

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	November 21, 2025	Official Plan designation:	Village
Municipal Address(es):	391 Hilversum Lane	Legal Description:	Part Lot 18, Concession 2 Geographic Township of Huntley Block 13 on Plan 4M-XXXX
Scope of Work:	Proposed 3 storey, 39 unit apartment dwelling with 1 level of below grade parking.		
Existing Zoning Code:	V3I[932r]-h	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D, Rural	Overlays Applicable¹:	n/a

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):	n/a		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	235 (3) Apartment Dwelling, Low Rise	Apartment Dwelling, Low Rise	YES
Lot Width	236 (i) (i) (III) 30m	>30m	YES
Lot Area	Exception 932r (5) 63m ² /unit = 2,457m ²	3,086m ²	YES
Front Yard Set Back²	Exception 932r (1) 6.0m	6.0m	YES
Corner Side Yard Setback	Exception 932r (3) 6.0m	6.0m	YES
Interior Side Yard Setback	Exception 932r (2) 1.8m	4.5m	YES
Rear Yard Setback	Exception 932r (4) 6.0m	6.0m	YES
Lot Coverage Floor Space Index (F.S.I.)	Exception 932r (6) 50%	42.9%	YES
Building Height³	236 (i) (i) (X) 11.0m	10.41m	YES
Accessory Buildings Section 55	n/a	n/a	n/a



Projections into Height Limit Section 64	n/a	n/a	n/a
Projections into Required Yards Section 65	65 (6) (c) Covered/Uncovered Balcony, Deck 2m, No Closer than 1m to Any Lot Line	≤2m, 1m+ to Lot Lines	YES
Required Parking Spaces Section 101 and 103	Table 101, Row 11 (V) 1 space/unit = 39 spaces	39 spaces	YES
Visitor Parking spaces Section 102	Table 102 (III) 0.2 spaces/unit = 8 spaces	8 spaces	YES
Size of Space Section 105 and 106	106 (1) Standard, 2.6m x 5.2m 106 (3) Compact, 2.4m x 4.6m 106 (3) Obstructed, 2.6m x 4.6m	2.6m x 5.2m 2.4m x 4.6m 2.6m x 4.6m	YES
Driveway Width Section 107	107 (1) (a) (iii), Minimum 6.0m 107 (1) (aa) (ii), Maximum 6.7m	6.0m	YES
Aisle Width Section 107	107 (1) (c) (ii), Minimum 6.0m	6.0m	YES
Location of Parking Section 109	109 (3) (a) (i) & (ii), Prohibited in Front or Corner Side Yard	Below grade.	YES
Refuse Collection Section 110	n/a	Indoors.	YES
Bicycle Parking Rates Section 111	Table 111A (b) (i) 0.5 spaces/unit = 20 spaces	20 spaces.	YES
Amenity Space Section 137	Table 137 (12) 6m ² /unit = 234m ²	>234m ²	YES
Other applicable relevant Provision(s)			
Minimum Landscaped Area	Table 236 (i) (i) (VIII), 30%	54.3%	YES
Minimum Setback from Watercourse	69 (3), 15m from Top of Bank	>15m	YES
Projections into Required Yard	Table 65 (4) (b) (i) 1/2 Distance of Rear Yard (3m), Not Closer than 0.6m to Lot Line	<3m, 0.6m+ to Lot Line	YES

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.

Bridgette Alchawa, MCIP, RPP

