

Zoning Confirmation Report

Submitted to:

Development Review, Planning, Infrastructure and
Economic Development Department,
City of Ottawa

In Consideration for the Project at:

2104 Roger Stevens Dr., Ottawa
Ottawa Sivan Temple

Table of Contents

Project Information.....	2
Site Zoning.....	2
Performance Standard Review.....	4
Conclusion.....	6

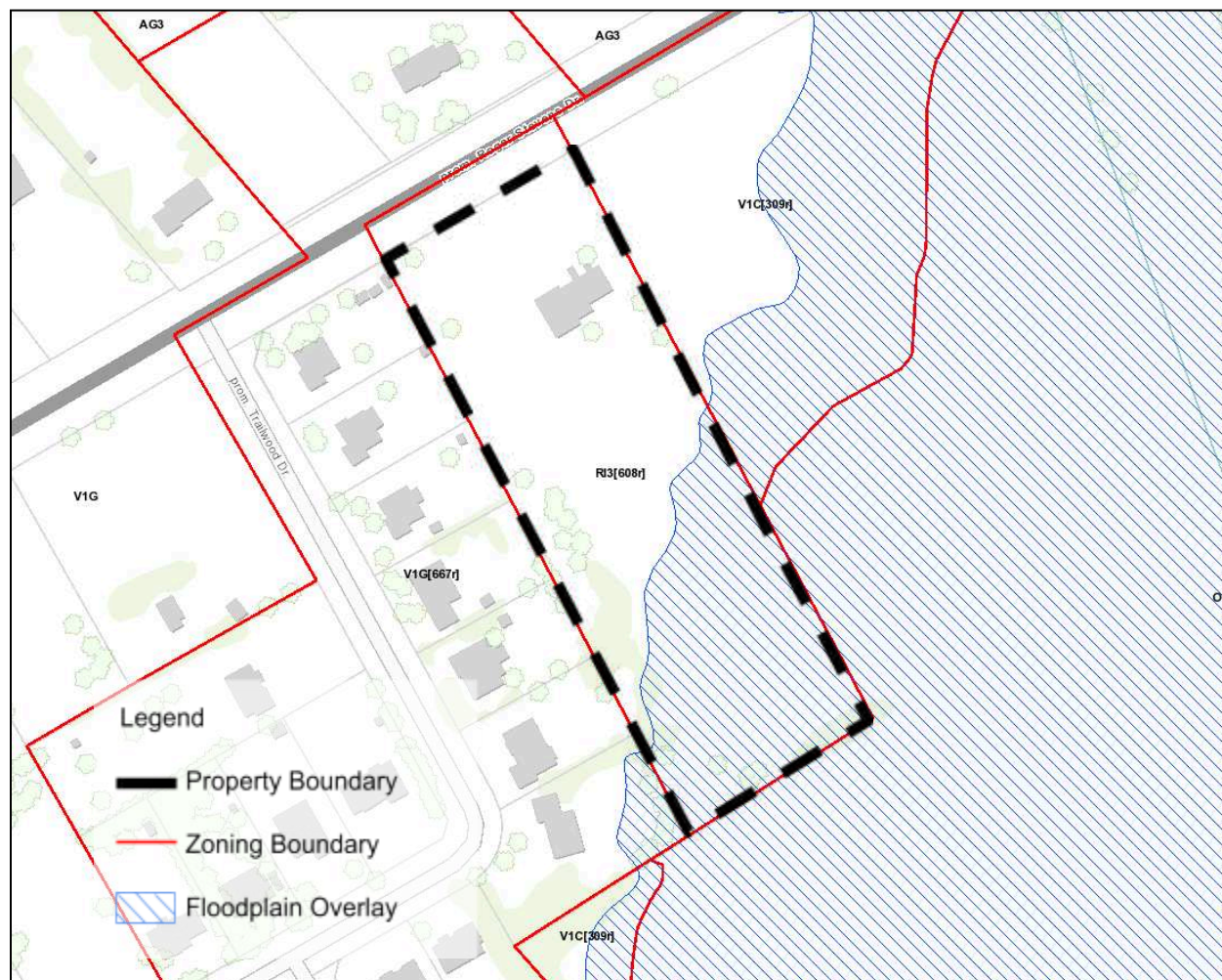
Project Information

Municipal Address(es)	2104 Roger Stevens Dr., Ottawa, ON, K0A 2T0
Official Plan Designation	Rural transect, Village
Zoning	RI3[608r], By-Law 2008-250, as amended
Schedule 1A	Area D - Rural
Legal description	Part of Lot 21, Concession 3, Geographic township of North Gower, City of Ottawa
Scope of work	Remove the existing temple and construct a new main temple and accessory dwelling.

The property subject to this Site Plan Control application is 2104 Roger Stevens Dr which is owned and managed by the Ottawa Sivan Temple. The property is located within the Village of North Gower as per the Official Plan and is designated Residential and Agricultural as per the Village of North Gower Secondary Plan. A portion of the property contains a floodplain overlay. This overlay affects the southernmost portion of the lot and restricts development in that area.

Site Zoning

The subject site is zoned RI3[608r] - Rural Institutional subzone 3, rural exception clause [608]. This zone only applies to the subject property. Properties to the north, west, and east are zoned V1G and V1C, properties to the south are zoned O1, and the properties further north are zoned AG.



Outline of the subject property, GeoOttawa.

The purpose of the Rural Institutional Zone (Sections 223-224) is as follows:

- (1) *permit a range of community-oriented and emergency service uses which serve the needs of the rural population in areas designated primarily as Village in the Official Plan;*
- (2) *permit a limited range of educational and religious-related institutional uses where they exist in areas designated General Rural Area and Agricultural Resource Area in the Official Plan, and*
- (3) *ensure that future development will have a minimal impact on adjacent land uses and will respect the character of the surrounding village or rural areas.*

The RI3 zone allows for a variety of uses including the proposed place of worship and accessory dwelling. Exception [608r] prohibits all uses other than a school, place of worship, or a dwelling unit accessory to these uses.

Place of Worship means a place or building that is used for the regular assembly of persons for the practice of religious worship, services or rites. A Place of Worship must not include a school, cemetery or scattering ground.

Therefore, the proposed uses, being a place of worship and an accessory dwelling are permitted under the current zoning.

Performance Standard Review

Provision	Section	Requirement	Proposed	(Y/N)
Permitted use	S. 240 [608r]	Place of Worship, Accessory dwelling	Place of Worship, Accessory dwelling	Y
Minimum lot width	T. 224A, (b)	75 m	82.95 m	Y
Minimum lot area	T. 224A, (a)	10,000 m ²	20,395 m ²	Y
Minimum front yard setback	T. 224A, (c)	9 m	26.20 m	Y
Minimum rear yard setback	T. 224A, (d)	10 m	140.88 m	Y
Minimum interior side yard setback	T. 224A, (e)	9 m	9 m (west); 16.69 m (east)	Y
Maximum building height	T. 224A, (g)	12 m	8.53 m (temple), 9.5 m (priest residence)	Y
Maximum projection above the height limit (Steeple)	S. 64	No maximum	10.52 m	Y
Maximum lot coverage	T. 224A, (h)	30% of the lot area = 6,118.5 m ²	6% of the lot area = 1,309.56 m ²	Y

Minimum landscaped area	T. 224A, (i)	20% of the lot area = 4,079 m ²	94% of the lot area = 19,085.44 m ²	Y
Minimum parking spaces (Place of worship)	T. 101, N66	10 spaces / 100 m ² of assembly area GFA = 107 spaces**	60 spaces	N-Variance approved
Minimum parking spaces (dwelling)	T. 101, R4	1 space per unit = 1 space	1 space	Y
Minimum number of barrier-free parking spaces	AODA, 80.36, (2)	4% of the total provided parking spaces = 2 spaces (1 x Type A, 1 x Type B)	3 spaces (2 x Type A, 1 x Type B)	Y
Minimum landscaped buffer (parking lot)	S. 110, (1)	15% (322.32 m ²) 3m abutting a street and 1.5m not abutting a street	24% (757.31 m ²) 11.94 m abutting a street and 3.02 m not abutting a street	Y
Minimum setbacks for outdoor refuse collection (in-ground container)	S. 110, (3)	9 m from a lot line abutting a public street 3 m from any other lot line soft landscaping screening	77.71 m from a lot line abutting a public street 4.57 m otherwise soft landscaping screening	
Minimum bike parking spaces	T. 111A, (i)	1 spaces / 1,500 m ² of GFA = 1 space	3 spaces	Y
Minimum drive aisle width	S. 107, (1) (c)	6.7 m	6.7 m	Y
Minimum driveway width	S. 107, (1) (a)	3 m (single lane), 6m (double lane)	6.7 m	Y
Minimum number of loading	T. 113A, (a)	1 space if 2,000 - 4,999 m ² GFA = 1 space	0 spaces	N-Variance approved



spaces				
Permitted parking lot surface material	S. 100, (3) (b)	Useable in all seasons, barrier-free spaces and associated paths of travel must be hard and stable	Asphalt and interlock pavers	Y

**GFA for the main temple is 2,013 m2*

***GFA for the main temple assembly area is 1,067.74 m2*

****GFA for the priest residence is 551 m2*

The only nonconformities included in this proposal are for the reduced number of parking spaces and loading spaces. The required parking for the place of worship as per Zoning By-Law Section 101 is 107 spaces, whereas we are proposing 60 spaces. The existing temple does not utilize more than 20 parking spaces on a daily basis and the new temple is expected to maintain the same level of traffic. The required number of loading spaces is 1 space whereas we are not proposing any loading spaces. No loading space was required for the operations of the existing temple and the same operations will be taking place for the new temple. Therefore, no loading space is required to facilitate the place of worship. These non-conformities have been addressed via legalization through a Minor Variance application approved on May 30th, 2025. This includes the number of loading spaces and minimum parking spaces.

Conclusion

This report confirms that the proposed uses are permitted and that the development as proposed is in conformity with the majority of relevant zoning performance standards. The zoning performance standards that this development does not meet are minimum number of parking spaces and minimum number of loading spaces. These non-conformities have been addressed through a Minor Variance application.

P-Squared Concepts Inc.

A handwritten signature in black ink, appearing to read 'J. Paoloni'.

Jasmine Paoloni, Planner
B.A.S, LEED® Green Associate™