

May 21, 2025

City of Ottawa
Planning, Development and Building Services
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
By email only: jasdeep.brar@ottawa.ca

Attention: Jasdeep Brar, Planner I

Reference: 541 Somme Street
Zoning Confirmation Report - SPC Application
Our File: 124111

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference detailed in Section B below.

The assessment is based on the current Rural Heavy Industrial Zone (RH) applicable to the Subject Property.

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	May 21, 2025	Reviewed Plans:	Site Plan prepared by Novatech dated February 18, 2025
Municipal Address(es):	541 Somme Street	Official Plan designation:	Rural Industrial and Logistics
Legal Description:	Part of Blocks 2 and 17, Registered Plan 4M-1388, City of Ottawa		
Scope of Work:	Site Plan Control application		
Existing Zoning Code:	Rural Heavy Industrial Zone (RH)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D: Rural Area (Schedule 1) / Area D: Rural (Schedule 1A)	Overlays Applicable:	N/A

B. Zoning Review				
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.				
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Part 13, Section 221(1)(a)	Warehouse, Storage yard	Warehouse, Storage yard	YES
Minimum Lot Width	Part 13, Table 221, Column I, Row (a)	50 m	53.2 m	YES

M:\2024\124111\DATA\APPLICATIONS\3_SITE PLAN\PLANNING\20250521-541SOMME-ZONINGCONFORMATIONREPORT.DOCX

PAGE 1 OF 5

Minimum Lot Area	Part 13, Table 221, Column I, Row (b)	8,000 m ²	8,014.7 m ²	YES
Front Yard Set Back	Part 13, Table 221, Column I, Row (c)	15 m	25 m	YES
Corner Side Yard Setback	Part 13, Table 221, Column I, Row (f)	15 m	Not applicable	
Interior Side Yard Setback	Part 13, Table 221 - Column I, Row (e)(i)	3 m	15 m	YES
	Part 13, Table 221 - Column I, Row (e)(ii)	10 m	Not applicable	
Rear Yard Setback	Part 13, Table 221, Column I, Row (d)	15 m	73 m	YES
Maximum Principal Building Height	Part 13, Table 221, Column I, Row (g)	15 m	7.1m (1 storey)	YES
Maximum Lot Coverage (%)	Part 13, Table 221 - Column I, Row (h)	50%	5.3% (486 m ²)	YES
Outdoor Storage	Part 13, Table 221 - Column I, Row (i)(a)	Not permitted in any required front yard or corner side yard	Outdoor storage in rear yard	YES
	Part 13, Table 221 - Column I, Row (i)(b)	outside storage must be screened from abutting residential uses and public streets by an opaque screen at least 1.8 metres in height from finished grade	Outdoor storage in rear yard	YES
Parking Provisions				
Required Parking Spaces Section 101 (Office)	Part 4, Section 101 - Schedule 1A: Area "D" - Rural. Table 101, Row N59, Column V	7 spaces (2.4 spaces per 100m ² of GFA)	10 spaces	YES
Required Parking Spaces Section 101 (Warehouse)	Part 4, Section 101 - Schedule 1A: Area "D" - Rural. Table 101, Row N95, Column V	3 spaces (0.8 spaces per 100m ² for the first 5,000 m ² of GFA)	8 spaces	YES
Other applicable relevant Provision(s)				
Landscaping Provisions for Parking Lots Section 110	Part 4, Table 110, Row a, Column III	Abutting a street – 3 m	3 m	YES

C. Comments/Calculations:

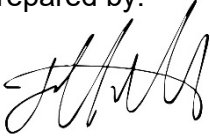
N/A

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

NOVATECH

Prepared by:



Jeffrey Kelly, MCIP, RPP
Project Manager | Planning & Development