

## 5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	September 18 2025	<b>Official Plan designation:</b>	Village
<b>Municipal Address(es):</b>	5923 Ottawa Street	<b>Legal Description:</b>	Part of Unit 10 Index Plan D-26 Part 4 on Plan 4R-7050
<b>Scope of Work:</b>	Site Plan Control for New Distiller & Brewery		
<b>Existing Zoning Code:</b>	RG3 [385r]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area D	<b>Overlays Applicable<sup>1</sup>:</b>	Floodplain

<sup>1</sup> 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):	No change.		
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>	Light Industrial (Distillery, Brewery)	Light Industrial (Distillery, Brewery)	
<b>Lot Width</b>	30m	110m	Yes
<b>Lot Area</b>	2000m <sup>2</sup>	22,680m <sup>2</sup>	Yes
<b>Front Yard Set Back<sup>2</sup></b>	15m	45m	Yes
<b>Corner Side Yard Setback</b>	15m	n/a	Yes
<b>Interior Side Yard Setback</b>	3m	9m	Yes
<b>Rear Yard Setback</b>	15m	110m	Yes
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	35%	2.85%	Yes
<b>Building Height<sup>3</sup></b>	No Maximum	One Storey	Yes
<b>Accessory Buildings Section 55</b>	n/a	n/a	n/a



<b>Projections into Height Limit Section 64</b>	n/a	n/a	n/a
<b>Projections into Required Yards Section 65</b>	n/a	n/a	n/a
<b>Required Parking Spaces Section 101 and 103</b>	<b>Building 1, 13 Building 2, 8</b>	<b>Building 1, 19 Building 2, 9</b>	<b>Yes</b>
<b>Visitor Parking spaces Section 102</b>	n/a	n/a	n/a
<b>Size of Space Section 105 and 106</b>	<b>2.7m x 5.2m</b>	<b>2.7m x 5.2m</b>	<b>Yes</b>
<b>Driveway Width Section 107</b>	6m	6.7m	<b>Yes</b>
<b>Aisle Width Section 107</b>	6.7m	6.7m	<b>Yes</b>
<b>Location of Parking Section 109</b>	n/a	n/a	n/a
<b>Refuse Collection Section 110</b>	Minimum 9m (Lot Line Abutting Street) Minimum 3m (Other Lot Line) Screened by Opaque Screen 2m+	>9m 4.29m 2.2m	<b>Yes</b>
<b>Bicycle Parking Rates Section 111</b>	<b>Building 1, 2 Building 2, 1</b>	<b>Building 1, 6 Building 2, 6</b>	<b>Yes</b>
<b>Amenity Space Section 137</b>	n/a	n/a	n/a
<b>Other applicable relevant Provision(s)</b>			

<sup>1</sup> 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.

<sup>2</sup> Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

