

Zoning Confirmation Report

Terms of Reference

1. Description

The purpose of the Zoning Confirmation Report (ZCR) is to identify all zoning compliance issues, if any, at the outset of a *Planning Act* application.

2. When Required

- All zoning by-law amendment applications; and
- All site plan control applications.

3. Contents

The Zoning Confirmation Report comprises two components depending on the type of application submitted:

Component 1 – Zoning Confirmation Report Checklist

Is required for all Site Plan Control applications and all Zoning By-law amendment applications. The intent of the ZCR Checklist is to determine whether a proposal meets the requirements of the Zoning By-law or whether relief is required before the application can be deemed complete. The applicant is required to fill out the ZCR Checklist that forms part of this Terms of Reference.

- ZCR Checklist - Refer to Annex 1

Component 2 – Zoning Confirmation Report Draft List of Requested Relief

Is required for all Zoning By-law amendment applications only and consists of a draft list of requested relief from the Zoning By-law. The intent is for the applicant to ensure that the requested relief is comprehensive, specific and consistent with the rest of the Zoning By-law.

- ZCR Draft List of Requested Relief - Refer to Annex 2

NOTE: The requirements of the two ZCR components may be modified by staff on a case-by-case basis to suit the development.

4. Roles and Responsibilities / Qualifications

A Zoning Confirmation Report must be signed by the applicant or an authorized representative of the applicant.



5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	January 29, 2025	Official Plan designation:	Minor Corridor, Outer Urban
Municipal Address(es):		Legal Description:	
Scope of Work:	Zoning By-law Amendment		
Existing Zoning Code:	R3A	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area X	Overlays Applicable ¹ :	

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage 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):	R4-UD (Low Rise Apartment)		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Residential	Residential	Y
Lot Width	10m	Lot 1:12.7m Lot 2: 12m Lot 3: 10.9m	Y
Lot Area	300m ²	Lot 1: 355.8 Lot 2: 367.2 Lot 3: 355.1 m ²	Y
Front Yard Set Back ²	See Section E below	-	-
Corner Side Yard Setback	See Section E below	-	-
Interior Side Yard Setback	Table 162A: 1.5m	Lot 1: 1m Lot 2: 1m/1.9m Lot 3: 1.2m	N
Rear Yard Setback	S.135: 4.5m	Lot 1: 6.7m Lot 2: 8.1m Lot 3: 10.3m	Y
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	-
Building Height ³	10m	Lot 1: 9.9 Lot 2: 10m Lot 3: 9.3m	Y
Accessory Buildings Section 55	See Section E below	-	-



Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Projections into Height Limit Section 64	n/a	n/a	-
Projections into Required Yards Section 65	n/a	n/a	-
Required Parking Spaces Section 101 and 103	n/a	n/a	Y
Visitor Parking spaces Section 102	n/a	n/a	Y
Size of Space Section 105 and 106	n/a	n/a	-
Driveway Width Section 107	n/a	n/a	-
Aisle Width Section 107	n/a	n/a	-
Location of Parking Section 109	n/a	n/a	-
Refuse Collection Section 110	Located in rear yard	Complies	Y
Bicycle Parking Rates Section 111	0.5 spaces/unit; 24 units = 12 spaces	24 spaces	Y
Amenity Space Section 137	Located in rear yard	Complies	Y
Other applicable relevant Provision(s)			

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.



³ This includes maximum building height, minimum building height and setback provisions, where they exist

E. Comments / Calculations

Minimum Front and Corner Side Yard Setback (S. 144 (1)): 4.5m required

Lot 1: FY 4.5m / CSY 2m

Lot 2: FY 5.6m / CSY N/A

Lot 3: FY 4.5m / CSY: 2m

Does not comply

Accessory Building (Table 55):

Minimum Required Setback from a Front Lot Line: 4.5m

Lots 1, 2, 3: >4.5m

Complies

Minimum Required Setback from an Interior Side Lot Line or Rear Lot Line not abutting a street: 0.6m (rear yard)

Lots 1, 2, 3: 0.6m

Complies

Maximum Permitted Height: 3.6m

Lots 1, 2, 3: 1-storey

Complies

Maximum Permitted Size:

Aggregate of all accessory buildings not to exceed a lot coverage of 50% of the yard in which they are located, with a maximum cumulative floor area of 55 m² as measured from the exterior walls of the building.

Lots 1, 2, 3: 13.5m

Complies

Maximum Number of Accessory Buildings Permitted on a lot: 2 buildings

Lots 1, 2, 3: 1 building each

Complies



6. Annex 2 - Zoning Confirmation Report Draft List of Requested Relief from Zoning

As part of a Zoning By-law Amendment application, the applicant is required to identify all required relief from the Zoning By-law for the development that is the subject of the application. Below is an example of how the applicant should structure this component of the submission requirements for the Zoning Confirmation Report Draft List of Requested Relief.

- **The Draft List of Requested Relief from Zoning is a list of those items indicated as “not compliant” as identified through Component 1: Zoning Confirmation Report Checklist.** A template list is provided below, with examples.
- The list is required so that City staff can review the requested relief and determine if the application is complete and consistent. The onus is placed on the applicant to identify all needed relief for the proposed development.
- **A draft zoning schedule is required to be provided with Annex 2, if it is anticipated to be required.** A zoning schedule may be required when specific relief such as for height, setbacks, stepbacks or land uses need to be isolated to certain locations on the lot.

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
S.144(1) - Minimum Required Front Yard Setback	4.5 metres	From Du Chasseur Avenue: 4.5 metres From Carlsen Avenue: 4.5 metres
S.144(1) - Minimum Required Corner Side Yard Setback	4.5 metres	From Heron Road: 2 metres
Table 162A - Minimum Required Interior Side Yard Setback	1.5 metres	From Du Chasseur Ave: 1.2 metres From Carlsen Ave: 1 metre

¹ Only the non-compliant land use(s) needs to be listed in this column.

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January 29, 2025

