



Zoning Review – Heidelberg Materials 1370 Highway 49 South, Picton ON

The Site is subject to Prince Edward County Zoning By-law 140-2025 (County Council Adoption: November 10, 2025). WSP has conducted a zoning review with reference to the following drawings:

- Lighting Arrangement Phase 2 (724-000-EL-1201-C), prepared by BCS Automation Industrial Systems, dated May 29, 2026
- Picton AFR Project General Arrangement overall Plot Plan Part (724-000-GL-0101-F), prepared by rCon Engineers Inc., dated August 14, 2026
- Picton AFR Project Pavement and Drainage Overall Key Site Plan (724-000-RD-0020-0), prepared by rCon Engineers Inc., dated February 3, 2026
- Picton AFR Project Pavement Plan (724-000-RD-0021-1), prepared by rCon Engineers Inc., dated July 15, 2026
- Plant Survey, prepared by Steward W. Allan, dated May 3, 1971

Additional information was provided by Heidelberg Materials that was considered for this review but is not illustrated in one of the above supporting materials. These items are noted below with an asterisk (*).

Applicable Zoning Categories:

MX – Extractive Industrial

MH-3 – Heavy Industrial Site-Specific Exception 3

Both zones permit for a variety of heavy industrial uses. General zoning provisions also apply to the Site related to landscaped areas, pits and quarries, permitted encroachments, sight triangles, and setbacks.



Figure 1: PEC Zoning By-law 140-2025 Schedule A-1

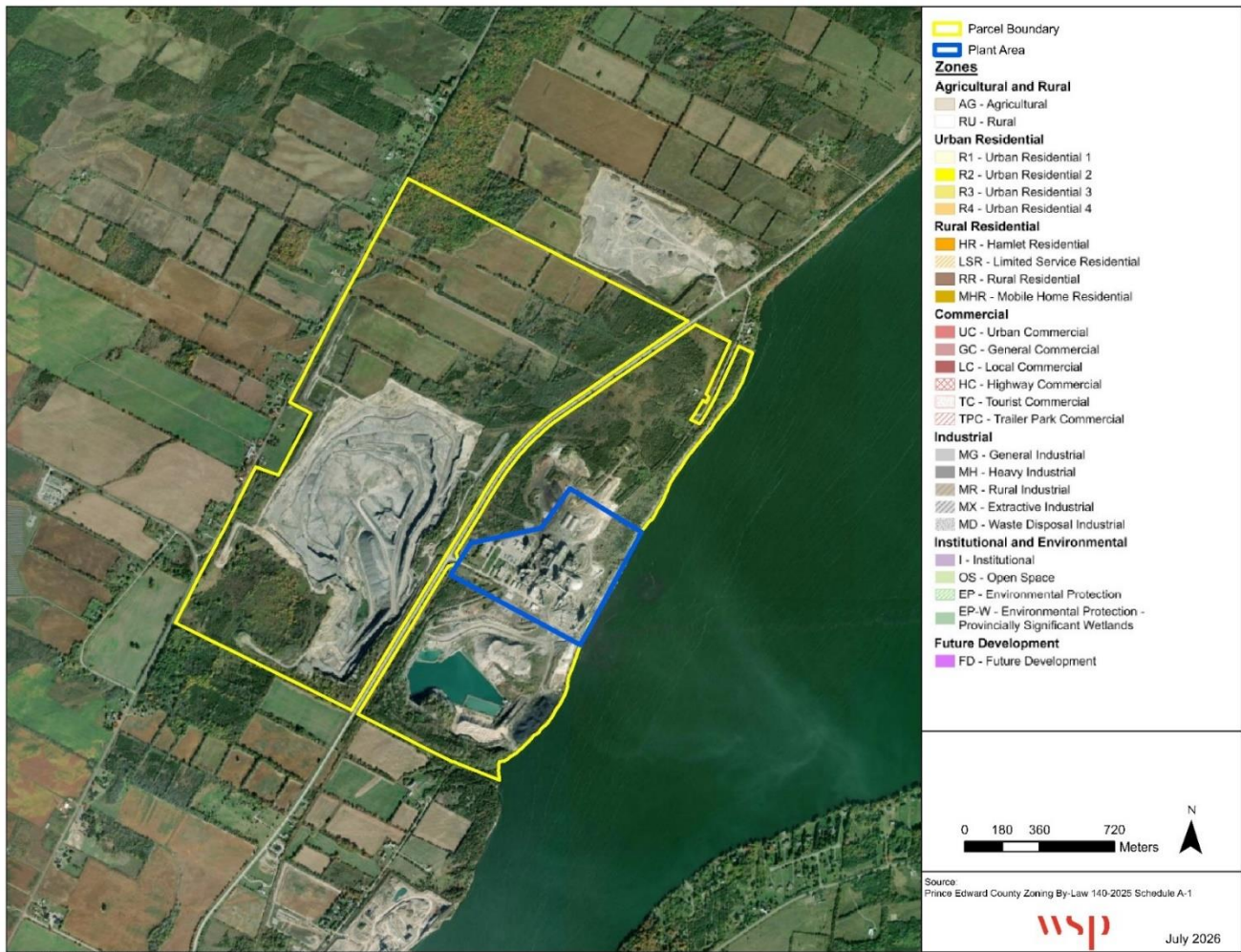


Figure 2: Aerial Image of Site with MH-3 and MX Zone Boundaries

Zoning Matrix

Section 10.0 – Industrial Zones	MH	MX	Zoning Compliance
Permitted Uses	Agricultural Processing Facility Fuel Storage Depot Heavy Manufacturing Establishment Office	Aggregate Processing Facility Agricultural Use Asphalt Plant Concrete Batching Plant Conservation Use	Complies. The proposed development includes a truck parking area and a truck loading dock that connects to an existing clinker cooler.*

Section 10.0 – Industrial Zones	MH	MX	Zoning Compliance
	Public Works Yard Recycling Depot Salvage Yard Warehouse Outdoor Storage <i>*see below for site specific permitted use</i>	Forestry Mineral Aggregate Operation Office Pit or Quarry Portable Asphalt Plant Portable Concrete Plant Wayside Pit or Quarry	
Site-Specific Zoning		Provisions	Zoning Review for Compliance
MH-3 - 52 Elmbrook Road, Part Lot 15, Concession 2, South West Green Point (Ward of Sophiasburgh)		a. The following additional use is permitted: cement plant.	This provision permits the existing cement plant.

Section 10.0 – Industrial Zones	MH	MX	Zoning Compliance
Minimum Lot Area	0.4 ha	N/A	Complies. The lot is 130.98 hectares (323.66 acres).*
Minimum Lot Frontage	45 m	45 m	MH: N/A – no portion of the MH zoned lands are fronting a public street. MX: Complies.
Maximum Lot Coverage ¹	30%	30%	MH: Complies. Lot coverage of all buildings and structures is 15.41%.

¹ Lot Coverage: Means the percentage of the lot area covered by all buildings, enclosed and/or unenclosed roofed structures located above finished grade, not including swimming pools, and as measured to the building line, or in the case of a covered structure, to the outer limits of that covered structure.

Section 10.0 – Industrial Zones	MH	MX	Zoning Compliance
			MX: Complies. Lot coverage of all buildings and structures is 0.4%
Minimum Front Yard ²	15 m	N/A	N/A
Minimum Exterior Side Yard	7.5 m	N/A	N/A
Minimum Interior Side Yard	Abutting Industrial Zone: 5 m Abutting Other Zones: 12 m	N/A	Complies The MH-3 zone is more than 12 metres from adjacent lot lines.*
Minimum Rear Yard	Abutting Industrial Zone: 7.5 m Abutting Other Zones: 12 m	N/A	N/A
Minimum Landscaped Area ³	15%	N/A	MH: Does not comply. Approximate landscaped area* = 1620,53 sqm/ 169,211 sqm = 4.24%
Maximum Building Height	15 m	N/A	Complies; Maximum building height (screening tower) = 12m*
10.4 Additional Provisions			

² Front Yard: means a yard extending between the front lot line and the nearest wall of any principal building or structure on the lot.

³ Landscaped area: Means the open and unobstructed space from ground to sky at finished grade which is on a lot and suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes any natural existing vegetation, surfaced walkways, patio, path, play area, or similar area, but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

Section 10.0 – Industrial Zones	MH	MX	Zoning Compliance
Special Requirements in the MH Zone (10.4.2)	a. For outdoor storage⁴ in the MH Zone, outdoor storage of goods and materials shall: (i) Not be permitted in the front yard or the exterior side yard; (ii) Be enclosed by an opaque fence or wall that is a minimum of 2 m in height.		Complies ; All storage related to the ALCF will be contained within trailers in the truck parking area.
Special Requirements in the MX Zone (10.4.4)		a. No mineral aggregate operation or pit shall be located closer than 300 m to any Residential, Commercial or Institutional Zone or use.	N/A . No changes are proposed to the aggregate operation.
		b. No quarry shall be permitted to be located closer than 500 m to any Residential, Commercial, or Institutional Zone or use.	N/A . No changes are proposed to the aggregate operation.
		c. The minimum yards required for any building, structure or produce stockpile of a pit or quarry shall be 30 m.	N/A . No changes are proposed to the aggregate operation
		d. A strip of land not less than 15 m in width shall be reserved for landscaping	N/A . No changes are proposed to the aggregate operation

⁴ Outdoor Storage: Means an open area of land used for the storage of materials, equipment, or finished goods which are associated with the principal use of the lot.

Section 10.0 – Industrial Zones	MH	MX	Zoning Compliance
		purposes between the Extractive Industrial (MX) Zone and any adjacent Commercial or Industrial Zone or use, along any adjacent public road allowance or adjoining property line.	
		e. Where an MX Zone abuts a Residential Zone or use, or a roadway is the only separation between two (2) such areas, then no Extractive Industrial (MX) use shall be established within 30 m of the abutting lot line and no parking use shall be established within 7.5 m of the abutting lot line. The intervening land shall be used for landscaping purposes with grass, trees and shrubs and maintained as part of the industrial activity.	N/A. No changes are proposed to the aggregate operation
		f. Notwithstanding the above, for adjacent properties both within an Extractive Industrial (MX) Zone no side yard setback for extraction, excavation or blasting is required, provided a mutual agreement to the satisfaction of the Ministry of Natural Resources and	N/A. No changes are proposed to the aggregate operation

Section 10.0 – Industrial Zones	MH	MX	Zoning Compliance
		Forestry (MNRF) and the County is in place.	
		g. All extractive industrial uses shall conform to the standards and regulations of the Aggregate Resources Act, as amended and the MNRF.	N/A. No changes are proposed to the aggregate operation

Section 3.0 - General Provisions	Provisions	Zoning Review for Compliance
3.12 Height Exceptions	The height provisions contained within this By-law shall not apply to the following buildings or structures provided that the use is permitted, or is accessory to a permitted use, within the Zone in which it is located: a. Air conditioner or related equipment; b. Belfry; c. Chimney; d. Church spire or steeple; e. Clock tower; f. External equipment associated with internal building equipment; g. Flag pole; h. Grain elevator, a barn or silo; i. Lightning rod; j. Lighting standard;	N/A; Proposed structures do not contain any building elements listed under the Height Exception provision*.

Section 3.0 - General Provisions	Provisions	Zoning Review for Compliance
	k. Parapet; l. Radio, television or communication tower or antenna; and m. Water storage tank or tower.	
3.1.3 Lot Coverage	b. In the General Industrial (MG), Heavy Industrial (MH), Rural Industrial (MR), Extractive Industrial (MX), and Waste Disposal Industrial (MD) Zones: (i) The total lot coverage of all accessory buildings or structures⁵ shall not exceed 10% of the lot area.	Complies. The total lot coverage of all accessory buildings and structures is 0.04% of the lot area.*
3.15 Landscaped Area	a. In any Zone, any portion of any front yard or exterior side yard, which is not used for any other permitted purpose, shall be devoted to landscaped area. b. Any land used for landscaped area shall be included in the calculations for lot area, yard, and other requirements, as set forth in this By-law. c. Where landscaped area is required as buffering, such landscaping shall be continuous except for a lane, driveway, aisle or walkway which provides access to the lot.	N/A The front yard is an existing condition and not proposed to be redeveloped.
3.16 Landscape Planting Strips	a. Where the interior side or rear lot line of a Commercial or Industrial Zone abuts a Residential Zone, a planting strip with a minimum width of 2 m adjoining such abutting lot line shall be provided on the lot within the Commercial or Industrial Zone. b. Where in this By-law a planting strip is required to be provided and maintained, such planting strip shall consist of a row of trees or a continuous	Complies; The proposed development is not adjacent to lands designated Residential.

⁵ Accessory Building or Structure Means a detached building or structure which is naturally and normally incidental to, subordinate to or exclusively devoted to a principal use or building and located on the same lot therewith, and includes a detached private garage, detached carport storage shed, work shop, and boat house. For the purposes of this By-law, an accessory building or structure shall not be used for human habitation unless a permit is issued by the Chief Building Official.

Section 3.0 - General Provisions	Provisions	Zoning Review for Compliance
	uninterrupted hedgerow of evergreens or shrubs, not less than 1.5 m high at planting, planted immediately adjacent to the lot line or portion thereof along which such planting strip is required. The remainder of the strip shall be used for no other purpose than the planting of shrubs, flower beds, grass or a combination thereof. c. In all cases where driveways, walkways or existing buildings extend through a planting strip, it shall be permissible to interrupt the strip within 3 m of the edge of such driveway or within 1.5 m of the edge of such walkway or building. d. A planting strip referred to in this Subsection may form a part of any landscaped area required by this By-law.	
	e. An opaque fence, 1.8 m in height may be erected for buffering purposes provided it does not intrude into any required sight triangle.	Complies. Please refer to site plan for fence locations.
3.19 Multiple Zones on One Lot	Where a lot is divided into more than one (1) Zone under the provisions of this By-law, each such portion of the said lot shall be used in accordance with the Zone provisions of this By-law for that portion of the lot.	Complies.
3.22 Outdoor Storage	Where permitted by this By-law, outdoor storage shall be in accordance with the following provisions: a. Outside storage shall only be permitted as an accessory use where it is permitted by this By-law. For the purposes of clarity and without limiting the generality of the foregoing, outdoor storage shall not be permitted on a vacant lot.	Complies; All storage related to the ALCF will be contained within trailers in the truck parking area.

Section 3.0 - General Provisions	Provisions	Zoning Review for Compliance
	b. Outdoor storage shall only be permitted within a rear yard and comply with the minimum rear yard and exterior side yard requirements. c. Outside storage shall not be permitted closer than: (i) 5 m to an interior side lot line where the lot line abuts a lot within a Commercial, Institutional, or Industrial zone; (ii) 10 m of a rear lot line or interior side lot line shared with a Residential Zone; or (iii) Within the Agricultural (AG) Zone, 1 m to an interior side lot line where the lot line is adjacent to an AG Zone. d. Outdoor storage shall be subject to the maximum lot coverage requirements as set out in this By-law. e. Outdoor storage within a Residential or Future Development (FD) Zone and/or public park, area shall be screened by a visual screen containing an opaque fence, wall, or landscaping not less than 2 m in height. f. Outdoor storage shall not obstruct any required loading space or parking aisle, notwithstanding the provisions of Subsection 3.26 Recreational Vehicles.	
3.23 Permitted Yard, Setback, and Height Encroachments	As listed in Table 3-2, the following yard, setback and height encroachments shall be permitted provided such encroachments do not encroach into any required parking space(s).	N/A ; The proposed building does not have any of the building features listed in Table 3-2.

Section 3.0 - General Provisions	Provisions	Zoning Review for Compliance																																								
	Table 3-2: Permitted Yard, Setback, and Height Encroachments <table border="1"> <thead> <tr> <th>Building Feature / Structure</th><th>Yard in which Projection is Permitted</th><th>Maximum Permitted Encroachment</th></tr> </thead> <tbody> <tr> <td>a) Poles, drop awnings, clothes poles, flag poles, garden trellises, signs</td><td>Any required yard</td><td>No limit, subject to applicable licensing and/or regulatory County By-laws.</td></tr> <tr> <td>b) Walls, fences, retaining walls</td><td>Any required yard</td><td>No limit, subject to the requirements of Subsection 3.31 Special Setback Provisions.</td></tr> <tr> <td>c) Unenclosed fire escapes</td><td>Any required yard</td><td>1.2 m</td></tr> <tr> <td>d) Ornamental structures, such as sills, chimneys, cornices, cantilevers, eaves, gutters, parapets, pilasters, belt courses</td><td>Any required yard</td><td>0.5 m, but no closer than 0.8 m to a lot line</td></tr> <tr> <td>e) Bay windows</td><td>Any required yard</td><td>0.5 m, but no closer than 1.2 m to a lot line</td></tr> <tr> <td>f) Covered or unenclosed balconies and landings</td><td>Any required yard, except where excluded in a sight triangle.</td><td>2.5 m, but no closer than 1.2 m to a lot line</td></tr> <tr> <td>g) Steps, patios, and exterior stairs that are less than 1.8 m above grade</td><td>Any required yard, except where excluded in a sight triangle.</td><td>2.5 m, but no closer than 1.2 m to a lot line</td></tr> <tr> <td rowspan="2">h) Decks less than 1.8 m above grade</td><td>Required rear yard</td><td>No closer than 3.0 m to a lot line</td></tr> <tr> <td>Required exterior side yard</td><td>No closer than 3.0 m to a lot line</td></tr> <tr> <td>Decks greater than 1.8 m above grade shall comply with the setbacks of the applicable zone.</td><td>All other required yards</td><td>2.0 m, but no closer than 1.2 m to a lot line</td></tr> <tr> <td rowspan="2">i) Steps, landings, and ramps for accessibility</td><td>Required front yard, rear yard, and exterior side yard</td><td>Ramps, steps and landings: 1.85 m, but no closer than 0.5 m to a lot line</td></tr> <tr> <td>Required interior side yard</td><td>0.8 m, but no closer than 0.8 m to a lot line</td></tr> <tr> <td>j) Air conditioners, heat pump units</td><td>Any required yard</td><td>Within 3 m of the main principal building, and no closer than 0.6 m to any lot line.</td></tr> </tbody> </table>	Building Feature / Structure	Yard in which Projection is Permitted	Maximum Permitted Encroachment	a) Poles, drop awnings, clothes poles, flag poles, garden trellises, signs	Any required yard	No limit, subject to applicable licensing and/or regulatory County By-laws.	b) Walls, fences, retaining walls	Any required yard	No limit, subject to the requirements of Subsection 3.31 Special Setback Provisions.	c) Unenclosed fire escapes	Any required yard	1.2 m	d) Ornamental structures, such as sills, chimneys, cornices, cantilevers, eaves, gutters, parapets, pilasters, belt courses	Any required yard	0.5 m, but no closer than 0.8 m to a lot line	e) Bay windows	Any required yard	0.5 m, but no closer than 1.2 m to a lot line	f) Covered or unenclosed balconies and landings	Any required yard, except where excluded in a sight triangle.	2.5 m, but no closer than 1.2 m to a lot line	g) Steps, patios, and exterior stairs that are less than 1.8 m above grade	Any required yard, except where excluded in a sight triangle.	2.5 m, but no closer than 1.2 m to a lot line	h) Decks less than 1.8 m above grade	Required rear yard	No closer than 3.0 m to a lot line	Required exterior side yard	No closer than 3.0 m to a lot line	Decks greater than 1.8 m above grade shall comply with the setbacks of the applicable zone.	All other required yards	2.0 m, but no closer than 1.2 m to a lot line	i) Steps, landings, and ramps for accessibility	Required front yard, rear yard, and exterior side yard	Ramps, steps and landings: 1.85 m, but no closer than 0.5 m to a lot line	Required interior side yard	0.8 m, but no closer than 0.8 m to a lot line	j) Air conditioners, heat pump units	Any required yard	Within 3 m of the main principal building, and no closer than 0.6 m to any lot line.	
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3.24 Pits and Quarries	3.24.2 Wayside Pits and Quarries Wayside pits and quarries may be established in the Agricultural (AG), Rural (RU), and Extractive Industrial (MX) Zones provided that: a. The wayside pit or quarry is opened and operated by the Ministry of Transportation (MTO) or the County or their agents, for the purposes of a specific public road project; b. Any portable crusher or asphalt plant is approved and governed by any applicable regulations of the relevant Ministries, and a certificate of approval for a portable hot mix asphalt plant has been obtained; and	N/A. No changes are proposed to the aggregate operation.																																								

Section 3.0 - General Provisions	Provisions	Zoning Review for Compliance																				
	c. An agreement is signed with the County that the wayside pit or quarry shall be rehabilitated upon completion of the public project.																					
3.28 Sight Triangles	a. Notwithstanding any other provision of this By-law to the contrary, no person shall, within a sight triangle as defined in the Ontario Provincial Standards Drawings (OPSD), Ontario Provincial Standards Specifications (OPSS) or County Engineering Standards, as amended, park a motor vehicle, or erect any building, structure or sign, or alter the elevation or grade of the ground in a manner which would obstruct the vision of drivers of motor vehicles or use any land for the purposes of growing plants, shrubs or trees in excess of 0.6 m. in height above the average elevation of the centre lines of the adjacent streets. b. The distance to be measured along the street lines to calculate the size of the required sight triangle shall be determined by the type of street that the subject lot has access onto in accordance with Table 3-3: <table><tr><th colspan="4">Table 3-3: Sight Triangle Requirements</th></tr><tr><th>Type of Street</th><th>Arterial Road</th><th>Collector Road</th><th>Local Street or Private Road</th></tr><tr><td>Arterial Road</td><td>9 m</td><td>5 m</td><td>3 m</td></tr><tr><td>Collector Road</td><td>9 m</td><td>7 m</td><td>5 m</td></tr><tr><td>Local Street or Private Road</td><td>9 m</td><td>9 m</td><td>9 m</td></tr></table>	Table 3-3: Sight Triangle Requirements				Type of Street	Arterial Road	Collector Road	Local Street or Private Road	Arterial Road	9 m	5 m	3 m	Collector Road	9 m	7 m	5 m	Local Street or Private Road	9 m	9 m	9 m	N/A
Table 3-3: Sight Triangle Requirements																						
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3.31 Special Setback Provisions	3.31.2 Bay of Quinte, Lake Ontario, and Inland Lakes Notwithstanding the yard and setback provisions of this By-law to the contrary, the following provisions shall apply to land in the vicinity of Lake Ontario, the Bay of Quinte, or other lakes: a. No buildings or structures shall be permitted within a horizontal distance of 15 m of the regulatory	Complies. The existing buildings and structures are approximately 136m from the Bay of Quinte. The proposed structure is approximately the 215m from Bay of Quinte.*																				

Section 3.0 - General Provisions	Provisions	Zoning Review for Compliance
	flood plain, or within a horizontal distance of 6 m from the erosion hazard, or within 6 m of the dynamic beach hazard, or within a horizontal distance of 30 m from the high-water mark where the regulatory flood plain elevation is unknown. b. Notwithstanding provision a. above, an unenclosed deck, driveway, boathouse, dock, or shore well may be permitted within 15 m of the regulatory flood plain or within 30 m of the high-water mark, or within 6 m of the erosion hazard, or within 6 m of the dynamic beach hazard, but only with the written approval of Quinte Conservation Authority.	

Section 4.0 Parking & Loading	Provisions	Zoning Review for Compliance
4.1 Parking Provisions	Heavy Manufacturing Establishment: 1 space per 40 m² of gross floor area Mineral Aggregate Resource Operation: 1 space per 30 m² accessory office space, otherwise no requirement Warehouse: 1 space per 100 m² of gross floor area Other Industrial Uses: 5 spaces minimum, and 1 space per 100 m² of gross floor area or portion thereof for uses with more than 200 m² of gross floor area	Heavy Manufacturing Establishment – Does not Comply: 631 spaces required, 131 existing parking spaces provided, plus 20 proposed related to the ALCF system (151 Total). Mineral Aggregate Resource Operation – Does not Comply: 67 spaces required, 0 provided Warehouse – Complies: 30 spaces required, 131 existing parking spaces provided Other Industrial Uses – Does not Comply: 35 required, 0 provided

Section 4.0 Parking & Loading	Provisions	Zoning Review for Compliance
4.1.1 Location	4.1.1 Location a. Parking areas, parking lots, parking spaces, and related site access, aisles, and circulation areas shall not be located on any part of a municipal right-of-way. b. Parking areas and parking lots shall be located a minimum of 1 m from any lot line. c. Except as otherwise provided in this By-law, all parking spaces shall be provided and maintained on the same lot and in the same Zone as the principal building or use ... f. Notwithstanding any other provisions of this By-law, off-street surface parking spaces may be permitted in accordance with Table 4-3. Non-Residential Uses (Table 4-3): Parking may be permitted in any yard. Industrial uses – Minimum of 7.5 m distance of parking space from street line.	Complies. Parking areas are provided on the same lot and in the same Zone. Setback of parking area from street line is greater than 7.5m.
4.1.5 Parking Space ⁶ Requirements	a. Parking spaces shall have a minimum length of 6 m and a minimum width of 3 m. b. A parallel parking space shall have a minimum length of 7 m and a minimum width of 2.8 m.	Complies. Parallel parking spaces are proposed to be 23m by 4m.
4.1.6 Parking Areas, Parking Lots, and Parking Aisles	a. Access driveways leading to a parking area or parking lot shall have a minimum width of: (i) 3 m for one-way traffic for separate entrance and exit driveways; and (ii) 6 m for two-way traffic. d. A parking aisle providing unobstructed access to parking spaces shall be provided in accordance with Table 4-4.	Complies. Driveways are 7.26m wide and provide unobstructed access to parking spaces via a 7.26m drive aisle.

⁶ Parking Space Means an area, exclusive of any aisles, ingress or egress lanes, for the parking or storage of motor vehicles and may include a private carport or private garage.

Section 4.0 Parking & Loading	Provisions	Zoning Review for Compliance														
	<table><tr><th colspan="2">Table 4-4: Required Parking Aisle Widths</th></tr><tr><th>Angle of Parking</th><th>Minimum Aisle Width</th></tr><tr><td>Parallel parking on one side of aisle</td><td>3.7 m</td></tr><tr><td>0° to 55°</td><td>4 m</td></tr><tr><td>56° to 75°</td><td>5.8 m</td></tr><tr><td>56° to 75°</td><td>6 m</td></tr><tr><td>Over 75°</td><td>6 m</td></tr></table>	Table 4-4: Required Parking Aisle Widths		Angle of Parking	Minimum Aisle Width	Parallel parking on one side of aisle	3.7 m	0° to 55°	4 m	56° to 75°	5.8 m	56° to 75°	6 m	Over 75°	6 m	
Table 4-4: Required Parking Aisle Widths																
Angle of Parking	Minimum Aisle Width															
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0° to 55°	4 m															
56° to 75°	5.8 m															
56° to 75°	6 m															
Over 75°	6 m															
4.1.8 Parking Area Surface Treatment	a. Parking area, parking spaces, driveway, and aisles shall be constructed and maintained with a stable surface which is treated to prevent the raising of dust.	Complies. Parking area is proposed to be paved with concrete.														
4.3 Barrier-Free Parking Requirements	a. The minimum number of barrier-free parking spaces shall be in accordance with Table 4-6. <table><tr><th colspan="2">Table 4-6: Barrier-Free Parking Space Rates</th></tr><tr><th>Total Required Off-Street Parking Spaces</th><th>Required Barrier-Free Parking Spaces</th></tr><tr><td>12 spaces or less</td><td>1</td></tr><tr><td>13 – 100</td><td>4% of total required parking spaces</td></tr><tr><td>101 – 200</td><td>3% of total required parking spaces</td></tr><tr><td>201 – 1,000</td><td>2% of total required parking spaces</td></tr><tr><td>Over 1,000</td><td>1, plus 1% of total required parking spaces</td></tr></table> b. Where parking spaces are required in provision a. above for any non-residential use, barrier-free parking spaces shall not be required in addition to those parking spaces required in Table 4-1 of this By-law, but rather, these barrier-free parking spaces shall contribute to the total number of parking spaces required. c. The minimum number of barrier-free parking spaces shall be calculated and provided for the total number of parking spaces on the lot, and shall not solely be based on the minimum number of parking spaces required. The calculation of the total minimum number of barrier-free parking spaces required shall be in accordance with the following: (i) Where an even number of barrier-free parking spaces are required, an equal number	Table 4-6: Barrier-Free Parking Space Rates		Total Required Off-Street Parking Spaces	Required Barrier-Free Parking Spaces	12 spaces or less	1	13 – 100	4% of total required parking spaces	101 – 200	3% of total required parking spaces	201 – 1,000	2% of total required parking spaces	Over 1,000	1, plus 1% of total required parking spaces	Does not comply. There are no existing or proposed barrier-free parking spaces.
Table 4-6: Barrier-Free Parking Space Rates																
Total Required Off-Street Parking Spaces	Required Barrier-Free Parking Spaces															
12 spaces or less	1															
13 – 100	4% of total required parking spaces															
101 – 200	3% of total required parking spaces															
201 – 1,000	2% of total required parking spaces															
Over 1,000	1, plus 1% of total required parking spaces															

Section 4.0 Parking & Loading	Provisions	Zoning Review for Compliance
	of Type A and Type B barrier-free parking spaces shall be provided. (ii) Where an odd number of barrier-free parking spaces are required, the number of barrier-free parking spaces must be divided equally between a Type A and a Type B barrier-free parking space, while the remainder may be provided as a Type B barrier-free parking space. d. Where Type A barrier-free parking spaces are required, each barrier-free parking space shall be designated by a sign mounted on a post or wall that is visible during the winter months. Such sign shall be mounted at least 1.5 m above grade. f. Barrier-free parking spaces shall not be required in association with any parking spaces required and provided for emergency service vehicles, motor vehicles displayed for sale, or any other vehicles associated with outside storage. g. Barrier-free parking spaces shall have the following: (i) Type A - A minimum width of 3.4 m and a minimum length of 5.5 m; (ii) Type B – A minimum width of 2.75 m and a minimum length of 5.5 m; and Access provided by a barrier-free access aisle with a minimum width of 1.5 m which extends the full length of the parking space, and which is marked with high tonal contrast diagonal lines (i.e., hatching) on a hard surface. (iii) Two (2) barrier-free parking spaces which are adjacent to one another may share one (1) barrier-free access aisle.	

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	h. Barrier-free parking spaces shall be paved with hard surface materials, shall be reasonably level, and as accessible to the building entrance(s) as possible. i. If the calculation of required off-street barrier-free parking spaces results in a fraction, the applicable requirement shall be rounded up to the next whole number.									
4.6 Loading Space ⁷ Requirements	a. Off-street loading spaces shall be provided in accordance with the standards of this By-law in any Zone where a building or use requires frequent receiving, shipping, loading and unloading of goods, wares, materials, articles, or merchandise, in accordance with Table 4-8. <table><tr><th>Industrial Uses</th><th></th></tr><tr><td>Less than 300 m²</td><td>1</td></tr><tr><td>300 m² to 7,450 m²</td><td>2</td></tr><tr><td>Greater than 7,450 m²</td><td>3, plus 1 additional space for each additional 2,800 m², but no greater than 6 loading spaces shall be required</td></tr></table> b. Loading spaces shall be located on the lot occupied by the use for which the spaces are required and such spaces shall not form part of any street or required parking area or parking spaces. c. The required loading spaces shall be located in the: (i) Interior side or rear yard; and (ii) Exterior side yard provided it is located, arranged, buffered, or screened to reduce the visual impact from the street. e. No part of a loading space or required manoeuvring area shall be used for vehicular parking or outdoor storage.	Industrial Uses		Less than 300 m²	1	300 m² to 7,450 m²	2	Greater than 7,450 m²	3, plus 1 additional space for each additional 2,800 m², but no greater than 6 loading spaces shall be required	Complies. The two proposed loading stations have are 7 m by 28 m. A 7.2 m drive aisle is provided to each station. The vertical clearance is greater than 8m*. Paving will be concrete.
Industrial Uses										
Less than 300 m²	1									
300 m² to 7,450 m²	2									
Greater than 7,450 m²	3, plus 1 additional space for each additional 2,800 m², but no greater than 6 loading spaces shall be required									

⁷ Loading Space Means an off-street space or berth on the same lot as the building or contiguous with a group of buildings, for the temporary parking of a vehicle, while loading or unloading merchandise or materials, and which abuts a street, lane, road, highway or other appropriate means of access.

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	f. Each loading space shall have a minimum width of 3.7 m, a minimum length of 9 m, and a minimum height clearance of 4.3 m. g. Access to loading spaces shall be by means of an unobstructed driveway providing ingress and egress from adjacent streets to loading areas, which shall have a minimum width of 3.7 m for one-way traffic and 6 m for two-way traffic. Access to loading spaces shall not require vehicles to use the public right-of-way or street in whole or in part, to move or park. h. In all Zones, except the Agricultural (AG) and Rural (RU) Zones, loading spaces and driveways leading thereto shall be constructed of and maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles, such as asphalt, concrete, interlock pavers, permeable pavers, or asphaltic binder. j. Where there are two (2) or more uses located on the same lot, the loading space requirements shall be the sum of the requirements for each use.	