

**MINOR ZONING BY-LAW AMENDMENT APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Location of Minor Re-zoning: 3490 Innes Road

File No.: D02-02-25-0079

Date of Application: October 29, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned Residential Third Density Subzone Z with exception 1909 (R3YY[1909]), in Zoning By-law 2008-250, as shown on the attached Zoning Key Map, and submitted by Jacob Lyon, Caivan (Orleans Village) Limited, on behalf of Frank Bourgault, Caivan (Orleans Village) Limited, is to permit rezoning nine lots within an approved subdivision that remain undeveloped to accommodate updated single-detached dwelling models featuring a rear bump-out as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning category of modifications to performance regulations only.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That the Zoning Map of Zoning By-law 2008-250 be amended to amend the zoning over 3490 Innes Road so that it reads R3YY[XXXX]; and
2. That an exception be added to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:
 - a. Rezone the lands as shown in Document 1.
 - b. Amend Section 239, Urban Exceptions, by adding a new exception [xxxx] with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “[xxxx]”
 - b) In Column II, Applicable Zones add the text “R3YY[xxxx]”
 - c) In Column V, Exception Provisions – Provisions, add the following:
 - i. A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas

occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping

- ii. Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.
- iii. Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line.
- iv. Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.
- v. Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.
- vi. Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 of a lot line.
- vii. Despite Table 65, Row 8, an air conditioning condenser unit may project 1 metre, but no closer than 0.2 metres to a lot line, and may not be located in a front yard except in the case of a back-to-back multiple dwelling, but may be located in a corner side yard.
- viii. Despite Section 57(2), for townhouse dwellings, the corner sight triangle will be calculated using 57(1) and in the instance of any dwelling listed in (1) including multiples, the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres.
- ix. In the case of a home-based business operating within a townhouse or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.
- x. Section 136 does not apply.
- xi. zone requirements for detached dwellings:
 1. minimum lot area: 220 m²
 2. minimum front yard setback 3 m
 3. minimum front yard setback for an attached garage: 3.5 m

4. Minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
5. minimum corner side yard setback: 2.5 m, despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3m², may be located no closer than 2.1 m from the side lot line abutting a street.
6. maximum lot coverage: 55%
7. for a detached dwelling on a corner lot:
 - a. Minimum rear yard setback may be reduced to 2.5 m for part of the building that is no higher than 4.5 m and any part of the building, excluding projections, located less than 6 m from the rear lot line must be located at least 4 m from any interior side lot line.
 - b. An active entrance must be provided on the side of the building facing the corner side yard.

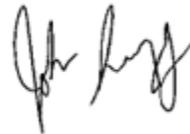
xii. zone requirements for semi-detached and townhouse dwellings:

1. minimum lot area: 137 m²
2. minimum lot width: 5.5 m
3. minimum front yard setback: 3.0 m
4. minimum interior side yard setback: 1.5 m
5. minimum corner side yard: 2.5 m
6. maximum building height: 14 m
7. maximum lot coverage: 65%

xiii. zone requirements for back-to-back townhouse dwellings:

1. minimum lot area: 81 m²
2. minimum lot width: 5.5 m
3. minimum front yard setback: 3.0 m
4. minimum rear yard setback: 0.0 m
5. minimum interior side yard setback: 1.5 m
6. minimum corner side yard: 2.5 m
7. maximum building height: 14 m

xiv. Minimum rear yard setback may be reduced to 4.5m for a maximum of 50% of the lot width, the total area of the contiguous rear and interior yards must not be less than 54m².



February 17, 2026

Date

John Sevigny,
Manager, Development Review East
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 – Zoning Key Map
Document 2 –Details of Recommended Zoning
Document 3 - Concept Site Plan



MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0079

SITE LOCATION

3490 Innes Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

A Minor Zoning By-law Amendment application to rezone nine lots within an approved subdivision that remain undeveloped to accommodate updated single-detached dwelling models featuring a rear bump-out.

The subject lands are located east of Pagé Road, on the south side of Innes Road, within the Orléans Village subdivision development, known municipally as 800, 802, 804, 810 Mercier Crescent, 718, 720 Vennecy Terrace, and 219, 221, 223 Beaugency Street.

The proposed development includes nine (9) single-detached dwellings, consistent with the originally approved subdivision plan. The nine (9) lots subject to this application remain undeveloped and the proposed dwelling designs incorporate a rear bump-out to accommodate updated home layouts, which vary depending on the lot width. The requested bump-out is the result of an extension of the interior kitchen space while continuing to allow for adequate landscaped area in the rear yard.

The proposed Minor Zoning by-law amendment seeks to facilitate a built form which allows for the development of large, ground-oriented dwellings, continuing to reflect the needs of future residents and home buyers. The proposal is to reduce rear yard setback from 6.05m to 4.5m for a maximum of 50% of the lot width, while ensuring that the total area of the contiguous rear and interior yards is not less than 54 square metres.

The lands are zoned Residential Third Density, Subzone YY, Urban Exception 1909 (R3YY[1909]). Per the Official Plan (2022) the subject site is in the Suburban Transect and designated Neighbourhood (Schedule A and B8). The purpose of this application is to permit a reduced yard setback, which allows the updated home layouts.

Residential Units and Types

Dwelling Type	Number of Units
Detached	9

DECISION AND RATIONALE

This application is approved for the following reasons:

- Staff have reviewed this proposal and have determined that it is consistent with the Provincial Planning Statement.
- The proposed dwelling design, as detailed in Document 3 of this report, along with the requested zoning provisions, as detailed in Document 2, align with the City's Official Plan and applicable design guidelines.
- The proposal is consistent with the Suburban Transect policies, including Section 5.4.1, which supports low-rise development within Neighbourhoods, Section 5.4.5, which supports residential growth and a variety of housing types while respecting built form requirements.
- The subject lands are designated Neighbourhood. The proposal conforms to Section 3.2.4 by permitting low rise residential development that is sensitive to the existing character while supporting appropriate intensification.
- The proposal conforms to Section 6.3.1.(4) of the Official Plan, which directs the Zoning By-law to allow a full range of low-rise housing options with Neighbourhoods.
- The proposed zoning relief is minor in nature and facilitates a modest adjustment to the building envelope while respecting the established streetscape.
- The proposed amendment reflects the goals and direction of the Official Plan by maintaining adequate rear yard area accessible for residents, while supporting larger dwelling typologies within the Neighborhood designation.

RELATED APPLICATIONS

D07-16-16-0022 / Plan of Subdivision

D02-02-18-0059 / Minor Zoning By-law Amendment Application

CONSULTATION DETAILS

Councillor Catherine Kitts provides concurrence for delegated authority for this report.

Public Comments

[Summary of Comments - Public](#)

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. Comments were received by one resident. The comment raised concerns regarding increased traffic and parking pressures on surrounding streets, construction related impacts including noise and dust.

Response to Public Comments

Comments related to increased traffic and parking pressures and construction related impacts have been reviewed. The proposal does not change the number of the units or the approved subdivision design and therefore is not expected to result in additional traffic or parking demand. Construction impacts will be temporary and addressed through standard mitigation measures. Resident can contact by-law enforcement to report a noise complaint.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Comments were received from TELUS Communication, Ottawa-Carleton District School Board, Conseil des écoles catholiques du Centre-Est, Hydro Ottawa and Rideau Valley Conservation Authority. The technical agencies comments were considered during the review and evaluation of the proposed development. Correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Phil Castro Tel: 613-580-2424, ext. 16616 or e-mail: Phil.castro@ottawa.ca

Document 1 – Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0079	26-0024-X	800, 802, 804, 810 crois. Mercier Crescent, 718, 720 tsse. Vennecy Terrace, 219, 221, 223 rue Beaugency Street	
I:\CO\2025\ZKP\Innes_3490		Area A to be rezoned from R3YY[1909] to R3YY[xxxx] Le zonage du secteur A sera modifié de R3YY[1909] à R3YY[xxxx]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2026 / 01 / 20			



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3490 Innes Road is to amend Section 239, Urban Exceptions as follows:

- a. Rezone the lands as shown in Document 1.
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