

# Zoning Confirmation Report

## 524 Lacolle Way

December 19, 2024

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	December 19, 2024	<b>Official Plan Designation</b>	Suburban Transect, Mixed Industrial
<b>Municipal Address(es)</b>	524 Lacolle Way	<b>Legal Description</b>	Part of Lot 30, 31, and Part of the Road Allowance between Lots 30 and 31, Concession 1
<b>Scope of Work</b>	Site Plan Control		
<b>Existing Zoning Code</b>	IL4 H(21)	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	C	<b>Overlays Applicable</b>	n/a

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	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Light Industrial	Light Industrial & accessory Office	Y
<b>Lot Width</b>	n/a	44.83 m	Y
<b>Lot Area</b>	2,000 m <sup>2</sup>	8,520 m <sup>2</sup>	Y
<b>Front Yard Setback</b>	7.5 m	7.7 m	Y
<b>Corner Side Yard Setback</b>	7.5 m	N/A	N/A
<b>Interior Side Yard Setback</b>	Abutting an institutional zone: 15 m	20.18 m	Y
	Otherwise: 7.5 m	Abutting IL Zone: 7.65 m	Y
<b>Interior Rear Yard Setback</b>	Abutting an institutional zone: 15 m	N/A	N/A
	Otherwise: 7.5 m	Abutting IL Zone: 39.42 m	Y
<b>Lot coverage</b>	65%	23.48%	Y
<b>Floor Space Index (F.S.I.)</b>	2	0.26	Y
<b>Building Height</b>	21 m	7 m	Y

## 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	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)	
<b>Minimum Width of Landscaped Area</b>	Abutting an institutional zone: 3 m	3.2 m	Y	
	Abutting a street: 3 m	7.7 m	Y	
	Otherwise: no minimum	Abutting IL Zone: 0.56 m	Y	
<b>Accessory Buildings or Structures</b> Section 55	Garbage Enclosure	Maximum height: 6 m	2.5 m	Y
		Maximum floor area: N/A	72.8 m <sup>2</sup>	
		Setback from lot line not abutting a street: 0 m	~ 8.5 m	
		Required distance from other buildings on the same lot: 0 m	~ 30 m	
<b>Projections into Height Limit</b> Section 64	N/A	N/A	N/A	
<b>Projections into Required Yards</b> Section 65	N/A	N/A	N/A	
<b>Required Parking Spaces</b> Section 101 and 103	Light Industrial: 0.8 spaces per 100 m <sup>2</sup> = 18	59	Y	
<b>Visitor Parking spaces</b> Section 102	N/A	N/A	N/A	
<b>Size of Space</b> Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y	
<b>Driveway Width</b> Section 107	6.7 m	6.7 m	Y	
<b>Aisle Width</b> Section 107	6.7 m	6.7 m	Y	
<b>Location of Parking</b> Section 109	N/A	N/A	N/A	
<b>Refuse Collection</b> Section 110	<u>Setbacks</u> From street: 9 m From other lot lines: 3 m	> 100 m from street ~ 9 m from side lot line	Y	
	<u>Screening</u> Opaque 2 m screen, or soft landscaping if in-ground container	2.5 m tall enclosure	Y	

## 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	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Bicycle Parking Rates</b> Section 111	Light Industrial: 1 space per 1500 m <sup>2</sup> = 1	10	Y
<b>Amenity Space</b> Section 137	N/A	N/A	N/A
<b>Other applicable relevant Provision(s)</b>			
<b>Barrier-free Parking</b>	1 space	2 spaces	Y
<b>Minimum Loading Spaces</b> Section 113	Light Industrial (1,000-10,000 m <sup>2</sup> ) = 1	5 spaces	Y
<b>Minimum Oversize Loading Spaces</b> Section 113	Light industrial use under 5,000 m <sup>2</sup> = 0	2 spaces	Y
<b>Minimum Loading Space Dimensions</b> Section 113	Standard: 3.5 m x 7 m Oversize: 4.3 m x 13 m	Standard: 3.5 x 7 m Oversize: 4.3 x 13 m	Y Y

## Annex 2 – Draft List of Requested Relief from Zoning

Section	Requirement	Proposed
N/A	N/A	N/A

## Conclusion

This Zoning Confirmation Report demonstrates that the proposed development complies with the applicable requirements of the existing Light Industrial 4 Zone, Height Suffix 21 m – IL4 H(21), as per the Comprehensive Zoning By-law 2008-250 without the need for site-specific zoning exceptions.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Kenneth Blouin, M.PL.  
Planner



Matthew McElligott, MCIP RPP  
Partner