

Zoning Confirmation Report

Submitted to:

Development Review Branch
Planning Services
City of Ottawa

2726 Moodie Dr,
Ottawa, ON K2J 4S7

Prepared by:

P H Robinson Consulting
November 13 2025

Table of Contents

Project Information.....	2
Site Zoning.....	3
Performance Standard Review	
Conclusion.....	7

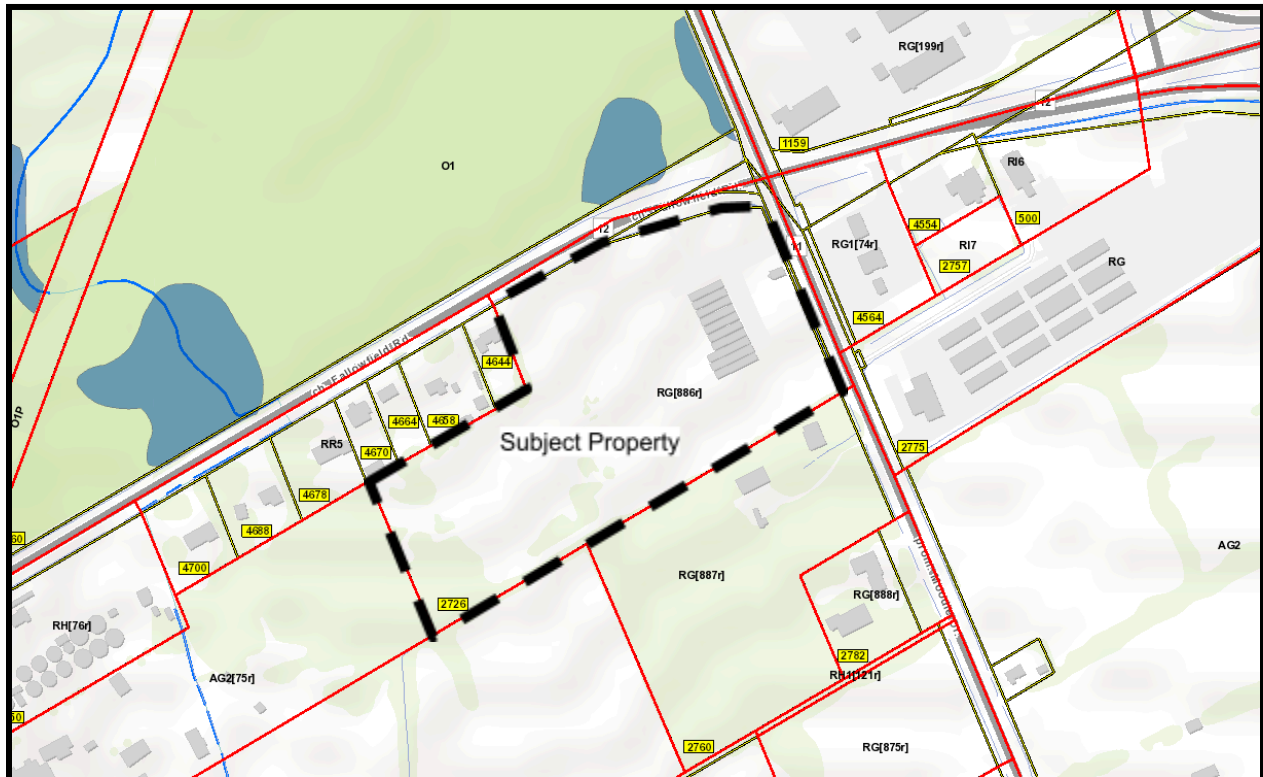
Project Information

This development is subject to Site Plan Control approval and has gone through a number of design iterations since the applicant's first pre-consult with City staff. **Originally**, the site design included 3 buildings with 17 total warehouse units. The site features a total of 205 vehicular parking spaces and 17 loading spaces. The **current proposal** features 5 smaller buildings with 75 total warehouse units. These units are significantly smaller compared to the original warehouse unit size. The site features 289 vehicular parking spaces and 56 loading spaces.

Municipal Address(es)	2726-2732 Moodie Dr, Nepean, ON K2J 4S7
Official Plan Designation	Rural transect, Rural Industrial and Logistics
Zoning	RG[886r], By-Law 2008-250, as amended
Schedule 1A	Area D - Rural
Legal description	Part of Lot 20, Concession 5 (Rideau Front), Geographic Township of Nepean, City of Ottawa
Scope of work	To permit the construction of 5 warehouse buildings on the subject property at the southwest corner of the Moodie / Fallowfield intersection..

Site Zoning

The subject site is zoned RG[886r] - Rural General Industrial, rural exception 886. Properties to the north are zoned RR5 and O1, the properties to the east are zoned RG1[74r] and RG, the properties to the west are zoned AG2[75r] and AG2, and the properties to the south are zoned AG2 and RG[887r].



GeoOttawa image outlining the subject property.

The purpose of the Rural General Industrial zone (Sections 219-220) is as follows:

- (1) *permit the development of light industrial uses in areas mainly designated as General Rural Area, Village and Carp Road Corridor Rural Employment in the Official Plan;*
- (2) *accommodate a range of light industrial uses and limited service commercial uses for the travelling public; and,*

(3) regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.

The RG zone allows for a variety of uses including the proposed warehouse use.

Warehouse means a building used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one accessory dwelling unit for a facility manager.

Performance Standard Review

Provision	Section	Required	Proposed	Compliant? (Y / N)
Permitted use	S. 219, (1)	Warehouse	Warehouse	Y
Minimum lot width	T. 219, (a)	30 m	164.59 m (Moodie)	Y
Minimum lot area	T. 219, (b)	4,000 m ²	65,983 m ²	Y
Minimum front yard setback	T. 219, (c)	15 m	38.63 m	Y
Minimum corner side yard setback	T. 219, (f)	12 m	19.75 m	Y
Minimum rear yard setback	T. 219, (d)	15 m	24.85 m	Y
Minimum interior side yard setback (abutting residential to the north)	T. 219, (e) (ii)	8 m	20.78 m	Y
Minimum interior side yard setback (all other cases)	T. 219, (i)	3 m	19.44 m	Y
Maximum	T. 219, (g)	15 m	7.4 m	Y

P. H Robinson Consulting
Urban Planning, Consulting and Project Management

building height				
Maximum lot coverage*	T. 219, (h)	50%	30.4%	Y
Minimum parking spaces**	T. 101, N95	0.8 spaces per 100 m ² ≤ 5,000 m ² GFA 0.4 spaces per 100 m ² > 5,000 m ² GFA 125 spaces	289 spaces	Y
Minimum size of parking spaces	S. 106, (1) (a)	2.6 m x 5.2 m	2.6 m x 5.2 m	Y
Minimum number of barrier-free parking spaces	S. 80.36, (AODA)	Two parking spaces and an additional 2% of provided parking spaces = 8 spaces	20 spaces	Y
Minimum size of barrier-free parking spaces	S. 80.34, (AODA)	Type A: min. width of 3.4 m and signage that identifies the space as “van accessible” Type B: min. width of 2.4 m Plus a 1.5 m wide walkway	Barrier free spaces are 3.4 m x 5.5 m and 2.7 m x 5.5 m	Y
Minimum landscaped buffer (parking lot)	T. 110, (IV)	3 m	In excess of 3 m	Y
Minimum landscaped area (parking lot)	S. 110, (1)	15% of the parking lot area	In excess of 15%	Y
Minimum driveway width	S. 107,	6 m	7.03 m	Y
Minimum drive	S. 107,	6.7 m	6.78 m	Y

100 Palomino Drive, Ottawa, Ontario K2M 1N3
Phone: 613 599 9216
Email: probinson@probinsonconsulting.com

P. H Robinson Consulting
Urban Planning, Consulting and Project Management

aisle width				
Minimum number of loading spaces	T. 113A, (a)	3 spaces	56	Y
Minimum size of loading spaces	T. 113B, (c) & (d) (i)	3.5 m x 9 m	5.1 m x 11.5 m	Y
Minimum width of a driveway accessing a loading space	T. 113B, (a) (ii)	6 m	6.78 m	Y
Minimum width of a drive aisle accessing a loading space	T. 113B, (b) (i)	5 m	9.32 m	Y
Minimum number of oversized loading spaces	T. 113C, (b)	1 space for the first 5,000 m ² + all required spaces for GFAs exceeding 5,000 m ² 4 spaces	49 spaces	Y
Minimum size of oversized loading spaces	T. 113B, (c) & (d) (i)	4.3 m x 13 m	5.1 m x 13 m	Y
Minimum width of a drive aisle accessing an oversized loading space	T. 113B, (b) (i)	11 m	12.70 m	Y

* Proposed footprint: 20,086 m²

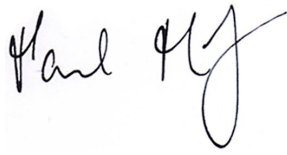
** Proposed GFA: 26,111.80 m²

Conclusion

This report confirms that the proposed use is permitted and that the development as proposed is in conformity with all relevant zoning performance standards.

Should you have any further questions please feel free to contact the undersigned

P H Robinson Consulting

A handwritten signature in black ink, appearing to read 'Paul Robinson', with a stylized flourish at the end.

Paul Robinson RPP