

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:		Official Plan designation:	Neighbourhood & Outer Urban Transect
Municipal Address(es):	2028 Merivale Road	Legal Description:	PT LT 24, CON 1 RIDEAU FRONT , AS IN CR481386 EXCEPT PT. 3 4R205; CITY OF OTTAWA
Scope of Work:	Zoning By-law Amendment and Site Plan Control Applications to facilitate the development of nine new freehold detached residential dwellings.		
Existing Zoning Code:	Neighbourhood Zone 2 "N2" Subzone E, subject to Special Exception 1722.	By-law Number:	2026-050
Schedule 1 / 1A Area:	Area C Outer Urban Transect on Schedule A1	Overlays Applicable¹:	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

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):	Neighbourhood Zone 2 "N2" Subzone B		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 801 Dwelling Unit	Dwelling Unit -(Detached dwelling, Planned Unit Development (PUD))	Y
Lot Width	Table 801B 7.5 metres	Detached dwellings - min 10.768 metres; PUD - n/a	Y
Lot Area	n/a	n/a	n/a
Front Yard Set Back²	Table 801B 4.5 metres	4.97 metres	Y
Corner Side Yard Setback	Table 801B 3 metres	Lot 1 - 7.29 metres (1.546 metres when considering Protected ROW)	N
Interior Side Yard Setback	Table 801B Minimum total of 1.8 metres; in no case may any interior side yard setback be smaller than 0.6 metres	Minimum total interior side yard setback - 2.13 metres; minimum 0.91 metres for one side	Y
Rear Yard Setback	Table 801B 25% of lot depth	Minimum 6.0 metres	N
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height³	Table 801A 11 metres and three storeys	Max 8.5 metres	Y
Accessory Buildings Section 55	Section 202	None proposed	Y



Projections into Height Limit Section 64	Section 203	None proposed	n/a
Projections into Required Yards Section 65	Section 204	Rear deck >0.6m - min 3.0m from rear PL Front porch<6.0m - PUD: 1.68 m from private lane; detached: 1.66m from front PL Side Yard deck (Lot 1) - 5.74m (0m from protected ROW)	N
Required Parking Spaces Section 101 and 103	Section 602 - n/a	2 spaces per dwelling unit	Y
Visitor Parking spaces Section 102	Per Section 603, none required	None proposed	n/a
Size of Space Section 105 and 106	Section 605: min 2.6m X 5.2m	2.6m X 5.2m	Y
Driveway Width Section 107	Section 606: minimum 2.6 metres wide; maximum 6 metres wide	Proposed width of driveways: 4.8 metres	Y
Aisle Width Section 107	n/a	n/a	n/a
Location of Parking Section 109	Section 604	1 parking space provided on the driveway and 1 space provided in the garage for each lot	Y
Refuse Collection Section 110	Section 137	n/a	n/a
Bicycle Parking Rates Section 111	Section 613	n/a	n/a
Amenity Space Section 137	Section 208	n/a	n/a
Other applicable relevant Provision(s)			
Section 703 - Planned Unit Development	The following provisions and proposals are specific to the PUD only		
Min Width of Private Way	6.0 metres	4.0 metres	N
Setback for building to a private way	1.8 metres	min 1.81 metres	Y
Setback for wall of garage entrance to a private way	5.2 metres	5.47 metres	Y
Minimum separation area between buildings	1.2 metres	2.45 metres	Y
Landscaping	minimum of 25% of lot area to be provided as soft landscaped area	46.3% landscaped area provided	Y

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.



³ This includes maximum building height, minimum building height and setback provisions, where they exist

E. Comments / Calculations

Table 802 Minimum Aggregated Soft Landscaping - Front and Exterior Side Yard

Front Yards

Lot 1 - Required: 40%; Provided: 63.0%
Lot 2 - Required: 40%; Provided: 56.3%
Lot 3 - Required: 40%; Provided: 51.6%
Lot 4 - Required: 35%; Provided: 38.7%
Lot 5 - Required: 40%; Provided: 51.6%
Lot 6 - Required: 40% ; Provided: 51.5%

Exterior Side Yards

Lot 1 - Required: 20%; Provided: 60.4%

Planned Unit Development Soft Landscaping Calculation:

Landscaped Area = 634.5 square metres
PUD Lot Area = 1369.53 square metres
Landscaped Area = 45.3 %

**ANNEX 2 - ZONING CONFIRMATION REPORT DRAFT LIST OF REQUESTED RELIEF
FROM ZONING BY-LAW 2026-050**

Table: Draft List of Requested Relief from Zoning

BY-LAW REQUIREMENT OR APPLICABLE SECTION	REQUIREMENT	PROPOSED
Table 801B	N2 - Neighbourhood Zone 2 N2B SUBZONE PROVISIONS (v) – Minimum exterior side yard setback (m) 3 metres	1.546 metres proposed (following widening).
Table 801B	N2 - Neighbourhood Zone 2 N2B SUBZONE PROVISIONS (vii) – Minimum rear yard setback (m) 25% of lot depth	6.0 metres
Section 204	Projections into Yards (9) For balcony, deck, platform, porch, or verandah features: (e) In all other cases: (i) the minimum setback from a lot line is 1 metre; and (ii) the maximum projection is 2 metres.	Side yard deck (Lot 1) is proposed with a 0.0 metre setback (following widening).
Section 703 – Planned Unit Development	Provisions relating to private ways within a planned unit development are as follows: (b) The minimum width of a private way is 6 metres.	4.0 metres