

ZONING CONFIRMATION REPORT

301 SOMME STREET

Prepared for: Stinson Realty Somme Inc.

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Zoning By-law: 2008-250

Zoning Code: RH – Rural Heavy Industrial

Schedule 1 and 1A: Area D

Table 1. Zone and Fuel Provisions

Section	Provision	Requirement / Permitted	Proposed
Table 221(a)	Min. lot width	50 m	±316 m
Table 221(b)	Min. lot area	8,000 m ²	±60,671.37 m ²
Table 221(c)	Min. front yard setback	15 m	±59.45 m building setback
Table 221(d)	Min. rear yard setback	15 m	±107.21 m building setback
Table 221(e)	Min. interior side yard setback	Abutting an industrial zone	East: ±77.3 m building setback
		Other cases	North: ±49.88 m building setback
Table 221(f)	Min. corner side yard setback	15 m	NA given 30 cm reserve along the north property line
Table 221(g)	Max. principal building height	15 m	Vehicle Service Building: 7.53 m Equipment Storage Building: 9.85 m
Table 221(h)	Max. lot coverage	50%	8.7%
Table 221(i)	Outdoor storage:	(a) outside storage is not permitted within any required front yard or corner side yard.	No outdoor storage proposed within the required 15 m front yard.
		(b) outside storage must be screened from abutting residential uses and public streets by an opaque screen at least 1.8 metres in height from finished grade	No outdoor storage is proposed within a required front or corner side yard. No residential uses abut the site. Although a public road does not abut the north property line given the 30 cm reserve, a minimum 1.8 m high opaque fence is provided there to screen outdoor storage, which consists only of fleet vehicle parking and propane tanks. Robust front yard landscaping (includes conifer trees for year-round screening) serves to screen the site from Somme Street.
66(1)	Provisions for the Handling and Transfer of Propane and Natural Gas	Facilities relating to the handling and transfer of propane and natural gas, including tanks and associated compressors, pumps and other similar facilities must not be located in any required front, side, corner side or rear yard, nor closer than 30 metres to any lot line abutting a residential zone.	No facilities relating to the handling and transfer of propane and natural gas are located within any required yards. No lot line abuts a residential zone.

Table 2. Parking Provisions

Section	Provision	Requirement / Permitted	Proposed
Table 101		Gas Bar:	60 spaces (44 required)

	Min. parking space rates (Area D on Schedules 1 and 1A)	- none Heavy Equipment and Vehicle Sales, Rental and Servicing: - 0.75 / 100 m ² of GFA = (1,662 m ² / 100) (0.75) = 12 spaces Heavy Industrial Use: - 0.8 / 100 m ² of GFA for the first 5,000 m ² of GFA = (3,483 m ² / 100) (0.8) = 28 spaces Accessory Office: - 2.4 per 100 m ² of GFA = (167 m ² / 100) (2.4) = 4 spaces		
106(1)	Parking space dimensions	Min. width: 2.6 m Max. width: 3.1 m Min. length: 5.2 m		Min. width: 2.7 m Min. length: 5.5 m
107(1)(a)	A driveway providing access to a parking lot or parking garage must have a minimum width of:	(i) single traffic lane: 3 m (ii) double traffic lane: 6 m		Min. driveway width: 8 m
Table 107	Min. required aisle width for a parking lot	(d) 71-90 degree angled parking: 6.7 m		>6.7 m
110(3)	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:	(a) located at least 9.0 metres from a lot line abutting a public street;		±100 m
		(b) located at least 3.0 metres from any other lot line; and		±100 m
		(c) screened from view by an opaque screen with a minimum height of 2.0 metres.		Screened with enclosure
		(d) where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping.		
Table 113A	Min. number of vehicle loading spaces required	(a) Heavy Industrial Use	-1,000 - 9,999 m ² of GFA = 1 -GFA = 3,483 m ² (building for tank and equipment storage) = 1 space	Two total spaces (one interior and one exterior), whereas 2 spaces are required
		(d) All other non residential uses	-1,000 - 1,999 m ² of GFA = 1 -2,000 m ² of GFA and over = 2 -GFA = 1,662 m ² (building for vehicle servicing) + 167 m ² (admin / office) = 1,829 m ² = 1 space	
113(6)	Oversized vehicle loading	A portion of the vehicle loading spaces required under subsection (1) must be provided as oversized vehicle loading spaces for buildings exceeding the gross floor area indicated in Table 113C. These spaces must comply with the oversized vehicle loading space provisions of Table 113B.		No oversized loading spaces required as the proposed Heavy Industrial GFA is less than 5,000 m ² .
Table 113C	Min. required oversized vehicle loading	(b) Heavy Industrial Use with a minimum building GFA of 5,000 m ²	1 space for first 5,000 m ² plus all required spaces for GFA exceeding 5,000 m ²	
Table 113B(a)	Min. width of driveway accessing loading space	(i) single traffic lane: 3.5 m (ii) double traffic lane: 6 m		Min. driveway width: 8 m
Table 113B(b)	Minimum width in metres of aisle accessing loading space, by angle of loading space	(i) 45 degrees or less	Standard space: 5 m Oversized space: 11 m	NA
		(ii) 45-60 degrees	Standard space: 6.3 m Oversized space: 14 m	NA
		(iii) 60-90 degrees	Standard space: 9 m Oversized space: 17 m	Min. standard space: ≥9 m
Table 113B(c)	Min. width of loading space	Standard space: 3.5 m Oversized space: 4.3 m		Min. standard space: 3.5 m
Table 113B(d)	Min. length of loading space	(i) Parallel	Standard space: 9 m Oversized space: 13 m	NA
		(ii) Other cases	Standard space: 7 m	Min. standard space: 11 m

			Oversized space: 13 m	
Table 113B(e)	Min. vertical clearance for loading space	4.2 m		≥4.2 m
Table 113B(f)	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		Compliant *Fleet vehicle spaces are not loading spaces.
113(2)	Loading Space Rates and Provisions	Where more than one use is located in a building or on a lot, vehicle loading spaces must be provided for each use in accordance with the rate set out in Table 113A.		Compliant – one loading space provided per use, in accordance with the loading vehicle rate requirement
113(3)	Loading Space Rates and Provisions	A vehicle loading space may be located wholly or partly within a building or structure		Compliant – one interior and one exterior space provided