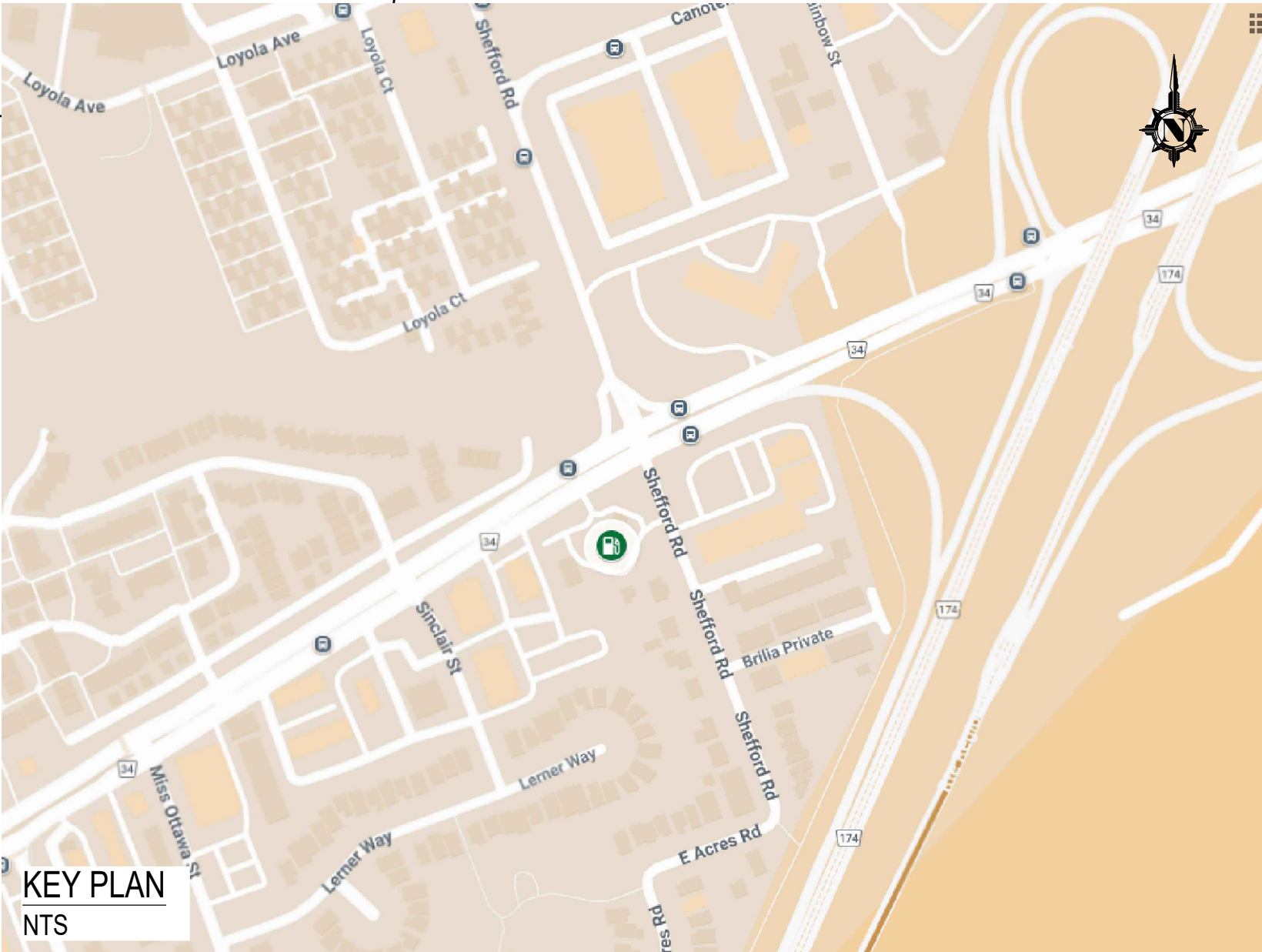




PART OF THE WEST 1/2 LOT 23
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

SITE INFORMATION			
ADDRESS: 6250 HAZLEDEN RD. STITTSVILLE, ONTARIO			
ZONE: AM9			
	REQUIRED	PROVIDED	SECTION/BY-LAW
MINIMUM LOT WIDTH	NO MINIMUM	76.06 M = 22.15 M (CORNER)	S186(3) TABLE 185
MINIMUM LOT AREA	NO MINIMUM	6,059.3 M ²	S186(3) TABLE 185
MAXIMUM BUILDING HEIGHT	15 M	4.1 M	S186(9)(b)
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 -4.5 M EXISTING LEGAL (NON-COMPLYING)	S186(9)(b)(ii)(a)
MAXIMUM FRONT YARD SETBACK	BUILDING CONTAINING A GAS BAR = 3 M	4.096 M EXISTING BUILDING (LEGAL NON-COMPLYING), 11.054 M NEW	S186(9)(a)
MAXIMUM REAR SETBACK	10 M	N/A	S186(9)(a)
MAXIMUM 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	S186(9)(c)
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.	186(9)(vii)
	RESTAURANT (FAST FOOD & FULL SERVICE): 10% PER 100M ² OF GFA (129.3 M ² = 13 SPACES)		S101(1), SECTION 101(E)(3)(b)
	"RESTAURANT USE OPERATES IN COMBINATION WITH DRIVE-THROUGH FACILITY THE PARKING MAY BE REDUCED BY 20% + 11 SPACES"		
MINIMUM PARKING SPACES (AREA C, SCHEDULE 1A)	CAR WASH: NONE	17 PARKING SPACES	
	CONVENIENCE STORE: 3.4 PER 100 M ² OF GROSS FLOOR AREA (119.2 = 4 SPACES)		
	TOTAL REQUIRED: 15 PARKING SPACES		
	SHARED PARKING APPLIES: TOTAL REQUIRED: 14 PARKING SPACES		
DRIVE-THROUGH OPERATIONS	RESTAURANT (WITH/OUT ORDER BOARD): 7 AT OR BEFORE BOARD AND A MINIMUM TOTAL OF 11 A QUEUING SPACE MUST BE 3M BY 5.7 M	6 AT OR BEFORE THE BOARD FOR A TOTAL OF 10	SECTION 104
	CAR WASH: 16 BEFORE IN EACH WASH BAY	11	
	RESTAURANT: 1 PER 250 M ² OF GROSS FLOOR AREA = 1 PARKING SPACE		
BICYCLE PARKING	CONVENIENCE STORE: 1 PER 250 M ² OF GROSS FLOOR AREA = 1 PARKING SPACE	4 BICYCLE PARKING SPACES	SECTION 111
	ALL OTHER NON-RESIDENTIAL USES: CAR WASH/ 1 PER 1500 M ² OF FLOOR AREA = 1 PARKING SPACE		
	TOTAL REQUIRED: 2 BICYCLE PARKING SPACES		
NEW CITY OF OTTAWA ZONING BY-LAW 2026-050			
	REQUIRED	PROVIDED	SECTION/BY-LAW
NEW ZONING BY-LAW APPROVED BY COUNCIL (NOT YET IN EFFECT) MS2			
MINIMUM LOT WIDTH	NO MINIMUM	76.06 M = 22.15 M (CORNER)	SECTION 905(14)(b)
MINIMUM LOT AREA	NO MINIMUM	6,059.3 M ²	SECTION 905(14)(a)
MAXIMUM BUILDING HEIGHT	6 M OR AS PER SUFFIXES OR SCHEDULES	4.1 M	SECTION 905(14)(f)
MAXIMUM BUILDING HEIGHT	VARIES, SEE SUBSECTION (1)	5.4 M	SECTION 905(14)(g)
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)(i)
MINIMUM FRONT & CORNER SIDE YARD SETBACK	APPLIES TO BUILDINGS WITHIN 6 M OF THE FRONT AND SIDE LOT LINE	N/A - NO BUILDING WITHIN 6 M OF FRONT OR EXTERIOR SIDE LOT LINE	SECTION 905(14)(j)
MINIMUM REAR YARD SETBACK	ALL OTHER CASES: NO MINIMUM	4.096 M	SECTION 905(14)(k)
MAXIMUM INTERIOR YARD SETBACK	ALL OTHER CASES: NO MINIMUM	25.5 M	SECTION 905(14)(l)
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 ONE OF THE FOLLOWING: (A) AN OPEN SPACE COMMERCIAL RATIO; (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 WALL LOCATED ON THE GROUND FLOOR AND LOCATED WITHIN 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; OR (C) PROVIDE 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 4.1 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		
DRIVE-THROUGH OPERATIONS	RESTAURANT - 7 FOR EACH DRIVE-THROUGH AND 4 FOR EACH PICK UP WINDOW	6 AT OR BEFORE THE ORDER STATION FOR A TOTAL OF 10	SECTION 308
	NO QUEUING LANE, DRIVE-THROUGH WINDOW OR ORDER BOARD MAY BE LOCATED WITHIN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE	N/A	SECTION 308(5)
DRIVE-THROUGH REGULATIONS	SOFT LANDSCAPED BUFFER WITH A MINIMUM WIDTH OF 5.5 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	8.443 M + 2.837 M (EXISTING, LEGAL NON-COMPLYING)	SECTION 306(6)
	DRIVE-THROUGH QUEUING LANES ARE PROHIBITED WITHIN A REQUIRED FRONT YARD	DRIVE-THROUGH LANES ARE NOT LOCATED WITHIN 6 M OF FRONT LOT LINE	SECTION 306(7)
SOFT LANDSCAPED BUFFER	MUST BE PROVIDED: MINIMUM OF 3 M FOR LOT LINES SHARED WITH 1 st OR 2 nd OR WHERE AN OPACITY 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 OPACITY SCREEN WITH A MINIMUM HEIGHT OF 1.5 M MUST BE PROVIDED	N/A: SITE DOES NOT HAVE ANY LANDS ZONED 1 st OR 2 nd	SECTION 305(8)
BICYCLE PARKING	2 RESTAURANT, 1 FOR GAS BAR = 4 TOTAL	4 BICYCLE PARKING SPACES	SECTION 613C

ISSUED		
NO.	DATE	DESCRIPTION
01	MMM DD/YY	ISSUED FOR CLIENT REVIEW
REVISION		
①	2026-03-30	MATCHED TO SURVEY ADDED SETBACK
	JN	DIMENSIONS AND VARIOUS SMALL CHANGES
②	2026-04-02	LANDSCAPING & FIRE ROUTE ADDED
	F. E	

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
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DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

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CLIENT	
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DRAWING TITLE

PROPOSED SITE PLAN

PROJECT

6250 HAZELDEAN ROAD
& CARP ROAD

STITTSVILLE, ON

DRAWN F. EMMANUEL	CHECKED
SCALE 1:200	DATE 2025-12-04
PROJECT NO. 65044	DRAWING NO. SP1