

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	Nov. 29, 2024	Reviewed Plans:	Site Plan prepared by Hobin Architecture dated Nov.29, 2024
Municipal Address(es):	295 Deschâtelets Avenue	Official Plan designation:	Neighbourhood/Evolving Neighbourhood Overlay
Legal Description:	Block 29 on 4M-1596		
Scope of Work:	Zoning By-law Amendment application		
Existing Zoning Code:	Residential Third Density, Subzone Q, Urban Exception 2306 – R3Q[2306]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area X: Inner Urban on Schedule 1A	Overlays Applicable:	Mature Neighbourhoods 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):		Amend the existing R3Q[2306] site-specific provisions to add the suggested zoning provisions as described below.		
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 159(1)(d)	Planned Unit Development (Semi-Detached and Townhouse Dwellings)	Planned Unit Development (Semi-Detached and Townhouse Dwellings)	YES
Lot Width	Part 6, Table 160A, Subzone Q, Column IV	Not applicable	Not applicable	YES
Lot Area	Part 6, Table 160A, Subzone Q, Column V	1,400 m ²	2,430 m ²	YES
Front Yard Set Back	Part 6, Table 160A, Subzone Q, Column VII	3.0 m	2.0 m	NO
Corner Side Yard Setback	Urban Exception 2306	3.0 m	2.0 m	NO
Interior Side Yard Setback	Part 6, Table 160B - Endnote 1(c)	1.8 m	3.0 m	YES
Rear Yard Setback	Part 6, Table 160B - Endnotes 1 and 2	18.5 m but not exceed 7.5 m	2.0 m	NO
Building Height	Urban Exception 2306	11.0 m	11.0 m	YES

Projections into Required Yards (Balconies) Section 65	Part 2, Section 65(6)(b)(iv)	2.0 m Maximum Projection (Front Yard)	0.4 m	YES
		1.0 m to Property Line (Front Yard)	1.6 m	YES
		2.0 m Maximum Projection (Interior Side Yard)	2.5 m	NO
		1.0 m to Property Line (Interior Side Yard)	1.2 m	YES
		2.0 m Maximum Projection (Corner Side Yard)	2.0 m	YES
		1.0 m to Property Line (Corner Side Yard)	0.2 m	NO
		2.0 m Maximum Projection (Rear Yard)	1.6 m	YES
		1.0 m to Property Line (Rear Yard)	0.5 m	NO
Projections into Required Yards (Steps) Section 65	Part 2, Section 65(5)(b)(i)(2)	0.6 m to Property Line (Front Yard)	1.6 m	YES
		No limit (Interior Side Yard)	1.5 m	YES
		0.6 m to Property Line (Corner Side Yard)	0.2 m	NO
		No limit (Rear Yard)	1.2 m	YES
Required Parking Spaces Section 101 (Semi-Detached Dwellings)	Part 4, Section 101 - Schedule 1A: Area "X" - Inner Urban. Table 101, Row R7, Column II	10 spaces (1 space per dwelling unit)	15 spaces	YES
Required Parking Spaces Section 101	Part 4, Section 101 - Schedule 1A: Area "X"	3 spaces (0.75 space)	4 spaces	YES

(Townhouse Dwellings)	- Inner Urban. Table 101, Row R9, Column II	per dwelling unit)		
Visitor Parking spaces Section 102 (Townhouse Dwellings)	Part 4, Sec. 102 (1) - Schedule 1A: Area "X" - Inner Urban. Table 102, Row I, Column II 2) Despite (1), within Areas B, X, Y and Z, no visitor parking spaces are required for the first 12 dwelling units on a lot.	0 spaces (0.1 space per dwelling unit beyond 12 dwelling units)	0 spaces	YES
Other applicable relevant Provision(s)				
Minimum width of private way (PUD) Section 131	Part 5, Table 131, Row 1, Column II	6.0 m	4.5 m	NO
Minimum setback for any wall of a residential use building to a private way (PUD) Section 131	Part 5, Table 131, Row 2, Column II	1.8 m	0 m	NO
Minimum setback for any garage or carport entrance from a private way (PUD) Section 131	Part 5, Table 131, Row 3, Column II	5.2 m	0 m	NO
Minimum separation area between buildings within a Planned Unit Development (PUD) Section 131	Part 5, Table 131, Row 4(a), Column II	1.2 m	2.4 m	YES
Landscaping and Parking (PUD) Section 131	Part 5, Table 131, Row 6, Column II(a)	Soft landscaping req between dwelling unit and private way.	None	NO
Landscaping and Parking (PUD) Section 131	Part 5, Table 131, Row 6, Column II(b)	No wider driveways than parking space, garage, or carport	None	YES
Landscaping and Parking (PUD) Section 131	Part 5, Table 131, Row 6, Column II(c)	Note: Subject to req of Section 139 and 140 but property is exempt per	Not applicable	



Engineers, Planners & Landscape Architects

		Urban Exception 2306		
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C. Comments/Calculations:

Amend *Zoning By-law 2008-250 Urban Exception 2306* and add the following:

- Minimum front yard setback: 2.0 metres.
- Minimum corner side yard setback: 2.0 metres.
- Minimum rear yard setback: 2.0 metres.
- Maximum permitted projection: 2.5 metres.
- Maximum permitted projection to a property line: 0.2 metres.
- Minimum width of a private way: 4.5 metres.
- Minimum setback for any wall of a residential use building to a private way (Internal Car Court): 0 metres.
- Minimum setback for any garage or carport entrance from a private way (Internal Car Court): 0 metres.
- No soft landscaping is required between the dwelling unit and the private way (Internal Car Court).
- Section 144 does not apply.