

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	November 29, 2029	Reviewed Plans:	
Municipal Address(es):	4175 Strandherd Drive	Official Plan designation:	Mixed Industrial
Legal Description:	Block 3, Plan 4M-1538		
Scope of Work:	Zoning By-law Amendment		
Existing Zoning Code:	IP[2298] H(18)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	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):	IP[****] H(18)			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 205 (1) and (2) (as amended by Exception 2298)	<ul style="list-style-type: none"> • broadcasting station • day care • emergency service • hotel • light industrial uses • medical facility • office • personal brewing facility (By-law 2019-41) • place of assembly • printing plant • production studio • research and development centre • service and repair shop • technology industry 	<ul style="list-style-type: none"> • Animal care establishment • Animal hospital • Artist studio • Automobile dealership • Automobile rental establishment • Automobile service station • Car wash • Click and collect facility • Community centre • Community health and resource centre • Drive-through facility • Gas bar • Library • Payday loan establishment 	No – Additional uses requested

		<ul style="list-style-type: none"> training centre 	<ul style="list-style-type: none"> Place of worship Retail food store Retail store Storefront industry Warehouse 	
Lot Width	Table 205 (b)	No minimum	Approx. 165 m	Yes
Lot Area	Exception 2298	4000m ² (min)	52,726 m ²	Yes
Front Yard Set Back	Table 205 (d)	6.0 m (min)	6.0 m	Yes
Corner Side Yard Setback	Table 205 (d)	6.0 m (min)	6.0 m	Yes
Interior Side Yard Setback	Table 205 (e)	Abutting residential – 6.0 m All other cases – 3.0 m	3.0 m	Yes
Rear Yard Setback	Table 205 (f)	6.0 m	6.0 m	Yes
Lot Coverage Floor Space Index (F.S.I.)	Table 205 (g)	F.S.I. – 2.0	Approx. 0.3	Yes
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Building Height	As per zone	18.0 m (max)	Unknown	Yes
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 N78 Table 101, Row N83	3.4 spaces per 100 m ² GFA 3.6 spaces per 100 m ² GFA	To be confirmed at Site Plan	Yes
Visitor Parking spaces Section 102	Not applicable	Not applicable	Not applicable	Not applicable
Size of Space Section 105 and 106	Section 106 (1)	2.6 m by 5.2 m	2.6 m by 5.2 m	Yes

Driveway Width Section 107	Section 107 (1)	6.0 m (double traffic lanes)	6.0 m (double traffic lanes)	
Aisle Width Section 107	Section 107 (1)	6.0 m (double traffic lanes)	6.0 m (double traffic lanes)	
Location of Parking Section 109	Not applicable	Not applicable	Not applicable	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	Not applicable	Not applicable	Not applicable
Other applicable relevant Provision(s)				

C. Comments/Calculations:



Engineers, Planners & Landscape Architects

