

MEMORANDUM

DATE: MAY 25, 2026

TO: CASS SCLAUZERO, PLANNER II AND ADAM BROWN, DEVELOPMENT REVIEW MANAGER (RURAL) – CITY OF OTTAWA

FROM: ROBERT TRAN, M.PL., PROJECT PLANNER AND GREG WINTERS, MCIP, RPP, DIRECTOR – NOVATECH

RE: STINSON PLACE SUBDIVISION
4386 RIDEAU VALLEY DRIVE
SUGGESTED ZONING DETAILS
121153

CC: RYAN MACDOUGALL AND ANNIBALE FERRO – UNIFORM URBAN DEVELOPMENTS

The following memo has been prepared by Novatech to summarize the suggested zoning details for the Stinson Place Subdivision located at 4386 Rideau Valley Drive in Ward 21 – Rideau-Jock in Ottawa, Ontario. The suggested zoning provisions were previously summarized in the Planning Rationale Report Ref: R-2022-125 prepared by Novatech dated December 20, 2024 and submitted to the City of Ottawa. The minimum interior side yard setback was adjusted based on a total interior side yard setback and an increase to the maximum driveway area was added.

The suggested zoning provisions were reviewed against both *Zoning By-law 2006-250* and *Zoning 2026-50* as it is understood that the most restrictive provision applies at this time. It is suggested to rezone the Stinson Place Subdivision with a site-specific exception as follows:

Zoning By-law 2008-250: Village Residential Third Density, Subzone B, Rural Exception XXXX – V3B[XXXX]

- Semi-Detached and Townhouse Dwelling Minimum Lot Size: 170 m²
- Minimum Front Yard Setback: 4.5 m
- Minimum Interior Side Yard Setback: 2.1 m Total (With One Side No Smaller Than 0.9 m)
- Minimum Corner Side Yard Setback: 3.0 m
- Minimum Rear Yard Setback: 6.0 m
- Maximum Lot Coverage: 55%

- Minimum and Maximum Density (Units Per Hectare):
 - Minimum Density: 12 Units Per Gross Hectare
 - Maximum Density: 20 Units Per Gross Hectare
- Maximum Driveway Area: 55%

Zoning By-law 2026-50: Village Residential 3, Subzone B, Rural Exception XXXX – V3B[XXXX]

- Minimum Lot Width: 6.0 m
- Minimum Front Yard Setback: 4.5 m
- Minimum Interior Side Yard Setback: 2.1 m Total (With One Side No Smaller Than 0.9 m)
- Minimum Exterior Side Yard Setback: 3.0 m
- Minimum Rear Yard Setback: 6.0 m
- Maximum Lot Coverage: 55%
- Minimum and Maximum Density (Units Per Hectare):
 - Minimum Density: 12 Units Per Gross Hectare
 - Maximum Density: 20 Units Per Gross Hectare
- Maximum Driveway Area: 55%