

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	October 21, 2025	Reviewed Plans:	Developable Area Figure and Suggested Zoning prepared by Novatech dated October 2025
Municipal Address(es):	2095 Dilworth Road	Official Plan designation:	Rural Countryside and Greenspace
Legal Description:	PT LT 35 CON 3 N GOWER AS IN N684147, EXCEPT PART 1 ON EXPROPRIATION PLAN N742654; RIDEAU		
Scope of Work:	Zoning By-law Amendment application		
Existing Zoning Code:	Rural Countryside Zone – RU and Environmental Protection, Subzone 3 – EP3	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D: Rural on Schedule 1A	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):	Rezone existing Rural Countryside – RU to Rural Commercial – RC and Parks and Open Space, Subzone R – O1R			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Minimum Lot Width (Rural Commercial Zone)	Section 217-218 Table 217, Row B, Column II	30 m	398.95 m	YES
Minimum Lot Area (Rural Commercial Zone)	Section 217-218 Table 217, Row A, Column II	4000 m ²	117,400 m ²	YES
Minimum Lot Area (Parks and Open Space Zone)	Sections 179-180 Table 179, Row B, Column II	No Minimum	178,200 m ²	YES

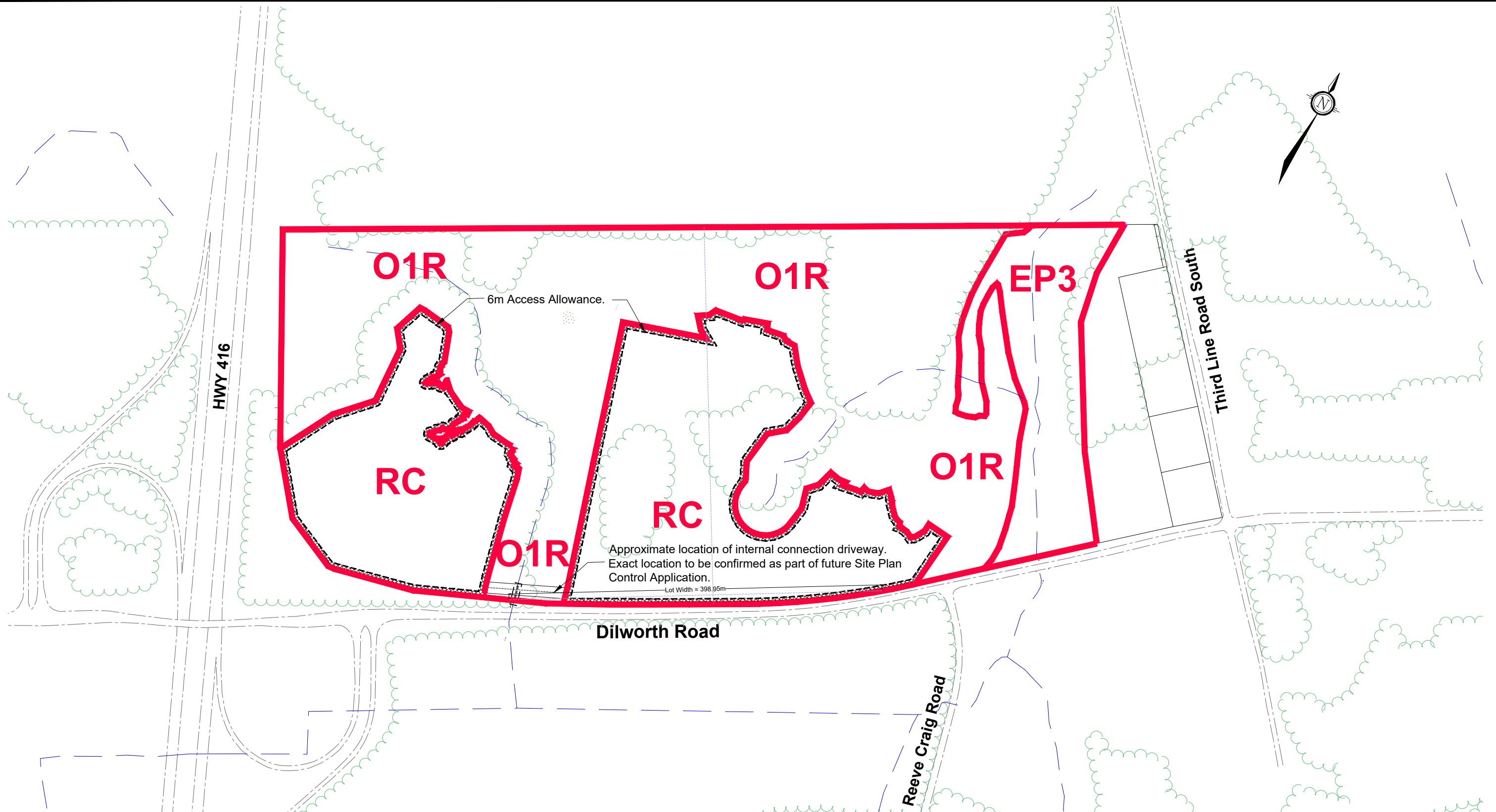
Notes: The minimum lot width was calculated in accordance with the definition of 'lot width' as well as the Sections 33 and 18 of the Zoning By-law 2008-250 as the Subject Site is divided into more than one zone.

C. Comments/Calculations:

Amend *Zoning By-law 2008-250* as per the Suggested Zoning figure below:

- *Rural Countryside – RU to Rural Commercial – RC.*
- *Rural Countryside – RU to Parks and Open Space, Subzone R – O1R.*
- Based on the revised Hydrogeological Study Report prepared by Englobe dated February 2025, the report states that the proposed zoning could proceed with less sensitive land uses where they do not rely on potable water supply. Subject to further discussions with City staff, the *Rural Commercial – RC* land uses could be limited to artist studio, automobile rental establishment, automobile dealership, automobile service station, gas bar, heavy equipment and vehicle sales, rental and servicing, kennel, retail food store, limited to a farmers' market, retail store, storefront industry, and warehouse.

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City of Ottawa
2095 DILWORTH ROAD

SUGGESTED ZONING

SCALE 1 : 4000

DATE: OCT 2025 JOB: 123081 FIGURE: 123081-Zoning