

# Zoning Confirmation Report

## Northwoods - Phase 6

November 10, 2025

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### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	September 30, 2025	Official Plan Designation	Mainstreet Corridor; Suburban (West) Transect
Municipal Address(es)	251 Linseed Road	Legal Description	Block 188, Plan 4M-1767
Scope of Work	Site Plan Control		
Existing Zoning Code	GM15[2031]	By-law Number	2008-250
Schedule 1 / 1A Area	Area D	Overlays Applicable	N/A

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):			
Principal Land Use(s)	Sections 187(1) and (2): various non-residential and residential uses	Dwelling units Stacked dwellings Commercial	Y
Lot Width	No minimum	121.61 m	Y
Lot Area	No minimum	1.09 ha	Y
Minimum Front Yard Setback	3 m	6.64 m	Y
Minimum Corner Side Yard Setback	3 m	3 m	Y
Minimum Interior Side Yard Setback	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone: 5 m	Mixed-use building is 66.04 m from the nearest lot line abutting a residential zone	Y
	For a residential use building higher than 11m in height: 3 m	Residential building (11.4 m): 7.25 m	Y
	For any building four storeys or greater, or any drive through facility, from any	No building four storeys or higher or drive through facility is proposed.	Y

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	portion of a lot line abutting a residential zone (Exception 3021): 10 m		
<b>Minimum Rear Yard Setback</b>	7.5 m	7.5 m	Y
	For any building four storeys or greater, or any drive through facility, from any portion of a lot line abutting a residential zone (Exception 3021): 10 m	No building four storeys or higher or drive through facility is proposed.	Y
<b>Maximum Lot Coverage Floor Space Index (F.S.I.)</b>	2	0.69	Y
<b>Maximum Building Height</b>	18 m	Back-to-back stacked dwelling blocks: 11.4 m	Y
		Mixed-use building: 14.6 m	
<b>Accessory Buildings</b> Section 55	N/A	N/A	Y
<b>Projections into Height Limit</b> Section 64	No projections above height limit	No projections above height limit	Y
<b>Projections into Required Yards</b> Section 65	Fire escapes, open stairways, stoop, landing, steps and ramps where at or below the floor level of the first floor: <ul style="list-style-type: none"> <li>- In the case of the interior side yard or rear yard: no limit</li> <li>- In the case of the front yard or corner side yard: no closer than 0.6 m to a lot line</li> </ul>	Stairs and landing project into the rear yard	Y
<b>Required Parking Spaces</b> Section 101 and 103	Stacked dwelling (1 per dwelling unit, 48 units): 48 spaces  Dwelling unit in a mixed-use building (1 per dwelling unit, 24 units): 24 spaces  Retail (3.4 per 100 m <sup>2</sup> , 704.7 m <sup>2</sup> ): 24 spaces  <b>Total: 96 spaces</b>	<b>Total: 117 spaces</b>  Commercial (retail): 25 spaces  Residential: 79 spaces  <b>Accessible spaces</b> Type A: 2 Type B: 3	Y
<b>Visitor Parking Spaces</b> Section 102	0.2 per dwelling unit (72 units): 14 spaces	14 spaces	Y
<b>Size of Space</b>	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y

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Section 105 and 106	Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space: <ul style="list-style-type: none"> <li>/ Is visibly identified as being for a compact car</li> <li>/ Is not a required visitor parking space</li> <li>/ Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.</li> </ul>	N/A	Y
<b>Minimum Driveway Width</b> Section 107	6.0 metres for a double traffic lane in a parking lot	6.7 m	Y
<b>Minimum Aisle Width</b> Section 109	Serving parking spaces angled at between 71 and 90 degrees: 6.7 m  Accessory to a residential use and serving parking spaces angled at between 56 and 90 degrees: 6.0 m	6.7 m where accessing parking spaces serving commercial uses  6.0 m where accessing resident and visitor parking	Y  Y
<b>Location of Parking</b> Section 109	In the GM zone, no person may park a motor vehicle in a required front yard; in a required corner side yard; or in the extension of a required corner side yard into a rear yard	No parking is located in the required front yard, corner side yard, or the extension of a required corner side yard into the rear yard.	Y
<b>Parking Lot Landscaped Area</b>	A minimum of 15% of the area of any parking lot, whether a principal or an accessory use, must be provided as perimeter or interior landscaped area	26%	Y
<b>Parking Lot Landscaped Buffer</b>	Minimum required landscaped buffer for a parking lot containing 100 or more spaces: <ul style="list-style-type: none"> <li>/ Abutting a street: 3 m</li> <li>/ Not abutting a street: 3 m</li> </ul>	/ Abutting a street: 8.65 m / Not abutting a street: 3.37 m	Y
<b>Refuse Collection</b> Section 110	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: <ul style="list-style-type: none"> <li>/ Located at least 9 m from a lot line abutting a public street;</li> <li>/ Located at least 3 m from any other lot line;</li> </ul>	Outdoor refuse collection and loading area is: <ul style="list-style-type: none"> <li>/ Located more than 9 m from the nearest lot line abutting a public street</li> <li>/ More than 3 m from the nearest lot line</li> </ul>	Y  Y

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	<ul style="list-style-type: none"> <li>/ Screened from view by an opaque screen with a minimum height of 2 m</li> <li>/ Where an in-ground refuse container is provided, the above screening requirement may be achieved with soft landscaping</li> </ul>	<ul style="list-style-type: none"> <li>- 5.28 m away from interior lot line</li> <li>/ 2m opaque screening provided around inground refuse containers and waste staging area</li> </ul>	Y
<b>Bicycle Parking Rates</b> Section 111	Residential (0.5 per dwelling unit, 72 units): 36 spaces  Retail (1 per 250 m <sup>2</sup> , 704.7 m <sup>2</sup> ): 3  <b>Total: 39 spaces</b>	39 spaces  Commercial: 3 spaces  Residential: 36 spaces	Y
<b>Amenity Space</b> Section 137	Total (6 m <sup>2</sup> per unit, 72 units): 432 m <sup>2</sup>  Communal (minimum 50% of the required total): 216 m <sup>2</sup>  Communal area layout must be aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>	Total: 1097 m <sup>2</sup>  Communal: 482 m <sup>2</sup>  Communal area is aggregated into a 482 m <sup>2</sup> space.	Y  Y  Y
<b>Other applicable relevant Provision(s)</b>			
<b>Minimum Width of Landscaped Area</b>	Abutting a street: 3 m Abutting a residential zone: 3 m	Abutting a street: 3 m Abutting a residential zone: 7.5 m	Y
<b>Location of Storage</b>	Storage must be completely enclosed within a building.	No outdoor storage is proposed.	Y
<b>Minimum Cumulative Non-Residential Gross Floor Area</b> Exception 3021	700 m <sup>2</sup>	704.68 m <sup>2</sup>	Y
<b>Finished Surface of Parking</b> Clause 100(3)(a)	All motor vehicle parking spaces, queuing and loading spaces, and aisles and driveways leading to those spaces must be finished with a surface that is paved with asphalt, cement, porous pavement, honeycomb block, turf block, cobblestones or similar hard, stable and dust-preventative material and may	Parking spaces, aisles and driveways are finished with asphalt	Y

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	include wheel strips with hardened or compacted materials.		
<b>Minimum Width of a Private Way in a Planned Unit Development</b> Section 131	6 m	6 m	Y
<b>Minimum Setback for any Wall of a Residential use Building to a Private Way</b> Section 131	1.8 m	3.8 m	Y
<b>Minimum Separation Area Between Buildings within a Planned Unit Development</b> Section 131	Where the height of abutting buildings within the PUD is less than or equal to 14.5 metres: 1.2 m	5.14 m	Y

## Conclusion

We trust that this information is satisfactory.

Sincerely,



Nico Church, RPP MCIP  
Senior Planner



Genessa Bates, M.Pl.  
Planner