

A. Project Information

Review Date:	07-Jul-24	Official Plan Designation:
Municipal Address(es):	6165 THUNDER ROAD	Legal Description:
Scope of work	Zoning Compliance for Site Plan	
Existing Zoning Code:	RC Rural Commercial	By-Law Number:
Schedule 1/1A Area:	Area D Rural	Overlays Applicable:

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different to the existing zone and subzone requirements.

Proposed Zone/Subzone (Zoning By-law Amendments only):		
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposed
Principal Land Use	Warehouse	Warehouse
Lot Width	30 m	65.65m
Lot Area	4000 square metres	16,480.59 s
Front Yard Set Back	10 m	22.18 m
Corner Side Yard Setback	6 m	15 m
Interior Side Yard Setback	3 m	21.32 m
Rear Yard Setback	10 m	25.36 m
Lot Coverage Floor Space Index (F.S.I.)	Max 25%	22%
Building Height	11 m	11 m
Accessory Buildings Section 55		
Projections into Height Limit Section 64		
Projections into Required Yards Section 65		

Required Parking Spaces Section 101 and 103	95% Warehouse/5% Office - Warehouse requires .8 per 100 m2 of GFA (28 spaces) \ Office (4 spaces) requires 2.4 spaces per 100 m2 of GFA - Building 2796 sq.m. Accessible Parking (20-99 spaces in parking lot) requires 1 - total 33 spaces	38 regular parking 2 accessible spaces
Visitor Parking Spaces Section 102		
Size of Space Section 105 and 106	2.6m wide 5.2m long	2.6m wide 5.2m long
Driveway Width Section 107	6.0 metres (Min)	10 and 8 metres
Aisle Width Section 107	6.0 metres	6.0 metres
Location of Parking Section 109		
Refuse Collection Section 110		
Bicycle Parking Rates Section 111		
Amenity Space Section 137		
Other applicable relevant Provision(s)	MTO Setback from Abutting Property Line - 14 m	14 m

Rural Countryside

PART OF LOT 1 CONCESSION 9 (OTTAWA FRONT) PART 1 PLAN 5R-11663
PIN 04324-0163

250-2008

han existing

al	Complaint (Y/N)
se	Yes
1	Yes
q. m.	Yes
1	Yes
	Yes
1	Yes
1	Yes
	Yes
	Yes

g spaces spaces	Yes
2m long	Yes
atres	Yes
	Yes
	Yes