

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:		Official Plan designation:	Outer Urban / 'Major Shopping' (Carleton Heights Secondary Plan)
Municipal Address(es):	1440 Prince of Wales Drive	Legal Description:	Part of Lot 34, Concession Broken Rideau Front, P.I.N. 04081-0109 (LT)
Scope of Work:	Knock-Down-Rebuild of existing Gas Bar / Convenience Store		
Existing Zoning Code:	GM15 F(1.0)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C: Urban and Greenbelt / Area C: Suburban	Overlays Applicable¹:	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)	Section 187 - 1(a) _____ GM15 SUBZONE _____	Retail (Convenience Store) _____ Gas Bar _____	Y (Permitted) Y (Permitted)
Lot Width	No Minimum (Table 187)	±38.54m	Y
Lot Area	No Minimum (Table 187)	±1796m ² (0.444Ac)	Y
Front Yard Set Back²	3m Minimum (Table 187) <i>front + corner side yard setbacks</i>	3m Minimum	Y
Corner Side Yard Setback	3m Minimum (Table 187) <i>front + corner side yard setbacks</i>	3m Minimum	Y
Interior Side Yard Setback	No Minimum (Table 187) <i>Non-residential abutting Non-residential</i>	No Minimum	Y
Rear Yard Setback	No Minimum (Table 187) <i>Non-residential abutting Non-residential</i>	No Minimum	Y
Lot Coverage Floor Space Index (F.S.I.)	Maximum 2 (Table 187)	±0.106 <i>[Proposed C-Store / Lot Area]</i>	Y
Building Height³	Maximum 18m (Table 187)	±5.392m (TBC) <i><18m</i>	Y
Accessory Buildings Section 55	Maximum 6m Height (Table 55, 5)	±5.516m Canopy Height (TBC) <i><6m</i>	Y



Projections into Height Limit Section 64		Maximum Height Limits to be adhered to	Y
Projections into Required Yards Section 65	<i>Varies 0.3m - 2.2m</i>	<i>No projections</i>	Y
Required Parking Spaces Section 101 and 103	7 Required <i>Table 101 - N78 (Area C)</i>	8 Provided <i>Including 1x Barrier-Free and 2x EV Charging Bays</i>	Y
Visitor Parking spaces Section 102	Not Applicable	Not Applicable	Y
Size of Space Section 105 and 106	2.6m - 3.1m Wide x 5.2m Long (min.)	<u>Provided:</u> 2.6m x 5.6m (Standard Stalls; x5) +1.1m aisle (BF Stall; x1) 3.0m x 5.6m (EV Stalls; x2)	Y
Driveway Width Section 107	Min. width 6.0m (double lane)	Provided: >6m, typ.	Y
Aisle Width Section 107	6.7m (Table 107: (d)II)	6.7m Min.	Y
Location of Parking Section 109	109 (2) 110 (1); Table 110(a)	Proposed parking located outside of required yards (3m landscaped buffer provided along abutting streets)	Y
Refuse Collection Section 110	110 (3a)	Proposed in-ground waste containers located 9m+ from abutting public streets	Y
Bicycle Parking Rates Section 111	1 Required <i>Table 111A (e)</i>	2 Provided	Y
Amenity Space Section 137	Not Applicable <i>(Non-Residential use)</i>	Not Applicable	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.



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

E. Comments / Calculations