



DETAILS OF DEVELOPMENT			
	DATA	REQUIRED	PROPOSED
ZONING	GENERAL MIXED USE ZONE (GM15) BY-LAW 2008-250		
SETBACK	FY	3M	19.1M
	RY	7.5M	19.44M
	SY - COMMERCIAL	X	3.52M
	SY - ABUTTING RES	5M	101.21M
LOT AREA		7900 SM	
RESTAURANT AREA		375.27 SM	
GARBAGE ENCLOSURE		1	
LOT COVERAGE - MCDONALD'S		4.78%	
LOT COVERAGE - TOTAL		27.36%	
# OF LOADING SPACES		1	
DT STACKING		13	
MAX. TOTAL PARKING ALLOWED		87	
CURRENT # OF PARKING STALLS		90	
# OF STALLS TO BE REMOVED		2	
TOTAL PROPOSED # OF STALLS		88	

- NOTES**
- PARKING REQUIREMENT:**  
MAXIMUM PARKING SPACES ALLOWED:  
ACCORDING TO ARTICLE 103 A NUMBER OF EQUAL PARKING SPACE PROVIDED SHOULD NOT EXCEED THE MAXIMUM OF 4.0/100M<sup>2</sup> FOR A SHOPPING CENTER LOCATED WITHIN 800METERS OF A RAPID TRANSIT STATION.
- 4\*(2161.98M<sup>2</sup>/100M<sup>2</sup>) = 87 SPACES
- 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 OF BLOCK 114 PLAN 4M-801, PARTS 4 AND 5 ON 4R-13895, NEPEAN. SUBJECT TO AN EASEMENT IN FAVOUR OF PETRO CANADA, AS IN LT784397 AND PARCEL 115-1, SECTION 4M801 BLK 115 PLAN 4M801 NEPEAN

CLIENT

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NOTE: PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED SEPTEMBER 18, 2012. SURVEYORS COMPILED BOUNDARY INFORMATION FROM PLAN 4R-13875

#	DATE	BY	DESCRIPTION
2	2026-01-23	PE IFT	
1	2025-09-10	PE	ISSUED FOR SITE PLAN CONTROL

**DRAWING ISSUE RECORD**

SEALS

**TONY R. WITKAL**  
LUBANISTIS  
MCPIC MICO

SUB-CONSULTANT

PRIME CONSULTANT

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PROJECT  
**McDONALD'S**  
**40059-FALLOWFIELD**  
3340 FALLOWFIELD ROAD,  
NEPEAN, ON

PROJECT NO: 30257934  
DRAWN BY: PE  
CHKD BY: TW  
SCALE: 1:200  
DATE: 2026-01-21

SHEET TITLE  
**SITE PLAN**  
FILE NO. D07-12-25-0138  
PLAN # 19387

**SP1.0**

SCALE- 1:200

FULL SITE  
SCALE- 1:300

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