

Zoning Confirmation Report

6659 Franktown Rd

October 7, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	October 7, 2025	Official Plan Designation	Rural Countryside - Rural Transect
Municipal Address(es)	6659 Franktown Rd	Legal Description	Part of Lot 19, Concession 4, Geographic Township of Goulburn
Scope of Work	Zoning By-law Amendment		
Existing Zoning Code	RU, rear of site EP3	By-law Number	2008-250
Schedule 1 / 1A Area	Area D	Overlays Applicable	

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)
Proposed Zone/Subzone (Zoning By-law Amendments only):	Section 227: Rural Countryside (RU)		
Principal Land Use(s)	Home-based business Dwelling	Home-based business Dwelling	Y
Lot Width	50 m	90 m	Y
Lot Area	0.8 ha	40 ha	Y
Front Yard Set Back	10 m	>40 m	Y
Interior Side Yard Setback	5 m	14.7 m	Y
Rear Yard Setback	10 m	>1,000 m	Y
Lot Coverage	20%	Less than 1%	Y
	Section 128: Home-Based Business		
Number of on-site employees	a maximum of three, on-site, non-resident employees are permitted.	Three, on-site non-resident employees work in the office.	Y

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)
Maximum area of a home-based business	150 m ² , excluding outdoor storage associated with the home-based business	670 m ²	N
Maximum area of a home-based business within a dwelling unit	The cumulative size of all home-based businesses per dwelling unit or additional dwelling unit must not exceed 25% of the unit's gross floor area or 28 m ² whichever is the greater. Maximum area of home-based business within a dwelling unit: 320 m ² *0.25= 80 m ²	Area of Dwelling: 320 m ² No area associated within the Home-based business is located within the dwelling unit.	Y
Minimum required setback for a garage or accessory building used for a home-based business from a lot line abutting a residential use	No part of any garage or accessory building used for a home-based business may be located closer than 10 m to any residential use on another lot, or to the side lot line if the neighbouring lot is not developed with a residential use.	Setback 14.7 m	Y
Outdoor Storage	A maximum cumulative 5% of the lot area or 100 m ² , whichever is the lesser is permitted to be used for outdoor storage associated with all of the home-based businesses combined.	150 m ²	N
Location of Outdoor Storage	The permitted outdoor storage is restricted to the rear yard or to an interior yard adjacent to the rear yard.	Outdoor storage is limited to the rear yard.	Y
	The outdoor storage is not to be located within 10 m of any side lot line.	24 m from the side lot line	Y
Screening of Outdoor Storage	The outdoor storage must be screened from view from any abutting public street, or abutting property, with an opaque screen or fence, with a minimum height of 1.4 m	A 1.4 m high fence is proposed surrounding the outdoor storage.	Y

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)
On-Site Storage of Hazardous material	On-site storage of hazardous chemicals or explosives is prohibited.	Previously proposed coloured diesel storage has been removed	Y
	Section 126: Heavy Vehicles and Residential Vehicles Associated with a Residential Use		
Type of Vehicle: If greater than 6 m in length	Heavy vehicles that consists of a recreational vehicle, or trailer for camping or a boat: maximum of three vehicles.	0 personal vehicles or trailer (removed off-site)	Y
	a heavy vehicle other than above, or a trailer other than a trailer for camping or a boat: maximum of two vehicles.	4 large vehicles	N
Cumulative number of heavy vehicles and trailers permitted per lot.	No person shall park a total of more than three trailers and heavy vehicles on a lot	4 large vehicles	N

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Proposed
Maximum area of a home-based business S.128 (3)	150 m ² , excluding outdoor storage associated with the home-based business	670 m ²
Outdoor Storage S.128 (10)	A maximum cumulative 5% of the lot area or 100 m ² , whichever is the lesser is permitted to be used for outdoor storage associated with all of the home-based businesses combined.	150 m ²
Maximum number of heavy vehicles permitted to be parked Table 126	If greater than 6 m in length: a heavy vehicle other than above, or a trailer other than a trailer for camping or a boat - maximum of two vehicles.	4 large vehicles
Cumulative number of heavy vehicles and trailers permitted per lot Table 126	No person shall park a total of more than three trailers and heavy vehicles on a lot	4 large vehicles

Conclusion

If you have any questions, please contact Gabi Amos at scollon@fotenn.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gabi Amos', written in a cursive style.

Gabi Amos, MCIP RPP
Planner

A handwritten signature in black ink, appearing to read 'Jacob Bolduc', written in a cursive style.

Jacob Bolduc, MCIP RPP
Associate