

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	August 20, 2025	Reviewed Plans:	Suggested Zoning Key Plan
Municipal Address(es):	4850 Bank Street	Official Plan designation:	Future Neighbourhood Overlay
Legal Description:	PART OF LOT 22 CONCESSION 4 RIDEAU FRONT GLOUCESTER, BEING PART 2 ON PLAN 4R-27861. CITY OF OTTAWA		
Scope of Work:	Plan of Subdivision and Zoning By-law Amendment applications		
Existing Zoning Code:	Rural Countryside – RU	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D: Rural on Schedule 1A	Overlays Applicable:	N/A

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 Rural Countryside – RU to Residential Fourth Density, Subzone Z – R4Z			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 161	Planned Unit Development		
Lot Width	Part 6, Table 162A, Subzone Z, Column IV	18.0 m	110.56 m	*Subject to Planned Unit Development provisions per Section 161(3).
Lot Area	Part 6, Table 162A, Subzone Z, Column V	1,400 m ²	15,000 m ²	*Subject to Planned Unit Development provisions per Section 161(3).
Front Yard Set Back	Part 6, Table 162A, Subzone Z, Column VII	3.0 m		
Corner Side Yard Setback	Part 6, Table 162A, Subzone Z, Column VIII	3.0 m		
Interior Side Yard Setback	Part 6, Table 162A, Subzone Z, Column	Varies		*Subject to Planned Unit

	X			Development provisions per Section 161(3).
Rear Yard Setback	Part 6, Table 162A, Subzone Z, Column IX	Varies		
Building Height	Part 6, Table 162A, Subzone Z, Column VI	Per Dwelling Type		
Other applicable relevant Provision(s)				
Minimum width of private way (PUD) Section 131	Part 5, Table 131, Row 1, Column II	6.0 m		
Minimum setback for any wall of a residential use building to a private way (PUD) Section 131	Part 5, Table 131, Row 2, Column II	1.8 m		
Minimum setback for any garage or carport entrance from a private way (PUD) Section 131	Part 5, Table 131, Row 3, Column II	5.2 m		
Minimum separation area between buildings within a Planned Unit Development (PUD) Section 131	Part 5, Table 131, Row 4(a), Column II	1.2 m		

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed

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

Yours truly,

NOVATECH

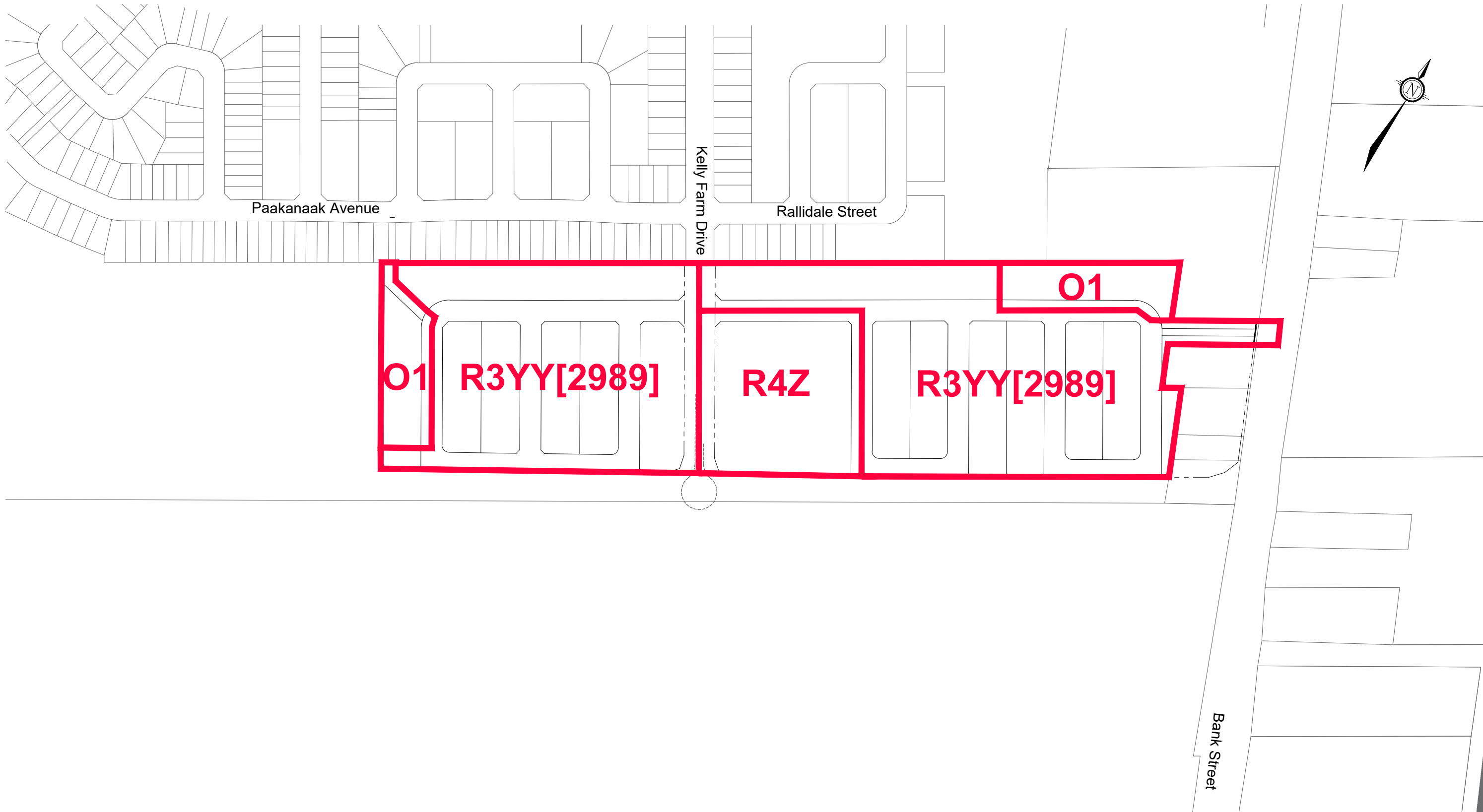


Engineers, Planners & Landscape Architects

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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NOVATECH

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

CITY of OTTAWA
4850 BANK STREET

SUGGESTED ZONING

SCALE 1 : 4000

DATE AUG, 2025

JOB 123168

FIGURE 123168-ZN