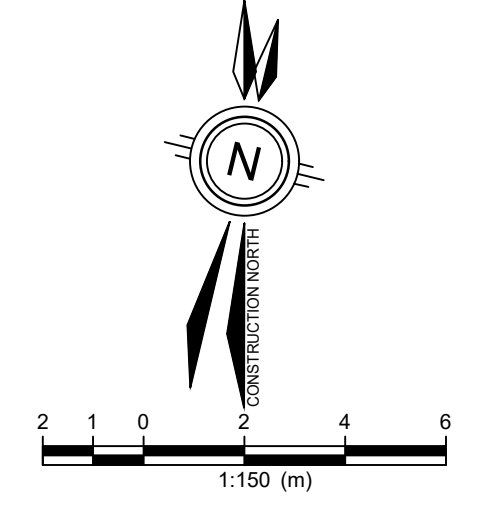
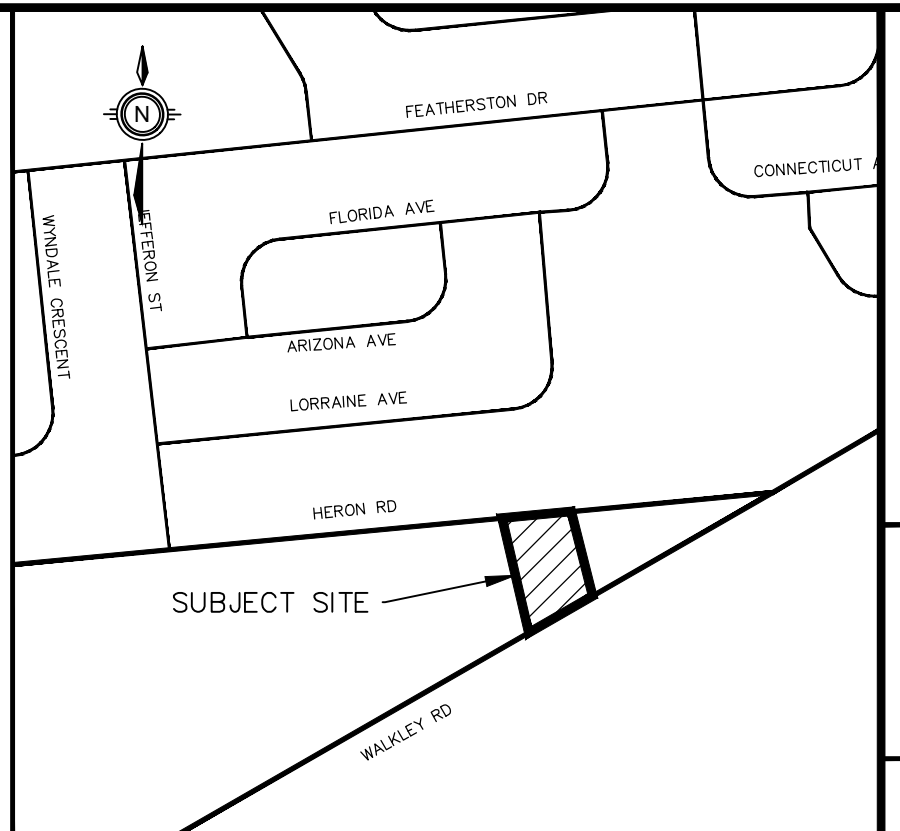


Committee of Adjustment
Received | Reçu le
2024-11-18
City of Ottawa | Ville d'Ottawa
Comité de dérogation



CLIENT
McDonald's Restaurants of Canada Ltd.
McDonald's Place
Toronto, Ontario
M3C 3L4
Tel: 416-443-1000
Fax: 416-446-3376

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DETAILS OF DEVELOPMENT
CITY OF OTTAWA ZONING BY-LAW NO. 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
	OTTAWA ZONING BY-LAW, 2008-250	
ZONING CODE	AM10	RESTAURANT
MIN. FRONT YARD	NO MIN.	9.74 m (EXISTING)
MIN. CORNER SIDE YARD	3 m	16.87 m (EXISTING)
MIN. INTERIOR SIDE YARD	NO MIN.	16.87 m (EXISTING)
MIN. REAR YARD	3 m	7.53 m (EXISTING)
MAX. BUILDING HEIGHT	20 m	
LOADING SPACE	1	0
LOADING SPACE SIZE	3.5 m X 9 m X 4.2 m	NO LOADING SPACE PROVIDED
PARKING		
STANDARD PARKING SPACE SIZE	2.6 m X 5.2 m	2.64 m X 6.06 m (EXISTING)
PARALLEL PARKING SPACE SIZE	2.6 m X 6.7 m	2.6 m X 6.7 m
STANDARD PARKING SPACES	28 SPACES	28 SPACES
ACCESSIBLE PARKING SPACES	1 SPACE	1 SPACE
TOTAL PARKING SPACES	29 SPACES	29 SPACES
DRIVE AISLE WIDTH FOR 0° ANGLE PARKING (PARALLEL PARKING)	3.5 m	4.7 m
LOCATION OF LANDSCAPED BUFFER ABUTTING A STREET	3 m	1.27 m (EXISTING)
ADDITIONAL DEVELOPMENT DETAILS		
RESTAURANT AREA: 305 m ²		
DRIVE-THRU STACKING: 17 CARS		

DRAWING ISSUE RECORD

#	DATE	BY	DESCRIPTION
2	2024-11-06	ZAI	MINOR VARIANCE SUBMISSION
1	2021-12-08	TN	PRE-CONSULTATION SUBMISSION

SEALS

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS
Arcadis Professional Services (Canada) Inc.
Suite 200, East Wing, 960 James Street North
Hamilton, ON L8L 1H5 | CANADA
T +1 905 546 1010
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NOTES

- PARKING REQUIREMENT CALCULATION AS PER ROW N74 (AREA B ON SCHEDULE 1A) OFF TABLE 101 OF ZONING BY-LAW 2008-250:
- 3 FOR FIRST 50 m² OF GROSS FLOOR AREA PLUS 10 PER 100 m² OF GROSS FLOOR AREA OVER 50 m² OF GROSS FLOOR AREA:
[(3 STALLS / FIRST 50 m²) X 50 m²] + [(10 STALLS / 100 m²) X (305 m² - 50 m²)] = 3 STALLS + 26 STALLS = 29 STALLS REQUIRED
- ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
 - THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDONALD'S AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
 - GC TO COORDINATE AND PROVIDE SERVICING LOCATES TO ARCADIS PRIOR TO CONSTRUCTION START TO CONFIRM THERE ARE NO CONFLICTS WITH PROPOSED.
 - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.

LEGAL DESCRIPTION

PART LOT 36 PLAN 31 (LOT 21 JUNCTION GORE), PARTS 1 AND 3 PLAN 4R10934 AND PART 2 PLAN 4R11037 EXCEPT PARTS 1, 2 AND 3 PLAN 4R28825. SUBJECT TO AN EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON OVER PART 1 PLAN SR111032 AS IN N495649 CITY OF OTTAWA

SHEET 1 OF 1

PROJECT
McDONALD'S
21423-HERON WALKLEY
1771 WALKLEY ROAD, OTTAWA

PROJECT NO: 136594
DRAWN BY: PE
CHKD BY: TW
SCALE: 1:150
DATE: 2024-07-05

SHEET TITLE

SITE PLAN

SP1.0

PLAN OF SURVEY OF

PART OF LOT 36
REGISTERED PLAN 31
(in Lot 21, Junction Gore)
TOWNSHIP OF GLOUCESTER
now in the City of OTTAWA
REGIONAL MUNICIPALITY OF
OTTAWA - CARLETON

FARLEY, SMITH & MURRAY SURVEYING LTD

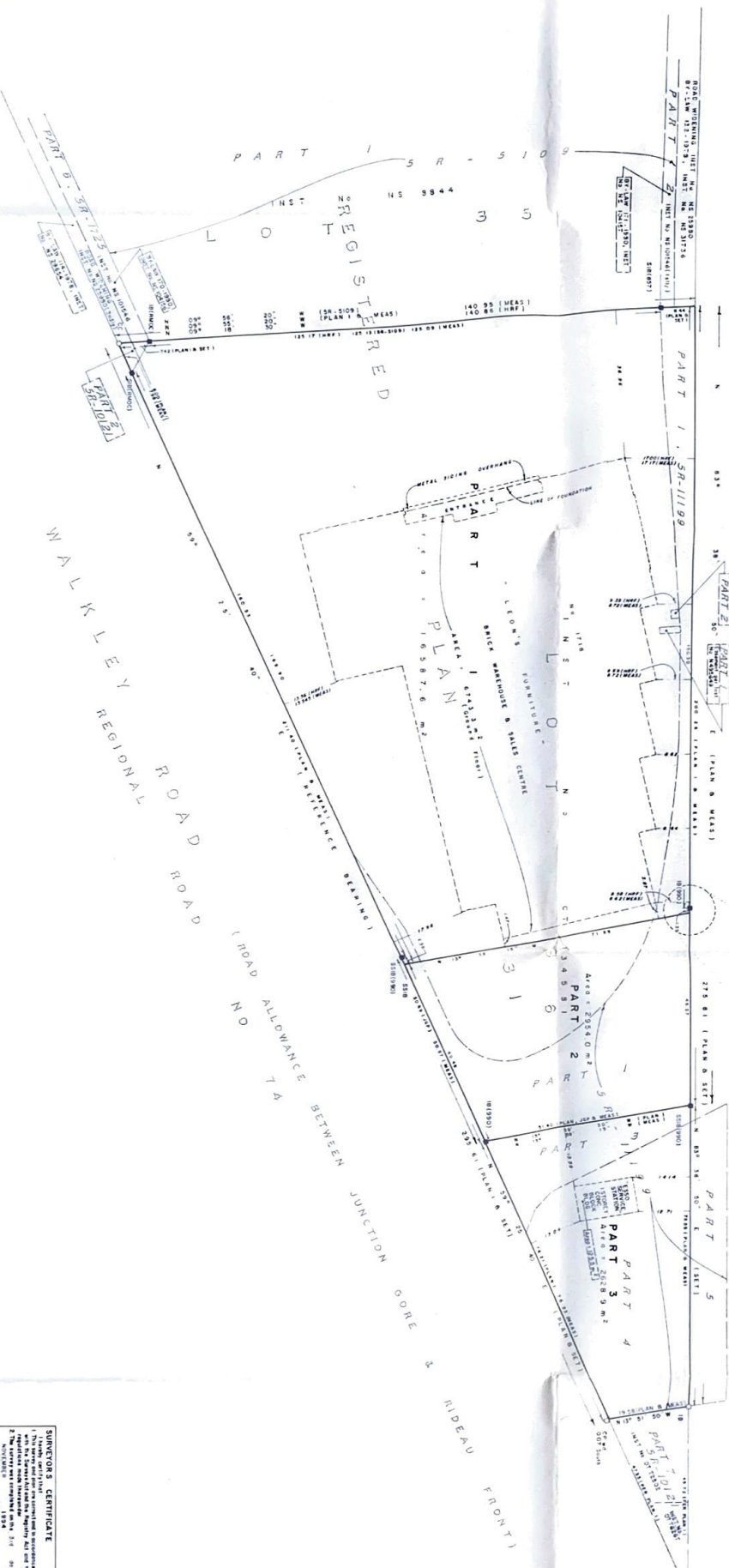
1984
SCALE 1:500



BEARING NOTE:
BEARINGS AND DISTANCES ARE REFERRED TO THE MAGNETIC LIMIT OF WALKLEY ROAD
AS SHOWN ON PLAN SA 1192, BEARING N 59° 25' 40" E



HERON REGIONAL ROAD (ROAD ALLOWANCE BETWEEN LOTS 20 & 21 JUNCTION GORE)



I RECORD THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT		DATE NUMBER OF 1984	
FILE NO. 21728		1984	
FILE NO. 21728	DATE NO. 21728	FILE NO. 21728	DATE NO. 21728
RECEIVED AND DEPOSITED		DEC 23	
RECORDED BY		John Richard	
REGISTERED BY		John Richard	
REGISTERED DIVISION OF OTTAWA - CARLETON		REGISTERED DIVISION OF OTTAWA - CARLETON	

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor, certify that the foregoing is a true and correct copy of the original Plan as shown to me by the Registrars, Regions A and B, for the Townships of Gloucester and Rideau, and that the same are true and correct copies of the original Plans as shown to me by the Registrars, Regions A and B, for the Townships of Gloucester and Rideau, and that the same are true and correct copies of the original Plans as shown to me by the Registrars, Regions A and B, for the Townships of Gloucester and Rideau.

Dated this 12th day of November, 1984

Farley, Smith & Murray Surveying Ltd.

LEGEND

1	As Shown
2	Proposed
3	Setback
4	Right of Way
5	Setback
6	Right of Way
7	Setback
8	Right of Way
9	Setback
10	Right of Way
11	Setback
12	Right of Way