

Zoning Confirmation Report Checklist

A. Project Information

Review Date:	January 28, 2026	Reviewed Plans:	Concept Plan prepared by Novatech dated January 2026
Municipal Address(es):	4750 Fallowfield Road	Official Plan designation:	Agricultural Resource Area
Legal Description:	<i>PT LT 20 CON 5 RF, PT 1 5R8729; EXCEPT PT 1 5R9115; NEPEAN</i>		
Scope of Work:	Minor Zoning By-law Amendment to permit an existing storage building to be used by a pest control business as an agriculture-related use.		
Existing Zoning Code:	RH [76r]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D / Area D	Overlays Applicable:	N/A

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Proposed Zone/Subzone (Zoning By-law Amendments only):	Add site specific zoning to permit an existing storage building to store equipment for a pest control business.			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Rural Exception 76r	Prohibits all uses except for “heavy industrial use limited to a grain drying facility”	Grain Drying Facility Agriculture-related use: Warehouse	NO
Min. Lot Width	Section 221, Table 221, Row (a)	50 m	161.6 m	YES
Min. Lot Area	Section 221, Table 221, Row (b)	8,000 m ²	18,265 m ²	YES
Front Yard Set Back	Section 221, Table 221, Row (c)	15 m (existing storage building)	53.1 m	YES
Interior Side Yard Setback	Section 221, Table 221, Row (e)(ii)	10 m (existing storage building)	7.7 m	YES
Rear Yard Setback	Section 221, Table 221, Row (d)	15 m (existing storage building)	33.7 m	YES
Lot Coverage	Section 221, Table 221, Row (h)	50% (existing storage building)	<50%	YES
Building Height	Section 221, Table 221, Row (g)	15 m (existing storage building)	<15 m	YES

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Principal Land Use(s) Rural Exception 76r	Prohibits all uses except for “heavy industrial use limited to a grain drying facility”	Add to Column III – Additional Land Uses Permitted: Warehouse limited to storage as an agriculture-related use

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

NOVATECH



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