

Zoning Confirmation Report

4497 O'Keefe Court

2024-06-10

A. Project Information			
Review Date	04-Jun-25	Official Plan Designation	Rural Countryside
Municipal Address	4497 O'Keefe Court	Legal Description	Part Lot 21, Con 4 (RF) being Part 14 on Plan 5R-13897 PIN 04631-0383
Scope	Site Plan Control		
Existing Zoning Code	RG [401r]	By-law Number	2008-250
Schedule 1 / Area D	Area D	Overlays Applicable	None

B. Zoning Review			
For Zoning By-Law Amendments, please use the proposed zone and subzone requirements, if different from existing			
Zone Provisions	By-Law Requirement or Applicable Section, Exception or Schedule Reference	Proposed/Provided	Compliant (Yes/No)
Principal Land Use(s)	warehouse	warehouse	Yes
Min Lot Width	30m	137m	Yes
Min Lot Area	4000 m2	68,836m2	Yes
Min Front Yard Setback	6m	22.3m	Yes
Min Landscape Strip adjacent to Hwy 416	10m	14m (MTO Setback)	Yes
Minimum corner side yard setback	12m	Not applicabe	Not Applicable
Interior side yard setback	6m	49.4m	Yes
Rear Yard Setback	6m	19.43m	Yes
Lot Coverage (%)	50%	34.6%	Yes
Max Building Height	15m	12.36m	Yes
Outdoor Storage:	Not Permitted	Not proposed	Yes
Max size of any single building	8175.5 m2	8027 m2	Yes
Parking:			
0.8 stalls/100m2 <5000 m2	115 Stalls	119 Stalls	Yes
0.4 stalls/100m2 >5000 m2			
Size of Parking Stalls:			
Standard Width	2.6m	2.75m	Yes
Standard Length	5.2m	5.5m	Yes
Driveway Width	6m	9.14m	
Circulation Aisle Width	6.7m	8.0m - 9.14m	Yes
Exception 401r			Yes
Min front yard setback	6m	22.3m	Yes
Min side yard Setback	6m	49.94m	Yes
Min rear yard setback	6m	19.43m	Yes
Min Landscaped strip adjacent to Highway 416	10m	14m (MTO Setback)	Yes
Outdoor Storage	Not permitted	None proposed	Yes
Maximum size of any single warehouse building	8175.5 m2	8027 m2	Yes