

## Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	February 24, 2025	<b>Reviewed Plans:</b>	Site Plan Drawing A001 REV #1, prepared by N45 Architecture Inc. dated February 21, 2025
<b>Municipal Address(es):</b>	8560 Campeau Drive	<b>Official Plan designation:</b>	Mixed Industrial
<b>Legal Description:</b>	PART OF LOT 4, CONCESSION 1, HUNTLEY, BEING PARTS 1 AND 2 ON PLAN 4R-28323 SUBJECT TO AN EASEMENT IN GROSS OVER PART 12, 4R29646 AS IN OC1808653 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 4R29686 AS IN OC1816865 CITY OF OTTAWA		
<b>Scope of Work:</b>	Site Plan Control application		
<b>Existing Zoning Code:</b>	Business Park Industrial, Subzone 13 – IP13	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C: Suburban on Schedule 1A	<b>Overlays Applicable:</b>	Not applicable

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>	Not applicable			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Section 205(1)(a)	Office and Training Centre	Office and Training Centre	YES
<b>Minimum Lot Width</b>	Part 11, Table 205, Row B, Column II	No Minimum	166.34 m	YES
<b>Minimum Lot Area</b>	Part 11, Table 205, Row A, Column II	750 m <sup>2</sup>	26,310.11 m <sup>2</sup>	YES
<b>Minimum Front Yard Setback</b>	Part 11, Table 205, Row D, Column II	6.0 m	7.87 m	YES
<b>Minimum Corner Side Yard Setback (Upper Canada Street)</b>	Part 11, Table 205, Row D, Column II	6.0 m	35.34 m	YES
<b>Minimum Corner Side Yard Setback (Campeau Drive)</b>	Part 11, Table 205, Row A, Column II	6.0 m	34.97 m	YES
<b>Rear Yard Setback</b>	Part 11, Table 205, Row F, Column II	6.0 m	78.55 m	YES
<b>Maximum Lot Coverage</b>	Part 11, Table 205, Row C, Column II	55%	23%	YES
<b>Maximum Building Height</b>	Part 11, Table 205, Row H(ii), Column II	22.0 m	11.50 m	YES

<b>Minimum Width of Landscape Area</b>	Part 4, Table 110	3.0 m	3.72 m	YES
<b>Parking Landscape Buffer</b>	Part 4, Table 110, Row A, Row B, Column IV	For a parking containing 100 or more spaces:  Abutting a street = 3 m  Not abutting a street = 3 m	Abutting a street = 4.8 m and 6.45 m  Not abutting a street = 3.72 m	YES
<b>Standard Parking Space</b>	Part 4, Section 106(a) and (c)	2.6 m width x 5.2 m length	2.6 m x 5.2 m	YES
<b>Required Parking Spaces</b>	Part 4, Section 101, Table 101, Row N92, Column IV	169 parking spaces (existing and proposed)	181 parking spaces (including barrier free)	YES
<b>Barrier Free Accessible Parking</b>	Traffic and Parking (By-law No. 2017-301) Part C, Section 112(2)	167-250 parking spaces 7 accessible parking spaces 3 Type A 4 Type B	4 existing accessible parking spaces 3 new accessible parking spaces (2 Type A; 1 Type B)	YES
<b>Required Loading Spaces</b>	Part 4, Section 113, Table 113A, Row B, Column V	1 per 2000 m <sup>2</sup> – 4,999 m <sup>2</sup>	2 spaces	YES
<b>Loading Space</b>	Part 4, Section 113, Table 113B, Row B(iii), Column II and Row D(ii), Column II	3.5 m width x 7.0 m length	3.5 m width x 7.0 m length	YES
<b>Bicycle Parking</b>	Part 4, Section 111, Table 111A, Row I, Column II	8 bicycle spaces (existing and proposed)	16 bicycle spaces (existing)	YES
<b>Minimum Front Yard Setback [Gazebo] (Journeyman Street)</b>	Part 2, Section 55, Table 55, Row 1, Column IV	6.0 m	7.5 m	YES
<b>Minimum Corner Side Yard Setback [Gazebo] (Upper Canada Street)</b>	Part 2, Section 55, Table 55, Row 2, Column IV	0 m	41.33 m	YES
<b>Minimum Rear Yard Setback [Gazebo]</b>	Part 2, Section 55, Table 55, Row 2(e)(ii), Column IV	0 m	73.19 m	YES
<b>Minimum Required Distance From Any Other Building Located On The Same Lot</b>	Part 2, Section 55, Table 55, Row 4, Column IV	0 m	2.12 m	YES

<b>Maximum Permitted Height [Gazebo]</b>	Part 2, Section 55, Table 55, Row 5, Column IV	6.0 m	4.40 m	YES
<b>Minimum Setback To A Lot Line [Garbage Enclosure] (Upper Canada Street)</b>	Part 4, Section 110(3)(a)	9.0 m	18.72 m	YES
<b>Minimum Setback From Any Other Lot Line [Garbage Enclosure]</b>	Part 4, Section 110(3)(b)	3.0 m	50.28 m	YES
<b>Minimum Height Of Opaque Screen</b>	Part 4, Section 110(3)(c)	2.0 m	2.20 m	YES

**C. Comments/Calculations:**