

ZONING CONFIRMATION REPORT

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



REPORT DATE: January 13 2026 | REVISION: 2

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.

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1.0 A - PROJECT INFORMATION

PROJECT INFORMATION			
Review Date	May 19, 2025 Revision: Jan 6 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; ME2, Mineral Extraction (ME2); Floodplain Overlay	By-Law Number	2008-250
Schedule 1 / 1A Area	Area D Rural	Overlays Applicable	Natural Heritage Overlay

2.0 B - ZONING REVIEW

- [] Site Area (Subject to Rezoning): 67,517 m²
- [] 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
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	136.57 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	120.10 m	Yes
Lot Coverage	50%	2%	Yes
Max Building Height	15 m	6.7 m	Yes
Minimum Parking Requirement	Area D (0.8 spaces / 100 m ²) = 13.2 (13) parking spaces + 1 accessible parking space	15 spaces + 1 accessible parking space	Yes

Outdoor Storage	Not permitted in the front yard	No outdoor storage in front yard	Yes
Loading Space Requirement	1 loading space (1 per 1000-1999 m ²)	1 loading space	Yes
Minimum Bicycle Parking	1 per 1000 m ² of GFA = 1.6 (2)	2 spaces	Yes
Floodplain (Section 58)	Development is prohibited in the Floodplain Overlay	No development proposed in the floodplain overlay	Yes
Setback from Watercourse (Section 69)	Development requiring a plan of subdivision or that is subject to site plan control must provide the watercourse or waterbody setbacks set forth in subsection (2) unless, as established through conditions of approval, a different setback is determined to be appropriate in accordance with the criteria set forth in the Official Plan. (By-law 2009-347)	As per the EIS, a difference setback was determined to be appropriate in accordance with the criteria set forth in the OP. The appropriate setback as per the EIS is 15 m and is adhered to.	Yes

3.0 DRAFT LIST OF REQUESTED RELIEF FROM ZONING

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">- minimum Interior side yard (north) to be 3.0 metres

4.0 CONCLUSION

As required by a condition of the approved consent, the property is proposed to be rezoned to a Rural General Industrial – Exception (RG[XXXXr) zone to recognize and permit the current development on site.

REPORT PREPARED BY:



Christine McCuaig, MCIP RPP

