

# Zoning Confirmation Report

## 7628 Flewellyn Road

December 19, 2024

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	December 19, 2024	<b>Official Plan Designation</b>	Rural Countryside
<b>Municipal Address(es)</b>	7628 Flewellyn Road	<b>Legal Description</b>	Part 12 Concession 8 Geographic Township of Goulbourn
<b>Scope of Work</b>	Zoning By-law Amendment		
<b>Existing Zoning Code</b>	RG1 [21r] and RU	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area D - Rural	<b>Overlays Applicable</b>	N/A

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	RG1[21r]		
<b>Principal Land Use(s)</b>	Storage Yard	Storage Yard	Y
<b>Lot Width</b>	60 metres	114 metres	Y
<b>Lot Area</b>	8,000 Square metres	207,250 square metres	Y
<b>Front Yard Set Back</b>	15 metres	14.89 metres	N
<b>Interior Side Yard Setback</b>	8 metres	>8 metres	Y
<b>Rear Yard Setback</b>	15 metres	>100 metres	Y
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	50 percent	1.6 percent	Y
<b>Building Height</b>	15 metres	8 metres	Y
<b>Required Parking Spaces Section 101 and 103</b>	Storage Yard (1 space per 100m2 of GFA, 3,101.4 m2): 31  Automobile dealership (2 space per 100 m2 of GFA for a sales area, 81.4m2): 2 Total: 33	133 spaces	Y

<b>B. Zoning Review</b>			
<b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b>			
<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Size of Space Section 105 and 106</b>	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	<b>Y</b>
<b>Driveway Width Section 107</b>	6.7 metres	8 metres	<b>Y</b>
<b>Aisle Width Section 109</b>	6.7 metres	8 metres	<b>Y</b>
<b>Minimum Required Loading Spaces Table 113A</b>	1 Space	4 spaces	<b>Y</b>
<b>Loading Space Dimensions Table 113B</b>	Width: 3.5 metres Length: 7 metres	Width: 3.5 metres Length: 7 metres	<b>Y</b>
<b>Minimum Aisle Width for a loading Space Table 113B</b>	9 metres	9 metres	<b>Y</b>
<b>Bicycle Parking Rates Section 111</b>	Light industrial uses: 1 per 1000 m <sup>2</sup> of gross floor area 4 spaces required	4 spaces	<b>Y</b>
<b>Other applicable relevant Provision(s)</b>			
<b>Outdoor Storage</b>	a) outside storage is not permitted within any required front yard or corner side yard (b) outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade	Outdoor storage will be screened from the street and located away from any abutting residential uses.	<b>Y</b>

## Annex 2 – Draft List of Requested Relief from Zoning

Section	Provision	Requirement	Proposed
Table 219 (e)	Minimum Interior Side Yard Setback	15 metres	14.89 metres

Sincerely,



Thomas Freeman RPP MCIP  
Planner