

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	April 30, 2026	Reviewed Plans:	124156- SP, Revision 2, dated April 2026
Municipal Address(es):	4296 Anderson Road	Official Plan designation:	Rural Countryside, Rural Transect
Legal Description:	PT LT 16 CON 70F GLOUCESTER PTS 1 & 2, 5R946 ; GLOUCESTER		
Scope of Work:	It is proposed to rezone 4296 Anderson Road from RU- Rural Countryside to RG-{XXXr} – Rural General Industrial, Special Exception to accommodate the existing equipment storage/service and landscape material supply business operating at the site.		
Existing Zoning Code:	RU – Rural Countryside	By-law Number:	2026-50
Schedule 1 / 1A 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):	RG-{XXXr}			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 1306 (1)	Storage yard, Office permitted	Storage yard, Office	Yes
Lot Width, Minimum	Section 1306 (4), Table 1306 (ii)	30 m	75.52 m	Yes
Lot Area, Minimum	Section 1306 (4), Table 1306 (i)	4,000 m ²	4,604.89 m ²	Yes
Front Yard, Minimum	Section 1306 (4), Table 1306 (iii)	15 m	15.37 m	Yes
Interior Side Yard, Minimum	Section 1306 (4), Table 1306 (iv)	8 m	7.91 m	No
Rear Yard, Minimum	Section 1306 (4), Table 1306 (vi)	15 m	35.05 m	Yes
Principal Building Height, Maximum	Section 1306 (4), Table 1306 (vii)	15 m	3 m	Yes
Overall Lot Coverage, Maximum	Section 1306 (4), Table 1306 (viii)	50%	16 %	Yes
Outdoor Storage	Section 1306 (3)	Outdoor storage is prohibited in front and exterior side	Outdoor storage is prohibited in front and exterior side yards and must	No

		yards and must be screened from abutting residential uses, residential zones, and public streets by an opaque screen at least 1.8 metres in height from finished grade in all other yards.	be screened from abutting residential uses, residential zones, and public streets by a landscaping buffer.	
Accessory Building Height, Maximum	Section 202 (20)(c)	6m	3.5 m	Yes
Accessory Building Front Yard, Minimum	Section 202 (5)	15 m	>15 m	Yes
Accessory Building Interior Yard, Minimum	Section 202 (25)(e)	1 m	0.77 m	No
Accessory Building Rear Yard, Minimum	Section 202 (25)(e)	1 m	0.32 m	No
Minimum Required Separation Distance for an Accessory Building	Section 202 (19)(b)	1.2 m	>1.2 m	Yes
Accessory Building, Maximum Permitted Size	Section 202 (21)(c)	5% of total lot area or 150m ² (whichever is greater)	13%	No
Other applicable relevant Provision(s)				
Driveway Width, Minimum	Section 606 (1)	2.6 m	1 st Driveway: 4.18m 2 nd Driveway: 8.86m	Yes
Location of Parking	Section 604 (2) (d)	Parking in front yard is permitted if located beyond front yard setback	Parking is located beyond front yard setback	Yes

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Permitted Uses (Section 1306 (1))	<p>In the Rural General Industrial Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> • animal care establishment • automobile body shop • automobile dealership • automobile service station • broadcasting and production studio • cannabis production facility, indoor • car wash • drive-through facility • emergency service • gas bar • heavy equipment and vehicle sales, rental and servicing • instructional facility • kennel • leaf and yard waste composting facility • light industrial use • office • parking lot • personal service business • restaurant • retail store • storage yard • truck transport terminal • warehouse • waste processing and transfer facility, non-putrescible 	<p>'Storage Yard' limited to the storage of construction, building or landscaping material; and the storage of heavy vehicles or construction equipment and includes an accessory maintenance garage used for the service and repair of the stored vehicles and equipment as an additional land use permitted</p> <p>'Office' accessory to a storage yard as an additional land use permitted.</p> <p>To prohibit all other land uses except for 'dwelling unit'.</p>
Interior Side Yard, Minimum (Section 1306 (4), Table 1306 (iv))	8 m	7.91 m
Outdoor Storage (Section 1306 (3))	Outdoor storage is prohibited in front and exterior side yards and must be screened from abutting residential uses, residential zones, and	Outdoor storage is prohibited in front and exterior side yards and must be screened from abutting residential uses, residential zones, and public streets by a landscaping buffer.



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	public streets by an opaque screen at least 1.8 metres in height from finished grade in all other yards.	
Accessory Building Interior Yard, Minimum (Section 202 (25)(e))	1 m	No Minimum
Accessory Building Rear Yard, Minimum (Section 202 (25)(e))	1 m	No Minimum
Accessory Building, Maximum Permitted Size (Section 202 (21)(c))	5% of total lot area or 150m ² (whichever is greater)	13%

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

NOVATECH

Devin Rajala
Planner



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