

Zoning Confirmation Report

524 Lacolle Way

December 3, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 3, 2025	Official Plan Designation	Suburban Transect, Mixed Industrial
Municipal Address(es)	524 Lacolle Way	Legal Description	Part of Lot 30, 31, and Part of the Road Allowance between Lots 30 and 31, Concession 1
Scope of Work	Site Plan Control		
Existing Zoning Code	IL4 H(21)	By-law Number	2008-250
Schedule 1 / 1A Area	C	Overlays Applicable	n/a

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):			
Principal Land Use(s)	Light Industrial	Light Industrial & accessory Office	Y
Lot Width	n/a	43.5 m	Y
Lot Area	2,000 m ²	8,517 m ²	Y
Front Yard Setback	7.5 m	7.70 m	Y
Corner Side Yard Setback	7.5 m	N/A	N/A
Interior Side Yard Setback	Abutting an institutional zone: 15 m	20.18 m	Y
	Otherwise: 7.5 m	7.65 m	Y
Rear Yard Setback	Abutting an institutional zone: 15 m	N/A	N/A
	Otherwise: 7.5 m	39.42 m	Y
Lot Coverage	65%	23.48%	Y
Floor Space Index (F.S.I.)	2	0.36	
Building Height	21 m	9.44 m	Y
Accessory Buildings Section 55	N/A	N/A	N/A

B. Zoning Review

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

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
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	Light Industrial: 0.8 spaces per 100 m ² 3089.7 m ² = 25	59	Y
Visitor Parking spaces Section 102	N/A	N/A	N/A
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
Driveway Width Section 107	6.7 m	6.7 m	Y
Aisle Width Section 107	6.7 m	6.7 m	Y
Location of Parking Section 109	Not in front or exterior side yard	Interior side yard, rear yard	Y
Refuse Collection Section 110	<u>Setbacks</u> From street: 9 m From other lot lines: 3 m	> 100 m from street ~ 8.5 m from lot line	Y
	<u>Screening</u> Opaque 2 m screen, or soft landscaping if in-ground container	Enclosed	Y
Bicycle Parking Rates Section 111	Light Industrial: 1 space per 1500 m ² 3089.7 m ² = 2	10	Y
Amenity Space Section 137	N/A	N/A	N/A
Other applicable relevant Provision(s)			
Barrier-free Parking	3 spaces	3 spaces	Y
Minimum Loading Spaces	Light Industrial (1,000-10,000 m ²) = 1	1 standard space 2 undersize spaces	Y
Minimum Oversize Loading Spaces	Light Industrial (<5000 m ²) = 0	2 oversize spaces	Y
Minimum Width of Landscaped Area	Abutting an institutional zone: 3 m	3.00 m	Y
	Abutting a street: 3 m	7.70 m	Y
	Otherwise: no minimum	-	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	Requirement	Proposed

Conclusion

This Zoning Confirmation Report demonstrates that the proposed development complies with the applicable requirements of the existing Light Industrial Zone, Subzone 4, with height suffix – IL4 H(21), as per the Comprehensive Zoning By-law 2008-250.

Should you have any questions related to the contents of this letter or the application, please do not hesitate to contact the undersigned.

Sincerely,



Kenneth Blouin, M.P.L.
Planner



Matt McElligot, MCIP RPP
Principal