

Zoning Confirmation Report

320 Bren-Maur Road West

October 31, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	2025-10-31	Official Plan Designation	Neighbourhood
Municipal Address(es)	320 Bren-Maur Road W	Legal Description	Part of Lots 12 and 13 of Concession 2 (Rideau Front) Geographic Township of Nepean
Scope of Work	Zoning By-law Amendment / Site Plan Control		
Existing Zoning Code	DR	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	Flood Plain Overlay Evolving Neighbourhood Overlay
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):	R4Z		
Principal Land Use(s)	apartment dwelling, low rise	apartment dwelling, low rise	Yes
Minimum Lot Width	18 m	61.8 m	Yes
Minimum Lot Area	450 m ²	4,283.9 m ²	Yes
Front Yard Set Back Bren-Maur Rd	3 m	3.4 m	Yes
Corner Side Yard Setback Longfields Dr	3 m	12.6 m	Yes
Interior Side Yard Setback	3 m	2 m	Yes
Rear Yard Setback	15 m	25 m	Yes
Building Height	14.5 m	13.82 m	Yes
Projections into Required Yards Section 65	– Front and interior side yard eaves, eave-throughs and gutters: maximum 1 m, but not closer than 0.3 m to a lot line	0.6 m projection, 2.4 m from lot line 0.3 m projection, 1.6 m from lot line	Yes

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)
	<ul style="list-style-type: none"> – Covered or uncovered balcony, porch, deck: maximum 2 m, but not closer than 1 m to a lot line 		
Required Parking Spaces Section 101 and 103	<p>1.2 per dwelling unit 35 units x 1.2 = 42 spaces</p>	41 spaces	No
Visitor Parking spaces Section 102	<p>0.2 per dwelling unit 35 units x 0.2 = 7 spaces</p>	6 spaces	No
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Yes
Driveway Width Section 107	<p>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, provided that the space:</p> <ul style="list-style-type: none"> / Is visibly identified as being for a compact car / Is not a required visitor parking space <p>Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.</p>	<p>Reduced spaces: 2.6 m x 4.6 m 2 reduced parking spaces provided</p>	Yes
	/ Parking garage: 6 m for a double traffic lane	6 m	Yes
Aisle Width Section 107	Parking garage accessory to a residential use: 6 m	6 m	Yes
Location of Parking Section 109	<p>No parking space may be established and no person may park a motor vehicle:</p> <ul style="list-style-type: none"> (i) in a required and provided front yard; (ii) in a required and provided corner side yard; or <p>in the extension of a required and provided corner side yard into a rear yard.</p>	<p>Resident parking is located in the parking garage</p> <p>Surface visitor parking located in the required front yard</p>	No

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)
Waste Management Section 143	The garbage storage area required by b) must: (i) be located within (1) the principal building, or (2) an accessory building located in the rear yard; (ii) have a total volume of not less than 3.5 cubic metres with a minimum floor area of not less than 2.0 square metres; (iii) be located adjacent to the path required by clause	Garbage storage area is located within the principal building in the underground parking garage	Yes
Bicycle Parking Rates Section 111	0.5 per dwelling unit 35 units x 0.5 = 18 spaces	20 spaces	Yes
Amenity Space Section 137	6 m ² per dwelling unit 35 units x 6 = 210 m ²	1,072 m ²	Yes
Communal Amenity Space Section 137	A minimum of 50% of the required total amenity area	815 m ²	Yes

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
Required Parking Spaces Section 101 and 103	1.2 per dwelling unit	35 units x 1.2 = 42 spaces	41 spaces
Visitor Parking spaces Section 102	0.2 per dwelling unit	35 units x 0.2 = 7 spaces	6 spaces
Location of Parking Section 109	No parking space may be established and no person may park a motor vehicle: (iii) in a required and provided front yard; (iv) in a required and provided corner side yard; or in the extension of a required and provided corner side yard into a rear yard.	No parking space in a required and provided front yard;	2 surface visitor parking spaces are located in the required front yard

Conclusion

We trust that this information is satisfactory.

Sincerely,



Jacob Bolduc, RPP MCIP
Associate



Genessa Bates, M.Pl.
Planner