

## Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	February 2, 2026	<b>Reviewed Plans:</b>	Site Plan dated February 2, 2026
<b>Municipal Address(es):</b>	4175 Strandherd Drive	<b>Official Plan designation:</b>	Mixed Industrial
<b>Legal Description:</b>	Block 3, 4M-1538		
<b>Scope of Work:</b>	Construction of a new Retail Shopping Centre		
<b>Existing Zoning Code:</b>	IP[3033] H(18)	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C – Suburban	<b>Overlays Applicable:</b>	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):				
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Section 205 and Exception 3033	Retail; Retail Food Store; Restaurant; etc.	Retail; Retail Food Store; Restaurant; etc.	Y
<b>Lot Width</b>	Table 205 (b)	No minimum	162 m (approx.)	Y
<b>Lot Area</b>	Table 205 (a)	750 m <sup>2</sup>	52,733 m <sup>2</sup>	Y
<b>Front Yard Set Back</b>	Table 205 (d)	6 m (min.)	6.0 m	Y
<b>Corner Side Yard Setback</b>	Table 205 (d)	6 m (min.)	6.0 m	Y
<b>Interior Side Yard Setback</b>	Table 205 (e)(ii)	3 m (min.)	3.0 m	Y
<b>Rear Yard Setback</b>	Table 205 (f)	6 m (min.)	11.0 m	Y
<b>Lot Coverage</b>	Table 205 (c)	55% (max.)	22%	Y
<b>Floor Space Index (F.S.I.)</b>	Table 205 (g)	F.S.I. – 2 (max.)	0.22	Y
<b>Building Height</b>	As per zone	18 m (max.)	9.6 m	Y

<b>Accessory Buildings Section 55</b>	Not applicable	Not applicable	Not applicable	Not applicable
<b>Projections into Height Limit Section 64</b>	Not applicable	Not applicable	Not applicable	Not applicable
<b>Projections into Required Yards Section 65</b>	Not applicable	Not applicable	Not applicable	Not applicable
<b>Required Parking Spaces Section 101 and 103</b>	Table 101, Row N83, Column IV	3.6 per 100m <sup>2</sup> of gross leasable area	4.3 per 100m <sup>2</sup> or 498 spaces	Y
<b>Visitor Parking spaces Section 102</b>	Not applicable	Not applicable	Not applicable	Not applicable
<b>Size of Space Section 105 and 106</b>	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
<b>Driveway Width Section 107</b>	Section 107(a)(ii)	6 m (min.)	6.7 m	Y
<b>Aisle Width Section 107</b>	Table 107(d)	6.7 m (min.)	6.7 m	Y
<b>Location of Parking Section 109</b>	Not applicable	Not applicable	Not applicable	Not applicable
<b>Refuse Collection Section 110</b>	Section 110(3)	3 m from lot line (min.) and 9 m from a public street	9.0 m from public streets	Y
<b>Bicycle Parking Rates Section 111</b>	Table 111A(f)	1 per 500 m <sup>2</sup> of GFA	1 per 384 m <sup>2</sup> or 30 spaces	Y
<b>Amenity Space Section 137</b>	Not applicable	Not applicable	Not applicable	Not applicable
<b>Other applicable relevant Provision(s)</b>				
<b>Gross Floor Area</b>	Exception 3033	Section 205 (2)(b)(c) and (e) are not applicable	Not applicable	Not applicable
<b>Outdoor Storage</b>	Section 205 (5)	Not permitted	None proposed	Y
<b>Parking Setback from O'Keefe Drain</b>	Exception 3033	Parking Lot containing 100 or more spaces: 3 m (min.)	19.8 m	Y

## C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Not applicable	Not applicable	Not applicable

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

Yours truly,  
**NOVATECH**



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