

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	December 18, 2025	Reviewed Plans:	Site Plan (Drawing A001), prepared by Chamberlain Architects, dated 2025-11-25.
Municipal Address(es):	2055 Robertson Road	Official Plan designation:	Outer Urban Transect, Mainstreet Corridor, Evolving Neighbourhood Overlay
Legal Description:	PARCEL A-8, SECTION M65 PT BLK A PLAN M65, PT 1 4R2795; EXCEPT PT 1 4R4596 NEPEAN SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 4R24255 AS IN OC1148302		
Scope of Work:	Site Plan Control		
Existing Zoning Code:	AM – Arterial Mainstreet / IP1 – Business Park Industrial, Subzone 1	By-law Number:	2008-250
Schedule 1 / 1A Area:	C / C	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):	N/A			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 185 (1)	Hotel	Hotel	YES
Lot Width	Section 185, Table 185 (b)	No minimum	61 m	YES
Lot Area	Section 185, Table 185 (a)	No minimum	10,084.06 m ²	YES
Front Yard Set Back	Section 185, Table 185 (c)(i)	No minimum	3.0 m	YES
Interior Side Yard Setback	Section 185, Table 185 (d)(ii)	No minimum	4.5 m	YES
Rear Yard Setback	Section 185, Table 185 (e)(iv)	No minimum	165.2 m	YES
Lot Coverage Floor Space Index (F.S.I.)	Section 185, Table 185 (g)(ii)	None	N/A	YES
Building Height	Section 185, Table 185 (f)(vi)	30 metres – in no case greater than 9 storeys	6 storeys	YES
Projections into Height Limit Section 64	Section 64	Parapet	Parapet	YES

Required Parking Spaces Section 101	Section 101, Table 101, Row N44, Column IV	1 per guest unit (1 x 145 units = 145 spaces)	108 spaces (0.75 x 145 units = 108 spaces)	NO
Size of Space Section 106	Section 106 (1)	At least 2.6m wide, not more than 3.1m wide, and at least 5.2m long.	5.2 m x 2.6 m	YES
Driveway Width Section 107	Section 107 (1)(a)(ii)	6.0 m	6.7 m	YES
Aisle Width Section 107	Section 107, Table 107 (d)	6.7 m	6.7 m	YES
Location of Parking Section 109	Section 109 (2)	No parking permitted in the required front yard, required corner side yard, or the extension of a required corner side yard into a rear yard.	Parking provided in interior side yard and rear yard.	YES
Landscaping Provisions for Parking Lots Section 110	Section 110 (1)	Minimum parking lot landscaping – 15% of parking lot area (435 m ²)	30% of parking lot area (892 m ²)	YES
	Section 110, Table 110, Row (b), Column IV	Minimum landscape buffer – 3.0 m	East parking buffer: 3.0 m West parking buffer: 1.0 m Rear parking buffer: 109.10 m	NO
Refuse Collection Section 110	Section 110 (3)(d)	Screening – Minimum 2 m high opaque screen required. May provide screening through soft landscaping where in-ground refuse container provided.	Earth Bins (in-ground refuse container) provided.	YES

Bicycle Parking Rates Section 111	Section 111, Table 111A (g)	1 per 1000m ² of gross floor area (1,317.66 m ² / 1000 m ² = 1.3 spaces) Note: 1,317.66 m ² is the total GFA for the proposed addition	8 spaces	YES
	Section 111, Table 111B, Row (a), Column II, Column II	0.6 m x 1.8 m	0.8 m x 1.8 m	YES
	Section 111 (9)	A bicycle parking space must have access from an aisle having a minimum width of 1.5 m	1.8 m	YES
Other applicable relevant Provision(s)				
Loading Space Rates and Provisions Section 113	Section 113, Table 113A (d), Column VI	1 Note: 1 loading space is required for the 1,317.66 m ² proposed addition. The reduced number of loading spaces for the existing building is legally non-conforming.	1	NO
	Section 113, Table 113B (c), Column II	3.5 m	6 m	YES
	Section 113, Table 113B (d)(ii), Column II	7 m	7 m	YES

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Required Parking Spaces: Section 101, Table 101, Row N44, Column IV	1 per guest unit (1 x 145 units = 145 spaces)	108 spaces (0.75 x 145 = 108 spaces)
Landscaping Provisions for Parking Lots: Section 110, Table 110, Row (b), Column IV	3.0 m	1.0 m

*A proposed Minor Variance or Zoning By-law Amendment will be submitted.



Engineers, Planners & Landscape Architects

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

Yours truly,

NOVATECH

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