



Zoning Confirmation Checklist

Project Information			
Review Date	March 6 th , 2025	Official Plan Designation	Industrial and Logistics
Municipal Address	4055 Russell Road	Legal Description	Part of Lots 4, and 5, Concession 6, Parts 11, 15, and 35, Plan 4R-34587, Township of Gloucester
Scope of Work	Site Plan Control Revision Application		
Existing Zoning Code	IH (Heavy Industrial)	By-law Number	2008-250
Schedule 1/ 1A Area	Area C Urban and Greenbelt Area/ Area C Suburban	Overlays Applicable	N/A

B. Zoning Review			
Zoning Provision	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Warehouse Heavy Industrial Use	Warehouse Heavy Industrial Use	Y
Lot Width	No minimum	Irregular lot shape	Y
Lot Area	Minimum 4,000 m ² (0.4 ha)	19,500 m ² (1.95 ha)	Y
Front Yard Setback	7.5 m	17.7	Y
Corner Side Yard Setback	7.5 m	36m	Y

National Capital Business Park – 4055 Russell Road - Building E
Zoning Confirmation Report

Interior Side Yard Setback	7.5 m		>110 m	Y
Rear Yard Setback	7.5 m		13 m	Y
Lot Coverage Floor Space Index	2		0.15	Y
Building Height	22 m		7 m	Y
Accessory Buildings Section 55	N/A		N/A	N/A
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	0.8 spaces per 100m ² for the first 5000m ² 0.4 spaces per 100m ² after first 5000m ²	25 spaces	44 spaces	Y
Visitor Parking spaces Section 102	N/A		N/A	N/A
Size of Space Section 105 and 106	At least 2.6 m wide No more than 3.1 m wide At least 5.2 m long		2.6 m wide and 5.2 m long	Y
Driveway Width Section 107	Minimum 6 m for two lanes		7 m	Y
Aisle Width Section 107	N/A		N/A	N/A
Location of Parking	N/A		N/A	N/A

Section 109				
Refuse Collection Section 110	At least 9.0 m from a lot line abutting a public street; located at least 3.0 m from any other lot line; and screened from view by an opaque screen with a minimum height of 2.0 m.		3 m from rear lot line	Y
Bicycle Parking Rates Section 111	Warehouse/Truck Transport 1 space per 2000m ²	2 spaces	4 spaces	Y
Amenity Space Section 137	N/A		N/A	N/A
Other Applicable relevant Provision(s)				
Minimum width of landscaping			3 m	Y
Accessible Parking By-Law No. 2017-301 Section 122	26 to 50 total parking spaces 1 Type A accessible 1 Type B accessible		1 Type A accessible 1 Type B accessible	Y
Loading Space Section 113	Land use (a) – Heavy industrial, warehouse, Truck Terminal	1 spaces	4 oversized spaces	Y