

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	October 10, 2025	Official Plan designation:	Village
Municipal Address(es):	2821 8th Line Road	Legal Description:	Part of Lots 22 & 23, Concession 8, Osgoode
Scope of Work:	New fair office with assembly space.		
Existing Zoning Code:	R14	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D	Overlays Applicable¹:	n/a

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):	n/a		
Zoning Provisions¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Fairground Office	Fairground Office	Yes
Lot Width	75m	354.86m	Yes
Lot Area	1.0 hectare	8.76 hectares	Yes
Front Yard Set Back²	9m	24.28m	Yes
Corner Side Yard Setback	9m	n/a	n/a
Interior Side Yard Setback	9m	46.5m	Yes
Rear Yard Setback	10m	282.96m	Yes
Lot Coverage Floor Space Index (F.S.I.)	30%	7%	Yes
Building Height³	12m	8.77m	Yes
Accessory Buildings Section 55	n/a	n/a	n/a



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	52	53	Yes
Visitor Parking spaces Section 102	n/a	n/a	n/a
Size of Space Section 105 and 106	2.6m x 5.2m	2.6m x 5.2m	Yes
Driveway Width Section 107	6.0 m Minimum	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	n/a	n/a	n/a
Bicycle Parking Rates Section 111	5	6	Yes
Amenity Space Section 137	n/a	n/a	n/a
Other applicable relevant Provision(s)			

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.