

## 5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	DEC. 18/23	Official Plan designation:	RURAL COUNTRY SIDE
Municipal Address(es):	5546 ALBION RD.	Legal Description:	SEE ATTACHED
Scope of Work:	APPLICATION FOR SITE PLAN CONTROL		
Existing Zoning Code:	RC 2	By-law Number:	2008-250
Schedule 1 / 1A Area:	RURAL (AREA D)	Overlays Applicable <sup>1</sup> :	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):	NO CHANGE PROPOSED.		
Zoning Provisions <sup>1</sup>	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)		GAS BAR	Y
Lot Width	30 M	94 M	Y
Lot Area	2000 M <sup>2</sup>	10,844 M <sup>2</sup>	Y
Front Yard Set Back <sup>2</sup>	10 M	21.1 M	Y
Corner Side Yard Setback	7.5 M	24.6 M	Y
Interior Side Yard Setback	4.5 M	44.6 M	Y
Rear Yard Setback	10 M	28.7 M	Y
Lot Coverage Floor Space Index (F.S.I.)	30%	3.7%	Y
Building Height <sup>3</sup>	11 m	7.2 M	Y
Accessory Buildings Section 55	N/A	N/A	—

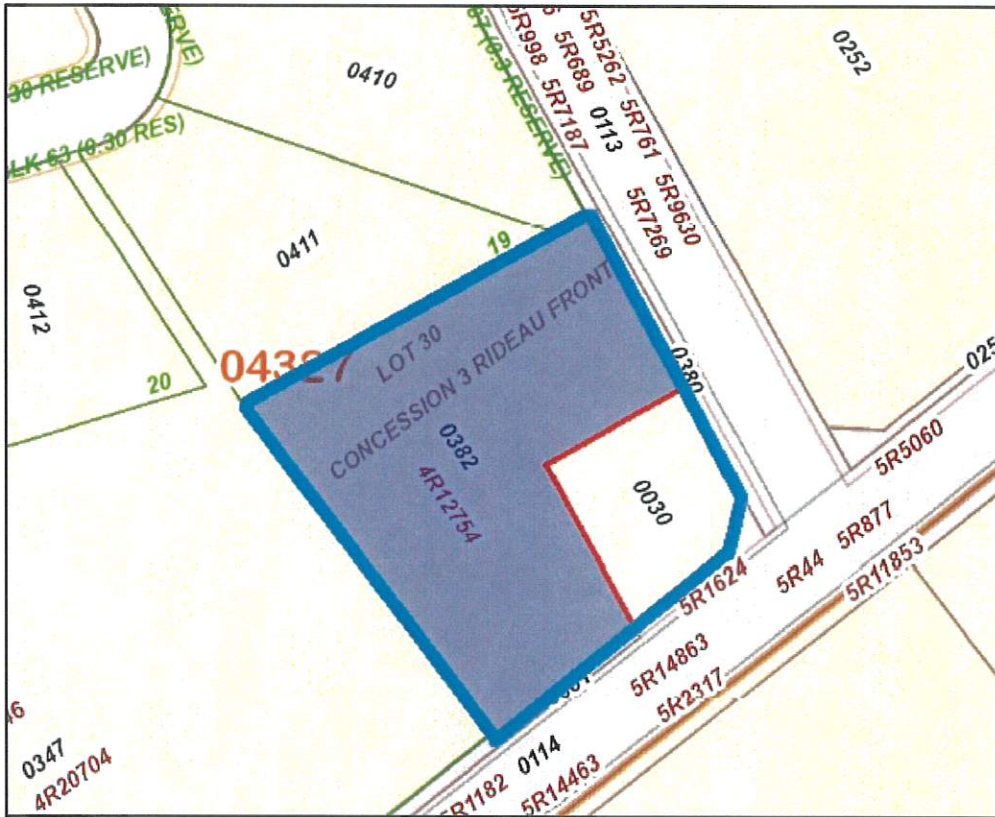


Projections into Height Limit Section 64	N/A	N/A	—
Projections into Required Yards Section 65	N/A	N/A	—
Required Parking Spaces Section 101 and 103	13 + 1 HC	32 + 1 HC	Y
Visitor Parking spaces Section 102	N/A	N/A	—
Size of Space Section 105 and 106	MIN. 2.6 M WIDE MIN. 5.2 M LONG	2.6M 5.5M	Y
Driveway Width Section 107	N/A	N/A	—
Aisle Width Section 107	MIN. 6.7 M	10. M	Y
Location of Parking Section 109	N/A	N/A	—
Refuse Collection Section 110	S. 110 (3)		
Bicycle Parking Rates Section 111	1/250m <sup>2</sup> GFA	25/250m <sup>2</sup>	Y
Amenity Space Section 137	N/A	N/A	—
<b>Other applicable relevant Provision(s)</b>			
LANDSCAPING OF YARDS	TABLE 218 A	FRONT + CORNER YARDS LANDSCAPED	Y

<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.

5546 Albion Road – Legal Description



PIN 04327-0382: PART OF LOT 30, CONCESSION 3, GLOUCESTER (RIDEAU FRONT), DESIGNATED AS PART 1 ON PLAN 4R-12754. OTTAWA

PIN 04327-0030: PT LT 30 CON 3RF GLOUCESTER PT 1, 5R14863; S/T INTEREST IN N757032 & N757033; GLOUCESTER