



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
 2024-02-21
 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:
kesler ARCHITECT
 26 STACEY DRIVE, Burnstown, Ontario, K0J 1G0
 613.869.7174
 keslerarchitect.com
 zuzana@keslerarchitect.com

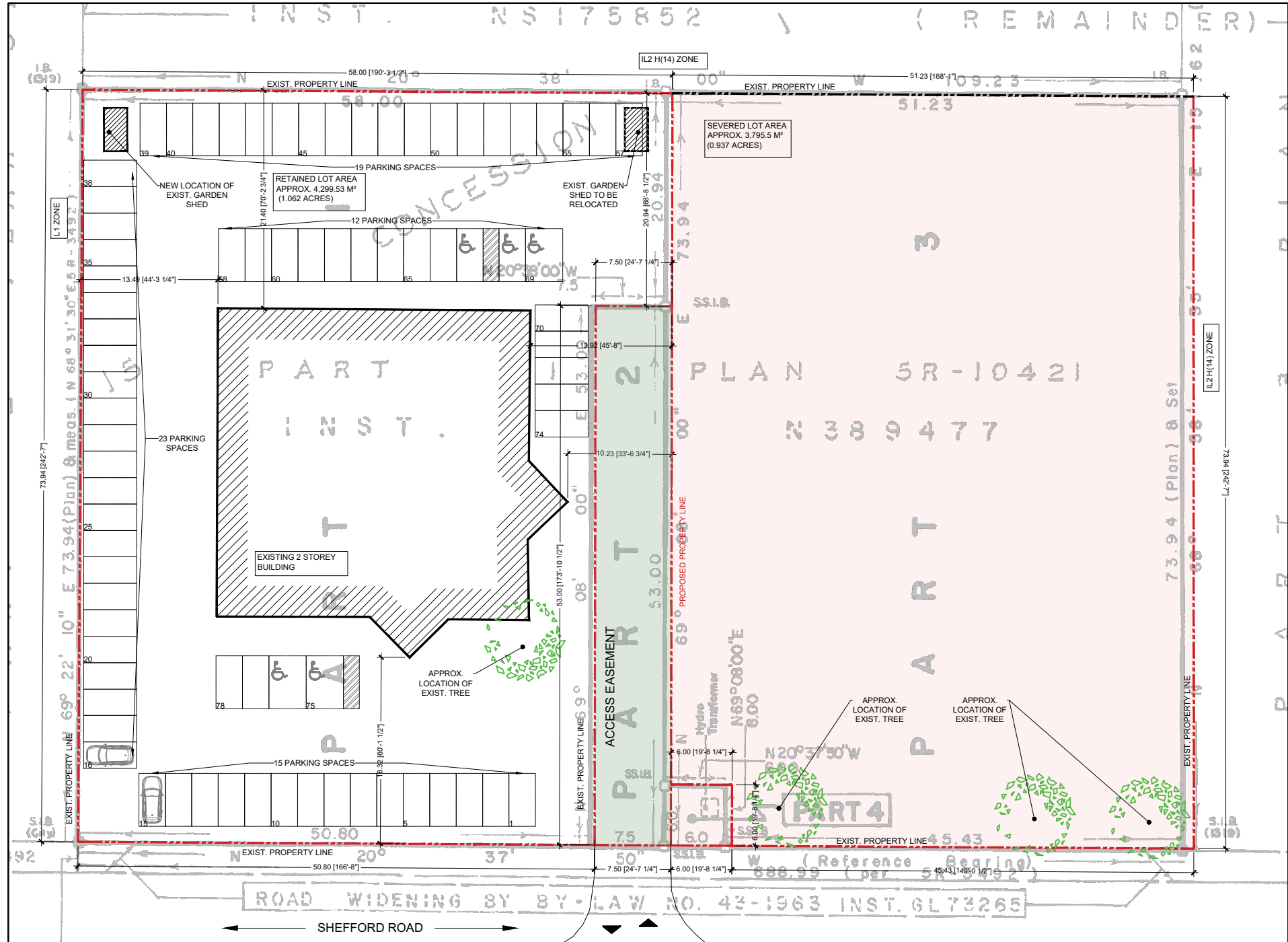
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A-001

LOCATION PLAN
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
A-001

SITE PLAN
1:500

#	REVISION	DATE
05		
04		
03	RE-ISSUED FOR CofA	02/21/2024
02	ISSUED FOR CofA	12/08/2023
01	ISSUED FOR REVIEW	11/27/2023

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 ##

SCHEDULE		
PART	DESCRIPTION	INSTRUMENT
1		
2	Part of Lot 15	N 389477
3	Concession 1 (OF)	
4		

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 4R-4R-10693

RECEIVED AND DEPOSITED

DATE Sept 29 1994

DATE Oct 6 1994

E. H. Herweyer

E. H. Herweyer

E. H. Herweyer
Ontario Land Surveyor

LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
OTTAWA-CARLETON No. 4

PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 1 (OTTAWA FRONT)
Township of Gloucester
NOW CITY OF GLOUCESTER
REGIONAL MUNICIPALITY OF
OTTAWA - CARLETON

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
1994.

SCALE 1:500



METRIC :

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION : This plan is not a plan of subdivision within the meaning of The Planning Act.

NOTES & LEGEND

Survey Monument	Planted shown thus	
Survey Monument	Found shown thus	
S.I.B.	denotes Standard Iron Bar	
S.S.I.B.	Short Standard Iron Bar	
I.B. Ⓟ	Iron Bar Round	
I.B.	Iron Bar	
C.P.	Concrete Pin	
C.C.	Cut Cross.	
Acc.	Accepted.	
Wit.	Witness.	
(A.O.G.)	Annis, O'Sullivan, Vollebakk Ltd.	
(City)	City of Gloucester	
(1319)	Webster & Simmonds Ltd.	

Bearings are astronomic, derived from the easterly limit of Shefford Road (as widened) shown to be N 20°37'50" W on Plan 5R-10421.

SURVEYOR'S CERTIFICATE

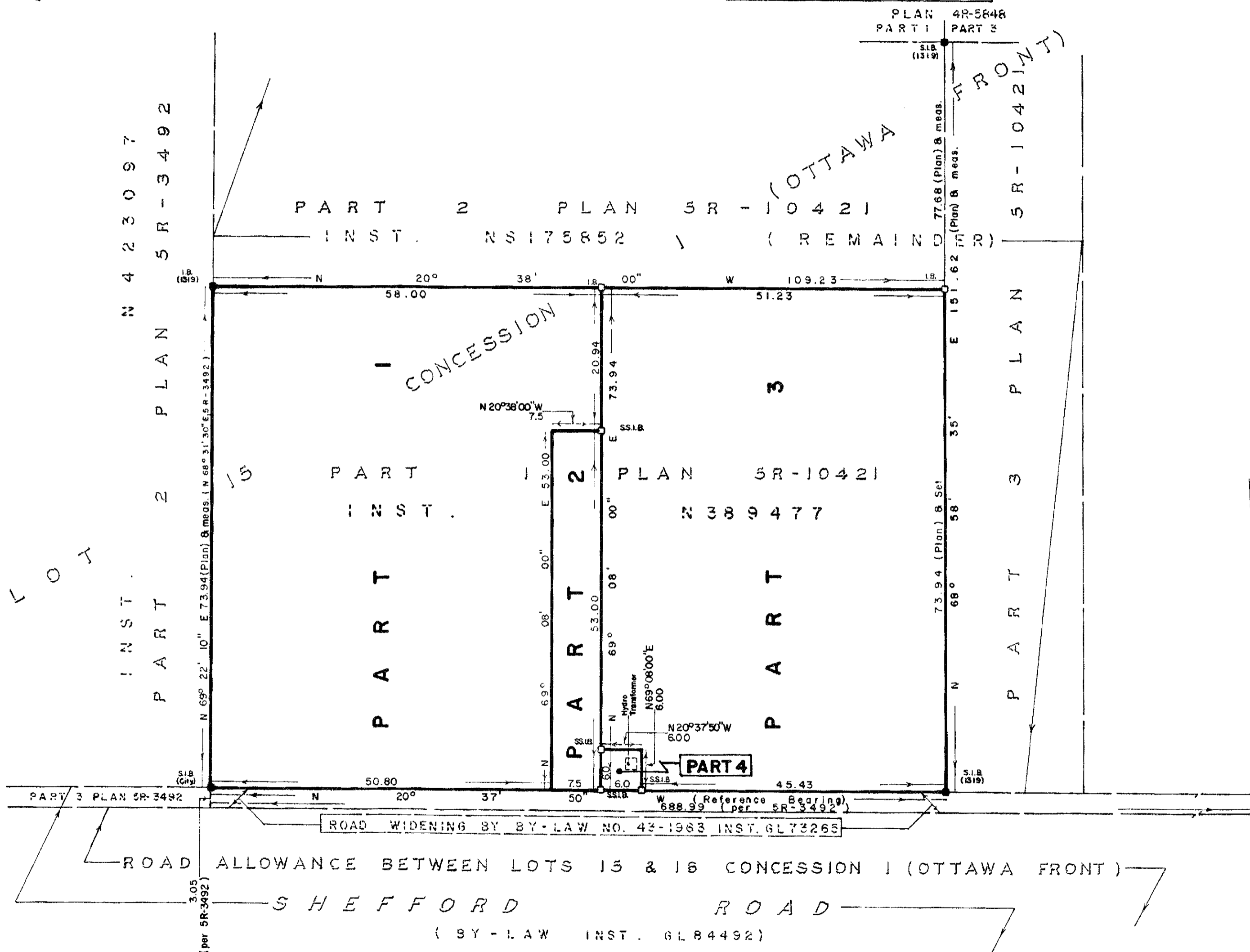
I CERTIFY THAT:

- This survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made thereunder.
- The survey was completed on the 26th day of August, 1994.

Sept 29 1994
Date

E. H. Herweyer
E. H. Herweyer
Ontario Land Surveyor

FROM THE OFFICE OF
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS
NEPEAN (Ottawa) & EMBRUN, ONTARIO.



LOT 15
 INST. NS175852
 PART 2 PLAN 5R-3492
 PART 3 PLAN 5R-3492
 PART 4 PLAN 5R-3492
 PART 1 PLAN 5R-10421
 PART 2 PLAN 5R-10421
 PART 3 PLAN 5R-10421
 PART 4 PLAN 5R-10421

ROAD WIDENING BY BY-LAW NO. 43-1963 INST. GL73268

ROAD ALLOWANCE BETWEEN LOTS 15 & 16 CONCESSION 1 (OTTAWA FRONT)

SHEFFORD ROAD

(BY-LAW INST. GL84492)

MONTREAL REGIONAL ROAD NO. 34