

# Zoning Confirmation Report

40 Beechcliffe Street – R4M[2995]

## Prepared For:

Habitat for Humanity Greater Ottawa  
3 Iber Road, Stittsville

## Prepared By:

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*Susan Murphy*

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A. Project Information			
<b>Review Date:</b>	June 24, 2025	<b>Official Plan Designation:</b>	Outer Urban Transect
<b>Municipal Address(es):</b>	40 Beechcliffe St	<b>Legal Description:</b>	PART 6 AND PART OF PARTS 1, 4 AND 11 EXPROPRIATION PLAN 4D-70 BLOCK 45 REGISTERED PLAN 4M-468
<b>Scope of Work:</b>	Site Plan Control		
<b>Existing Zoning Code:</b>	R4M[2995]	<b>By-Law Number:</b>	2008-250; 2024-494
<b>Schedule 1/1A Area:</b>	C	<b>Overlays Applicable:</b>	OP-Annex 2 Development Zone of Influence; Evolving Neighbourhood

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>	R4M[2995]		
<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Principal Land Use(s)</b>	<ul style="list-style-type: none"> <li>• Detached dwellings</li> <li>• Semi-detached dwellings</li> <li>• Duplex dwellings</li> <li>• Linked-detached dwellings</li> <li>• Townhouses</li> <li>• Three-unit dwellings</li> <li>• Stacked dwellings</li> </ul>	Townhouses	Y

	<ul style="list-style-type: none"> <li>• Low-rise apartment dwellings</li> <li>• Bed and breakfast establishments</li> <li>• Group homes</li> <li>• Rooming houses</li> <li>• Retirement homes</li> <li>• Planned unit developments</li> <li>• Secondary dwelling units / additional dwelling units</li> <li>• Home-based businesses and home-based daycares</li> <li>• Community gardens and urban agriculture</li> </ul>		
<b>Lot Width [2995] (By-law 2024-494))</b>	5 m	5.95 m	Y
<b>Lot Area [2995] (By-law 2024-494))</b>	No minimum.	202 m <sup>2</sup>	Y
<b>Front Yard Set Back</b>	3 m	3 m	Y
<b>Corner Side Yard Setback</b>	3 m	N/A	N/A
<b>Interior Side Yard Setback</b>	1.2 m	1.5 m	Y
<b>Rear Yard Setback [2995] (By-law 2024-494))</b>	4.5 m	4.5 m	Y
<b>Building Height [2995] (By-law 2024-494))</b>	Lesser of 14.5m or 4 storeys.	Up to 14 m dependent on average grade.	Y
<b>Projections of covered or uncovered balcony, porch, deck Section 65</b>	2 metres, but no closer than 1 metre from any lot line.	Greater than 1 m from a lot line.	Y

[illegible]