

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	February 28, 2024	Reviewed Plans:	
Municipal Address(es):	1450, 1454, 1464, 1468 Bankfield Road and 5479 & 5485 Elijah Court	Official Plan designation:	Village Manotick Secondary Plan: Mixed Residential-Commercial
Legal Description:	Part of Lot 1, Concession A, North Gower		
Scope of Work:	Zoning By-law Amendment		
Existing Zoning Code:	DR1	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D	Overlays Applicable:	None

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):		Rural Commercial		
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 217 (1)	Various commercial uses (including automobile dealership)	Various commercial uses (including automobile dealership)	Yes
Lot Width	Table 217 (b)	30 m		
Lot Area	Table 217 (a)	4000m ² (min)		
Front Yard Set Back	Table 217 (c)	10 m		
Corner Side Yard Setback	Table 217 (e)	6 m		
Interior Side Yard Setback	Table 217 (d)	Abutting residential – 4.5 m All other cases – 3.0 m		
Rear Yard Setback	Table 217 (f)	10 m		

Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Lot Coverage Floor Space Index (F.S.I.)	Table 217 (h)	25%		
Building Height	Table 217 (g)	11 m		
Accessory Buildings Section 55			None proposed	
Projections into Height Limit Section 64			None proposed	
Projections into Required Yards Section 65			None proposed	
Required Parking Spaces Section 101 and 103	Table 101, Row N10 (automobile dealership)	Sales/showroom area, 2 per 100 m ² of gross floor area; Service area, 2 per service bay; Other areas, 1 per 100 m ² of gross floor area.	441	yes
Visitor Parking spaces Section 102	Not applicable			
Size of Space Section 105 and 106	Section 106 (1)	2.6 m by 5.2 m		
Driveway Width Section 107	Section 107 (1)	6.0 m (double traffic lanes)		
Aisle Width Section 107	Section 107 (1)	6.0 m (double traffic lanes)		
Location of Parking Section 109	Not applicable			
Refuse Collection Section 110	Section 110 (3)	9.0 m from public street; 3.0 m from lot line; 2.0 m opaque screen	TBD	
Bicycle Parking Rates Section 111	Table 111A (i)	1 per 1500m ² GFA	TBD	
Amenity Space Section 137	Not applicable			

Other applicable relevant Provision(s)				

C. Comments/Calculations: