

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	Nov. 31, 2025	Official Plan designation:	Corridor - Mainstreet with Evolving Neighbourhood Overlay
Municipal Address(es):	6111 Hazeldean Rd.	Legal Description:	PIN 044872615
Scope of Work:	Site Plan Control Revision to permit retail strip development		
Existing Zoning Code:	AM9[1699]-h	By-law Number:	2008-250
Schedule 1 / 1A Area:	Sch. 1: Area C Sch. 1A: Area C (Suburban)	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):	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 ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)		Commercial-retail plaza	
Lot Width	No minimum	162.28 m	Yes
Lot Area	No minimum	18,484.19 sq m	Yes
Front Yard Set Back²	No minimum	<u>77.9</u> m	
Corner Side Yard Setback			
Interior Side Yard Setback		24 m to west lot line 62.9 m to east lot line	Yes
Rear Yard Setback		11.2 m	Yes
Lot Coverage Floor Space Index (F.S.I.)		13.2% (Phase I+II)	Yes
Building Height³	11 m within 20 m of a residential zone and 15 m in other cases	7.0 m	Yes
Accessory Buildings Section 55			



Projections into Height Limit Section 64			
Projections into Required Yards Section 65			
Required Parking Spaces Section 101 and 103	58 required for phase II	62 provided in phase II (125 spaces for entire development - phase I + II)	Yes
Visitor Parking spaces Section 102			
Size of Space Section 105 and 106	2.6 m x 5.2 m	2.6 m x 5.2 m	Yes
Driveway Width Section 107	6.0 m	9.0 m	Yes
Aisle Width Section 107	6.0 m	7.0 m	Yes
Location of Parking Section 109			
Refuse Collection Section 110	opaque screen 2m high and 3 m setback from lot line	opaque screen 2m high and 3 m setback from lot line	Yes
Bicycle Parking Rates Section 111	5 spaces based on 1 per 250 sq m (for retail, restaurant and office)	5 spaces	Yes
Amenity Space Section 137			
Other applicable relevant Provision(s)			
Width of landscaped area where abutting residential zone	10 m	10 m	

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.

