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ZONING CONFIRMATION REPORT

SITE PLAN CONTROL

SUBJECT SITE: 541-561 SOMME STREET



REPORT DATE: APRIL 21, 2025

PREPARED FOR: BLACKSTONE GRANITE

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This Zoning Confirmation Report is prepared in support of a Site Plan Control Application for the proposed development at 561 Somme Street.

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1.0 PROJECT INFORMATION

PROJECT INFORMATION			
Review Date	April 2 2025	Official Plan Designation	Rural Industrial & Logistics in the Rural Transect
Municipal Addresses	561 Somme Street	Legal Description	Part of Block 2 and Part of Reserve Block 17, Reg Plan 4M-1388, Ottawa
Scope of Work	To develop the subject site with a two-storey granite showroom and warehouse. The showroom will not be open to the public but will be by appointment only.		
Existing Zoning Code	RH - Rural Heavy Industrial	By-Law Number	2008-250
Schedule 1 / 1A Area	Area D	Overlays Applicable	N/A

2.0 OFFICIAL PLAN

2.1 Official Plan Designation

The site, 561 Somme Street, is designated Rural Industrial & Logistics in the Official Plan as shown on Schedule B9 – **Rural Transect**.

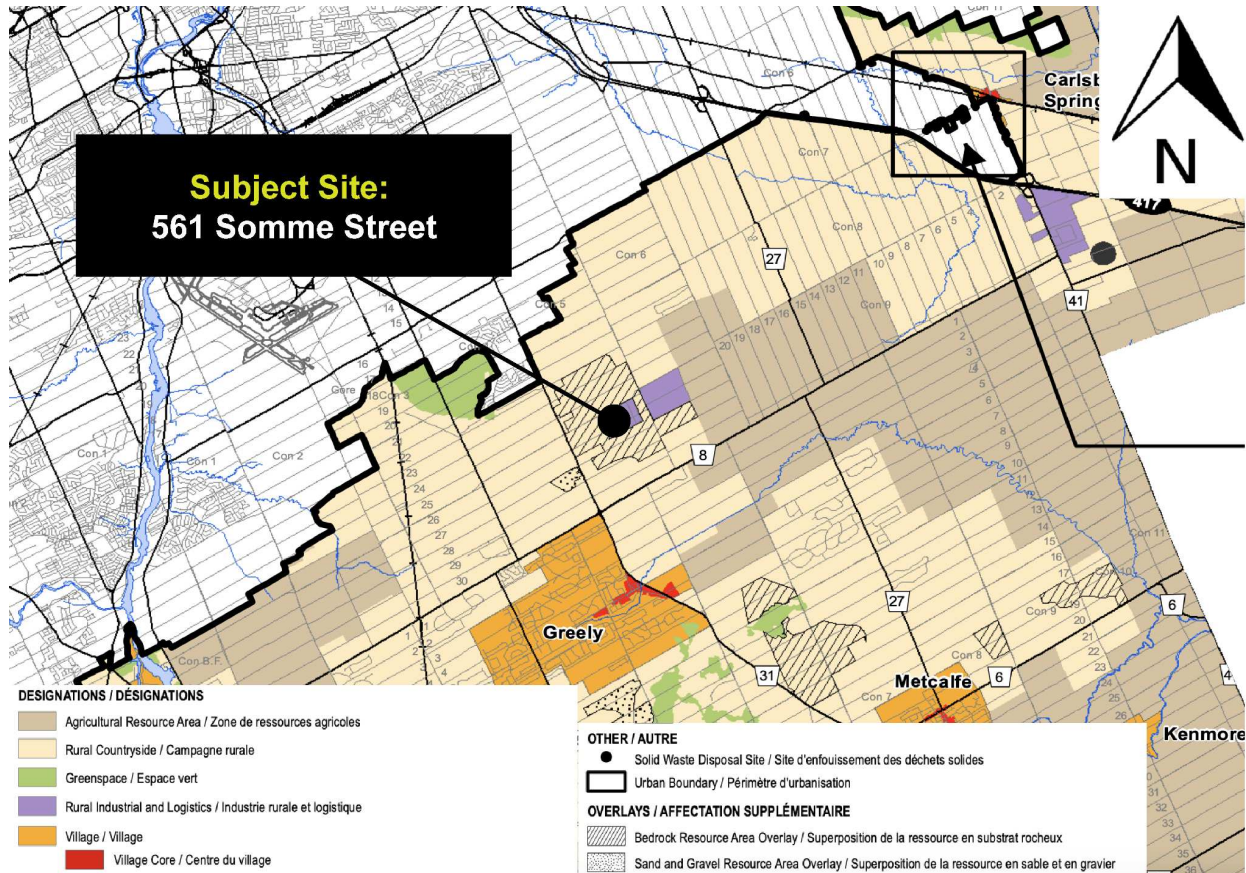


Figure 1, Map of Subject Site within Rural Transect, Schedule B9 (Source: City of Ottawa).

3.0 ZONING REVIEW

The City of Ottawa zones this site as **RH - Rural Heavy Industrial** in the City of Ottawa Zoning By-law 2008-250.

The RH Zone intends to allow heavy industrial uses and limited-service commercial uses in designated rural areas while ensuring minimal impact on the environment and neighboring land uses.

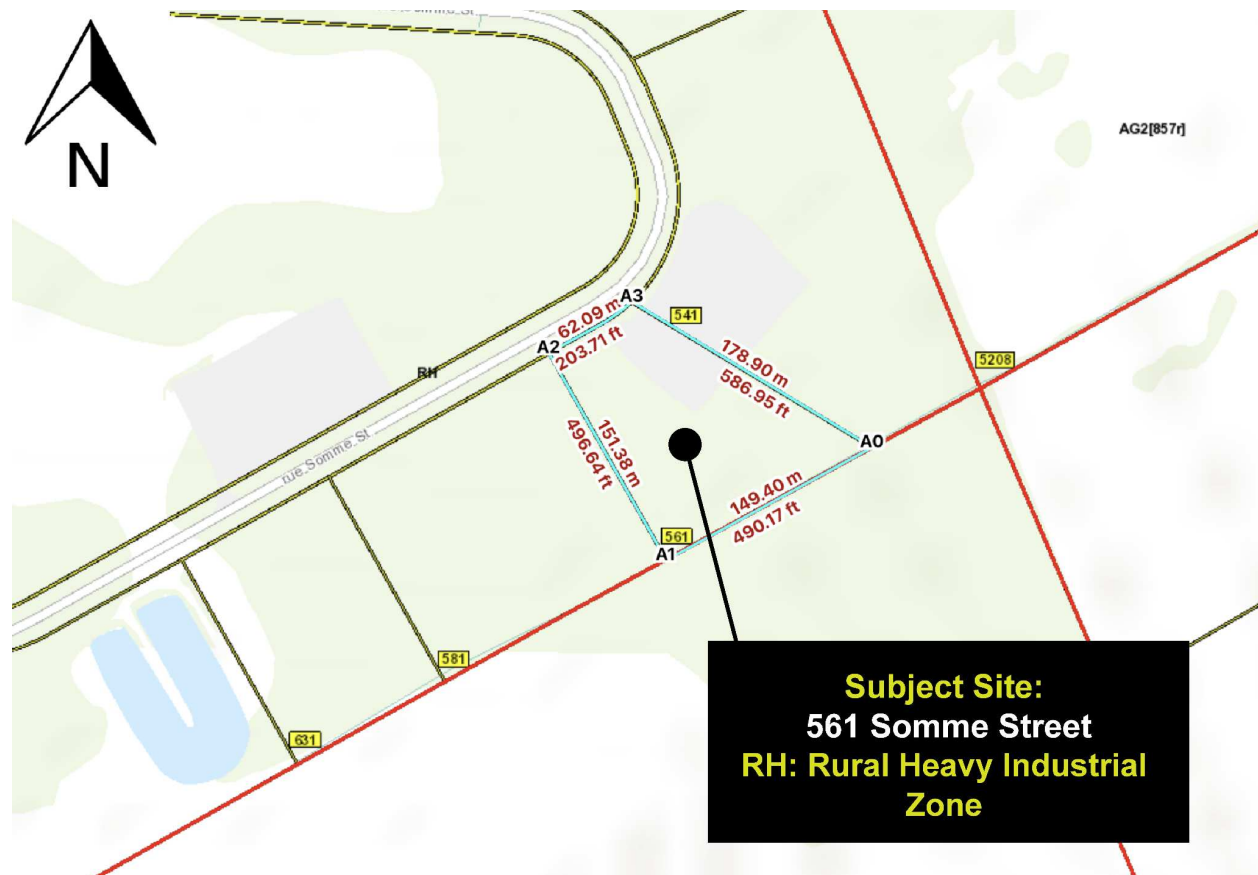


Figure 2, Map of Subject Site Zoning (Source: GeoOttawa).

3.1 Use Permissions

The subject site permits a variety of uses under the Rural industrial and Logistics category, including the use proposed being: **Warehouse** and a commercial use involving the display and sale of products manufactured or warehoused on the site are permitted



PROPOSED USE PERMITTED

4.0 PERFORMANCE STANDARD REVIEW

The following table reviews the applicable site performance standards against the proposed development. Any non-compliance items are noted in red and bolded.

Details:

Lot Area: 16205.4 m²

Lot Width: 69.3 m

Gross Floor Area: 3,140.6 m²

Parking Spaces: 37

Proposed Zone	RH: Rural Heavy Light Industrial Use		
Zoning Provisions	By-Law Requirement	Proposed	Compliance
Principal Land Use(s)	Section 221-222 of By-law 2008-250	Warehouse & Showroom	Yes
Min Lot Width	50 m	69.3 m	Yes
Min Lot Area	8000 m ²	16,205.3 m ²	Yes
Min Front Yard Setback	15 m	24.56 m	Yes
Min Interior Side Yard Setback	3 m	4.57 m	Yes
Min Rear Yard Setback	15 m	65.91 m	Yes
Max Lot Coverage	50 %	17.2 %	Yes
Max Principal Building Height	14.5 m	7.5 m	Yes
Parking	Warehouse: 0.8 per 100 m ² for the first 5000 m ² of gross floor area Ground Floor (2,726 m ² /1000*0.8 = 21.8 spaces). Second Floor (414.6	27 front including 2 barrier free & 10 rear Total: 37 spaces	Yes

	m ² /100)*0.8 = 3.32 spaces Total Required: 26 spaces		
Loading	1-7 m x 3.5 m loading space & 9m driveway accessing the space	2-7 m x 3.5 m loading spaces & 9 m driveway accessing the space	Yes
Outdoor Storage	Not permitted in front yard and must be screened (1.8 m opaque from public street and residential uses	None shown on plan	Yes
Parking Space Dimensions	2.6 m (width) x 5.2 m (length) Maximum width of 3.1 m	2.7 (width) x 5.6 m (length)	Yes
Max Driveway Width	6.0 metres for a double traffic lane;	6.7 m	Yes
Min Required Width of a Landscaped Buffer of a Parking Lot	abutting a street: 3 m	3.94 m	Yes
Min Required Aisle Width	90° parking = 6.7 m	6.70	Yes



BUILT FORM COMPLIANT

6.0 CONCLUSION

This report confirms that the proposed uses are permitted and that the development as proposed is in conformity with the relevant zoning performance standards.

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