

Zoning Confirmation Report

Northwoods - Phase 6

November 10, 2025

1

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

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)
	portion of a lot line abutting a residential zone (Exception 3021): 10 m		
Minimum Rear Yard Setback	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
Maximum Lot Coverage Floor Space Index (F.S.I.)	2	0.69	Y
Maximum Building Height	18 m	Back-to-back stacked dwelling blocks: 11.4 m	Y
		Mixed-use building: 14.6 m	
Accessory Buildings Section 55	N/A	N/A	Y
Projections into Height Limit Section 64	No projections above height limit	No projections above height limit	Y
Projections into Required Yards 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"> - In the case of the interior side yard or rear yard: no limit - In the case of the front yard or corner side yard: no closer than 0.6 m to a lot line 	Stairs and landing project into the rear yard	Y
Required Parking Spaces 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 ² , 704.7 m ²): 24 spaces Total: 96 spaces	Total: 117 spaces Commercial (retail): 25 spaces Residential: 79 spaces Accessible spaces Type A: 2 Type B: 3	Y
Visitor Parking Spaces Section 102	0.2 per dwelling unit (72 units): 14 spaces	14 spaces	Y
Size of Space	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y

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)
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"> / Is visibly identified as being for a compact car / Is not a required visitor parking space / 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. 	N/A	Y
Minimum Driveway Width Section 107	6.0 metres for a double traffic lane in a parking lot	6.7 m	Y
Minimum Aisle Width 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
Location of Parking 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
Parking Lot Landscaped Area	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
Parking Lot Landscaped Buffer	Minimum required landscaped buffer for a parking lot containing 100 or more spaces: <ul style="list-style-type: none"> / Abutting a street: 3 m / Not abutting a street: 3 m 	/ Abutting a street: 8.65 m / Not abutting a street: 3.37 m	Y
Refuse Collection 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"> / Located at least 9 m from a lot line abutting a public street; / Located at least 3 m from any other lot line; 	Outdoor refuse collection and loading area is: <ul style="list-style-type: none"> / Located more than 9 m from the nearest lot line abutting a public street / More than 3 m from the nearest lot line 	Y Y

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

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)
	include wheel strips with hardened or compacted materials.		
Minimum Width of a Private Way in a Planned Unit Development Section 131	6 m	6 m	Y
Minimum Setback for any Wall of a Residential use Building to a Private Way Section 131	1.8 m	3.8 m	Y
Minimum Separation Area Between Buildings within a Planned Unit Development 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