

# ESP PIERRE-DE-BLOIS AUDITORIUM ADDITION

1310 Chapman Mills Drive,  
Nepean, ON K2J 6L9



## Zoning Confirmation Report

P\_R Architectes #2622

Issued for Site Plan Control Re-Issuance

March 23, 2026

## 1. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	March 23, 2026	<b>Official Plan designation:</b>	Suburban (East) Transect, Evolving Neighborhood Overlay
<b>Municipal Address(es):</b>	1310 Chapman Mills Drive, Nepean, ON K2J 6L9	<b>Legal Description:</b>	Part of Lots 14 and 15, Concession 3 (Rideau Front), Geographic Township of Nepean
<b>Scope of Work:</b>	Auditorium addition to the existing high school.		
<b>Existing Zoning Code:</b>	Institutional Zone I1A[2361]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C (Suburban)	<b>Overlays Applicable<sup>1</sup>:</b>	N/A

<sup>1</sup> 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.			
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	N/A		
Zoning Provisions <sup>1</sup> Table 170A	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	permit a range of uses including: - school - place of assembly	Addition of a place of assembly to an existing secondary school.	Y
<b>Lot Width</b>	Min. 15.0 m	184.08 m	Y
<b>Lot Area</b>	Min. 400 m <sup>2</sup>	48,578 m <sup>2</sup>	Y
<b>Front Yard Set Back<sup>2</sup></b>	Min. 7.5 m	> 6 m	Y
<b>Corner Side Yard Setback</b>	Min. 4.5 m	> 4.5 m	Y
<b>Interior Side Yard Setback</b>	Min. 3.0 m	> N/A	N/A
<b>Rear Yard Setback</b>	Min. 7.5 m	> 7.5 m	Y
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	N/A	12.5 %	N/A

<b>Building Height<sup>3</sup></b>	15 m (By-law 2017-303)	10 m max height	Y
<b>Accessory Buildings Section 55</b>	N/A	N/A	N/A
<b>Projections into Height Limit Section 64</b>	N/A	N/A	N/A
<b>Projections into Required Yards Section 65</b>	N/A	N/A	N/A
<b>Required Parking Spaces Section 101 and 103</b>	96 Spaces [2 /classroom x [36 classrooms + 7 Portables + 5 Future Portables]	91 Standard Spaces 2 'Type A' Accessible Spaces 2 'Type B' Accessible Spaces 96 Total Spaces (Existing)	N/A
<b>Visitor Parking spaces Section 102</b>	N/A	N/A	N/A
<b>Size of Space Section 105 and 106</b>	(a) min 2.6m wide (b) max 3.1 m wide (c) min 5.2 m long	2.6 m wide x 5.2 m long (Existing)	N/A
<b>Driveway Width Section 107</b>	Min 6.0 wide for a double traffic lane	> 6.0m (Existing)	N/A
<b>Aisle Width Section 107</b>	Min. 6.7m for 90 deg. Parking	>= 6.7m (Existing)	N/A
<b>Location of Parking Section 109</b>	N/A	N/A	N/A
<b>Refuse Collection Section 110</b>	1. located at Min. 9.0m from a lot line abutting a public street and Min. 3.0m from any other lot line 2. an in-ground refuse container screened by soft landscaping	3 x in-ground refuse containers screened by soft landscaping	Y
<b>Bicycle Parking Rates Section 111</b>	1 per 100 m <sup>2</sup> ; 1x [10,089/100] = 100 spaces required	100 spaces	Y
<b>Bicycle Space Dimensions Section 111</b>	0.6m x 1.8m with 1.5m access aisle	Provided 0.6 m x 1.8m	Y
<b>Loading Space Rates and Provisions Section 113</b>	Min. 1 vehicle loading space required for school with GFA between 5000-9999 m <sup>2</sup>	1 provided (Existing)	N/A
<b>Size of Vehicle Loading Space Section 113, Table 113(b)</b>	Min width = 3.5m and Min length 7m	3.5m x 7m provided (Existing)	N/A

<b>Amenity Space Section 137</b>	N/A	N/A	N/A
<b>Other applicable relevant Provision(s)</b>			
<b>Parking required for person with disabilities Accessibility Standard Parking 3.1</b>	<i>3.1.2 Table 3 Accessible Parking Provision Requirements: For total number parking space between 76-100 -&gt; 4 accessible spaces are required; 2 type A and 2 type B</i>	<i>4 parking spaces provided 2" Type A" + 2 "Type B" (Existing)</i>	N/A
<b>Size of Accessible parking spaces</b>	<i>3.1.3 Design and Layout e. length of 5200mm f. min 3.4m wide for Type A min 2.4m wide for Type B d. provide an access aisle adjacent and parallel to each accessible parking space – min 1.5m wide</i>	<i>Type A = 3.4 m x 5.2 m Type B = 2.6 m x 5.2 m 1.5 m aisle for each (Existing)</i>	N/A

- 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

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