

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	March 4, 2025	Reviewed Plans:	Site Plan prepared by N45 Architecture Inc. A001 REV 6 dated December 12, 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	Future Expansion	Compliant (Y/N)
Principal Land Use(s)	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
Lot Width	Part 13, Table 219, Row A, Column II	30.0 m	200.0 m	200.0 m	Yes
Lot Area	Part 13, Table 219, Row B, Column II	4,000 m ²	31,969.7 m ²	31,969.7 m ²	Yes
Front Yard Set Back	Part 3, table 219 – RG Zone Provisions	15.0 m	56.3 m	56.3 m	Yes
Interior Side Yard Setback	Part 3, table 219 – RG Zone Provisions	8.0 m	62.9 m	62.9 m	Yes
Rear Yard Setback	Part 3, table 219 – RG Zone Provisions	15.0 m	167.7 m	126.8 m	Yes
Maximum Lot Coverage	Part 3, table 219 – RG Zone Provisions	50%	14%	17%	Yes
Building Height	Part 3, table 219 – RG Zone Provisions	15.0 m	8.0 m	8.0 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	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	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	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	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	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	Width 5.1 m Length 16.6 m	Yes
	Section 113, Table 113A	1	72	90	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)	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)	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*