

## Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	May 28, 2026	<b>Reviewed Plans:</b>	Draft Plan of Subdivision prepared by AOV and Concept Plan prepared by Novatech dated May 11, 2026.
<b>Municipal Address(es):</b>	560 Hazeldean Road	<b>Official Plan designation:</b>	Mainstreet and Neighbourhood
<b>Legal Description:</b>	PART OF LOT 29 CONCESSION 11 GOULBOURN, PARTS 3 & 4 ON 4R16137 SAVE AND EXCEPT PARTS 1 & 2 ON 4R24074, PART 1, PLAN 4R30296 & PARTS 3 & 8, 4R33612 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2, 4R33612 AS IN OC2611360 CITY OF OTTAWA		
<b>Scope of Work:</b>	<p>Comparative review of both Zoning By-law 2008-250 and Zoning By-law 2026-50 provisions. Based on the enactment of the new Zoning By-law 2026-50 and appeals, it is understood that the most restrictive zoning provision applies.</p> <p>Note: Based on Section 159(4) of Zoning By-law 2008-250 and Section 703(2) of Zoning By-law 2026-50, it is understood that Planned Unit Developments are treated as one lot for zoning purposes.</p>		
<b>Existing Zoning Code:</b>	<p>Agricultural, Rural Exception 263 – AG[263r] in Zoning By-law 2006-250</p> <p>Agricultural – AG in Zoning By-law 2026-50</p>	<b>By-law Number:</b>	2008-250 and 2026-50
<b>Schedule 1 / 1A Area:</b>	<p>Area C: Suburban on Schedule 1A in Zoning By-law 2006-250.</p> <p>Area E: Suburban on Schedule A1 in Zoning By-law 2026-50.</p>	<b>Overlays Applicable:</b>	Floodplain Overlay

B. Zoning Review	
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.	
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	It is suggested to rezone the Subject Site from <i>Agricultural, Rural Exception 263r – AG[263r]</i> under <i>Zoning By-law 2006-250</i> and <i>Agricultural – AG</i> under <i>Zoning By-law 2026-50</i> to <i>Residential Third Density, Subzone Z – R3Z</i> under <i>Zoning By-law 2008-250</i> and <i>Neighbourhood Third Density – N3B</i> under <i>Zoning By-law 2026-50</i> . A site-specific provision is suggested to permit driveway areas greater than 50% of the front yard.

Zoning Provisions	Applicable Section, Exception or Schedule Reference	Zoning By-law 2008-250 Requirement	Applicable Section, Exception or Schedule Reference	Zoning By-law 2026-50 Requirement	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Section 159(1)(b)	Planned Unit Development (Detached and Townhouse Dwellings)	Section 801(a)	Planned Unit Development (Dwelling Unit)	Dwelling Unit (Detached and Townhouse Dwellings)	YES
<b>Minimum Lot Width</b>	Section 160, Table 160A, Subzone Z, Column IV	18.0 m	Section 801, Table 801B, Column B, Row I	7.5 m	117.6 m	YES
<b>Minimum Lot Area</b>	Section 160, Table 160A, Subzone Z, Column V	1,400 m <sup>2</sup>	-	-	19,141.6 m <sup>2</sup>	YES
<b>Minimum Front Yard Setback (Hazeldean Road)</b>	Section 160A, Table 160, Subzone Z, Column VII	3.0 m	Section 801, Table 801B, Column B, Row III	3.0 m	123.1 m	YES
<b>Minimum Corner/Exterior Side Yard Setback</b>	Section 160, Table 160A, Subzone Z, Column VIII	3.0 m	Section 801, Table 801B, Column B, Row V	3.0 m	Not Applicable	
<b>Minimum Interior Side Yard Setback (Detached Dwellings – Carp River)</b>	Section 160, Table 160A, Subzone Z, Column X	1.8 m Total (0.6 m for one side yard)	Section 801, Table 801B, Column B, Row IV	1.8 m Total	6.0 m	YES
<b>Minimum Interior Side Yard Setback (Townhouse Dwellings – Existing Residential Subdivision)</b>	Section 160, Table 160A, Subzone Z, Column X	1.2 m	Section 801, Table 801B, Column B, Row IV	1.8 m Total	7.7 m	YES
<b>Minimum Rear Yard Setback (Stormwater Management Pond)</b>	Section 160, Table 160A, Subzone Z, Column IX	6.0 m	Section 801, Table 801B, Column B, Row VII	6.0 m	9.4 m	YES
<b>Minimum Driveway Width (Detached Dwellings)</b>	Section 107(3)(a)	2.6 m	Section 606(1)	2.6 m	4.6 m	YES
<b>Minimum Driveway Width (Townhouse Dwellings)</b>	Section 107(3)(a)	2.6 m	Section 606(1)	2.6 m	3.2 m	YES

<b>Maximum Driveway Area or Width (Detached Dwellings)</b>	Section 107(3)(b)(ii)(1)	50%	Section 606(2)(b)	50%	65%	NO
<b>Maximum Driveway Area (Townhouse Dwellings)</b>	Section 107(3)(b)(ii)(1)	50%	Section 606(2)(b)	50%	60%	NO
<b>Maximum Building Height (Detached Dwellings)</b>	Section 160, Table 160A, Subzone Z, Column VI	11.0 m	Section 801, Table 801A, Column C, Row II	11.0 m and 3-storeys	8.5 m	YES
<b>Maximum Building Height (Townhouse Dwellings)</b>	Section 160, Table 160A, Subzone Z, Column VI	11.0 m	Section 801, Table 801A, Column C, Row II	11.0 m and 3-storeys	8.2 m	YES
<b>Maximum Number of Dwelling Units (Detached Dwellings)</b>	-	-	Section 801, Table 801A, Column C, Row I  Note: does not apply to vertically attached dwelling per Section 801(4)(f)	2.5 per 100 sq m of lot area, maximum 12 per building		City staff to confirm whether this applies to PUDs.
<b>Attached Garages and Carports Setback from Existing or Planned Sidewalk</b>	-	-	Section 802(3)(a)	5.7 m	Not Applicable	
<b>Minimum Lot Width Per Principal Vertically Attached Unit</b>	-	-	Section 801, Table 801B, Column B, Row II	4.5 m	Not Applicable	
<b>Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard</b>	-	-	Section 802, Table 802, Row C(III)	40% of the yard		City staff to confirm whether this applies to PUDs.
<b>Building Façade Standards: One Principle Entrance (Detached and Townhouse Dwellings)</b>	-	-	Section 802(14)	One Principal Entrance	One Principal Entrance	YES

<b>Minimum Interior Dimensions of Garage</b>	-	-	Section 606(7)(a) and (b)	2.8 m x 6 m (single) 5.2 m x 6 m (double)	3.0 m x 6.1 m (single) 5.4 x 6.1 m (double)	YES
<b>Other applicable relevant Provision(s)</b>						
<b>Minimum Width of Private Way</b>	Section 131, Table 131, Column II, Row 1	6.0 m	Section 703(4)(b)	6.0 m	8.5 m	YES
<b>Minimum Setback For Any Wall Of A Residential Use Building To A Private Way</b>	Section 131, Table 131, Column II, Row 2	1.8 m	Section 703(3)(a)	1.8 m	2.3 m	YES
<b>Minimum Setback For Any Garage Or Carport Entrance From A Private Way</b>	Section 131, Table 131, Column II, Row 3	5.2 m	Section 703(4)(a)	5.2 m	5.2 m	YES
<b>Minimum Separation Area Between Buildings Within A Planned Unit Development</b>	Section 131, Table 131, Column II, Row 4(a)	1.2 m	Section 703(3)	1.2 m	3.0 m	YES
<b>Landscaping and Parking</b>	Section 131, Table 131, Column II, Row 6	All Lands Between Dwelling Units and Private Way Are To Be Landscaped With Soft Landscaping	Section 703(5)(a)	25%	41.4%	YES

## C. Draft List of Recommended Zoning

2008-250 By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Driveway Area or Width (Detached Dwellings)  Section 107(3)(b) (ii)(1)	50%	65%
Maximum Driveway Area (Townhouse Dwellings)  Section 107(3)(b) (ii)(1)	50%	60%
2026-50 By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Driveway Area or Width (Detached Dwellings)  Section 606(2)(b)	50%	65%
Maximum Driveway Area (Townhouse Dwellings)  Section 606(2)(b)	50%	60%

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

**NOVATECH**



Robert Tran M.PI.  
Project Planner, Planning and Development