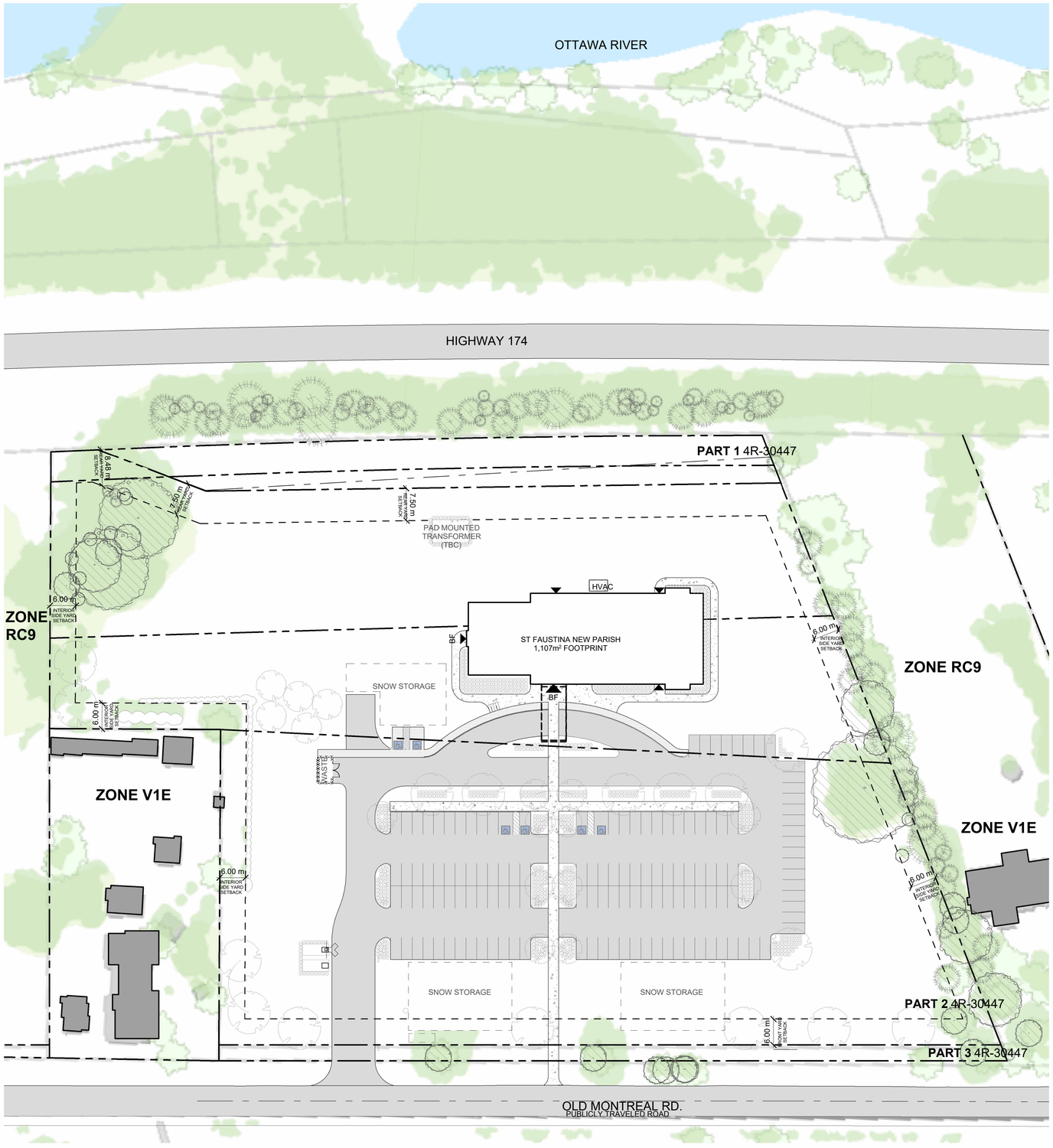


1 ZONING PLAN
A100 1 : 500

ZONING INFORMATION

LEGAL DESCRIPTION

PART LOT 12, CONCESSION 1, OLD SURVEY, CUMBERLAND, PART 1 AND 2, PLAN 4R-30610 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, PLAN 4R-30610 AS IN OC595035 CITY OF OTTAWA."

(Geographic Township of Cumberland, not in the City of Ottawa)

REFERENCE SURVEY

BASED ON INFORMATION FROM A SURVEY
PREPARED BY ARPENTAGE DUTRISAC SURVEYING INC.
DATED OCTOBER 17, 2024.

MUNICIPAL ADDRESS

2835 OLD MONTREAL RD. CUMBERLAND, ON, K4C 1G2

ZONING INFORMATION

SITE AREA:	24,140.8 m² / 259,849.4 ft²	(PRE-CONVEYANCE)
BUILDING AREA	1,107 m² / 11,916 ft²	
GROSS FLOOR AREA	853 m² / 9,182 ft²	
BUILDING HEIGHT	9.6m	
ZONE	Rural Institutional (RI)*	

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	30m	103m (Irregular lot geometry)
MIN. LOT AREA	2,000m²	24,128m²
MAX. LOT COVERAGE	50%	29%
MIN. FRONT YARD SETBACK	6m	6m
MIN. CORNER YARD SETBACK	6m	n/a
MIN. REAR YARD SETBACK	7.5m	7.5m
MIN. INTERIOR YARD SETBACK	6m	57m / 26m
MAX. HEIGHT	10m	9.6m
AMENITY AREA	n/a	0m²
LANDSCAPED AREA	20%	57%

PARKING QUEUING + LOADING	REQUIRED	PROVIDED
PARKING SPACES	66	139
ACCESSIBLE PARKING	6 (total)	6 (total)
TYPE A SPACES	3	3
TYPE B SPACES	3	3
PARKING LANDSCAPED AREA	20%	21%
LOADING SPACES	0	0
BICYCLE PARKING	4	4
WASTE COLLECTION	Yes	Yes

* INDICATES VARIANCE REQUIRED

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN LEGEND:

- EXISTING BUILDING & SITE ELEMENTS
- ASPHALT PAVING
- PROPERTY LINE
- SETBACK LINE

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ONTARIO ASSOCIATION OF ARCHITECTS
DARRYL J. HOOD
LICENCE
6165

STAMP

REV	DATE	ISSUE
6	2026.10.16	ISSUED FOR SITE PLAN CONTROL

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

ST. FAUSTINA NEW PARISH

2835 Old Montreal Rd, Cumberland, ON

TITLE

ZONING INFORMATION

PROJECT NO:	2024-0740
DRAWN:	DF
APPROVED:	CL
SCALE:	As indicated
DATE PRINTED:	10/20/2026 9:26:32 AM

REV 6 DRAWING NO. A100