



Zoning Confirmation Checklist

Project Information			
Review Date	December 19 th , 2025	Official Plan Designation	Industrial and Logistics
Municipal Address	4055 Russell Road	Legal Description	Parts of Lots 3,4 concession 6, Township of Gloucester
Scope of Work	Site Plan Control Revision Application		
Existing Zoning Code	IH (Heavy Industrial)	By-law Number	2008-250
Schedule 1/ 1A Area	Area C Urban and Greenbelt Area/ Area C Suburban	Overlays Applicable	N/A

B. Zoning Review			
Zoning Provision	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Warehouse Heavy Industrial Use	Warehouse Heavy Industrial Use	Y
Lot Width	No minimum	Irregular lot shape	Y
Lot Area	Minimum 4,000 m ² (0.4 ha)	135,200 m ² (13.52 ha)	Y
Front Yard Setback	7.5 m	12.4 m	Y
Corner Side Yard Setback	7.5 m	N/A	N/A
Interior Side Yard Setback	7.5 m	Building A1: 48.02 m Building A1: 60.81 m	Y

Rear Yard Setback	7.5 m	>17 m	Y	
Lot Coverage Floor Space Index	2	0.33	Y	
Building Height	22 m	Building A1: 12.8 m	Y	
		Building A3: 12.8 m		
Accessory Buildings Section 55	N/A	N/A	N/A	
Projections into Height Limit Section 64	N/A	N/A	N/A	
Projections into Required Yards Section 65	N/A	N/A	N/A	
Required Parking Spaces Section 101 and 103	0.8 spaces per 100m ² for the first 5000m ²	Building A1(19,190m ²): 97 Spaces	Building A1: 97 total spaces	Y
	0.4 spaces per 100m ² after first 5000m ²	Building A3 (25,327m ²): 122 spaces	Building A3: 221 total spaces	
Visitor Parking spaces Section 102	N/A	N/A	N/A	
Size of Space Section 105 and 106	At least 2.6 m wide No more than 3.1 m wide At least 5.2 m long	2.6 m wide and 5.2 m long	Y	
Driveway Width Section 107	Minimum 6 m for two lanes	6.7 m	Y	
Aisle Width Section 107	Minimum 6.7 m	6.7 m	Y	
Location of Parking	N/A	N/A	N/A	

Section 109				
Refuse Collection Section 110	At least 9.0 m from a lot line abutting a public street; located at least 3.0 m from any other lot line; and screened from view by an opaque screen with a minimum height of 2.0 m.		Building A1: 33.24 m	Y
			Building A3: 39.55 m	Y
Bicycle Parking Rates Section 111	Warehouse/Truck Transport 1 space per 2000m ²	Building A1 (19,190m ²) : 10 spaces	Building A1: 12	Y
		Building A3 (25,327m ²): 13 spaces	Building A3: 16	
Amenity Space Section 137	N/A	N/A	N/A	
Other Applicable relevant Provision(s)				
Minimum width of landscaping	3 m	3 m		Y
Accessible Parking By-Law No. 2017-301 Section 122	2 Type A accessible 2 Type B accessible	Building A1: 2 Type A accessible 2 Type B accessible	Building A1: 4 Type A accessible 4 Type B accessible	Y
	2 Type A accessible 3 Type B accessible	Building A3: 2 Type A accessible 3 Type B accessible	Building A3: 6 Type A accessible 6 Type B accessible	
Loading Space Section 113	Land use (a) – Heavy industrial, warehouse, Truck Terminal	Building A1 (19,190m ²) : 2 spaces	Building A1: 4 oversized spaces	Y
		Building A3 (25,327m ²): 3 spaces	Building A3: 4 oversized spaces	