

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	May 28, 2026	Reviewed Plans:	Draft Plan of Subdivision prepared by AOV and Concept Plan prepared by Novatech dated May 11, 2026.
Municipal Address(es):	560 Hazeldean Road	Official Plan designation:	Mainstreet and Neighbourhood
Legal Description:	PART OF LOT 29 CONCESSION 11 GOULBOURN, PARTS 3 & 4 ON 4R16137 SAVE AND EXCEPT PARTS 1 & 2 ON 4R24074, PART 1, PLAN 4R30296 & PARTS 3 & 8, 4R33612 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2, 4R33612 AS IN OC2611360 CITY OF OTTAWA		
Scope of Work:	Comparative review of both Zoning By-law 2008-250 and Zoning By-law 2026-50 provisions. Based on the enactment of the new Zoning By-law 2026-50 and appeals, it is understood that the most restrictive zoning provision applies. Note: Based on Section 159(4) of Zoning By-law 2008-250 and Section 703(2) of Zoning By-law 2026-50, it is understood that Planned Unit Developments are treated as one lot for zoning purposes.		
Existing Zoning Code:	Agricultural, Rural Exception 263 – AG[263r] in Zoning By-law 2006-250 Agricultural – AG in Zoning By-law 2026-50	By-law Number:	2008-250 and 2026-50
Schedule 1 / 1A Area:	Area C: Suburban on Schedule 1A in Zoning By-law 2006-250. Area E: Suburban on Schedule A1 in Zoning By-law 2026-50.	Overlays Applicable:	Floodplain 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):	It is suggested to rezone the Subject Site from <i>Agricultural, Rural Exception 263r – AG[263r]</i> under <i>Zoning By-law 2006-250</i> and <i>Agricultural – AG</i> under <i>Zoning By-law 2026-50</i> to <i>Residential Third Density, Subzone Z – R3Z</i> under <i>Zoning By-law 2008-250</i> and <i>Neighbourhood Third Density – N3B</i> under <i>Zoning By-law 2026-50</i> . A site-specific provision is suggested to permit driveway areas greater than 50% of the front yard.

Zoning Provisions	Applicable Section, Exception or Schedule Reference	Zoning By-law 2008-250 Requirement	Applicable Section, Exception or Schedule Reference	Zoning By-law 2026-50 Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 159(1)(b)	Planned Unit Development (Detached and Townhouse Dwellings)	Section 801(a)	Planned Unit Development (Dwelling Unit)	Dwelling Unit (Detached and Townhouse Dwellings)	YES
Minimum Lot Width	Section 160, Table 160A, Subzone Z, Column IV	18.0 m	Section 801, Table 801B, Column B, Row I	7.5 m	117.6 m	YES
Minimum Lot Area	Section 160, Table 160A, Subzone Z, Column V	1,400 m ²	-	-	19,141.6 m ²	YES
Minimum Front Yard Setback (Hazeldean Road)	Section 160A, Table 160, Subzone Z, Column VII	3.0 m	Section 801, Table 801B, Column B, Row III	3.0 m	123.1 m	YES
Minimum Corner/Exterior Side Yard Setback	Section 160, Table 160A, Subzone Z, Column VIII	3.0 m	Section 801, Table 801B, Column B, Row V	3.0 m	Not Applicable	
Minimum Interior Side Yard Setback (Detached Dwellings – Carp River)	Section 160, Table 160A, Subzone Z, Column X	1.8 m Total (0.6 m for one side yard)	Section 801, Table 801B, Column B, Row IV	1.8 m Total	6.0 m	YES
Minimum Interior Side Yard Setback (Townhouse Dwellings – Existing Residential Subdivision)	Section 160, Table 160A, Subzone Z, Column X	1.2 m	Section 801, Table 801B, Column B, Row IV	1.8 m Total	7.7 m	YES
Minimum Rear Yard Setback (Stormwater Management Pond)	Section 160, Table 160A, Subzone Z, Column IX	6.0 m	Section 801, Table 801B, Column B, Row VII	6.0 m	9.4 m	YES
Minimum Driveway Width (Detached Dwellings)	Section 107(3)(a)	2.6 m	Section 606(1)	2.6 m	4.6 m	YES
Minimum Driveway Width (Townhouse Dwellings)	Section 107(3)(a)	2.6 m	Section 606(1)	2.6 m	3.2 m	YES

Maximum Driveway Area or Width (Detached Dwellings)	Section 107(3)(b)(ii)(1)	50%	Section 606(2)(b)	50%	65%	NO
Maximum Driveway Area (Townhouse Dwellings)	Section 107(3)(b)(ii)(1)	50%	Section 606(2)(b)	50%	60%	NO
Maximum Building Height (Detached Dwellings)	Section 160, Table 160A, Subzone Z, Column VI	11.0 m	Section 801, Table 801A, Column C, Row II	11.0 m and 3-storeys	8.5 m	YES
Maximum Building Height (Townhouse Dwellings)	Section 160, Table 160A, Subzone Z, Column VI	11.0 m	Section 801, Table 801A, Column C, Row II	11.0 m and 3-storeys	8.2 m	YES
Maximum Number of Dwelling Units (Detached Dwellings)	-	-	Section 801, Table 801A, Column C, Row I Note: does not apply to vertically attached dwelling per Section 801(4)(f)	2.5 per 100 sq m of lot area, maximum 12 per building		City staff to confirm whether this applies to PUDs.
Attached Garages and Carports Setback from Existing or Planned Sidewalk	-	-	Section 802(3)(a)	5.7 m	Not Applicable	
Minimum Lot Width Per Principal Vertically Attached Unit	-	-	Section 801, Table 801B, Column B, Row II	4.5 m	Not Applicable	
Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard	-	-	Section 802, Table 802, Row C(III)	40% of the yard		City staff to confirm whether this applies to PUDs.
Building Façade Standards: One Principle Entrance (Detached and Townhouse Dwellings)	-	-	Section 802(14)	One Principal Entrance	One Principal Entrance	YES

Minimum Interior Dimensions of Garage	-	-	Section 606(7)(a) and (b)	2.8 m x 6 m (single) 5.2 m x 6 m (double)	3.0 m x 6.1 m (single) 5.4 x 6.1 m (double)	YES
Other applicable relevant Provision(s)						
Minimum Width of Private Way	Section 131, Table 131, Column II, Row 1	6.0 m	Section 703(4)(b)	6.0 m	8.5 m	YES
Minimum Setback For Any Wall Of A Residential Use Building To A Private Way	Section 131, Table 131, Column II, Row 2	1.8 m	Section 703(3)(a)	1.8 m	2.3 m	YES
Minimum Setback For Any Garage Or Carport Entrance From A Private Way	Section 131, Table 131, Column II, Row 3	5.2 m	Section 703(4)(a)	5.2 m	5.2 m	YES
Minimum Separation Area Between Buildings Within A Planned Unit Development	Section 131, Table 131, Column II, Row 4(a)	1.2 m	Section 703(3)	1.2 m	3.0 m	YES
Landscaping and Parking	Section 131, Table 131, Column II, Row 6	All Lands Between Dwelling Units and Private Way Are To Be Landscaped With Soft Landscaping	Section 703(5)(a)	25%	41.4%	YES

C. Draft List of Recommended Zoning

2008-250 By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Driveway Area or Width (Detached Dwellings) Section 107(3)(b) (ii)(1)	50%	65%
Maximum Driveway Area (Townhouse Dwellings) Section 107(3)(b) (ii)(1)	50%	60%
2026-50 By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Driveway Area or Width (Detached Dwellings) Section 606(2)(b)	50%	65%
Maximum Driveway Area (Townhouse Dwellings) Section 606(2)(b)	50%	60%

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

Yours truly,

NOVATECH



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