

Zoning Confirmation Report

6335 Perth Street

July 30, 2025

1.1 Introduction

Fotenn was retained by Richmond Village Development Corporation ("RVDC"), a division of Caivan Communities ("Caivan") ("the Owner") to prepare a Zoning Confirmation Report in support of a Minor Zoning By-law Amendment (Minor ZBLA) for the properties municipally known as 6335 Perth Street (the "subject site"). Figure 1 below identifies the areas that are subject to this review. The reader is advised to consult the Planning Rationale for 6335 Perth Street, dated July 25, 2025, for a fulsome overview of the approach to rezoning these lands.

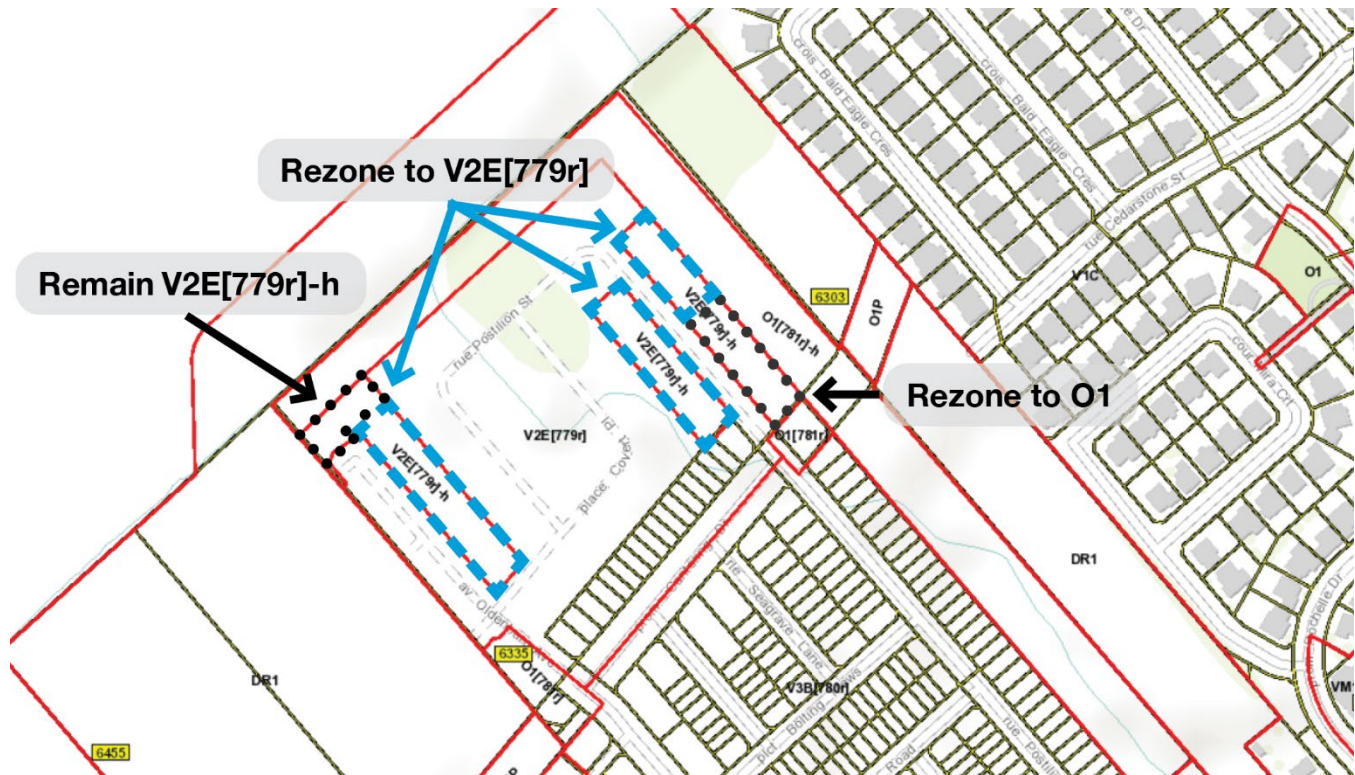


Figure 1: Proposed Zoning By-law Amendment

1.2 Areas Zoned V2E[779r]-h

1.2.1 Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 30, 2025	Official Plan Designation	Village Rural Transect
Municipal Address(es)	6335 Perth Street	Legal Description	Plan of Subdivision of Part of Units 13, 14, 16, and 21, Index Plan D-21, Geographic Township of Goulbourn, City of Ottawa.
Scope of Work	Zoning By-law Amendment – lift -h holding suffix		
Existing Zoning Code	V2E[779r]-h	By-law Number	2008-250
Schedule 1 / 1A Area	Area D	Overlays Applicable	None

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	V2E[779r]		
Principal Land Use(s)	Detached dwelling, duplex dwelling, semi-detached dwelling, townhouse dwelling, park	Single detached dwellings	Y
Lot Width	9 m	9.14 m	Y
Lot Area	243 m ²	243 m ²	Y
Front Yard Set Back	4 m	4 m	Y
Corner Side Yard Setback	4 m	n/a	n/a
Interior Side Yard Setback	1.8 m with one minimum yard no less than 0.6 m	1.8 m total: 0.6 m and 1.2 m	Y
Rear Yard Setback	6 m	6 m	Y
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height	11 m	Up to 11 m	Y
Accessory Buildings Section 55	n/a	n/a	n/a

B. Zoning Review**For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.**

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Projections into Height Limit - Section 64	Maximum height limits do not apply to the structures listed below or to any other similar structures that may require a height in excess of maximum height limits in order to serve their intended purpose: chimney or smokestack; steeple or belfry; mechanical and service equipment penthouse, elevator or stairway penthouse; ornamental dome, skylight, cupola or parapet; solar panels, etc	n/a	n/a
Projections into Required Yards - Section 65	Chimney, chimney box and fireplace box: 1 m, but not closer than 0.6 m to a lot line	n/a	n/a
	Eaves, eave-troughs and gutters: 1 m, but not closer than 0.3 m to a lot line	n/a	n/a
	Ornamental elements such as sills, belt courses, cornices, parapets and pilasters: 0.6 m, but not closer than 0.6 m to a lot line	n/a	n/a
	Canopies and awnings: 1.8 m, but not closer than 0.6 m to a lot line	n/a	n/a
	Bay window where window faces a lot line: 1 m, but not closer than 1.2 m from a lot line	n/a	n/a
	Air conditioner condenser, heat pump or similar equipment: 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	n/a	n/a
Maximum size and extent of projections for fire escapes, open stairways, stoop, landing, steps and ramps [779r]	Wheelchair ramps: no limit	n/a	n/a
	Other features: at or below the floor level of the first floor: no limit	n/a	n/a
	Other cases: 1.5 m, but not closer than 1 m to a lot line	n/a	n/a

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Maximum size and extent of projections for covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings [779r]	Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade: no minimum	n/a	n/a
	All other cases: 2 m, but no closer than 1 metre from any lot line	1 m to a lot line	Y
Required Parking Spaces Section 101 and 103	1 per dwelling unit or oversize dwelling unit	1 interior 1 exterior	Y
Visitor Parking spaces Section 102	n/a	n/a	n/a
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	Garage: Min 3.2m x 5.9m Driveway: Min 2.8m x 5.2m	Y
Driveway Width Section 107	Min. width: 2.6 m	Min. 2.8 m	Y
Aisle Width Section 107	n/a	n/a	n/a
Location of Parking Section 109	No parking space may be established and no person may park a motor vehicle: / in a required and provided front yard; / in a required and provided corner side yard; or / in the extension of a required and provided corner side yard into a rear yard	Complies	Y
Refuse Collection Section 110	n/a	n/a	n/a
Bicycle Parking Rates Section 111	n/a	n/a	n/a
Amenity Space Section 137	n/a	n/a	n/a
Other applicable relevant Provision(s)			
Maximum lot coverage	60%	60%	Y

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
[779r] and Table 234			
Distance used to determine a corner sight triangle [779r]	2.75 m	n/a	n/a
Minimum Lot Depth [779r]	27 m	27 m	Y
Maximum Area of Driveway [779r]	The area of the driveway cannot exceed 65% of the area of the yard in which it is located	65%	Y

1.2.2 Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
-h	<ul style="list-style-type: none"> / A holding symbol can only be removed when servicing capacity is demonstrated to the satisfaction of the City / A holding symbol on lands north of Perth Street can only be removed when: <ul style="list-style-type: none"> – servicing capacity is demonstrated to the satisfaction of the City, and – at such time as the ‘interim floodplain’ as shown on Schedule A in the Richmond Secondary Plan is deemed to be appropriately removed by the Conservation Authority and the City. 		Remove the holding symbol applicable to Blocks 25-30, 31-39, and 87-97, currently zoned Village Residential Second Density Rural Exception 779 (V2E[779r]-h).

1.3 Areas Zoned O1

1.3.1 Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
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Municipal Address(es)	6335 Perth Street	Legal Description	Plan of Subdivision of Part of Units 13, 14, 16, and 21, Index Plan D-21, Geographic Township of Goulbourn, City of Ottawa.
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Existing Zoning Code	V2E[779r]-h	By-law Number	2008-250

Schedule 1 / 1A Area	Area D	Overlays Applicable	None
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B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	O1		
Principal Land Use(s)	Detached dwelling, duplex dwelling, semi-detached dwelling, townhouse dwelling, park	Park	Y
Lot Width	No minimum	87.56 m	Y
Lot Area	No minimum	2,308.363 m ²	Y
Front Yard Set Back	7.5 m	No buildings proposed	n/a
Corner Side Yard Setback	7.5 m		n/a
Interior Side Yard Setback	7.5 m		n/a
Rear Yard Setback	7.5 m		n/a
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height	11 m	No buildings proposed	n/a
Accessory Buildings Section 55	n/a, no accessory buildings proposed	No accessory buildings proposed	n/a
Projections into Height Limit - Section 64	n/a, no buildings proposed	No buildings proposed	n/a
Projections into Required Yards - Section 65	n/a, no buildings proposed	No buildings proposed	n/a
Required Parking Spaces Section 101 and 103	Park, sports field: The greater of 1 per 4 fixed seats or 4 per sports field	No parking spaces proposed	n/a
	Park, other: None	No parking spaces proposed	n/a
Visitor Parking spaces Section 102	n/a	n/a	n/a
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	No parking spaces proposed	n/a

B. Zoning Review				
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.				
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference		Proposal	Compliant (Y/N)
Driveway Width Section 107	A driveway providing access to a parking lot must have a minimum width of: / 3m for a single traffic lane, and / 6m for a double traffic lane		No parking spaces proposed	n/a
Aisle Width Section 107	Angle of parking	Min. aisle width	n/a	n/a
	0-40°	3.5 m		
	71-90°	6.7 m		
Location of Parking Section 109	n/a		n/a	n/a
Refuse Collection Section 110	No parking lot proposed		No parking spaces proposed	n/a
Bicycle Parking Rates Section 111	n/a		n/a	n/a
Amenity Space Section 137	n/a		n/a	n/a
Other applicable relevant Provision(s)				
Maximum Lot Coverage Section 179	20%		No buildings proposed	n/a

1.3.2 Annex 2 – Draft List of Requested Relief from Zoning

None

1.4 Conclusion

The above-noted Zoning Confirmation Report has been provided alongside a Planning Rationale prepared by Fotenn Consultants Inc, dated July 25, 2025. It is recommended that this report be considered alongside the Planning Rationale to ensure understanding of the broader approach to this application. We trust that this information is satisfactory.

Sincerely,



Tamara Nahal, MCIP RPP
Planner



Scott Alain, MCIP RPP
Senior Planner