ZONING CONFIRMATION REPORT CHECKLIST – October 30, 2026

*Note that the Ag Special Exception 956r applies to both Zoning By-law 2008-250 and Zoning By-law 2026-50. This ZCR has been completed based on review of both by-laws, the more restrictive by-law provision applies where applicable.

Project Information			
Review Date		***Official Plan Designation***	Agricultural Resource Area
Municipal Address	3043 Dunning Road, Sarsfield ON K0A 3E0	***Legal Description***	PT LT 7 CON 4 Cumberland PT 1, 4R11019; Cumberland
Scope of Work	Zoning By-law Amendment to permit a chicken processing plant (abattoir).		
Existing Zoning Code	AG Special Exception 956 (AG-(956r))	***By-law Number***	2008-250 (By-law Amendment 2025-72) 2026-50
Schedule 1/1A Area	Rural	***Applicable Overlays***	

Zoning Review			
Provision	**Required**	**Provided**	**Compliance**
Permitted Land Use(s)	Agricultural Related Industrial Use limited to a poultry processing facility (abattoir)	Abattoir/Poultry Processing Facility	✓
Prohibited Land Use(s)	Outdoor manure storage is prohibited for agricultural uses		✓
Lot Area (minimum)	1.7 ha	1.7 ha	✓
Lot Coverage (maximum)	20%	7%	✓
Maximum building height	12m	+/-8m	✓
Minimum rear yard setback	2.0m	81m	✓
Minimum front yard setback	10m	161m	✓
Minimum interior side yard setback	5m	11m	✓
Minimum exterior yard setback	10m	N/A	✓
Minimum lot width	50m	50m	✓
Outdoor manure storage is prohibited for agricultural uses.			
Parking Provisions (Area D)			
Required Parking Spaces (Agricultural, Agricultural-Related	2 (2008-250) 0 (2025-50)	7	✓

– between 2.6-3.1m x5.2m)			
Loading Spaces (all other non-residential uses)	1	4	✓
Bicycle Parking Spaces	0	0	✓
Accessible Parking Spaces	0	1	✓
Visitor Parking	0	0	✓
Section 107 Aisle and Driveway Provisions (By-law 2008-250) & Section 607 Parking Lot Provisions (By-law 2026-50)			
Required driveway providing access to a parking lot or parking garage minimum width	3m for single traffic lane	6m	✓
Table 107 Minimum Required Aisle Width for angle of parking 71-90 degrees	6.7m	6.7m +	✓
Section 113 (By-law 2008-250) & Section 610 (By-law 2026-50) Loading Space Rates and Provisions			
Table 113A & 610A – Minimum number of Vehicle Loading Spaces Required (d) all other non-residential uses	1	4	✓
Table 113B (By-law 2008-250) & Table 610B (By-law 2026-50)			
Minimum Width in metres of Driveway Accessing Loading Space	I) Single traffic lane – 3.5 II) Double traffic lane - 6	6m + existing	✓
Minimum Width in metres of Aisle Accessing Loading Space, by Angle of Loading Space	I) 45 degrees or less - 5 II) Between 45 degrees and 60 degrees – 6.3 III) 60 to 90 degrees - 9	Existing	✓
Minimum Width in metres of Loading Space	3.5	3.5m	✓

Minimum Length in metres of Loading Space	i) Parallel – 9 ii) Other cases - 7	7m	✓
Minimum Vertical Clearance in metres for Loading Space	4.2	TBD at detailed design stage	
Permitted Location of Loading Space	Permitted in all locations other than in a required front yard or required corner side yard, or in a required yard abutting a residential zone (2008-250). No loading spaces may be located in a required or provided front or exterior side yard (2026-50).	There is an existing loading space in the provided front yard. The required front yard is 10m, and the loading space is set back significantly further than that. By-law 2026-50 updated its language to state 'required or provided front yard', whereas By-law 2008-250, which was the by-law in place when the loading space was originally created, states 'required front yard'. The loading space is an existing condition that complied to the Zoning By-law in effect at the time of construction, and in our opinion has legal non-compliance status to the current Zoning By-law 2026-50, and does not require a minor variance. We also note this was shown on the original Zoning By-law application, and the City had no concerns with this approach at that time.	✓

We trust that the above Zoning Confirmation Report Checklist will satisfy the City's requirements. Should have any questions related to the information provided above, please feel free to contact the undersigned.

Yours very truly,

J.L. RICHARDS & ASSOCIATES LIMITED

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