



Project : Lexus Detailing Bays & Storage Garage
Address: 299 West Hunt Club Road, Ottawa, Ontario, K2E 1A6
Date: 2025.08.22

Development Review West, City of Ottawa
110 Laurier Ave. West, 4th Floor
Ottawa, ON, K1P 1J1

To whom it may concern:

See below the Zoning Confirmation Report for the above noted project.

ZONING CONFIRMATION REPORT

A. Project Information			
Review Date:		Official Plan designation:	B3 – Outer urban Transect / Neighbourhood
Municipal Address(es):	299 West Hunt Club, Ottawa, On, K2E 1A6	Legal Description:	Part of Lot 29 Concession A (Rideau Front), Geographic Township of Nepean, City of Ottawa
Scope of Work:			
Existing Zoning Code:	GM23 H(22)	By-Law Number:	2008-250
Schedule 1 / 1A Area:	C: Suburban	Overlays Applicable¹:	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.



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)	N/A		
Zoning Provisions¹	By-law Requirement / Applicable Section / Exception / Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	General Mixed-Use	Industrial	Y*
Minimum Lot Area	No Minimum	7909.7 m ²	Y
Minimum Lot Width	No Minimum	N/A	Y
Front and Corner Yard Setback²	3 m	3 & 6 m	Y
Interior Yard Setback	No Minimum	3 m	Y
Rear Yard Setback	No Minimum	3 m	Y
Maximum Building Height³	22 m	8.4 m	Y
Minimum Width of Landscaping	3 m/1.5 m	3 m	Y
Required Parking Spaces Section 101 & 103	1 per Service Bay	24	Y
Visitor Parking Spaces Section 102	N/A	N/A	N/A
Size of Space Section 105 & 106	2.6 x 5.2 m	2.7 x 5.5	Y
Driveway Width Section 107	6.0 m	6.5 m	Y
Aisle Width Section 107	6.7 m	6.7 m	Y
Bicycle Parking Rates Section 111	1 per 500 m ² GFA	4	4
Other Applicable Provision(s)			

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-



law must be met. This can be attached in a separate document.

* See comments in section C. Comments below.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

³ This includes maximum building height, minimum building height and setback provisions, where they exist.

C. Comments / Calculations

- No customers to attend this facility.
- There is no concerns from City staff for the Principal Land use being Industrial despite not being contemplated in the Neighbourhood designation, as stated in the Pre-consultation feedback form, Planning comment #1, dated January 30, 2025.
- Parking in surplus of the 60 required is for company use only.

We trust the above Zoning Confirmation Report will satisfy the City's requirements.

Should you have any questions related to the information provided above, please feel free to contact the undersigned.

Sincerely,

Malcolm Wildeboer
Principal
B. Arch., OAA, MRAIC