

Zoning Confirmation Report

320 Bren-Maur Road West

August 7, 2026

1

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	2026-08-07	Official Plan Designation	Neighbourhood
Municipal Address(es)	320 Bren-Maur Road W	Legal Description	Part of Lots 12 and 13 of Concession 2 (Rideau Front) Geographic Township of Nepean
Scope of Work	Zoning By-law Amendment / Site Plan Control		
Existing Zoning Code	DR	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	Flood Plain Overlay Evolving Neighbourhood Overlay

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	R4Z		
Principal Land Use(s)	apartment dwelling, low rise	apartment dwelling, low rise	Yes
Minimum Lot Width	18 m	61.8 m	Yes
Minimum Lot Area	450 m ²	4,283.9 m ²	Yes
Front Yard Set Back Bren-Maur Rd	3 m	3.3 m	Yes
Corner Side Yard Setback Longfields Dr	3 m	12.6 m	Yes
Interior Side Yard Setback	3 m	2 m	No
Rear Yard Setback	15 m	25 m	Yes
Building Height	14.5 m	13.63 m	Yes
Projections into Required Yards Section 65	– Front and interior side yard eaves, eave-throughs and gutters: maximum 1 m, but	0.6 m projection, 2.4 m from lot line 0.3 m projection, 1.6 m from lot line	Yes

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	not closer than 0.3 m to a lot line – Covered or uncovered balcony, porch, deck: maximum 2 m, but not closer than 1 m to a lot line		
Required Parking Spaces Section 101 and 103	1.2 per dwelling unit 35 units x 1.2 = 42 spaces	43 spaces	Yes
Visitor Parking spaces Section 102	0.2 per dwelling unit 35 units x 0.2 = 7 spaces	2 spaces	No
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Yes
Driveway Width Section 107	Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space: / Is visibly identified as being for a compact car / Is not a required visitor parking space Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.	Standard size: 2.6 m x 5.2 m Reduced spaces: 2.6 m x 4.6 m 2 reduced parking spaces provided	Yes
	/ Parking garage: 6 m for a double traffic lane	6 m	Yes
Aisle Width Section 107	Parking garage accessory to a residential use: 6 m	6 m	Yes
Location of Parking Section 109	No parking space may be established and no person may park a motor vehicle: (i) in a required and provided front yard; (ii) in a required and provided corner side yard; or	Resident parking is located in the parking garage	Yes

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	in the extension of a required and provided corner side yard into a rear yard.		
Waste Management Section 143	The garbage storage area required by b) must: (i) be located within (1) the principal building, or (2) an accessory building located in the rear yard; (ii) have a total volume of not less than 3.5 cubic metres with a minimum floor area of not less than 2.0 square metres; (iii) be located adjacent to the path required by clause	Garbage storage area is located within the principal building in the underground parking garage	Yes
Bicycle Parking Rates Section 111	0.5 per dwelling unit 35 units x 0.5 = 18 spaces	20 spaces	Yes
Amenity Space Section 137	6 m ² per dwelling unit 35 units x 6 m ² = 210 m ²	334.4 m ²	Yes
Communal Amenity Space Section 137	A minimum of 50% of the required total amenity area = 105 m ²	77.4 m ²	No
Flood Plain Hazard Overlay Section 58	Development is prohibited within any area subject to a floodplain overlay.	No development is proposed within the floodplain overlay	Yes
Setback from Watercourses Section 69	(2) No building or structure which does not require plan of subdivision, or site plan control approval, shall be located closer than: (a) 30 m to the normal highwater mark of any watercourse or waterbody, or (b) 15 m to the top of the bank of any watercourse or waterbody, whichever is the greater. (3) Development subject to site plan control must provide the watercourse or waterbody setbacks set forth in subsection (2) unless, as established	The proposed building is subject to site plan control approval. The proposed building is setback 25 m from the top of bank and 15 m from the established top of slope. The proposed setback is deemed to be appropriate to provide a margin of safety from hazards associated with flooding and unstable slopes.	Yes

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	through conditions of approval, a different setback is determined to be appropriate in accordance with the criteria set forth in the Official Plan.		

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
Interior Side Yard Setback Table 162A Table 162B(6)	Within 21 m of the front lot line - 3 m All other circumstances - 6 m	3 m	2 m
Visitor Parking spaces Section 102	0.2 per dwelling unit	35 units x 0.2 = 7 spaces	2 spaces
Communal Amenity Space Section 137	A minimum of 50% of the required total amenity area	210 m ² / 2 = 105 m ²	77.4 m ²

Conclusion

We trust that this information is satisfactory.

Sincerely,



Jacob Bolduc, RPP MCIP
Associate



Genessa Bates, M.Pl.
Planner