

Zoning Confirmation Report

2025-08-08

1. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	April 2025	Official Plan designation:	Suburban Neighbourhood
Municipal Address(es):	6600 Carrière St, Orléans, ON, K1C 1J4	Legal Description:	PART 1 and 2 on Plan 5R-8061
Scope of Work:	MIFO Community Centre		
Existing Zoning Code:	I1E	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable¹:	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

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	Compliant (Y/N)
Principal Land Use(s)	Institutional Zones	COMMUNITY CENTER, RECREATIONAL AND ATHLETIC FACILITIES	
Lot Width	15 m(MIN.)	121.88 m	Y
Lot Area	400 m ² (MIN.)	8179.37 m ²	Y
Front Yard Set Back	1 m(MIN.)	7.15 m	Y
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	1 m(MIN.)	WEST : 42.73m EAST : 2.00m	Y
Rear Yard Setback	1 m(MIN.)	4.65 m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	N/A
Building Height³	18m(MAX)	14.14 m	Y

Accessory Buildings Section 55	Max. size- No restriction Max. height 6m Min. setback 0	Garbage closure 2.7 m	Y
Projections into Height Limit Section 640	Proposed structures are exempted from height restrictions	Existing Communication tower, flagpole	Y
Projections into Required Yards Section 65	No restriction for interior yard	5 steps for the loading dock- interior yard	Y
Required Parking Spaces Section 101 and 103	88	88	Y
Visitor Parking spaces Section 102	N/A	N/A	N/A
Size of Space Section 105 and 106	2600x5200	2600x5200	Y
Driveway Width Section 107	6 m	6.7 m	Y
Aisle Width Section 107	6.7 m	7.2 m	Y
Location of Parking Section 109	No restriction	Front, side and rear yard	Y
Refuse Collection Section 110	located at least 3.0 m from any other lot line; and (c) screened from view by an opaque screen with a minimum height of 2 m	Outdoor Refuse collection and loading area screened by garbage closure accessory building and 3 meters form the lot line	Y
Bicycle Parking Rates Section 111	11	28	Y
Amenity Space Section 137	0m ²	±600 m ²	Y
Other applicable relevant Provision(s)			
Loading spaces, land used)- table 113A	2	@ (loading dock + main entrance drop zone)	Y
Landscaping area parking	15%	18%	Y
Accessible parking Spots	5 AODA standards	5	Y

E. Comments / Calculations

Usages	Superficie brute / Gross floor area (m ²)	Taux stationnement / Parking rate	Nombre de case de stationnement / Number of parking space	Tableau 101 [rangée]
Centre communautaire/ Community centre	1872.60	4.00%	75	N24
Installation récréative et sportive / Recreational and Athletic Facility (terrain/court +piste de course/Running track)	1048.30	4 places fixes/terrain	8	N71
Installation récréative et sportive / Recreational and Athletic Facility (Espaces commun / common spaces)	50.50	10.00%	5	N71
Total	2971.40	Total	88 min.	

Nombre de stationnement vélo requis / Required Bicycle Parking Space

Usages	Superficie brute / Gross floor area (m ²)	Taux stationnement vélo/ Bicycle Parking rate	Nombre de stationnement vélo / Number of bicycle parking space	Tableau 101 [rangée]
Centre communautaire/ Community centre	1872.60	0.20%	4	
Installation récréative et sportive / Recreational and Athletic Facility (terrain/court +piste de course/Running track)	1048.30	0.20%	8	
Installation récréative et sportive / Recreational and Athletic Facility (Espaces commun / common spaces)	50.50	0.20%	0	
Total	2971.40	Total	12 min.	

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