

Zoning Confirmation Report

4175 Strandherd Drive, Ottawa

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August 27, 2026

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	August 19, 2026	Official Plan Designation	Mixed Industrial
Municipal Address(es)	4175 Strandherd Drive	Legal Description	Block 3, Plan 4M-1538
Scope of Work	Site Plan Control		
Existing Zoning Code	IP[3033] H(18)	By-law Number	2008-250
Schedule 1A	Area C	Other Applicable City-Wide Schedules	N/A

B. Zoning Review.			
Zoning Mechanism	Requirement (IP[3033] H(18))	Provided	Compliance
Business Park Industrial Zone <i>Section 205 and 26</i>			
Permitted Uses <i>Section 205 (1); (2)</i> <i>Exception 3033</i>	IP Zone / automobile dealership / automobile rental establishment / broadcasting station / day care / drive-through facility / emergency service / hotel / light industrial uses / medical facility / office / personal brewing facility / place of assembly / printing plant / production studio / research and development centre / service and repair shop / technology industry / training centre / warehouse Additional Permitted Uses	/ drive-through facility / recreational and athletic facility / restaurant / retail food store / retail store	Yes

Zoning Mechanism	Requirement (IP[3033] H(18))	Provided	Compliance
	/ animal care establishment / animal hospital / automobile service station / bank / bank machine bar / car wash / convenience store / gas bar / instructional facility / park / personal service business / post office / recreational and athletic facility / restaurant Exception 3033 / artist studio / click and collect facility / community centre / community health and resource centre / library / payday loan establishment / retail food store / retail store / storefront industry		
Additional Permitted Uses <i>Section (2)</i> <i>Exception 3033</i>	/ the cumulative total gross floor area for these uses not exceeding 2,999 m²; / each use not exceeding 300 square metres of gross floor area; <i>Not applicable per Exception 3033</i>	Total GFA: 11,423 m ²	Yes
Minimum Lot Area <i>Table 205</i>	750 m ²	52,733 m ²	Yes
Minimum Lot Width <i>Table 205</i>	No minimum	Complies	Yes
Maximum Lot Coverage <i>Table 205</i>	55%	22%	Yes

Zoning Mechanism	Requirement (IP[3033] H(18))		Provided	Compliance
Minimum Front and Corner Side Yard Setback <i>Table 205</i>	6 metres		Front Yard (Systemhouse St.): 6 metres Corner Side Yard (Strandherd Dr.): 7 metres	Yes
Maximum Interior Side Yard Setback <i>Table 205</i>	Abutting a residential or institutional zone: 6 metres		N/A	Yes
	All other cases: 3 metres		3.1 metres	
Minimum Rear Yard Setback <i>Table 205</i>	6 metres		11.2 metres	Yes
Maximum Floor Space Index <i>Table 205</i>	2		0.22	Yes
Maximum Building Height <i>H(18)</i>	18 metres		9.6 metres	Yes
Minimum Width of Landscaping <i>Table 205</i>	Abutting a residential or institutional zone: 3 metres		N/A	Yes
	Abutting a street: 3 metres		3 metres from Systemhouse Street 6 metres from Strandherd Drive	
	All other cases: No minimum		3 metres from rear lot line 3 metres from west lot line	
Parking Provisions <i>Part 4</i>				
Minimum Parking Space Rates <i>Table 101</i> <i>Area C on Schedule 1A</i>	3.6 spaces per 100 m²of gross leasable floor area <i>Requirement: 411 spaces</i>		495 spaces	Yes
Minimum Parking Space Dimensions <i>Section 106</i>	Length: 5.2 m Width: 2.6 m Up to 50% of required parking spaces may be 4.6 m by 2.4 m		Length: 6 metres Width: 2.75 metres	Yes
Aisle and Driveway Provisions <i>Section 107</i>	Driveway Minimum: 6 metres Aisle Minimum – 6.7 metres		Driveway: 8 metres Aisle: 6.7 metres	Yes
Landscaping Provisions for Parking Lots <i>Section 110</i> <i>100 or more parking spaces</i>	Minimum Landscaped Area	15%	Complies	Yes
		Abutting a street:	3 metres from Systemhouse Street 6 metres from Strandherd Drive	

Zoning Mechanism	Requirement (IP[3033] H(18))		Provided	Compliance
	Minimum Landscaped Buffer	3 metres		
		Not abutting a street: 3 metres	3 metres from rear lot line 3 metres from west lot line	
	Refuse Collection	9 metres from lot line abutting a public street	9.2 metres from Systemhouse Street 12.9 metres from Strandherd Drive	Yes
		3 metres from any other lot line	3 metres from rear lot line 6.6 metres from west lot line	
		Screened from view by a 2-metre opaque screen	All screens to be 2-metres.	
Loading Space Rates <i>Table 113A</i> <i>Table 113C</i>	CRU 1 – retail food store	1 loading space 1 oversized space	2 spaces	Yes
	CRU 2 – retail store	0 spaces	1 space	
	CRU 3 – retail store	0 spaces	2 spaces	
	CRU 4	0 spaces	4 spaces	
	CRU 5 – drive through	N/A	0 spaces	
	CRU 6 - retail	0 spaces	1 space	
	CRU 7 - retail	0 spaces	2 spaces	
	CRU 8 – drive-through	N/A	0 spaces	
	CRU 9 – retail	0 spaces	0 spaces	
	CRU 10 – drive through	N/A	0 spaces	
Minimum Loading Space Dimensions <i>Table 113B</i>	Aisle Standard ($\leq 45^\circ$): 5 metres Standard (60° to 90°) 9 metres Oversized($\leq 45^\circ$) : 11 metres Oversized (60° to 90°) 17 metres		Varies; complies.	Yes
	Width Standard: 3.5 metres Oversized: 4.3 metres		Standard: 3.5m Oversize: 9m	

Zoning Mechanism	Requirement (IP[3033] H(18))	Provided	Compliance
	Length Standard: 7 metres Oversized: 13 metres	Standard: 10 m Oversized: 16 m	
Bicycle Parking <i>Section 111</i>			
Minimum Bicycle Parking Space Requirements <i>Table 111A Shopping Centre</i>	1 per 500 m ² of GFA <i>Requirement: 23 spaces</i>	42 spaces	Yes
Minimum Bicycle Space Dimensions <i>Table 111B</i>	Horizontal: 1.8 m by 0.6 m Vertical: 1.5 m by 0.5 m Aisle: 1.5 m	All horizontal: 1.8 metres by 0.6 metres	Yes
Provisions for Drive-Through Operations <i>Section 112</i>			
Minimum Queuing Spaces <i>Table 112 All other cases</i>	3 spaces before or at service window	CRU5 – 12 spaces CRU – 10 spaces CRU 10 – spaces	Yes
Minimum Queuing Spaces Dimensions <i>Section 112 (2)</i>	Width: 3 metres Length: 5.7 metres	Width: 3.6 metres Length: 5.7 metres	Yes
Location of Drive-Through <i>Section 112 (3) (4)</i>	/ No queuing line, drive-through window or order board may be located within 3 metres of a lot line abutting a residential zone / Despite subsection (3), where a queuing line, drive-through window or order board is located 3 metres or more from a residential zone, but is still within a yard abutting a residential zone, it must be screened from view from that residential zone by an opaque screen with a minimum height of 1.5 metres.	Front lot line abuts a ROW East lot line abuts a ROW Rear lot line abuts IP zone West Lot lone abuts O1 zone	Yes
Accessory Structures – Pickup Canopy <i>Section 55</i>			

Zoning Mechanism	Requirement (IP[3033] H(18))	Provided	Compliance
Minimum Front Lot Line Setback <i>Section 55</i>	Same as Principal Building: 6 metres	N/A	Yes
Minimum Corner Side Lot Line <i>Section 55</i>	For a garage, carport or temporary car shelter with direct vehicular access from that street: same as corner side yard setback – 6 metres	6 metres	Yes
	All other cases: 0 metres		
Minimum Interior or Rear Lot Line not Abutting a Street <i>Section 55</i>	Not abutting a residential zone: 0 metres	Greater than 1 metre	Yes
Maximum Permitted Height <i>Section 55</i>	6 metres	3.6-metre high canopies	Yes
Maximum Permitted Size <i>Section 55</i>	No restriction	Order canopy: 16.5 metres by 7.8 metres Pickup canopy: 12.1 metres by 9.1 metres	Yes

Conclusion

We trust that this information is satisfactory.

Sincerely,



Ashleigh-Ann Moyo
Planner



Scott Alain, RPP MCIP
Senior Planner