

## 5. Annex 1 - Zoning Confirmation Report Checklist

### A. Project Information

<b>Review Date:</b>	September 26, 2025	<b>Official Plan designation:</b>	Outer Urban Transect / Neighbourhood
<b>Municipal Address(es):</b>	585 West Hunt Club Rd.	<b>Legal Description:</b>	Please see attached
<b>Scope of Work:</b>	Site Plan Control Application for Halo Car Wash		
<b>Existing Zoning Code:</b>	AM10	<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.

Proposed Zone/Subzone (Zoning By-law Amendments only):	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>	Retail & service commercial (Shopping Centre)	Car wash	Yes / Section 185(1)	
<b>Lot Width</b>	No Minimum	+/- 277 m	Yes	
<b>Lot Area</b>	No Minimum	+/- 1,608 sq. m.	Yes	
<b>Front Yard Set Back<sup>2</sup></b>	0 m	The proposed car wash is set back 326 m from Merivale	Yes	
<b>Corner Side Yard Setback</b>	0 m	The proposed car wash is set back 73 m from W. Hunt Club	Yes	
<b>Interior Side Yard Setback 185(10)(c)</b>	3m for the first 20 m back from street; 7.5 m thereafter	The proposed car wash is set back 243 m from interior side lot line	Yes	
<b>Rear Yard Setback</b>	7.5 m per 185(10)(d)	The proposed car wash is set back 199 m from rear lot lot	Yes	
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	No max. FSI (Table 185)		Yes	
<b>Building Height<sup>3</sup></b>	30 m per 185(10)(j)(v)	8.0 m	Yes	
<b>Accessory Buildings Section 55</b>	N/A			

NOTE: The Subject is part of the development known as Nepean Crossroads Centre and is considered as One Lot for Zoning Purposes (Section 93)



<b>Projections into Height Limit Section 64</b>	N/A		
<b>Projections into Required Yards Section 65</b>	N/A		
<b>Required Parking Spaces Section 101 and 103</b>	None required	14 vacuum stalls + 3 parking	Yes
<b>Visitor Parking spaces Section 102</b>	N/A		
<b>Size of Space Section 105 and 106</b>	2.6 m wide, 5.2 m long	2.6 m wide, 5.2 m long	Yes
<b>Driveway Width Section 107</b>	6.0 m	7.5m	Yes
<b>Aisle Width Section 107</b>	6.0 m	7.5 m	Yes
<b>Location of Parking Section 109</b>	N/A		
<b>Refuse Collection Section 110</b>	9.0 m from lot line abutting public street and 3.0 m from other lot line		Yes
<b>Bicycle Parking Rates Section 111</b>	N/A		
<b>Amenity Space Section 137</b>	N/A		
<b>Other applicable relevant Provision(s)</b>			

<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.



<sup>3</sup> This includes maximum building height, minimum building height and stepback provisions, where they exist

## E. Comments / Calculations

The Subject is part of the retail-commercial development known as Nepean Crossroads Centre and meets the requirements of Section 93: One Lot for Zoning Purposes.

Setbacks have been measured from the proposed car wash building to the lot lines with Merivale Road abutting the front lot line and West Hunt Club Road abutting the corner side lot. Both Merivale Road and West Hunt Club Road are designated as Arterial Mainsstreets on Schedule C4 to the Official Plan

