

ZONING CONFIRMATION REPORT

301 SOMME STREET

Prepared for: Stinson Realty Somme Inc.

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June 10, 2026

Zoning By-law: 2026-50

Zoning Code: RIL3 – Rural Industrial and Logistics Zone, partly within Mineral Aggregate Separation Overlay

Table 1. Zone and Fuel Provisions

Section	Provision	Requirement / Permitted	Proposed
Table 1308-1(ii)	Min. lot width	50 m	±316 m
Table 1308-1(i)	Min. lot area	8,000 m ²	±60,671.37 m ²
Table 1308-1(iii)	Min. front yard setback	12 m	±59.45m building setback
Table 1308-1(vi)	Min. rear yard setback	Abutting a ME, RIL, RC, RG, or RH zone: 3 m	±107.21m building setback
		Abutting a street: 12m	NA
		Other cases: 15m	NA
Table 1308(iv)	Min. interior side yard setback	Abutting an ME, RIL, RC, RG, or RH Zone: 3 m	±77.3m building setback
		Other cases: 10 m	North: ±49.88 m building setback East: ±77.3m building setback
Table 1308-1(v)	Min. exterior side yard setback	12 m	NA given 30 cm reserve along the north property line
Table 1308-1(vii)	Max. building height	15 m	Vehicle Service Building: 7.53 m Equipment Storage Building: 9.85 m
Table 1308-1(viii)	Max. lot coverage	50%	8.7%
1308 (4)(b)	Outdoor storage:	(b) outdoor storage is prohibited in front and exterior side 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.	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.
315(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
605(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
607(2)	A driveway providing access to a parking lot must have a minimum width of:	(a) single traffic lane: 3 m (b) double traffic lane: 6 m		Min. driveway width: 8 m
Table 607 A	Min. required aisle widths in parking lots	(iv) 71-90 degree angled parking: 6.7 m		>6.7 m
217(6)	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:	screened from view by an opaque screen with a min height of 2 m subject to the following:		
		(a) in the case of a parking lot with 50 or more parking spaces, all outdoor refuse or refuse loading areas must be located at least 9 metres from a lot line abutting a public street and least 3 metres from any other lot line; and		±100 m
		(b) despite subsection (6), where an in-ground refuse container is provided, the screening requirement may be achieved with soft landscaping and must be a minimum height of 1.5 metres.		Screened with enclosure
Table 610A	Min. number of vehicle loading spaces required	(i) Heavy Industrial	-2,000 - 4,999 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
		(v) All other non residential uses	-1,000 - 1,999 m ² of GFA = 1 -GFA = 1,662 m ² (building for vehicle servicing) + 167 m ² (admin / office) = 1,829 m ² = 1 space	
Table 610B(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 610B(b)	Minimum width in metres of aisle accessing loading space by angle	(i) 45 degrees or less	Standard space: 5 m	NA
		(ii) 46-59 degrees	Standard space: 6.3 m	NA
		(iii) 60-90 degrees	Standard space: 9 m	Min. standard space: ≥9 m
Table 610B(c)	Min. width of loading space	Standard space: 3.5 m		Min. standard space: 3.5 m
Table 610B(d)	Min. length of loading space	(i) Parallel	Standard space: 9 m	NA
		(ii) Other cases	Standard space: 7 m	Min. standard space: 11 m
Table 610B(e)	Min. vertical clearance for loading space	4.2 m		≥4.2 m
610(4)	Location of loading space	No loading spaces may be located in a required or provided front or exterior side yard.		Compliant *Fleet vehicle spaces are not loading spaces.
610(1)	Loading Space Rates and Provisions	Where more than one use is located in a building or on a lot, the highest vehicle loading space rate set out in Table 610A prevails.		Compliant – one loading space provided per use, in accordance with the loading vehicle rate requirement
610(2)	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