

## 5. Annex 1 - Zoning Confirmation Report Checklist

### A. Project Information

<b>Review Date:</b>	2025/06/05	<b>Official Plan designation:</b>	Schedule B2 Inner Urban Transect
<b>Municipal Address(es):</b>	342,344,346,348 Queen Mary	<b>Legal Description:</b>	
<b>Scope of Work:</b>	Construct 2 townhouses on each existing lot, total 4 lots contiguous, 3 storey townhouses, each with a primary unit and 2 additional units		
<b>Existing Zoning Code:</b>	R4UC[2480]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area X, inner Urban	<b>Overlays Applicable<sup>1</sup>:</b>	none

<sup>1</sup> Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

Zoning Provisions <sup>1</sup>	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	residential	residential	Y
<b>Lot Width</b>	4.5	Min 4.72	Y
<b>Lot Area</b>	135	122.72 m <sup>2</sup> , 122.9 m <sup>2</sup>	Variance <sup>1</sup> Y
<b>Front Yard Set Back<sup>2</sup></b>	4.5	4.55	Y
<b>Corner Side Yard Setback</b>	NA		
<b>Interior Side Yard Setback</b>	1.2	1.23	Y
<b>Rear Yard Setback</b>	30% lot depth 7.8m	6.79	Variance <sup>1</sup> Y
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	NA		
<b>Building Height<sup>3</sup></b>	11	10.82	Y
<b>Accessory Buildings Section 55</b>	Garbage, 0.6 rear	1.2	Y
<b>Projections into Height Limit Section 64</b>	none		
<b>Projections into Required Yards Section 65</b>	Exit stair, rear yard 2.2m	2.17	Y
<b>Required Parking Spaces Section 101 and 103</b>	NA		
<b>Visitor Parking spaces Section 102</b>	NA		
<b>Size of Space Section 105 and 106</b>	NA		
<b>Driveway Width Section 107</b>	NA		
<b>Aisle Width Section 107</b>	NA		
<b>Location of Parking Section 109</b>	NA		
<b>Refuse Collection Section 143</b>	Width 1.2m, 143 (1)(d) Townhouse except	1.2	Y
<b>Bicycle Parking Rates Section 111</b>	NA		
<b>Amenity Space Section 137</b>	NA		