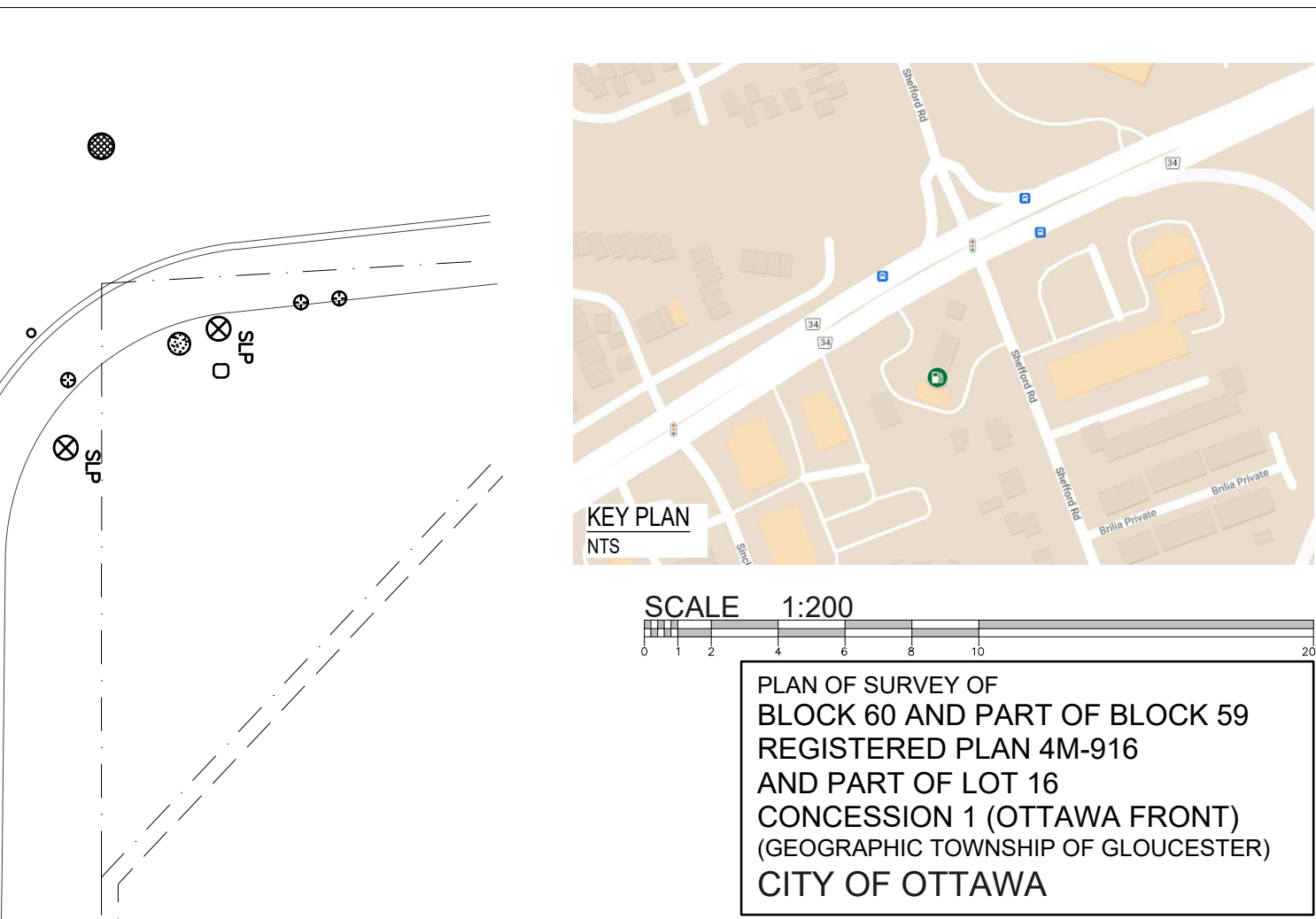
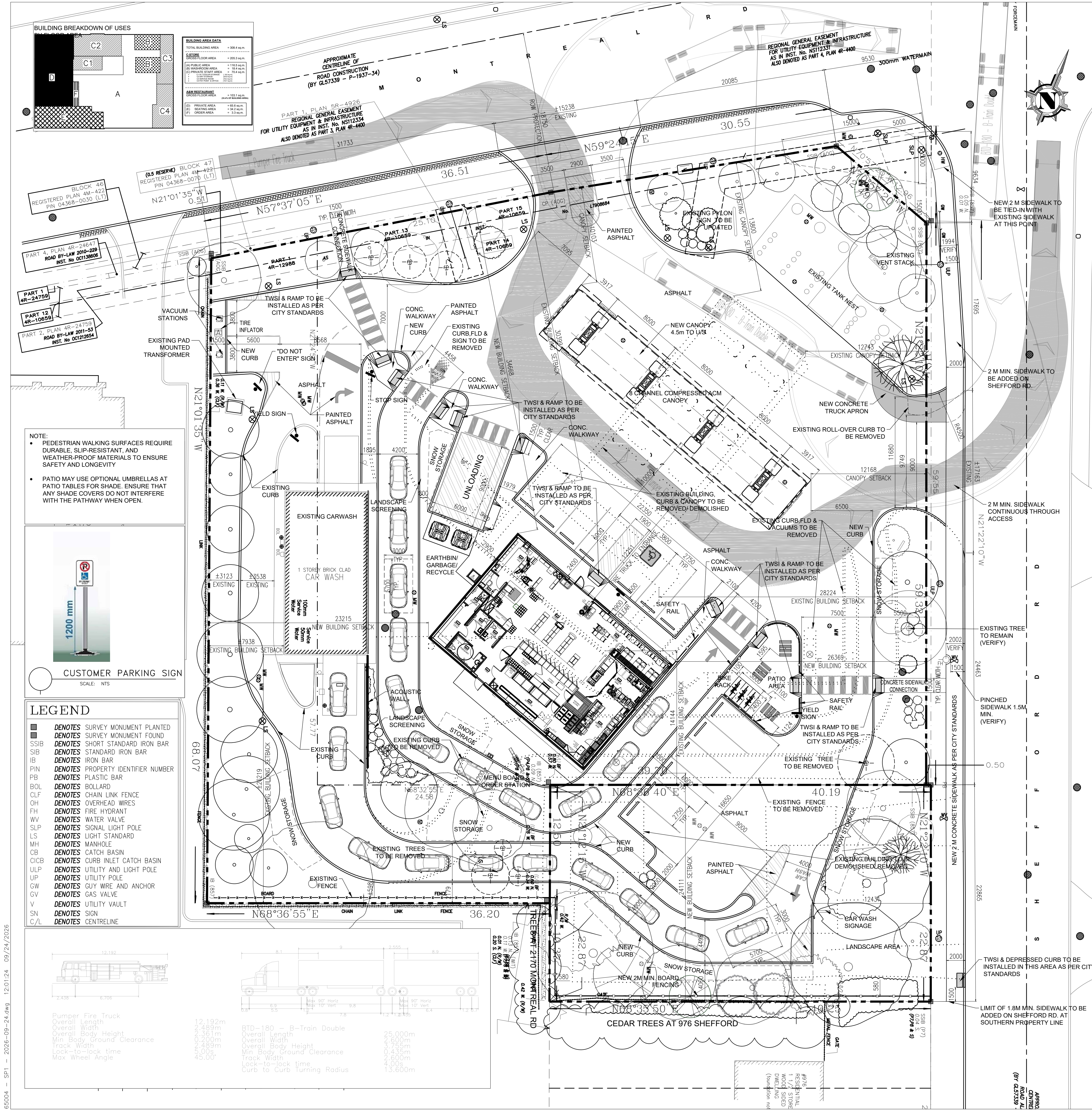




CITY OF OTTAWA ZONING BY-LAW 2026-050			
AM102(198)	REQUIRED	PROVIDED	SECTION BY-LAW
MINIMUM LOT WIDTH	NO MINIMUM	67.04 M ± 2.49 M (CORNER)	S185(3) TABLE 185
MINIMUM LOT AREA	NO MINIMUM	5,123.3 M²	S185(3) TABLE 185
MAXIMUM BUILDING HEIGHT	DISTANCE OF 30 M FROM RESIDENTIAL ± 11 M DISTANCE OF 20 - 30 M FROM RESIDENTIAL ± 20 M OVER 30 M FROM RESIDENTIAL ± 30 M	4.6 M	S185(10)
MINIMUM FRONT YARD SETBACK	50% OF FRONTAGE MUST BE HAVE BUILDING WITHIN 3.0 M SETBACK	0% OF FRONTAGE, 3.0 M SETBACK	S185(10)(b)(i)
MINIMUM CORNER SIDE YARD SETBACK	50% OF FRONTAGE MUST BE HAVE BUILDING WITHIN 3.0 M SETBACK	0% OF FRONTAGE, 3.0 M SETBACK	S185(10)(b)(ii)
MINIMUM REAR YARD SETBACK	3.0 M 20 M SETBACK FROM THE STREET, THEN 7.5 M	24.158 M	S185(10)
MINIMUM INTERIOR YARD SETBACK	ABUTTING A RESIDENTIAL ZONE, 3.0 M 20 M SETBACK FROM THE STREET, THEN 7.5 M	INTERIOR SIDE YARD DOES NOT ABUT A RESIDENTIAL ZONE	S185(10)
MAXIMUM FLOOR SPACE INDEX	NO MAXIMUM	N/A	S185(3) Table 185
LANDSCAPE OPEN SPACE (REAR PROPERTY LINE)	5 M LANDSCAPED AREA IS REQUIRED ALONG THE REAR PROPERTY LINE	THE CARWASH DRIVE-THROUGH LANE AND CARWASH IS EXISTING THEREFORE THE LANDSCAPED AREA REQUIRED ALONG THE REAR AND INTERIOR SIDE PROPERTY LINES IS EXISTING (LEGAL NON-COMPLYING) THE NEW RESTAURANT WILL NOT IMPACT THIS EXISTING CONDITION.	S101(7), SECTION 101(9)(b)(i)
MINIMUM PARKING SPACES (AREA C, SCHEDULE 1A)	RESTAURANT (FAST FOOD & FULL SERVICE): 10 PER 100M² OF GFA (100.1 M² ± 10 SPACES) CONVENIENCE STORE: 3.4 PER 100 M² OF GROSS FLOOR AREA (100.3 ± 7 SPACES) TOTAL REQUIRED: 15 PARKING SPACES SHARED PARKING APPLIES: TOTAL REQUIRED: 14 PARKING SPACES	15 PARKING SPACES	SECTION 104
DRIVE-THROUGH OPERATIONS	RESTAURANT (WITH ORDER BOARD): 7 AT OR BEFORE BOARD AND A MINIMUM TOTAL OF 11 A QUEUING SPACE MUST BE 3M BY 5.7 M CAR WASH: 15 BEFORE EACH WASH BAY	7 AT OR BEFORE THE BOARD FOR A TOTAL OF 11	SECTION 112
FAÇADE OPENINGS	A MINIMUM OF 50% OF THE SURFACE AREA OF THE GROUND FLOOR FAÇADE, MEASURED FROM THE AVERAGE GRADE UP TO A HEIGHT OF 4.5 METRES, FACING A PUBLIC STREET MUST BE COMPOSED OF TRANSPARENT GLAZING AND ACTIVE CUSTOMER OR RESIDENT ENTRANCE ACCESS DOORS	NORTH ELEVATION PARTIALLY FACING MONTREAL RD & INTERIOR LOT WALL AREA (UP TO 4.5M ABOVE GRADE) = 21.62M x 4.5M = 97.29 SQ.M STORE FRONT WINDOW OPENING = 4.61 SQ.M OPENING % = 50.0% WEST ELEVATION PARTIALLY FACING MONTREAL RD & INTERIOR LOT WALL AREA (UP TO 4.5M ABOVE GRADE) = 14.62M x 4.5M = 65.80 SQ.M STORE FRONT WINDOW OPENING = 0.50 SQ.M OPENING % = 7.6% EAST ELEVATION PARTIALLY FACING SHEFFORD RD & REAR LOT WALL AREA (UP TO 4.5M ABOVE GRADE) = 14.62M x 4.5M = 65.80 SQ.M WINDOW OPENING = 1.52 SQ.M OPENING % = 14.5%	S185(10)(h)
BICYCLE PARKING	RESTAURANT: 1 PER 250 M² OF GROSS FLOOR AREA = 1 PARKING SPACE CONVENIENCE STORE: 1 PER 250 M² OF GROSS FLOOR AREA = 1 PARKING SPACE ALL OTHER NON-RESIDENTIAL USES (CAR WASH) 1 PER 1500 M² OF FLOOR AREA = 1 PARKING SPACE TOTAL REQUIRED: 2 BICYCLE PARKING SPACES	4 BICYCLE PARKING SPACES	SECTION 111
NEW CITY OF OTTAWA ZONING BY-LAW 2026-050			
NEW ZONING BY-LAW APPROVED BY COUNCIL (NOT IN EFFECT) MS2	REQUIRED	PROVIDED	SECTION BY-LAW
MINIMUM LOT WIDTH	NO MINIMUM	67.04 M ± 2.49 M (CORNER)	SECTION 905(14)(b)
MINIMUM LOT AREA	NO MINIMUM	5,123.3 M²	SECTION 905(14)(b)
MAXIMUM BUILDING HEIGHT	6 M OR AS PER SUFFIXES OR SCHEDULES	4.6 M	SECTION 905(14)(b)
MINIMUM FRONT YARD SETBACK	FOR ANY PART OF A BUILDING THAT IS 15 M OR LESS ABOVE GRADE: NO MINIMUM	26.70 M	SECTION 905(14)(b)
MINIMUM CORNER SIDE YARD SETBACK	FOR ANY PART OF A BUILDING THAT IS 15 M OR LESS ABOVE GRADE: NO MINIMUM	26.70 M	SECTION 905(14)(b)
MINIMUM REAR YARD SETBACK	WHERE ABUTTING AN N1 - N6 ZONE ± 7.5 M	24.158 M	SECTION 905(14)(b)
MINIMUM INTERIOR YARD SETBACK	ABUTTING AN N1 - N6 ZONE 3 M, ALL OTHER CASES: NO MINIMUM	24.158 M	SECTION 905(14)(b)(i)
SITE LAYOUT & LANDSCAPING	WHERE A FRONT OR EXTERIOR SIDE YARD IS PROVIDED THAT IS 15 METRE OR GREATER IN WIDTH, VARIET MUST CONTAIN ANY OF THE FOLLOWING: (A) AN OUTDOOR COMMERCIAL PATIO, (B) BICYCLE PARKING, (C) SOFT LANDSCAPING OR BENCHES, STREET FURNITURE, OR OTHER SIMILAR FEATURES. FLOOR AREA EXTERIOR BUILDING WALLS LOCATED ON THE GROUND FLOOR AND LOCATED WITHIN 6 METRES OF A FRONT OR EXTERIOR SIDE LOT LINE MUST: (A) PROVIDE A MINIMUM OF ONE ACTIVE ENTRANCE FROM EACH INDIVIDUAL OCCUPANCY ON THE GROUND FLOOR LOCATED ADJACENT TO THE FRONT LOT LINE OR EXTERIOR SIDE LOT LINE IN THE CASE OF NON-RESIDENTIAL USES; (B) PROVIDE A MINIMUM OF ONE ACTIVE ENTRANCE IN THE CASE OF A RESIDENTIAL USE BUILDING; AND (C) A MINIMUM OF 40 PER CENT OF THE SURFACE AREA OF THE GROUND FLOOR FAÇADE, MEASURED FROM THE AVERAGE GRADE UP TO A HEIGHT OF 4.5 METRES, MUST BE COMPOSED OF TRANSPARENT GLAZING AND ACTIVE CUSTOMER OR RESIDENT ENTRANCE ACCESS DOORS.	N/A - NO BUILDING WITHIN 6 M OF FRONT OR EXTERIOR SIDE LOT LINE	SECTION 905(6)
FAÇADE OPENINGS	MUST BE PROVIDED MINIMUM OF 3 M FOR LOTS LINES SHARED WITH N1 - N6 OR WHERE AN OPAQUE SCREEN IS PROVIDED WITH A MINIMUM HEIGHT OF 1.5. THE SOFT LANDSCAPING MAY BE REDUCED TO 1.5 M AND WHERE PARKING SPACES ARE PROVIDED AN OPAQUE SCREEN WITH A MINIMUM HEIGHT OF 1.5 M MUST BE PROVIDED	4 M LANDSCAPE STRIP IS PROVIDED WITH A 2 M BOARD FENCE	SECTION 905(6)
SOFT LANDSCAPED BUFFER	NO QUEUING LANE, DRIVE-THROUGH WINDOW OR ORDER BOARD MAY BE LOCATED WITHIN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE	QUEUING LANE IS LOCATED WITHIN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE	SECTION 905(6)
DRIVE-THROUGH REGULATIONS	A SOFT LANDSCAPED BUFFER WITH A MINIMUM WIDTH OF 3.5 M MUST BE PROVIDED BETWEEN ANY DRIVE-THROUGH FACILITY A FRONT LOT LINE, AN EXTERIOR SIDE LOT LINE AND ANY LOT LINE ABUTTING A RESIDENTIAL ZONE.	4 M	SECTION 905(6)
BICYCLE PARKING	ALL DRIVE-THROUGH QUEUING LANES IN A YARD ABUTTING A LOT CONTAINING A RESIDENTIAL OR MIXED-USE BUILDING MUST BE SCREENED FROM VIEW BY AN OPAQUE SCREEN AT LEAST 1.5 METRES HIGH.	2 M BOARD FENCE IS PROVIDED	SECTION 905(6)

ISSUED

NO.	DATE	DESCRIPTION
01	MMM DD/YY	ISSUE DESCRIPTION

REVISION

1	2025-12-15	NEW CONCRETE SIDEWALK ALONG SHEFFORD RD & TWSI
2	2026-02-12	ADDED PEDESTRIAN CONNECTION FROM MONTREAL RD
3	2026-04-02	LANDSCAPING & FIRE ROUTE ADDED
4	2026-07-15	UPDATED AS PER CITY COMMENTS
5	2026-09-24	ADDITIONAL LOGOS ADDED TO TITLE BLOCK AS PER CITY REQUEST

SEAL

The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION

DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

Q9

planning + design

Ruhland & Associates Ltd.

landscape architecture • urban design • site planning

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CLIENT

PETRO-CANADA

A Suncor business

DRAWING TITLE

PROPOSED SITE LAYOUT

PROJECT

2180 MONTREAL RD @SHEFFORD RD

OTTAWA, ON

DRAWN

F. EMMANUEL

SCALE

1:200

PROJECT NO.

65004

CHECKED

DATE

2025-11-20

DRAWING NO.

SP1

65004 - SP1 - 2026-09-24.dwg 12:01:24 09/24/2026