

## 5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	August 5, 2025	<b>Official Plan designation:</b>	Corridor - Mainstreet with Evolving Neighbourhood Overlay
<b>Municipal Address(es):</b>	6111 Hazeldean Rd.	<b>Legal Description:</b>	PIN 044872615
<b>Scope of Work:</b>	Site Plan Control Revision to permit retail strip development		
<b>Existing Zoning Code:</b>	AM9[1699]-h	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Sch. 1: Area C Sch. 1A: Area C (Suburban)	<b>Overlays Applicable<sup>1</sup>:</b>	N/A

<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.			
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	AM9 - Holding provision to be lifted confirmation that the Jackson Trails pumping station and downstream facilities have sufficient capacity to accept flows from the development		
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>		Commercial-retail plaza	
<b>Lot Width</b>	No minimum	162.28 m	Yes
<b>Lot Area</b>	No minimum	18,484.19 sq m	Yes
<b>Front Yard Set Back<sup>2</sup></b>	No minimum	77.9m	
<b>Corner Side Yard Setback</b>			
<b>Interior Side Yard Setback</b>		24.0 m to west lot line 62.9 m to east lot line	Yes
<b>Rear Yard Setback</b>		11.2 m	Yes
<b>Lot Coverage Floor Space Index (F.S.I.)</b>		13.2%	Yes
<b>Building Height<sup>3</sup></b>	11 m within 20 m of a residential zone and 15 m in other cases	7.0 m	Yes
<b>Accessory Buildings Section 55</b>			



<b>Projections into Height Limit Section 64</b>			
<b>Projections into Required Yards Section 65</b>			
<b>Required Parking Spaces Section 101 and 103</b>	58 required for phase II	62 provided in phase II (125 spaces for entire development - phase I + II)	Yes
<b>Visitor Parking spaces Section 102</b>			
<b>Size of Space Section 105 and 106</b>			
<b>Driveway Width Section 107</b>	6.0 m	9.0 m	Yes
<b>Aisle Width Section 107</b>	6.0 m	7.0 m	Yes
<b>Location of Parking Section 109</b>			
<b>Refuse Collection Section 110</b>	opaque screen 2m high and 3 m setback from lot line	opaque screen 2m high and 3 m setback from lot line	Yes
<b>Bicycle Parking Rates Section 111</b>	5 spaces based on 1 per 250 sq m (for retail, restaurant and office)	5 spaces	Yes
<b>Amenity Space Section 137</b>			
<b>Other applicable relevant Provision(s)</b>			
Width of landscaped area where abutting residential zone	10 m	10 m	

<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.