

Zoning Confirmation Report

3971 Greenbank Road

July 9, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 9, 2025	Official Plan Designation	Rural Countryside
Municipal Address(es)	3971 Greenbank Rd	Legal Description	Part of Lot 6, Concession 2 (Rideau Front) Geographic Township of Nepean
Scope of Work	Zoning By-law Amendment		
Existing Zoning Code	RU	By-law Number	2008-250
Schedule 1 / 1A Area	Area D	Overlays Applicable	Future Neighbourhood Overlay (Omnibus #34, pending)

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	RU[XXXXr]		
Principal Land Use(s)	agricultural use, agriculture-related use, animal care establishment, animal hospital, artist studio, bed and breakfast, Cannabis Production Facility, limited to outdoor and greenhouse cultivation, cemetery, detached dwelling, equestrian establishment, environmental preserve and educational area, forestry operation, group home, home-based business, home-based day care, kennel, on-farm diversified use, retirement home, converted, additional dwelling unit	Place of worship	N
Minimum Lot Width Table 227	50 m	75.29 m	Y
Minimum Lot Area Table 227	0.8 ha	1.17 ha	Y

B. Zoning Review

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

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Minimum Front Yard Setback Table 227	10 m	>10 m	Y
Minimum Corner Side Yard Setback Table 227	10 m	>10 m	Y
Minimum Rear Yard Setback Table 227	10 m	>10 m	Y
Minimum Interior Yard Setback Table 227	5 m	5 m	Y
Maximum Building Height Table 227	12 m	Former office building: 5 m (approx.) Quonset Hut: 11 m (approx..)	Y
Maximum Lot Coverage (%) Table 227	20%	+/- 10%	Y
Vehicle Parking Area D in Schedule 1A S. 101 Table 101	Place of Worship - 10 per 100 m ² of gross floor area of assembly area Former office building: approx. 294 m ² Quonset Hut: approx. 450 m ² 744 m ² = 75 spaces	>150+ spaces To be formalized through Site Plan Control	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide.		
Driveway Width Section 107	Single traffic lane – 3 m	>3m	Y
Aisle Width Section 109	6.7 m	6.7 m	Y
Location of Parking Section 109	n/a	n/a	N/A
Refuse Collection Section 110	n/a	n/a	N/A
Bicycle Parking Space Rates S. 111	Area D on Schedule 1 of the Zoning By-law, no bicycle parking required.	0 spaces	Y
Landscaping Provisions for Parking Lots S. 110	Minimum of 15% of the area of any parking lot must be provided as	To be formalized through Site Plan Control	Y

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	perimeter or interior landscaped area Minimum required width of landscape buffer abutting a street: 3 m	>3 m	

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
Section 227	Permitted Uses	Not a permitted use	Place of Worship

Conclusion

We trust that this information is satisfactory.

Sincerely,



Saide Sayah, MCIP RPP
Principal



Genessa Bates, M.Pl.
Planner