

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	November 14, 2025	Reviewed Plans:	Site Plan dated November 14, 2025
Municipal Address(es):	100 Nipissing Court	Official Plan designation:	Industrial and Logistics
Legal Description:	Block 1, 4M-1642		
Scope of Work:	Construction of an Automobile Body Shop		
Existing Zoning Code:	IP13[2166]-h	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C – Suburban	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):	Lifting of the Holding Provision			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 206(13)(a)	Automobile body shop	Automobile body shop	Y
Lot Width	Table 205 (b)	No minimum	77.5	Y
Lot Area	Table 205 (a)	750 m ²	12,138.1 m ²	Y
Front Yard Set Back	Table 205 (d)	6 m (min.)	19.8 m	Y
Corner Side Yard Setback	Table 205 (d)	6 m (min.)	28 m	Y
Interior Side Yard Setback	Section 206(13)(d)	4 m (min.)	17 m	Y
Rear Yard Setback	Table 205 (f)	6 m (min.)	74.6 m	Y
Lot Coverage	Table 205 (c)	55% (max.)	14.2%	Y
Floor Space Index (F.S.I.)	Table 205 (g)	F.S.I. – 2 (max.)	0.16	Y
Building Height	Table 205 (h)(ii)	22 m (max.)	8.64 m	Y
Accessory Buildings Section 55	Not applicable	Not applicable	Not applicable	Not applicable

Projections into Height Limit Section 64	Not applicable	Not applicable	Not applicable	Not applicable
Projections into Required Yards Section 65	Not applicable	Not applicable	Not applicable	Not applicable
Required Parking Spaces Section 101 and 103	Table 101, Row N9, Column IV	3 per service bay – 39 required	88	Y
Visitor Parking spaces Section 102	Not applicable	Not applicable	Not applicable	Not applicable
Size of Space Section 105 and 106	Section 106(1)	Min. 2.6m width by min 5.2m length; Max. 3.1 width	2.6 m width by 5.2 m length	Y
Driveway Width Section 107	Section 107(a)(ii)	6 m (min.)	6.7 m	Y
Aisle Width Section 107	Table 107(d)	6.7 m (min.)	6.7 m	Y
Location of Parking Section 109	Not applicable	Not applicable	Not applicable	Not applicable
Refuse Collection Section 110	Section 110(3)	3 m from lot line (min.)	17 m	Y
Bicycle Parking Rates Section 111	Table 111A(i)	1 per 1500 m ² of GFA – 2 required	2 spaces	Y
Amenity Space Section 137	Not applicable	Not applicable	Not applicable	Not applicable
Other applicable relevant Provision(s)				
Width of Landscaping	Table 205(i)(ii)	3 m (min.) abutting street; otherwise: no minimum	3 m	Y
Outdoor Storage	Exception 2166, Column V	Permitted	Proposed	Y
Building Distance from 2448 Carp Road and 421 Huntmar Drive	Exception 2166, Column V	100 m (min.)	192 m	Y

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Exception 2166-h	Hold Provision pending submission of an acceptable Noise and Vibration Study	Lifting of Holding Provision

If you have any questions or comments, please do not hesitate to contact the undersigned.

Yours truly,
NOVATECH



Adam Thompson, MCIP RPP
Senior Project Manager | Planning & Development