

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