

## Zoning Confirmation Report Checklist

| A. Project Information        |  |                                   |   |
|-------------------------------|--|-----------------------------------|---|
| <b>Review Date:</b>           | May 28, 2026   | <b>Reviewed Plans:</b>            | Draft Plan of Subdivision prepared by AOV and Concept Plan prepared by Novatech dated May 11, 2026. |
| <b>Municipal Address(es):</b> | 560 Hazeldean Road   | <b>Official Plan designation:</b> | Mainstreet and Neighbourhood  |
| <b>Legal Description:</b>     | 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  |                                   |   |
| <b>Scope of Work:</b>         | <p>Comparative review of both Zoning By-law 2008-250 and Zoning By-law 2026-50 provisions. Based on the enactment of the new Zoning By-law 2026-50 and appeals, it is understood that the most restrictive zoning provision applies.</p> <p>Note: Based on Section 159(4) of Zoning By-law 2008-250 and Section 703(2) of Zoning By-law 2026-50, it is understood that Planned Unit Developments are treated as one lot for zoning purposes.</p> |                                   |   |
| <b>Existing Zoning Code:</b>  | <p>Agricultural, Rural Exception 263 – AG[263r] in Zoning By-law 2006-250</p> <p>Agricultural – AG in Zoning By-law 2026-50</p>  | <b>By-law Number:</b>             | 2008-250 and 2026-50  |
| <b>Schedule 1 / 1A Area:</b>  | <p>Area C: Suburban on Schedule 1A in Zoning By-law 2006-250.</p> <p>Area E: Suburban on Schedule A1 in Zoning By-law 2026-50.</p>   | <b>Overlays Applicable:</b>       | Floodplain Overlay  |

| B. Zoning Review   |   |
|--|---|
| For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing. |   |
| <b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>  | It is suggested to rezone the Subject Site from <i>Agricultural, Rural Exception 263r – AG[263r]</i> under <i>Zoning By-law 2006-250</i> and <i>Agricultural – AG</i> under <i>Zoning By-law 2026-50</i> to <i>Residential Third Density, Subzone Z – R3Z</i> under <i>Zoning By-law 2008-250</i> and <i>Neighbourhood Third Density – N3B</i> under <i>Zoning By-law 2026-50</i> . A site-specific provision is suggested to permit driveway areas greater than 50% of the front yard. |

| Zoning Provisions  | Applicable Section, Exception or Schedule Reference | Zoning By-law 2008-250 Requirement                          | Applicable Section, Exception or Schedule Reference | Zoning By-law 2026-50 Requirement        | Proposal   | Compliant (Y/N) |
|--|---|---|---|--|--|-----------------|
| <b>Principal Land Use(s)</b>   | Section 159(1)(b)                                   | Planned Unit Development (Detached and Townhouse Dwellings) | Section 801(a)                                      | Planned Unit Development (Dwelling Unit) | Dwelling Unit (Detached and Townhouse Dwellings) | YES             |
| <b>Minimum Lot Width</b>   | Section 160, Table 160A, Subzone Z, Column IV       | 18.0 m  | Section 801, Table 801B, Column B, Row I            | 7.5 m                                    | 117.6 m  | YES             |
| <b>Minimum Lot Area</b>  | Section 160, Table 160A, Subzone Z, Column V        | 1,400 m <sup>2</sup>  | -   | -  | 19,141.6 m <sup>2</sup>                          | YES             |
| <b>Minimum Front Yard Setback (Hazeldean Road)</b>   | Section 160A, Table 160, Subzone Z, Column VII      | 3.0 m   | Section 801, Table 801B, Column B, Row III          | 3.0 m                                    | 123.1 m  | YES             |
| <b>Minimum Corner/Exterior Side Yard Setback</b>   | Section 160, Table 160A, Subzone Z, Column VIII     | 3.0 m   | Section 801, Table 801B, Column B, Row V            | 3.0 m                                    | Not Applicable                                   |                 |
| <b>Minimum Interior Side Yard Setback (Detached Dwellings – Carp River)</b>                        | Section 160, Table 160A, Subzone Z, Column X        | 1.8 m Total (0.6 m for one side yard)                       | Section 801, Table 801B, Column B, Row IV           | 1.8 m Total                              | 6.0 m  | YES             |
| <b>Minimum Interior Side Yard Setback (Townhouse Dwellings – Existing Residential Subdivision)</b> | Section 160, Table 160A, Subzone Z, Column X        | 1.2 m   | Section 801, Table 801B, Column B, Row IV           | 1.8 m Total                              | 7.7 m  | YES             |
| <b>Minimum Rear Yard Setback (Stormwater Management Pond)</b>                                      | Section 160, Table 160A, Subzone Z, Column IX       | 6.0 m   | Section 801, Table 801B, Column B, Row VII          | 6.0 m                                    | 9.4 m  | YES             |
| <b>Minimum Driveway Width (Detached Dwellings)</b>   | Section 107(3)(a)                                   | 2.6 m   | Section 606(1)                                      | 2.6 m                                    | 4.6 m  | YES             |
| <b>Minimum Driveway Width (Townhouse Dwellings)</b>  | Section 107(3)(a)                                   | 2.6 m   | Section 606(1)                                      | 2.6 m                                    | 3.2 m  | YES             |

|   |   |        |  |   |                        |   |
|---|---|--------|--|---|------------------------|---|
| <b>Maximum Driveway Area or Width (Detached Dwellings)</b>                                  | Section 107(3)(b)(ii)(1)                      | 50%    | Section 606(2)(b)  | 50%   | 65%                    | NO  |
| <b>Maximum Driveway Area (Townhouse Dwellings)</b>  | Section 107(3)(b)(ii)(1)                      | 50%    | Section 606(2)(b)  | 50%   | 60%                    | NO  |
| <b>Maximum Building Height (Detached Dwellings)</b>   | Section 160, Table 160A, Subzone Z, Column VI | 11.0 m | Section 801, Table 801A, Column C, Row II  | 11.0 m and 3-storeys                                  | 8.5 m                  | YES   |
| <b>Maximum Building Height (Townhouse Dwellings)</b>  | Section 160, Table 160A, Subzone Z, Column VI | 11.0 m | Section 801, Table 801A, Column C, Row II  | 11.0 m and 3-storeys                                  | 8.2 m                  | YES   |
| <b>Maximum Number of Dwelling Units (Detached Dwellings)</b>                                | -   | -      | Section 801, Table 801A, Column C, Row I<br><br>Note: does not apply to vertically attached dwelling per Section 801(4)(f) | 2.5 per 100 sq m of lot area, maximum 12 per building |                        | City staff to confirm whether this applies to PUDs. |
| <b>Attached Garages and Carports Setback from Existing or Planned Sidewalk</b>              | -   | -      | Section 802(3)(a)  | 5.7 m   | Not Applicable         |   |
| <b>Minimum Lot Width Per Principal Vertically Attached Unit</b>                             | -   | -      | Section 801, Table 801B, Column B, Row II  | 4.5 m   | Not Applicable         |   |
| <b>Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard</b>                   | -   | -      | Section 802, Table 802, Row C(III)   | 40% of the yard                                       |                        | City staff to confirm whether this applies to PUDs. |
| <b>Building Façade Standards: One Principle Entrance (Detached and Townhouse Dwellings)</b> | -   | -      | Section 802(14)  | One Principal Entrance                                | One Principal Entrance | YES   |

|  |   |   |                           |  |  |     |
|--|---|---|---------------------------|--|--|-----|
| <b>Minimum Interior Dimensions of Garage</b>                                       | -   | -   | Section 606(7)(a) and (b) | 2.8 m x 6 m (single)<br>5.2 m x 6 m (double) | 3.0 m x 6.1 m (single)<br>5.4 x 6.1 m (double) | YES |
| <b>Other applicable relevant Provision(s)</b>                                      |   |   |                           |  |  |     |
| <b>Minimum Width of Private Way</b>  | Section 131, Table 131, Column II, Row 1    | 6.0 m   | Section 703(4)(b)         | 6.0 m  | 8.5 m  | YES |
| <b>Minimum Setback For Any Wall Of A Residential Use Building To A Private Way</b> | Section 131, Table 131, Column II, Row 2    | 1.8 m   | Section 703(3)(a)         | 1.8 m  | 2.3 m  | YES |
| <b>Minimum Setback For Any Garage Or Carport Entrance From A Private Way</b>       | Section 131, Table 131, Column II, Row 3    | 5.2 m   | Section 703(4)(a)         | 5.2 m  | 5.2 m  | YES |
| <b>Minimum Separation Area Between Buildings Within A Planned Unit Development</b> | Section 131, Table 131, Column II, Row 4(a) | 1.2 m   | Section 703(3)            | 1.2 m  | 3.0 m  | YES |
| <b>Landscaping and Parking</b>   | Section 131, Table 131, Column II, Row 6    | All Lands Between Dwelling Units and Private Way Are To Be Landscaped With Soft Landscaping | Section 703(5)(a)         | 25%  | 41.4%  | YES |
|  |   |   |                           |  |  |     |

## C. Draft List of Recommended Zoning

| 2008-250 By-law Requirement or Applicable Section                                       | Requirement | Proposed |
|---|-------------|----------|
| Maximum Driveway Area or Width<br>(Detached Dwellings)<br><br>Section 107(3)(b) (ii)(1) | 50%         | 65%      |
| Maximum Driveway Area<br>(Townhouse Dwellings)<br><br>Section 107(3)(b) (ii)(1)         | 50%         | 60%      |
| 2026-50 By-law Requirement or Applicable Section  | Requirement | Proposed |
| Maximum Driveway Area or Width<br>(Detached Dwellings)<br><br>Section 606(2)(b)         | 50%         | 65%      |
| Maximum Driveway Area<br>(Townhouse Dwellings)<br><br>Section 606(2)(b)                 | 50%         | 60%      |

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

Yours truly,

**NOVATECH**



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