

2226 Mer Bleue Road

Zoning Confirmation Table

A. Project Information			
Review Date:	July 23, 2025	Official Plan Designation	Corridor - Minor
Municipal Address:	2226 Mer Bleue Road	Legal Description	
Scope of Work:	Site Plan Control		
Existing Zoning Code:	GM [3002] H(18)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable1:	N/A

City of Ottawa Zoning By-law

The subject property is currently zoned GM [3002] H(18)

Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Retail Food Store, Retail Store	Retail Food Store, Retail Store	Yes
Minimum Lot Width	No minimum	170.82 square metres	Yes
Minimum Lot Area	No minimum	42,558 square metres	Yes
Minimum Front Yard Set Back Table 187(c)	3 metres	7.8 metres (Brian Coburn) 8.9 metres (Mer Bleue)	Yes
Minimum Corner Side Yard Set Backs Table 187(c)	3 metres	8.9 metres (Mer Bleue)	Yes
Minimum Interior Side Yard Setback Table 187(d)	(i) 5 metres For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	14 metres	Yes
Minimum Rear Yard Setback Table 187(e)	(iv) From any portion of a rear lot line abutting a residential zone 7.5 metres	10.6 metres	Yes
Building Height	18 metres	9.0 metres	Yes
Maximum floor space index Table 187(g)	2	0.21	Yes
Minimum width of landscaped area Table 187(h)	(i) 3.0 metres abutting a street (ii) 3.0 metres abutting a residential or institutional zone	3.0 metres	Yes

	(iii) No minimum for other cases		
Minimum Required Width of a Landscaped Buffer of a Parking Lot Section 110 Table 110	<p>a) Abutting a street</p> <p>II) 3 metres for a parking lot containing 10 or fewer spaces</p> <p>III) 3 metres for a parking lot containing more than 10 but fewer than 100 spaces</p> <p>IV) 3 metres for a parking lot containing 100 or more spaces</p> <p>b) Not abutting a street</p> <p>II) None for a parking lot containing 10 or fewer spaces</p> <p>III) 1.5 metres for a parking lot containing more than 10 but fewer than 100 spaces</p> <p>IV) 3 metres for a parking lot containing 100 or more spaces</p>	3.0 metres	Yes
Required Parking Spaces Section 101 N83	<p>3.6 per 100 m² of gross floor area</p> <p>315</p>	328	Yes
Parking Space Dimensions Section 106	<p>2.6 m x 5.4 m with up to 50% permitted to be 2.4 m x 4.6 m provided that any such space:</p> <p>a) is visibly identified as being for a compact car</p> <p>c) is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.</p>	2.6 m x 5.4 m	Yes
Driveway Width Section 107	<p>(i) 3.0 metres for a single traffic lane</p> <p>(ii) 6.0 metres in the case of a parking lot for a double traffic lane</p>	<p>3.0 metres for a single traffic lane</p> <p>6.0 metres in the case of a parking lot for a double traffic lane</p>	Yes
Bicycle Parking Section 111 Table 11A(f)	1 / 500m ² (18)	24	Yes