

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	May 24, 2024	Reviewed Plans:	Site Plan prepared by Novatech dated May 9, 2005 and City of Ottawa approved on June 30, 2005
Municipal Address(es):	175 and 375 March Valley Road	Official Plan designation:	Kanata North Economic District
Legal Description:	See attached.		
Scope of Work:	Zoning By-law Amendment (Minor)		
Existing Zoning Code:	Business Park Industrial, Subzone 8, Urban Exception 172, Maximum Height 18 – IP8[172] H(18)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C: Urban and Greenbelt Area on Schedule 1	Overlays Applicable:	Not applicable

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):	Amend the existing IP8[172] H(18) site-specific provisions to permit the temporary golf course land use for an additional period of three (3) years as described below.			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	IP8[172] H(15)	Temporary Golf Course	Temporary Golf Course	YES
Minimum Lot Width	Part 11, Table 206E, Row (i), Column II	60.0 m	153.21 m and 123.55 m	YES
Minimum Lot Area	Part 11, Table 205, Row (a), Column II	750 m ²	69,889.03 m ²	YES
Maximum Lot Coverage	Part 11, Table 205, Row (c), Column II	55%	Not applicable	
Minimum Front Yard Setback	Part 11, Table 206E, Row (ii), Column II	12.0 m	Not applicable	
Minimum Corner Side Yard Setback	Part 11, Table 206E, Row (ii), Column II	12.0 m	Not applicable	
Minimum Interior Side Yard Setback	Part 11, Table 206E, Row (iii), Column II	8.0 m	Not applicable	
Minimum Rear Yard Setback	Part 11, Table 206E, Row (iii), Column II	8.0 m	Not applicable	
Maximum Floor Space Index	Part 11, Table 205, Row (g),	2	Not applicable	
Building Height	IP8[172] H(15)	15.0 m	Not applicable	

C. Comments/Calculations:

Amend *Zoning By-law 2008-250 Urban Exception 172* and add the following:

- A golf course is a permitted use for a temporary period of three years commencing June 27, 2024 and expiring June 27, 2027.

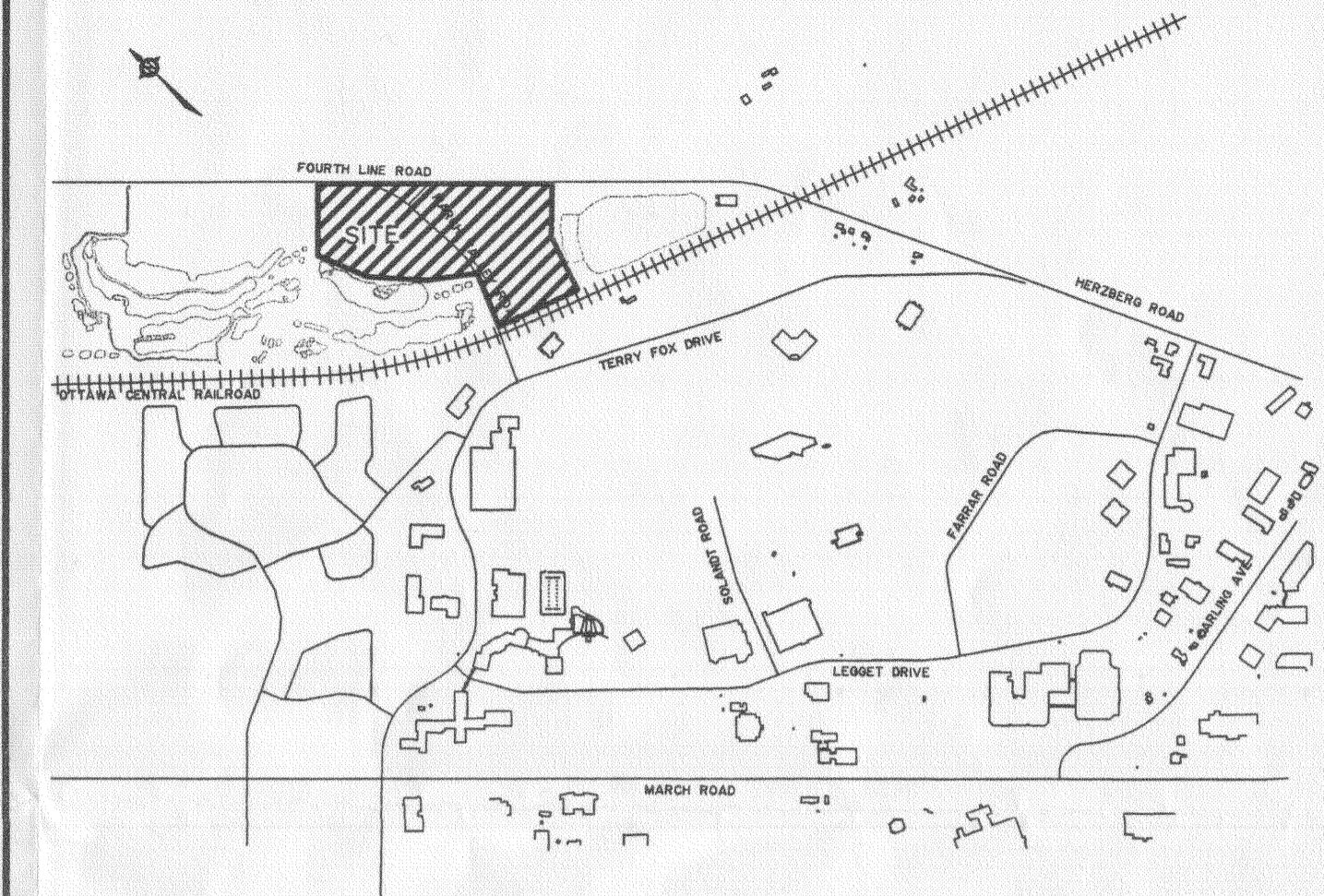
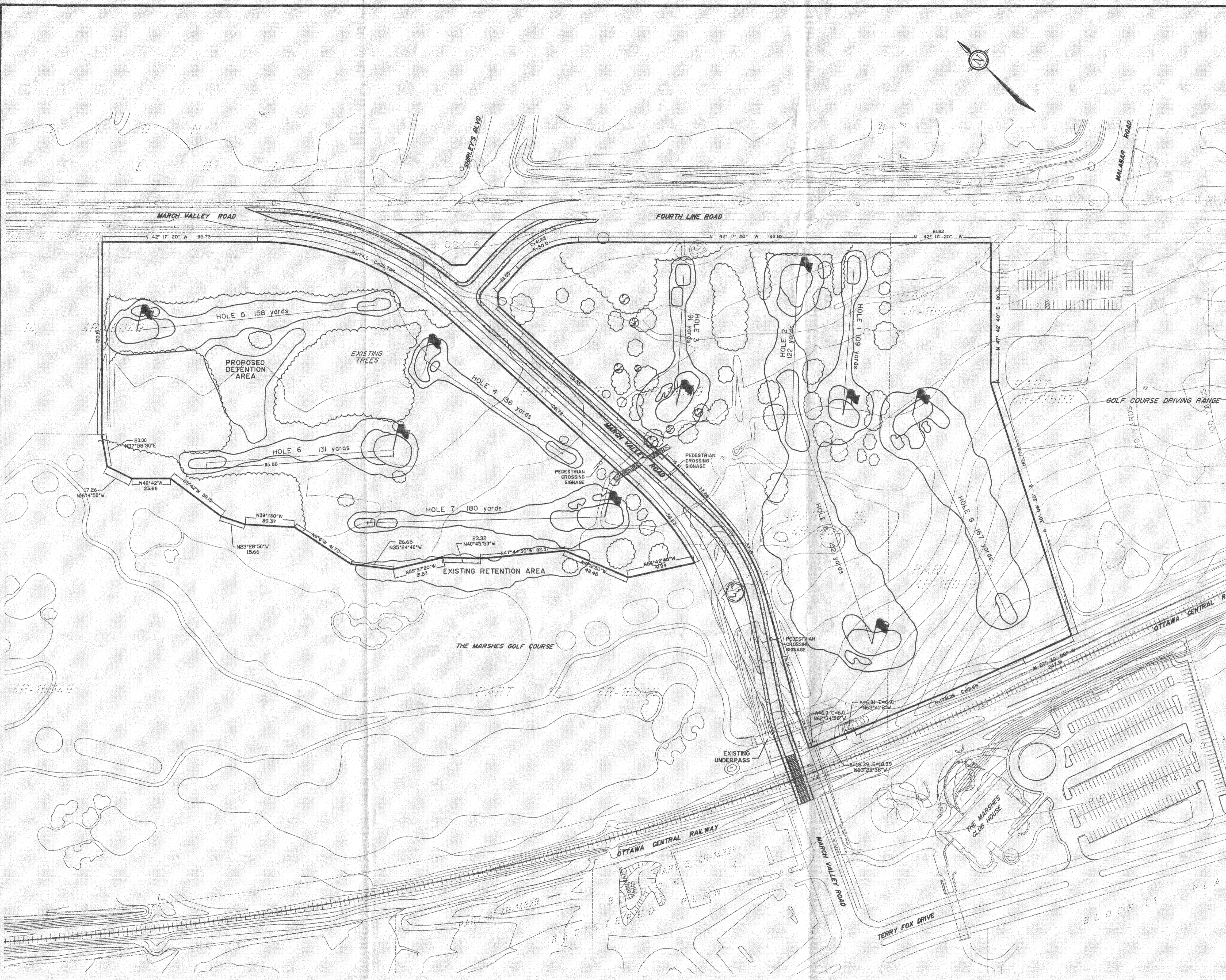
Legal Description

175 March Valley Road

PT LT 8, CON 4, AS IN MH4542, LYING EAST OF MH2262 ; KANATA/MARCH

375 March Valley Road

PART OF LOTS 9 AND 10, CONCESSION 4 (MARCH) BEING PART 3 ON PLAN 4R-5753, PARTS 1, 3 AND 5 ON PLAN 4R-12847, SAVE AND EXCEPT PART 3 ON PLAN 4R-13065 AND PARTS 2, 11 TO 15 ON PLAN 4R-19329, OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF KANATA OVERPART 7 ON PLAN 4R-16049 AS IN LT1074164. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF KANATA OVER PART 10 ON PLAN 4R-16049 AS IN LT1074165. SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA OVER PART 7 ON PLAN 4R-16049 AS IN OC320507. SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA OVER PARTS 4 TO 7 ON PLAN 4R-19329 AS IN OC320508. SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA OVER PARTS 3 AND 5 ON PLAN 4R-19329 AND PART 1 ON PLAN 4R-17528AS IN OC320509. SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA RESEARCH PARK CORPORATION OVER PARTS 6, 8, 9, 10 AND 19 ON PLAN 4R-19329 AS IN OC423049.

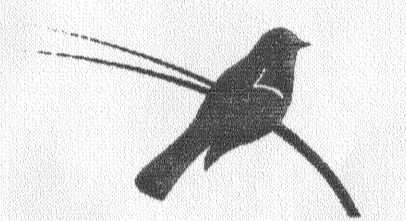


KEY PLAN
N.T.S.

SITE PLAN

PAR 3 GOLF COURSE

275 & 425 MARCH VALLEY ROAD

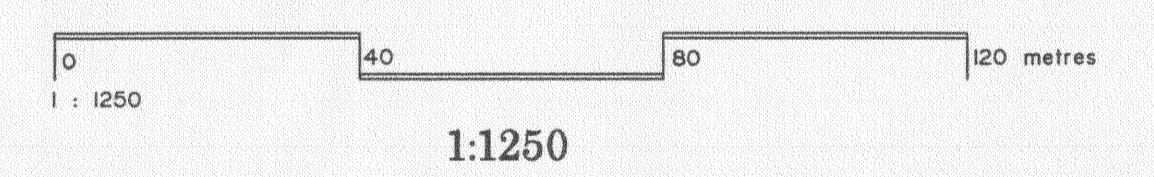


THE MARSHES
GOLF CLUB • OTTAWA

APPROVED REFUSED
GRANT K. LINDSAY
 Manager
 Development Approvals
 DATE **June 30, 2005**

007-12-04-0261

PART OF LOTS 8 AND 9, CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF MARCH,
 OTHERWISE DESCRIBED AS PARTS 13, 14, 16,
 17, 18, 19 AND 20 PLAN 4R-16049 SAVE AND
 EXCEPT PARTS 2, 3, 4, 5, 6 AND 7 ON PLAN
 4R-19329 AND PART 11 ON 4R-17503



	REQUIRED	PROVIDED
PARKING - MARSHES CLUB HOUSE (4 SPACES FOR EVERY HOLE)		
- EXISTING GOLF CLUB HOUSE AND 18 HOLE COURSE	167	257
- NEW 9 HOLE PAR 3 COURSE	36	-
TOTAL	203	257

No.	REVISION	DATE	BY
2	ADDED PEDESTRIAN CROSSING & SIGNAGE	MAY 09/05	GW
1	ISSUED FOR SITE PLAN APPLICATION	OCT 15/04	GW

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ISSUED
SEPTEMBER 2004
 PROJECT No.
104065
 DRAWING No.
104065-SP

M:\09_2005_143529 DWG Name: M.V. E. D:\104065\CAD\SP_104065-SP.dwg Modified: By: wjst