

ZONING CONFIRMATION REPORT CHECKLIST – October 10, 2024

Project Information			
Review Date	October 10, 2024	Official Plan Designation	Suburban, Evolving Neighbourhood
Municipal Address	2983 Navan Road	Legal Description	PART OF LOT 6, CONCESSION 3, OTTAWA FRONT, GLOUCESTER, PARTS 2 AND 3 PLAN 5R-4675, PART 3 PLAN 5R-7985, PART 4 PLAN 5R-11005, EXCEPT PARTS 13, 14 AND 16 PLAN 4R-21265, EXCEPT PARTS 1 TO 7 EXPROPRIATION PLAN OC1834435 CITY OF OTTAWA
Scope of Work	Development of a vacant parcel of land for a commercial block with a gas bar, commercial building and car wash.		
Existing Zoning Code	GM[2974]H[16.0]	By-law Number	2008-250 By-law amendment No. 2024-378
Schedule 1/1A Area	Area C; Suburban(East)	Applicable Overlays	N/A

Zoning Review			
Provision	Required	Provided	Compliance
Permitted Land Use(s)	Low-rise residential building Convenience Store Drive-Through Facility Restaurant Retail Store Car Wash Gas Bar	Two low-rise residential buildings, one mixed-use with commercial at ground floor.	Yes
Maximum building height	16.0m	16.0m	Yes
Minimum rear yard setback Abutting a residential zone	7.5m	7.5m	Yes
Minimum front yard and corner yard setbacks	3.0m	3.0m	Yes
For a residential use building higher than 11 meters	3.0m	3.0m	Yes
Minimum interior side yard setbacks for a non-residential or mixed use building from any portion of a lot line abutting a residential zone	5.0m	5.0m	Yes

Maximum floor space index	2.0	0.1	Yes
Minimum width of landscaped area Abutting a street Abutting a residential or institutional zone	3.0m	3.0m	Yes
<i>Parking Space Requirements (table 101)</i>	1 per dwelling unit plus 0.2 per dwelling for visitor.	134	Yes
<i>Outdoor Waste Management (Section 110(3)(c))</i>	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: (a) located at least 9.0 metres from a lot line abutting a public street; (b) located at least 3.0 metres from any other lot line; and (c) screened from view by an opaque screen with a minimum height of 2.0 metres		Yes

We trust that the above Zoning Confirmation Report Checklist will satisfy the City's requirements. Should have any questions related to the information provided above, please feel free to contact the undersigned.

Yours very truly,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Madelen Fellows
Planner

Reviewed by:



Timothy F. Chadder, RPP, MCIP
Senior Consultant, Associate

MF:tc