

Locally known as MITCH OWENS ROAD
REGIONAL ROAD No. 8

Road Allowance Between the Townships of Osgoode and Gloucester

Committee of Adjustment
JUN 16 2017
City of Ottawa

Notes & Legend

Symbol	Feature	Description
W	Water Table	
M	Maintenance Hole (Square)	
—	Manhole	
CJ	Catch Basin	
T	Traffic Signal Post	
S	Substation	
M	Maintenance Hole (Traffic)	
W	Water Table	
L	Utility Pole	
A	Anchor	
L	Light Standard	
D	Drainage	
E	Elevation	
+	Top of Concrete Curb Elevation	
C	Centerline	
E	Eripping Line	
V	Ventilation Pipe	
T	Top of Grade	
P1	Plan 49-25667	
P2	Plan 49-25667	
P3	Plan 49-25667	

Topographic data was collected under winter conditions. Snow cover and ice possible depending on location and duration of some boundary data that is otherwise in black.

Boundaries are not shown from a survey of 18th Street from Plan 49-25667 to 18th Street. All other boundaries are shown from a survey of 18th Street from Plan 49-25667 to 18th Street. For a full description of the survey, please refer to the survey report.

LOT 1 CONCESSION

(OSGOODE)

TOPOGRAPHICAL PLAN OF
PART OF LOT 1
CONCESSION 1
Geographic Township of Osgoode
CITY OF OTTAWA

Prepared by Anon, O'Sullivan, Vollebck Ltd

SITE AREA = 2051 m²

BOUNDARY INFORMATION COMPILED FROM PLANS 49-25667 AND 49-25667.

ELEVATION NOTES

- Elevations shown are spot heights and are referred to the CGVD85 geoid datum.
- The responsibility of the user of this information is to ensure that the information has not been altered or distorted and that the information and description agrees with the information shown on this drawing.

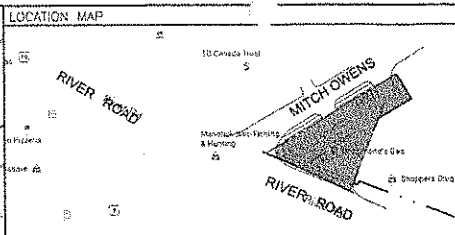
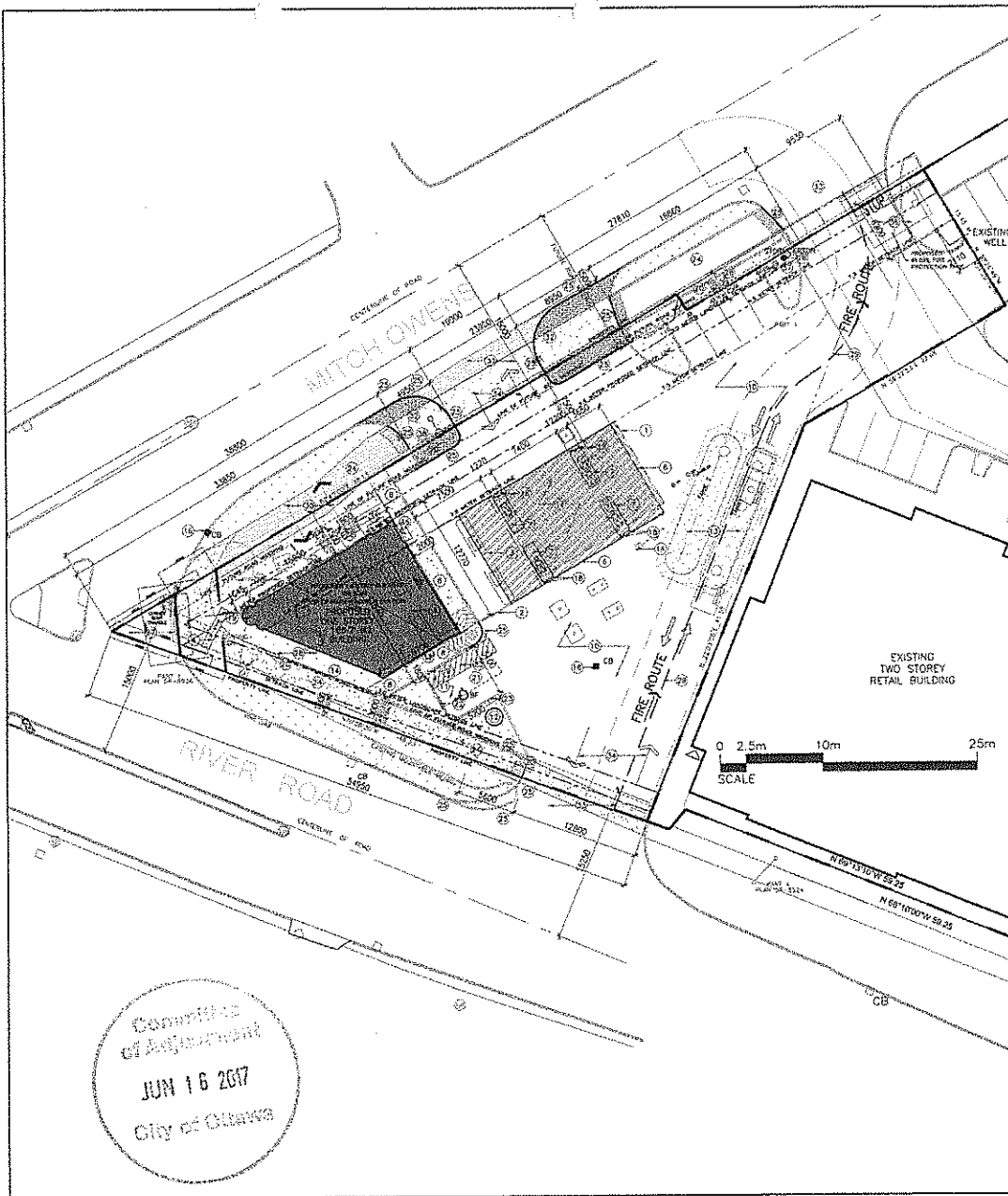
UTILITY NOTES

- The drawings are not to be used as a basis for any utility work without the consent of the utility authority.
- Only those surface utilities are shown.
- All other utilities are shown by the appropriate authority in accordance with the applicable zoning, planning, engineering etc.

Scale 1:150
0 1 2 3 4 5 6 7 8 9 10

Metric
CONVERSION TABLE FROM FEET TO METERS AND VICE VERSA

ANNS, O'SULLIVAN, VOLLEBCK LTD.
Professional Geomatics Engineers
18th Street, Ottawa, Ontario
Phone: (613) 237-1111 Fax: (613) 237-1112
www.aosvl.com



LEGAL DESCRIPTION
 SITE PLAN INFORMATION TAKEN FROM SKETCH SHOWING PLAN OF TOPOGRAPHICAL SURVEY OF PART OF LOT 1, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF OSSOUGE, CITY OF OTTAWA, AS PREPARED BY JAMES O'SULLIVAN, VOLLEBEEK LTD.

DEVELOPMENT DATA ZONING: RC1[387] SITE AREA: 2,114.75m²

ZONING MECHANISM	REQUIRED	PROVIDED
MINIMUM LOT AREA	7,350m ²	2,114.75m ²
MINIMUM LOT WIDTH	20m	48.23m
MINIMUM FRONT YARD SETBACK	7.5m	1m (REFER TO EXCEPTION [387])
MINIMUM FRONT SETBACK (NOT ADJACENT RESIDENTIAL)	N/A	N/A
MINIMUM SIDE YARD SETBACK	N/A	N/A
MINIMUM CORNER SIDE YARD SETBACK	7.5m (must be landscaped)	4.5m *REQUIRES MINOR VARIANCE
MAXIMUM PRINCIPAL BLDG. HEIGHT	11m	9.5m
MAXIMUM LOT COVERAGE %	30%	7.84%=(166m ² x 100) / 2,114.75m ²
LANDSCAPE BUFFER	3m	3m *REQUIRES MINOR VARIANCE
OUTDOOR STORAGE	OUTDOOR STORAGE PERMITTED IN RC, SIDE & REAR YARD ONLY, MUST BE SCREENED & CONCEALED FROM VIEW FROM ADJACENT STREETS & ADJACENT NON-COMMERCIAL OR NON-INDUSTRIAL ZONES.	N/A
EXTERIOR USES PERMITTED	LIGHT INDUSTRIAL PRINTING PLANT, SERVICE & REPAIR SHOP, RESTAURANT & DEVELOPMENT CENTER, OFFICE.	N/A
SPECIAL STORE	DESIGNATED (A)(1)(B) RETAIL STORE IS LIMITED TO THE SALE OF ASSAULT-RESISTANT, CONSTRUCTION, OUTDOOR OR LANDSCAPING RELATED PRODUCTS, EQUIP. SUPPLIES OR SERVICES, MANUFACTURED, PROCESSED, ASSEMBLED, PACKAGES OR DELIVERED BY A PERMITTED USE, OR THE SALE OF PREVIOUSLY PREPARED MATERIALS USED IN HOME MANUFACTURING, PROCESSING, ASSEMBLY, PACKAGING OR DELIVERY OF FRESH FATS, PRODUCTS OR SERVICES.	N/A

EXCEPTION 387:

RESIDENTIAL TRAFFIC LIGHTS	PROVISIONS
RETAIL STORE	THE LINES ZONED RC1[387] ARE ONE LOT FOR YOUNG FAMILIES, NOT WITHSTANDING THE LATTER PORTION OF A LOT SUBJECT TO THE PLANNING ACT, AS AMENDED, THE CONDOMINIUM ACT, AS AMENDED OR ANY OTHER SIMILAR LEGISLATION.
MEDICAL FACILITY	MINIMUM FRONT YARD SETBACK: 1 METRE (must be landscaped)
CAMPING CARAVAN	DRIVEWAYS, AISLES AND PARKING SPACES MAY BE SHARED BETWEEN THE PROPERTIES ZONED RC1[387], UNLESS NUMBER OF REQUIRED PARKING SPACES PER 100M ² OF GROSS FLOOR AREA. 1 SPACES (IF GROSS FLOOR AREA NOT APPLY)

PARKING CHART

CAR PARKING	REQUIRED	PROVIDED
CAR PARKING	5	6 (1 SPACE SHARED w/ ADJACENT PROPERTY AS PER EXCEPTION 387)
BIKE RACKS	1 PER 250m ²	2 (1m Ht. 0-RING BIKE RACK)

LANDSCAPING CHART

3.0m PARKING LANDSCAPE BUFFER	REQUIRED	PROVIDED
3.0m PARKING LANDSCAPE BUFFER	15% *REQUIRES MINOR VARIANCE	3m *REQUIRES MINOR VARIANCE

LEGEND

--- PROPERTY LINE	PROPOSED BUILDING	○ MHOLO UNIT	4 BUILDING ENTRANCE
--- SETBACK	PROPOSED CANOPY	→ FIRE ROUTE	↔ DIRECTIONAL TRAFFIC ARROWS
--- LINE OF FUTURE ROAD WIDENING	EXISTING BUILDING TO BE DEMOLISHED	← DIRECTIONAL TRAFFIC ARROWS	○ MANHOLE
--- DEPRESSED CONCRETE CURB	EXISTING CANOPY TO BE REMOVED	● BOLLARD	○ BOLLARD
--- CONCRETE CURB	CONCRETE SIDEWALK	▩ BIKE RACK	□ CATCH BASIN
--- LINE OF EXISTING CANOPY TO BE REMOVED	LANDSCAPED AREA	□ CATCH BASIN	
	LIGHT DUTY ASPHALT		

- DRAWING NOTES**
- EXIST. ONE-STORY BLDG. TO BE DEMOLISHED.
 - EXISTING CANOPY TO BE DEMOLISHED.
 - EXIST. APRON & PUMPS TO BE REMOVED.
 - EXISTING Pylon SIGN TO BE REMOVED.
 - OUTLINE OF NEW BUILDING FOOTPRINT PROVIDED BY SUPPLIER.
 - OUTLINE OF NEW 14m x 8.2m CANOPY PROVIDED BY SUPPLIER.
 - NEW 1500mm CONCRETE WALKWAY.
 - NEW 150mm CONCRETE CURB, TYPICAL.
 - ASPHALT PAVING; REFER TO GEOTECHNICAL REPORT FOR SPECIFICATIONS.
 - NEW UNDERGROUND SEPTIC HOLDING TANK; REFER TO CIVIL DRAWINGS.
 - NEW HOLOK UNDERGROUND CHARGE ENCLOSURE.
 - OUTLINE OF NEW UNDERGROUND GAS TANKS; REFER TO LRL CIVIL ENGINEERING DWGS.
 - GAS TANK VENTS TO BE RELOCATED; REFER TO LRL CIVIL ENGINEERING DWGS.
 - NEW AIR FILING STATION & LIGHT STD. REFER TO CIVIL DRAWINGS FOR CATCH BASIN AND STORAGE INFORMATION.
 - NEW REINFORCED CONCR. PAD; REFER TO CIVIL.
 - NEW 100x 600mm HIGH CONCRETE PAILED BOLLARDS.
 - PROPOSED BUILDING SIGNAGE; REFER TO ELEVATIONS.
 - LINE OF FUTURE ROAD WIDENING.
 - ACCESSIBLE PARKING SPACE; 186m² x 2000 c/w PAINTED SYMBOL OF ACCESS TO COMPLY WITH DTM, BODYS. REFER TO SPEC. FOR PARKING.
 - ACCESSIBLE PVD. SPACE POST-MOUNTED SIGN TO COMPLY WITH DTM, BODYS.
 - PAINT LINE, TYPICAL.
 - ASPHALT PATH; REFER TO CIVIL DRAWINGS & LANDSCAPE PLAN.
 - NEW DEPRESSED CURB.
 - 1m Ht. 0-RING BIKE RACK; REFER TO GEOTECHNICAL DATA FOR REQUIRED NUMBER OF BIKE SPACES.
 - 10,000 x 10,000 SFE TRIANGLE.
 - LANDSCAPED AREA; REFER TO LANDSCAPE PLAN.
 - PROPOSED FIRE ROUTE.
 - EXISTING TWO-WAY TRAFFIC PRIVATE APPROACH TO BE RELOCATED.
 - PROPOSED TWO-WAY TRAFFIC PRIVATE APPROACH.
 - NEW MOUNTABLE MEDIAN.
 - EXISTING TWO-WAY TRAFFIC PRIVATE APPROACH TO REMAIN.
 - PAINTED DIRECTIONAL TRAFFIC ARROWS.
 - BUILDING ENTRANCE.
 - PROPOSED FIRE PROTECTION TANK; REFER TO LRL CIVIL DRAWINGS.
 - NEW LOCATION OF GAS TANK VENTS; REFER TO LRL CIVIL ENGINEERING DWGS.
 - EXISTING POLE TO BE RELOCATED; REFER TO LRL CIVIL ENGINEERING DWGS.
 - SHOW IS TO BE REMOVED AS NEEDED AND WILL BE TRUCKED OFF SITE.

NOTES

1. It is the responsibility of the responsible professional to check the work of contractors for the work shown on this drawing. An exception must comply with all relevant codes and by-laws.

2. Do not scale drawings.

3. This drawing may not be used for construction until signed by the architect.

Copyright reserved

GENERAL NOTES

DRAWING SP1 TO BE READ IN CONNECTION WITH AND COORDINATED WITH CIVIL, ELECTRICAL, MECHANICAL, & ELECTRICAL AND LANDSCAPE DRAWINGS.

APPROVED **REVISION**

THIS DRAWING IS THE PROPERTY OF BRIAN K. CLARK ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BRIAN K. CLARK ARCHITECT.

NO.	DATE	REVISION
4	08-13-17	RE-ISSUED FOR SPC
3	05-23-17	RE-ISSUED FOR SPC
2	04-06-17	RE-ISSUED FOR SPC
1	07-13-16	ISSUED FOR SPC

NO.	DATE	REVISION
4	08-13-17	RE-ISSUED FOR SPC
3	05-23-17	RE-ISSUED FOR SPC
2	04-06-17	RE-ISSUED FOR SPC
1	07-13-16	ISSUED FOR SPC

brian k. clark ARCHITECT

141 Catherine Street, Unit 102
 Ottawa, Ontario K2H 1K3
 TEL: (613) 238-7410 - FAX: 238-1789
 Email: bclark@bclarkarchitect.com

DRUMMOND'S FUELS MANOTICK

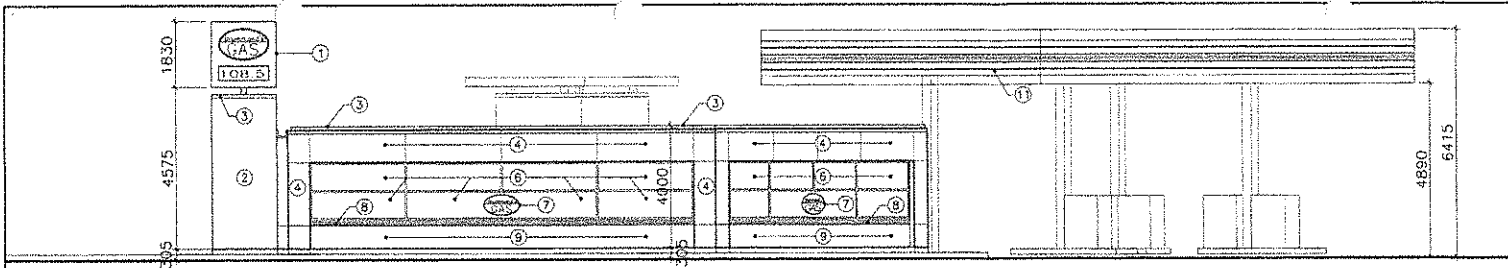
5220 MITCH OWENS
 OWNER: G.W. DRUMMOND FAMILY HOLDINGS, LTD.

SITE PLAN

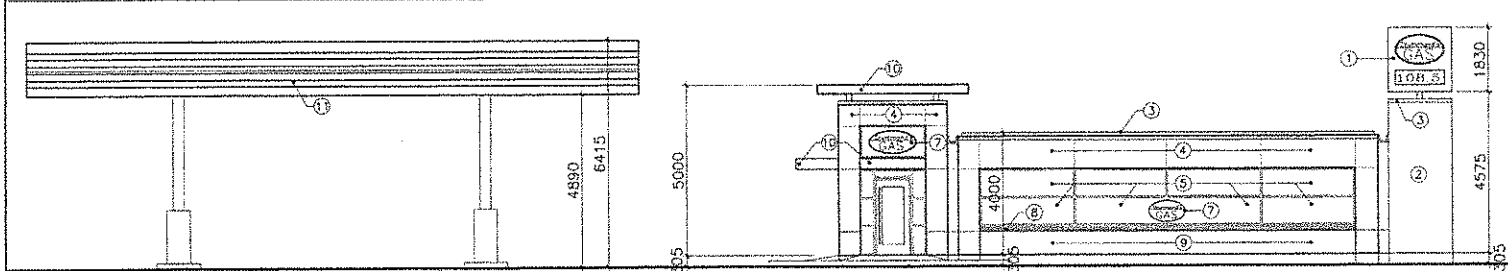
Scale: 1:1
 Date:
 Drawn by:
 Checked by:
 Date:
 Scale:
 Project No.
 Site No.
SP1

Committee of Adjustment
 JUN 16 2017
 City of Ottawa

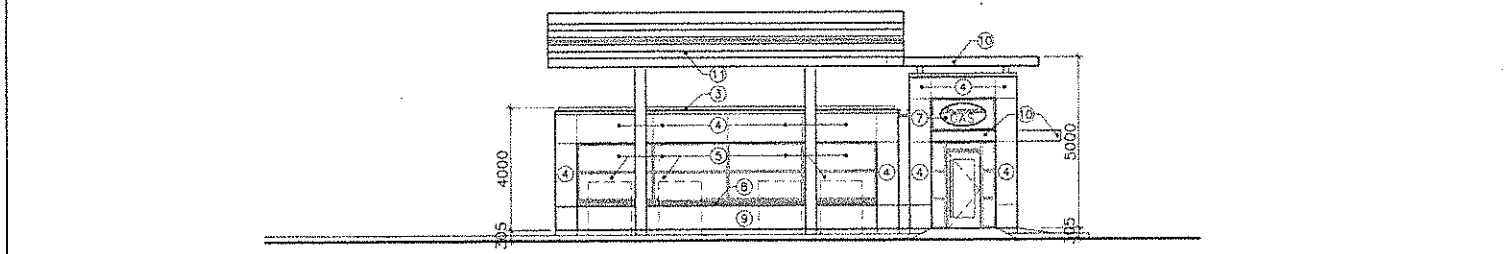
007-12-16-0160



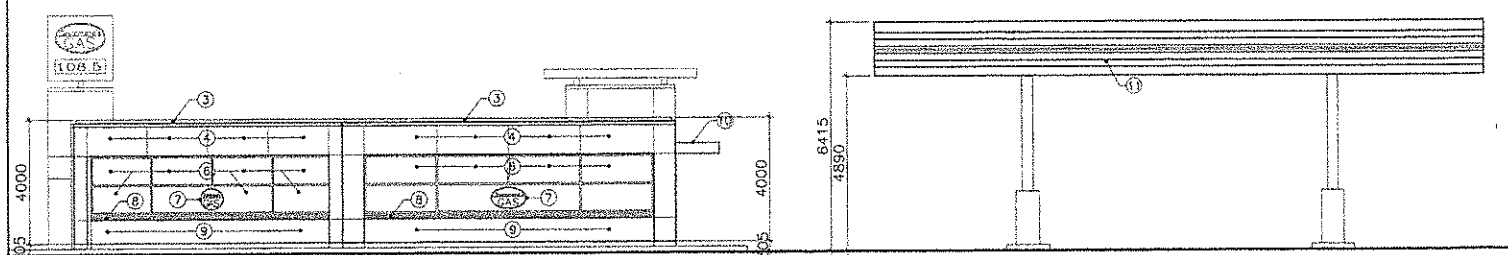
1 RIVER ROAD (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



2 MITCH OWENS ROAD (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



3 CANOPY (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



4 SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

- DRAWING NOTES**
- 1 BUILDING SIGNAGE.
 - 2 PRE-FINISHED METAL PANEL; COLOR: STONE LIGHT WARM GREY.
 - 3 PRE-FINISHED METAL FLASHING; COLOR: STONE LIGHT WARM GREY.
 - 4 PRE-FINISHED ACM PANEL; COLOR: STONE LIGHT WARM GREY.
 - 5 VISION GLASS PANEL; GREY TINT.
 - 6 SPANDREL GLASS PANEL; GREY TINT.
 - 7 SIGNAGE.
 - 8 PRE-FINISHED METAL BANDING; COLORS TO BE CORPORATE COLORS-RED, WHITE & GREEN BANDING ON RED BACKGROUND.
 - 9 PRE-CAST VENEER BASE; VENEER COLORS TO BE RANGED GREY TONES.
 - 10 PRE-FINISHED METAL PANEL CANOPY; COLOR: STONE LIGHT WARM GREY.
 - 11 PRE-FINISHED METAL FUEL CANOPY; COLORS TO BE CORPORATE COLORS; RED, WHITE & GREEN BANDING ON RED BACKGROUND.

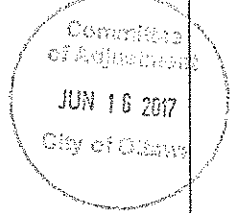
NOTES

It is the responsibility of the applicant to provide all details of construction to the satisfaction of the City of Ottawa. All dimensions must comply with all pertinent codes and by-laws. Do not build anything. This drawing may not be used for construction until signed by the Architect. Copyright reserved.

GENERAL NOTES

DRAWING SPI TO BE COORDINATED WITH CIVIL, ENGINEERING, MECHANICAL & ELECTRICAL AND LANDSCAPE DRAWINGS. THE CONTRACTOR SHALL IMPLEMENT BEST PRACTICES TO PROTECT THE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FLEET CLOTH UNDER THE TOES OF CATCHBASINS AND MANHOLES AND INSTALLING Silt FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

LEGEND



APPROVED REVISION

DATE: _____ DAY OF _____ 20__

ADMINISTRATIVE: MANOTICK DEVELOPMENT SERVICES PLAN, PLANNING, HOUSING & LANDSCAPE DESIGN, DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

2	105-13-17	RE-ISSUED FOR SPC
1	01-22-17	ISSUED FOR SPC
Rev	DATE	REVISION

brian k. clark
ARCHITECT
141 EXPANSA STREET, UNIT 102
OTTAWA, ONTARIO K2P 1K2
TEL: (613) 224-7412 • FAX: 224-1795
EMAIL: bclark@bclarkarchitect.com

PROJECT: DRUMMOND'S FUELS
MANOTICK
5220 MITCH OWENS
OWNER: THE DRUMMOND FAMILY
TRADING, LTD.

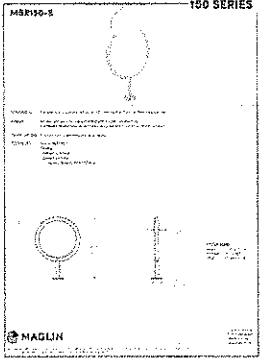
TITLE: BUILDING AND FUEL CANOPY
ELEVATIONS

Project No.	Sheet No.	Date

A3

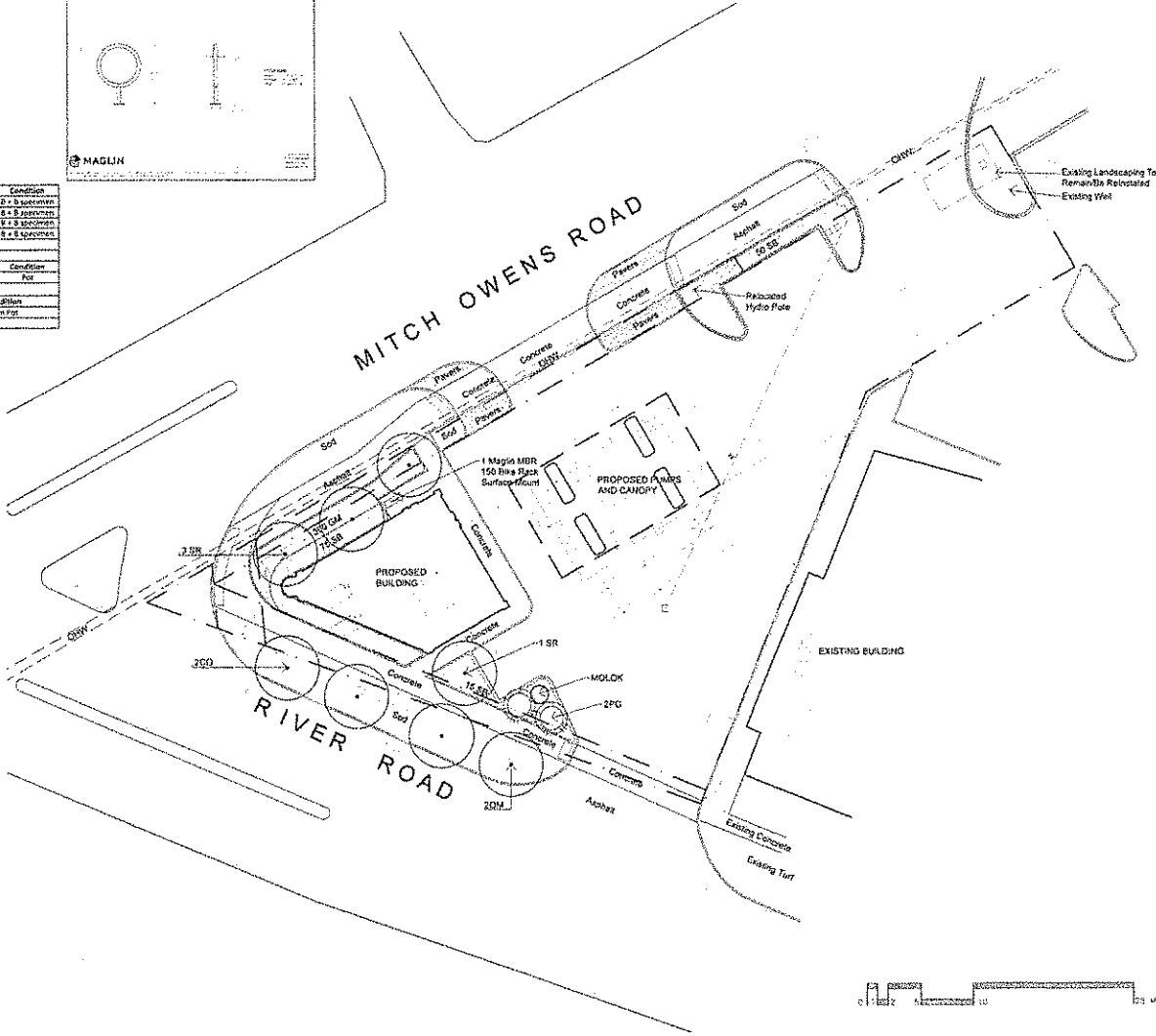
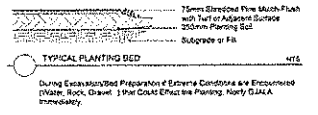
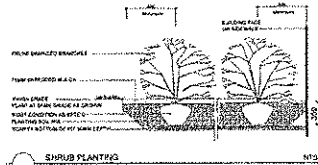
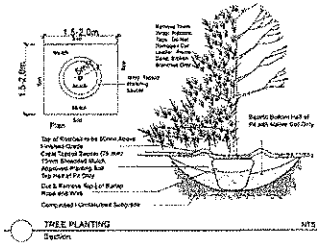
007-12-16-0160

TURF AREAS TO BE SOO CAY 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE.
 SOO TO BE NUMBER ONE GRADE TURFGRASS NURSERY SOO per NSGA - Fine
 Fescue/Kentucky Bluegrass Sod
 PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT.
 ALL PLANT MATERIAL TO MEET CHLA STANDARDS, AND BE APPROVED BY
 LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 REFER TO CIVIL ENGINEER'S DRAWINGS FOR ELEVATIONS / GRADING
 ALL WORK TO INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE.
 MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE, INCLUDING MOWING OF TURF,
 WEEDING OF BEDS, WATERING, SWEEPING HARD SURFACES
 PROVIDE WATERING OF ALL TURF AND PLANT MATERIALS REQUIRED FOR
 PROPER ESTABLISHMENT, UNTIL END OF WARRANTY PERIOD.
 The Landscape Plan is to be read in conjunction with the grading and survey plan,
 underground services engineering drawings, construction details and contract documents and
 cannot be used for construction until signed by the landscape architect. Bare root material to
 be planted in season only. All plant material locations to be staked on site by the landscape
 contractor and checked by the landscape architect prior to planting. All times to be presented
 on or directly adjacent to the site will be protected. Plant material are to be installed a
 minimum of 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire
 hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any
 vulnerability low at structure.



Code	City	Botanical Name	Common Name	Size	Condition
CO		<i>Nyssa occidentalis</i>	Common Hackberry	60mm cal.	B + 8 specimen
CO		<i>Thuja occidentalis</i>	Blue Cedar	60mm cal.	B + 8 specimen
DA		<i>Abutilon reticulata</i>	White Flower	60mm cal.	B + 8 specimen
PC		<i>Zizia aurea</i>	White Flower	2.5m tall	B + 8 specimen

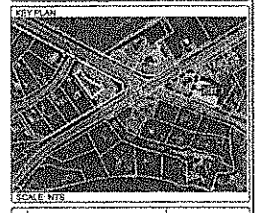
Code	City	Botanical Name	Common Name	Size	Condition
M&R10-S1		<i>Drummondia Focke</i>	River Road	150mm	400mm
M&R10-S2		<i>Drummondia Focke</i>	River Road	150mm	400mm



APPROVED REFUSED
 THIS DAY OF 2017

ADAM BROWN, MANAGER
 DEVELOPMENT REVIEW BOARD
 PLANNING, INFRASTRUCTURE AND ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

Drawing Remains the Property of Gino J. Aiello
 Landscape Architect. Copyright Reserved by Gino J.
 Aiello Landscape Architect. Do Not Use or Reproduce
 Without Approval of Gino J. Aiello. Do Not Use For
 Construction Unless Signed by Landscape Architect.
 Contractor is Responsible for Verification of Site
 Conditions at all times. Report any Discrepancies
 Between Site and Drawing Immediately to Gino J. Aiello



REVISIONS

No.	Revision	Date
8	PER CITY SECOND COMMENTS	JUNE 13 2017
5	PER REVISED SITE CIVIL	MAY 24 2017
4	PER REVISED SITE CIVIL CITY	APRIL 15 2017
3	PER REVISED SITE CIVIL	AUGUST 22 2016
2	FOR SITE PLAN CONTROL	JULY 15 2016
1	REVIEW / COORDINATION	2015/2016



Owner: **Drummond Fuels (Ottawa) Ltd.**

Consultant: **Gino J. Aiello landscape architect**
 www.gja.ca
 1000 Avenue Drive, Ottawa, Ontario K2H 1S4

Project: **Fuel Station/Gas Bar**
 1220 Mitch Owens Road R19 @ River Road

Drawing: **Landscape Plan**

Drawn By: **GJA** Sheet Number: **L1**
 Design By:
 Date: **November 2015**
 Scale: **1:200**

D07-12-16-0160