

ZONING CONFIRMATION REPORT CHECKLIST – April 7th, 2026

Project Information			
Review Date	April 7 th , 2026	Official Plan Designation	Neighborhood
Municipal Address	2940 Mer Bleue Road	Legal Description	PT LT 1 CON 4OF GLOUCESTER PART 1, 5R2412; GLOUCESTER
Scope of Work	Zoning By-law Amendment to permit the development of two residential lots.		
Existing Zoning Code	Development Reserve (DR)	By-law Number	2008-250
Existing Zoning Code	Development Reserve (DR)	By-law Number	New Zoning By-law
Proposed Zoning Code	Village Residential First Density Zone Special Exception (V1K-XXX)	By-law Number	2008-250 and New Zoning By-law
Schedule 1/1A Area	Area C: Urban and Greenbelt Area (Exempting Area A and B)	Applicable Overlays	N/A

Zoning Review 2008-250 V1K			
Provision	Required	Provided	Compliance
Permitted Land Use(s)	Detached dwelling	Detached dwelling	
Lot Area (minimum)	1300 m ²	4380.21 m ² 4194.92 m ² 6914.57 m ²	✓
Lot width (minimum)	25m	40m 44m 66.06m	✓
Lot Coverage (maximum)	25%	<25%	✓
Maximum building height	11m	<11m	✓
Minimum rear yard setback	6m	>6m	✓
Minimum front yard setback	7m	>7m	✓
Minimum interior side yard setback	2m	>2mm	✓
Part 2 General Provisions			
Section 69 Setbacks from Watercourses and Waterbodies	30m to the normal highwater mark of any watercourse or waterbody 15m from top of bank of a water course or any waterbody	15m to the normal high water mark and top of bank of a watercourse	No
Part 4 Parking Provisions (Area C)			

Required Parking Spaces	1 dwelling unit	At least 2	✓
Parking Space Dimensions	At least 2.6m wide At least 5.2 m long Not more than 3.1 m wide	Each parking space is at least 2.6 m wide, 5.2 m long and does not exceed 3.1 m	✓

Zoning Review New Zoning By-law V1K

Provision	Required	Provided	Compliance
Permitted Land Use(s)	Detached dwelling	Detached dwelling	
Lot Area (minimum)	4000 m ²	4380.21 m ² 4194.92 m ² 6914.57 m ²	✓
Lot width (minimum)	40m	40m 44m 66.06m	✓
Lot Coverage (maximum)	25%	<25%	✓
Maximum building height	11m	<11m	✓
Minimum rear yard setback	6m	>6m	✓
Minimum front yard setback	7m	>7m	✓
Minimum interior side yard setback	2m	>2mm	✓

Part 2 General Setbacks

Section 404 Setbacks from Surface Water Features	30m from top of bank of any surface water feature 15 metres from the existing stable top of slope in the case of valley slope or ravine.	15m to the normal high water mark	No
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Part 6 Parking Provisions (Area C)

Required Parking Spaces	1	At least 2	✓
Parking Space Dimensions	At least 2.6m wide At least 5.2 m long Not more than 3.1 m wide	Each parking space is at least 2.6 m wide, 5.2 m long and does not exceed 3.1 m	✓
Driveways Accessing One to Three Parking Spaces	In the V1, V2, V3, V4 and V5 – Village Residential Zones, VM - Village Mixed Use Zone, RU – Rural Countryside Zone and RR – Rural Residential Zone, the area of a driveway must not exceed the greater of:	The driveways provided to each residential lot do not exceed 50% of the yard in which it is located, and will not be greater than 2.6 metres times the	✓

	(a) 50 per cent of the area of the yard in which it is located; or (b) 2.6 metres times the depth of the yard in which it is located.	depth of the yard in which it is located.	
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Draft List of Requested Relief:

This amendment is seeking to rezone the subject property to Village Residential First Density K – Special Exception (V1K-XX) to permit the development of two residential lots, each with a single detached dwelling. The Special Exception is required to permit a reduced setback of 15 metres from the normal highwater mark of the existing watercourse. It is our opinion, the slope on the property where the watercourse is located does not meet the definition of a valley or ravine as per the new Zoning By-law and therefore the setback from the stable top of slope does not apply. However, should the City interpret the Zoning By-law differently, then relief from the top of stable slope of a watercourse will also be required.

<i>Draft List of Requested Relief from Zoning</i>		
By-Law Requirement or Applicable Section	Requirement	Proposed
Section 69 Setbacks from Watercourses and Waterbodies (By-law 2008-250) and Section 404 Setbacks from Surface Water Features (New Zoning By-law)	30m to the normal highwater mark of a watercourse or waterbody 30m from the top of bank of any surface water feature	15m to the normal highwater mark of any watercourse or waterbody 15m from the top of bank of any surface water feature

We trust that the above Zoning Confirmation Report Checklist will satisfy the City's requirements. Should have any questions related to the information provided above, please feel free to contact the undersigned.

Yours very truly,

Prepared by:

A handwritten signature in blue ink, appearing to read 'JB', with a long horizontal flourish extending to the right.

Jamie Batchelor, RPP, MCIP
Senior Planner

Reviewed by:

A handwritten signature in black ink, appearing to read 'Marc Rivet', written in a cursive style.

Marc Rivet, RPP, M.Urb.
Associate, Manager, Ottawa Planning
Department

JB:mr