

Zoning Confirmation Report Checklist

A Project Information			
Review Date:		Official Plan designation:	Outer Urban - Ottawa International Airport Economic District
Municipal Address(es):	4000 Riverside Drive	Legal Description:	PT LOT 6 CON 1, RF GLOUCESTER, PT LOT 6 CON 2, RF GLOUCESTER, PT RDAL BTN CONS 1 AND 2, RF GLOUCESTER, PARTS 1 TO 15 PLAN 5R12352 EXCEPT PART 1 PLAN 4R21932; OTTAWA. S/T GL39353
Scope of works:	Addition of a quick serve restaurant, a drive-thru area, new curb for the drive-thru, Earth Bin and external Sanimax unit, external walk-in cooler		
Existing Zoning Code:	IL – Light Industrial Zone	By-law Number:	2008-250
Schedule 1/1A Area:	Area C: Suburban	Overlays Applicable:	n/a

B Zoning Review			
Zoning Provision	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	drive-through facility automobile service station convenience store gas bar restaurant (By-law 2019-338)	drive-through facility automobile service station convenience store gas bar restaurant (By-law 2019-338)	Yes
Minimum lot area	2,000 m sq	5,274.2 m sq	Yes
Minimum lot width	No minimum		Yes
Maximum lot coverage	65%	5.4%	Yes
Minimum front yard and corner side yard setback	7.5 m	18m/22m	Yes

Minimum interior side yard setback	(ii) all other cases: 7.5 m	7.6m	Yes
Minimum rear yard setback	(iii) all other cases: 7.5 m	18.6m	Yes
Maximum floor space index	2	0.028	Yes
Maximum building height	(ii) in all other cases: 18 m	4.39 m	Yes
Minimum width of landscaped area	(ii) abutting a street: 3 m	3.2 m	Yes
	(iii) in all other cases: no minimum	0.5 m	Yes
Required Parking Spaces Section 101 and 103	Convenience Store - 3.4 per 100 m ² of gross floor area = $(95.7/100) \times 3.4 = 3.3$ = Rounded down to 3	6 including 1 handicap	Yes
	Restaurant- Fast Food - 10 per 100 m ² of gross floor area = $(53/100) \times 10 = 5.3$ = Rounded down to 5	6	Yes
Size of Space Section 105 and 106	Any motor vehicle parking space must be: At least 2.6m wide Not more than 3.1m wide	2.75 m	Yes
	At least 5.2m long	5.5 m & 6 m	Yes
Driveway Width Section 107	A driveway providing access to a parking lot or parking garage must have a minimum width of:	9.2m	Yes

	Three metres for a single traffic lane In the case of a parking lot, 6.0 metres for a double traffic lane		
Bicycle Parking Rates Section 111	Minimum number of required spaces: 1 per 250 m ² of gross floor area = $(148.7/250) \times 1 = 0.6$ = Rounded up to 1	6	Yes
Other applicable relevant Provision(s)			
Minimum Number of Queuing Spaces Required Section 112	Car wash 10 before/in each wash bay	11	Yes
	Restaurant With order board: 7 before/at order board and a minimum total of 11	6 before order board, 9 total	No*
Queuing Space Sizes Section 112	at least 3 metres wide; and at least 5.7 metres long.	Car wash 3 m wide 5.7m long	Yes
		Drive-through 3 m wide 5.7 m long	Yes

* A Minor Variance to the Committee of Adjustment is required for the 9 queuing spaces.