

To: Jasdeep Brar, Planner I  
City of Ottawa

From: Stantec Consulting Ltd.  
300-1331 Clyde Avenue  
Ottawa ON K2C 3G4

Project/File: 160401873

Date: December 01, 2025

**Reference: Zoning Confirmation Report  
912 David Manchester Road, Ottawa**

The following Zoning Confirmation Report has been prepared based on the Concept Plan prepared by Stantec Consulting Ltd.

## 1 Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	December 01, 2025	<b>Official Plan Designation</b>	Greenbelt and Rural Transect Area Rural Countryside (Schedule B9)
<b>Municipal Address:</b>	930-1010 Somerset Street West	<b>Legal Description:</b>	<i>Part of the South Half of Lot 9 and Part of Lot 8 Concession 4 (Formerly Township of Huntley) now in the Township of West-Carleton Regional Municipality of Ottawa-Carleton.</i>

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<b>Scope of Work</b>	The Chapel of Grace proposes to develop the subject lands as a new place of worship, incorporating facilities to support religious services, community events, and social gatherings. The development will also include outdoor recreation spaces and a surface parking to the south of the proposed church building.		
<b>Existing Zoning Code:</b>	RU - Rural Countryside	<b>By-law Number:</b>	2008-250
<b>Schedule 1/1A Area:</b>	Area D (Rural Area) (Schedule 1)	<b>Overlays Applicable:</b>	NA

<b>B. Zoning Review</b>			
<b>Proposed Zone/Subzone:</b>	Rural Countryside (Sections 227-228)		
<b>Principal Land Use:</b>	Vacant lands		
<b>Zoning Provisions</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant</b>
Lot Width:	50 m	187 m	✓
Lot Area:	0.8 ha	2.2 ha	✓
Front Yard Setback	10 m	30.8 m	✓
Interior Side Yard Setback:	5 m	72 m	✓
Rear Yard Setback:	10 m	58 m	✓
Lot Coverage:	20%	4%	✓
Building Height (maximum):	12 m	10 m	✓

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Accessory Buildings Section 55	NA	No new accessory buildings are proposed at the time of this zoning application.	✓
Parking, Queuing, and Loading Provisions			
Parking Zone Calculation Rates:	Area D: Rural Area (Schedule 1A)		
Required Parking Spaces Section 101 and 103	Place of Worship: 10 per 100 m <sup>2</sup> of gross floor area of assembly area Assumed that half of the GFA would be dedicated towards the assembly area – 979 m <sup>2</sup> / 2 = 489.5 m <sup>2</sup> Required parking space = 48.95 or 49 spaces	60 spaces	✓
Visitor Parking Spaces Section 102	NA	NA	✓
Size of Space Section 105	NA	NA	✓
Parking Space Dimension Section 106	(1) Any motor vehicle parking space must be: a) At least 2.6m wide b) Not more than 3.1m wide c) At least 5.2m long	Proposed concept complies with Section 106.	✓
Location of Parking: Section 109	NA	NA	
Landscape Provisions for Parking Lots: Section 110	3 m	3 m	✓
Bicycle Parking Rates Section 111			
Place of worship	all other non-residential uses: 1 per 1500 m <sup>2</sup> of gross floor area	To be determined at Site Plan Control	✓

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Amenity Areas Section 137	NA	NA	
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## 2 Zoning Confirmation Report Draft List of Requested Relief

By-law Requirement Applicable Section	Required	Proposed
Existing RU Zone	RU – Rural Countryside	A “Place of Worship” is proposed to be added as a permitted use within the existing RU (Rural) zone through a site-specific rural exception.

Should you have any questions or require additional information please contact the undersigned.

Respectfully,

**STANTEC CONSULTING LTD.**

Attachment: