



planning
+ design

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.
PREPARED BY: Q9 PLANNING + DESIGN INC.

Prepared by:

Dayna Edwards, MCIP RPP

www.q9planning.com

P : +519-501-1115

Ottawa, ON

E: dayna@q9planning.com

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.

TABLE OF CONTENTS

1.0	PROJECT INFORMATION	4
2.0	ZONING REVIEW	5
2.1	Use Permissions	5
3.0	PERFORMANCE STANDARD REVIEW	7
4.0	PROPOSED AMENDMENT DETAILS	9
5.0	CONCLUSION	10

1.0 PROJECT INFORMATION

PROJECT INFORMATION			
Review Date	May 19, 2025	Official Plan Designation	Rural Countryside, Rural Transect. Some Natural Heritage Overlay
Municipal Addresses	5360 Bank Street	Legal Description	Part of Lot 29, Concession 4, Geographic Township of Gloucester, City of Ottawa
Scope of Work	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.		
Existing Zoning Code	Split zoned, RU - Rural Countryside and ME2, Mineral Extraction (ME2)	By-Law Number	2008-250
Schedule 1 / 1A Area	Area D Rural	Overlays Applicable	Natural Heritage Overlay

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 m²
- [Total Site Area: 141,580.46 m² (1523957.86 ft²) (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
Principal Land Use(s)	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)
Min Lot Width	30 m	46.75 m	Yes
Min Lot Area	4,000 m ²	67,517 m ²	Yes
Min Front Yard Setback	15 m	>15 m	Yes
Min Interior Side Yard Setback	3 m (abutting RC), 8 m other	3 m (north) 39 m (south)	No (north) Yes (south)
Min Rear Yard Setback	15 m	>15 m	Yes

Lot Coverage	50%	<50%	Yes
Max Building Height	15 m	<15 m	Yes
Minimum Parking Requirement	14 parking spaces	>14 spaces (on gravel)	Yes
Outdoor Storage	Not permitted in the front yard	No outdoor storage in front yard	Yes
Loading Space Requirement	1 loading space	1 loading space	Yes
Minimum Bicycle Parking	1 per 1000 m2 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]			- Minimum Interior side yard (north) to be 3.0 metres

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 re-zoned 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