

Zoning Confirmation Report

2025-06-27

1. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	April 2025	Official Plan designation:	Suburban Neighbourhood
Municipal Address(es):	6600 Carrière St, Orléans, ON, K1C 1J4	Legal Description:	PART 1 and 2 on Plan 5R-8061
Scope of Work:	MIFO Community Centre		
Existing Zoning Code:	I1E	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable ¹ :	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):			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Institutional Zones	COMMUNITY CENTER, RECREATIONAL AND ATHLETIC FACILITIES	
Lot Width	15 m(MIN.)	121.88 m	Y
Lot Area	400 m ² (MIN.)	8179.37 m ²	Y
Front Yard Set Back	1 m(MIN.)	7.15 m	Y
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	1 m(MIN.)	WEST : 42.73m EAST : 2.00m	Y
Rear Yard Setback	1 m(MIN.)	4.65 m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	N/A
Building Height ³	18m(MAX)	14.14 m	Y

PROVENCHER_ROY

Accessory Buildings Section 55	Max. size- No restriction Max. height 6m Min. setback 0	Garbage closure 2.7 m	Y
Projections into Height Limit Section 640	Proposed structures are exempted from height restrictions	Existing Communication tower, flagpole	Y
Projections into Required Yards Section 65	No restriction for interior yard	5 steps for the loading dock- interior yard	Y
Required Parking Spaces Section 101 and 103	88	86	See Note below*
Visitor Parking spaces Section 102	N/A	N/A	N/A
Size of Space Section 105 and 106	2600x5200	2600x5200	Y
Driveway Width Section 107	6 m	6.7 m	Y
Aisle Width Section 107	6.7 m	7.2 m	Y
Location of Parking Section 109	No restriction	Front, side and rear yard	Y
Refuse Collection Section 110	located at least 3.0 m from any other lot line; and (c) screened from view by an opaque screen with a minimum height of 2 m	Outdoor Refuse collection and loading area screened by garbage closure accessory building and 3 meters from the lot line	Y
Bicycle Parking Rates Section 111	11	28	Y
Amenity Space Section 137	0m ²	±600 m ²	Y
Other applicable relevant Provision(s)			
Loading spaces, land used)- table 113A	2	@ (loading dock + main entrance drop zone)	Y
Landscaping area parking	15%	18%	Y
Accessible parking Spots	5 AODA standards	5	Y

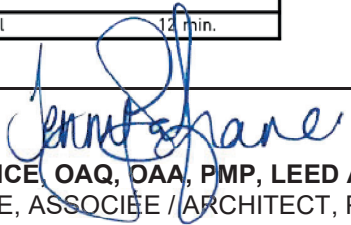
* The additional required parking spaces are expected to be available throughout the study area on-street along Carrière Street or within the parking lots surrounding the MIFO site. As MIFO already has parking agreements with the nearby schools it is acceptable that surplus parking from MIFO use the adjacent parking lots. See Parking Study Report.

E. Comments / Calculations

Usages	Superficie brute / Gross floor area (m²)	Taux stationnement / Parking rate	Nombre de case de stationnement / Number of parking space	Tableau 101 [rangée]
Centre communautaire/ Community centre	1872.60	4.00%	75	N24
Installation récréative et sportive / Recreational and Athletic Facility (terrain/court +piste de course/Running track)	1048.30	4 places fixes/terrain	8	N71
Installation récréative et sportive / Recreational and Athletic Facility (Espaces commun / common spaces)	50.50	10.00%	5	N71
Total	2971.40	Total	88 min.	

Nombre de stationnement vélo requis / Required Bicycle Parking Space

Usages	Superficie brute / Gross floor area (m²)	Taux stationnement vélo/ Bicycle Parking rate	Nombre de stationnement vélo / Number of bicycle parking space	Tableau 101 [rangée]
Centre communautaire/ Community centre	1872.60	0.20%	4	
Installation récréative et sportive / Recreational and Athletic Facility (terrain/court +piste de course/Running track)	1048.30	0.20%	8	
Installation récréative et sportive / Recreational and Athletic Facility (Espaces commun / common spaces)	50.50	0.20%	0	
Total	2971.40	Total	12 min.	



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1. Annex 2 - Zoning Confirmation Report Draft List of Requested Relief from Zoning

In addition to the zoning confirmation checklist, the only identified non-compliance issue is the deficiency in the required number of parking spaces. This annex outlines this non-compliance item and seeks the requested relief from zoning. A parking study justifying the proposed number of parking spaces is attached for reference.

- **Parking study is attached**

List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Parking Rate (s. 101)	88 spaces	86 spaces



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