



planning
+ design

ZONING CONFIRMATION REPORT

ZONING AMENDMENT

SUBJECT SITE: 1412 STITTSVILLE MAIN STREET



REPORT DATE: April 30, 2025, Revision 1
PREPARED FOR: GOULET REAL PROPERTY
PREPARED BY: Q9 PLANNING + DESIGN INC.

Prepared by:



Christine McCuaig, MCIP RPP

www.q9planning.com

Ottawa, ON

P : +613 850 8345

E: christine@q9planning.com

This Zoning Confirmation Report is prepared for the Zoning Amendment application for 1412 Stittsville Main Street.

TABLE OF CONTENTS

1.0 PROJECT INFORMATION4

2.0 OFFICIAL PLAN.....5

 2.1 Official Plan Designation5

 2.2 Secondary Plans.....5

3.0 ZONING REVIEW.....6

 3.1 Use Permissions.....6

4.0 PERFORMANCE STANDARD REVIEW.....7

5.0 PROPOSED ZONING RELIEF – EXCEPTION ZONE9

6.0 CONCLUSION10

1.0 PROJECT INFORMATION

PROJECT INFORMATION			
Review Date	July 31 2024	Official Plan Designation	Mainstreet Corridor, Suburban West Transect
Municipal Addresses	1412 Stittsville Main Street	Legal Description	Part of Lot 23, Concession 11, Geographic Township of Goulburn
Scope of Work	To develop the subject site with a 3-storey, 18 unit low-rise apartment dwelling with 18 parking spaces.		
Existing Zoning Code	TM9 H(15)	By-Law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	N/A

2.0 OFFICIAL PLAN

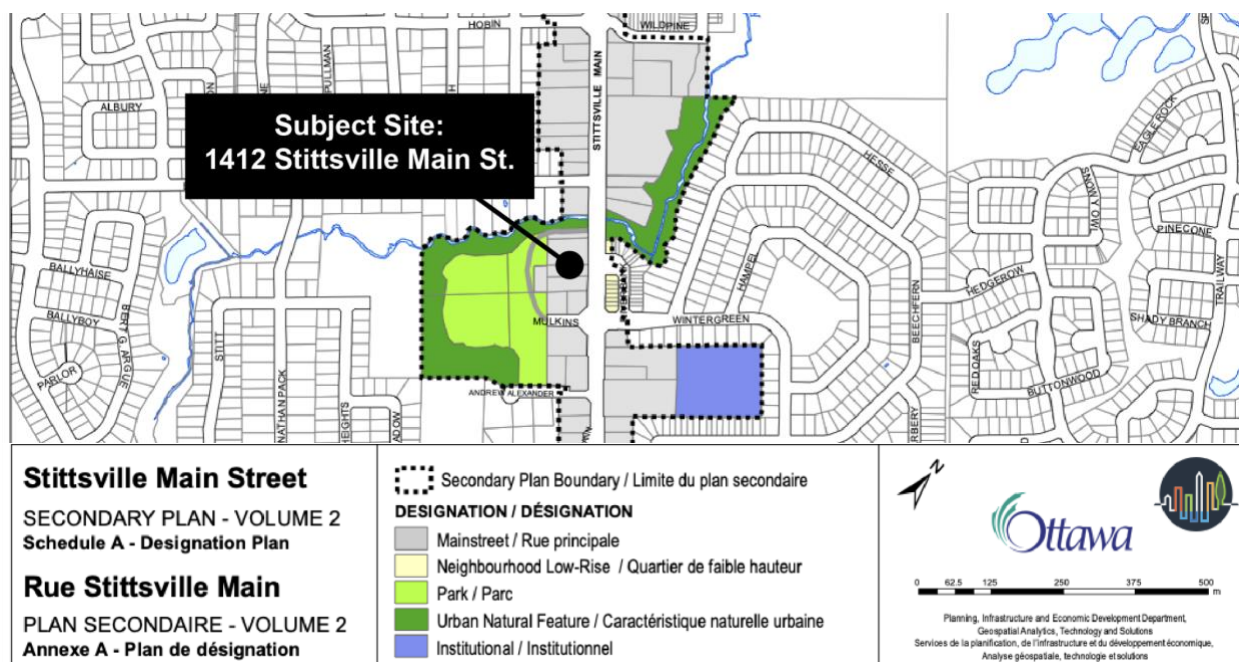
2.1 Official Plan Designation

The site, 1412 Stittsville Main Street, is designated **Mainstreet Corridor** in the Official Plan as shown on Schedule B3 – **Suburban West Transect**.



2.2 Secondary Plans

The Subject Site is designated as **Mainstreet** in the Poole Creek Precinct which aims to guide Stittsville Main Street's development with a focus on pedestrian and transit-friendly environments, quality design, and investment.



3.0 ZONING REVIEW

The subject site is currently zoned as **TM9 H(15) – Traditional Mainstreet, Subzone 9 – Stittsville Mainstreet Subzone, Building Height Maximum of 15 metres.**

The TM base zone intends to permit a broad range of uses including residential and excluding auto-related uses. Design intent is to foster and promote compact, mixed-use, pedestrian-oriented development to support multi-modal transportation.



4.0 PERFORMANCE STANDARD REVIEW

The following table reviews the applicable site performance standards against the proposed development. Any non-compliance items are noted in red and bolded.

Details:

Lot Area: 1409.53 m²

Lot Width: 20 m

Building area: 306 m²

Gross Floor Area: 592.70

Units: 18

Parking Spaces: 15 Resident Vehicle / 3 Visitor Vehicle / 18 Bike

Proposed Zone	TM9 H15) [xxxx]		
Zoning Provisions	By-Law Requirement	Proposed	Compliance
Principal Land Use(s)	Section 197 of By-law 2008-250	Apartment, low-rise	Yes
Lot Width	n/a	20 m	Yes
Lot Area	n/a	1409.53 m ²	Yes
Front Yard Setback	Minimum 2.0 m Maximum 3.0 m	2.3	Yes
Corner Yard Setback	n/a		
Interior Yard Setback	Minimum 1.2 m	1.5 m	Yes
Rear Yard Setback	3.0 m	40.50 m	Yes
Floor Space Index / Lot Coverage	n/a		
Building Height	15 m	11.7 m	Yes
Accessory Buildings	n/a		
Projections into Height Limit	n/a		
Projections into Required Yards	S.197(4) Balconies can project into front yard at 2 nd storey or above. Rear yard: 2 m, not closer than 1 m to property line	Balcony depth: 2 m Distance to rear property line >1 m.	Yes
Required Parking Spaces – Area C	Resident Spaces: 1.2 per unit x 18 = 21.6 (22) Visitor Spaces: 0.2 per unit x 18 = 3.6 (4) Total: 26	Resident Spaces: .83 per unit x 18 = 14.9 (15) Visitor Spaces: 0.16 per unit = 2.88 (3) Total: 18	No
Visitor Parking Spaces	n/a		

Size of Parking Space	Min. 2.6 x 5.2	2.6 x 5.2	Yes
Driveway Width	Minimum 3.0 m (S.197(8)(a)) Maximum 3.6 m (S.107(aa))	3.8 m	Yes No
Aisle Width	6.7 m	6.0 m	No
Location of Parking	No front yard parking permitted	Parking in rear	Yes
Refuse Collection	9.0 m (abutting street) 3.0 m (other prop lines) Opaque Screen 2.0 m high	3.0 m (other prop line)	Yes
Bicycle Parking Rates	0.5 per unit x 18 = 9 Total = 9 spaces	18 spaces (external)	Yes
Amenity Space	6 m ² per unit = 108 m ² Min 50% Communal = 54 m ²	159.89 m ² (Total) 65.40 m ² (Communal)	Yes
Glazing	Minimum 80% of windows and doors must be transparent glazing (S.197(9)(d))	100% Windows transparent glazing Windows around door transparent glazing, door not transparent.	Yes
Landscaping around Parking Lot	Not abutting a street (10-100 spaces): 1.5 m	1.5 m	Yes



ZONING AMENDMENT REQUIRED

5.0 PROPOSED ZONING RELIEF – EXCEPTION ZONE

Draft List of Requested Relief from Zoning		
By-Law Requirement and Applicable Section	Requirement	Proposed
Required Parking Spaces S. 101	Resident Spaces: 1.2 per unit x 18 = 21.6 (22) Visitor Spaces: 0.2 per unit x 18 = 3.6 (4) Total: 26	Resident Spaces: .83 per unit x 18 = 14.9 (15) Visitor Spaces: 0.16 per unit = 2.88 (3) Total: 18
Driveway Width S.197(8)(a) / S.107(aa)	Minimum 3.0 m Maximum 3.6 m	3.8 m
Aisle Width S. 107	Minimum 6.7 m	6.0 m

6.0 CONCLUSION

This report confirms that the proposed uses are permitted and that the development as proposed requires relief to some zoning performance standards as identified in Section 5.0. A Planning Rationale has been provided in support of the zoning relief requested.



Christine McCuaig, MCIP RPP

www.q9planning.com

Ottawa, ON

P : +613 850 8345

E: christine@q9planning.com