

Zoning Confirmation Report

4405-4409 Innes Road



July, 2025

A. Project Information

Review Date:	21-Jul-25	Official Plan Designation:	Corridor - Main street
Municipal Address(es):	4405-4409 Innes Road	Legal Description:	
Scope of work	Site Plan - 2 Storey Low Rise Medical Facility		
Existing Zoning Code:	GM21[1427] F(0.5) H(9)	By-Law Number:	2008-250
Schedule 1/1A Area:	Area C - Suburban	Overlays Applicable:	Evolving neighbourhood

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	Complaint (Y/N)
Principal Land Use	Commercial	Medical Facility	Yes
Lot Width	No Minimum	82.43m	Yes
Lot Area	2,400 m ² - Exception 1427	2468.70 sq.m.	Yes
Front Yard Set Back	3m	3 m	Yes
Corner Side Yard Setback	N/A		Yes
Interior Side Yard Setback	5m - West Property Line / No minimum - East Property Line	West greater than 5m / East greater than 5m	Yes
Rear Yard Setback	7.5m	8.654m	Yes
Lot Coverage Floor Space Index (F.S.I.)	.5 (1,234.35 square metres)	838.17 square metres	Yes
Building Height	9m	9 m	Yes
Minimum Width of Landscaped Area	1.5 m	1.5 m	Yes
Projections into Height Limit Section 64	N/A		Yes
Projections into Required Yards Section 65	N/A		Yes
Required Parking Spaces Section 101 and 103	Within the area shown as Area C on Schedule 1A, off-street motor vehicle parking is required to be provided at a rate of 4 per 100 m ² of gross floor area ((838.14/100)*4)= 33.52 spaces	35	Yes
Visitor Parking Spaces Section 102	N/A		Yes
Size of Space Section 105 and 106	Regular Space - 2.6m by 5.2m - Accessible Space 3.66m by 5.2m - Small Car Space (50% - 2.4m by 5.6m)	16 Standard Spaces/17 Small Spaces & 2 Accessible Spaces	Yes
Driveway Width Section 107	6m	6m	Yes
Aisle Width Section 107	6.7m	6.7 m	Yes
Location of Parking Section 109	Side Yard and Rear Yard	Rear and Side Yard	Yes
Refuse Collection Section 110	N/A	Private Collection	Yes
Bicycle Parking Rates Section 111	1 per 1000 m ² of gross floor area = 1 spaces	8 outdoor	Yes
Landscaping Provisions for Parking Lots (Section 110)	A minimum of 15% of the area of any parking lot, must be provided as perimeter or interior landscaped area - the perimeter landscaping buffer must comprise a width of 3 metres abutting a street for lots less than 10 car spaces and 1.5m abutting a property line for lots with 10 to 100 car spaces	3 m provide abutting Innes and 1.5 m provided abutting the side and rear property lines	Yes
Other applicable relevant Provision(s) - Landscaping Provisions for Parking Lots (Section 110) - Section 3 - Refuse Collection	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be located at least 9.0 metres from a lot line abutting a public street and located at least 3.0 metres from any other lot line	Greater than 9 m from Innes Road and 3 m from the rear property line.	Yes
Other applicable relevant Provision(s)			

