

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	February 25, 2026	Reviewed Plans:	Draft Plan of Subdivision prepared by Stantec dated February 19, 2026.
Municipal Address(es):	3265 Jockvale Road	Official Plan designation:	Town Centre Hub and Corridor – Minor (Chapman Mills Drive) with an Evolving Neighbourhood Overlay
Legal Description:	PART OF LOT 14, CONCESSION 2, RIDEAU FRONT, NEPEAN CITY OF OTTAWA		
Scope of Work:	Plan of Subdivision and Zoning By-law Amendment applications		
Existing Zoning Code:	Development Reserve – DR	By-law Number:	2026-50
Schedule 1 / 1A Area:	Schedule 1: Area C Schedule 1A: Area C	Overlays Applicable:	N/A

B. Zoning Review				
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.				
Proposed Zone/Subzone (Zoning By-law Amendments only):	Under the new Zoning By-law 2026-50 , it is suggested to rezone the Subject Site from <i>Development Reserve – DR</i> to <i>Hub Zone 2 – H2</i> , <i>Neighbourhood 3, Subzone B</i> , <i>Urban Exception XXXX – N3B[XXXX]</i> and <i>Greenspace Zone – GRN</i> .			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 801(1)	Dwelling Unit	Street Townhouse Dwellings	YES
Minimum Lot Width	Section 801, Table 801B, Row (i), Column (b)	7.5 m	5.7 m	NO
Minimum Front Yard Set Back	Section 801, Table 801B, Row (iii), Column (b)	3.0 m	3.0 m	YES
Minimum Exterior Side Yard Setback	Section 801, Table 801B, Row (v), Column (b)	3.0 m	2.5 m	NO
Minimum Interior Side Yard Setback	Section 801, Table 801B, Row (iv), Column (b)	1.8 m	1.2 m	NO
Minimum Rear Yard Setback	Section 801, Table 801B, Row (vii), Column (b)	Area E of Schedule A1: 6.0 m	6.0 m	YES

Maximum Building Height	Section 801, Table 801A, Row (ii), Column (c)	11.0 m	12.0 m	NO
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 801 (1)	Dwelling Unit	Back-to-Back Townhouse Dwellings	YES
Minimum Lot Width	Section 801, Table 801B, Row (i), Column (b)	7.5 m	5.5 m	NO
Minimum Front Yard Set Back	Section 801, Table 801B, Row (iii), Column (b)	3.0 m	3.0 m	YES
Minimum Exterior Side Yard Setback	Section 801, Table 801B, Row (v), Column (b)	3.0 m	2.5 m	NO
Minimum Interior Side Yard Setback	Section 801, Table 801B, Row (iv), Column (b)	1.8 m	1.2 m	YES
Minimum Rear Yard Setback	Section 702(2)	0.0 m	0.0 m	YES
Maximum Building Height	Section 801, Table 801A, Row (ii), Column (c)	11.0 m	12.0 m	NO
Projections into Required Yards	Section 204(6)	(6) For heating, ventilation and air conditioning systems or permanent generators: (a) for residential use buildings or any yard abutting a lot containing a residential use building: (i) permanent generators are limited to installations for emergency or blackout use; (ii) the minimum	Air-conditioner proposed as a projection into the front yard and corner side yard	YES

		setback from a lot line is 0.3 metres; and (iii) the maximum projection is 1 metre;		
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 902 (1)	Dwelling unit	Apartment dwelling, mid-rise, high-rise	YES
Minimum Lot Area	Section 902, Table 902, Row (a)	No minimum	21,292.40 m ² (Blocks 1, 2, 3)	YES
Minimum Lot Width	Section 902, Table 902, Row (b)	No minimum	31.77 m	YES
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 1104 (1)	Environmental Preserve	Park	YES
Minimum Lot Area	Section 1104, Table 1104, Row (a)	No minimum	6010 m ²	YES
Minimum Lot Width	Section 1104, Table 1104, Row (b)	No minimum	58.1 m	YES

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
<i>Neighbourhood 3, Subzone B, Urban Exception XXXX – N3B[XXXX] – Street Townhouse Dwellings</i>		
Minimum Lot Width Section 801, Table 801B, Row (i), Column (b)	7.5 m	5.7 m
Minimum Exterior Side Yard Setback Section 801, Table 801B, Row (v), Column (b)	3.0 m	2.5 m
Minimum Interior Side Yard Setback Section 801, Table 801B, Row	1.8 m	1.2 m

(iv), Column (b)		
Maximum Building Height Section 801, Table 801A, Row (ii), Column (c)	11.0 m	12.0 m
Neighbourhood 3, Subzone B, Urban Exception XXXX – N3B[XXXX] – Back-to-back Townhouse Dwellings		
Minimum Lot Width Section 801, Table 801B, Row (i), Column (b)	5.6 m	5.5 m
Minimum Exterior Side Yard Setback Section 801, Table 801B, Row (v), Column (b)	3.0 m	2.5 m
Maximum Building Height Section 801, Table 801A, Row (ii), Column (c)	11.0 m	12.0 m

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

Yours truly,

NOVATECH

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