

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	August 13, 2025	Reviewed Plans:	Suggested Zoning Key Plan
Municipal Address(es):	560 Hazeldean Road	Official Plan designation:	Corridor – Mainstreet and Neighbourhood with Evolving Neighbourhood Overlay
Legal Description:	PART OF LOT 29 CONCESSION 11 GOULBOURN, PARTS 3 & 4 ON 4R16137 SAVE AND EXCEPT PARTS 1 & 2 ON 4R24074, PART 1, PLAN 4R30296 & PARTS 3 & 8, 4R33612 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2, 4R33612 AS IN OC2611360 CITY OF OTTAWA		
Scope of Work:	Plan of Subdivision and Zoning By-law Amendment applications		
Existing Zoning Code:	Agricultural, Rural Exception 263r – AG[263r]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C: Suburban on Schedule 1A	Overlays Applicable:	Flood Plain Overlay

B. Zoning Review				
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.				
Proposed Zone/Subzone (Zoning By-law Amendments only):	Rezone existing Agricultural, Rural Exception 263r – AG[263r] to Arterial Mainstreet – AM.			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 185(1)(2)			
Lot Width	Part 10, Table 185, Column II	No Minimum	108.9 m	
Lot Area	Part 10, Table 185, Column II	No Minimum	5329.7 m ²	
Front Yard Set Back	Part 10, Table 185, Column II	(i) Non-Res/Mixed-Use: No Minimum (ii) Residential Use: 3.0 m		
Corner Side Yard Setback	Part 10, Table 185, Column II	(i) Non-Res/Mixed-Use: No		

		Minimum (ii) Residential Use: 3.0 m		
Interior Side Yard Setback	Part 10, Table 185, Column II	(i) Abutting Res-Zone: 7.5 m (ii) All other cases: No Minimum		
Rear Yard Setback	Part 10, Table 185, Column II	(i) Abutting a street: 3.0 m (ii) Rear lot line abutting a residential zone: 7.5 m (iii) For a residential use building: 7.5 m (iv) All other cases: No minimum		
Building Height	Part 6, Table 160A, Subzone Z, Column VI	(i) in any area up to and including 20 metres from a property line abutting a R1, R2 or R3 residential zone: 11 m (ii) in any area up to and including 20 metres from a property line abutting a R4 zone: 15 m (iii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1,		

		R2, R3 or R4 zone: 20 m or as shown on the zoning map (iv) more than 30 metres from a property line abutting a R1 – R4 zone: 30 metres but in no case greater than nine storeys, or as shown on the zoning map (v) Not applicable (vi) in all other cases: 30 metres but in no case greater than nine storeys, or as shown on the zoning map		
Other applicable relevant Provision(s)				

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed



Engineers, Planners & Landscape Architects

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

NOVATECH

A handwritten signature in black ink, appearing to read "Robert Tran". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert Tran, M.Pl.
Project Planner, Planning & Development

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