

## Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	March 4, 2025	<b>Reviewed Plans:</b>	Site Plan prepared by N45 Architecture Inc. A001 REV 6 dated December 12, 2024
<b>Municipal Address(es):</b>	5494-5510 Boundary Road Gloucester, Ontario	<b>Official Plan designation:</b>	Rural Industrial and Logistics
<b>Legal Description:</b>	Please see below.		
<b>Scope of Work:</b>	Site Plan Control application		
<b>Existing Zoning Code:</b>	Rural General Industrial Zone – RG	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area D: Rural	<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	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Future Expansion	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Sections 219-220	Truck Transport Terminal and Cross Dock Facility	Truck Transport Terminal and Cross Dock Facility	Truck Transport Terminal and Cross Dock Facility	Yes
<b>Lot Width</b>	Part 13, Table 219, Row A, Column II	30.0 m	200.0 m	200.0 m	Yes
<b>Lot Area</b>	Part 13, Table 219, Row B, Column II	4,000 m <sup>2</sup>	31,969.7 m <sup>2</sup>	31,969.7 m <sup>2</sup>	Yes
<b>Front Yard Set Back</b>	Part 3, table 219 – RG Zone Provisions	15.0 m	56.3 m	56.3 m	Yes
<b>Interior Side Yard Setback</b>	Part 3, table 219 – RG Zone Provisions	8.0 m	62.9 m	62.9 m	Yes
<b>Rear Yard Setback</b>	Part 3, table 219 – RG Zone Provisions	15.0 m	167.7 m	126.8 m	Yes
<b>Maximum Lot Coverage</b>	Part 3, table 219 – RG Zone Provisions	50%	14%	17%	Yes
<b>Building Height</b>	Part 3, table 219 – RG Zone Provisions	15.0 m	8.0 m	8.0 m	Yes
<b>Minimum Parking Spaces Section 101</b>	Part 4, Section 101, Table 101, Row N95 and N59, Column V	46 (2.4/100 m <sup>2</sup> G.F.A, 0.8/100 m <sup>2</sup> G.F.A)	90	90	Yes

<b>Parking Space Dimensions Section 106</b>	Part 4, Section 106 (1)(a)(c)	2.6 m x 5.2 (max 3.1 m wide)	2.6 m x 5.2 m	2.6 m x 5.2 m	Yes
<b>Bicycle Parking Space Rates and Provisions Section 111</b>	Part 4, Section 111, Table 111A, Row H, Column II	3 (1/2000 m <sup>2</sup> of G.F.A)	4	4	Yes
<b>Bicycle Parking Space Rates and Provisions Section 111</b>	Part 4, Section 111, Table 111B, Row A, Column II and III	0.6 m x 1.8 m	0.6 m x 1.8 m	0.6 m x 1.8 m	Yes
<b>Other applicable relevant Provision(s)</b>					
<b>Landscaping Provisions for Parking Lots Section 110</b>	Part 1, Section 110, Table 110, Row A and B, Column III	1.5 m	Minimum 3.0 m	Minimum 3.0 m	Yes
<b>Loading Space Rates and Provisions Section 113</b>	Section 113, Table 113B, Row C and D(ii), Column II	Minimum width 3.5 m Minimum length 7.0 m	Width 5.1 m Length 16.6 m	Width 5.1 m Length 16.6 m	Yes
	Section 113, Table 113A	1	72	90	Yes
<b>Accessible Design Standards Section 3.0</b>	Part 3.1.3(e) and (f)	3.6 m x 5.2 m	3.4 m x 5.2 m (Type A) 2.4 m x 5.2 m (Type B)	3.4 m x 5.2 m (Type A) 2.4 m x 5.2 m (Type B)	Yes
<b>Accessible Design Standards Section 3.0</b>	Part 3.1.2, Row 4, Column I-IV	4 (2 Type A and 2 Type B)	4 (2 Type A and 2 Type B)	4 (2 Type A and 2 Type B)	Yes

## C. Comments/Calculations:

**5494 Boundary Road:** *PT LT 1 CON 90F GLOUCESTER PT 1, 4R13964; GLOUCESTER*

**5500 Boundary Road:** *PT LT 1 CON 90F GLOUCESTER PT 2, 4R13964; GLOUCESTER*

**5510 Boundary Road:** *PT LT 1 CON 90F GLOUCESTER AS IN N622135; GLOUCESTER*