

## Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	January 28, 2026	<b>Reviewed Plans:</b>	Concept Plan prepared by Novatech dated January 2026
<b>Municipal Address(es):</b>	4750 Fallowfield Road	<b>Official Plan designation:</b>	Agricultural Resource Area
<b>Legal Description:</b>	PT LT 20 CON 5 RF, PT 1 5R8729; EXCEPT PT 1 5R9115; NEPEAN		
<b>Scope of Work:</b>	Minor Zoning By-law Amendment to permit an existing storage building to be used by a pest control business as an agriculture-related use.		
<b>Existing Zoning Code:</b>	RH [76r]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area D / Area D	<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.				
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	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)
<b>Principal Land Use(s)</b>	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
<b>Min. Lot Width</b>	Section 221, Table 221, Row (a)	50 m	161.6 m	YES
<b>Min. Lot Area</b>	Section 221, Table 221, Row (b)	8,000 m <sup>2</sup>	18,265 m <sup>2</sup>	YES
<b>Front Yard Set Back</b>	Section 221, Table 221, Row (c)	15 m (existing storage building)	53.1 m	YES
<b>Interior Side Yard Setback</b>	Section 221, Table 221, Row (e)(ii)	10 m (existing storage building)	7.7 m	YES
<b>Rear Yard Setback</b>	Section 221, Table 221, Row (d)	15 m (existing storage building)	33.7 m	YES
<b>Lot Coverage</b>	Section 221, Table 221, Row (h)	50% (existing storage building)	<50%	YES
<b>Building Height</b>	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
<b>Principal Land Use(s)</b> 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: <b>Warehouse limited to storage as an agriculture-related use</b>

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

Yours truly,

**NOVATECH**



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