

Good Afternoon,

This is the zoning Confirmation Report. Both Annex 1 and Annex 2 have been completed for the report.

We are seeking a zoning change from a DR3 – Development Reserve Zone to a V1E – Village Residential First Density Zone. This zone change is typical to recent zoning changes of DR zones in Navan. Recently Meteor Avenue was changed from a DR3 to a V1E zone. We seek a similar zoning change.

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:		Official Plan designation:	
Municipal Address(es):	930 Smith Rd, Navan, K4B 1N8	Legal Description:	Part of Lot 10, Concession 9, Geographic Township of Cumberland
Scope of Work:	rezoned for residential		
Existing Zoning Code:	DR3	By-law Number:	2008-250
Schedule 1 / 1A Area:		Overlays Applicable ¹ :	no

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):	V1E		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	currently empty land	Residential	Y
Lot Width	20m	30m	N
Lot Area	4000m ²	2000m ²	N
Front Yard Set Back ²	7.5m	7m	N
Corner Side Yard Setback	7.5m	4.5m	N
Interior Side Yard Setback	3m	2m	N
Rear Yard Setback	7.5m	7.5m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	15%	N
Building Height ³	11M	11M	Y
Accessory Buildings Section 55	Yes	Yes	Y

Projections into Height Limit Section 64	Yes	Yes	Y
Projections into Required Yards Section 65	Yes	Yes	Y
Required Parking Spaces Section 101 and 103	Y	Y	Y
Visitor Parking spaces Section 102	Y	Y	Y
Size of Space Section 105 and 106	Y	Y	Y
Driveway Width Section 107	2.6M	2.6M	Y
Aisle Width Section 107	N/A	N/A	Y
Location of Parking Section 109	N/A	N/A	Y
Refuse Collection Section 110	N/A	N/A	Y
Bicycle Parking Rates Section 111	N/A	N/A	Y
Amenity Space Section 137	N/A	N/A	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.

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement DR3	Proposed V1E
Lot Width	20m	30m
Lot Area	4000m ²	2000m ²
Front Yard Setback	7.5m	7m
Corner Side Yard Setback	7.5m	4.5m
Interior Side Yard Setback	3m	2m
Lot Coverage	N/A	15%

This Zoning Confirmation Report is true to the best of my knowledge.

John Paul S Boisvert

