

5. Annex 1 - Zoning Confirmation Report Checklist

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

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): | No change. | | |
| Zoning Provisions ¹ | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
| Principal Land Use(s) | Light Industrial (Distillery, Brewery) | Light Industrial (Distillery, Brewery) | |
| Lot Width | 30m | 110m | Yes |
| Lot Area | 2000m ² | 22,680m ² | Yes |
| Front Yard Set Back ² | 15m | 45m | Yes |
| Corner Side Yard Setback | 15m | n/a | Yes |
| Interior Side Yard Setback | 3m | 9m | Yes |
| Rear Yard Setback | 15m | 110m | Yes |
| Lot Coverage Floor Space Index (F.S.I.) | 35% | 2.85% | Yes |
| Building Height ³ | No Maximum | One Storey | Yes |
| Accessory Buildings Section 55 | n/a | n/a | n/a |



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

