

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:	2008-250
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 current Zoning By-law 2008-250 , it is suggested to rezone the Subject Site from <i>Development Reserve – DR</i> to <i>Mixed-Use Centre – MC, Residential Third Density, Subzone YY, Urban Exception XXXX – R3YY[XXXX]</i> , and <i>Parks and Open Space – O1</i> .			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 159(1)	Townhouse Dwellings	Street Townhouse Dwellings	YES
Minimum Lot Area	Section 160, Table 160A, Row 7, Column V	150 m ²	120 m ²	NO
Minimum Lot Width	Section 160, Table 160A, Row 7, Column IV	6.0 m	5.7 m	NO
Minimum Front Yard Setback	Section 160, Table 160A, Row 7, Column VII	6.0 m	3.0 m	NO
Minimum Corner Side Yard Setback	Section 160, Table 160A, Row 7, Column VIII	4.5 m	2.5 m	NO
Minimum Interior Side Yard Setback	Section 160, Table 160A, Row 7, Column X	1.2 m	1.2 m	YES

Minimum Rear Yard Setback	Section 160, Table 160A, Row 7, Column IX	6.0 m	6.0 m	YES
Maximum Building Height	Section 160, Table 160A, Row 7, Column VI	12.0 m	12.0 m	YES
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 159(1)	Townhouse Dwellings	Back-to-Back Townhouse Dwellings	YES
Minimum Lot Area	Section 160, Table 160A, Row 7, Column V	150 m ²	75 m ²	NO
Minimum Lot Width	Section 160, Table 160A, Row 7, Column IV	6.0 m	5.5 m	NO
Minimum Front Yard Setback	Section 160, Table 160A, Row 7, Column VII	6.0 m	3.0 m	NO
Minimum Corner Side Yard Setback	Section 160, Table 160A, Row 7, Column VIII	4.5 m	2.5 m	NO
Minimum Interior Side Yard Setback	Section 160, Table 160A, Row 7, Column X	1.2 m	1.2 m	YES
Minimum Rear Yard Setback	Section 138(1)	0.0 m	0.0 m	YES
Building Height	Section 160, Table 160A, Row 7, Column VI	12.0 m	12.0 m	YES
Projections into Required Yards	Section 65, Table 65 (8), Column II	1.0 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	Air-conditioner proposed as a projection into the front yard and corner side yard	NO
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 191(1)	Apartment dwelling, mid-	Apartment dwelling, mid-	YES

		rise, high-rise	rise, high-rise	
Minimum Lot Area	Section 191, Table 191, Row (a)	No minimum	21,292.40 m ² (Blocks 1, 2, 3)	YES
Minimum Lot Width	Section 191, Table 191, 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 179(1)	Park	Park	YES
Minimum Lot Area	Section 179, Table 179, Row (b)	No minimum	6010 m ²	YES
Minimum Lot Width	Section 179, Table 179, Row (a)	No minimum	58.1 m	YES

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
<i>Residential Third Density, Subzone YY, Urban Exception XXXX – R3YY[XXXX] – Street Townhouse Dwellings</i>		
Minimum Lot Area Section 160, Table 160A, Row 7, Column V	150 m ²	120 m ²
Minimum Lot Width Section 160, Table 160A, Row 7, Column IV	6.0 m	5.7 m
Minimum Front Yard Setback Section 160, Table 160A, Row 7, Column VII	6.0 m	3.0 m
Minimum Corner Side Yard Setback Section 160, Table 160A, Row 7, Column VIII	4.5 m	2.5 m
<i>Residential Third Density, Subzone YY, Urban Exception XXXX – R3YY[XXXX] – Back-to-Back Townhouse Dwellings</i>		
Minimum Lot Area Section 160, Table 160A, Row 7, Column V	150 m ²	75 m ²
Minimum Lot Width Section 160, Table 160A, Row 7, Column IV	6.0 m	5.5 m



Engineers, Planners & Landscape Architects

Minimum Front Yard Setback Section 160, Table 160A, Row 7, Column VII	6.0 m	3.0 m
Minimum Corner Side Yard Setback Section 160, Table 160A, Row 7, Column VIII	4.5 m	2.5 m
Section 65, Table 65 (8), Column II	1.0 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard	Air-conditioner proposed as a projection into the front yard and corner side yard

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

Yours truly,

NOVATECH

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