

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	2024-07-28	Official Plan designation:	By-Law 2021-386
Municipal Address(es):	5254 Bank Street	Legal Description:	Part of Lot 28
Scope of Work:			
Existing Zoning Code:	RU2	By-law Number:	2008-250
Schedule 1 / 1A Area:	Sector D - Rural	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):	RG		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Rural Commercial	Rural Commercial	
Lot Width	30m	22.35m	N
Lot Area	4000 sq.m	1704 sq.m	Y
Front Yard Set Back ²	15m	1.02m	N
Corner Side Yard Setback	N.A.	N.A.	N.A.
Interior Side Yard Setback	3m + 8m	13.41m + 0.61m	N
Rear Yard Setback	15m	38.3m	Y
Lot Coverage Floor Space Index (F.S.I.)	25%	22%	Y
Building Height ³	15m	8.23m	Y
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	N.A.	N.A.	N.A.
Required Parking Spaces Section 101 and 103	12	12	Y
Visitor Parking spaces Section 102	N.A.	N.A.	N.A.
Size of Space Section 105 and 106	2.6m x 6.7m	2.6m x 6.7m	Y
Driveway Width Section 107	6.0m	6.02m	Y
Aisle Width Section 107	N.A.	N.A.	N.A.
Location of Parking Section 109	N.A.	N.A.	N.A.
Refuse Collection Section 110	N.A.	N.A.	N.A.
Bicycle Parking Rates Section 111	1	1	Y
Amenity Space Section 137	N.A.	N.A.	N.A.
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.