

# 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 <sup>2</sup> - 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 <sup>2</sup> of gross floor area ((838.14/100)*4)= <b>33.52 spaces</b>                                                                                             | 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 <sup>2</sup> 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)                                                                                         |                                                                                                                                                                                                                                                                                                         |                                                                                         |                 |

