



ZONING MATRIX – Davy Court

WAREHOUSE		
PROVISIONS	REQUIRED IN2 Zone	PROPOSED
Lot Area (Minimum)	Nil	30,686.21 sq.m
Lot Frontage (Minimum)	Nil	111.71 m
Lot Coverage (Maximum)	65%	16.18%
Minimum Landscape Area	Nil	19,190.85 sq.m
Front Yard Setback (Minimum)	15.0m	15.0m
Exterior Side Yard (Minimum)	15.0m	15.0m
Interior Side Yard (Minimum)	7.5m	14.00m
Rear Yard (Minimum)	7.5m	66.4m
Height (Maximum)	11.0m	N/A
Required Parking - 0.75 spaces per 100.0 m ² of gross floor area	38 spaces	92 spaces (accessible not incl.)
Regular Parking Space Dimensions (Minimum)	2.4m x 6.0m	2.6m x 6.0m
Accessible Parking = 5% of the number of parking spaces must be accessible spaces	2 spaces	2 spaces
Accessible Parking Space Dimensions (Minimum)	3.4m x 6.0m	2.8m x 6.0m
Aisle Width (Minimum)	7.0m	1.2m
Driveway Width	3.0m to 9.0m	9.0m
Bicycle Parking - 1.0 per 2,000m ² of gross floor area	3 spaces	9 spaces
Off-Street Loading Requirements	2 loading spaces	2 loading spaces

REV.#	REVISIONS	DATE	INITIAL
1	PRELIMINARY DESIGN	04/16/26	JVK

Not Valid Unless Signed And Dated

SCALE: 1:500
 DESIGN: JVK
 DRAWN: JVK
 CHECKED: AJW
 DATE: APR 2026

DAVY COURT
 CITY OF BELLEVILLE



PROJECT # 102 DWG