



Date: February 25, 2025

Zoning Confirmation Report
Address: 1386-1394 Greely Lane

This report has been prepared by Bryden Gibson Architects Incorporated to identify all zoning compliance issues, if any.

Please find below the Zoning Confirmation Report Check list and Zoning Confirmation report Draft List of Requested Relief.

Zoning Confirmation Report Check List

Project Information:

Review Date	January 10, 2025	Official Plan Designation	Village Industrial
Municipal Addresses(es)	1386 – 1394 Greely Land	Legal Description	Part of Block 3, Registered Plan 4-M-351, Geographic Township, City of Ottawa Being Parts 4 & 5 , Plan 4R-5327 as in all of Pin 04319-0707, Respectively.
Scope of Work	Removal of existing carwash and construction a one storey warehouse with accessory office space.		
Existing Zoning Code	RG3	By-law Number:	2008-250
Schedule 1 / 1A Area	Section D Rural Area Schedule 1A	Overlays Applicable:	Village Greely Secondary Plan of Official Plan

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):	No Zoning By-law Amendments are being sought.		
Zoning Provisions	By-law Requirements or Applicable Section, Exceptions or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	RG3	Warehouse	Yes
Lot Width	30 m	76.005	Yes
Lot Area	2000 m.sq	4678.69 m.sq	Yes
Front Yard Set Back	15 m	19.785 m	Yes
Corner Site Yard Set Back	12 m	12.085 m	Yes
Interior Side Yard Setback	3 m	3 m	Yes
Rear Yard Setback	15 m	17.69	Yes
Lot Coverage Floor Space Index (F.S.I)	50%	27%	Yes
Building Height	15 m	6.8 m	Yes
Accessory Buildings Section 55	Not Applicable	Not Applicable	Not Applicable
Projections into Height Limit Section 64	Not Applicable	Not Applicable	Not Applicable
Projections into Required Yards Section 65	Not Applicable	Not Applicable	Not Applicable
Required Parking Spaces Section 101 and 103	Warehouse – 0.8 / 100 m.sq Office 2.4 / 100 m.sq	Warehouse – 6.5 spaces Office – 10.8 Total – 17.3	Yes
Visitor Parking Spaces Section 102	Not Applicable	Not Applicable	Not Applicable
Driveway Width Section 107	6 m double traffic	7.7 m	Yes
Aisle Width Section 107	6 m double traffic	9.7 m	Yes
Location of Parking Section 109	No location restrictions	Front	Yes
Refuse Collection Section 110	3 m from property line Screen with opaque screen 2 meter height	3 m from property line Screen with opaque screen 2 meter height	Yes
Bicycle Parking Rates Section 111	1 / 2000 m.sq	4	Yes
Amenity Space Section 137	Not Applicable	Not Applicable	Not Applicable

Report prepared by:

S. Gibson

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