

1 Key Plan  
scale = 1 : 5000

**ZONING REQUIREMENTS**  
 LEGAL DESCRIPTION: PART LOTS 1706, 1708 TO 1721, 1758, AND 1773  
 ALL OF LOTS 1759 TO 1772  
 PART OF 15TH AVENUE  
 PART OF LAKE CLOSED BY BY-LAW 42 - 1991)  
 BEING PARTS 1, 2, 3, 14, 15, 27, 28 AND 29 REFERENCE PLAN 55R-13510  
 ADDITIONAL LANDS OWNED AND FOR WHICH A CONSENT CERTIFICATE  
 HAS BEEN ISSUED BUT THE TRANSFER HAS NOT BEEN REGISTERED AT THE  
 TIME OF THIS APPLICATION TO THE COMMITTEE OF ADJUSTMENT FOR  
 RELIEF FROM THE REGULATIONS OF THE ZONING BY-LAW  
 PART OF LOTS 1721 TO 1727, AND 1758  
 ALL OF LOTS 1728 TO 1733 AND 1746 TO 1757  
 PART OF 15TH AVENUE  
 PART OF LAKE CLOSED BY BY-LAW 3543)  
 PART OF LAKE CLOSED BY BY-LAW 42 - 1991)  
 PART GORHAM STREET  
 BEING PARTS 4 TO 13, 16 TO 26, 30 AND 31 REFERENCE PLAN 55R-13510  
 CITY OF THUNDER BAY

ADDRESS: 590 (One Storey 2 Unit Restaurant/Retail) Harbour Expressway  
 APPLICABLE AMENDMENTS / BYLAWS: City of Thunder Bay Zoning By-Law  
 Zoning/Official Plan Amendment: RC Regional Centre Zone  
 Committee of Adjustment: Zoning By-law 1/2022  
 Minor Variance/Permit: Committee of Adjustment Application #A-11214  
 Severance Application: None to Date.  
 PERMITTED USE(S): 5.1.3 Restaurant  
 Retail Commercial Use  
 REGULATIONS: 5.1.3 Minimum Lot Frontage: 60.0 m  
 5.1.3 Minimum Lot Area: 7,150 m<sup>2</sup>  
 Provided: 7,305.63 m<sup>2</sup>  
 5.1.3 Maximum Lot Coverage: 35% of lot area  
 Provided: 1322.5 m<sup>2</sup> (18.1% of Lot Area)  
 5.1.3 Minimum GFA (Retail Commercial Uses): 4600 m<sup>2</sup>  
 Provided: 1322.5 m<sup>2</sup>  
 Variance Requested  
 BL 1/2022 SP29 Maximum Height: 15.0 m  
 BL 1/2022 SP29 Minimum Front Setback: 5.0 m  
 5.1.3 Minimum Exterior Side Yard: 7.5 m for each exterior side yard  
 BL 1/2022 SP29 Minimum Rear Setback: 5.0 m  
 BL 1/2022 SP29 Minimum Interior Side Setback: 5.0 m  
 5.2 SEPARATION DISTANCE between Main Buildings  
 6.0m between buildings on a lot  
 5.3 MINIMUM LANDSCAPED AREA:  
 10.34% of the lot area  
 Provided: 10.35% (756.38 m<sup>2</sup>)  
 6.0 m strip along all lot lines abutting a street allowance  
 Variance Requested - Refer to Drawing for Proposed Alternative  
 5.3 Number of Loading Spaces Required: One Space  
 One Provided  
 5.3 Number of Parking Spaces:  
 Drive-in Restaurant: 1 space per 10 m<sup>2</sup> of GFA  
 Retail Commercial Use: 1 space per 55 m<sup>2</sup>  
 Total Restaurant Building Area: 565 m<sup>2</sup> = 57 parking spaces  
 Total Retail Building Area: 738 m<sup>2</sup> = 14 parking spaces  
 Required Parking Spaces: 71 spaces  
 Provided Parking Spaces: 85 spaces  
 5.3 4% of number of required Parking Spaces must be  
 Barrier Free Parking Spaces  
 71 Required Parking spaces  
 71 x 4% = 3 Barrier Free Parking Space Required  
 4 Accessible Parking Spaces Provided  
 5.3 Restaurant with Drive service Units:  
 Required Minimum number of Stacking Spaces per use = 10  
 Provided = 12 (Building B)  
 -Minor Variance approved for building A/  
 5.3 Minimum Number of Bicycle Spaces:  
 Slow Term: 4 per public entrance (Building B - 8 spaces provided)  
 Long Term: 2 per lot (Building B - 2 interior spaces to be provided)  
 Building A - Existing Condition - Conforms to previous by-law

5 Site - Property "B"  
scale = 1 : 250

**LANDSCAPED OPEN SPACE SUMMARY**

DESIGNATION	%	m <sup>2</sup>	DESCRIPTION
	3.5%	41.2	AREA OF PLANTING BEDS SURFACE TO BE FINISHED WITH CRUSHED ROCK MULCH
	64.6%	747.14	LANDSCAPED OPEN SPACE ON PROPERTY
	31.9%	380	LANDSCAPED OPEN SPACE ON CITY PROPERTY (INCL SW SQUARE) - HYDRO-SEEDED
		125	NORTH SIDEWALK (NOT INCLUDED IN LANDSCAPE OPEN SPACE TOTAL)
		1188.34	TOTAL PROVIDED

**SIGN REFERENCE SCHEDULE**

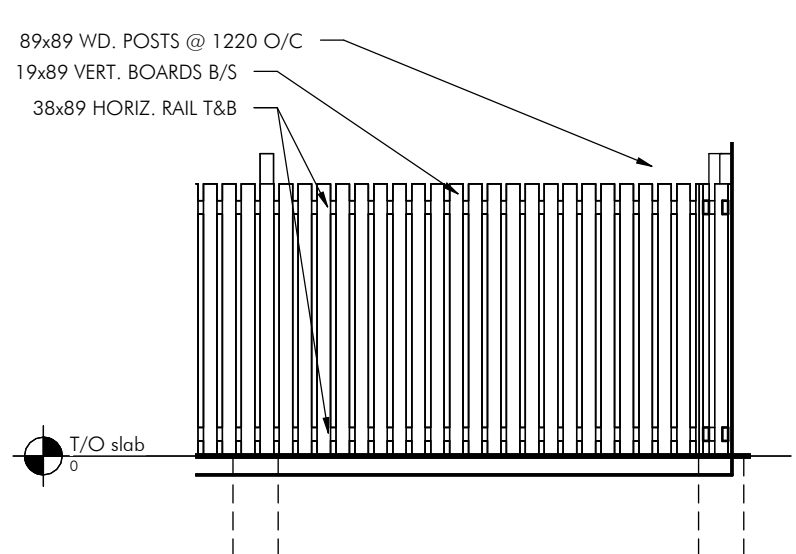
DETAIL NO.	DESCRIPTION
A&W NO. 925	A&W DIRECTIONAL SIGNAGE ON POST 949mm x 762mm - 1219mm ABOVE GRADE TOTAL HEIGHT 1981mm
A&W NO. 684	A&W SPEAKER POST -560mmW x 1300mmH.
A&W NO. 969	A&W EXTERNALLY LIT GATEWAY C/W 6069mm AREA OVER LANE 2134mmW x 4877mmH PYLON
A&W NO. 682-1	A&W DRIVE THRU MENU BOARD 1614mmW x 1492mmH ON POST TOTAL HEIGHT 1897mm
A&W NO. 920	A&W DIRECTIONAL SIGNAGE ON POST 949mm x 762mm - 1219mm ABOVE GRADE TOTAL HEIGHT 1981mm
PLYON SIGN 1	STORE SIGNAGE ON 2- 150mm Ø POSTS 610mm x 3350mm - 1524mm ABOVE GRADE TOTAL HEIGHT 4874mm
PLYON SIGN 2	STORE SIGNAGE ON 2- 150mm Ø POSTS 610mm x 3350mm - 1524mm ABOVE GRADE TOTAL HEIGHT 4874mm

**PLANTING SCHEDULE**

Type Mark	Count	Botanical Name	Common Name	Size	Condition	Comments
P1	20	Juniperus sabinia "Arcadia"	Arcadia Juniper	30cm	2 gal	1200mm o/c
P2	2	Spiraea burmalda "Goldflame"	Goldflame Spiraea	30cm	2 gal	750mm o/c
P3	12	Cornus sericea	Red Osier Dogwood	40cm	2 gal	1200mm o/c
P4	6	Physocarpus opulifolius "Darts Gold"	Darts Gold Ninebark	40cm	2 gal	1000mm o/c
P5	9	Thuja occidentalis "Wareana"	Wareana Siberian Cedar	80cm	B+B	1200mm o/c
P6	2	Amelanchier alnifolia	Saskatoon Berry	30mm	W.B.	Dense, full specimen, tree form
P7	2	Fraxinus pennsylvanica	Green Ash	50mm	W.B.	<varies>
P10	12	Tilia americana	American Linden/Basswood	60 mm	W.B.	Dense, full specimen, 12m o/c

**PROPERTY "B" STATISTICS**

PROPERTY AREA:	7,305.63m <sup>2</sup> (1.805 ACRES)
PROPERTY AREA (W/ SHARED ACCESS REDUCTION):	6487.63m <sup>2</sup> (1.403 ACRES)
PARKING SPACES:	71 AS PER BY-LAW SURPLUS PARKING SPACES
LANDSCAPE OPEN SPACE (INCL ISLANDS)	10.50% REFER TO SUMMARY



4 Typical Fence Section  
scale = 1 : 50

**GREENSPACE IDENTIFICATION**

DESIGNATION	DESCRIPTION
	SODDED
	LANDSCAPED OPEN SPACE ON CITY PROPERTY SEED MIX #1
	LANDSCAPED OPEN SPACE SEED MIX #1
	WATER RETENTION AREA SEED MIX #2
	CRUSHED ROCK MULCH

**SEED MIX #1**  
 Pickseed  
 Longrow II  
 Perennial Ryegrass  
 seed at rate of from 5 - 7 lbs. per 1000 sq. ft.

**SEED MIX #2**  
 Pickseed  
 Retention Basin Floor  
 (Low Maintenance Grass-Like Species)  
 Redtop (Agrostis alba), Virginia Wild Rye (Elymus virginicus),  
 Albah Grass (Puccinellia distans)  
 Fox Sedge (Carex vulpinoidea), Creeping Bentgrass (Agrostis alabostriana),  
 Fowl Bluegrass (Poa polystris), Autumn Bentgrass (Agrostis perennans),  
 Ticklegrass/Rough Bentgrass (Agrostis scabra)  
 Seeding Rate: 22-45 kg/hectare (20-40 lbs/acre)  
 Spot Application: 1 kg/100m<sup>2</sup> (2.25 lbs/1000 ft<sup>2</sup>)

**SITE ABBREVIATIONS**

FH	FIRE HYDRANT
EP	ELECTRICAL SERVICE POLE
CB	CATCH BASIN
L1	LIGHT STANDARD
MH	MAN HOLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/C	ON CENTRE

**BIKE RACK NOTE**

PLEASE REFER TO THE CITY OF THUNDER BAY STANDARD DETAIL M-115 FOR GALVANIZED STEEL BIKE RACK

THIS IS SCHEDULE "B" TO THE AGREEMENT BETWEEN THE CORPORATION OF THE CITY OF THUNDER BAY AND "OWNER NAME OR CORPORATE NAME" DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

In the presence of:

Witness	THE CORPORATION OF THE CITY OF THUNDER BAY
Witness	GENERAL MANAGER DEVELOPMENT SERVICES DEPARTMENT I have the authority to bind the corporation.
Witness	HARBOUR CARRICK HOLDINGS LIMITED
Witness	LOU MEANDRO, PRESIDENT