

Mahogany Community Phase 4

Minto Communities Inc.

Zoning Confirmation Report

Major Zoning By-law Amendment Application

March 14, 2025



Mahogany Community Phase 4

Minto Communities Inc.

Zoning Confirmation Report

Major Zoning By-law Amendment Application

March 14, 2025

Prepared For:

Carl Furney, MCIP, RPP, AICP
Land Development Manager
Minto Communities Inc.
200-180 Kent Street
Ottawa, ON K1P 0B6
T: 613-818-6230
E: CFurney@minto.com

Prepared By:

WSP Canada Inc.
2611 Queensview Drive, Suite 300
Ottawa, ON, K2B 8K2

Nadia De Santi, MCIP, RPP
Practice Lead
T: 613-690-1114
E: Nadia.De-Santi@wsp.com

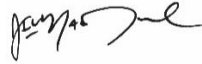
Jill MacDonald, MCIP, RPP
Senior Planner
T : 613-690-3936
E : Jill.MacDonald@wsp.com

SIGNATURES

PREPARED BY



Nadia De Santi, MCIP, RPP
Practice Lead



Jill MacDonald, MCIP, RPP
Senior Planner

This Zoning Confirmation Report was prepared by WSP Canada Inc. ("WSP") for Minto Communities Inc. in accordance with the agreement between WSP and the Client. This Zoning Confirmation Report is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this Report is the sole responsibility of the Client. The material in this Report, accompanying documents and all information relating to this activity reflect WSP's judgment in light of the information available to us at the time of preparation of this Report. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this Report.

WSP warrants that it performed services hereunder with that degree of care, skill, and diligence normally provided in the performance of such services in respect of projects of similar nature at the time and place those services were rendered. WSP disclaims all other warranties, representations, or conditions, either express or implied, including, without limitation, warranties, representations, or conditions of merchantability or profitability, or fitness for a particular purpose.

This Standard Limitations statement is considered part of this Report.

1 Introduction

WSP was retained by Minto Communities Inc. to prepare a Zoning Confirmation Report (the “Report”) in support of a Major Zoning By-law Amendment application for the lands municipally known as Part of 5651 First Line Road in Phase 4 of the Mahogany Community in the Village of Manotick (the “Site”). Phase 4 of the Mahogany Community will consist primarily of low-density residential development, including detached dwellings on lots with widths ranging between 38 to 72 ft, for a total of 211 dwelling units. The proposed Phase 4 development will also include a continuation of the internal road network connecting from Phase 3, two (2) stormwater management ponds and five (5) open space blocks. The Wilson Cowan Drain is also located within the Phase 4 lands. No development is proposed within this feature.

The complete Mahogany Community (Phases 1 to 5) will contain a maximum of 1,400 dwelling units, and also includes stormwater management ponds, parks and open space, and community service facilities, including a new school, and a portion of the Manotick Drumlin Forest, an Area of Natural and Scientific Interest (ANSI).

This Zoning Confirmation Report has been prepared to provide a detailed review to determine compliance of the proposed Mahogany Community Phase 4 development with the City of Ottawa Zoning By-law 2008-250 (November 24, 2023 Consolidation). This review is based on the Concept Plan prepared by Minto Communities Inc., dated December 2, 2024.

The Zoning Confirmation Report is set up as follows:

- **Section 2** includes the Zoning Confirmation Checklist, including Project Information and the Zoning Review, which provides a full review of the applicable zoning requirements and identifies any areas of non-compliance;
- **Section 3** includes the Draft List of Requested Relief, which confirms compliance with the City’s Zoning By-law and overview of the proposed Major Zoning By-law Amendment;
- **Appendix A** includes the Concept Plan for Phase 4, prepared by Minto Communities Inc. (dated December 2, 2024); and
- **Appendix B** includes the Draft Zoning By-law Amendment text, Draft Zoning Schedule, and revised Draft Schedule 404.

It is noted that additional information and rationale for the proposed Major Zoning By-law Amendment is included in the Planning Rationale, prepared by WSP (dated March 14, 2025), which is included under separate cover.

The Project Information is summarized in **Table 2-1**.

Table 2-1: Project Information - Mahogany Community Phase 4

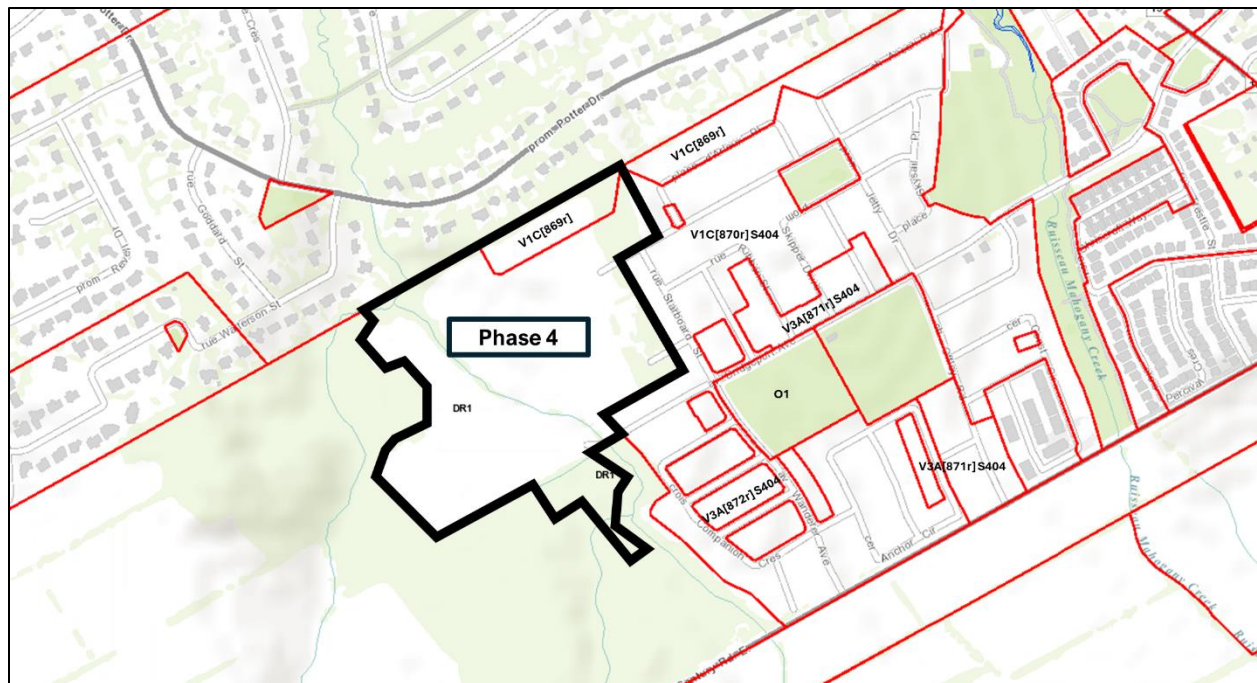
Project Information			
Review Date:	March 14, 2025	Official Plan Designation:	Rural Transect, Village
Municipal Address(es):	Part of 5651 First Line Road	Legal Description:	Part of Lots 4 and 5 Concession A (Broken Front) Geographic Township of North Grover City of Ottawa
Scope of Work:	Phase 4 of the Mahogany Community will consist primarily of low-density residential development, including detached dwellings on lots with widths ranging between 38 to 72 ft. A total of 211 dwelling units are proposed for Phase 4. The proposed Phase 4 development will also include a continuation of the internal road network connecting from Phase 3, two (2) stormwater management ponds and five (5) open space blocks.		
Existing Zoning Code:	Development Reserve Subzone 1 (DR1); Village Residential First Density, Subzone C, Rural Exception [869r], (VIC[869r])	By-law Number:	2008-250
Schedule 1 / 1A Area:	Rural / Area D: Rural	Overlays Applicable:	N/A

2.2 Zoning Review

Under the City of Ottawa Comprehensive Zoning By-law 2008-250 (Consolidation September 8, 2021), the site is zoned **Development Reserve, Subzone 1 (DR1) and Village Residential First Density, Subzone C, Rural Exception [869r], (VIC[869r])**, as shown in **Figure 2-2**.

Properties immediately adjacent to the site are zoned Village Residential First Density, Subzone P (VIP) to the north, Village Residential First Density, Subzone C, Rural Exception [870r] (VIC[870r]S404) to the south, Development Reserve, Subzone 1 (DR1) to the east, and Village Residential First Density, Subzone C, Rural Exception [870r] (VIC[870r]S404) to the west.,

Figure 2-2: Site Zoning (geoOttawa, 2025)



2.2.1 Proposed Major Zoning By-law Amendment

The proposed the Major Zoning By-law Amendment (ZBLA) seeks to:

1. Rezone lands identified as Area A in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [869r], (VIC[869r]);
2. Rezone lands identified as Area B in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [870r], (VIC[870r]), with some lots subject to a revised Schedule 404, to increase the maximum driveway coverage for a detached dwelling;
3. Rezone lands identified as Area C in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A[871r]);
4. Rezone lands identified as Area D in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone, Subzone 1 (O1);
5. Rezone lands identified as Area E in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Environmental Protection (EP) Zone;
6. Amend Schedule 404 of Zoning By-law No. 2008-250 to be expanded to include the Phase 4 lots, identified in Appendix B to permit a maximum driveway coverage of 60%.

The ZBLA does not apply to the proposed 72' single detached dwelling lots within Phase 4 as the rezoning for the 72' lots has already been approved, with the exception of Lot 123. A small portion of Lot 123, a planned 72' lot, measuring approximately 3 m in width has not yet been rezoned. As such, this portion of Lot 123 is identified as Area A and proposed to be zoned to VIC[869r].

2.2.2 Zoning Review Analysis

Table 2-2 provides a detailed zoning compliance analysis of how the proposed Mahogany Community Phase 4 development meets the Zoning By-law provisions for the proposed Zones (i.e., VIC[869r], V3A[871r], O1, and EP) as described in **Section 2.2.1** of this Report. The review in this Section is based on the Concept Plan, prepared by Minto Communities Inc. (dated December 2, 2024). The Concept Plan is included as **Appendix A** to this Report.

Table 2-2 provides a zoning review analysis for the lands identified as **Area A** in Appendix B of this Report.

Table 2-2: Zoning Compliance for Village Residential First Density, Subzone C, Rural Exception [869r] (VIC[869r])

Zoning Provision	Requirement –	Calculation (if applicable)	Compliance (Yes or No)
Zone Requirement – VIC[869r]			
Principal Land Use – Sec. 231(I)	Refer to the permitted uses in Section 231(I)	N/A	Yes – Detached dwelling
Minimum lot area – Part 15, Rural Exceptions – Rural Exception 869r	1,050 m ²	N/A	Yes – 1,050 m ²
Minimum lot width – Part 15, Rural Exceptions – Rural Exception 869r	21 m	N/A	Yes – 21 m
Minimum front yard setback – Part 15, Rural Exceptions – Rural Exception 869r	3 m	N/A	Yes – 3 m
Minimum interior yard setback – Part 15, Rural Exceptions – Rural Exception 869r	1.25 m	N/A	Yes – 1.25 m
Minimum corner side yard setback – Part 15, Rural	3 m	N/A	Yes – 3 m

Zoning Provision	Requirement –	Calculation (if applicable)	Compliance (Yes or No)
Exceptions – Rural Exception 869r			
Minimum rear yard setback – Part 15, Rural Exceptions – Rural Exception 869r	1. 6 m for one-storey; 2. 7.5 m for two-storeys	N/A	Yes – 6 m for one-storey; and 7.5 m for two-storeys
Maximum lot coverage – Part 15, Rural Exceptions – Rural Exception 869r	30%	N/A	Yes – 30%
Minimum width of soft landscaped buffer where it abuts a rear lot line – Part 15, Rural Exceptions – Rural Exception 869r	4.5 m	N/A	Yes – 4.5 m
Maximum height – Table 232, VIC Subzone	(ii) Other cases: 11 m	N/A	Yes – 11 m

Table 2-3 provides a zoning review analysis for the lands identified as **Area B** in Appendix B of this Report.

Table 2-3: Zoning Compliance for Village Residential First Density, Subzone C, Rural Exception [869r] (VIC[870r])

Zoning Provision	Requirement –	Calculation (if applicable)	Compliance (Yes or No)
Zone Requirement – VIC[870r]			
Principal Land Use – Sec. 231(1)	Refer to the permitted uses in Section 231(1)	N/A	Yes – Detached dwelling
Part 15, Rural Exceptions – Rural Exception 869r	Despite anything to the contrary, the lands shown on S404 are permitted to have a driveway cover 60% of the yard in which it is located.	N/A	Yes – Please refer to the revised Schedule 404 in Appendix A of this Report.
Minimum lot area – Part 15, Rural Exceptions – Rural Exception 870r	390 m ²	N/A	Yes – 390 m ²

Zoning Provision	Requirement –	Calculation (if applicable)	Compliance (Yes or No)
Minimum lot width – Part 15, Rural Exceptions – Rural Exception 870r	13.7 m	N/A	Yes – 13.7 m
Minimum front yard setback – Part 15, Rural Exceptions – Rural Exception 870r	3 m	N/A	Yes – 3 m
Minimum interior yard setback – Part 15, Rural Exceptions – Rural Exception 870r	1.2 m	N/A	Yes – 1.2 m
Minimum corner side yard setback – Part 15, Rural Exceptions – Rural Exception 870r	3 m	N/A	Yes – 3 m
Minimum rear yard setback – Part 15, Rural Exceptions – Rural Exception 870r	1. 6 m for one-storey; 2. 7.5 m for two-storeys	N/A	Yes – 6 m for one-storey; and 7.5 m for two-storeys
Maximum lot coverage – Part 15, Rural Exceptions – Rural Exception 870r	55%	N/A	Yes – 55%
Maximum height – Table 232, VIC Subzone	(ii) Other cases: 11 m	N/A	Yes – 11 m

Table 2-4 provides a zoning review analysis for the lands identified as **Area C** in Appendix B of this Report.

Table 2-4: Zoning Compliance for Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A[871r])

Zoning Provision	Requirement –	Calculation (if applicable)	Compliance (Yes or No)
Zone Requirement – V3A[871r]			
Principal Land Use – Sec. 235(1)	Refer to the permitted uses in Section 235(1)	N/A	Yes – Detached dwelling

Zoning Provision	Requirement -	Calculation (if applicable)	Compliance (Yes or No)
Part 15, Rural Exceptions - Rural Exception 871r	Despite anything to the contrary, the lands shown on S404 are permitted to have a driveway cover 60% of the yard in which it is located.	N/A	Yes - Please refer to the revised Schedule 404 in Appendix B of this Report.
Minimum lot area - Detached Dwelling - Part 15, Rural Exceptions - Rural Exception 871r	330 m ²	N/A	Yes - 330 m ²
Minimum lot width - Detached Dwelling - Part 15, Rural Exceptions - Rural Exception 871r	13.7 m	N/A	Yes - 13.7 m
Minimum front yard setback - Part 15, Rural Exceptions - Rural Exception 871r	3 m	N/A	Yes - 3 m
Minimum interior yard setback - Detached Dwelling - Part 15, Rural Exceptions - Rural Exception 871r	1.2 m	N/A	Yes - 1.2 m
Minimum corner side yard setback - Detached Dwelling - Part 15, Rural Exceptions - Rural Exception 871r	3 m	N/A	Yes - 3 m
Minimum rear yard setback- Detached Dwelling - Part 15, Rural Exceptions - Rural Exception 871r	6 m for one-storey; 7.5 m for two-storeys	N/A	Yes - 6 m for one-storey; and 7.5 m for two-storeys
Minimum landscaped area -	30%	N/A	Yes - 30%

Zoning Provision	Requirement -	Calculation (if applicable)	Compliance (Yes or No)
Detached Dwelling - Part 15, Rural Exceptions - Rural Exception 870r			
Maximum lot coverage - Detached Dwelling - Part 15, Rural Exceptions - Rural Exception 870r	55%	N/A	Yes - 55%
Maximum density - Detached Dwelling - Part 15, Rural Exceptions - Rural Exception 870r	35 units per hectare		Yes - 35 units per hectare
Maximum height - Table 232, VIC Subzone	11 m		Yes - 11 m

Table 2-5 provides a zoning review analysis for the lands identified as **Area D** in Appendix B of this Report.

Table 2-5: Zoning Compliance for Parks and Open Space Zone (O1)

Zoning Provision	Requirement -	Calculation (if applicable)	Compliance (Yes or No)
Zone Requirement - O1			
Principal Land Use - Section 179(1)	Refer to uses permitted in 179(1),	N/A	Yes - Park (i.e., Open space block)
Minimum lot width - Section 179, Table 179(a)	No minimum	N/A	Yes - No requirement
Minimum lot area - Section 179, Table 179(b)	No minimum	N/A	Yes - No requirement
Minimum front yard setback - Section 179, Table 179(c)	7.5 m	N/A	Yes - No development is proposed within Area D.
Minimum rear yard setback - Section 179, Table 179(d)	7.5 m	N/A	Yes - No development is proposed within Area D.

Zoning Provision	Requirement -	Calculation (if applicable)	Compliance (Yes or No)
Minimum interior side yard setback - Section 179, Table 179(e)	7.5 m	N/A	Yes - No development is proposed within Area D.
Minimum corner side yard setback - Section 179, Table 179(f)	7.5 m	N/A	Yes - No development is proposed within Area D.
Maximum height - Section 179, Table 179(g)	11 m		Yes - No development is proposed within Area D.
Maximum lot coverage - Section 179, Table 179(h)	20%		Yes - No development is proposed within Area D.

Table 2-6 provides a zoning review analysis for the lands identified as **Area E** in Appendix B of this Report.

Table 2-6: Zoning Compliance for Environmental Protection Zone (EP)

Zoning Provision	Requirement -	Calculation (if applicable)	Compliance (Yes or No)
Zone Requirement - EP			
Principal Land Use - Section 183(1)	Refer to uses permitted in 183(1),	N/A	Yes - Please note that the lands identified as Area E are part of the Wilson Cowan Drain. No development is proposed within this feature.
Minimum lot width - Section 183, Table 183(a)	No minimum	N/A	Yes - No requirement
Minimum lot area - Section 183, Table 183(b)	No minimum	N/A	Yes - No requirement
Minimum front yard setback - Section 183, Table 183(c)	7.5 m	N/A	Yes - No development is proposed within Area E.
Minimum rear yard setback - Section 179, Table 179(d)	7.5 m	N/A	Yes - No development is proposed within Area E.
Minimum interior side yard setback - Section 179, Table 179(e)	7.5 m	N/A	Yes - No development is proposed within Area E.
Minimum corner side yard setback -	7.5 m	N/A	Yes - No development is proposed within Area E.

Zoning Provision	Requirement –	Calculation (if applicable)	Compliance (Yes or No)
Section 179, Table 179(f)			
Maximum height – Section 179, Table 179(g)	11 m	N/A	Yes – No development is proposed within Area E.
Maximum lot coverage – Section 179, Table 179(h)	20%		Yes – No development is proposed within Area E.

2.2.3 Provisions for Accessory Uses, Buildings or Structures

The Zoning By-law contains provisions for accessory uses, building or structures, as set out in **Table 2-7**. Proposed accessory uses, buildings or structures for Phase 4 will meet the requirements in **Table 2-7**.

Table 2-7: Provisions for Accessory Uses, Building or Structures

Zoning Provision	Requirement (IV – All other zones)	Calculation (if applicable)	Compliance (Yes or No)
Minimum required setback from a front lot line, Sec. 55, Table 55(1)	Same as required for principal building	N/A	Yes
Minimum Required Setback from a Corner Side Lot Line or a Rear Lot Line abutting a street, Sec. 55, Table 55(2)	0 m	N/A	Yes
Minimum Required Setback from an Interior Side Lot Line or Rear Lot Line not abutting a street, Sec. 55, Table 55(3)	(e) Other accessory buildings or structures, or situations not otherwise specified above. (ii) Not abutting a residential zone - 0 m.	N/A	Yes
Minimum Required Distance from Any Other Building Located on the same lot, except	0 m	N/A	Yes

Zoning Provision	Requirement (IV - All other zones)	Calculation (if applicable)	Compliance (Yes or No)
for a hot tub, Sec. 55, Table 55(4)			
Maximum Permitted Height, Sec. 55, Table 55(5)	6 m	N/A	Yes
Maximum Permitted Size, Sec. 55, Table 55(6)	No restriction	N/A	Yes
Maximum Number of Accessory Buildings Permitted on a lot, Sec. 55, Table 55(7)	No restriction	N/A	Yes

2.2.4 Permitted Projections Above the Height Limit and Permitted Projections into Required Yards Provisions

The Zoning By-law contains provisions for permitted projections above the height limit and permitted projections into required yards, as set out in **Table 2-8**. There are no proposed projections into required yards for the proposed Mahogany Community Phase 4 development.

Table 2-8: Provisions for Permitted Projections Above Height Limit / into Required Yards

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Permitted projections above the height limit - Sec. 64	Except in the case of buildings or structures located within the area shown on Schedules 11 to 88 (Central Area Height Schedules), the maximum height limits do not apply to the structures listed below or to any other similar structures that may require a height in excess of maximum height limits in order to serve their intended purpose, unless otherwise specified in the by-law and provided these structures are erected only to such height or area as is	N/A	N/A

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	necessary to accomplish the purpose they are to serve and that is necessary to operate effectively and safely: – Mechanical and service equipment penthouse, elevator or stairway penthouse		
Chimney, chimney box and fireplace box, Sec. 65, Table 65(1)	1 m, but not closer than 0.6 m to a lot line	N/A	N/A
Eaves, eaves-troughs and gutters, Sec. 65, Table 65(2)	1 m, but not closer than 0.3 m to a lot line	N/A	N/A
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters, Sec. 65, Table 65(3)	0.6 m, but not closer than 0.6 m to a lot line	N/A	N/A
Canopies and awnings, Sec. 65, Table 65(4)	(b) All other buildings including a low-rise apartment dwelling and mid-high-rise apartment dwelling: i) a distance equal to $\frac{1}{2}$ the depth of a front, rear or corner side yard but not closer than 0.6 m to a lot line, and ii) 1.8 m into an interior side yard, but not closer than 0.6 m to a side lot line	N/A	N/A
Fire escapes, open stairways, stoop, landing,	(b) Other features: i) where at or below the floor level of the first floor:	N/A	N/A

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
steps and ramps – Sec. 65, Table 65(5)	1. in the case of the interior side yard or rear yard: no limit, and ii) other cases: 1. In the case of any yard: 1.5m, but not closer than 1 m to a lot line		
Covered or uncovered balcony, porch, deck, platform, and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings, Sec. 65, Table 65(6)	a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade: (i) in the interior side yard and rear yard: no limit (ii) in the front yard and corner side yard – the greater of 2 m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line c) In all other cases: 2 metres, but no closer than 1 metre from any lot line.	N/A	N/A
Bay window where window faces a lot line, Sec. 65, Table 65(7)	1 m, but not closer than 1.2 m from a lot line	N/A	N/A
Air conditioner condenser, heat pump or similar equipment, Sec. 65, Table 65(8)	III) For All Other Buildings (i.e., non-residential) (b) Other cases – no restriction.	N/A	N/A
Exit stairs – Sec. 161(13)(m)	Exit stairs providing required egress under the Building Code may project a maximum of 2.2 metres into the required rear yard.	N/A	N/A

2.2.5 Parking Provisions

The Zoning By-law contains provisions for parking, as set out in **Table 2-9**. The site is within Area D on Zoning By-law Schedule 1A.

For the purposes of applying the provisions of Section 103 - Maximum Limit on Number of Parking Spaces Near Rapid Transit Stations, the site is located in Area D: Rural on Schedule 1 of the Zoning By-law. Applicable provisions are identified in **Table 2-9**. **The site is not within 300 m of an existing rapid transit station in Schedule 2A or 2B.**

Table 2-9: Parking and Loading Space Provisions

Zoning Provision		Requirement	Calculation (if applicable)	Compliance (Yes or No)
Schedule 1A		The Site is designated as Area D “Rural” in Schedule 1A of City of Ottawa Zoning By-law No. 2008-250.	N/A	N/A
Schedule 2A and 2B		The Subject Site is not within 300 metres of a rapid transit station in Schedule 2A or Schedule 2B.	N/A	N/A
Minimum Parking Space Rates – Sec. 101, Table 101		<u>Area D (Schedule 1A):</u> Detached Dwelling: 1 per dwelling unit	211 detached dwelling units proposed as part of Phase 4 of Mahogany. = 211 off-street parking spaces required.	Yes – Each detached dwelling will have at least 1 off-street parking space.
Minimum visitor parking spaces – Sec. 102, Table 102		None required for the proposed use.	N/A	N/A
Dimension requirements for a motor vehicle parking space – Sec. 106(1)	(a) Width	Minimum width of 2.6 m; maximum width of 3.1 m.	N/A	Yes – Parking spaces will be 5.2 m x 2.6 m.
	(b) Length	5.2 m	N/A	
Minimum number of bicycle parking spaces – Sec. 111(2), Table 111A		None required for the proposed use.	N/A	N/A

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Minimum number of vehicle loading spaces required – Sec. 113, Table 113A	e) Residential uses – none required.	N/A	Yes – No requirement.

3 Draft List of Requested Relief from Zoning

Through the completion of the Zoning Confirmation Checklist in **Section 2** of this Report, it is confirmed that the proposed Phase 4 development is compliant with the proposed Zones being requested through the Major Zoning By-law Amendment and other applicable provisions of the City's Zoning By-law.

3.1 Proposed Major Zoning By-law Amendment

In order to facilitate the proposed development, a Major Zoning By-law Amendment to the City of Ottawa Zoning By-law 2008-250 is required. The Mahogany Community Phase 4 lands are currently zoned Development Reserve, Subzone 1 (DR1) and Village Residential First Density, Subzone C, Rural Exception [869r], (VIC[869r]).

The proposed Major Zoning By-law Amendment proposes to:

1. Rezone lands identified as Area A in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [869r], (VIC[869r]);
2. Rezone lands identified as Area B in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [870r], (VIC[870r]), with some lots subject to a revised Schedule 404, to increase the maximum driveway coverage for a detached dwelling;
3. Rezone lands identified as Area C in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A[871r]);
4. Rezone lands identified as Area D in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Parks and Open Space Zone, Subzone 1 (O1);
5. Rezone lands identified as Area E in Appendix B of this Report from Development Reserve Subzone 1 (DR1) to Environmental Protection (EP) Zone;
6. Amend Schedule 404 of Zoning By-law No. 2008-250 to be expanded to include the Phase 4 lots, identified in Appendix B, to permit a maximum driveway coverage of 60%.

The ZBLA does not apply to the proposed 72' single detached dwelling lots within Phase 4 as the rezoning for the 72' lots has already been approved, with the exception of Lot 123. A small portion of Lot 123, a planned 72' lot, measuring approximately 3 m in width has not yet been rezoned. As such, this portion of Lot 123 is identified as Area A and proposed to be zoned to VIC[869r].

The provisions under Rural Exceptions 869r, 870r, and 871r would be maintained.

The Draft Zoning By-law Amendment, Draft Zoning Schedule, and Draft Revised Schedule 404 are included as **Appendix B** to this Report.

APPENDIX

A

Concept Plan



scale | 1:2000

legend

-  72' Single Detached
-  52' Single Detached
-  45' Single Detached
-  38' Single Detached
-  Bungalow Towns
-  Executive Towns
-  Stormwater Management
-  Open Space
-  School

MUP (3.0 m) Locations

■ Sidewalk Locations

Possible Extra Garages

- ** All lots depths are 29m unless noted on plan
- ** All lots are standard widths unless noted on plan

Unit Type	Phase 2A		Phase 2B		Phase 2 Total		Phase 3		Phase 4		Phase 5		Total	
Singles	125	77%	186	100%	311	89%	249	79%	211	100%	247	100%	1017	91%
38" Single	27	22%	32	26%	59	19%	44	18%	40	19%	0	0%	143	14%
45" Single	61	49%	68	54%	129	41%	134	54%	61	29%	236	95%	553	54%
52" Single	37	30%	75	60%	112	36%	61	24%	100	47%	0	0%	281	28%
72" Single	0	0%	11	9%	11	4%	10	4%	10	5%	11	4%	42	4%
Towns	38	23%	0	0%	38	11%	67	21%	0	0%	0	0%	105	9%
Executive Town	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Bungalow Towns	38	23%	0	0%	38	11%	67	21%	0	0%	0	0%	105	100%
Total	163		186		349		316		211		247		1124	



MINTO | MAHOGANY

Stage 4

Stage 4 - Concept 11

date | 2024-12-02

APPENDIX

B

Draft Zoning By-Law Amendment and Schedules

The proposed zoning changes are indicated by the bolded text.

March 14, 2025

DRAFT BY-LAW NO. 2025-XX

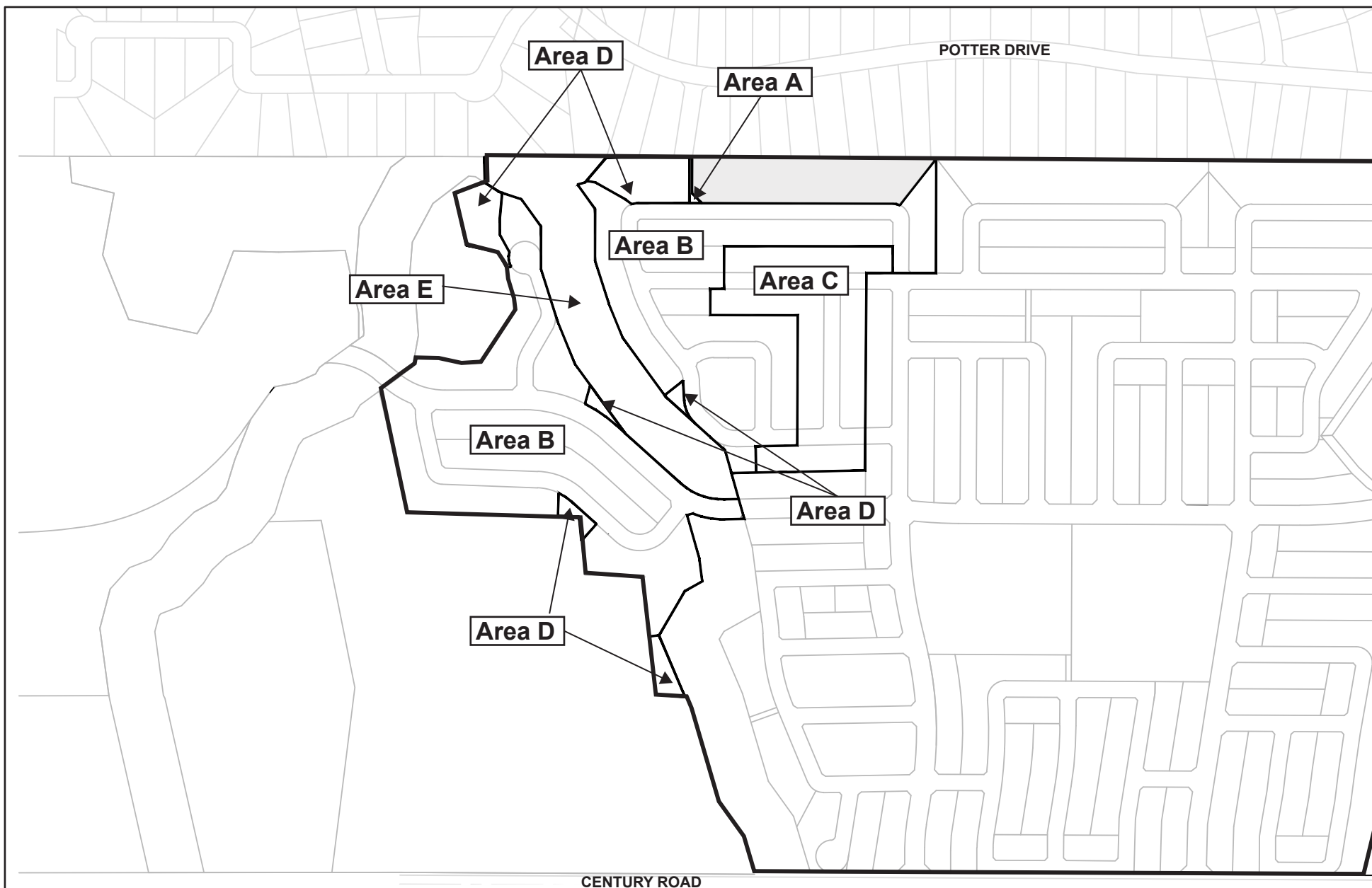
A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands legally described as Part of Lots 4 and 5 Concession A (Broken Front) Geographic Township of North Gower City of Ottawa.

The Council of the City of Ottawa, pursuant to Section 34 of the Planning Act, R.S.O. 1990, enacts as follows:

The Zoning Map of By-law No. 2008-250, entitled “City of Ottawa Zoning By-law” is amended by rezoning the lands on Attachment 1 to this by-law as follows:

1. To rezone lands identified as Area A from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [869r] (V1C[869r]).
2. To rezone lands identified as Area B from Development Reserve Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception [870r] Schedule 404 (V1C[870r] S404).
3. To rezone lands identified as Area C from Development Reserve Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception [871r] (V3A[871r]).
4. To rezone lands identified as Area D on Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Open Space, Subzone 1 (O1).
5. To rezone lands identified as Area E on Appendix A of this Report from Development Reserve Subzone 1 (DR1) to Environmental Protection (EP).
6. To revise Schedule 404 (S404) as per Schedule B to this by-law.

ENACTED AND PASSED this _____ day of _____, 2025



This is "Attachment 1" to
Zoning By-law 2025-XXX

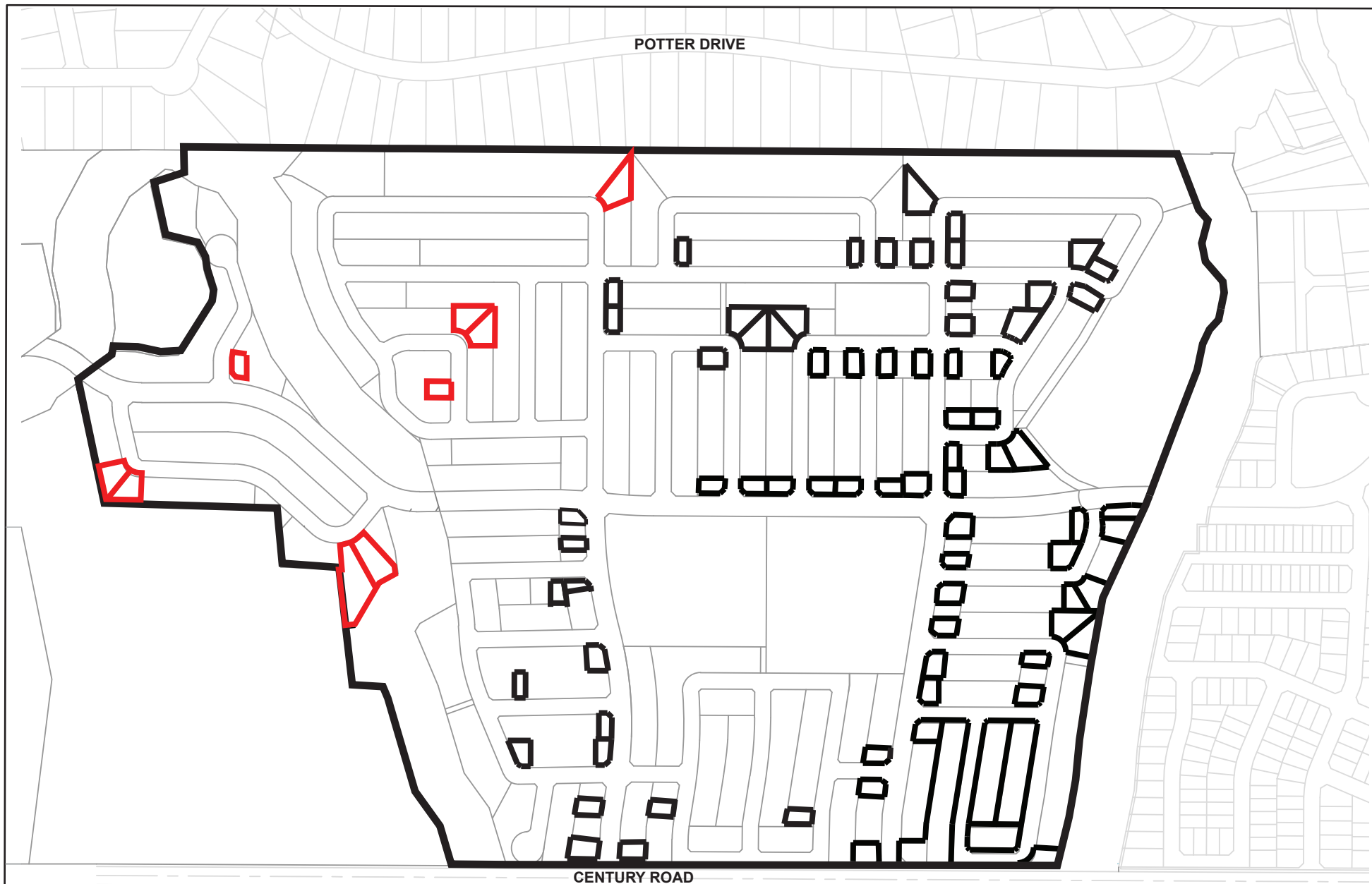
Prepared by WSP
March 2025

- Area A to be rezoned from DR1 to V1C[869r]
- Area B to be rezoned from DR1 to V1C[870r]
- Area C to be rezoned from DR1 to V3A[871r]
- Area D to be rezoned from DR1 to O1
- Area E to be rezoned from DR1 to EP

 Please note that these lands were previously
zoned V1C[869r] (By-law 2018-349)



1:2000



This is Schedule 404 to
Zoning By-law No. 2008-250

Prepared by WSP
March 2025

-  Current Schedule 404 Lots
-  Phase 4 Schedule 404 Lots

DRAFT



1:2000