



PLAN OF SURVEY OF  
BLOCK 60 AND PART OF BLOCK 59  
REGISTERED PLAN 4M-916  
AND PART OF LOT 16  
CONCESSION 1 (OTTAWA FRONT)  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
CITY OF OTTAWA

SITE INFORMATION			
ADDRESS: 2180 MONTREAL ROAD, OTTAWA, ONTARIO			
ZONE: AM9			
MINIMUM LOT WIDTH	REQUIRED	PROVIDED	SECTION-BY-LAW
MINIMUM LOT AREA	NO MINIMUM	76.06 M x 22.15 M (CORNER)	S186(3) TABLE 185
MAXIMUM BUILDING HEIGHT	15 M	4.1 M	S186(3) TABLE 185
MINIMUM FRONT & CORNER SIDE YARD SETBACK	30% OF LOT WIDTH WITHIN 5 M OF FRONT LOT LINE MUST BE OCCUPIED BY BUILDING WALLS (80.6 M FRONTAGE)	0% OF FRONTAGE WITHIN 5 M OF FRONT LOT LINE IS OCCUPIED BY BUILDING WALLS	S186(9)(3)(K)
MAXIMUM FRONT YARD SETBACK	BUILDING CONTAINING A GAS BAR + 3 M	43 M EXISTING LEGAL (NON-COMPLYING)	S186(9)(3)(K)
MAXIMUM REAR YARD SETBACK	10 M	4.08 M EXISTING BUILDING (LEGAL NON-COMPLYING), 11.06 M NEW BUILDING	S186(9)(3)(K)
MAXIMUM INTERIOR YARD SETBACK	ABUTTING A RESIDENTIAL ZONE: 3 M TO 20 M SETBACK FROM THE STREET, THEN 7.5 M	INTERIOR YARD DOES NOT ABUT A RESIDENTIAL ZONE	S186(9)(3)(K)
MAXIMUM FLOOR SPACE INDEX	NO MAXIMUM	N/A	S186(3) Table 186
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.	S186(9)(3)(K)
MINIMUM PARKING SPACES (AREA C, SCHEDULE 1A)	*RESTAURANT USE OPERATES IN COMBINATION WITH DRIVE-THROUGH FACILITY THE PARKING MAY BE REDUCED BY 20% (= 11 SPACES) CAR WASH: NONE CONVENIENCE STORE: 3.4 PER 100 M <sup>2</sup> OF GROSS FLOOR AREA (119.2 x 4 SPACES) TOTAL REQUIRED: 15 PARKING SPACES	17 PARKING SPACES	S186(9)(3)(K)
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: 10 BEFORE EACH WASH BAY RESTAURANT: 1 PER 200 M <sup>2</sup> OF GROSS FLOOR AREA + 1 PARKING SPACE	6 AT OR BEFORE THE BOARD FOR A TOTAL OF 10 11	SECTION 104 SECTION 112
BICYCLE PARKING	CONVENIENCE STORE: 1 PER 250 M <sup>2</sup> OF GROSS FLOOR AREA = 1 PARKING SPACE ALL OTHER NON-RESIDENTIAL USES (CAR WASH) 1 PER 1500 M <sup>2</sup> 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 2026-055			
MINIMUM LOT WIDTH	REQUIRED	PROVIDED	SECTION-BY-LAW
MINIMUM LOT AREA	NO MINIMUM	76.06 M x 22.15 M (CORNER)	SECTION 905(14)(b)
MAXIMUM BUILDING HEIGHT	6 M OR AS PER SUFFIXES OR SCHEDULES	4.1 M	SECTION 905(14)(b)
MINIMUM FRONT & CORNER SIDE YARD SETBACK	FOR ANY PART OF A BUILDING THAT IS 15 M OR LESS ABOVE GRADE: NO MINIMUM	43.41 M	SECTION 905(14)(b)
MINIMUM REAR YARD SETBACK	ALL OTHER CASES: NO MINIMUM	4.08 M	SECTION 905(14)(b)
MAXIMUM INTERIOR YARD SETBACK	ALL OTHER CASES: NO MINIMUM	25.5 M	SECTION 905(14)(b)
SITE LAYOUT & LANDSCAPING	WHERE A FRONT OR EXTERIOR SIDE YARD IS PROVIDED THAT IS 1 METRE OR GREATER IN DEPTH THAT YARD MUST CONTAIN ANY OF THE FOLLOWING: (A) AN OUTDOOR COMMERCIAL PATIO; (B) BICYCLE PARKING; (C) SOFT LANDSCAPING; OR (D) BENCHES, STREET FURNITURE, OR OTHER SIMILAR FEATURES. FLOOR AREA	BICYCLE PARKING AND LANDSCAPING IS PROVIDED IN THE EXTERIOR SIDE YARD. SOFT LANDSCAPING IS PROVIDED IN THE FRONT YARD.	SECTION 905(6)
GROUND FLOORS & ACTIVE ENTRANCES	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 FACADE MEASURED FROM THE AVERAGE GRADE UP TO A HEIGHT OF 4 METRES, MUST BE COMPRISED 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(5)
PARKING	NO PARKING MINIMUMS	11	SECTION 308
DRIVE-THROUGH OPERATIONS	RESTAURANT - 7 FOR EACH ORDER BOARD AND 4 FOR EACH PICK UP WINDOW NO QUEUING LANE. DRIVE-THROUGH WINDOW OR ORDER BOARD MAY BE LOCATED WITHIN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.	7 AT OR BEFORE THE BOARD FOR A TOTAL OF 11 N/A	SECTION 308(5) SECTION 308(5)
DRIVE-THROUGH REGULATIONS	SOFT LANDSCAPED BUFFER WITH A MINIMUM WIDTH OF 3.5 M MUST BE PROVIDED BETWEEN ANY DRIVE-THROUGH FACILITY & FRONT LOT LINE. AN EXTERIOR SIDE LOT LINED AND ANY LOT LINE ABUTTING A RESIDENTIAL ZONE	2.837 M & 4.443 M (EXISTING, LEGAL NON-COMPLYING)	SECTION 306(6)
SOFT LANDSCAPED BUFFER	DRIVE-THROUGH QUEUING LANES ARE PROHIBITED WITHIN A REQUIRED FRONT YARD MUST BE PROVIDED MINIMUM OF 3 M FOR LOTS LINES SHARED WITH N1 - N6 OR WHERE AN ORANGE SCREEN IS PROVIDED WITH A MINIMUM HEIGHT OF 1.5. THE SOFT LANDSCAPING MAY BE REDUCED TO 1.0 M AND WHERE PARKING SPACES ARE PROVIDED AN OPAQUE SCREEN WITH A MINIMUM HEIGHT OF 1.5 M MUST BE PROVIDED	DRIVE-THROUGH LANES ARE NOT LOCATED WITHIN 0 - 6 M OF FRONT LOT LINE N/A. SITE DOES NOT ABUT ANY LANDS ZONED N1-N6	SECTION 306(7) SECTION 905(8)
BICYCLE PARKING	2 RESTAURANT, 2 FOR GAS BAR = 4 TOTAL	4 BICYCLE PARKING SPACES	SECTION 413C

ISSUED		
NO.	DATE	DESCRIPTION
01	MMM DD'YY	ISSUE DESCRIPTION

REVISION		
△	2025-12-15	NEW CONCRETE SIDEWALK ALONG SHEFFORD RD & TWSI
△	2026-02-12	ADDED PEDESTRIAN CONNECTION FROM MONTREAL RD
△	2026-04-02	LANDSCAPING & FIRE ROUTE ADDED

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

**K PAUL ARCHITECT INC.**  
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CLIENT

DRAWING TITLE

EXISTING SITE LAYOUT

PROJECT

2180 MONTREAL RD @SHEFFORD RD  
OTTAWA, ON

DRAWN	CHECKED
F. EMMANUEL	
SCALE	DATE
1:200	2025-11-20
PROJECT NO.	DRAWING NO.
65004	SP1

Pumper Fire Truck

Overall Length	12.192m
Overall Width	2.424m
Overall Height	3.361m
Min Body Ground Clearance	0.450m
Track Width	1.900m
Lock-to-lock time	1.00s
Max Wheel Angle	45.00°

BTD-180 - B-Train Double

Overall Length	25.000m
Overall Width	2.600m
Overall Height	3.750m
Min Body Ground Clearance	0.450m
Track Width	2.600m
Lock-to-lock time	2.00s
Curb to Curb turning Radius	15.600m