

Zoning Confirmation Report

800 Cedarview Road

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August 21, 2025

Introduction

Fotenn was retained by 2436091 Ontario Ltd. to prepare a Zoning Confirmation Report in support of Zoning By-law Amendment and Plan of Subdivision applications for the lands known as 800 Cedarview Road, generally bounded by Highway 416 to the north and west, 4497 O'Keefe Court and Lytle Park to the south, and Orchard Estates, Cedarhill Estates and Onassa Springs Estates subdivisions to the east. Figure 1 below illustrates the current zoning for the subject property, while Figure 2 illustrates the proposed zoning map and the proposed height schedule.

The reader is advised to consult the Planning Rationale for 800 Cedarview Road, dated August 21, 2025, for a fulsome overview of the approach to rezoning these lands.

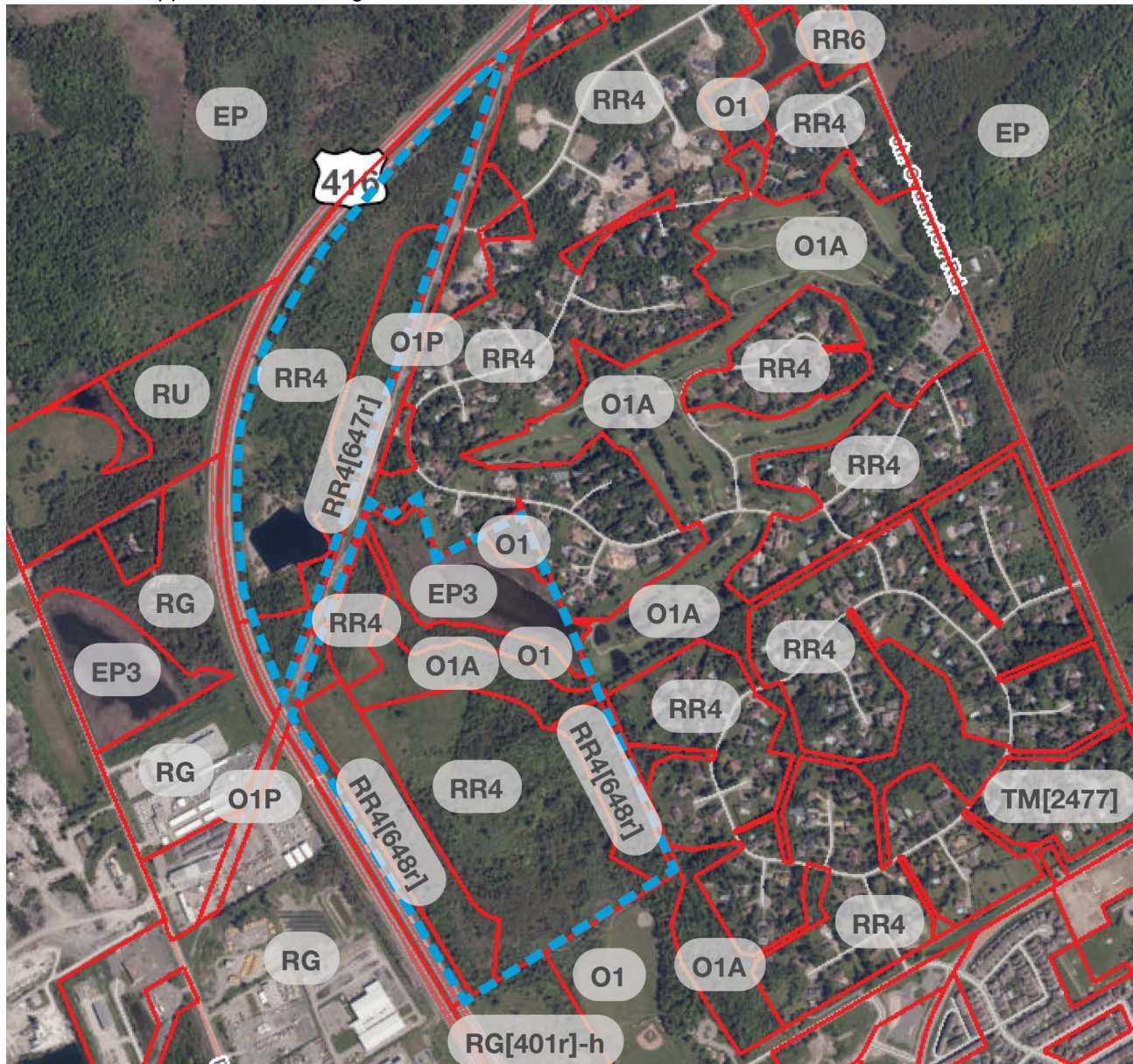
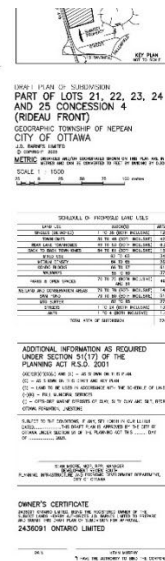


Figure 1. Existing Zoning Map



August 2025

1.1 Areas to be Zoned R3YY

1.1.1 Annex 1 – Zoning Confirmation Report Checklist

A. Project Information			
Review Date	August 18, 2025	Official Plan Designation	Neighbourhood
Municipal Address(es)		Legal Description	Part of Lots 21, 22, 23, 24, and 25 Concession 4 (Rideau Front), Geographic Township of Nepean, City of Ottawa
Scope of Work	Draft Plan of Subdivision, Zoning By-law Amendment		
Existing Zoning Code	RR4, RR4[647r], RR4[648r], EP3, O1, O1A, O1P	By-law Number	2008-250
Schedule 1/1A Area	Schedule 1 – Area D Schedule 1A – Area D	Overlays Applicable	n/a

B. Zoning Review				
Zoning Provisions		By-law Requirement R3YY	Proposal	Compliant (Y/N)
Principal Land Uses(s) Section 159(1)		/ bed and breakfast, / detached dwelling / diplomatic mission, / duplex dwelling, / group home, / home-based business, / home-based daycare, / linked-detached dwelling, / park / planned unit development, / retirement home, / additional dwelling unit, / semi-detached dwelling, / three-unit dwelling / townhouse dwelling, / urban agriculture	/ detached dwelling / townhouse (standard, rear lane, and back-to back)	Y
Minimum Lot Width Table 160A	Detached dwelling	9 m	9 m	Y
	Townhouse	6 m	6 m	Y
	Rear-Lane Townhouse	6 m	6 m	Y

B. Zoning Review				
Zoning Provisions		By-law Requirement R3YY	Proposal	Compliant (Y/N)
	Back-to-Back Townhouse	6 m	6.4 m	Y
Minimum Lot Area Table 160A	Detached dwelling	240 m ²	220 m ²	N
	Townhouse	150 m ²	81 m ²	N
	Rear-Lane Townhouse	150 m ²	81 m ²	N
	Back-to-Back Townhouse	150m ²	81 m ²	N
Maximum Building Height Table 160A	Detached dwelling	12 m	12 m	Y
	Townhouse	12 m	14 m	N
	Rear-Lane Townhouse	12 m	14 m	N
	Back-to-Back Townhouse	12 m	14 m	N
Minimum Front Yard Setback Table 160A	Detached dwelling	6 m	3 m	N
	Townhouse	6 m	3 m	N
	Rear-Lane Townhouse	6 m	3 m	N
	Back-to-Back Townhouse	6 m	3 m	N
Minimum Corner Side Yard Table 160A	Detached dwelling	4.5 m	2.5 m	N
	Townhouse	4.5 m	2.5 m	N
	Rear-Lane Townhouse	4.5 m	2.5 m	N
	Back-to-Back Townhouse	4.5 m	2.5 m	N

B. Zoning Review				
Zoning Provisions		By-law Requirement R3YY	Proposal	Compliant (Y/N)
Minimum Rear Yard Setback Table 160A	Detached dwelling	6 m	6 m	Y
	Townhouse	6 m	6 m	Y
	Rear-Lane Townhouse	6 m	Minimum rear yard setback for a townhouse dwelling on a rear lane is 0 m	N
	Back-to-Back Townhouse	6 m	0 m	N
Minimum Interior Side Yard Setback Table 160A	Detached dwelling	1.8 m total, 0.6 m for one side yard	1.8 m total, 0.6 m for one side yard	Y
	Townhouse	1.2 m	1.2 m	Y
	Rear-Lane Townhouse	1.2 m	1.2 m	Y
	Back-to-Back Townhouse	1.2 m	1.2 m	Y
Building Height of Peaked Roof Dwellings Table 160B, Endnote 6		Where the property is located outside of Area A on Schedule 342, or where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 12 m in the R3YY subzone, or 11 m in any other subzone.	No changes proposed.	Y
Corner Site Triangles Section 57		6m x 6m triangle	To be removed/not applicable	N
Regulations Affecting Vertically Attached Dwelling Units Section 138				
Minimum Interior Side Yard and Minimum Rear Yard Section 138(1)		Setbacks are deemed to be 0 m between individual dwelling units that are permitted to be vertically attached.	No changes proposed.	Y
Linked Detached Dwelling Section 138(2)		A link-detached dwelling must be connected by a common foundation wall that is no greater than 1 m above grade, and a minimum of 5 m or more in depth.	n/a	n/a

B. Zoning Review			
Zoning Provisions	By-law Requirement R3YY	Proposal	Compliant (Y/N)
Duplex Dwelling Section 138(3)	A duplex dwelling may additionally have vertical separated gross floor area of up to 15% of the upper unit.	n/a	n/a
Semi-detached Dwelling Section 138(4)	A semi-detached dwelling must have a vertical common wall that is 5 m or more in depth and 2.5 m or more in height.	n/a	n/a
Permitted Projections into Yards Section 65			
Chimney, chimney box, and fireplace box Table 65(1)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line	N
Eaves, eave-troughs, and gutters Table 65(2)	1 m, but not closer than 0.3 m to a lot line	1 m, but no closer than 0.2 m to the lot line	N
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters Table 65(3)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line	N
Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings Table 65(6)	<p>a) Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:</p> <p>i) in the interior side yard and rear yard: no limit</p> <p>ii) in the front yard and corner side yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line</p> <p>c) In all other cases: 2 m, but no closer than 1 m from any lot line.</p>	<p>a) Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:</p> <p>i) in the interior side yard and rear yard: no limit</p> <p>ii) in the front yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line</p> <p>iii) in the corner side yard – may project to within 0 m of a corner lot line</p> <p>c) In all other cases: 2 m, but no closer than 1 m from any lot line.</p>	<p>Y</p> <p>Y</p> <p>N</p>

B. Zoning Review			
Zoning Provisions	By-law Requirement R3YY	Proposal	Compliant (Y/N)
			N
Air conditioner condenser, heat pump or similar equipment Table 65(8)	1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	For detached dwellings, townhouse dwellings, and rear lane townhouse dwellings, 2 m into a corner side yard, interior side yard and rear yard, but not closer than 0.2 m, and may not be located in a front yard.	N
		For back-to-back townhouse dwellings, 2 m into a corner side yard, interior side yard, or front yard, but no closer than 0.2 m to a lot line.	N
Parking, Queuing and Loading Provisions Sections 100-114			
Minimum Parking Space Rate Area C on Schedule 1/1A (to be amended from Area D)	Detached dwelling: 1 space/dwelling unit or oversize dwelling unit	Detached dwelling: 1 space/dwelling unit or oversize dwelling unit	Y
	Townhouse dwelling: 1 space/dwelling unit	Townhouse dwelling: 1 space/dwelling unit	Y
Aisle and Driveway Provisions Section 107(3)	Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling: a) Minimum driveway width: 2.6 m b) Where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:	Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling: a) Minimum driveway width: 2.6 m b) Where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard	N

B. Zoning Review			
Zoning Provisions	By-law Requirement R3YY	Proposal	Compliant (Y/N)
	<ul style="list-style-type: none"> i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of the residential use building and the street; and ii) the area of the driveway does not exceed the greater of: <ul style="list-style-type: none"> 1. 50 per cent of the area of the yard in which it is located, or 2. 2.6 metres times the depth of the yard in which it is located. iii) For the purposes of clause 3(b)(ii), the front yard and corner side yard are deemed to include any corner sight triangle as required and defined under Section 57. 	<p>into a rear yard provided that:</p> <ul style="list-style-type: none"> i) No more than 60% of a front yard is used as a driveway or parking space. 	

1.1.2 Annex 2 – Draft List of Requested Relief from Zoning

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Minimum Lot Area Table 160A	Detached: 9 m Townhouse: 6 m	Detached: 8.8 m Townhouse: 5.5 m
Minimum Lot Area Table 160A	Detached: 240m ² Townhouse: 150 m ²	Detached: 220m ² Townhouse: 81 m ²
Minimum Front Yard Setback Table 160A	Detached: 6 m Townhouse: 6 m	Detached: 3 m Townhouse: 3 m
Minimum Corner Side Yard Setback Table 160A	Detached: 4.5 m Townhouse: 4.5 m	Detached: 2.5 m Townhouse: 2.5 m

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Minimum Rear Yard Setback Table 160A	Townhouse: 6 m	Minimum rear yard setback for a townhouse dwelling on a rear lane is 0 m Minimum rear yard setback where dwellings are attached back-to-back: 0 m
Maximum Building Height Table 160A	Townhouse: 12 m	Townhouse: 14 m
Corner Site Triangles Section 57	6m x 6m triangle	To be removed as an applicable provision
Chimney, chimney box, and fireplace box Table 65(1)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line
Eaves, eave-troughs, and gutters Table 65(2)	1 m, but not closer than 0.3 m to a lot line	1 m, but no closer than 0.2 m to the lot line
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters Table 65(3)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line
Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings Table 65(6)	a) Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade: <ul style="list-style-type: none"> i) in the interior side yard and rear yard: no limit ii) in the front yard and corner side yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line b) In all other cases: 2 m, but no closer than 1 m from any lot line.	a) a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line b) the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line. c) Balconies and porches may project to within 0 m of a corner lot line.
Air conditioner condenser, heat pump or similar equipment Table 65(8)	1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	An air conditioning condenser unit may project 2 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back-to-back townhouse dwelling

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Aisle and Driveway Provisions Section 107(3)	<p>Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling:</p> <ul style="list-style-type: none"> a) Minimum driveway width: 2.6 m b) Where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that: <ul style="list-style-type: none"> i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of the residential use building and the street; and ii) the area of the driveway does not exceed the greater of: <ul style="list-style-type: none"> 1. 50 per cent of the area of the yard in which it is located, or 2. 2.6 metres times the depth of the yard in which it is located. c) For the purposes of clause 3(b)(ii), the front yard and corner side yard are deemed to include any corner sight triangle as required and defined under Section 57. 	No more than 60% of a front yard may be used as a driveway or parking space.
General Provisions for Parking, Queueing, and Loading Section 107(3)	Located in Area D on Schedule 1 and therefore Section 100(3)(a) is not applicable.	Section 100(3)(a) is applicable.

1.2 Areas to be Zoned R5Z

1.2.1 Annex 1 – Zoning Confirmation Report Checklist

A. Project Information			
Review Date	August 18, 2025	Official Plan Designation	Neighbourhood
Municipal Address(es)		Legal Description	Part of Lots 21, 22, 23, 24, and 25 Concession 4 (Rideau Front), Geographic Township of Nepean, City of Ottawa
Scope of Work	Draft Plan of Subdivision, Zoning By-law Amendment		
Existing Zoning Code	RR4, RR4[647r], RR4[648r], EP3, O1, O1A, O1P	By-law Number	2008-250
Schedule 1/1A Area	Schedule 1 – Area D Schedule 1A – Area D	Overlays Applicable	n/a

B. Zoning Review			
Zoning Provisions	By-law Requirement R5Z	Proposal	Compliant (Y/N)
Principal Land Uses(s) Section 163(1)	/ apartment dwelling, low rise / apartment dwelling, mid rise / apartment dwelling, high rise / bed and breakfast, / detached dwelling / diplomatic mission, / duplex dwelling, / dwelling unit / group home, / home-based business, / home-based daycare, / linked-detached dwelling, / park / planned unit development, / residential care facility / retirement home, converted, / retirement home / rooming house / additional dwelling unit, / semi-detached dwelling, / shelter, / stacked dwelling, / three-unit dwelling / townhouse dwelling, / urban agriculture	/ detached dwelling / townhouse (standard, rear lane, and back-to back) / stacked dwellings / apartment dwelling, low-rise / apartment dwelling, mid-rise	N Y

B. Zoning Review				
Zoning Provisions		By-law Requirement R5Z	Proposal	Compliant (Y/N)
Minimum Lot Width Table 164A	Detached dwelling	Prohibited	9 m (per R3YY zone)	N
	Townhouse	6 m	6 m	Y
	Rear-Lane Townhouse	6 m	6 m	Y
	Back-to-Back Townhouse	6 m	6.4 m	Y
	Stacked dwellings, apartment dwelling low-rise	18 m	18 m	Y
	Apartment dwelling, mid-rise	18 m	18 m	Y
Minimum Lot Area Table 164A	Detached dwelling	Prohibited	240 m ² (per R3YY zone)	N
	Townhouse	150 m ²	150 m ²	Y
	Rear-Lane Townhouse	150 m ²	120 m ²	N
	Back-to-Back Townhouse	150m ²	88 m ²	N
	Stacked dwellings, apartment dwelling low-rise	450 m ²	450 m ²	Y
	Apartment dwelling, mid-rise	540 m ²	540 m ²	Y
Maximum Building Height Table 164A	Detached dwelling	Prohibited	12 m (per R3YY zone)	N
	Townhouse	11 m	12 m	N
	Rear-Lane Townhouse	11 m	12 m	N

B. Zoning Review				
Zoning Provisions		By-law Requirement R5Z	Proposal	Compliant (Y/N)
	Back-to-Back Townhouse	11 m	12 m	N
	Stacked dwellings, apartment dwelling low-rise	15 m	15 m	Y
	Apartment dwelling, mid-rise	Per H(#), Schedule, or exception zone	20 m	N
Minimum Front Yard Setback Table 164A	Detached dwelling	Prohibited	6 m (per R3YY zone)	N
	Townhouse	3 m	6 m	Y
	Rear-Lane Townhouse	3 m	6 m	Y
	Back-to-Back Townhouse	3 m	6 m	Y
	Stacked dwellings, apartment dwelling low-rise	3 m	3 m	Y
	Apartment dwelling, mid-rise	3 m	3 m	Y
Minimum Corner Side Yard Table 164A	Detached dwelling	Prohibited	4.5 m (per R3YY zone)	Y
	Townhouse	3 m	4.5 m	Y
	Rear-Lane Townhouse	3 m	4.5 m	Y
	Back-to-Back Townhouse	3 m	4.5 m	Y
	Stacked dwellings, apartment dwelling low-rise	3 m	3 m	Y

B. Zoning Review				
Zoning Provisions		By-law Requirement R5Z	Proposal	Compliant (Y/N)
	Apartment dwelling, mid-rise	3 m	3 m	Y
Minimum Rear Yard Setback Table 164A	Detached dwelling	Prohibited	6 m (per R3YY zone)	N
	Townhouse	6 m	6 m	Y
	Rear-Lane Townhouse	6 m	6 m for a dwelling unit; 0.2 m for a detached garage or detached carport where vehicular access is provided from a lane	N
	Back-to-Back Townhouse	6 m	0 m	N
	Stacked dwellings, apartment dwelling low-rise	In the case of building walls less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line. In the case of building walls greater than 11 m in height, the yard setback is 3 m for the first 21 m back from a street lot line. In all other circumstances, the yard setback is 6 m	6 m to apply in all cases	N
	Apartment dwelling, mid-rise	The minimum required rear yard setback is equal to 25% of the lot depth but need not exceed 7.5 metres	6 m	Y
Minimum Interior Side Yard Setback Table 164A	Detached dwelling	Prohibited	1.8 m total, 0.6 m for one side yard (per R3YY zone)	N
	Townhouse	1.2 m	1.2 m	Y
	Rear-Lane Townhouse	1.2 m	1.2 m	Y
	Back-to-Back Townhouse	1.2 m	1.2 m	Y
	Stacked dwellings, apartment dwelling low-rise	In the case of building walls less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line. In the case of building walls greater than 11 m in height, the yard setback is 3 m for the first 21 m back from a street lot line. In	1.2 m to apply in all cases	N

B. Zoning Review				
Zoning Provisions		By-law Requirement R5Z	Proposal	Compliant (Y/N)
		all other circumstances, the yard setback is 6 m		
	Apartment dwelling, mid-rise	Where the side lot line abuts a lot in an R1, R2, R3 or R4 zone the minimum required interior side yard setback is 7.5 metres. In all other circumstances for any part of a building the minimum required interior side yard setback is as follows: a) If located within 21 metres of the front lot line: 1.5 m b) If located further than 21 metres from the front lot line: 6 m	Abutting an R1, R2, R3, R4 zone – 7.5 m All other cases – 1.5 m	N
Minimum Setback between Vehicular Entrance to a Garage or Carport and Existing or Planned Sidewalk Table 164B, Endnote 26 Townhouse, Stacked, and Low-Rise Apartment		The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of: a) a building front wall or side wall, or b) a covered porch or veranda that is at least 2.5 m wide	No change	Y
Rear Lane Access to a Lot Table 164B, Endnote 30 Townhouse, Stacked, and Low-Rise Apartment		Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.	No change	Y
Corner Site Triangles Section 57		6m x 6m triangle	To be removed/not applicable	N
Amenity Area Section 137				
Apartment Dwelling, mid-rise Table 137(4) Stacked dwelling of 9 units or more dwelling units Table 137(6)		Total: 6 m ² / dwelling unit Communal: a minimum of 50% of the required total amenity area	No change proposed	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5Z	Proposal	Compliant (Y/N)
Low-rise apartment dwelling outside of Area A as shown on S321 and in a residential zone other than R4UA, R4UB, R4UC and R4UD Table 137(12)	Location: Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²		
Regulations Affecting Vertically Attached Dwelling Units Section 138			
Minimum Interior Side Yard and Minimum Rear Yard Section 138(1)	Setbacks are deemed to be 0 m between individual dwelling units that are permitted to be vertically attached.	No changes proposed.	Y
Linked Detached Dwelling Section 138(2)	A link-detached dwelling must be connected by a common foundation wall that is no greater than 1 m above grade, and a minimum of 5 m or more in depth.	n/a	n/a
Duplex Dwelling Section 138(3)	A duplex dwelling may additionally have vertical separated gross floor area of up to 15% of the upper unit.	n/a	n/a
Semi-detached Dwelling Section 138(4)	A semi-detached dwelling must have a vertical common wall that is 5 m or more in depth and 2.5 m or more in height.	n/a	n/a
Permitted Projections into Yards Section 65			
Chimney, chimney box, and fireplace box Table 65(1)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line	N
Eaves, eave-troughs, and gutters Table 65(2)	1 m, but not closer than 0.3 m to a lot line	1 m, but no closer than 0.2 m to the lot line	N
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters Table 65(3)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line	N
Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding	a) Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:	a) Uncovered, unenclosed features such as decks or platforms where the walking	

B. Zoning Review			
Zoning Provisions	By-law Requirement R5Z	Proposal	Compliant (Y/N)
those covered by canopies and awnings Table 65(6)	iii) in the interior side yard and rear yard: no limit iv) in the front yard and corner side yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line c) In all other cases: 2 m, but no closer than 1 m from any lot line.	surface is not higher than 0.6 m above adjacent grade:	
		iv) in the interior side yard and rear yard: no limit	Y
		v) in the front yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line	Y
		vi) in the corner side yard – may project to within 0 m of a corner lot line	
		c) In all other cases: 2 m, but no closer than 1 m from any lot line.	N
			Y
Air conditioner condenser, heat pump or similar equipment Table 65(8)	1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	For detached dwellings, townhouse dwellings, and rear lane townhouse dwellings, 2 m into a corner side yard, interior side yard and rear yard, but not closer than 0.2 m, and may not be located in a front yard.	N
		For back-to-back townhouse dwellings, stacked dwellings, and low- and mid-rise apartment dwellings, 2 m into a corner side yard, interior side yard, or front yard, but no closer than 0.2 m to a lot line.	N
Parking, Queuing and Loading Provisions Sections 100-114			
Minimum Parking Space Rate Area C on Schedule 1/1A (to be amended from Area D)	Detached dwelling: 1 space/dwelling unit or oversize dwelling unit	Detached dwelling: 1 space/dwelling unit or oversize dwelling unit	Y
	Townhouse dwelling: 1 space/dwelling unit	Townhouse dwelling: 1 space/dwelling unit	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5Z	Proposal	Compliant (Y/N)
	<p>Stacked dwelling and apartment dwelling low-rise: 1.2 spaces/dwelling unit</p> <p>Apartment dwelling, mid-rise: 1.2 spaces/dwelling unit</p>	<p>Stacked dwelling and apartment dwelling low-rise: 1.2 spaces/dwelling unit</p> <p>Apartment dwelling, mid-rise: 1.2 spaces/dwelling unit</p>	<p>Y</p> <p>Y</p>
Aisle and Driveway Provisions Section 107(3)	<p>Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling:</p> <p>a) Minimum driveway width: 2.6 m</p> <p>b) Where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:</p> <p>i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of the residential use building and the street; and</p> <p>ii) the area of the driveway does not exceed the greater of:</p> <ol style="list-style-type: none"> 1. 50 per cent of the area of the yard in which it is located, or 2. 2.6 metres times the depth of the yard in which it is located. <p>iii) For the purposes of clause 3(b)(ii), the front yard and corner side yard are deemed to include any corner sight</p>	<p>Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling:</p> <p>a) Minimum driveway width: 2.6 m</p> <p>b) Where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:</p> <p>i) No more than 60% of a front yard is used as a driveway or parking space.</p>	<p>N</p>

B. Zoning Review			
Zoning Provisions	By-law Requirement R5Z	Proposal	Compliant (Y/N)
	triangle as required and defined under Section 57.		

1.2.2 Annex 2 – Draft List of Requested Relief from Zoning

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Principal Land Uses(s) Section 163(1)	Detached dwelling is a prohibited use	Permit detached dwelling as a principal use
Minimum Lot Width Table 164A	Detached dwelling: prohibited	8.8 m (per R3YY exception)
Minimum Lot Area Table 164A	Detached dwelling: prohibited Townhouse: 150 m ²	Detached dwelling: 220 m ² (per R3YY exception) Townhouse: 81 m ²
Maximum Building Height Table 164A	Detached dwelling: prohibited Townhouse: 11 m Apartment dwelling, mid-rise: Per H(#), Schedule, or exception zone	Detached dwelling: 12 m (per R3YY zone) Townhouse: 14 m (per R3) Apartment dwelling, mid-rise: 20 m
Minimum Front Yard Setback Table 164A	Detached dwelling: prohibited	Detached/Townhouse dwelling: 3 m (per R3YY exception)
Minimum Rear Yard Setback Table 164A	Detached dwelling: prohibited Townhouse: 6 m Stacked dwellings, apartment dwelling low-rise: In the case of building walls less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line. In the case of building walls greater than 11 m in height, the yard setback is 3 m for the first 21 m back from a street lot line. In all other circumstances, the yard setback is 6 m	Detached dwelling: 6 m (per R3YY zone) Minimum rear yard setback for a townhouse dwelling on a rear lane is 0 m Minimum rear yard setback where dwellings are attached back-to-back: 0 m
Minimum Interior Side Yard Setback Table 164A	Detached dwelling: prohibited	Detached dwelling: 1.8 m total, 0.6 m for one side yard (per R3YY zone)

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
	<p>Stacked dwellings, apartment dwelling low-rise: In the case of building walls less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line. In the case of building walls greater than 11 m in height, the yard setback is 3 m for the first 21 m back from a street lot line. In all other circumstances, the yard setback is 6 m</p> <p>Apartment dwelling mid-rise: Where the side lot line abuts a lot in an R1, R2, R3 or R4 zone the minimum required interior side yard setback is 7.5 metres. In all other circumstances for any part of a building the minimum required interior side yard setback is as follows:</p> <p>a) If located within 21 metres of the front lot line: 1.5 m</p> <p>b) If located further than 21 metres from the front lot line: 6 m</p>	<p>Townhouse dwelling: 1.2 m (per R3YY zone)</p> <p>Stacked dwellings, apartment dwelling low-rise: 1.2 m to apply in all cases</p> <p>Apartment dwelling mid-rise: Abutting an R1, R2, R3, R4 zone – 7.5 m</p> <p>All other cases – 1.5 m</p>
Corner Site Triangles Section 57	6m x 6m triangle	To be removed as an applicable provision
Chimney, chimney box, and fireplace box Table 65(1)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line
Eaves, eave-troughs, and gutters Table 65(2)	1 m, but not closer than 0.3 m to a lot line	1 m, but no closer than 0.2 m to the lot line
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters Table 65(3)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line
Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings Table 65(6)	<p>a) Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:</p> <p>i) in the interior side yard and rear yard: no limit</p> <p>ii) in the front yard and corner side yard – the greater of 2 m or 50% of the required front yard or</p>	<p>d) a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line</p>

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
	<p>corner side yard, but no closer than 1 m to a property line</p> <p>c) In all other cases: 2 m, but no closer than 1 m from any lot line.</p>	<p>e) the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line.</p> <p>f) Balconies and porches may project to within 0 m of a corner lot line.</p>
Air conditioner condenser, heat pump or similar equipment Table 65(8)	<p>1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard</p>	<p>For detached dwellings, townhouse dwellings, and rear lane townhouse dwellings, 2 m into a corner side yard, interior side yard and rear yard, but not closer than 0.2 m, and may not be located in a front yard.</p> <p>For back-to-back townhouse dwellings, stacked dwellings, and low- and mid-rise apartment dwellings, 2 m into a corner side yard, interior side yard, or front yard, but no closer than 0.2 m to a lot line.</p>
Aisle and Driveway Provisions Section 107(3)	<p>Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling:</p> <p>d) Minimum driveway width: 2.6 m</p> <p>e) Where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:</p> <p>i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of the residential use building and the street; and</p>	<p>Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling:</p> <p>a) Minimum driveway width: 2.6 m</p> <p>b) Where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:</p> <p>i) No more than 60% of a front yard is used as a driveway or parking space.</p>

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
	ii) the area of the driveway does not exceed the greater of: <ol style="list-style-type: none"> 50 per cent of the area of the yard in which it is located, or 2.6 metres times the depth of the yard in which it is located. f) For the purposes of clause 3(b)(ii), the front yard and corner side yard are deemed to include any corner sight triangle as required and defined under Section 57.	
General Provisions for Parking, Queueing, and Loading Section 107(3)	Located in Area D on Schedule 1 and therefore Section 100(3)(a) is not applicable.	Section 100(3)(a) is applicable.

1.3 Areas to be Zoned GM H(20)

1.3.1 Annex 1 – Zoning Confirmation Report Checklist

A. Project Information			
Review Date	August 18, 2025	Official Plan Designation	Neighbourhood
Municipal Address(es)		Legal Description	Part of Lots 21, 22, 23, 24, and 25 Concession 4 (Rideau Front), Geographic Township of Nepean, City of Ottawa
Scope of Work	Draft Plan of Subdivision, Zoning By-law Amendment		
Existing Zoning Code	RR4, RR4[647r], RR4[648r], EP3, O1, O1A, O1P	By-law Number	2008-250
Schedule 1/1A Area	Schedule 1 – Area D Schedule 1A – Area D	Overlays Applicable	n/a

B. Zoning Review			
Zoning Provisions	By-law Requirement GM	Proposal	Compliant (Y/N)
Principal Land Uses(s) Section 187(2)	A range of residential and non-residential uses are permitted in the GM zone.	/ stacked dwellings / apartment dwelling, low-rise	Y

B. Zoning Review				
Zoning Provisions		By-law Requirement GM	Proposal	Compliant (Y/N)
		The most applicable permitted uses are outlined below: / apartment dwelling, low rise / apartment dwelling, mid rise / bed and breakfast, dwelling unit / group home, planned unit development, / retirement home / retirement home, converted, / rooming house / stacked dwelling, / townhouse dwelling	/ apartment dwelling, mid-rise	
Minimum Lot Area Table 187(a)		No minimum	No minimum	Y
Minimum Lot Width Table 187(b)		No minimum	No minimum	Y
Minimum Front and Corner Side Yard Setbacks Table 187(c)		3 m	3 m	Y
Minimum Interior Side Yard Setback Table 187(d)	Non-residential use or mixed-use building, from any portion of a lot line abutting a residential zone	5 m	5 m	Y
	For a residential use building	For a building equal or lower than 11 m in height: 1.2 m For a building higher than 11 m in height: 3 m	1.2 m	N
	All other cases	No minimum	No minimum	Y
Minimum Rear Yard Setback Table 187(e)	Abutting a street	3 m	3 m	Y
	From any portion of a rear lot line abutting a residential zone	7.5 m	6 m	N

B. Zoning Review				
Zoning Provisions		By-law Requirement GM	Proposal	Compliant (Y/N)
	For a residential use building	7.5 m	6 m	N
	All other cases	No minimum	No minimum	Y
Maximum Building Height Table 187(f)		18 m	20 m	N
Maximum Floor Space Index Table 187(g)		2, unless otherwise shown	To be removed	N
Minimum Width of a Landscaped Area Table 187(h)	Abutting a street	3 m	3 m	Y
	Abutting a residential or institutional zone	3 m	3 m	Y
	All other cases	No minimum	No minimum	Y
Corner Site Triangles Section 57		6m x 6m triangle	To be removed/not applicable	N
Setback From a Lot Line abutting a Park		n/a	5 m	N
Amenity Area Section 137				
Low-rise apartment dwelling of more than 4 units in any zone other than a Residential zone Table 137(3) Apartment Dwelling, mid-rise Table 137(4) Mixed-Use building, with 9 or more dwelling units or rooming units Table 137(5) Stacked dwelling of 9 units or more dwelling units Table 137(6)		Total: 6 m ² / dwelling unit Communal: a minimum of 50% of the required total amenity area Location: Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²	No change proposed	Y
Regulations Affecting Vertically Attached Dwelling Units Section 138				
Minimum Interior Side Yard and Minimum Rear Yard Section 138(1)		Setbacks are deemed to be 0 m between individual dwelling units that are permitted to be vertically attached.	No changes proposed.	Y
Permitted Projections into Yards Section 65				

B. Zoning Review			
Zoning Provisions	By-law Requirement GM	Proposal	Compliant (Y/N)
Chimney, chimney box, and fireplace box Table 65(1)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line	N
Eaves, eave-troughs, and gutters Table 65(2)	1 m, but not closer than 0.3 m to a lot line	1 m, but no closer than 0.2 m to the lot line	N
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters Table 65(3)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line	N
Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings Table 65(6)	a) Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:	a) Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:	Y
	i) in the interior side yard and rear yard: no limit	i) in the interior side yard and rear yard: no limit	Y
	ii) in the front yard and corner side yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line	ii) in the front yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line	N
	c) In all other cases: 2 m, but no closer than 1 m from any lot line.	iii) in the corner side yard – may project to within 0 m of a corner lot line	Y
Air conditioner condenser, heat pump or similar equipment Table 65(8)	1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	For back-to-back townhouse dwellings, stacked dwellings, and low- and mid-rise apartment dwellings, 2 m into a corner side yard, interior side yard, or front yard, but no closer than 0.2 m to a lot line.	N

B. Zoning Review			
Zoning Provisions	By-law Requirement GM	Proposal	Compliant (Y/N)
Parking, Queuing and Loading Provisions Sections 100-114			
Minimum Parking Space Rate Area C on Schedule 1/1A (to be amended from Area D)	Stacked dwelling and apartment dwelling low-rise: 1.2 spaces/dwelling unit	Stacked dwelling and apartment dwelling low-rise: 1.2 spaces/dwelling unit	Y
	Apartment dwelling, mid-rise: 1.2 spaces/dwelling unit	Apartment dwelling, mid-rise: 1.2 spaces/dwelling unit	Y
Aisle and Driveway Provisions Section 107(3)	<p>Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling:</p> <p>a) Minimum driveway width: 2.6 m</p> <p>b) Where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:</p> <p>i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of</p>	<p>Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling:</p> <p>a) Minimum driveway width: 2.6 m</p> <p>b) Where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:</p> <p>i) No more than 60% of a front yard is used as a driveway or parking space.</p>	N

B. Zoning Review			
Zoning Provisions	By-law Requirement GM	Proposal	Compliant (Y/N)
	<p>the residential use building and the street; and</p> <p>ii) the area of the driveway does not exceed the greater of:</p> <ol style="list-style-type: none"> 1. 50 per cent of the area of the yard in which it is located, or 2. 2.6 metres times the depth of the yard in which it is located. <p>iii) For the purposes of clause 3(b)(ii), the front yard and corner side yard are deemed to include any corner sight triangle as required and defined under Section 57.</p>		

1.3.2 Annex 2 – Draft List of Requested Relief from Zoning for GM Zone

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Minimum Interior Side Yard Setback Table 187(d)	<p>For a residential use building equal or lower than 11 m in height: 1.2 m</p> <p>For a residential use building higher than 11 m in height: 3 m</p>	1.2 m
Minimum Rear Yard Setback Table 187(e)	<p>From any portion of a rear lot line abutting a residential zone: 7.5 m</p> <p>For a residential use building: 7.5 m</p>	<p>From any portion of a rear lot line abutting a residential zone: 6 m</p> <p>For a residential use building: 6 m</p>
Maximum Building Height Table 187(f)	18 m	20 m
Maximum Floor Space Index Table 187(g)	2, unless otherwise shown	To be removed
Corner Site Triangles	6m x 6m triangle	To be removed/not applicable

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Section 57		
Setback From a Lot Line abutting a Park	No current requirement	5 m
Chimney, chimney box, and fireplace box Table 65(1)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line
Eaves, eave-troughs, and gutters Table 65(2)	1 m, but not closer than 0.3 m to a lot line	1 m, but no closer than 0.2 m to the lot line
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters Table 65(3)	1 m, but not closer than 0.6 m to a lot line	1 m, but no closer than 0.2 m to the lot line
Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings Table 65(6)	a) Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade: <ul style="list-style-type: none"> i) in the interior side yard and rear yard: no limit ii) in the front yard and corner side yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line c) In all other cases: 2 m, but no closer than 1 m from any lot line.	a) Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade: <ul style="list-style-type: none"> i) in the interior side yard and rear yard: no limit ii) in the front yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1 m to a property line iii) in the corner side yard – may project to within 0 m of a corner lot line c) In all other cases: 2 m, but no closer than 1 m from any lot line.
Air conditioner condenser, heat pump or similar equipment Table 65(8)	1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	For back-to-back townhouse dwellings, stacked dwellings, and low- and mid-rise apartment dwellings, 2 m into a corner side yard, interior side yard, or front yard, but no closer than 0.2 m to a lot line.
Aisle and Driveway Provisions Section 107(3)	Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling: <ul style="list-style-type: none"> a) Minimum driveway width: 2.6 m b) Where a driveway is providing access to a permitted parking space located outside of the front 	Driveway providing access to a permitted parking space for a detached dwelling, ..., and townhouse dwelling: <ul style="list-style-type: none"> a) Minimum driveway width: 2.6 m b) Where a driveway is providing access to a permitted parking space located outside of the front

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
	<p>yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:</p> <ul style="list-style-type: none"> i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of the residential use building and the street; and ii) the area of the driveway does not exceed the greater of: <ul style="list-style-type: none"> 1. 50 per cent of the area of the yard in which it is located, or 2. 2.6 metres times the depth of the yard in which it is located. c) For the purposes of clause 3(b)(ii), the front yard and corner side yard are deemed to include any corner sight triangle as required and defined under Section 57. 	<p>yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:</p> <ul style="list-style-type: none"> i) No more than 60% of a front yard is used as a driveway or parking space.
General Provisions for Parking, Queueing, and Loading Section 107(3)	Located in Area D on Schedule 1 and therefore Section 100(3)(a) is not applicable.	Section 100(3)(a) is applicable.

1.4 Areas to be Zoned O1 and EP3

No changes are proposed to the O1 and EP3 zones, and as such, all provisions of the Zoning By-law apply.

1.5 Conclusion

The above-noted Zoning Confirmation Report has been provided alongside a Planning Rationale prepared by Fotenn Planning + Design, dated August 21, 2025. It is recommended that this report be reviewed alongside the Planning Rationale to ensure understanding of the broader approach to this application. We trust that this information is satisfactory.

Sincerely,



Patricia Warren, MCIP RPP
Planner



Paul Black, MCIP RPP
Principal, Planning