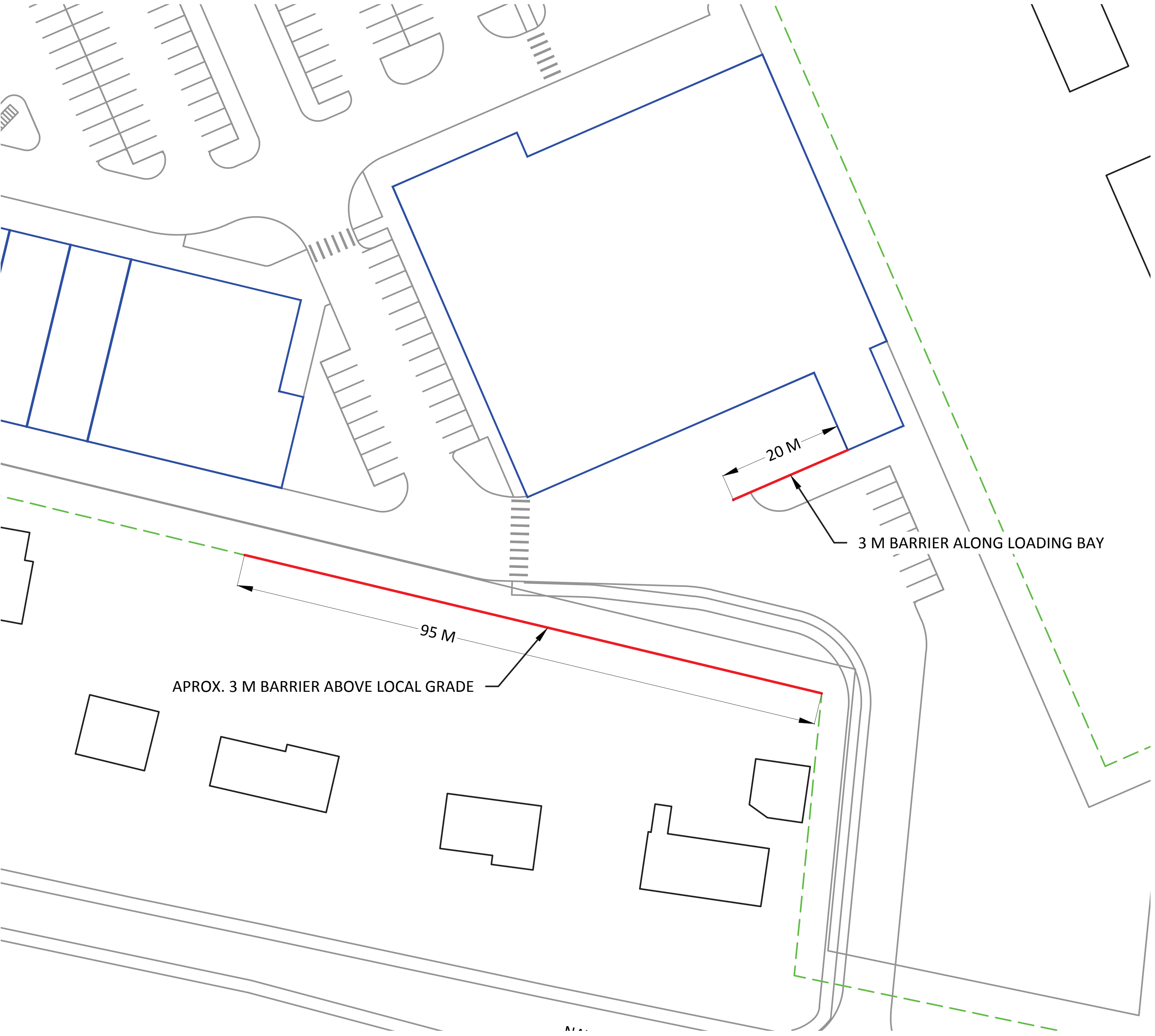


TABLE 1: EXCLUSIONARY LIMITS FOR CLASS 1 AREA

Time of Day	Outdoor Points of Reception	Plane of Window
7:00 – 19:00	50	50
19:00 – 23:00	50	50
23:00 – 7:00	N/A	45

Proposed Noise Barrier Locations





Legend

—	Site
- - -	Vegetation Communities
A	Amphibian Survey Point
B2	Breeding Bird Point Counts

Vegetation Communities

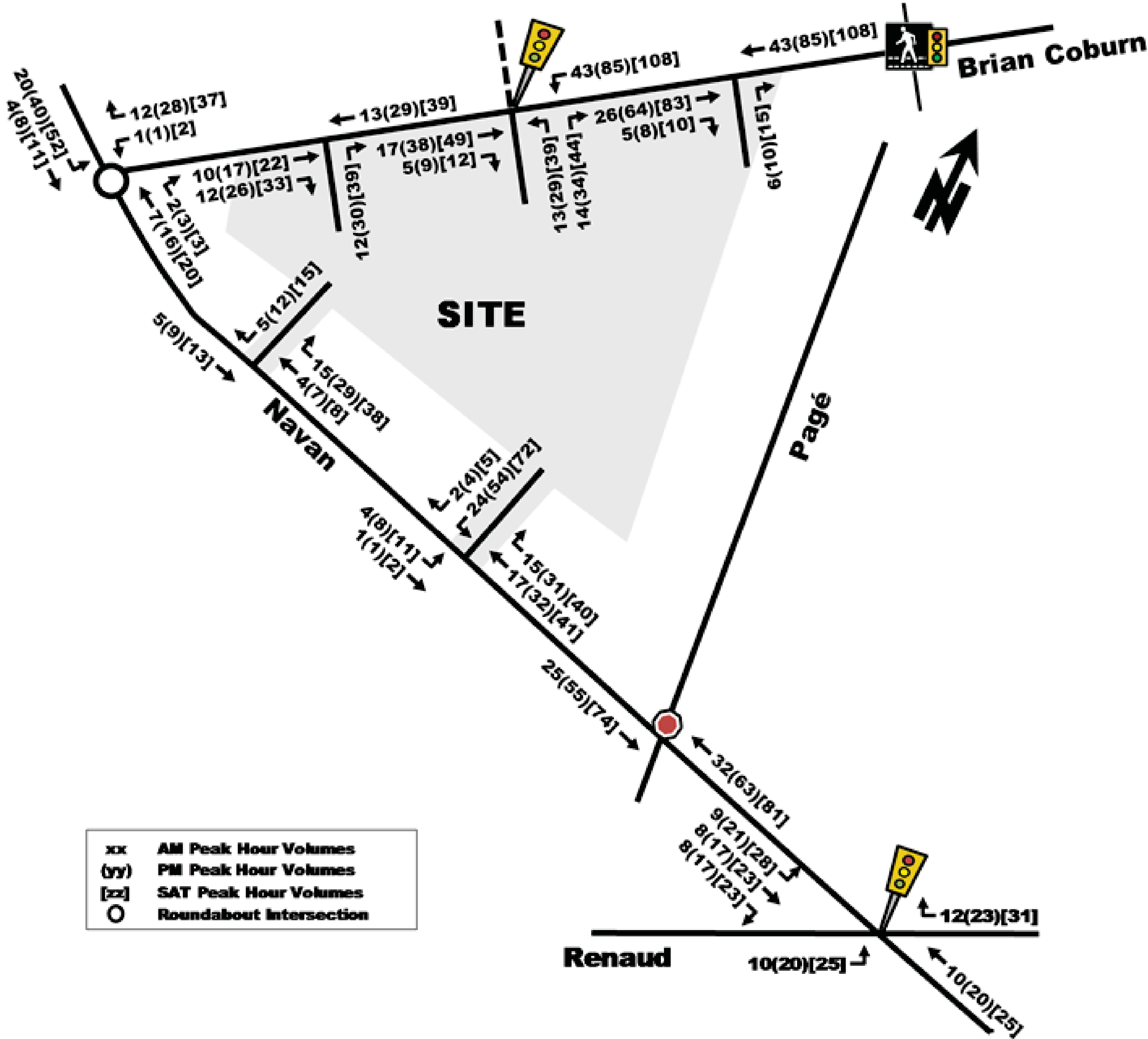
- 1 Red Maple Swamp with Upland Inclusions
- 2 Cultural Meadow

Existing Traffic Volumes

- 500 to 650 veh/h in the peak direction on both Navan Rd and Brian Coburn Blvd

Proposed Concept Plan – Land Use

- Grocery store (3,400 m2)
- General retail (3,000 m2)
- Two sit-down restaurants (500 m2 each)
- Fast-food restaurant (430 m2)
- Gas bar with a car-wash (10 fueling positions)



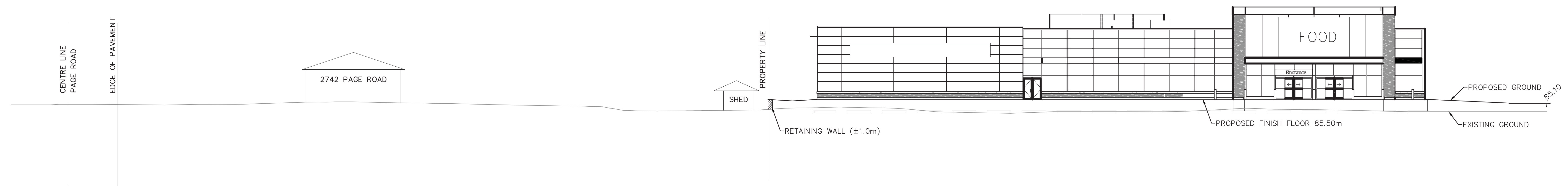
Total Peak Hour Traffic Generation – Proposed Land Uses

Travel Mode	AM Peak (veh/hr)			PM Peak (veh/hr)			SAT Peak (veh/hr)		
	In	Out	Total	In	Out	Total	In	Out	Total
Vehicles	99	76	175	196	173	369	252	229	481

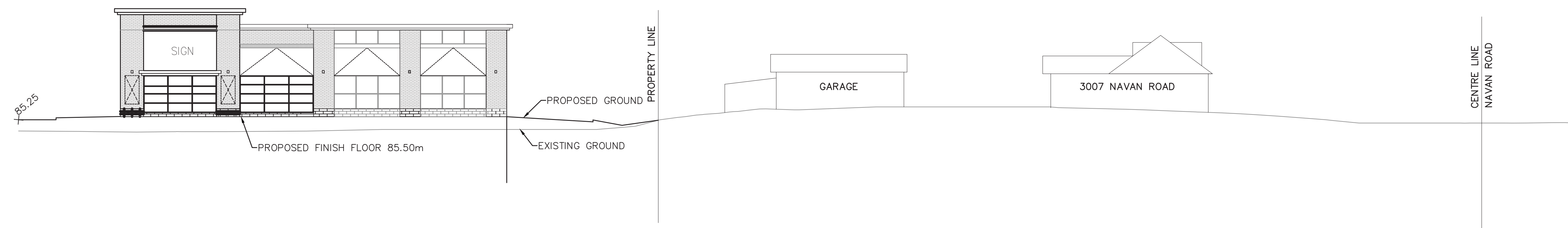




SECTION A-A



SECTION B-B



Servicing

- The site will be serviced by all standard development infrastructure such as potable City water, waste water disposal, storm water management, and various utilities (Hydro, Bell, Enbridge Gas, and Rogers).
- Wastewater will be conveyed by constructing a new sanitary sewer on Navan Road to the existing trunk sewer on Renaud Road. The trunk sewer outlets to the Forest Valley Pumping Station.
- Storm water from the site is targeted to infiltrate the first 25mm events in order to reduce low flow storm events into the ultimate receiver Mudd Creek.
- Less frequent events will be have an outlet to the existing stormwater management facility Pond #3. These less frequent events will also be restricted onsite to meet the stormwater management targets in the EUC Master Servicing Study prepared by Stantec in 2005

Grading

- The existing grades are generally flat in the northern portion of the site where the building and parking areas are proposed.
- The existing grades towards the southern end of the site nearest to Navan Road tend to drop off, and are generally 4m lower than the remainder of the site.
- The proposed grading attempts to match existing perimeter grades as best as possible for the entire site.
- A low height landscaping retaining wall is proposed behind the Navan Road properties. A moderate height engineered retaining wall is proposed behind the Page Road properties.

