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Proposed 40' x 80' storage building
15 Tradesman, Ottawa, ON K0A 3H0

March 2025

Zoning confirmation report

A. Project Information			
Review Date:		Official Plan designation:	RH - Rural Heavy Industrial
Municipal Address(es):	15 Tradesman, Ottawa, ON K0A 3H0	Legal Description:	Part of Block 4, Registered Plan 50M-136, City of Ottawa
Scope of Work:	Erection of a 40'x80' storage building		
Existing Zoning Code:	RH	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D / Rural	Overlays Applicable ¹ :	

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Proposed Zone/Subzone (Zoning By-law Amendments only):			
Zoning Provisions¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Rural Heavy Industrial Section 221-222	Rural Heavy Industrial	Yes
Lot Width	50m (Table 221)	54m	Yes
Lot Area	8000 sq m (Table 221)	8100 sq m	Yes
Front Yard Set Back²	15m (Table 221)	15m	Yes
Corner Side Yard Setback			
Interior Side Yard Setback	3m (Table 221)	3m	Yes
Rear Yard Setback	15m (Table 221)	110m	Yes
Lot Coverage Floor Space Index (F.S.I.)	50% (Table 221)	4.7%	Yes
Building Height³	15m (Table 221)	6.3m	Yes
Accessory Buildings Section 55			

Projections into Height Limit Section 64			
Projections into Required Yards Section 65			
Required Parking Spaces Section 101 and 103	0.8 per 100 sq m for the first 5000 sq m, 0.4 per 100 sq m thereafter (Table 101) Building = 298 sq m	7 based on proposed site use	Yes
Visitor Parking spaces Section 102			
Size of Space Section 105 and 106			
Driveway Width Section 107			
Aisle Width Section 107			
Location of Parking Section 109			
Refuse Collection Section 110		Dumpster collected weekly	
Bicycle Parking Rates Section 111			
Amenity Space Section 137			

(End)