

Zoning Confirmation Report

Terms of Reference

1. Description

The purpose of the Zoning Confirmation Report (ZCR) is to identify all zoning compliance issues, if any, at the outset of a *Planning Act* application.

2. When Required

- All zoning by-law amendment applications; and
- All site plan control applications.

3. Contents

The Zoning Confirmation Report comprises two components depending on the type of application submitted:

Component 1 – Zoning Confirmation Report Checklist

Is required for all Site Plan Control applications and all Zoning By-law amendment applications. The intent of the ZCR Checklist is to determine whether a proposal meets the requirements of the Zoning By-law or whether relief is required before the application can be deemed complete. The applicant is required to fill out the ZCR Checklist that forms part of this Terms of Reference.

- ZCR Checklist - Refer to Annex 1

Component 2 – Zoning Confirmation Report Draft List of Requested Relief

Is required for all Zoning By-law amendment applications only and consists of a draft list of requested relief from the Zoning By-law. The intent is for the applicant to ensure that the requested relief is comprehensive, specific and consistent with the rest of the Zoning By-law.

- ZCR Draft List of Requested Relief - Refer to Annex 2

NOTE: The requirements of the two ZCR components may be modified by staff on a case-by-case basis to suit the development.

4. Roles and Responsibilities / Qualifications

A Zoning Confirmation Report must be signed by the applicant or an authorized representative of the applicant.



5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:		Official Plan designation:	Minor Corridor
Municipal Address(es):	1670 Tenth Line Road	Legal Description:	PT LT B, CON 11; as in N701530, City
Scope of Work:	Proposed rezoning from R1HH[1178] to GM[XXXX] to permit a 30 unit low rise apartment building.		
Existing Zoning Code:	R1HH[1178]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable¹:	NA

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):	General Mixed Use, Urban Exception XXXX (GM[XXXX])		
Zoning Provisions¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Apartment dwelling, low rise	Apartment dwelling, low rise	Y
Lot Width	No minimum	30.48 m	Y
Lot Area	No minimum	1,856.57 m ²	Y
Front Yard Set Back²	3 m	4.5 m	Y
Corner Side Yard Setback	NA	NA	NA
Interior Side Yard Setback	1.2 m for residential buildings 11 m in height or less	1.4 m	Y
Rear Yard Setback	3 m	33.4 m	Y
Lot Coverage Floor Space Index (F.S.I.)	2	1.05	Y
Building Height³	18 m	11 m	Y
Accessory Buildings Section 55	NA	NA	NA



Projections into Height Limit Section 64	NA	NA	NA
Projections into Required Yards Section 65	NA	NA	NA
Required Parking Spaces Section 101 and 103	36 spaces	17 spaces	N
Visitor Parking spaces Section 102	6 spaces	6 spaces	Y
Size of Space Section 105 and 106	Width: 2.6 m min, 3.1 m max, Length: 5.2 m min	2.6 m x 5.2 m	Y
Driveway Width Section 107	6 m	6 m	Y
Aisle Width Section 107	6.7 m	6m	N
Location of Parking Section 109	Not permitted in front or corner side yard	Rear yard	Y
Refuse Collection Section 110	NA	NA	NA
Bicycle Parking Rates Section 111	15 spaces	22 spaces	Y
Amenity Space Section 137	180 m ² of amenity area, 50% communal (at least one 54 m ²)	127.64 m ² provided via balconies no communal	N
Other applicable relevant Provision(s)			
Minimum width of landscaped area, Section 187	3 m when abutting a street or residential zone	1.5 m	N
Minimum Required Width of a Land	3 m	2.5 m	N

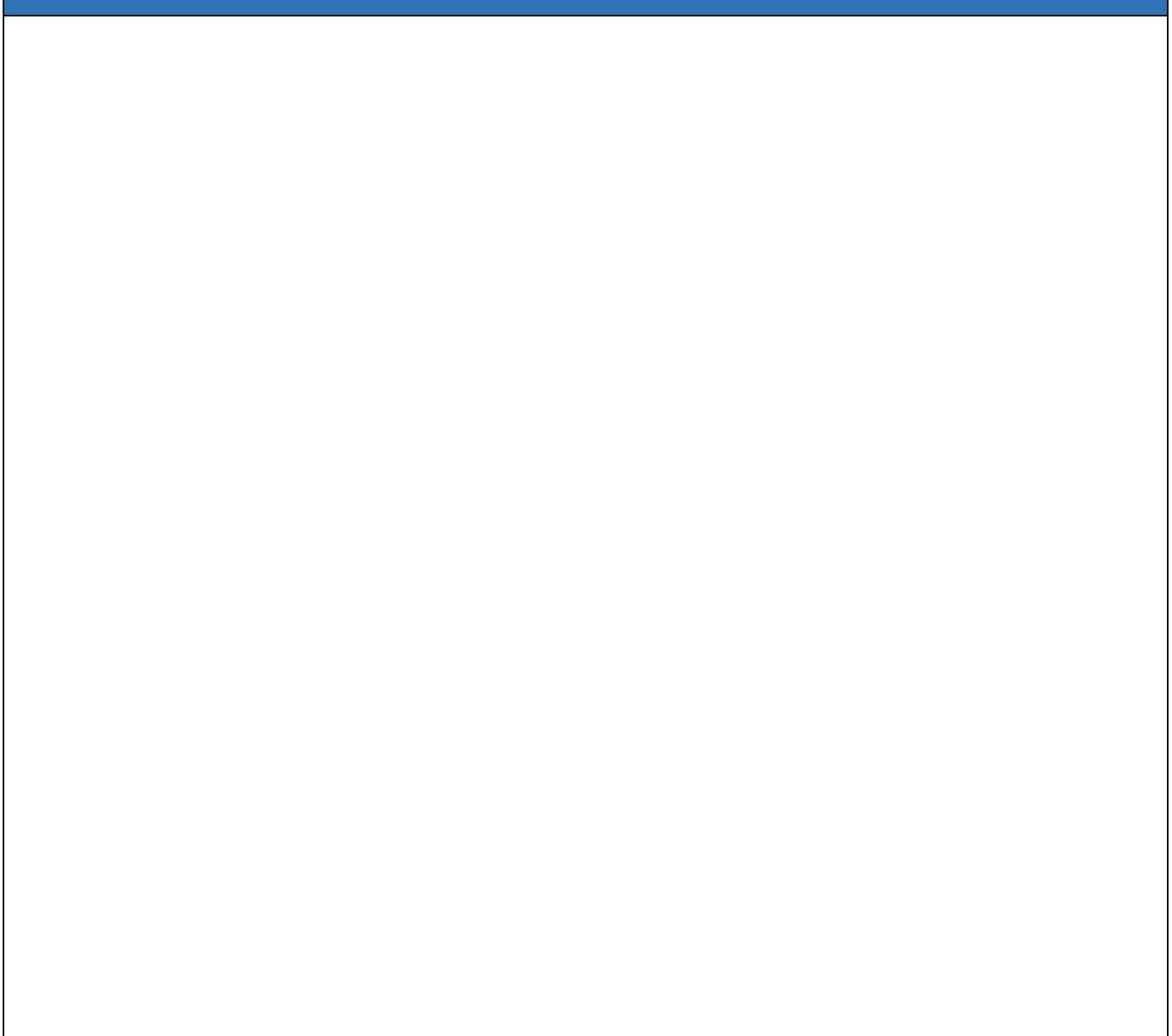
¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult 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 stepback provisions, where they exist

E. Comments / Calculations

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6. Annex 2 - Zoning Confirmation Report Draft List of Requested Relief from Zoning

As part of a Zoning By-law Amendment application, the applicant is required to identify all required relief from the Zoning By-law for the development that is the subject of the application. Below is an example of how the applicant should structure this component of the submission requirements for the Zoning Confirmation Report Draft List of Requested Relief.

- **The Draft List of Requested Relief from Zoning is a list of those items indicated as “not compliant” as identified through Component 1: Zoning Confirmation Report Checklist.** A template list is provided below, with examples.
- The list is required so that City staff can review the requested relief and determine if the application is complete and consistent. The onus is placed on the applicant to identify all needed relief for the proposed development.
- **A draft zoning schedule is required to be provided with Annex 2, if it is anticipated to be required.** A zoning schedule may be required when specific relief such as for height, setbacks, stepbacks or land uses need to be isolated to certain locations on the lot.

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Minimum width of landscape area	3 m when abutting a street or residential zone	1.5 m
Minimum Required Width of a Landscaped Buffer of a Parking Lot	3 m	2.5 m
Total Amenity Area	180 m ² of amenity area	127.64 m ² provided via balconies
Communal Amenity Area	A minimum of 50% of the required ^{total amenity area aggregated into}	0 m ²
Vehicle Parking	36 spaces (1.2 per du)	17 spaces (0.56 per du)
Aisle Width	6.7 m	6 m

¹ Only the non-compliant land use(s) needs to be listed in this column.