

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	August 13, 2025	Reviewed Plans:	Suggested Zoning Key Plan
Municipal Address(es):	560 Hazeldean Road	Official Plan designation:	Corridor – Mainstreet and Neighbourhood with Evolving Neighbourhood Overlay
Legal Description:	PART OF LOT 29 CONCESSION 11 GOULBOURN, PARTS 3 & 4 ON 4R16137 SAVE AND EXCEPT PARTS 1 & 2 ON 4R24074, PART 1, PLAN 4R30296 & PARTS 3 & 8, 4R33612 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2, 4R33612 AS IN OC2611360 CITY OF OTTAWA		
Scope of Work:	Plan of Subdivision and Zoning By-law Amendment applications		
Existing Zoning Code:	Agricultural, Rural Exception 263r – AG[263r]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C: Suburban on Schedule 1A	Overlays Applicable:	Flood Plain 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):	Rezone existing Agricultural, Rural Exception 263r – AG[263r] to Residential Third Density, Subzone Z – R3Z.			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 159(1)(d)	Planned Unit Development Detached Dwellings and Townhouse Dwellings	Planned Unit Development Detached Dwellings and Townhouse Dwellings	
Lot Width	Part 6, Table 160A, Subzone Z, Column IV	18.0 m	18.73 m	*Subject to Planned Unit Development provisions per Section 159(4).
Lot Area	Part 6, Table 160A, Subzone Z, Column V	1,400 m ²	19141.6 m ²	*Subject to Planned Unit Development provisions per Section 159(4).

Front Yard Set Back	Part 6, Table 160A, Subzone Z, Column VII	3.0 m and 3.0 m	3.0 m and 3.0 m*	*Subject to Planned Unit Development provisions per Section 159(4).
Corner Side Yard Setback	Part 6, Table 160A, Subzone Z, Column VIII	3.0 m and 3.0 m	3.0 m and 3.0 m*	*Subject to Planned Unit Development provisions per Section 159(4).
Interior Side Yard Setback	Part 6, Table 160A, Subzone Z, Column X	1.8 m total, 0.6 m for one side yard 1.2 m		
Rear Yard Setback	Part 6, Table 160A, Subzone Z, Column IX	6.0 m and 6.0 m		
Building Height	Part 6, Table 160A, Subzone Z, Column VI	11.0 m	*Varies base on unit models.	
Other applicable relevant Provision(s)				
Minimum width of private way (PUD) Section 131	Part 5, Table 131, Row 1, Column II	6.0 m	9.5 m	
Minimum setback for any wall of a residential use building to a private way (PUD) Section 131	Part 5, Table 131, Row 2, Column II	1.8 m		
Minimum setback for any garage or carport entrance from a private way (PUD) Section 131	Part 5, Table 131, Row 3, Column II	5.2 m		
Minimum separation area between buildings within a Planned Unit Development (PUD) Section 131	Part 5, Table 131, Row 4(a), Column II	1.2 m		

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed

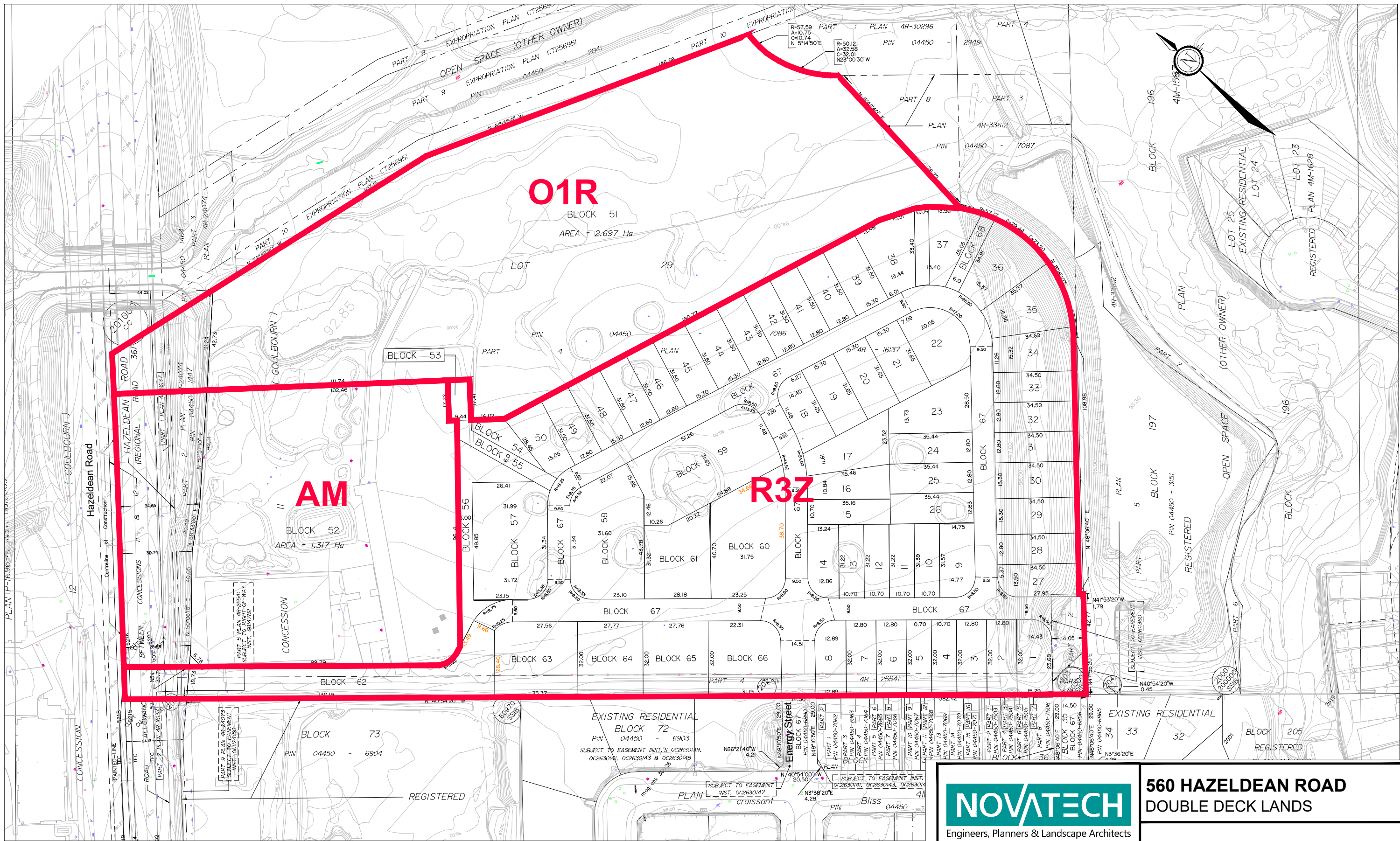
If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

NOVATECH



Robert Tran, M.Pl.
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**560 HAZELDEAN ROAD
DOUBLE DECK LANDS**

SUGGESTED ZONING

SCALE 1 : 4000

DATE AUG 2025 JOB 100057 FIGURE 100057-ZN