

Zoning Confirmation Report

Terms of Reference

1. Description

The purpose of the Zoning Confirmation Report (ZCR) is to identify all zoning compliance issues, if any, at the outset of a *Planning Act* application.

2. When Required

- All zoning by-law amendment applications; and
- All site plan control applications.

3. Contents

The Zoning Confirmation Report comprises two components depending on the type of application submitted:

Component 1 – Zoning Confirmation Report Checklist

Is required for all Site Plan Control applications and all Zoning By-law amendment applications. The intent of the ZCR Checklist is to determine whether a proposal meets the requirements of the Zoning By-law or whether relief is required before the application can be deemed complete. The applicant is required to fill out the ZCR Checklist that forms part of this Terms of Reference.

- ZCR Checklist - Refer to Annex 1

Component 2 – Zoning Confirmation Report Draft List of Requested Relief

Is required for all Zoning By-law amendment applications only and consists of a draft list of requested relief from the Zoning By-law. The intent is for the applicant to ensure that the requested relief is comprehensive, specific and consistent with the rest of the Zoning By-law.

- ZCR Draft List of Requested Relief - Refer to Annex 2

NOTE: The requirements of the two ZCR components may be modified by staff on a case-by-case basis to suit the development.

4. Roles and Responsibilities / Qualifications

A Zoning Confirmation Report must be signed by the applicant or an authorized representative of the applicant.



5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	December, 2024	Official Plan designation:	Industrial & Logistics
Municipal Address(es):	1015 & 1045 Dairy Drive	Legal Description:	
Scope of Work:	Proposed Warehouse Use (Self Storage) & Light Industrial		
Existing Zoning Code:	IL4 ZoneH21	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area "C"	Overlays Applicable ¹ :	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):			
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	203.1.(a)	Warehouse/Light Ind.	Y
Lot Width	Not Regulated	97.8 m	Y
Lot Area	2000 sq. m	25,745 sq. m	Y
Front Yard Set Back ²	7.5 m min	7.5 m min	Y
Corner Side Yard Setback	7.5 m min.	10.2 m min.	Y
Interior Side Yard Setback	7.5 m min.	7.5 m (East)	Y
Rear Yard Setback	7.5 m min.	7.5 m (North)	Y
Lot Coverage Floor Space Index (F.S.I.)	65% maximum, FSI 2.0	45% FSI = 1.13	Y
Building Height ³	18.0 m max	13.2 m	Y
Accessory Buildings Section 55	N/A	N/A	

Projections into Height Limit Section 64		None proposed	Y
Projections into Required Yards Section 65		None proposed	Y
Required Parking Spaces Section 101 and 103	Storage:129 Light I:12	Storage:77 Light I:12	N -VAR
Visitor Parking spaces Section 102	N/A	N/A	
Size of Space Section 105 and 106	Min 2.6 x 5.2 m	3.0 x 5.8	Y
Driveway Width Section 107	6.0 min	7.0 min	Y
Aisle Width Section 107	6.7 m min	6.7 m min	Y
Location of Parking Section 109	N/A	N/A	
Refuse Collection Section 110	N/A	N/A	
Bicycle Parking Rates Section 111	1 per 2000 sq m = 14	26 spaces	Y
Amenity Space Section 137	N/A	N/A	
Other applicable relevant Provision(s)			
Setbacks from Watercourses & Waterbodies - Section 69	30m to highwater mark & 13 m to top of bank	30 m to high water mark, 13 m to top of bank	Y
Landscape Provisions	3.0 m wide landscaped buffer where parking abutting a street	3.0 m	Y
Loading Space Section 113	Table 113 B & C - Oversized Loading Space & Drive Aisle	Applies as building greater than 5,000 sq m	N - VAR

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.

³ This includes maximum building height, minimum building height and setback provisions, where they exist

E. Comments / Calculations

Minor Variance Application is required to permit a reduced parking supply for the mini-storage use. Overall parking supply is 89 spaces with 12 spaces allocated to Light Industrial uses and 77 spaces to the Self Storage. The 12 spaces for the Light Industrial complies while a Variance is necessary to permit the 77 spaces for the self storage whereas the Regulations would require a total of 129 spaces for the use. The Variance will propose an alternative Regulation of 0.28 parking spaces per 100 m² for the warehouse use.

Traffic Impact Assessment prepared by CGH Transportation includes a parking analysis which supports the Variance.

A Minor Variance will also be required for relief from Section 113 (b) & 113 (c) - Buildings are greater than 5,000 M² of GFA. Notwithstanding Section 113 C, no Oversized Loading Spaces shall be required. The TIA prepared by CGH Transportation includes a discussion setting out the rationale in support of the Variance.



6. Annex 2 - Zoning Confirmation Report Draft List of Requested Relief from Zoning

As part of a Zoning By-law Amendment application, the applicant is required to identify all required relief from the Zoning By-law for the development that is the subject of the application. Below is an example of how the applicant should structure this component of the submission requirements for the Zoning Confirmation Report Draft List of Requested Relief.

- **The Draft List of Requested Relief from Zoning is a list of those items indicated as “not compliant” as identified through Component 1: Zoning Confirmation Report Checklist.** A template list is provided below, with examples.
- The list is required so that City staff can review the requested relief and determine if the application is complete and consistent. The onus is placed on the applicant to identify all needed relief for the proposed development.
- **A draft zoning schedule is required to be provided with Annex 2, if it is anticipated to be required.** A zoning schedule may be required when specific relief such as for height, setbacks, stepbacks or land uses need to be isolated to certain locations on the lot.

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Ex. Permitted land uses in GM2 (s. 188)	N/A	Museum ¹
Ex. Front yard setback (Table 187)	3 m	2.5 m
Ex. Parking Rate (s. 101)	20 spaces	12 spaces

¹ Only the non-compliant land use(s) needs to be listed in this column.