

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	February 27, 2026	Official Plan designation:	Neighbourhood (2021 OP) Low-Rise to Mid-Rise Mixed-Use (Wateridge Village Secondary Plan)
Municipal Address(es):	100 Bareille-Snow Street	Legal Description:	Block 21 on 4M-1771
Scope of Work:	Site Plan Control, New Retirement Dwelling		
Existing Zoning Code:	GM31 H(30)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area X, Inner Urban	Overlays Applicable¹:	Evolving Neighbourhood

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)	187(2)	Retirement Dwelling	Yes
Lot Width	No Minimum	+/-100m	Yes
Lot Area	No Minimum	14,162m ²	Yes
Front Yard Set Back²	188H(i)(1), 5.0m	85.6m	Yes
Corner Side Yard Setback	188H(i)(1), 5.0m	7.7m	Yes
Interior Side Yard Setback	n/a	n/a	n/a
Rear Yard Setback	188H(iv)(1), 7.5m	9.0m	Yes
Lot Coverage Floor Space Index (F.S.I.)	No Maximum	1.21	Yes
Building Height³	Suffix, 30.0m 188(31)(c), 2.0m	23.625m 2.0m	Yes Yes
Accessory Buildings Section 55	n/a	n/a	n/a



Projections into Height Limit Section 64	No projections proposed.	n/a	n/a
Projections into Required Yards Section 65	Table 65, (4),(b), ½ Depth of Rear Yard, Not Closer Than 0.6 m to Lot Line	< ½ Depth of Rear Yard, >0.6m to Lot Line	Yes
Required Parking Spaces Section 101 and 103	Table 101, R20 (II) 56 Spaces	60 Spaces	Yes
Visitor Parking spaces Section 102	Not required.	15 Spaces	Yes
Size of Space Section 105 and 106	Typical 2.6m x 5.2m Compact 2.4m x 5.2m Compact Parallel, 2.4m x 6.7m	Typical 2.6m x 5.2m Compact 2.4m x 5.2m Compact Parallel, 2.4m x 6.7m	Yes
Driveway Width Section 107	107(1)(a)(ii) & (aa)(ii) Minimum 6.0, Maximum 6.7m	6.7m	Yes
Aisle Width Section 107	Table 107, Minimum 6.7m	6.7m	Yes
Location of Parking Section 109	109(2)(a),(b),(c) Not in required front or corner side yard.	Not in required front or corners side yard.	Yes
Refuse Collection Section 110	110 (3)	Internal refuse collection area proposed.	Yes
Bicycle Parking Rates Section 111	Table 111A (a) 47 Bicycle Spaces	50 Bicycle Spaces	Yes
Amenity Space Section 137	Table 137(7) 1,128m ² , Minimum 50% to Be Communal	>1,128m ² >50% Provided as Communal Amenity Space	Yes
Other applicable relevant Provision(s)			
Landscaping for Parking Lot Abutting Street, 10+ Spaces	110 (1)(a), Table 110, Minimum Buffer of 3.0m	>5.0m	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.

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