

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	September 24, 2024	Reviewed Plans:	Site Plan prepared by N45 Architecture Inc. A001 REV 3 dated September 24, 2024
Municipal Address(es):	5494-5510 Boundary Road Gloucester, Ontario	Official Plan designation:	Rural Industrial and Logistics
Legal Description:	Please see below.		
Scope of Work:	Site Plan Control application		
Existing Zoning Code:	Rural General Industrial Zone – RG	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D: Rural	Overlays Applicable:	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	Compliant (Y/N)
Principal Land Use(s)	Sections 219-220	Truck Transport Terminal and Cross Dock Facility	Truck Transport Terminal and Cross Dock Facility	Yes
Lot Width	Part 13, Table 219, Row A, Column II	30.0 m	200.0 m	Yes
Lot Area	Part 13, Table 219, Row B, Column II	4,000 m ²	31,969.7 m ²	Yes
Front Yard Set Back	Part 3, table 219 – RG Zone Provisions	15.0 m	54.4 m	Yes
Interior Side Yard Setback	Part 3, table 219 – RG Zone Provisions	8.0 m	62.9 m	Yes
Rear Yard Setback	Part 3, table 219 – RG Zone Provisions	15.0 m	167.7 m	Yes
Maximum Lot Coverage	Part 3, table 219 – RG Zone Provisions	50%	14%	Yes
Building Height	Part 3, table 219 – RG Zone Provisions	15.0 m	+/- 10.0 m	Yes
Minimum Parking Spaces Section 101	Part 4, Section 101, Table 101, Row N95 and N59, Column V	46 (2.4/100 m ² G.F.A, 0.8/100 m ² G.F.A)	90	Yes

Parking Space Dimensions Section 106	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	Yes
Bicycle Parking Space Rates and Provisions Section 111	Part 4, Section 111, Table 111A, Row H, Column II	3 (1/2000 m ² of G.F.A)	4	Yes
Bicycle Parking Space Rates and Provisions Section 111	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	Yes
Other applicable relevant Provision(s)				
Landscaping Provisions for Parking Lots Section 110	Part 1, Section 110, Table 110, Row A and B, Column III	1.5 m	Minimum 3.0 m	Yes
Loading Space Rates and Provisions Section 113	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	Yes
	Section 113, Table 113A	1	72	Yes
Accessible Design Standards Section 3.0	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)	Yes
Accessible Design Standards Section 3.0	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)	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*