

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information

Review Date:	2025/06/05	Official Plan designation:	Schedule B2 Inner Urban Transect
Municipal Address(es):	342,344,346,348 Queen Mary	Legal Description:	
Scope of Work:	Construct 2 townhouses on each existing lot, total 4 lots contiguous, 3 storey townhouses, each with a primary unit and 2 additional units		
Existing Zoning Code:	R4UC[2480]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area X, inner Urban	Overlays Applicable¹:	none

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	residential	residential	Y
Lot Width	4.5	Min 4.72	Y
Lot Area	135	122.72 m ² , 122.9 m ²	Variance ¹ Y
Front Yard Set Back²	4.5	4.55	Y
Corner Side Yard Setback	NA		
Interior Side Yard Setback	1.2	1.23	Y
Rear Yard Setback	30% lot depth 7.8m	6.79	Variance ¹ Y
Lot Coverage Floor Space Index (F.S.I.)	NA		
Building Height³	11	10.82	Y
Accessory Buildings Section 55	Garbage, 0.6 rear	1.2	Y
Projections into Height Limit Section 64	none		
Projections into Required Yards Section 65	Exit stair, rear yard 2.2m	2.17	Y
Required Parking Spaces Section 101 and 103	NA		
Visitor Parking spaces Section 102	NA		
Size of Space Section 105 and 106	NA		
Driveway Width Section 107	NA		
Aisle Width Section 107	NA		
Location of Parking Section 109	NA		
Refuse Collection Section 143	Width 1.2m, 143 (1)(d) Townhouse except	1.2	Y
Bicycle Parking Rates Section 111	NA		
Amenity Space Section 137	NA		