



SURVEY INFORMATION TAKEN FROM:
 PLAN OF SURVEY OF PART OF LOT 15
 CONCESSION 1 (OTTAWA FRONT) TOWNSHIP
 OF GLOUCESTER
 SURVEYED BY ANNIS, O'SULLIVAN,
 VOLLEBEKK LTD. 1994

Committee of Adjustment
 Received | Reçu le
 2023-12-27
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SEVERANCE for GREENBELT CHURCH

839 Shefford Road,
Gloucester, ON K1J 9K8

Client:
GREENBELT BAPTIST CHURCH
 839 Shefford Road
 Gloucester, ON, K1J 9K8
 Tel: 613.742.8500

Consultants:

Architect:

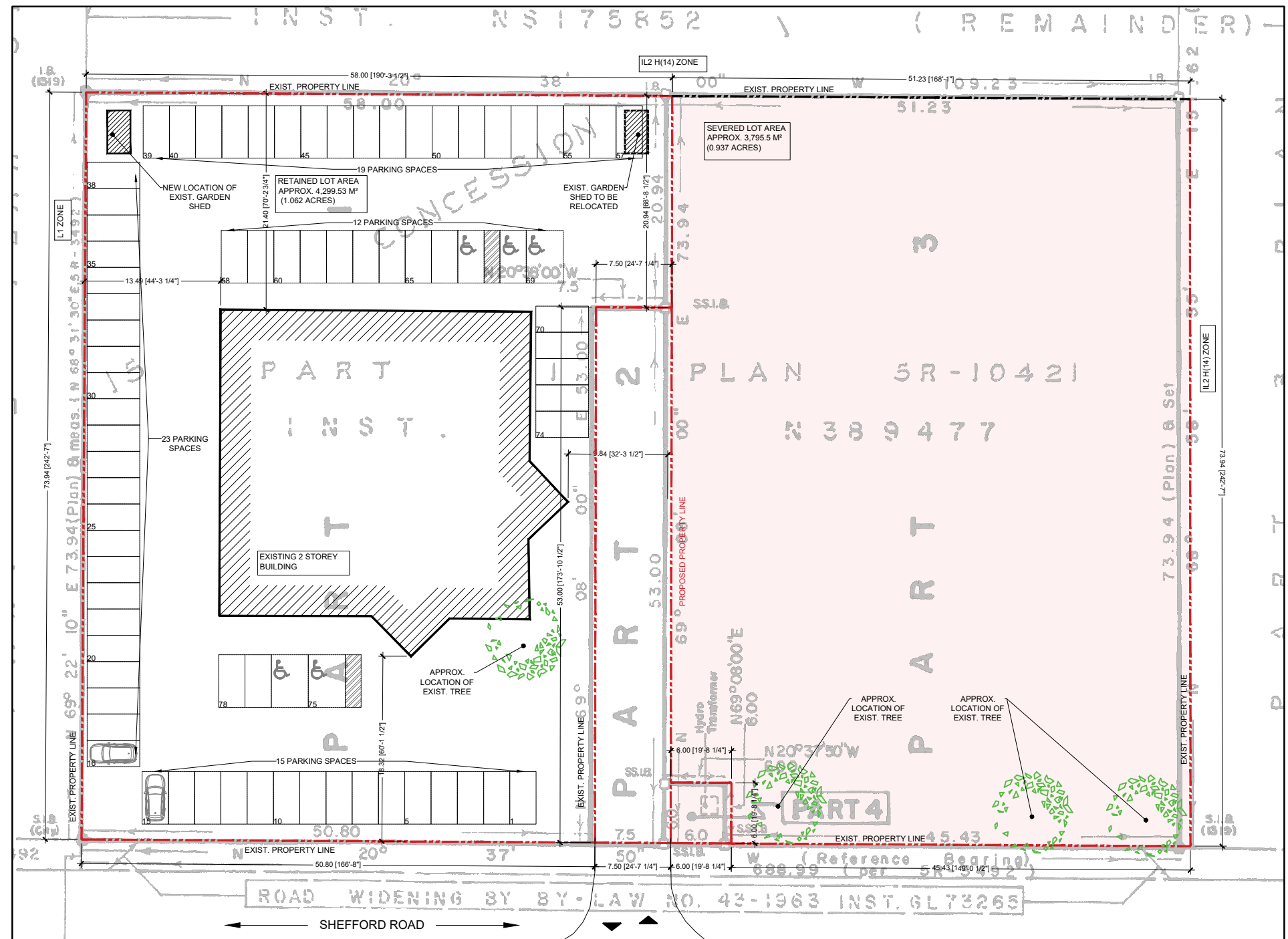
26 STACEY DRIVE, Burnstown, Ontario, K0J 1G0
 613.869.7174
 keslerarchitect.com
 zuzana@keslerarchitect.com

00 LOCATION PLAN
A-001 N.T.S.

SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EXISTING STRUCTURE
- PROPOSED SEVERANCE

ZONING INFO - 839 SHEFFORD ROAD			
LEGAL DESCRIPTION: PART OF LOT 15, CONCESSION 1 (OTTAWA FRONT), PART 1, 2, 3, 4 ON PLAN 4R-106093			
ZONING	IL2 [294] H(14)		
PRINCIPAL PERMITTED USE	PLACE OF WORSHIP		
ZONING REQUIREMENTS	REQUIRED	PROPOSED RETAINED LOT PART 1 & 2	PROPOSED SEVERED LOT PART 3 & 4
MINIMUM LOT WIDTH	NO MINIMUM	58.3 M	51.43 M
MINIMUM LOT AREA	2,000 M ²	4, 299.53 M ²	3,795.5 M ²
MAXIMUM BUILDING HEIGHT	14 M	EXIST.	M
MAXIMUM LOT COVERAGE	65%	APPROX. 22.5%	-%
MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACK	7.5 M	APPROX. 18.32 M	- M
MINIMUM INTERIOR SIDE YARD SETBACK	7.5 M	APPROX. 13.49 M & 9.84 M	- M
MINIMUM REAR YARD SETBACK	7.5 M	APPROX. 21.4 M	- M
MAXIMUM FLOOR SPACE INDEX	2	EXIST. 0.5	-
MINIMUM WIDTH OF LANDSCAPED AREA	ABUTTING A STREET - 3 M OTHER CASES - NO MINIMUM	EXISTING	-
SCHEDULE 1	AREA C SUBURBAN		
WARD	WARD 11, BEACON HILL - CYRVILLE		
EXCEPTION 294	ADDITIONAL PERMITTED USE - PLACE OF WORSHIP, MIN. OF 78 PARKING SPACES ARE REQUIRED FOR PROPERTY AT 839 SHEFFORD RD, PROVIDED THE BLDG IS OCCUPIED BY OFFICES AND A CHURCH		



01 SITE PLAN
A-001 1:500

05		
04		
03		
02	ISSUED FOR CofA	12/08/2023
01	ISSUED FOR REVIEW	11/27/2023
#	REVISION	DATE

Drawing Title:
 LOCATION PLAN
 SITE PLAN
 ZONING SCHEDULE

Reviewed By:	Project Start Date: NOV, 2023
	Scale: AS INDICATED
	Drawn By: ZK
	Job No.: 2311
	Sheet No.: A-001 OF ##

