

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	August 20, 2025	Reviewed Plans:	Suggested Zoning Key Plan
Municipal Address(es):	4850 Bank Street	Official Plan designation:	Future Neighbourhood Overlay
Legal Description:	PART OF LOT 22 CONCESSION 4 RIDEAU FRONT GLOUCESTER, BEING PART 2 ON PLAN 4R-27861. CITY OF OTTAWA		
Scope of Work:	Plan of Subdivision and Zoning By-law Amendment applications		
Existing Zoning Code:	Rural Countryside – RU	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D: Rural on Schedule 1A	Overlays Applicable:	N/A

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 Rural Countryside – RU to Residential Third Density, Subzone YY, Urban Exception 2989 – R3YY[2989]			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 159(1)(d)	Detached Dwellings and Townhouse Dwellings	Detached Dwellings and Townhouse Dwellings	
Lot Width	Urban Exception 2989 Part 6, Table 160A, Subzone YY, Column IV	8.3 m and 6.0 m		
Lot Area	Part 6, Table 160A, Subzone YY, Column V	240 m ² and 150 m ²		
Front Yard Set Back	Part 6, Table 160A, Subzone YY, Column VII	6.0 m and 6.0 m		
Corner Side Yard Setback	Part 6, Table 160A, Subzone YY, Column VIII	4.5 m and 4.5 m		
Interior Side Yard Setback	Part 6, Table 160A, Subzone YY, Column X	1.8 m total, 0.6 m for one side yard and		

		1.2 m		
Rear Yard Setback	Part 6, Table 160A, Subzone YY, Column IX	6.0 m and 6.0 m		
Building Height	Part 6, Table 160A, Subzone YY, Column VI	12.0 m	*Varies based on unit models.	
Other applicable relevant Provision(s)				
Permitted Projection Into Front or Corner Side Yard	Urban Exception 2989	1.5 m		
Maximum Driveway Area	Urban Exception 2989	55%		
Minimum Aggregated Soft Landscape Area For The Front Yard	Urban Exception 2989	35%		

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.

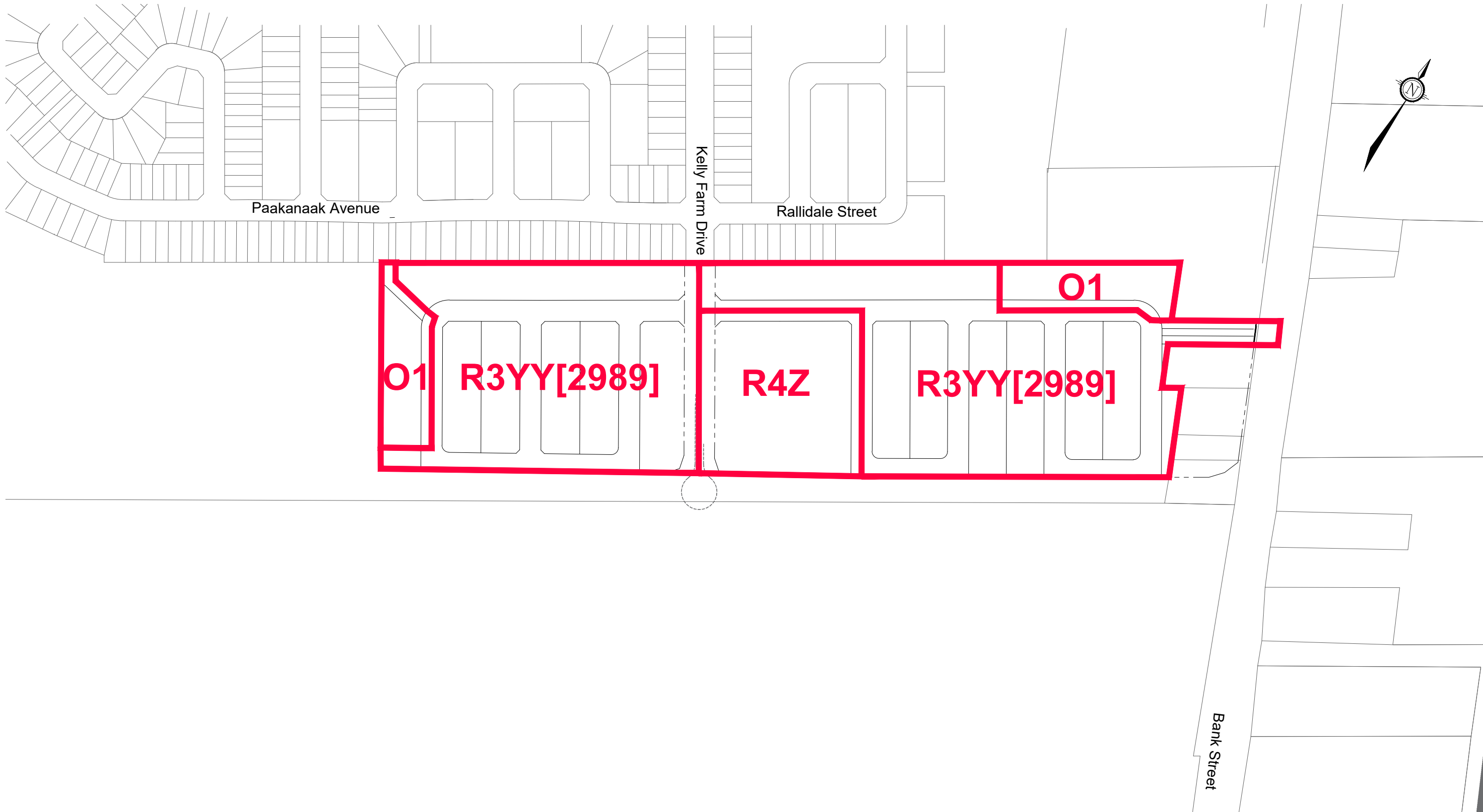
Yours truly,

NOVATECH



Robert Tran, M.Pl.
Project Planner, Planning & Development

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CITY of OTTAWA
4850 BANK STREET

SUGGESTED ZONING

SCALE 1 : 4000

DATE AUG, 2025 JOB 123168 FIGURE 123168-ZN