

11. Zoning Bylaw Amendment – 5957 & 5969 Fernbank Road

Modification du Règlement de zonage – 5957 et 5969, chemin Fernbank

**Committee recommendation(s)**

That Council approve an amendment to Zoning By-law 2008-250 for 5957 and 5969 Fernbank Road, as shown in Document 1, to add an exception to the Residential Third Density, Subzone Z (R3Z) to permit a minimum lot area of 85 square metres for back to-back townhouse dwellings, as detailed in Document 2.

**Recommandation(s) du Comité**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 5957 et 5969, chemin Fernbank, un bien-fonds illustré dans le document 1, afin d'ajouter une exception à la désignation de Zone résidentielle de densité 3, sous-zone Z (R3Z) et ainsi permettre une superficie de lot minimale de 85 mètres carrés pour des habitations en rangée dos à dos, comme l'expose en détail le document 2.

**Documentation/Documentation**

- 1 Report from Director, Planning Services, Planning, Real Estate and Economic Development, dated October 31, 2023  
(ACS2023-PRE-PSX-0002)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 31 octobre 2023 (ACS2023-PRE-PSX-0002)

- 2 Extract of draft Minutes, Planning and Housing Committee, November 15, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 novembre 2023

**Planning and Housing  
Committee  
Report 18  
November 22, 2023**

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**Comité de de la planification et  
du logement  
Rapport 18  
Le 22 novembre 2023**

**Extract of Minutes 18  
Planning and Housing Committee  
November 15, 2023**

**Extrait du procès-verbal 18  
Comité de la planification et du logement  
Le 15 novembre 2023**

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File No. ACS2023-PRE-PSX-0002 – Stittsville (6)

The Applicant/Owner as represented by Robert Tran, Novatech was present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

The Committee Carried the report recommendations as presented.

**Report recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5957 and 5969 Fernbank Road, as shown in Document 1, to add an exception to the Residential Third Density, Subzone Z (R3Z) to permit a minimum lot area of 85 square metres for back to-back townhouse dwellings, as detailed in Document 2.**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of November 22, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**