

## Zoning Confirmation Report Checklist

### A. Project Information

|                               |   |                                   |  |
|-------------------------------|---|-----------------------------------|--|
| <b>Review Date:</b>           | October 21, 2025  | <b>Reviewed Plans:</b>            | Developable Area Figure and Suggested Zoning prepared by Novatech dated October 2025 |
| <b>Municipal Address(es):</b> | 2095 Dilworth Road  | <b>Official Plan designation:</b> | Rural Countryside and Greenspace   |
| <b>Legal Description:</b>     | PT LT 35 CON 3 N GOWER AS IN N684147, EXCEPT PART 1 ON EXPROPRIATION PLAN N742654; RIDEAU |                                   |  |
| <b>Scope of Work:</b>         | Zoning By-law Amendment application   |                                   |  |
| <b>Existing Zoning Code:</b>  | Rural Countryside Zone – RU and Environmental Protection, Subzone 3 – EP3                 | <b>By-law Number:</b>             | 2008-250   |
| <b>Schedule 1 / 1A Area:</b>  | Area D: Rural on Schedule 1A  | <b>Overlays Applicable:</b>       | Floodplain Overlay   |

### B. Zoning Review

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

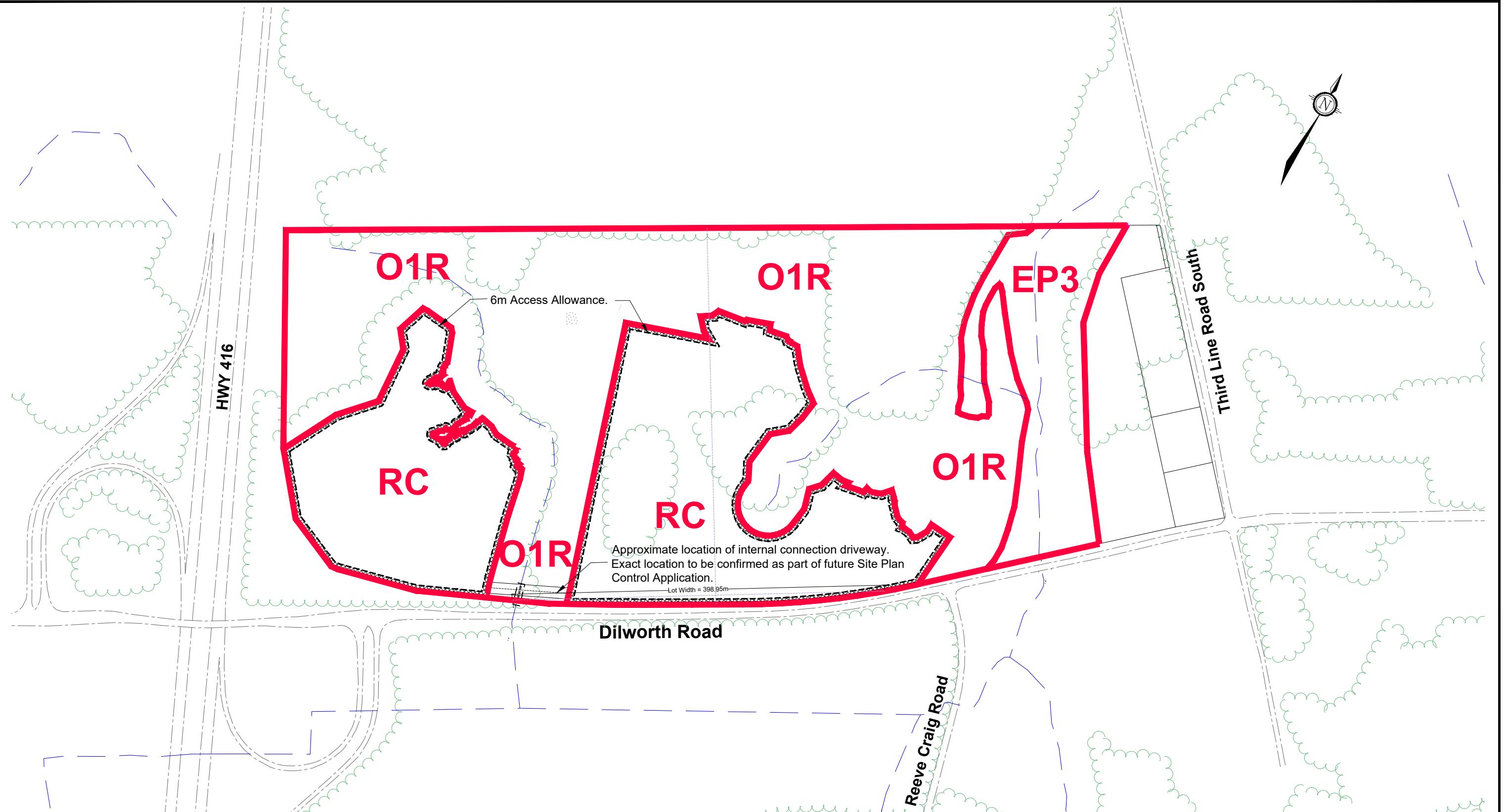
| <b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b> | Rezone existing Rural Countryside – RU to Rural Commercial – RC and Parks and Open Space, Subzone R – O1R |                     |                        |                 |
|---|---|---------------------|------------------------|-----------------|
| Zoning Provisions   | Applicable Section, Exception or Schedule Reference   | By-law Requirement  | Proposal               | Compliant (Y/N) |
| <b>Minimum Lot Width (Rural Commercial Zone)</b>              | Section 217-218<br>Table 217, Row B, Column II  | 30 m                | 398.95 m               | YES             |
| <b>Minimum Lot Area (Rural Commercial Zone)</b>               | Section 217-218<br>Table 217, Row A, Column II  | 4000 m <sup>2</sup> | 117,400 m <sup>2</sup> | YES             |
| <b>Minimum Lot Area (Parks and Open Space Zone)</b>           | Sections 179-180<br>Table 179, Row B, Column II   | No Minimum          | 178,200 m <sup>2</sup> | 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.



**NOVATECH**

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City of Ottawa  
2095 DILWORTH ROAD

**SUGGESTED ZONING**

SCALE 1 : 4000  
DATE OCT 2025 JOB 123081 FIGURE 123081-Zoning