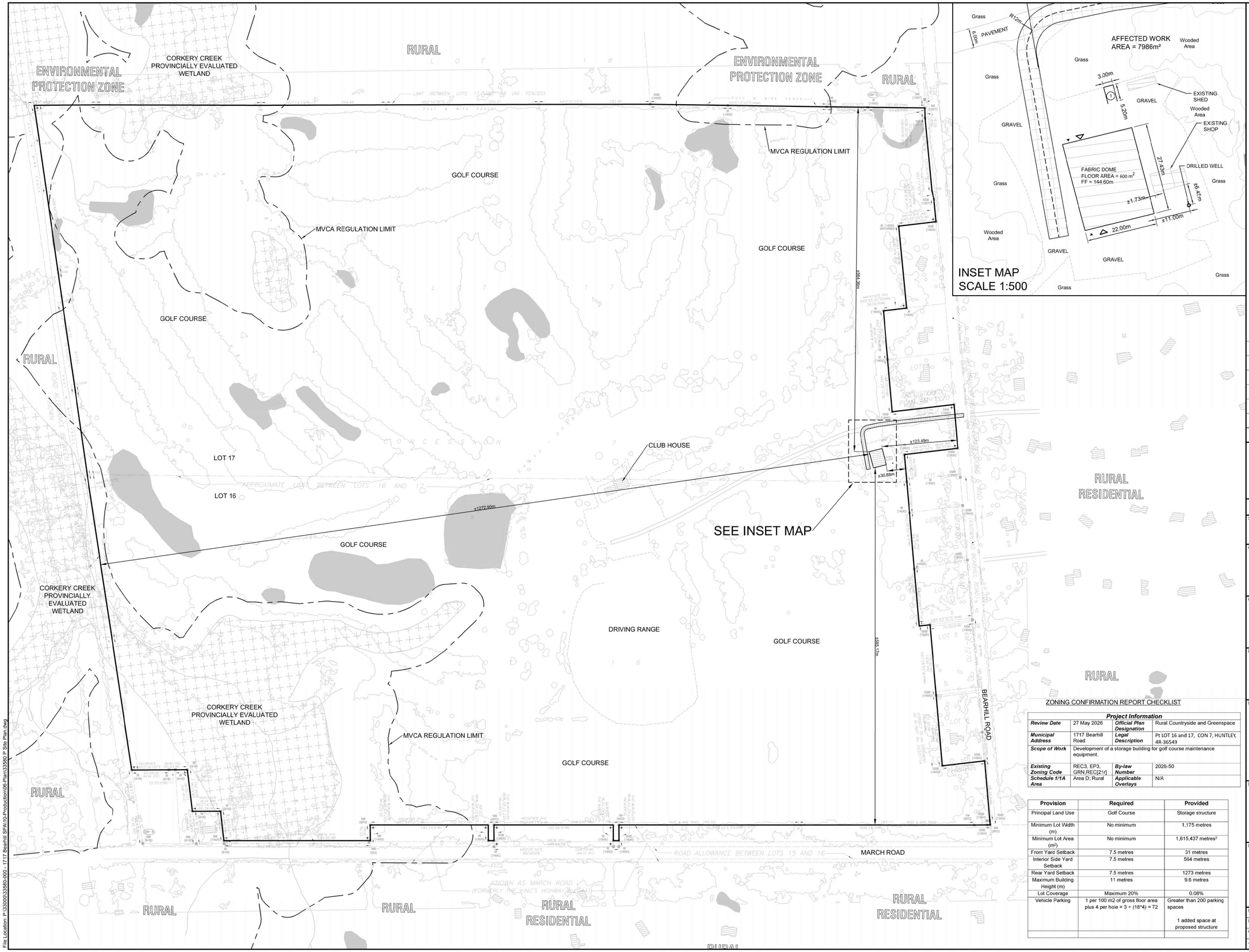


LEGEND

- PEDESTRIAN DOOR LOCATION (EXIT/ACCESS DOOR)
- OVERHEAD DOOR LOCATION
- EXISTING WELL
- (1) PARKING COUNT
- PROPERTY LIMITS
- FIRE ROUTE
- BUILDING

No.	ISSUE / REVISION	DD/MM/YY

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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:1000

0 10 20 40 60 80m

CLIENT: GREENSMERE GOLF & COUNTRY CLUB

CONSULTANT: www.jlrichards.ca

J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS

DATUM INFORMATION:

LEGAL SURVEY
PREPARED BY: Callon Dietz Land Surveying Ontario
DATED: October 17, 2024
HORIZONTAL DATUM: MTM Zone 9 (CSRS), NAD 83
VERTICAL DATUM: N/A
SURVEY: PLAN 4R-36549

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

GREENSMERE GOLF & COUNTRY CLUB

1717 BEARHILL ROAD, OTTAWA, ON

DRAWING:

SITE PLAN

DESIGN:	NJ
DRAWN:	KTK
CHECKED:	
JLR #:	33580

DRAWING #: C01

PLOT DATE: Thursday, May 28, 2026 2:32:46 PM

File Location: P:\33000\33580\000 - 1717 Bearhill SPA\10-Production\06-Plan\33580 P Site Plan.dwg

ZONING CONFIRMATION REPORT CHECKLIST

Project Information			
Review Date	27 May 2026	***Official Plan Designation***	Rural Countryside and Greenspace
Municipal Address	1717 Bearhill Road	***Legal Description***	Pt LOT 16 and 17, CON 7, HUNTLEY, 4R-36549
Scope of Work	Development of a storage building for golf course maintenance equipment.		
Existing Zoning Code	REC3, EP3, GRN,REC[21r]	***By-law Number***	2026-50
Schedule 1/1A Area	Area D; Rural	***Applicable Overlays***	N/A

Provision	Required	Provided
Principal Land Use	Golf Course	Storage structure
Minimum Lot Width (m)	No minimum	1,175 metres
Minimum Lot Area (m²)	No minimum	1,615,437 metres²
Front Yard Setback	7.5 metres	31 metres
Interior Side Yard Setback	7.5 metres	564 metres
Rear Yard Setback	7.5 metres	1273 metres
Maximum Building Height (m)	11 metres	9.6 metres
Lot Coverage	Maximum 20%	0.08%
Vehicle Parking	1 per 100 m2 of gross floor area plus 4 per hole = 3 + (18*4) = 72	Greater than 200 parking spaces 1 added space at proposed structure