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# ZONING CONFIRMATION REPORT

**ZONING AMENDMENT & SITE PLAN CONTROL**  
**SUBJECT SITE: 5360 BANK STREET**



**REPORT DATE: MAY 19 2025 | REVISION: 1**

**REPORT PREPARED FOR: PERCY PYPER (1997) LTD.**  
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This Zoning Confirmation Report is prepared in support of a Zoning By-law Amendment Application for the proposed rezoning of the site at 5360 Bank Street.

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## 1.0 PROJECT INFORMATION

<b>PROJECT INFORMATION</b>			
<b>Review Date</b>	May 19, 2025	<b>Official Plan Designation</b>	Rural Countryside, Rural Transect. Some Natural Heritage Overlay
<b>Municipal Addresses</b>	5360 Bank Street	<b>Legal Description</b>	Part of Lot 29, Concession 4, Geographic Township of Gloucester, City of Ottawa
<b>Scope of Work</b>	To rezone the portion of the subject site zoned RU Rural Countryside to a Rural General Industrial Zone, Special Exception RG –X as a condition of a consent application, to recognize the long standing uses on the site and allow them to continue.		
<b>Existing Zoning Code</b>	Split zoned, RU - Rural Countryside and ME2, Mineral Extraction (ME2)	<b>By-Law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area D Rural	<b>Overlays Applicable</b>	Natural Heritage Overlay

## 2.0 ZONING REVIEW

The City of Ottawa zones this site as **RU – Rural Countryside & ME2 – Mineral Extraction** in the City of Ottawa Zoning By-law 2008-250. The subject site was recently approved for a severance and the ME zoning applies to the lands that have been severed and will not be reviewed. The balance of the retained lands, which are zoned RU, do not currently permit the existing uses.

As such, a Minor Zoning Amendment is being prepared to rezone the lands to permit the existing uses.

Proposed Amendment: To rezone the lands from RU – Rural Countryside, to RG – Rural General Industrial, which permits *a range of light industrial uses and limited service commercial uses for the travelling public*.

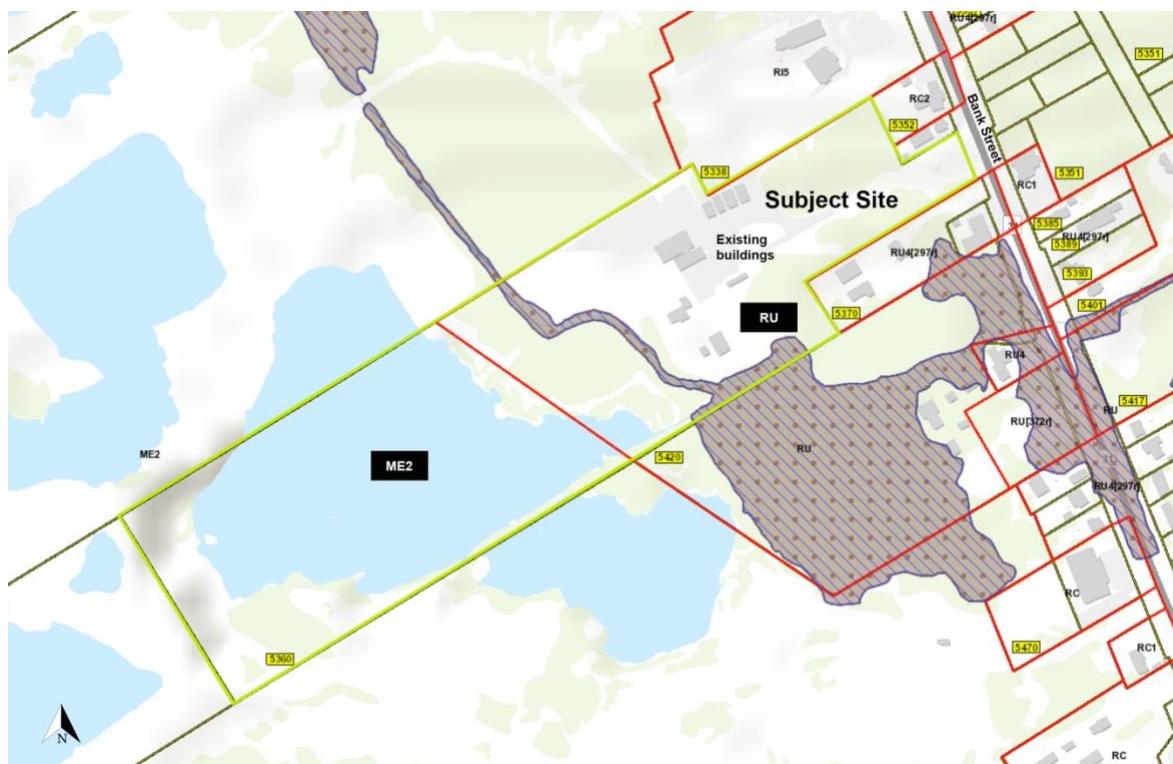


Figure 2, Map of Subject Site Zoning (Source: GeoOttawa).

## 2.1 Use Permissions

The proposed Zoning Amendment would recognize the existing light industrial uses, storage of equipment, shop/garage and associated uses on the site and allow them to continue. This zone would not be out of character with surrounding land uses that include industrial, automotive and aggregate uses, among other things. In general, the immediate context is one that supports a rural economy and consolidates uses that are otherwise not compatible with residential.

The RG Zone permits the following list of uses. The ones shown **bolded and green** are those that are currently identified on the subject lot and will be captured by the Zoning Amendment in order to legalize the existing site uses and activity:

- | animal care establishment
- | animal hospital
- | automobile body shop
- | automobile dealership
- | automobile service station
- | Cannabis Production Facility, and contained within a building that is not a greenhouse.
- | drive-through facility
- | dwelling unit
- | gas bar
- | **heavy equipment and vehicle sales, rental and servicing**
- | kennel
- | leaf and yard waste composting facility
- | **light industrial uses**
- | **parking lot**
- | printing plant
- | **retail store (limited to sale of agricultural, construction, gardening, landscape equipment / supplies)**
- | **service and repair shop**
- | **storage yard**
- | truck transport terminal
- | **warehouse**
- | waste processing and transfer facility (non-putrescible)

## 3.0 PERFORMANCE STANDARD REVIEW

The following table reviews the applicable site performance standards of the existing development against the proposed RG zone. There is no reason to review the site against the performance standard of the existing RU zone because the existing uses are not permitted in the RU zone. Any non-compliance items are noted in red and bolded.

### Details:

- [ ] Site Area (Subject to Rezoning): 67,517 m<sup>2</sup>
- [ ] Total Site Area: 141,580.46 m<sup>2</sup> (1523957.86 ft<sup>2</sup>) (14.16 ha)
- [ ] Site Frontage: 46.75 m (Bank Street)
- [ ] Total Site Depth: irregular, ~813.3 m

Proposed Zone		RG – Rural General Industrial	
Zoning Provisions	By-Law Requirement	Proposed	Compliance
<b>Principal Land Use(s)</b>	Section 227-228 of By-law 2008-250	heavy equipment and vehicle sales, rental and servicing, light industrial uses, parking lot, retail store (limited to sale of agricultural, construction, gardening, landscape equipment / supplies) service and repair shop, storage yard warehouse	Yes (with proposed zone)
<b>Min Lot Width</b>	30 m	46.75 m	Yes
<b>Min Lot Area</b>	4,000 m <sup>2</sup>	67,517 m <sup>2</sup>	Yes
<b>Min Front Yard Setback</b>	15 m	>15 m	Yes
<b>Min Interior Side Yard Setback</b>	3 m (abutting RC), 8 m other	3 m (north) 39 m (south)	No (north) Yes (south)
<b>Min Rear Yard Setback</b>	15 m	>15 m	Yes

<b>Lot Coverage</b>	50%	<50%	Yes
<b>Max Building Height</b>	15 m	<15 m	Yes
<b>Minimum Parking Requirement</b>	14 parking spaces	>14 spaces (on gravel)	Yes
<b>Outdoor Storage</b>	Not permitted in the front yard	No outdoor storage in front yard	Yes
<b>Loading Space Requirement</b>	1 loading space	1 loading space	Yes
<b>Minimum Bicycle Parking</b>	1 per 1000 m <sup>2</sup> of GFA	2 spaces	Yes

## 4.0 PROPOSED AMENDMENT DETAILS

The subject site is to be rezoned from RU – Rural Countryside to RG – Rural General Industrial, with an exception XXXXr as detailed below:

Exception Number	Applicable Zone	Additional Land Uses Permitted	Land Uses Prohibited	Provisions
XXXXr	RG[XXXXr]			<ul style="list-style-type: none"><li>- Minimum Interior side yard (north) to be 3.0 metres</li></ul>

## 5.0 CONCLUSION

This report confirms that the existing uses are not permitted within the existing zone. The subject site is currently zoned Rural Countryside (RU) zone, which does not accurately reflect the uses that have existed on the property for many years.

As required by a condition of the approved consent, the property is proposed to be rezoned to a Rural General Industrial – Exception (RG-x) zone to better recognize the current uses on the site and allow them to continue in the future.

The RG zone allows a number of uses, however, only the following uses are proposed to be included in a site-specific zone:

- Heavy equipment and vehicle sales, rental and servicing
- Light industrial uses
- Retail store
- Service and repair shop
- Storage Yard
- Warehouse