

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	February 2, 2026	Reviewed Plans:	Site Plan dated February 2, 2026
Municipal Address(es):	4175 Strandherd Drive	Official Plan designation:	Mixed Industrial
Legal Description:	Block 3, 4M-1538		
Scope of Work:	Construction of a new Retail Shopping Centre		
Existing Zoning Code:	IP[3033] H(18)	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):				
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 205 and Exception 3033	Retail; Retail Food Store; Restaurant; etc.	Retail; Retail Food Store; Restaurant; etc.	Y
Lot Width	Table 205 (b)	No minimum	162 m (approx.)	Y
Lot Area	Table 205 (a)	750 m ²	52,733 m ²	Y
Front Yard Set Back	Table 205 (d)	6 m (min.)	6.0 m	Y
Corner Side Yard Setback	Table 205 (d)	6 m (min.)	6.0 m	Y
Interior Side Yard Setback	Table 205 (e)(ii)	3 m (min.)	3.0 m	Y
Rear Yard Setback	Table 205 (f)	6 m (min.)	11.0 m	Y
Lot Coverage	Table 205 (c)	55% (max.)	22%	Y
Floor Space Index (F.S.I.)	Table 205 (g)	F.S.I. – 2 (max.)	0.22	Y
Building Height	As per zone	18 m (max.)	9.6 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 N83, Column IV	3.6 per 100m ² of gross leasable area	4.3 per 100m ² or 498 spaces	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.) and 9 m from a public street	9.0 m from public streets	Y
Bicycle Parking Rates Section 111	Table 111A(f)	1 per 500 m ² of GFA	1 per 384 m ² or 30 spaces	Y
Amenity Space Section 137	Not applicable	Not applicable	Not applicable	Not applicable
Other applicable relevant Provision(s)				
Gross Floor Area	Exception 3033	Section 205 (2)(b)(c) and (e) are not applicable	Not applicable	Not applicable
Outdoor Storage	Section 205 (5)	Not permitted	None proposed	Y
Parking Setback from O'Keefe Drain	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



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