



**SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 3340 Fallowfield Road

File No.: D07-12-25-0138

Date of Application: October 9, 2025

This SITE PLAN CONTROL application submitted by Simon Yee, on behalf of Canada Paving Ltd., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Grading Plan**, C1.0, prepared by Arcadis, dated 2025/08/10, revision 1 dated 2025/09/10.

And the following plans and reports that will be resubmitted:

1. **Site Plan**, CP1.0, prepared by Arcadis, dated 2024/07/11.
2. **Stormwater Management (SWM) Brief**, prepared by Arcadis, dated September 10th, 2025.

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

General Conditions

1. Prior Site Plan Approvals

The Owner acknowledges and agrees that all terms and conditions of the previous site plan approvals between the Owner and the City under files D07-12-03-0080 and D07-12-12-0178 are in full force and effect except as otherwise varied or amended in this Letter of Undertaking. The Owner further acknowledges and



agrees that the relevant portion of the Approved Plans referenced in the previous approvals shall supersede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan approvals.

2. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

3. Update to Plans and Reports

The Owner acknowledges and agrees, prior to the preparation of the Letter of Undertaking or issuance of a Commence Work Notification, to update the list of required plans and studies listed below to address the comments from the formal review letter dated November 21, 2025, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to preparation of the Letter of Undertaking or the issuance of a Commence Work Notification.

- i) Site Plan
- ii) Stormwater Management (SWM) Brief

Special Conditions

4. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

5. Provision of As-Built Drawings

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.



December 4, 2025

Date

A handwritten signature in black ink, appearing to read "G. Wildman", written over a horizontal line.

Geraldine Wildman, Development Review
South, Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0138

SITE LOCATION

3340 Fallowfield Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located in Ward 24, Barrhaven East, and has an area of approximately 7,900 square metres. The site contains an existing McDonald's restaurant with approximately 375 square metres of gross floor area and a single-lane drive through.

The site is zoned GM15[190] H(9.5) – General Mixed Use Zone. The surrounding area includes Fallowfield Road to the north, low-rise residential development to the south, commercial uses on the adjacent lot to the east, and commercial uses and low-rise residential dwellings to the west.

The application proposes to expand the existing McDonald's drive-thru from a single-lane to a dual-lane, which will allow for approximately three more vehicles to queue on-site. Vehicular access will remain from Fallowfield Road, including a driveway at the west of the property and a driveway from the adjacent commercial lot to the east. To accommodate the addition of the second drive-through lane, two existing parking spaces will be removed, and two others will be reconfigured, resulting in a total of 88 parking stalls on the site.

Related Applications

The following applications are related to this proposed development:

- Site Plan Control – D07-12-03-0080
- Site Plan Control (Revision) – D07-12-12-0178

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the Provincial Planning Statement.
- The proposal conforms with the Official Plan. The subject site is within the Neighbourhood designation of the Official Plan, which is intended to permit a mix of building forms and densities for ongoing context-sensitive development. The proposed development aligns with the following section of the Official Plan:
 - 6.3.3 (2) The City shall allow, through the Zoning By-law, small-scale non-residential uses such as retail, service, cultural, leisure and/or



entertainment functions: on all Collector streets; in clusters of areas that currently have these functions and uses present; and by identifying new streets that could foster small scale non-residential growth.

- The proposal conforms to the Zoning By-law. The General Mixed Use Zone (GM) permits mixed use development within the urban boundary, including uses that serve or draw broader areas than the surrounding community and may generate traffic. A drive-through facility is a permitted use in the GM zone.
- The proposal adheres to various sections of the City of Ottawa's Urban Design Guidelines for Drive-Through Facilities:
 - Guideline 21: Locate the start point to the stacking lane at the rear of the site so that queued vehicles do not block traffic along the public streets or the movement of other vehicles on site.
 - Guideline 22: Avoid locating the stacking lane between the building and the public street.
 - Guideline 24: Separate stacking lanes from the parking areas and driveways using landscaped islands, decorative pavement, pervious islands and painted lines.
 - Guideline 25: Design the on-site circulation to minimize the conflicts between pedestrians and vehicles.
 - Guideline 38: Use pavement markings and directional signs to enhance clarity of movement patterns on site.
- The proposal represents good planning. The dual-lane drive-through would separate on-site vehicular movement from pedestrian connections and improve vehicular circulation through new pavement markings and efficient stacking movements.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

CONSULTATION DETAILS

Councillor's Comments

Councillor Wilson Lo is aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline has been met.

Contact: Chloe Bullen Tel: 613-580-2424, ext. 76242 or e-mail: chloe.bullen@ottawa.ca

Document 1 – Location Map

